



**APPROVED**

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**CITY OF ATASCADERO  
PLANNING**

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

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**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:**



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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted Nov. 13, 2019