



APPROVED

RS JAN 23 2019

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Wednesday, January 9, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

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

ROLL CALL

Present: Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Heather Newsom
Committee Member Jamie Jones

Absent: Chairperson Roberta Fonzi (excused absence)

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

Others Present: Chris Thomas
Jerry Dawson
Steve Binder

APPROVAL OF AGENDA

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

***There was Committee consensus to approve the
Agenda.***

PUBLIC COMMENT

The following member of the public spoke during public comment: Steve Binder.
Community Development Director Dunsmore answered Mr. Binder's questions.

Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 28, 2018

MOTION: By Committee Member Newsom and seconded by Committee Member Jones to approve the Consent Calendar.

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF 7200 NAVAJOA AVE.

Property Owner/ Applicant:	Jerry Dawson
Project Title:	PRE 18-0143, new multi-family development
Project Location:	7200 Navajoa Ave., Atascadero, CA 93422 (San Luis Obispo County) APN: 031-043-030
Project Description:	The proposed project includes a new three (3) car garage and two (2) new residential units in the RMF-10 zoning district. The two new units are proposed at 410sq.ft. and 577sq.ft. and would be located above the new garage. Driveway access, on-site parking, landscape, and frontage improvements are included as part of the project site development. Appearance review (DRC is required for all new structures in the multi-family zone.
Proposed Environmental Determination:	The project qualifies for a Class 3 CEQA exemption (CEQA Guidelines 15303) for new construction of a limited number of small structures.
City Staff:	Callie Taylor, Senior Planner, Phone: (805) 470-3448, Email: ctaylor@atascadero.org
Staff Recommendation:	Review the conceptual site plan, landscape plan, and elevation designs for two new multi-family units proposed above a new 3-car garage, and provide recommendations for any potential design modifications.

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

A determination was made that the Committee member Newsom lives within 500 ft. of the proposed project; therefore, she would need to recuse herself from commenting or voting on said item.

Applicant Dawson gave a presentation on his project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Robert Hines and Sharon Turner. Robert Hines turned in a letter for the record (Exhibit A).

Chairperson Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

1. Size of the Proposed Garage

The Committee was in agreement that the size of the garage was appropriate for the site, and that a CUP should not be required for the size of the garage due to the fact that there are two multi-family units attached to the proposed garage, therefore, creating a multi-family dwelling structure that is not subject to the CUP requirements of Atascadero Municipal Code Section 9-6.106 regarding accessory structures. The Committee recommended Colony-style design, with detailing emphasized to keep with the Colony-style architecture.

2. Architectural Design

The Committee discussed architectural design and recommended approving it as long as it is compatible with the Colony Home.

3. Colors and Materials

The Committee was in favor of the colors tying into that of the existing house. Staff will work with the application during the building permit phase.

4. Carport Designs

The Committee was in favor of the submitted carport designs, with emphasis on rafter tail detailing to ensure the carports appear as if they belong in the colony-era.

5. Site Design, Driveway Approaches, Trash Storage

The Committee was in agreement with overall site design. The Committee has no concern with the 2nd driveway approach. The committee prefers the trash cans be stored in an area that is hidden from the view of the street.

6. Parking

The Committee was in favor of a Hollywood style driveway (such as 2 strips of concrete with a paver or greenery in the center) as long as it gets approval from the Fire Department. The Committee recommended that the four car covered parking structure be provided at the back of the lot as proposed.

7. Landscaping in front of existing residence

The Committee was in agreement with the staff that additional landscaping be installed at the front of the existing residence for compliance with the landscape standards of the Municipal Code for multi-family site development. The Committee recommended that any fencing to be installed at the front of the property be designed to match the colony period style and create consistent fencing along the front of the property.

MOTION: By Committee Member Jones and seconded by Committee Member Anderson to approve the project with the recommended changes and

conditions, and that the project would not trigger a CUP for the size of the garage because there are attached multi-family dwelling units, and therefore the structure is not subject to the CUP requirements of Atascadero Municipal Code Section 9-6.106 regarding detached accessory structures.

Motion passed: (3-0-1-1) by a roll-call vote (Newsom abstained (Fonzi absent)

3. DESIGN REVIEW OF 6000 DEL RIO ROAD

Property Owner/ Applicant	Don Waller
Project Title	DEV 18-0142
Project Location	13940 Morro Road, Atascadero, CA 93422 (San Luis Obispo County) APN: 055-221-005
Project Description	The applicant graded a flat pad on slopes over 30%. The grading occurred without a permit and the applicant has submitted a Precise Plan application as a step toward compliance. The newly graded pad is approximately 3,300 sq. ft. with additional cut and fill slopes proposed as necessary to stabilize the graded area.
Proposed Environmental Determination	To be determined, depending on extent of grading area.
City Staff	Kelly Gleason, Senior Planner, Phone: (805) 470-3446, Email: Kgleason@atascadero.org
Staff Recommendation	Recommendation related to compliance with the Hillside Grading Policy.

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

Applicant Waller presented his reasons for doing the grading, which included grading excess parking, providing access for a fire-turnaround, and making a hiking trail. Applicant Waller stated that the grading was performed by a licensed contractor.

PUBLIC COMMENT

None.

Chairperson Dariz closed the Public Comment period.

MOTION: By Committee Member Anderson and seconded by Committee Member Newsom to direct the applicant to put the site back to its original condition.

Motion passed: (4-0-1) by a roll-call vote. (Fonzi absent)

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on projects within the City, and reviewed the two items for the January 23rd agenda.

ADJOURNMENT – 3:29 p.m.

The next regular meeting of the DRC is tentatively scheduled for January 23, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 1/23/19

The following Exhibits are available in the Community Development Department:

Exhibit A – Letter from Robert Hines