



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

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**Committee Meeting  
Wednesday, March 6, 2019  
2:00 P.M.**

**City Hall  
6500 Palma Avenue, Room 306  
Atascadero, California**

### **CALL TO ORDER**

Roll Call: Chairperson Roberta Fonzi  
Committee Member Heather Newsom  
Committee Member Duane Anderson  
Committee Member Mark Dariz  
Committee Member Jamie Jones

### **APPROVAL OF AGENDA**

### **PUBLIC COMMENT**

### **CONSENT CALENDAR**

#### **1. APPROVAL OF DRAFT MINUTES OF JANUARY 23, 2019**



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## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN REVIEW OF 8783 EL CAMINO REAL**

Guest House Grill is proposing to remodel the existing restaurant façade by constructing a new wooden awning that would be made up of painted or stained wood beams with concrete bases to be wrapped in stone veneer. The awning would be structurally independent and does not tie into the existing building structure.

- Recommendation: Review the conceptual renderings and provide recommendations for any potential design modifications. (PRE19-0111)

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**

*The next DRC meeting is tentatively scheduled for Wednesday, March 13, 2019, 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: 3-6-19

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

# **DRAFT MINUTES**

**Regular Meeting – Wednesday, January 23, 2019 – 2:00 P.M.  
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

### **CALL TO ORDER – 2:03 p.m.**

Chairperson Fonzi called the meeting to order at 2:03 p.m.

### **ROLL CALL**

Present: Committee Member Duane Anderson  
Committee Member Mark Dariz  
Committee Member Heather Newsom  
Chairperson Roberta Fonzi

Absent: Committee Member Jamie Jones (excused absence)

Staff Present: Community Development Director, Phil Dunsmore  
Senior Planner, Kelly Gleason  
Assistant Planner, Mariah Gasch  
Recording Secretary, Annette Manier  
Planning Intern, Nicholas Johnston

Others Present: Jerry Holland, Holiday Inn  
Hank Minardo, Champions Health Club  
Vanessa, from Champions Health Club  
Pete Laughlin  
Rick Randisi  
Alan McCain  
Ken Dagner  
Members of the Public

### **APPROVAL OF AGENDA**

**MOTION:** By Committee Member Dariz and seconded  
by Committee Member Anderson to approve the  
Agenda.

*There was Committee consensus to approve the  
Agenda.*

**PUBLIC COMMENT**

None.

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

**CONSENT CALENDAR**

1. **APPROVAL OF DRAFT MINUTES OF NOVEMBER 14, 2018**
2. **APPROVAL OF DRAFT MINUTES OF JANUARY 9, 2019**

Chairperson Fonzi had a correction to the January 9, 2019, minutes that the letter “a” be added to her name on page 1.

**MOTION:** By Committee Member Anderson and seconded by Committee Member Newsom to approve the Consent Calendar, with the suggested change.

***There was Committee consensus to approve the Consent Calendar.***

**DEVELOPMENT PROJECT REVIEW****3. DESIGN REVIEW OF 9020 WEST FRONT ROAD**

The proposed project is a proposed new unpaved parking area to be located behind the Holiday Inn Express for use of guests with buses or large trucks staying at the hotel. The parking area is proposed to be surfaced with asphalt grindings.

- **Recommendation:** Review the proposal for the proposed parking lot and make recommendations to staff regarding approval of the lot. (PRE18-0145)

Applicant Jerry Holland gave a presentation on the project. Mr. Holland stated he is requesting to park one truck per day (or seven per week) on the paved parking area behind the hotel. Mr. Holland answered questions from the Committee.

Director Dunsmore explained the process for the DRC today, and Planner Gasch presented the staff report. Planner Gasch and Director Dunsmore answered questions from the Committee.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Rosemary Oarr, Rick Randisi (who distributed pictures – Exhibit A), Alan McCain (who stated he is representing up to nine residents that could not be present), Ken Dagner, and Hank Minardo (Exhibit B).

The following letters and emails were also received prior to the meeting: Alan Litten (Exhibit C), The Fielder Family & the Hedges Family (Exhibit D), Carol Haworth (Exhibit

E), Roseann Millward (Exhibit F), Sam Stone (Exhibit G), and a concerned Twin Oaks home owner (Exhibit H)

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

The following concerns from the neighbors and discussed with the Committee included the following:

Easement issues  
Landscaping  
Backs up to Santa Rosa School  
Smell, heavy fumes from idling trucks  
Lack of sales tax revenue  
Development not complimentary to the Hotel  
Pollution and oil going down the drain  
Loitering  
Graffiti  
Code enforcement, shipping container not in compliance  
Lack of property owner enforcement with the barrier chain  
Use attracts large trucks and motorcycles  
Vehicles hitting the fence  
Traffic on Santa Rosa with large trucks making it worse  
Trucks pulling into adjacent businesses  
Trucks idling  
Breakdown of asphalt/concrete  
Trucks hauling hazardous materials

**DRC ITEMS FOR DISCUSSION:**

**1. Discuss the appropriate process to allow an interim use of the site**

The Committee was in agreement that the Master Plan does not include an area for parking, but does include areas for retail. Trucks are not a benefit to the City, or the neighbors. The easement is also an issue.

**2. Discuss appropriate treatment of the site to ensure neighborhood compatibility and to reduce the potential impacts to the adjacent property.**

The Committee was in agreement that the parking lot is not a compatible use with the neighborhood. Further, it should be noted that those who are accustomed to using it, should not be allowed to use it in the future as a truck stop. The applicant will work with staff on the removal of the seatrain.

This item was not approved by the DRC.

***Chairperson Fonzi adjourned the meeting for a break at 3:15 p.m.***

***Chairperson Fonzi reconvened the meeting at 3:20 p.m.***

#### **4. DESIGN REVIEW OF 6000 DEL RIO ROAD**

The proposed project consists of a proposal for a modular unit hotel use comprised of 20 lodging units, a manager's/office unit, and associated amenities.

- Recommendation: Approve the project with conditions. (DEV18-0101)

Applicant Laughlin gave a presentation on the project. Mr. Laughlin stated that units will be built off-site, and the average size of the units will be 399 square feet. The State HCD will be responsible for permitting of the units. Mr. Laughlin stated that he will have a full-time manager/local resident at the nearby Emerald Ridge Apartments who will communicate issues through him, so he can manage issues that arise after hours. Maintenance issues will be communicated through the on-site and off-site management.

Planner Gleason gave a presentation on the project and explained that these will be short-stay units (less than 30-days). The property will be subject to TOT tax and the property will be deed restricted. The applicant will submit what is required for the accessible units, and it is expected that 1-2 units will be ADA compliant.

At the request of the Chairperson, staff will determine if the property will be classified as "secured" or "unsecured" for property tax purposes.

#### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Ed Herrera and Jeff Foster.

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

#### **DRC ITEMS FOR DISCUSSION:**

##### **1. Use Standards**

The Committee was in agreement that this is a good use of this site.

##### **2. Site, Fencing and Landscape Design**

The Committee was in favor of paths made of natural material, stamped concrete that looks like pavers (no gravel, decomposed granite, or anything that will create dust). The applicant will design landscape to provide privacy to residents, which should include planting London Plane trees which will be compatible with the Apple Valley neighborhood across the street. All common areas shall be natural drought-tolerant combined with grasses, crepe myrtle, etc. The Committee prefers that the trash cans be stored in an area that is hidden from the view of the street.

**3. Parking and parking stall trellises**

The Committee was in favor of each of the units having one parking space, with some units providing extra parking. Trellises will not allow large vehicle parking.

**4. Fencing design and placement**

The Committee was in favor of a visual barrier on Del Rio that is compatible with the neighborhood, such as trellises with vegetation, and the London Plan Tree. The Committee would not support fencing that appears like a fort, barricade, or wall. Colors shall not be brown or black, and the fence shall not be higher than 8' tall. The fence could be made of wood slats, and should have a friendly, charming appearance.

**5. Setbacks from property boundaries**

The Committee was in agreement with overall site design. The Committee had no concern with the 2<sup>nd</sup> driveway approach. The Committee was in favor of enough of a buffer to still create privacy. The developer will maintain buffer area as required by Public Works conditions.

**6. Architectural design of proposed lodging units**

The Committee recommended that the applicant work with staff to create an upscale and classy looking project. Units may have different architecture with varying shades. The Committee prefers real wood on the porches rather than metal railings, and no carpet-covered stairs.

**7. Colors and materials**

The Committee was in agreement with some variety on the units and suggested the applicant work with staff so the colors blend in with natural tones. The Committee prefers a clean classy look (no bright colors).

**8. Site Lighting**

The Committee was in agreement with staff's recommendation on site lighting.

**9. Signage**

The Committee recommended that the applicant work with staff to design a unique entry sign (possibly an archway sign) to give identity to the project and create entry appeal. The Committee was not in favor of cabinet signs, internally illuminated signs, or campsite signs.

This item will move forward to the Planning Commission.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore gave an update on projects within the City.

**ADJOURNMENT– 4:32 p.m.**

The next regular meeting of the DRC is tentatively scheduled for February 13, 2019, at 2:00 p.m.

**MINUTES PREPARED BY:**

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Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibits are available in the Community Development Department::

- Exhibit A – Pictures submitted by Rick Randisi
- Exhibit B – Letter and Talking Points from Hank Minardo
- Exhibit C – Letter submitted by Alan Litten
- Exhibit D – Letter submitted by The Fielder Family and The Hedges Family
- Exhibit E – Letter submitted by Carol Haworth
- Exhibit F – Letter from Roseann Millward
- Exhibit G – Letter from Sam Stone
- Exhibit H – Letter from a concerned Twin Oaks homeowner



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

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

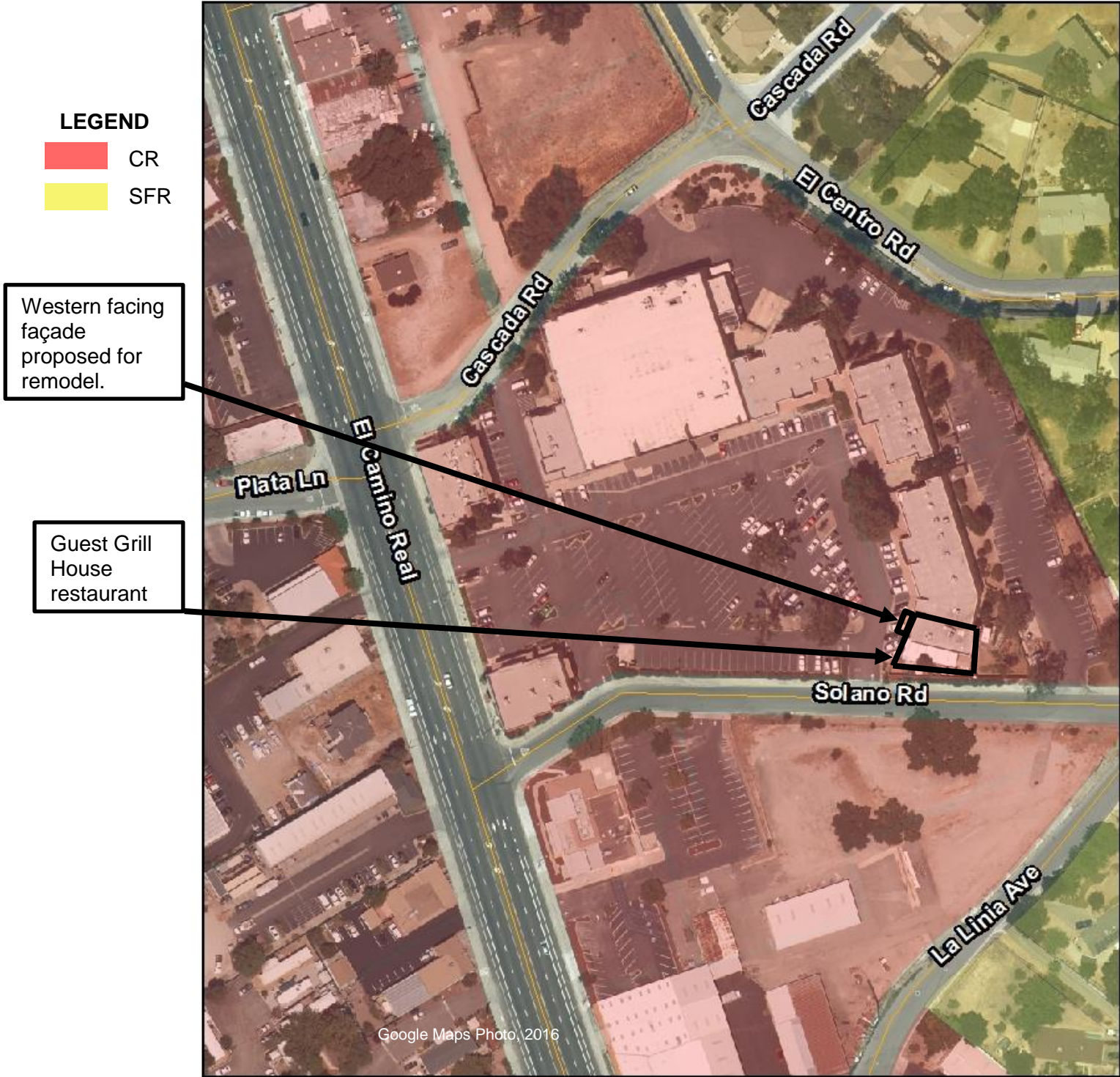
#### **Guest House Grill Facade**

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
3/6/19	Mariah Gasch Assistant Planner	Johan Scharin (owner) Reiss Design Studio	<b>PRE 19-0011</b>	
<b>RECOMMENDATION</b>				
<p><i>Staff Recommends to the DRC:</i>  Review the conceptual renderings and provide recommendations for any potential design modifications.</p>				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
8783 El Camino Real, Atascadero, CA 93422	General commercial (GC)	Commercial Retail (CR)	030-513-012	1.29 Acres
<b>PROJECT DESCRIPTION</b>				
<p>Guest House Grill is proposing to remodel the existing restaurant façade by constructing a new wooden awning that would be made up of painted or stained wood beams with concrete bases to be wrapped in stone veneer.</p> <p>The awning would be structurally independent and does not tie into the existing building structure.</p>				
<b>ENVIRONMENTAL DETERMINATION</b>				
<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>  3  </u> CEQA Guidelines § 15303	<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

Zoning Map



**CITY OF ATASCADERO**

1 inch = 125 feet

Property lines on this map are approximate and should be used for informational purposes only. They are not suitable for legal, engineering or surveying purposes.



## **DISCUSSION:**

### ***Project Description / Summary***

Guest House Grill is an existing restaurant in the Commercial Retail (CR) zoning district within a shopping center surrounded by El Camino Real, Cascada Rd, El Centro Rd, and Solano Rd. The applicant is proposing a façade remodel that includes the addition of a projecting awning and supports at the front of the building that faces west, towards the shared parking lot. There would be four new footings and four new wood posts to accommodate the wooden awning. The awning would be structurally independent and does not tie into the existing building structure.

## **DRC DISCUSSION ITEMS:**

### ***Architecture and Color***

The applicant is proposing to repaint the existing shingle siding with a fresh coat of paint to match the existing color. The beams of the awning are proposed to be painted or stained a dark brown color to match the existing trim. The awning would extend out from the building a maximum of 14 feet. Signage would match existing signage with a maximum area of 1 square foot per lineal foot of building frontage as regulated by Municipal Code section 9-15.008.

New concrete bases are proposed below the wooden beams. These would be wrapped in a stone veneer to match the existing bases in the shopping center. The height of the concrete bases would also match the height of those existing in the shopping center. A larger column base would extend to the adjacent business to the north, "Sew Fun", to accept Guest House Grill's column as well as the neighboring businesses. The parapet cap, signage, doors, and windows are proposed to remain the same.

## **ATTACHMENTS:**

- Attachment 1: Existing Façade
- Attachment 2: Proposed Elevations
- Attachment 3: DRC Action Form



**Attachment 1: Existing Facade**  
**PRE 19-0011**

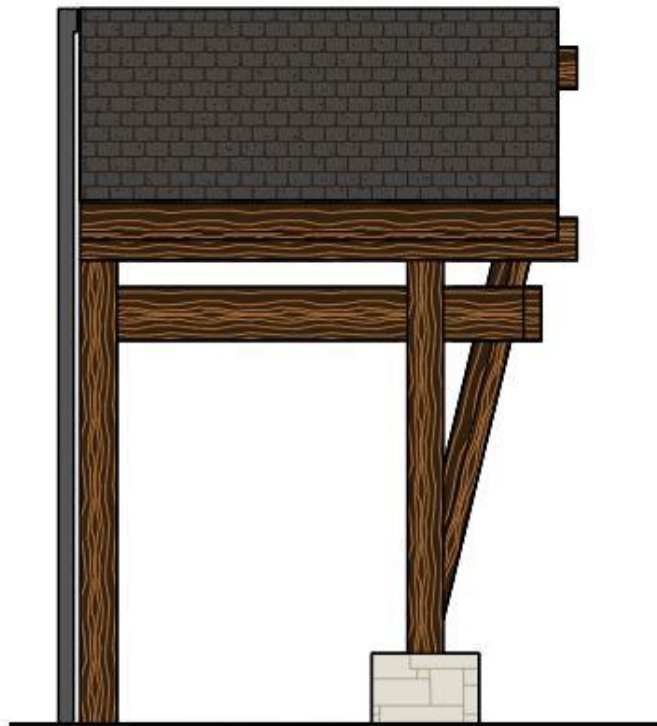


**Attachment 2: Proposed Elevations**  
**PRE 19-0011**

**Front Elevation**



**Side Elevation**



<b>Attachment 3:     DRC Action Form</b> <b>PRE 19-0011</b>
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**CITY OF ATASCADERO**  
**Community Development Department**

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

<b>DRC Action Form</b>
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**Project #: PRE19-0011**

**Project Title: Guest House Grill Façade Addition**

**Planner/ Project Manager: Mariah Gasch, Assistant Planner**

**DRC Review Date(s): 3/6/19**

<b>Final Action:</b> <input checked="" type="checkbox"/> DRC <input type="checkbox"/> PC <input type="checkbox"/> CC
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**Conditions & Recommendations:**

1. The design shall be consistent with the elevations in Attachment 2.

