



**APPROVED**

PSD MAY 22 2019

CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

## **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 1<sup>st</sup> 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:**



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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted May 22, 2019

The following Exhibit is available in the Community Development Department:  
Exhibit A – Solar reflectivity report