



CITY OF ATASCADERO

In accordance with City Council Resolution No. 2022-006 and the requirements of AB 361, the Design Review Committee Meeting will not be physically open to the public and Staff will be teleconferencing into the meeting.

INTERESTED INDIVIDUALS are invited to participate through the Zoom platform using the link below and will be given an opportunity to speak in favor or opposition to the project or may call 669-900-6833 to listen and provide public comment via phone.

HOW TO SUBMIT PUBLIC COMMENT:

To provide written public comment, please email comments to: drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. Comments will be forwarded to the Design Review Committee and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as part of the record of the meeting. Please note, email comments will not be read into the record. All comments received may become part of the public record and are subject to the Public Records Act.

To join the virtual meeting:
Zoom Link

<https://us02web.zoom.us/j/81712225756>

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at 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.

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. 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 by appointment during City Hall business hours.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, April 14, 2022
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 MARCH 10, 2022 DRAFT MINUTES



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DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A FENCE AT 8850 EL CENTRO ROAD

The proposed project includes a request to install a 6-foot, metal picket fence within the front setback on APN 030-513-004.

Recommendation: Staff requests the DRC approve the request for an exception to the front setback fencing requirement to allow a fence of six feet in height where a maximum fence height of four feet would normally be allowed based on findings and subject to Conditions of Approval. (PRE22-0033)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, April 28, 2022, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



<http://www.facebook.com/planningatascadero>



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**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

DRAFT MINUTES

**Regular Meeting – Thursday, March 10, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

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

ROLL CALL

Present: **By Teleconference**
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof
Chairperson Heather Newsom

Absent: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference**
Community Development Director, Phil Dunsmore
Deputy Community Development Director, Loreli Cappel
Senior Planner, Kelly Gleason
Assistant Planner, Bailey Sullivan

Others Present: **By Teleconference**
Patti Whelen, Whelen Consulting
Clint Pearce, Madonna Enterprises
Scott Martin, RRM Design Group

APPROVAL OF AGENDA

MOTION: By Committee Vice Chairperson Funk and seconded by Committee Member van den Eikhof to approve the Agenda.

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

None

*Chairperson Newsom closed the Public Comment period.***CONSENT CALENDAR****1. APPROVAL OF THE JANUARY 27, 2022 DRAFT MINUTES**

MOTION: By Vice Chairperson Funk and seconded by Committee Member van den Eikhof to approve the Consent Calendar, with a correction on page 2 to change Chairperson Newsom to Vice Chairperson Funk.

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

DEVELOPMENT PROJECT REVIEW**2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF THE DEL RIO MARKETPLACE AT 1905 EL CAMINO REAL**

The proposed project includes an Amendment to the previously approved Master Plan of Development for the North-End site of the Del Rio Road Commercial Area Specific Plan, and includes the following addresses/APN's:

049-102-075 (1825 El Camino Real), 049-102-051 (1745 El Camino Real), 049-102-031 (1831 El Camino Real), 049-102-048 (5510 Del Rio Rd), 049-102-045 (5700 Del Rio Rd), 049-102-056 (1905 El Camino Real)

The project proposes a mix of retail, office, light industrial, and residential uses. No exceptions are being requested at this time.

Recommendation: Staff requests the DRC review the proposed design concept.
(AMND19-0063)

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Scott Martin (who shared a presentation that was published in the staff report), Clint Pearce, and Geoff Auslen.

Chairperson Newsom closed the Public Comment period.

The Committee agreed on the following recommendations:

Site Design, Landscape Design and Architecture

The Committee agreed with site layout as proposed and recommended the applicant do the following:

- Move trash enclosure to better align the pedestrian access into the center.
- Bollard lighting should soften the pedestrian walkway as it enters the residential neighborhood.
- Include conditions that allow trees to grow to full potential and shade coverage.
- Continue to work with the residential neighbors to ensure safe, logical, and visible access to the backside of the property.

The Committee recommended that the applicant move forward to Planning Commission and then to City Council.

COMMITTEE MEMBER COMMENTS AND REPORTS

Commissioner Schmidt stated that the City is lucky that Clint Pearce is bringing a quality project to Atascadero, and that Madonna Enterprises has a long history of building quality projects, and they take care of their properties.

Commissioner Schmidt also expressed his interest in seeing piazza's in Atascadero.

DIRECTOR'S REPORT

Director Dunsmore stated that the Del Rio Ranch project has closed escrow, and will now be moving forward.

Director Dunsmore polled the Committee members on whether to continue to stay virtual, or meet in person. The Committee members agreed to meet virtually. The Committee encouraged staff to make virtual meetings easy for the public to attend.

ADJOURNMENT– 3:32 p.m.

The next regular meeting of the DRC is scheduled for Thursday, March 24, 2022, but currently there are no items ready for that meeting, so it may be cancelled.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department

8850 El Centro Fence Exception

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
4/14/22	Mariah Gasch Associate Planner	James Mullins	PRE 22-0033	
RECOMMENDATION				
<p><i>Staff Recommends to the DRC:</i> Approve the request for an exception to the front setback fencing requirement to allow a fence of six feet in height where a maximum fence height of four feet would normally be allowed based on findings and subject to Conditions of Approval.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
8850 El Centro Rd, Atascadero, CA 93422	Single-Family Residential-X (SFR-X)	Residential Single Family-X (RSF-X)	030-513-004	0.68-acres
PROJECT DESCRIPTION				
The applicant is proposing to install a 6-foot, metal picket fence within the front setback including a sliding gate across the driveway.				
ENVIRONMENTAL DETERMINATION				
<p><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></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u> 1 </u> CEQA Guidelines § 15301	<input 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

DISCUSSION:

Project Description / Summary

The subject property is located adjacent to The Oaks Shopping Center in a single-family neighborhood. Due to a concern for safety next to a highly trafficked commercial area, the applicant wishes to build a 6-foot, black metal-picket fence within the front setback of their home with a sliding gate across the garage. The proposed fence would be installed along the front property line, in a location where the municipal code restricts the height of fencing to four feet maximum. The fence will include thin metal vertical rods that will not impair the view be feet long adjacent to the El Centro Road frontage.

Fencing and Screening Standards

Atascadero Municipal Code 9-4.128 (c)(ii) states that *“Fencing within a required front or corner yard setback can be a maximum of four (4) feet in height.”* However, the AMC also allows for the Design Review Committee to grant an exemption to the front setback requirement to a maximum of six (6) feet if *“proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer”*.

Design

The proposed six (6)-foot metal picket fence is black metal with pinched tips with a “wrought iron” appearance. The fence will be approximately 200-feet long and follow the existing grade and slope. Due to grade change on the site, the fence will be approximately three feet lower on the eastern side. Neighboring property frontages that have fences include a range of fence types such as wood and chain link. The fence type chosen will not inhibit visibility of the residence, and is more attractive than chain link. The fence across the driveway is proposed as a sliding fence that will not swing into the right of way.

Example Fence



Findings

To approve the Conditional Use Permit, the Planning Commission must make the following finding:

Proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer”.

The subject property is near the end of El Centro Ave. and will only be visible to immediate neighbors. The applicant had previously proposed a standard chain link fence but took staff’s direction to incorporate higher quality materials. The proposed metal picket fence maintains a residential appearance and its high visibility will not act as a visual barrier from El Centro Ave. The proposed fence has been reviewed by the City Engineer and it has been determined that it will not impair vehicular traffic based on location

DRC DISCUSSION ITEMS:

1. Fence design
2. Neighborhood compatibility

ATTACHMENTS:

- Attachment 1: Aerial View
- Attachment 2: Site Pictures
- Attachment 3: Site Plan
- Attachment 4: Aerial Proposed Fence Location
- Attachment 5: DRC Action Form

EXHIBITS:

- Exhibit A: Fence Example
- Exhibit B: Project Description Letter

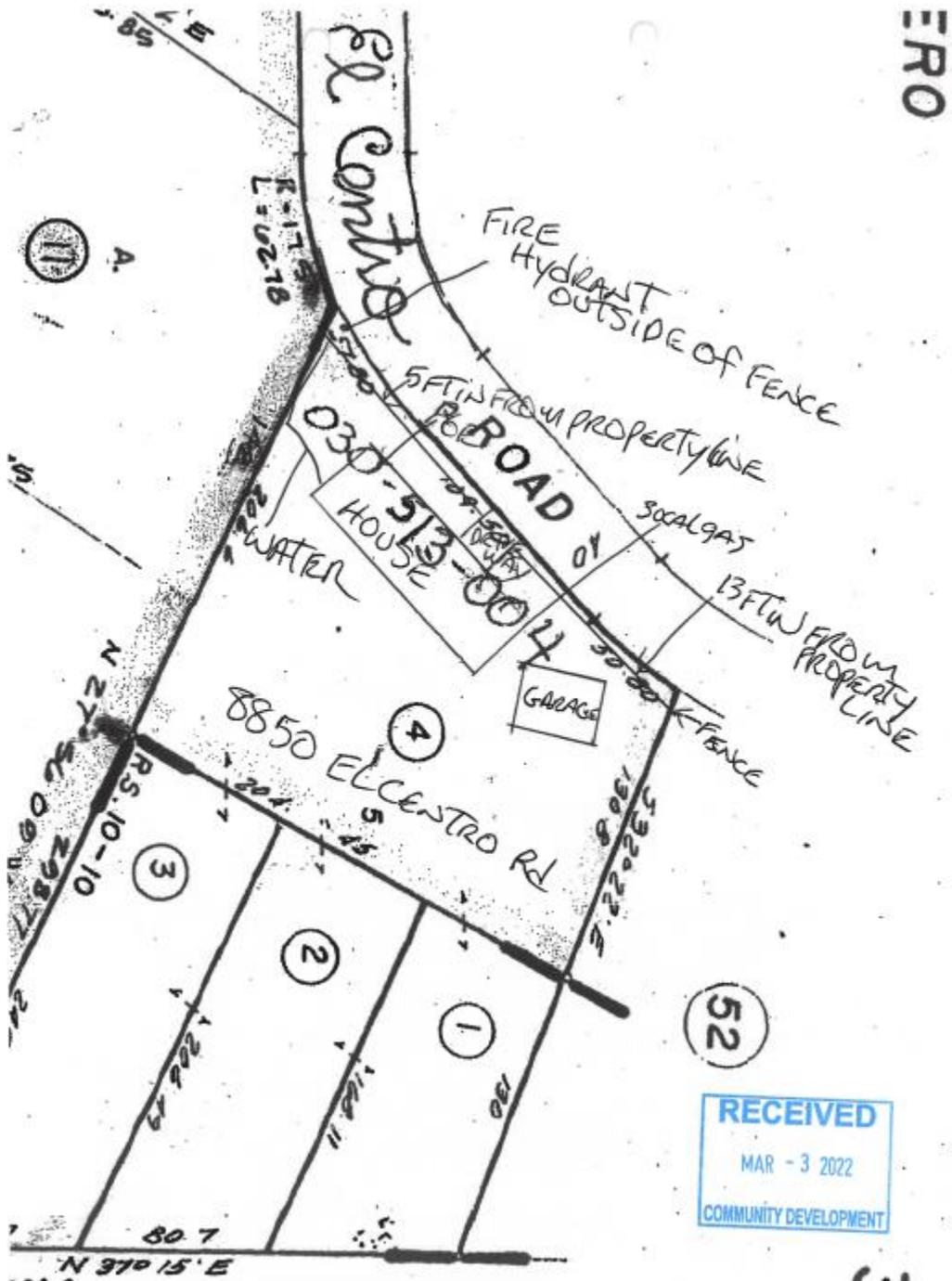


Attachment 2: Site Pictures
PRE 22-0033



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Attachment 3: Site Plan
PRE 22-0033



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**Attachment 4: Aerial Proposed Fence Location
PRE 22-0033**



**Attachment 5: DRC Action Form
PRE 22-0033**



CITY OF ATASCADERO

Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: PRE22-0033

Project Title: 8850 El Centro 6ft Fence Within Front Setback

Planner/ Project Manager: Mariah Gasch

DRC Review Date(s): 4/14/22

Final Action:

DRC

PC

CC

Conditions & Recommendations:

1. Any gates installed within the front setback shall be sliding or shall not swing out into the Public Right of Way.
2. Any fence installed must be similar to Exhibit A and not include chain link or barbed wire.
3. New fences shall meet the site distance requirements as approved by the City Engineer.



Exhibit A: Fence Example
PRE 22-0033



Exhibit B: Project Description Letter
PRE 22-0033

To whom it may concern,

New fence will be 6 ft high and will be black box tubing with the tips pinched together on the front of property. Sliding fence across driveway. Pictures indicate where the fence will be installed. The location does not cause any visual impairment for drivers on EL CENTRO ROAD. Due to the on going crime wave in Atascadero such as the Golden One Credit Union Bank Robbery which is about fifty feet from my house. The list of all the break-ins along ECR, the endless parade of drug addicts/parolees and drifters roaming around the street. I am constantly calling the Police about crimes in the shopping center next door in the parking lot. Just recently a man with a 5 gallon gas can at 6 AM in the morning was going on my neighbors property in a attempt to steal gas from there parked cars. I called A.P.D.

The fence will assist in keeping my family and me safe and help secure my property from potential burglars and increasing criminal activity in the neighborhood.

Fence will be 6ft tall, approximately 180 to 200 ft in length.

The fence will be installed along existing grade and slope.

The eastern portion of the fence will be approximately 3 feet lower due to grade/slope.

Please see pictures

Thank You,



JAMES MULLINS
8850 EL CENTRO ROAD
ATASCADERO CA 93422

09/11/2020, 03/25/2021,03/01/2022

