



APPROVED

PSY JAN 9 2019
CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Wednesday, November 28, 2018 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:02 p.m.

Chairperson Fonzi called the meeting to order at 2:02 p.m.

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Anderson
Committee Member Mark Dariz
Committee Member Jamie Jones

Absent: Committee Member Charles Bourbeau (excused absence)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Callie Taylor
Public Works Associate Engineer, Mike Bertaccini
Recording Secretary, Annette Manier

Others Present: Tim Roberts
Barry Ephraim
Royce Eddings
Joe Duhon

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

None

PUBLIC COMMENT

None

Chairperson Fonzi closed the Public Comment period.

DEVELOPMENT PROJECT REVIEW

1. DESIGN REVIEW OF 9105, 9107, 9109 PRINCIPAL AND 9300 PINO SOLO

Property Owner/Applicant:	ECR Principal, LLC
Project Title:	PLN 2014-1519 / AMND18-0053
Project Location:	9105, 9107, 9109 Principal and 9300 Pino Solo, Atascadero, CA 93422 (San Luis Obispo County) APN 030-491-001, 013, 019, 020
Project Description:	An Amendment is proposed to a previously approved housing and commercial Planned Development at the corner of El Camino Real and Principal Ave. A new subdivision (Tentative Tract) Map is proposed to allow a total of 55 dwelling units within the project area, in addition to the previously approved car wash which is currently under construction. Modifications to the site design and building designs of the residential units are proposed.
Proposed Environmental Determination:	To be determined.
City Staff:	Callie Taylor, Senior Planner, Phone: (805) 470-3448, Email: ctaylor@atascadero.org
Staff Recommendation:	Staff recommends the Design Review Committee <ol style="list-style-type: none">1) Review the proposed site plan and elevations, including the proposed affordable housing design, and provide comments for any recommended modifications; and,2) Make a recommendation to Planning Commission. The project will also be reviewed by the City Council.

Planner Taylor presented the staff report and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

An email was received from Willie Chan (Exhibit A) and was distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Royce Eddings, Barry Ephraim, Joe Duhon, and Tim Roberts. The applicant team made a presentation (Exhibit B)

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

1. Commercial Lot 65:

The Committee recommended approving a rock garden as an interim site improvement. Boulders, or other barrier incorporated into the design, shall be placed to prevent parking on the site. The Committee was in favor of this parcel being rezoned from RMF-10 to commercial retail to match the adjacent property zoning along the El Camino Real and allow for future commercial development. Long term maintenance should be handled by the property owner, not the residential HOA.

2. Site Plan, Residential Building setbacks

The Committee discussed parking for units 45-48 and recommended the applicant modify the site plan. The driveways should be deep enough to park a car, or prevent parking altogether so that cars do not hang into the road. Eliminating a unit may be an option to get the needed parking. Setbacks are okay as proposed. Lot 17/18 needs some redesign of the designated parking & entry options for the end stack flat units.

3. Architecture

Architectural variety - The Committee was in favor of placing emphasis on the front porch and front entryways. One way to do this might be to make them more individual and creating a larger front door with adjacent window or adding porch railings.

Architectural details - Shutter design and sizing ok as proposed, could be a different style or color. Carry stone veneer to front entry, and wrap edges to end at logical location. All visible sides shall include the upgraded architectural details, such as siding or shingles on the gabled ends.

Color Variety – The Committee was in favor of integrating some additional color and materials. Consider varying roof colors. Additional architectural designs or style varieties are not necessary.

Add traditional storefront design to live work units facing Principal – The Committee was in favor of the applicant working with staff so that it looks like a commercial storefront by possibly centering the door and adding more glass. Use traditional full length glass storefront design. Use brick in vertical application.

4. Undergrounding of Utilities

The Committee was in agreement with staff's recommendation to underground utilities limited to along property frontage.

5. Trash Cans

If the applicant builds the stacked flats, the Committee recommends a trash enclosure onsite to screen trash areas for the stacked affordable units. The Committee recommends adding storage on the other side of the trash enclosure, especially on units with no garage. The applicant will work with staff on the details.

6. Landscaping

The Committee directed staff to work with the applicant to come up with suitable landscaping that will be a buffer between urban and suburban zones. The Committee would like to make sure the project has added trees to ensure a neighborhood feel. Include variety of heights with landscape – low, medium and tall plants.

7. Affordable Housing

The City has met State requirements for moderate, but not for low/very low. The applicant stated he is willing to deliver more moderate units, but delivering very low is too costly.

Proposed 4 moderate, 4 low income units – The Committee was willing to consider reducing the number of affordables to 6 in order to eliminate the stacked flats, but acknowledged that the low income units are important. Affordability discussion deferred to Council.

Design: stacked flat (split upper/lower condo units) – The Committee prefers the townhouse design with garage, rather than the stacked flat affordable units, but understands it is difficult to provide low income units. Council will make a final determination.

Entry / front porch designs to be enhanced, connect private parking to lot and front entries.

Designated parking for affordable units – The Committee recommends that parking for these units have proper signage. Utilize pavers on these parking spaces to make them appear distinct and not part of common area or shared parking. Provide 2 designated spaces per affordable unit.

Carport options or request for exception to covered parking – The Committee recommends waiving the requirement for covered parking on the stacked flats in order to avoid unsightly carport designs.

8. Consistency with Planned Development Benefits Policy

The Committee agreed that the project is consistent with the PD Benefits Policy when pavers and landscaping are added.

The Committee agreed that it does not need to see the project again, and the project can move forward to Planning Commission, and then on to City Council

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore and Senior Planner Taylor stated there may be a meeting on December 12th or December 19th.

ADJOURNMENT– 4:25 p.m.

The next regular meeting of the DRC is tentatively scheduled for December 12, 2018, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 1/9/19

The following Exhibits are available in the Community Development Dept:

Exhibit A – Email from Willie Chan

Exhibit B – Presentation from Barry Ephraim