



APPROVED

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MAR 6 2019

CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

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 2nd 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:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 3-6-19

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