



APPROVED

DEC 11 2019



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

MINUTES

Regular Meeting – Wednesday, November 13, 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 Vacant

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Public Works Director, Nick DeBar
Associate Engineer, Mike Bertaccini
Associate Planner, John Holder
Senior Planner, Kelly Gleason
Recording Secretary, Annette Manier

Others Present: Steve Robinson, El Camino Vet Hospital
Judy Harris
Steve Binder

APPROVAL OF AGENDA

MOTION: By Committee Member Newsom 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 OCTOBER 23, 2019

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

There was Committee consensus to approve the Consent Calendar.

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)

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Robinson and Judy Harris.

Mr. Robinson stated that he prefers not to install street parking due to clients getting in/out of cars with animals near the street. He stated that there is plenty of parking onsite, and believes the 8' street widening is not needed.

Chairperson Fonzi closed the Public Comment period.

Director DeBar and Mr. Bertaccini stated that they are in agreement with Mr. Robinson and recommended the following:

- Defer improvements until the City is ready to improve all of El Camino Real in one cohesive plan, and when the City identifies what the grades are in that area for drainage.
- The City can ask for a covenant to defer at some point in the future to satisfy the requirement of the City, which would record against the land. This would satisfy the code requirement.
- Design of frontage improvements could coincide with other properties, and tie into what is existing.
- Utilities do not need to be undergrounded in this location for existing structures.

DRC ITEMS FOR DISCUSSION:

Site Design

The Committee made the following recommendations:

- The Committee was in agreement with Public Works' recommendations in that the improvements be deferred until the City is ready to improve all of El Camino Real, and the City will record a covenant on the land.

Architectural Design

The Committee made the following recommendations and comments:

- The Committee was in agreement with the architectural design.

Parking

The Committee made the following recommendations and comments:

- The Committee recommended the applicant work with staff to design angled parking, with an entrance at one end, and an exit at the other. Street parking is not necessary. Angled parking may decrease the total spaces by two (2), but could increase parallel parking. Applicant will be adding charging stations for two electric cars.

Landscaping

The Committee made the following recommendations and comments:

- The Committee recommended the applicant work with staff to find landscaping that is dog proof and possibly include a dog relief area, and provide rear landscape buffer.

Fence

After hearing from neighbor Judy Harris, the Committee agreed to keep the chain link fence.

Signage

The Committee recommended both an Entrance and Exit sign.

Once corrections and recommendations above are made and reviewed by City staff, the item can move on to Planning Commission.

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 recommends simplifying this plan, and would like the Committee to focus on each commercial node, as each needs a sense of identity. Caltrans is funding this grant, and the end goal is to break-up areas long term, and enhance bicycle and pedestrian movement.

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

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Binder.

Director Dunsmore answered Mr. Binder's questions.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:

1. Design Recommendations

The Committee recommended the following:

- Highway 41 to Curbaril - This is a car-oriented district and is so close to downtown it has similar issues. Staff should pull from Public Outreach comments.
- Gateway Features to Districts – Certain corners or notable monuments, poles with advertisements, street light ideas.
- K-Mart Center – With the changes about to take place here, this could be a good study area.
- Trees – List styles not allowed, but have some flexibility. Public Works suggested diversity because if a disease invades a tree species, all trees affected will not have to be removed. Choose trees that do not lift the street/sidewalk, and that are somewhat shading the sidewalk for pedestrians.
- Architectural Style – You could have different architectural styles with different districts. Each district could transition to the next one. It could be important to list architectural styles not wanted. Create theme/character/identity for different areas. Architectural styles are important. Pay attention to detail (quality of materials).
- Old/Historic El Camino Real - Study awnings, landscaping, mission route (look up old pictures and talk to Historical Society), look at retaining walls for consistency, old bells, and materials that are more natural.
- Electrical Boxes – The City could investigate doing a box art program and could encourage certain themes in our guidelines.
- 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.

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– 3:50 p.m.

The next regular meeting of the DRC on November 27, 2019 will be cancelled. The next regular meeting is tentatively scheduled for December 11, 2019, at 2:00 p.m.

MINUTES PREPARED BY:

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Annette Manier, Recording Secretary
Administrative Assistant

Adopted 12/11/19