

## **\* COVID-19 NOTICE \***

**Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Design Review Committee Meeting will not be physically open to the public and Committee members will be teleconferencing into the meeting.**

### **HOW TO SUBMIT PUBLIC COMMENT:**

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to [drc-comments@atascadero.org](mailto:drc-comments@atascadero.org) by 5:00 pm the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

To join the virtual meeting:

<https://us02web.zoom.us/j/81712225756?pwd=dUNqRGl5dEpjN1B0MXlyVzVnZkZWUT09>

Webinar ID: 817 1222 5756

### **AMERICAN DISABILITY ACT ACCOMMODATIONS:**

Any member of the public who needs accommodations should contact the City Clerk's Office at [cityclerk@atascadero.org](mailto:cityclerk@atascadero.org) or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: [www.atascadero.org](http://www.atascadero.org).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, [www.atascadero.org](http://www.atascadero.org). All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours, M-F 9 am – 12 pm and 1 pm – 4 pm by appointment only, or once City Hall is open to the public following the termination of the Shelter at Home Order.



## ***CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA***

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**Committee Meeting  
Thursday, July 15, 2021  
2:00 P.M.**

**City Hall  
6500 Palma Avenue  
Atascadero, California**

### **CALL TO ORDER**

Roll Call: Chairperson Heather Newsom  
Vice Chairperson Susan Funk  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

### **APPROVAL OF AGENDA**

### **PUBLIC COMMENT**

### **CONSENT CALENDAR**

#### **1. APPROVAL OF THE MAY 13, 2021 DRAFT MINUTES**



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## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF AN ADDITION TO A MULTI-FAMILY COLONY HOME AT 7200 NAVAJOA AVE**

The request consists of design and neighborhood compatibility review of a new two-story 1,033 square foot addition to an existing multi-family Colony home.

Recommendation: Staff requests the DRC review the proposed revised design concept and direct the applicant to make any modifications to the site or building design as necessary (PRE21-0063).

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Thursday, August 12, 2021, at 2:00 p.m.*

***Agendas, Minutes and Staff Reports are available online at [www.atascadero.org](http://www.atascadero.org) under City Officials & Commissions, Design Review Committee.***



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ITEM NUMBER: 1

DATE: 7-15-21

## ***CITY OF ATASCADERO DESIGN REVIEW COMMITTEE***

# **DRAFT MINUTES**

**Regular Meeting – Thursday, May 13, 2021 – 2:00 P.M.**

**City Hall (Teleconference)**

**6500 Palma Avenue, Atascadero, CA**

### **CALL TO ORDER – 2:00 p.m.**

Chairperson Newsom called the meeting to order at 2:00 p.m.

### **ROLL CALL**

Present:

#### **By Teleconference**

Chairperson Heather Newsom

Vice Chairperson Susan Funk

Committee Member Emily Baranek

Committee Member Dennis Schmidt

Committee Member Jeff van den Eikhof

Absent:

None

Others Present:

**By Teleconference** - Recording Secretary, Jessica Applegate

Staff Present:

#### **By Teleconference**

Community Development Director, Phil Dunsmore

Senior Planner, Kelly Gleason

Associate Planner, John Holder

Assistant Planner, Mariah Gasch

Associate Civil Engineer, Lori Azeem

Others Present:

#### **By Teleconference**

Various members of the public

**APPROVAL OF AGENDA**

**MOTION:** By Vice Chairperson Funk and seconded by Committee Member Schmidt to approve the Agenda.

*Motion passed by 5:0 by a roll call vote.*

**PUBLIC COMMENT**

None

*Chairperson Newsom closed the Public Comment period.*

**CONSENT CALENDAR****1. APPROVAL OF THE APRIL 29, 2021 DRAFT MINUTES**

**MOTION:** By Committee Member Schmidt and seconded by Vice Chairperson Funk to approve the Consent Calendar with the following change:

“Applicant to work with the HOA on an agreement to have the applicant responsible for maintenance of the streets of Cashin and Bliss between their entrances off of Santa Barbara and the parking lot.”

*Motion passed by 5:0 by a roll call vote.*

**DEVELOPMENT PROJECT REVIEW****2. DESIGN AND NEIGHBORHOOD COMPATABILITY REVIEW OF DEL RIO RANCH LOCATED (ON THE FORMER WALMART SITE) AT 2055 EL CAMINO REAL**

The request consists of design and neighborhood compatibility review of the Del Rio Ranch project located on the former Walmart site. The proposed project consists of a retail/commercial center, conference building, amphitheater, RV lodging site, hotel, and relocation of the residentially zoned portion of the site along Rio Rita Road. The Project is proposed as a tiered review project with more detailed architectural and site design plans submitted prior to construction of each phase. Exceptions to the current height regulations are contemplated for the commercial/entertainment portion of the project.

Recommendation: Staff requests the DRC review the proposed revised design concept and direct the applicant to make any modifications to the site or building design as necessary prior to Planning Commission and City Council review. (AMND21-0020)

Ex Parte Communications

Planner Gleason presented the project, and she and Director Dunsmore answered questions from the Committee.

Ted Lawton with Cal Costal LLC also gave a presentation on the proposed project and answered questions from the Committee.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Mike Manchak.

Email from Scott Huffman was read by Recording Secretary Applegate and will be entered into the record by Recording Secretary Applegate (see Exhibit A)

***Chairperson Newsom closed the Public Comment period.***

Staff and the applicant answered questions raised during public comment.

The Committee agreed on the following recommendation:

1. The three-phase project is to come back to DRC for review in each phase for recommendations and approval but the project will move on to Planning Commission.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore stated that there is no date set for the next DRC meeting.

Director Dunsmore explained the difference between Entitlements and Appeals to clarify some questions that came up regarding those topics.

**ADJOURNMENT– 4:17 p.m.**

There is no date set for the next regular meeting of the DRC.

**MINUTES PREPARED BY:**

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Jessica Applegate, Recording Secretary  
Administrative Support Assistant

The following Exhibit is available in the Community Development Department:  
Huffman, Scott (Exhibit A)



## ***Atascadero Design Review Committee***

### ***Staff Report – Community Development Department***

#### **MULTI-FAMILY RESIDENTIAL DESIGN REVIEW, 7200 NAVAJOA**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
7/15/2021	Mariah Gasch, Assistant Planner	Jerry Dawson, owner	PRE21-0063	
<b>RECOMMENDATION</b>				
<i>Staff recommends DRC:</i> Review the conceptual site plan and building designs for a 2-story, 1,053 square foot addition to an existing historic colony home in the Residential Multi-Family zone and provide recommendations for any potential design modifications.				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
7200 Navajoa Ave.	Medium Density Residential (MDR)	Residential Multi-family - 10 (RMF-10)	031-043-030	0.37 acres
<b>PROJECT DESCRIPTION</b>				
The proposed project includes a new 1,053 square foot two story addition onto the back of an existing colony home. Appearance review (DRC) is required for all new structures in the multi-family zone.				
<b>ENVIRONMENTAL DETERMINATION</b>				
<i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>  
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

## DISCUSSION:

### ***Background***

The subject site is a multi-family residential lot (RMF-10) with an existing Colony home. Colony homes are considered historic resources in the City and General Plan policies guide the treatment of such properties. In January 2018, the Design Review Committee reviewed the design of two new multi-family units built above a garage as well as new parking and landscaping on this site adjacent to the Colony home. These improvements are still under construction.

### ***Project Description***

The proposed project includes a 1,053 square foot addition to the back of the existing Colony house. The first floor addition is 392 square feet and includes a kitchen and pantry. This will connect to a 344 square foot covered porch. The second floor addition is 661 square feet and includes a new master bedroom.

### ***Analysis***

#### **1. Architectural Design**

The existing Colony Home on the subject site is identified on the Historical Society's list of historical structures built between 1913 and 1927. The structure's integrity has been preserved over the years and still has many key historic features, including the deep porch, front dormer, wide window trim, groupings of double and triple hung windows, and horizontal siding. With development of any lot that includes a historic structure, it is important that new additions compliment and do not distract from the historic building consistent with the Secretary of Interiors standards for historic structures. The following General Plan policy speaks to historic resources:

*Policy 6.4: Encourage conservation and preservation of structures and houses that have historical and architectural significance.*

*Applicable Programs:*

- 1. Protect historic buildings and sites. Atascadero's historic buildings and features shall be preserved and protected in recognition of the role the community's past plays in its present and future. Historic overlay zoning shall be utilized to protect appropriate historic districts.*
- 2. Utilize the State Historic Building Code to encourage rehabilitation, preservation, restoration or relocation of historic buildings listed or deemed on the local, State or Federal register.*
- 4. Utilize the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Properties to assess proposed improvements to historic properties.*





**Existing Colony Home at 7200 Navajoa**



In accordance with the Secretary of Interior standards, significant historic features of a building shall be preserved. Additions may be added, however the addition should be differentiated from the original structure, while still complementing the architecture.

The proposed addition replaces an existing rear patio with pavers and incorporates details of the Colony home. These include groupings of hung windows, wide window trim and a consistent color scheme of green siding with white trim. The elevation drawing notes vertical fiber-cement siding and trim for the new addition. The elevation drawing also notes ornamental woodwork along the roofline to match what is existing on the Colony home. The new covered porch on the back includes an overhang above the first story with painted wood fascia and additional siding. The remainder of the porch includes wood patio decking, wood stairs and wood posts.

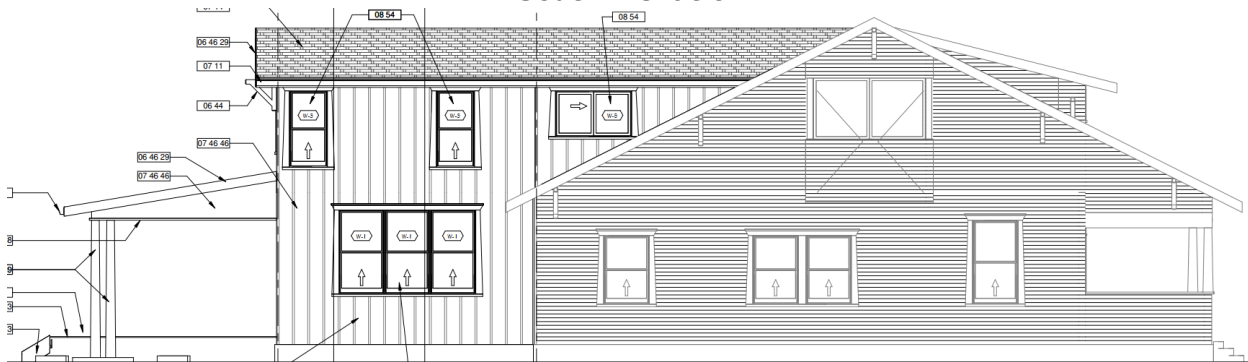
The addition is proposed to match the existing building's height at approximately 23 feet. The setbacks for the new addition are five feet from the southern (side) property line and twenty-five feet from the western (rear) property line. Staff is looking for input from the DRC regarding the blank wall facing the north. The wall faces internally into the property and will be largely hidden from view offsite. However, staff is recommending an architectural feature or additional landscaping to break up the large blank wall.



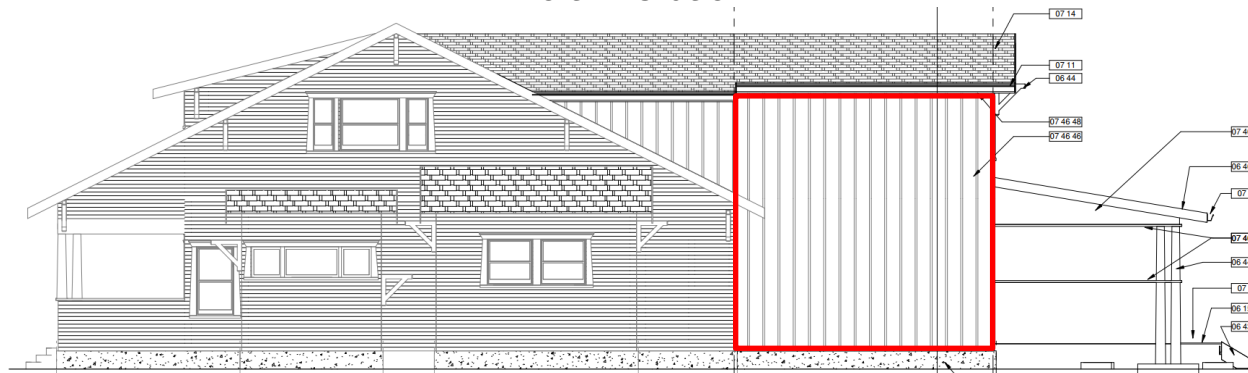
**Proposed Concept**



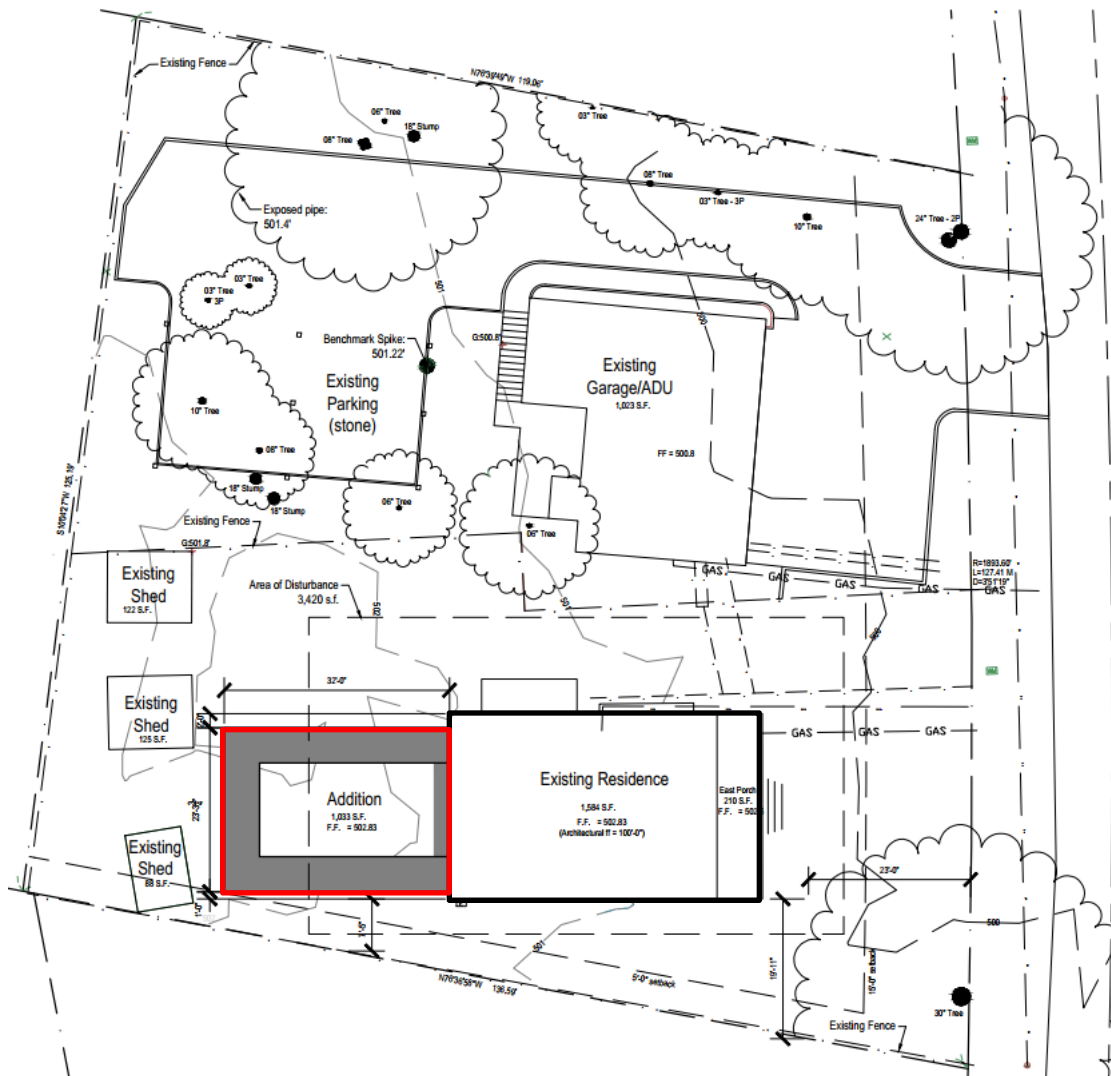
**South Elevation**



**North Elevation**



**Site Plan**



**DRC DISCUSSION ITEMS:**

- Architectural design of proposed addition and compatibility with Colony home including the blank wall facing the north.

Recommended conditions:

- Color scheme shall be compatible with existing Colony home, subject to staff approval.

**ATTACHMENTS:**

Attachment 1:      Aerial Photo

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**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE21-0063 / DAWSON**

Attachment 2: Site Photos  
Attachment 3: Proposed Plans – site, elevations, conceptual landscape





**ATTACHMENT 1: Aerial Photo**



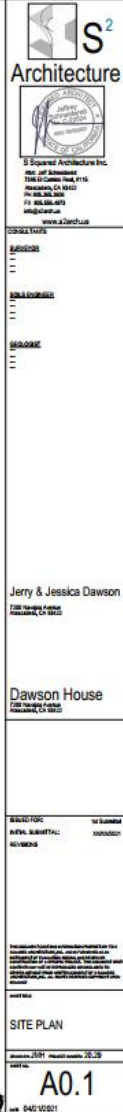
**ATTACHMENT 2:      Site Photos**

Existing Colony Home





## ATTACHMENT 3: Proposed Plans



<http://www.atascadero.org>

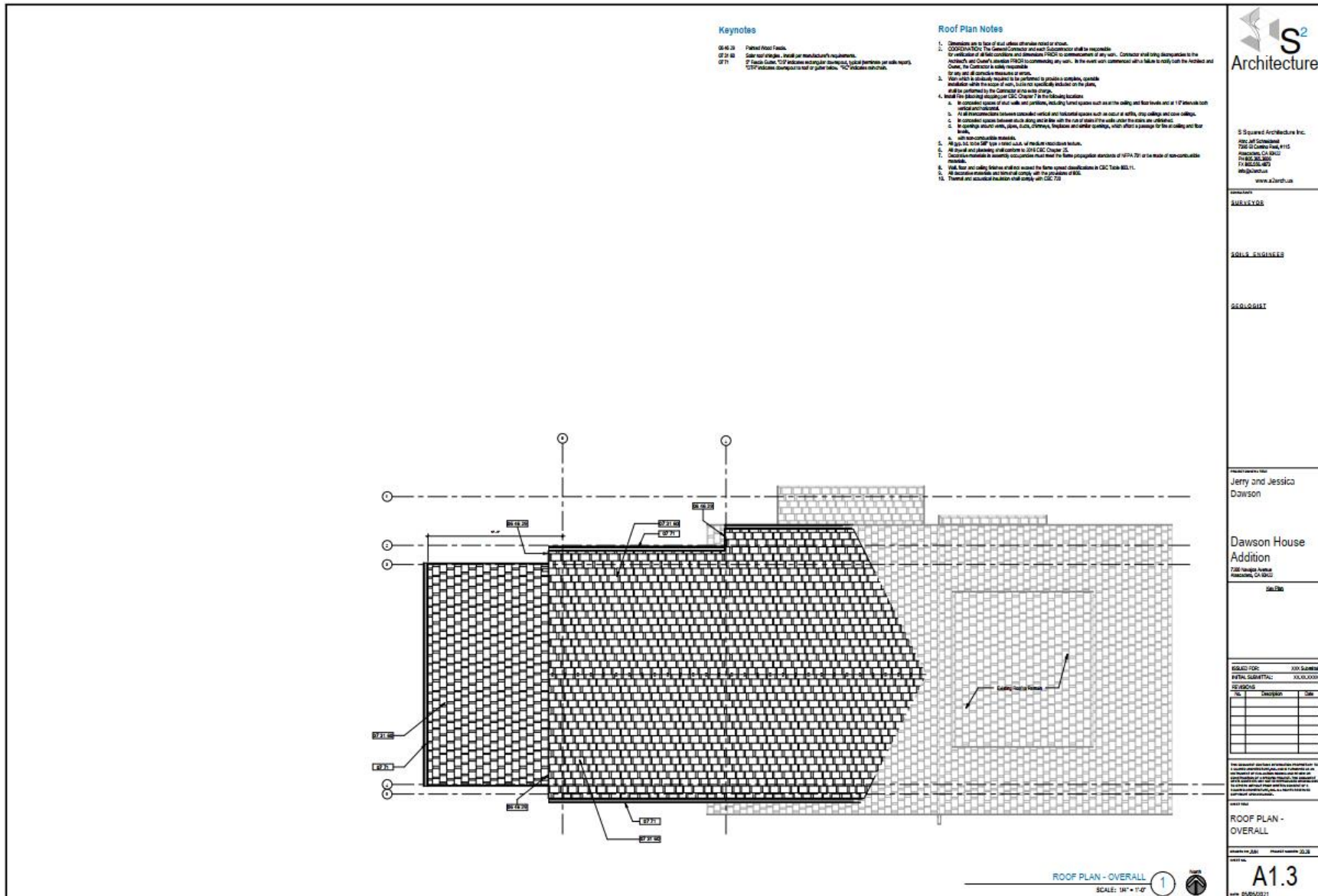
12







**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE21-0063 / DAWSON**



## ITEM 2



1

**SOILS ENGINEER**

**GEOLOGIST**

Jerry and Jessica Dawson

Dawson House  
Addition



ISSUED FOR:		XXX Submittal
INITIAL SUBMITTAL:		XX,XX,XXXX
REVISIONS		
No.	Description	Date

The second of two cases introduced in the study is a female adolescent, 16 years old, who is referred to as "Susan". Susan is a high-achieving student who is currently in the 10th grade. She is a member of the school's honor roll and is also a member of the school's debate team. Susan is a member of the school's debate team and is also a member of the school's debate team. She is a member of the school's debate team and is also a member of the school's debate team.



## EXTERIOR ELEVATIONS

**document type:** *Journal Article*

## A2.1



- |          |  |
|----------|--|
| 03-21-01 | Concrete foundation—see structural drawings.   |
| 05-15-10 | Wood Pile Clearing.  |
| 06-43-13 | Wood Stairs.   |
| 06-44    | Ornamental Woodwork.   |
| 06-44-20 | Wood/Pine, see structural drawings for size.   |
| 06-46-20 | Painted Wood Finishes.   |
| 07-03    |  |
| 07-01    | 3" Open Gable per details. "GOF" indicates rectangular dovetail, typical (Terminate on 3P wall) (Refer to 100).  |
| 07-14    | GF Termination @ Cold-As-Cast. Single's additional wall, install per manufacturer's requirements—see structural drawings. See drawings for wall to be spliced. |
| 07-46-46 | Flow-Current Tiles.  |
| 07-46-48 | Flow-Current Tiles.  |
| 08-51    | Composite Nitelox, Tempered Glazing Required. See selection schedule.  |

**SOUTH ELEVATION** 4  
SCALE: 1/4" = 1'-0"

NORTH ELEVATION 2

WEST ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION 1  
SCALE: 1/4" = 1'-0"

NO CHANGE TO EAST ELEVATION



**ITEM 2**  
**MULTI-FAMILY RESIDENTIAL, 7200 NAVAJOA**  
**PRE21-0063 / DAWSON**



S Squared Architecture Inc.  
 4001 1st Commercial  
 7000 S Center Road, #100  
 P.O. Box 300, 94025  
 San Jose, CA 95128  
 www.s2arch.com

**SHEVETS**

**SOIL ENGINEERS**

**GEOLOGIST**

Jerry and Jessica  
 Dawson

**Dawson House  
 Addition**

01/20/2021

**REVISIONS**

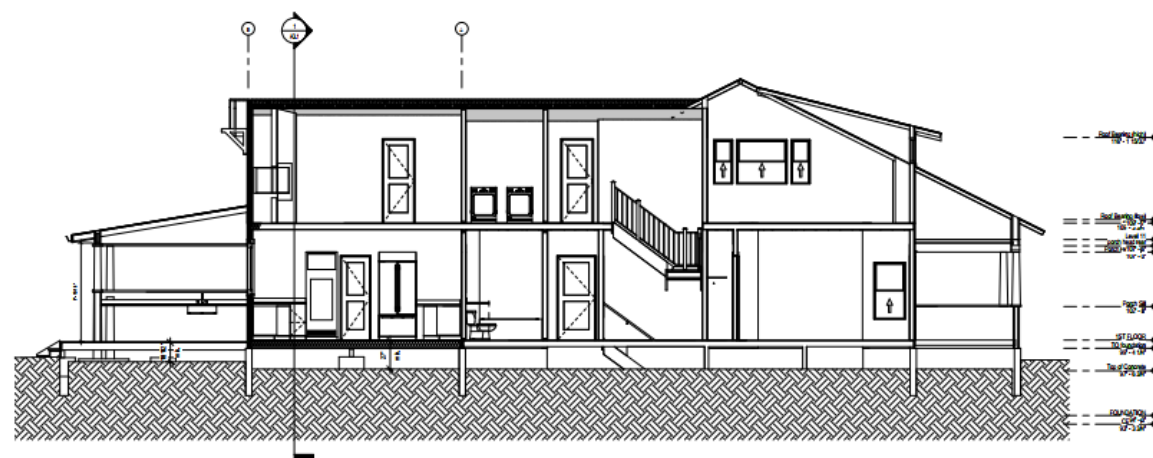
No.	Description	Date

These drawings are prepared by S Squared Architecture Inc. for the purpose of illustrating the proposed construction. They are not to be used for any other purpose without the written consent of S Squared Architecture Inc. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The drawings are not to be used for any other purpose without the written consent of S Squared Architecture Inc.

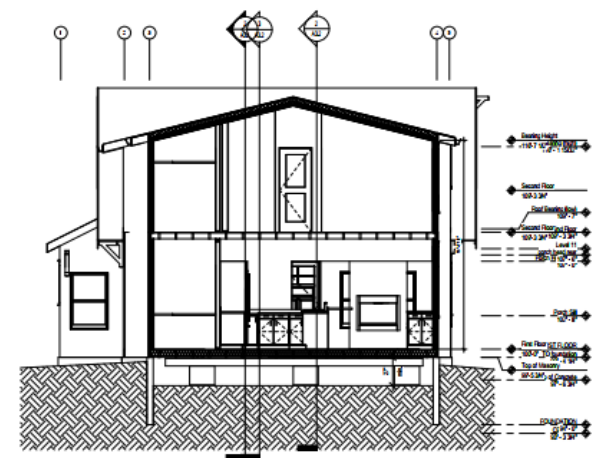
**BUILDING SECTIONS**

01/20/2021 01/20/2021

**A3.1**



**EAST WEST SECTION 01**  
 SCALE: 1/8" = 1'-0"



**NORTH SOUTH SECTION 01**  
 SCALE: 1/8" = 1'-0"

