



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, May 22, 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 APRIL 10, 2019



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF MINI STORAGE AT 11450 AND 11505 EL CAMINO REAL

Design review of a mini-storage facility with approximately 57,000 square feet of storage space and a caretaker's residence.

- Recommendation: Make a recommendation to Planning Commission on the proposed architecture and site design. (DEV18-0103)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, May 29, 2019, at 2:00 p.m.

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



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CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, April 10, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:04 p.m.

Committee Member Dariz agreed to chair the meeting. Chairperson Dariz called the meeting to order at 2:04 p.m.

ROLL CALL

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

Absent: Chairperson Roberta Fonzi (excused absence)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Callie Taylor
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch
Recording Secretary, Annette Manier

Others Present: Eric Meurs, Plancom (representing American Tower Corp.)
Mike Zappas
Chloe Zappas
Max Zappas
Hank Minardo
Charlie Schluter, AM Sun Solar
Aaron Golab, RRM Design Group
Benjamin Miller, RRM Design Group
Peter Lewis
Members of the public

APPROVAL OF AGENDA

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

There was Committee consensus to approve the Agenda.

PUBLIC COMMENT

None.

Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF JANUARY 23, 2019

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

There was Committee consensus to approve the Consent Calendar. Committee Member Jones abstained due to her absence at the previous meeting.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF 5730 EL CAMINO REAL (DOWNTOWN LOFTS)

Design review of a two-story mixed-use building in the downtown on a vacant infill site.

- **Recommendation:** Review the conceptual renderings and provide recommendations for any potential design modifications. Make a recommendation to Planning Commission regarding approval of a 15% density bonus through the Conditional Use Permit process for providing exceptional design quality. (PRE19-0027)

Senior Planner Taylor presented the project and answered questions from the Committee. Applicant Max Zappas gave a presentation on the project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas and Greg Ravatt. Mr. Ravatt stated his concerns with the publicly-owned alley behind the buildings.

Director Dunsmore addressed Mr. Ravatt's questions.

Chairperson Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**1. Site Design and Floor Plan Layout**

The Committee was in agreement with staff's recommendations.

2. Architecture and Materials

The Committee discussed architectural design and recommended approving it as is.

3. Density Bonus

The Committee agreed that the architecture lends itself to obtaining a density bonus.

MOTION: By Committee Member Newsom and seconded by Committee Member Jones to approve the project, and agreed it meets the 15% density bonus.

There was Committee consensus to approve the Project and move it forward to Planning Commission.

This item was approved by the Committee. The applicant's next step is to apply for a Conditional Use Permit, to move this project forward to the Planning Commission.

3. DESIGN REVIEW OF 6490 EL CAMINO REAL (MONO-PINE)

Design review of an existing mono-pine cell tower to add 15-feet in height.

- Recommendation: Review the conceptual renderings and provide recommendations for any potential design modifications. (AMND19-0012)

Senior Planner Gleason presented the project and answered questions from the Committee. Applicant Eric Meurs from Plancom (representing American Tower) gave a presentation on the project. Mr. Meurs presented two sample color branches for the tree. The height increase will be coordinated ahead of construction, and in coordination with the construction schedule.

PUBLIC COMMENT

The following members of the public spoke during public comment: Eric Meurs and Mike Zappas.

Chairperson Dariz closed the Public Comment period.

MOTION: By Committee Member Jones and seconded by Committee Member Newsom to approve the project and recommended that staff make the determination on branch color, based on the environment, and emphasized the importance of construction coordination.

There was Committee consensus to approve the project and move it forward to Planning Commission.

This item was approved by the Committee. The applicant next step is to apply for a Conditional Use Permit, and move the project forward to the Planning Commission.

4. DESIGN REVIEW OF 9010 WEST FRONT ROAD (SOLAR STRUCTURES)

Design review of proposed construction of two solar shade structures in the parking lot of the Holiday Inn Express.

- Recommendation: Review the conceptual renderings and provide recommendations for any potential design modifications. (PRE19-0028)

Assistant Planner Gasch presented the project and answered questions from the Committee. Applicant Schluter gave a presentation on the project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Charlie Schluter and Hank Minardo. Mr. Minardo asked the DRC to require a report from the applicant to conduct a study (or analysis) about potential reflection off of the southward structure in the event that it reflects onto traffic on West Front Road, as well as the easement going into the Champions building.

Assistant Planner Gasch shared a report with Mr. Minardo on reflectivity (Exhibit A). Staff addressed Mr. Minardo's concerns.

Chairperson Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**1. Color**

The Committee was in agreement with staff's recommendation to paint the support structure, trim, and fascia a darker brown color.

2. Design

The Committee was in agreement with the overall design.

MOTION: By Committee Member Anderson and seconded by Committee Member Jones to approve the project, and paint the structures a darker color.

There was Committee consensus to approve the project.

This item was approved by the Committee. The item does not need to move forward to Planning Commission. The applicant can now apply for building permits.

5. DESIGN REVIEW OF 6925 EL CAMINO REAL (MEDICAL BUILDING)

Design review of proposed construction to infill a 1st floor space of a healthcare building that is currently used as a driveway.

- Recommendation: Review the conceptual renderings and provide recommendations for any potential design modifications. (PRE19-0030)

Assistant Planner Gasch presented the project and she and Director Dunsmore answered questions from the Committee. Applicants representing RRM Design Group gave a presentation on the project.

PUBLIC COMMENT

The following members of the public spoke during public comment: Peter Lewis.

Chairperson Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**1. Architecture and Color**

The Committee was in agreement with the architecture and color, as long as the paint matches the existing building that was just painted.

2. Front Improvements and Landscaping

The Committee recommended lighting in lieu of two trees in the front along El Camino Real, so there should be two trees and two lights total. The Committee

recommended that landscaping in the back parking lot may not be needed, and directed to staff to work with the applicant to decide what the best option would be.

3. Parking

The Committee was in agreement with adding three spaces. This site is just under parked, and there is an agreement pending with Colony Square to share parking. Parking will be further evaluated when a tenant is chosen.

MOTION: By Committee Member Newsom and seconded by Committee Member Jones to approve the project with staff's recommendations and the conceptual renderings. The Committee directed staff and the applicant work together to determine if additional vegetation is needed to go with the existing hardscape, and recommended acorn lighting.

There was Committee consensus to approve the project.

This item was approved by the Committee, and will not need to be reviewed by Planning Commission. The applicant can now apply for building permits.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on projects within the City.

ADJOURNMENT– 3:18 p.m.

The next regular meeting of the DRC is tentatively scheduled for April 24, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Solar reflectivity report



Atascadero Design Review Committee

Staff Report – Community Development Department Dove Creek Mini Storage

MEETING DATE	PROJECT PLANNER	APPLICANT	PROJECT NO.	
5/22/19	Kelly Gleason	Scott Newton	DEV18-0103	
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
11450 Viejo Camino 11505 El Camino Real	Public Facilities (PUB)	Public (P)	045-342-009 045-341-010	Approximately 4.2 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the design of the site and buildings and provide a recommendation to Planning Commission. 				
PROJECT DESCRIPTION				
<p>The applicant proposes a mini-storage facility with approximately 81,500 square feet of storage space and caretaker's residence in the Public zoning district. The project includes redirection of a creek channel and restoration of wetland habitat.</p>				
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 checked="" type="checkbox"/> MND under preparation	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<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

USE CLASSIFICATION	ALLOWED OR CONDITIONALLY ALLOWED USE	STRUCTURE 50-YEARS OLD OR GREATER	JURISDICTIONAL CREEK
Mini Storage and Single-Family Residence	<input type="checkbox"/> Allowed <input checked="" type="checkbox"/> Conditionally Allowed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Atascadero <input type="checkbox"/> Graves <input checked="" type="checkbox"/> Paloma <input type="checkbox"/> Boulder
EXISTING USES			
Single-family residence (geodesic dome) and accessory animal grazing			
ZONING AND LOCATION		2014 AERIAL	
SURROUNDING ZONING DISTRICTS AND USES			
<u>North</u> : CN, RMF-24	<u>South</u> : P	<u>East</u> : L, RMF-10	<u>West</u> : RMF-10, OS
AVERAGE SLOPE		VEGETATION	
Less than 10%		Generally annual grasses with wetland-indicator species on a portion of the lot	
ZONING ORDINANCE / MUNICIPAL CODE STANDARDS / CITY POLICIES			
City Standards	Meets Requirements	Exception Requested	
Setback standards (AMC 9-4.103)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Height Standards (AMC 9-4.111)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Parking Standards (AMC 9-4.114)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4 spaces required	
Landscaping (AMC 9-4.124)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	10% lot coverage required	
Fencing Standards (AMC 9-4.128)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		



Grading Standards (AMC 9-4.138)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lighting Standards (AMC 9-4.137)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water Efficient Landscaping (AMC Title 8, Chapter 10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Use Classification Standards: <u>Mini-storage and single-family dwelling*</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	* Caretaker's residence not permitted in the P zone but SFR permitted with CUP. Staff supports 24 hour oversight of the facility through the inclusion of a residence.
ADVISORY BODIES / OUTSIDE AGENCIES THAT REQUIRE REVIEW OF PROPOSED PROJECT:		
<input checked="" type="checkbox"/> Native American Tribes <input type="checkbox"/> Atascadero Mutual Water Company (AMWC) <input type="checkbox"/> Caltrans District 5 <input checked="" type="checkbox"/> Regional Water Quality Control Board (RWQCB)	<input checked="" type="checkbox"/> Dept. of Fish & Wildlife (DFW) <input checked="" type="checkbox"/> SLO Air Pollution Control (APCD) <input type="checkbox"/> SLO County <input type="checkbox"/> _____	
APPROVAL PROCESS		
<input checked="" type="checkbox"/> DRC <input type="checkbox"/> AUP <input checked="" type="checkbox"/> PC <input type="checkbox"/> CC		
DATE APPLICATION DEEMED COMPLETE		
N/A		

DISCUSSION:

Background

The DRC reviewed this project in November of 2018 and determined the project is not the “highest and best use” of the property. The DRC noted that a storage use is not appropriate at a civic gateway on a lot that is visible from El Camino Real, in close proximity to residential properties. The project was subsequently forwarded to Planning Commission for denial based on DRC’s recommendation. The Planning Commission determined that the proposed use was compatible with the neighborhood and referred the project back to staff to complete the project analysis and bring it back for final action. The applicant has modified the design to respond to recommendations from the Planning Commission and the revised design is presented for DRC review. It is important to note that when the project was reviewed by the Commission, staff had not completed an environmental analysis nor an analysis of proposed modifications to the creek and site hydrology.

Project Summary

The applicant proposes more than 81,000 square feet of storage buildings, an office and a caretaker’s residence in a total of 9 buildings. Paved drive aisles and five parking spaces are included. The project location includes a seasonal creek which is proposed to be redirected to accommodate the development of the site. The drainage and creek



area is somewhat degraded due to previous droughts and animal grazing. The project includes a proposal to restore wetland habitat on-site. The development will require approximately 6,500 cubic yards of cut and 13,000 cubic yards of fill material in order to create a level development area. There is an existing geodesic dome shaped residence on the site that would be demolished to accommodate the project.

Proposed Project Design

In response to Planning Commission review and General Plan policy analysis, the applicant has made modifications to improve the constructed creek channel where it crosses under Viejo Camino and joins with Paloma Creek. However, the project relies upon re-aligning the existing creek and using retaining walls and other features to guide water flow around the development site. General Plan Land Use Policy 8.1 speaks to maintaining natural creek flows and requires creek watercourses to remain natural and not be channelized or culverted.

LOC Policy 8.1:

Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

LOC Program 8.1.3:

The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.

LOC Program 8.1.4:

The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.

LOC Program 8.1.11:

Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.

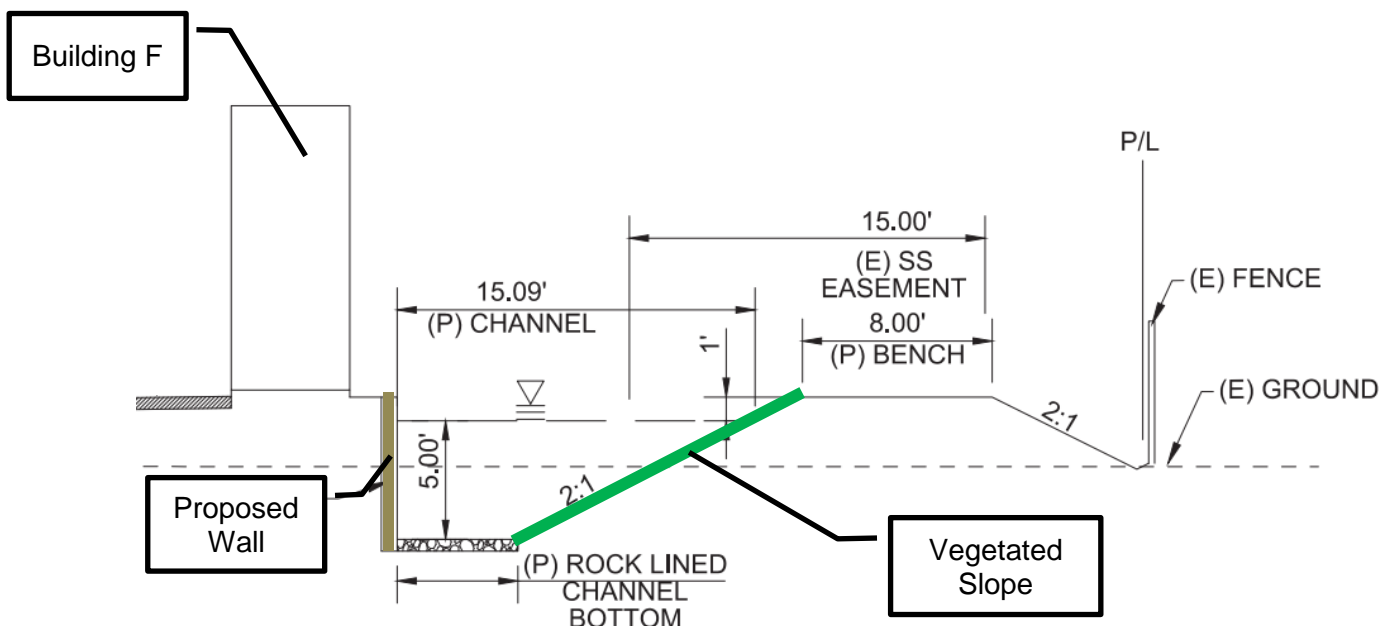
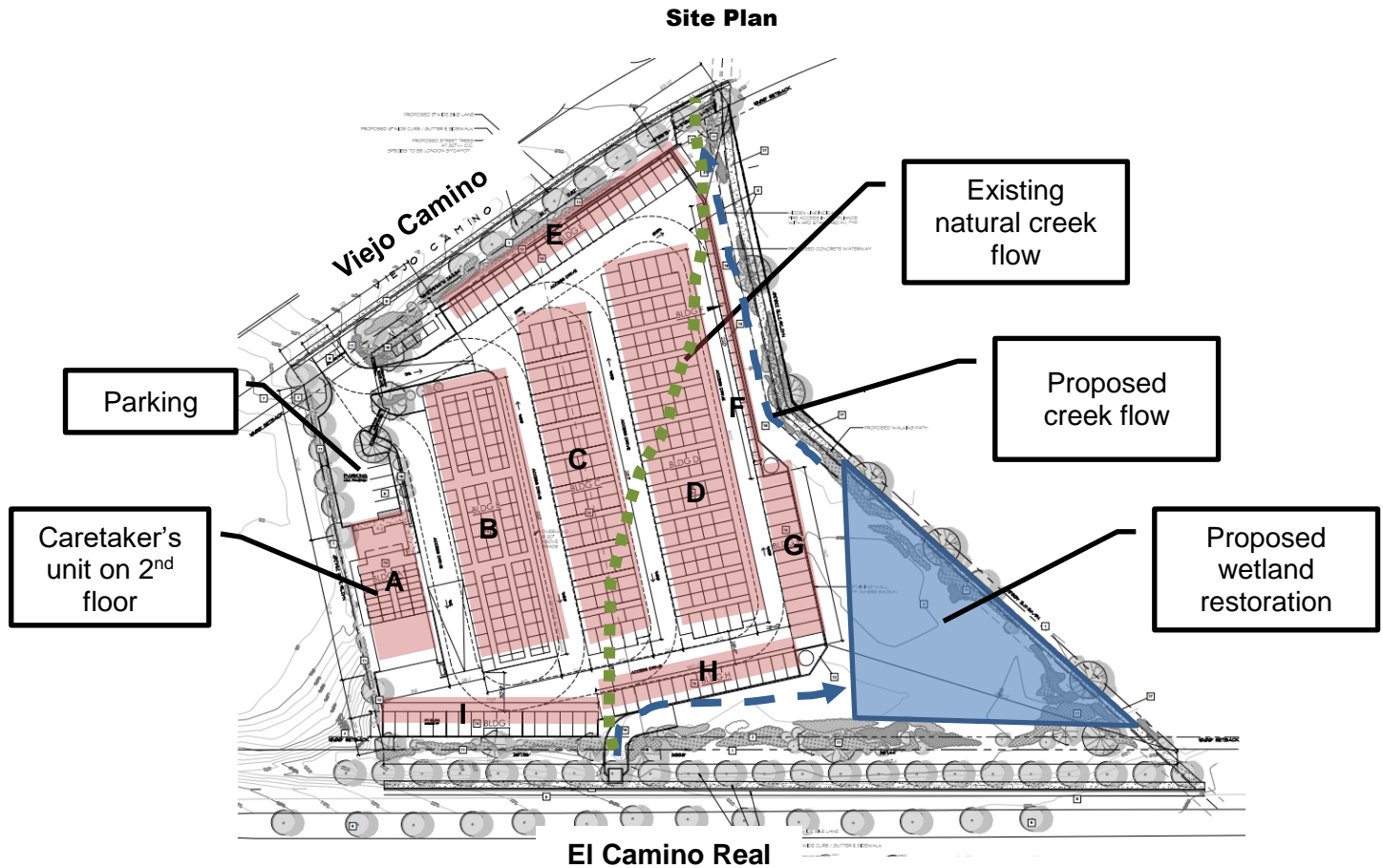
LOC Program 8.1.13:

Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.

The previous design included a concrete channel with a portion of the creek in a culvert that carried the flow under a portion of the developed site area. The proposed redirected creek flow is somewhat channelized compared to the existing natural creek path. The revised creek channel design includes a retaining wall on the project side and a 2:1 vegetated slope along the southern side of the creek. A retaining wall could be constructed at the top of this slope to decrease historic flood impacts to the neighboring property. This detail has not been fully designed.



In order to accommodate this revised creek channel design, proposed building F was reduced in size and redesigned as a narrow storage building providing smaller rental spaces. All other buildings remain largely unchanged.



The applicant will be required to obtain approval from the Army Corps of Engineers (ACE), the California Department of Fish and Wildlife (DFW), the Regional Water Quality Control Board (RWQCB), and, because the proposed development places grading in the floodway, the Federal Emergency Management Agency (FEMA). Based on the input from these agencies, the proposed site plan could change.

The City's General Plan policy requires that development maintain a 20 foot setback from creeks. As of this date, the setback requirement has not been incorporated into the Municipal Code, and presently, the Water Board is asking for communities to adopt a minimum of 30 foot setback from creekways. The setback requirement is designed to address both potential flood damage and habitat protection. The subject property has been grazed for a number of years which has likely reduced the amount of riparian vegetation and definition of this creek. However, the biological reports completed for the site did note a defined creek channel and the creek is listed as a "blue line" creek on USGS survey maps. As such, the 20-foot setback in the General Plan would apply. The current development plan proposes to develop over the existing creek channel and reconstruct the path of flow around the edge of the development area with no setback.

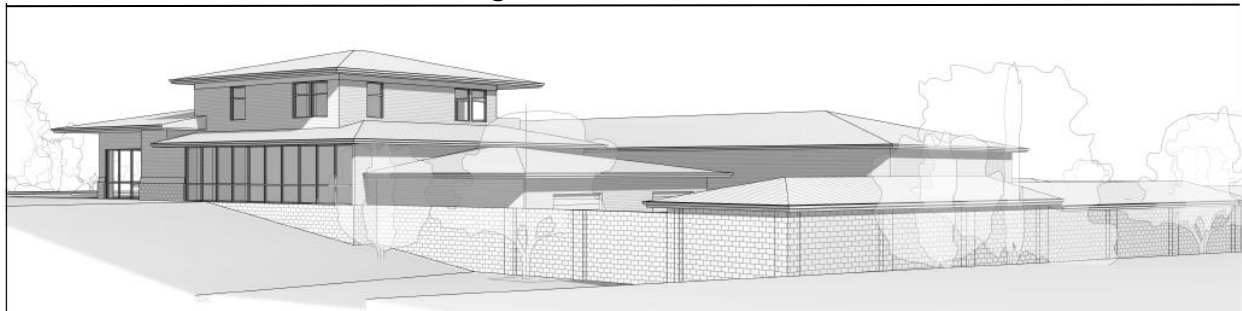
Staff is looking for DRC direction on the compatibility of the project design with the listed General Plan Policies and creek setback requirements.

Building Design

Minor changes in color and materials have been made to the project since the last DRC meeting. In addition, building F was reduced in size to accommodate the proposed 2:1 slope on the southern side of the realigned creek channel. Overall, the scale and massing of the buildings remains as previously presented.

There are a total of 9 buildings proposed on the site. Building A will house the office, a single-family residence, and some storage units. This is the best articulated building with variation in both the height and width of the building.

Looking East from El Camino Real



Southern Elevation – View from El Camino Real



The remaining 8 buildings are long and relatively low in stature with unadorned masonry block walls facing the streets. The applicant has added darker colors to the palette of the buildings including dark storefront windows and doors as well as dark ribbed metal wall panels. The metal wall panels have been modified in their orientation. The previous proposal included horizontal ribbing whereas the new proposal orients the ribbing in a vertical fashion to offer contrast to the low, horizontal nature of the buildings. Above ground agrarian style water storage tanks have been added adjacent to building G and F to add visual interest along the south wall elevation.

With the exception of Building A, the view from El Camino Real is of a 175-foot-long concrete masonry wall placed next to a 160-foot-long concrete masonry wall. Similarly, the building next to Viejo Camino is 220 feet long. The applicant is proposing a medium toned split face block for these perimeter walls with periodic protruding column elements constructed of the same material. The project does include 10-feet of landscape area between the adjacent rights-of-way and the perimeter walls, however, minimal articulation and visual interest is provided along these long stretches of blank wall.

This perimeter wall will be especially visible for the elevations of building F as it backs directly onto the realigned creek channel and sits on top of an additional retaining wall to form one side of the channel. The landscape along this side of the project will be setback from the perimeter wall to allow for the flow of storm and natural waters to the culvert at Viejo Camino. This elevation would be visible from El Camino Real if you are driving north into town.

Staff recommends:

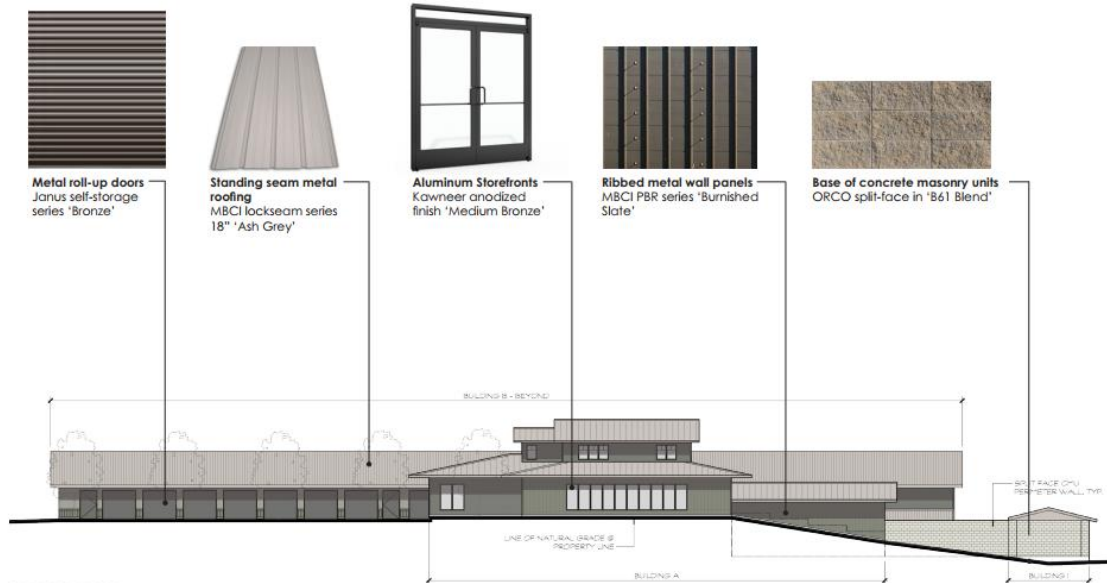
- ***Long exterior walls should be divided into wall sections of varying depth and construction material. Suggested alternative materials are some combination of smooth stucco, stone, brick.***
- ***Perimeter wall columns should be of a contrasting material or color.***



Southern Elevation with Staff recommended Additional Roof "Towers"



Proposed Materials



COLOR BOARD
11405 & 11505 EL CAMINO REAL

LSA
ARCHITECTS

SUMMARY OF DRC DISCUSSION ITEMS:

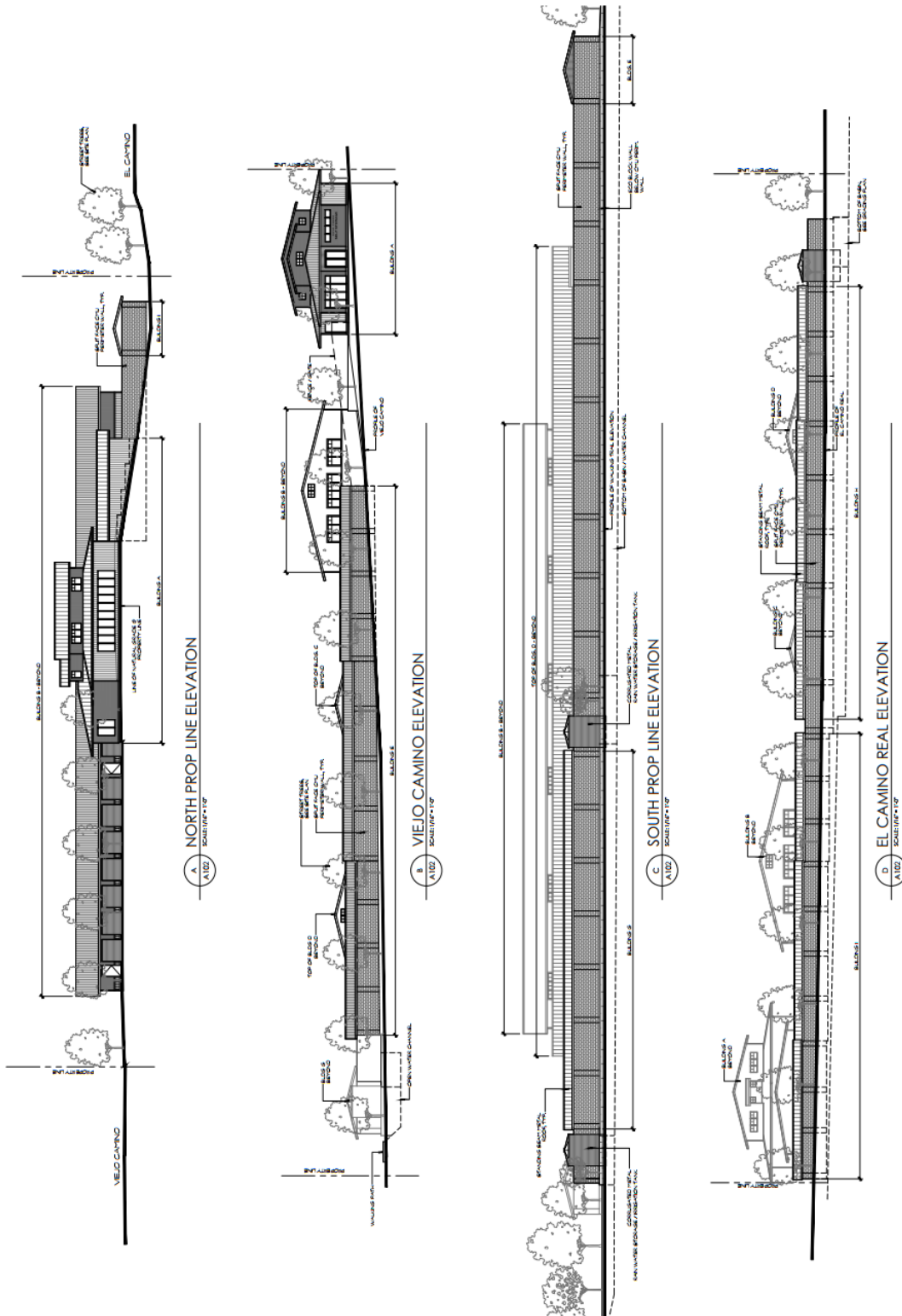
1. Realignment of the creek channel.
2. Architectural design, colors, and materials.
3. Perimeter wall detailing.

ATTACHMENTS:

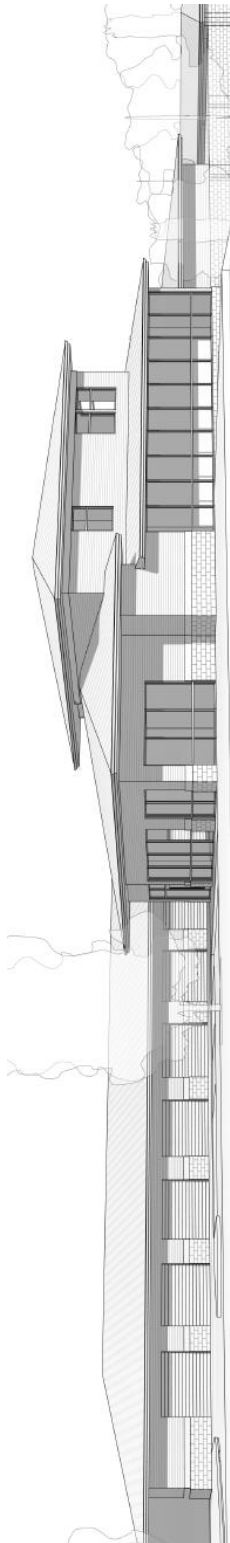
1. Elevations
2. Perspective drawings
3. Colorized Site Plan



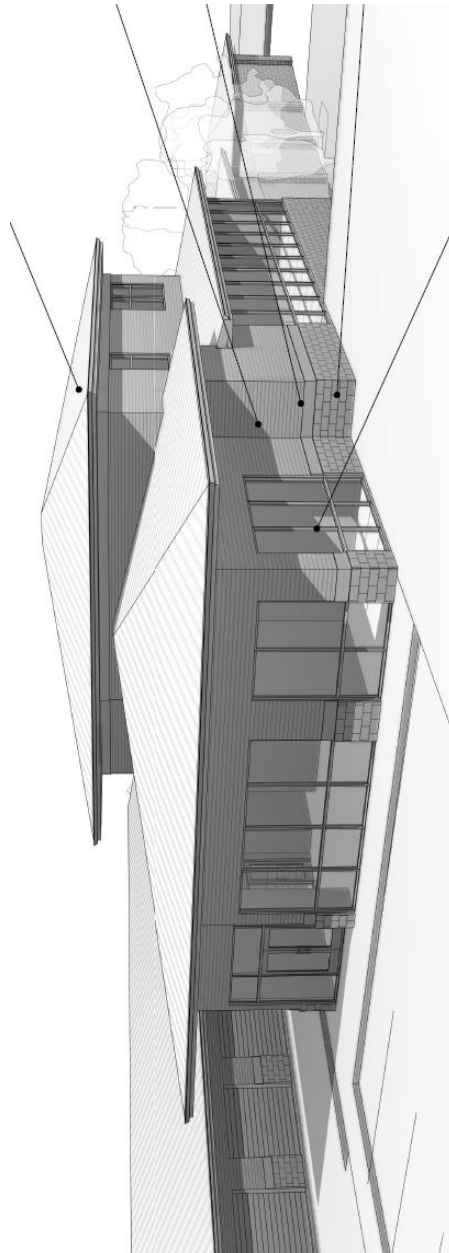
Attachment 1: Elevations
DEV18-0103



Attachment 2: Perspective Drawings
DEV18-0103



Looking South from Viejo Camino



Bird's eye View of the Office Building



Attachment 3: Colorized Site Plan
DEV18-0103

