



APPROVED

AUG 14 2019 PSD

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

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

CALL TO ORDER – 2:07 p.m.

Chairperson Fonzi called the meeting to order at 2:07 p.m.

ROLL CALL

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

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Public Works Director, Nick DeBar
Fire Marshal, Tom Peterson
Recording Secretary, Annette Manier

Others Present: Patti Whelen, Representative for MP Annex, Taco Bell
Clint Pearce, Madonna Enterprises
Steve Rigor, Architect
Jim Bross, Landscape Architect
Sid Stevens, Civil Engineer
Alex Cuevas, AGC Design Concept
Eddie Herrera, RRM Design Group
John Wilbanks, RRM Design Group
Lance Wierschem, RRM Design Group
Matt Walsh, Walsh Engineering
Ted Lawton, Cal Coast Properties
Jack Phelan, Cal Coast Properties
Jeff Landon, Cal Coast Properties
Max Zappas
Robert Brown
Shayan Grisco
Ron Badger
Hugh Murphy, VMI Architecture (via conference call)
Brent Flynn, Taco Bell franchisee (via conference call)
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 MAY 22, 2019

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

There was Committee consensus to approve the Consent Calendar.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF 2 COMMERCIAL BUILDINGS AT 1920 EL CAMINO REAL (DEL RIO TACO BELL AND RETAIL)

Design review of two commercial buildings totaling approximately 8,000 square feet. One building is proposed as a drive-through restaurant. The project includes shared access with adjacent developments.

- **Recommendation:** Staff requests the DRC review the proposal for a retail development and direct the applicant to make any modifications to the site or building design as necessary. (DEV19-0026)

Community Development Director Dunsmore gave an introduction on the project site, and stated that this project is not part of the Del Rio Specific Plan (DRSP). There is a new draft traffic analysis and amendments to the DRSP which could change some of the frontage improvements. Public Works Director DeBar answered questions in regards to traffic and timelines for improvements. These items will need to be resolved prior to this project moving forward to the Planning Commission.

Senior Planner Gleason presented the project and answered questions from the Committee. Clint Pearce gave a presentation on the project, and he and Patti Whelen answered questions from the Committee.

Taco Bell representatives Murphy and Flynn answered questions from the Committee via conference call.

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas.

Chairperson Fonzi closed the Public Comment period.

Staff answered questions raised during public comment.

DRC ITEMS FOR DISCUSSION:

1. Site and Landscape Design

The Committee was in agreement with the overall site design and recommended that the applicant work with staff to add landscape fingers, and maximize landscaping to provide more trees. The project will need to comply with the Del Rio Specific Plan to incorporate improvements at Del Rio and El Camino Real.

2. Architecture Design

The Committee recommended the following:

- Increase footprint of the patio to include more patio space to eat outside and provide additional seating for both buildings A and B. This adheres with Council's goals in making Atascadero a place-finding experience.
- Work with staff to find some type of covered patio, whether it's umbrellas or something else.
- Bike racks should be on the side closest to patio and out of the pedestrian walkway as proposed.
- Look into alternatives for traditional tables and seating (bars, other options, be creative.)
- Building A's color and elements should provide something that adds texture to the outside to create visual interest, consistent with Building B.

3. Signage

The Committee was in agreement with the Sign Program. Mr. Murphy and Mr. Flynn stated that there will be advertising on the windows that change approximately 8 times per year in conjunction with National advertising.

This item was approved by the DRC and can move on to the Planning Commission.

3. DESIGN REVIEW OF NEW GAS STATION, CONVENIENCE STORE AND RESTAURANT AT 9550, 9590 EL CAMINO REAL

Design review of a gas station, 3,000 sf convenience store, and 1,400 sf restaurant at the corner of El Camino Real and Montecito Ave. The project proposes access from Montecito Ave. and shared access using an existing commercial center driveway off El Camino Real.

- Recommendation: Staff requests the DRC review the proposed design for a service station and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0034)

Alex Cuevas gave a brief statement on the project and stated that he has submitted plans for review with the Building Department. Mr. Cuevas stated that environmental clean-up has been done on the site, and they are ready to move forward.

Director Dunsmore gave a brief introduction on the project site and stated that this is an allowed use that needs design approval. There are recent easement issues that came to light **after** publication of the staff report. The Committee can still review the design, but driveway locations and traffic analysis will need to change.

Senior Planner Gleason announced that there were two letters received prior to the meeting (Exhibit A – Letter from Ron Badger, and Exhibit B – Letter from Einer Cook Family Trust FBO Jean Brown). Easement documentation has not been provided, and adjacent property owners have come forward with concerns. A Reciprocal Access Agreement will be required if the fuel station is to utilize the shared driveway. Alex Cuevas distributed revised elevations (Exhibit C).

PUBLIC COMMENT

The following members of the public spoke during public comment: Robert Brown, Shayan Grisco, Ron Badger, and Max Zappas.

Chairperson Fonzi closed the Public Comment period.

Staff answered questions raised during public comment.

DRC ITEMS FOR DISCUSSION:

The Committee decided to provide recommendation on the topics that do not affect site design and access as these will be reviewed at a later date once easement and access issues are resolved.

The following lists staff recommendations/modifications as stated in the staff report on page 21, with the Committee's recommendations noted in red:

1. ***Consider the use of brick veneer instead of stacked stone, and increase the height of the brick or stacked stone base in areas without windows. (The Committee agreed on brick veneer, and that the height of the brick should be flush with the door.)***
2. ***Eliminate white from the stucco color palate and choose varying earth toned colors. (Committee agreed)***
3. ***Widen the wrapped parapet tower feature on the rear of the building and add a trellis/awning feature with landscaping. (Committee agreed)***
4. ***The color of the service door on the rear of the building should be a dark brown color to match the wood-grain wall paneling. (Committee agreed)***

5. **Steel awnings should be black or dark grey in color. (color banding counts toward sign area – see sign discussion below) (The Committee recommended the color banding be black instead of orange.)**
6. **Eliminate cornice and replace with a minimal wall cap. (Committee agreed)**
7. **Add a wall trellis to the side elevation facing the adjacent commercial development and as an appropriate landscape area for vines. (Committee agreed)**

This item was not approved by the DRC and will need to come back once easement and access issues are resolved.

Chairperson Fonzi announced that she would be leaving at 4:00 p.m. and Committee member Dariz agreed to chair the meeting.

4. DESIGN REVIEW OF MICRO COMMUNITY AT 4711 EL CAMINO REAL

Design review of a proposed project that includes 26 detached one and two-story single-family micro-homes and a four-story mixed-use/live-work building along the El Camino Real frontage. The project has a total of 30 residential units and 70 on-site parking spaces.

- **Recommendation:** Staff requests the DRC review the preliminary plans and provide comments. (DEV19-0049)

Planner Gleason gave background on the project and presented the project. Planner Gleason and Fire Marshal Peterson answered questions from the Committee.

The RRM Design Group team presented the project and answered questions from the Committee.

PUBLIC COMMENT

None

Committee Member Dariz closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

1. Site Plan

The Committee was in agreement with the overall site plan.

2. Retaining Walls

The Committee was in agreement with the placement of the retaining walls and their design.

3. Parking

The Committee recommended that the applicant make sure parking complies with the following: A) Extra spaces in front are ok; B) Ensure that the parking fits the size for vehicle parking (don't offer what looks like a parking space and when in fact it is not a parking space); C) Be attentive to Lot 12's parking; and D) If the Community Center is being rented out, ensure that the public using it has a place to park.

4. Paving Materials

The Committee was in agreement with the paving materials.

5. Buildings Setbacks

The Committee was in agreement with the setbacks. Interior setbacks will be set by the Building Code.

6. Architectural Design

The Committee was in agreement with the architectural design.

7. Solar Carport

The Committee was in agreement with the design of the solar carport.

8. Landscaping

The Committee was in agreement with the landscaping.

9. Cluster Design

The Committee was in agreement with this cluster design and were pleased with the fact that residents could move from renting to ownership, with the potential sales price of these units being in the \$200,000 – \$300,000 range.

10. Signage

The Committee discussed the roof signage, and determined that because it is unique, the applicant should work with staff so it has a neighborhood feel to it.

11. Agrarian design theme

The Committee was in agreement with the design and stated it was an appropriate theme for Atascadero. They were satisfied with the level of detail to make it affordable and asked the applicant to work with staff on specific detailing.

12. El Camino Interface

The Committee doesn't see any issues with the storefront, and asked the applicant to work with staff on the appropriate theme, street lights, sidewalk design, and street trees.

13. Community Mural

The Committee was in agreement with the community mural, and stated that the theme (above) might be incorporated into the mural area as well.

14. Planned Development (PD) Benefit Policy

The Committee was in agreement that this project satisfies the PD Benefit Policy.

Committee Member Jones announced that she would be leaving at 4:40 p.m. and left the meeting room.

The applicant will work with staff on the above items, and the project can move on to Planning Commission.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

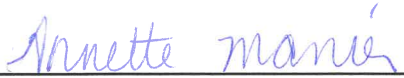
DIRECTOR'S REPORT

Director Dunsmore gave an update on one item that will be presented to the Committee, at the next meeting, which is a drive-through coffee shop called *The Human Bean*.

ADJOURNMENT– 4:50 p.m.

The next regular meeting of the DRC is tentatively scheduled for August 14, 2019, at 2:00 p.m.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 8/14/2019

The following exhibits are available in the Community Development Department:

Exhibit A – Letter from Ron Badger

Exhibit B – Letter from Einer Cook Family Trust FBO Jean Brown

Exhibit C – Updated Arco Site Plan