



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, November 13, 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 *Vacant*

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF OCTOBER 23, 2019



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF EXPANSION OF EXISTING VETERINARY HOSPITAL AT 1380 EL CAMINO REAL

The applicant is proposing to expand the existing veterinary hospital. The expansion will add 2,927 square feet to the existing 4,583 square foot veterinary hospital facility.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (AMND19-0092)

3. DESIGN REVIEW INPUT FOR THE EL CAMINO CORRIDOR PLAN

2nd meeting: Design review of components for the El Camino Real Corridor Plan which encompasses areas south of Del Rio Road to south of Santa Rosa Road, excluding the Downtown Core.

- **Recommendation:** The DRC reviewed the concept design recommendations for various study areas along the corridor at the previous meeting. Staff is requesting input on place-making opportunities and strategies for the segment of El Camino Real between Highway 41 and Santa Rosa Rd. (PLN17-1673)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, November 27, 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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ITEM NUMBER: 1

DATE: 11-13-19

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Wednesday, October 23, 2019 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 306, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

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

ROLL CALL

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

Absent: None

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

Others Present: Max Zappas
Mike Zappas
Zoe Zappas
Marston, (Zappas team)
Greg Ravatt
Victoria Carranza

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR

Committee Member Newsom asked for a correction to the minutes. Chairperson Fonzi left early, so she closed public comment on Items 4 and 5, and would like the minutes to reflect that change.

1. APPROVAL OF DRAFT MINUTES OF SEPTEMBER 25, 2019

MOTION: By Committee Member Anderson and seconded by Chairperson Fonzi to approve the Consent Calendar with the changes stated above.

There was Committee consensus to approve the Consent Calendar. (Dariz abstained due to absence from the last meeting)

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF NEW COMMERCIAL RESTAURANT AND RETAIL SPACE AT 6090 EL CAMINO REAL**

Design review of a proposed construction of a 4,200 sf commercial restaurant and retail development on an existing vacant parcel within the Downtown. Site development includes restaurant, retail, and outdoor courtyard space.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE19-0093)

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas, Greg Ravatt, Mike Zappas, Marston, and Victoria Carranza. Max Zappas stated that three new businesses have already signed leases for the space. Max and Mike Zappas answered questions from the Committee.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**Site Design and Landscape****The Committee made the following recommendations and comments:**

- The Committee was in agreement with the architecture as it contrasts with the architecture downtown.
- The Committee was in favor of the outdoor courtyard with d.g. (decomposed granite); however, they recommended the applicant take steps to ensure it is maintained.
- The applicant should make sure that the site is easily accessible with a wheelchair from the street or parking area. Pavers should be wide enough (at least 4 feet if not more) for wheelchair accessibility and strollers.
- Applicant work with staff on the design of the driveway at Traffic Way. It could be a half-pork chop, with a right-out only and must meet the requirements of the Public Works and Fire Department.
- Applicant work with staff in regards to outdoor courtyard music and stage.
- Applicant work with staff on signage and landscaping.

The item can move on to building permits.

3. DESIGN REVIEW INPUT FOR THE EL CAMINO CORRIDOR PLAN

Design review of components for the El Camino Real Corridor Plan which encompasses areas south of Del Rio Road to south of Santa Rosa Road, excluding the Downtown Core.

- Recommendation: Staff requests the DRC review the concept design recommendations for various study areas along the corridor and provide input on proposed streetscape, street section alternatives, and architectural themes. (PLN17-1673)

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas, Greg Ravatt, Mike Zappas, and Victoria Carranza.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**1. Design Recommendations**

The Committee recommended the following:

- Because Atascadero is a Tree City USA, we should ensure consistency at node areas and choose trees that don't crack sidewalks and provide shade. Some possible trees to consider are the Camphor tree, and Chinese Pistache tree.

- Create theme/character/identity for different areas. Architectural styles are important. Pay attention to detail (quality of materials).
- Study special identity areas.
- Facilitate design to include crosswalk/pedestrian-friendly areas (i.e. close to bus stops).
- Pay attention to where people are crossing.
- Look into developer agreements/incentive plan that can help facilitate these goals.
- Future discussion items could include tree consistency and bike lanes.

Homework for the Committee will be to concentrate on the area south of Highway 41 and north of Santa Rosa Road. Look at what will meet Caltrans' goals of increasing walkability, bike-ability, and decreasing traffic speed while also accommodating vehicle turns and levels of service. Look at community nodes that support design themes, or zoning themes and determine where community opportunities be expanded.

This item will come back to the Design Review Committee.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on upcoming items for the next meeting.

ADJOURNMENT– 4:13 p.m.

The next regular meeting of the DRC is tentatively scheduled for November 13, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Design Review Committee

Staff Report – Community Development Department

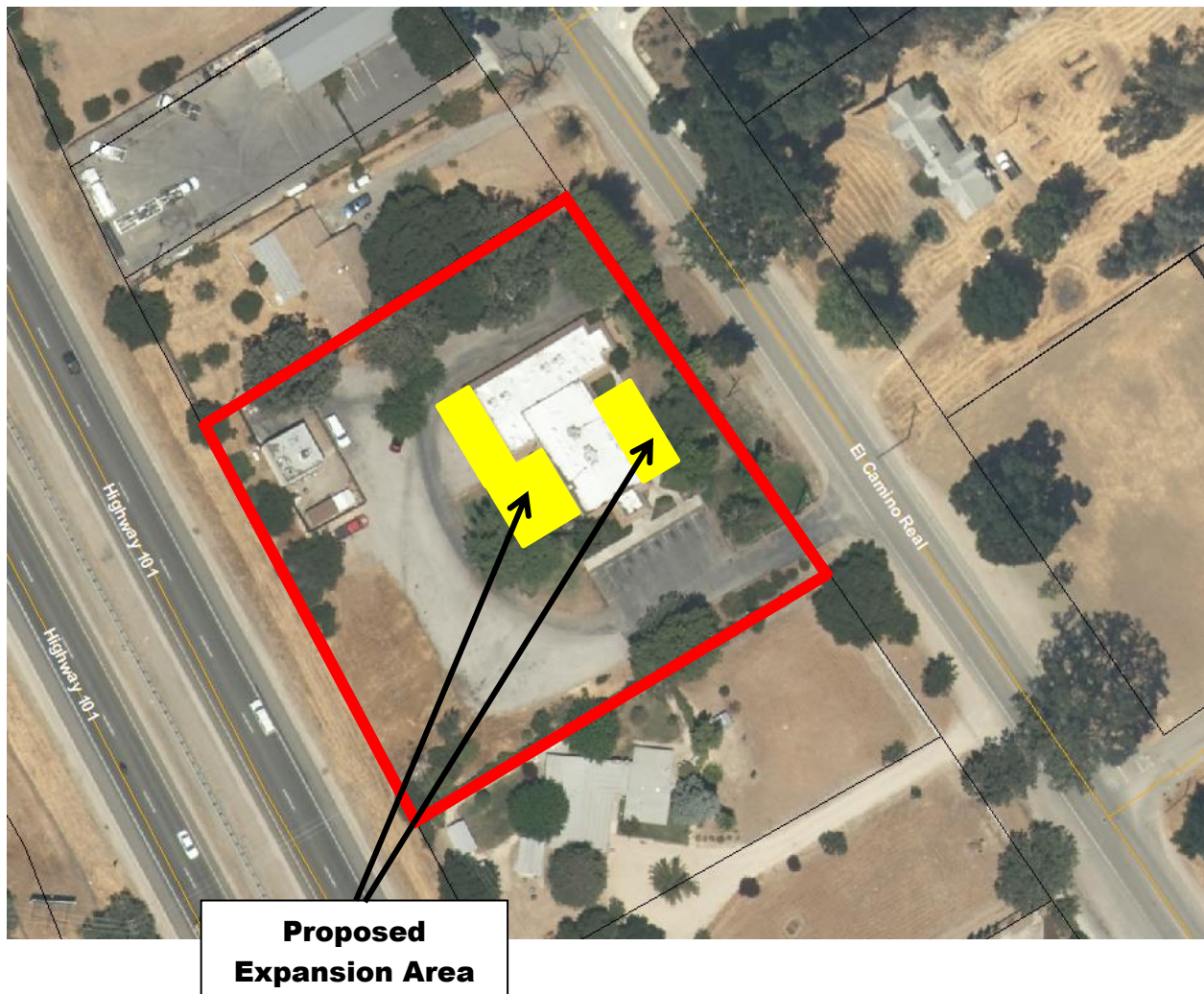
El Camino Veterinary Hospital Expansion

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.	
11/13/2019	John Holder, Associate Planner	Steve Robinson	AMND 19-0092	
RECOMMENDATION				
<i>Staff Requests the Design Review Committee:</i> <ol style="list-style-type: none"> Review the proposed project for expansion of the El Camino Veterinary Hospital and provide recommendations for any potential design modifications. 				
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
1380 El Camino Real	Commercial Park (CPK)	Commercial Park (CPK)	049-131-022	1.4 acres
PROJECT DESCRIPTION				
<p>The applicant is proposing to expand the existing veterinary hospital located at 1380 El Camino Real. The property is located on El Camino Real and is located in the Commercial Park (CPK) zone. The expansion will add 2,927 square feet to the existing 4,583 square veterinary hospital facility. Due to the size of the additions, public road frontage improvements, fire alarm/sprinklers, and a revised landscape plan would be required.</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 type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review CEQA # _____ Certified: _____	<input checked="" type="checkbox"/> Cat. Exemption Class <u>Existing Facilities</u> CEQA Guidelines § 15301	<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 | (805) 461-7612

PROPOSED PROJECT AERIAL MAP



DISCUSSION:

Project Description / Summary

The proposed expansion will allow the veterinary hospital to increase service capacity by expansion of facilities and equipment. Since the project was originally approved with a conditional use permit, the expansion is subject to an amendment of the original use permit (16-86). Animal hospitals are a conditionally allowed use in the CPK zone. The facility is currently 4,583 square feet and the expansion will add 2,927 square feet of additional space to the facility, for a total of 7,510 square feet. The subject parcel is approximately 1.40 acres and is located in between El Camino Real and Highway 101. The property contains a veterinary hospital, a building with an incinerator, and landscaped areas. The building and fire codes require the installation of fire sprinklers and alarms. The zoning regulations require the submittal of landscape plan, and the level of improvements trigger the requirement of completion of frontage improvements along El Camino Real, as required by the Atascadero Municipal Code 9-4.159 and 9-4.160. The frontage improvements may include curb, gutter, sidewalk, street widening, street trees, parking, and accessibility improvements. The expansion will include new hospital facilities, new asphalt for parking, and a new pet relief area.

Site Design

The property and facility is visible along El Camino Real and from Highway 101. The facility is accessed from El Camino Real through two existing driveway entrances. The expansion of the facility will stay within the 25 foot building setback from the front property line. The existing landscape buffer along El Camino Real includes grass and trees, and includes one native Oak tree. There is no sidewalk along the property frontage, and the required frontage improvements will include sidewalk, curb/gutter, street trees, and possible additional parallel parking spaces. Additionally, chain link fencing will be removed and replaced with appropriate screening as defined by AMC Section 9-4.128 and in order to screen adjacent residential areas.

Architectural Design

The facility expansion will maintain the existing stucco, clay roof tiles, and trim. The expansion will include the use of varying stucco colors and black metal exterior light fixtures. The existing and proposed architectural design of the facility is considered to be compatible with the Commercial Park zone use and the City's Appearance Review Manual.

Parking

AMC 9-4.118 outlines the required number of parking spaces required for land uses in the City. The facility is classified as an office use, which requires 1 space per 400 square feet of building, and contains 15 existing parking spaces. Based on the proposed size of the expansion, the hospital will require at least 19 parking spaces. The proposed



expansion includes 5 new parking spaces, which will create 20 total parking spaces. Additionally, there is 1 handicapped parking space existing on site that will remain.

Landscaping

The applicant is required to submit a landscape plan pursuant to AMC 9-4.125. The plan will include street trees, trash enclosures screened with landscaping, a 10-foot rear landscape buffer, and landscaping with native/drought tolerant plants in areas not covered by pavement or buildings (unused areas). The existing site contains native oak trees that will be preserved. However, one pine tree will be removed as part of the expansion.

DRC DISCUSSION ITEMS:

1. Landscaping
2. Parking
3. Design
4. Frontage improvements

ATTACHMENTS:

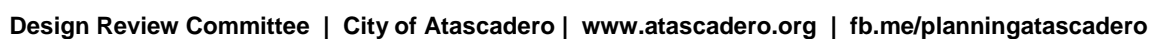
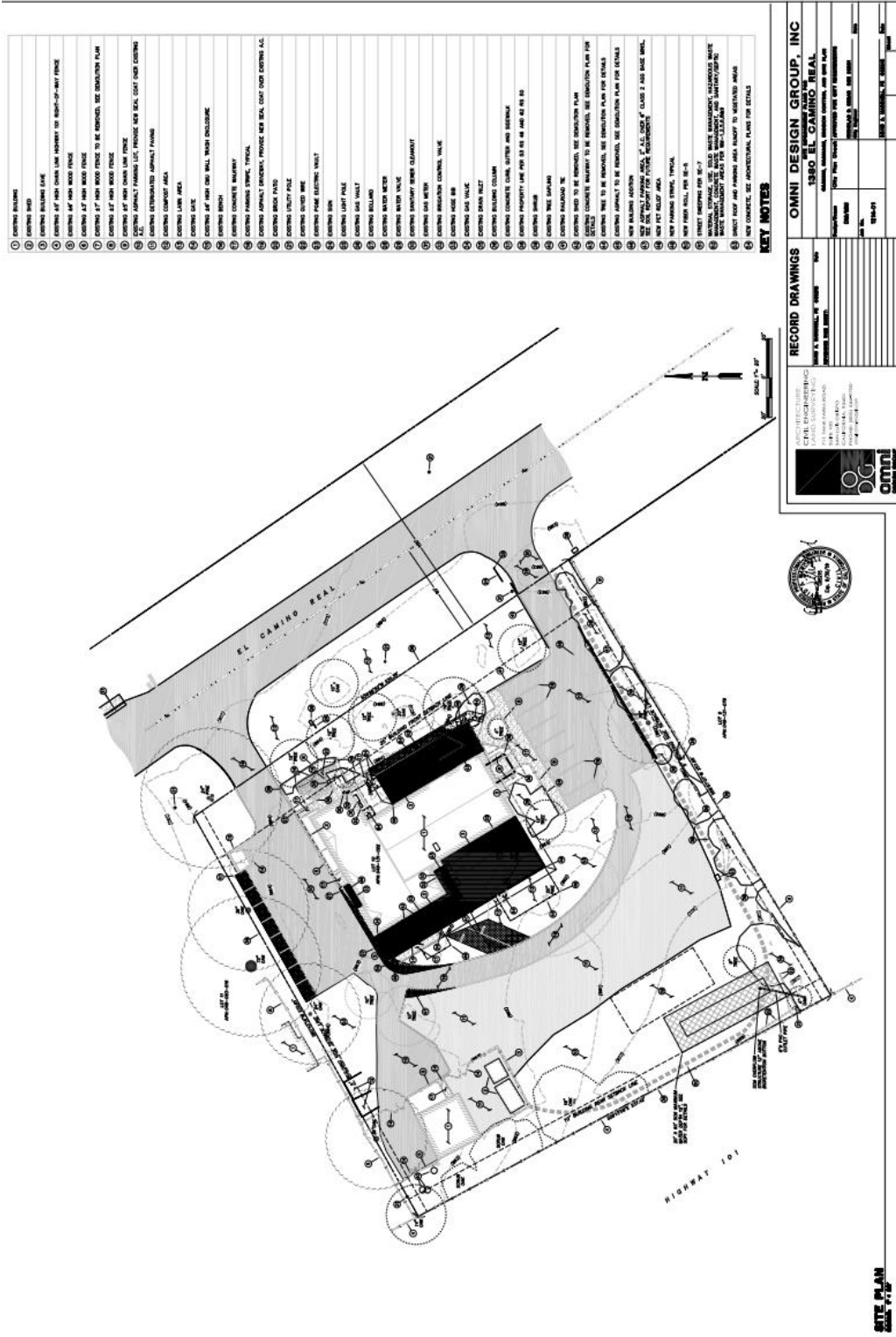
1. Site Photos
2. Site Plan
3. Elevations
4. DRC Action Report



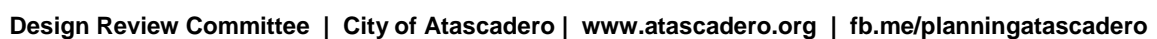
Attachment 1: Site Photos
AMND 19-0092



Attachment 2: Site Plan
AMND 19-0092



Attachment 3: Elevations
AMND 19-0092

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Attachment 4: DRC Action Form
AMND 19-0092



CITY OF ATASCADERO
Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: AMND 19-0092

Project Title: El Camino Veterinary Hospital Expansion

Planner/ Project Manager: John Holder

DRC Review Date(s): 11/13/19

Final Action: ☐ DRC ☐ PC ☐ CC

Conditions & Recommendations:

1. Submit landscape plan prior to Planning Commission. Landscape plan to include street trees, expanded landscaping, and trash enclosure landscape screening.
2. Submit frontage improvement plans (coordination with Public Works Department on deferral agreement) and fire/alarm sprinkler (coordination with Fire Department).
3. Remove chain link fence and replace with solid screening.





Atascadero Design Review Committee

Staff Report – Community Development Department El Camino Corridor Plan

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT	PLN NO.
11/13/2019	Kelly Gleason	City of Atascadero	PLN17-1673
PROJECT LOCATION			
The El Camino Real Corridor from north of Del Rio Rd to south of Santa Rosa Rd, excluding the Downtown Core.			
RECOMMENDATION			
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the concept design recommendations for various study areas along the corridor and provide input on proposed streetscape and street section alternatives. 			
PROJECT DESCRIPTION			
The City is currently in the process of conducting an “El Camino Real Corridor Study,” which will serve as a guideline for the route’s land use opportunities and transportation connections through town. The goal is to provide a blueprint that could transform El Camino Real into a more effective, well-functioning, economic hub. This study is being funded by a grant received from Caltrans.			
ENVIRONMENTAL DETERMINATION			
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.			
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> General Rule Exemption

At the October 23rd DRC meeting, committee members received a report on the history of the El Camino Corridor Plan project and work completed to date related to corridor design and visioning. The DRC continued the item to the November 13th meeting to allow additional time for reflection on the proposed concept design areas, streetscape suggestions, and placemaking along the corridor. This project is slated to be completed within the next 3 months and will result in a land use and design plan for both the public right of way and the private development sites.

DRC DISCUSSION ITEMS:

1. Design themes for Commercial Nodes.

The El Camino Corridor Plan emphasizes placemaking as the new model for commercial health and vibrancy. Because El Camino Real is designed as a linear strip of commercial uses, recommendations include focusing retail and commercial activities at key nodes to create synergy and focus the city's economic energy. Each of the key nodes can be emphasized through the guidance of both public and private improvements. Some of the key nodes such as Downtown, Del Rio, and Santa Cruz (Home Depot) are outside of the study area and are already moving down a path of success. However, this study focuses on San Anselmo, Curbaril, Santa Rosa and the areas that feed into these vital intersections.

a. Key Nodes

The El Camino Plan intends to deliver design themes and land use plans for specific commercial nodes. The DRC should discuss whether each commercial node should provide different design standards or simply default to the City's Appearance Review Manual and review development on a case by case basis.

b. Street trees.

At the October meeting, the committee discussed utilizing street trees as a way to define key nodes and areas along the corridor. The Planning department in concert with the Public Works department have been working to identify appropriate street tree varieties and planting requirements that can be utilized throughout the City. Next year, staff will be working on updates to the City's engineering standards to include revised street tree planting standards and a new street tree variety list. Trees will be evaluated for architectural fit, maintenance, and compatibility with our local environment and the urban corridor. In the downtown, the London Plane Sycamore has been extensively used for planting along the street as evidenced by trees planted near Galaxy Theater and the Carlton



Hotel. In the area north of Del Rio, Native Oak trees are the predominant tree that has lined the street corridor. Other trees could be selected for the commercial nodes that are being emphasized by the EL Camino Plan. Tree selection is challenging due to unique climatic conditions in Atascadero, and the consideration of sidewalk maintenance, public safety and water use. Staff will introduce several varieties for consideration at the DRC hearing. Potential options include:

- London Plane or Mexican Sycamore
- Chinese Pistache
- Southern Oak
- Black Oak
- Ornamental Pear
- Tulip Tree
- Strawberry Tree
- Coast Live Oak
- Valley Oak
- Bay Laurel
- Sawtooth Zelkova

2. Highway 41 to Santa Rosa road segment

The Committee discussed looking at this section of the corridor to brainstorm ways to meet Caltrans' goals of increasing walkability, bike-ability, and decreasing traffic speed while also accommodating vehicle turns and appropriate levels of traffic flow. The project traffic consultant recommended a road diet for this segment reducing the travel way to one lane in each direction with a center turn lane at all but the major intersections. Other options may include bulb outs and refuge medians, elimination of on-street parking as a way to narrow the pavement width, and/or allowing the on-street parking lane to act as a dedicated right turn lane at key driveways through the use of red curbing to reduce traffic slowdowns. Options for pedestrian crossings also need to be accommodated.

ATTACHMENTS:

1. See former DRC report available on the City's website for expanded background information.

