



APPROVED

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FEB 26 2020

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Wednesday, January 15, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Rm. 202, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

Chairperson Fonzi called the meeting to order at 2:02 p.m.

ROLL CALL

Present: Chairperson Roberta Fonzi
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek

Absent: Committee Member Newsom (excused absence)

Staff Present: Community Development Director, Phil Dunsmore
Assistant Planner, Mariah Gasch
Recording Secretary, Annette Manier

Others Present: Reggie Bauer
Kevin Mulligan, Image Custom Homes
Dustin Bauer
Rosemary Jorgens

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 DECEMBER 11, 2019

MOTION: By Committee Member Dariz 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 RESIDENTIAL UNITS AT 5590 TUNITAS AVE.

The applicant is proposing a construction of four (4) detached residential units on a vacant parcel.

- **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. (PRE19-0111)

Planner Gasch presented the staff report, and she and Director Dunsmore answered questions from the Committee.

The applicant team (Reggie Bauer, Kevin Mulligan, and Dustin Bauer) presented the project to the Committee. Mr. Bauer was unaware of the required 20' driveway width when they started the project, and stated that if there were no viable alternative, he would be willing to build two houses instead of three.

The Committee discussed having three vs. four units on the lot and the Fire Department policies in regards to driveways and turnarounds. Staff is in favor of four units due to housing needs. The applicant's civil engineer would have to weigh in prior to deciding to flip or rotate the houses.

PUBLIC COMMENT

The following members of the public spoke during public comment: Rosemary Jorgens

Chairperson Fonzi closed the Public Comment period.

Staff, the applicant, and the Committee addressed the questions raised by Rosemary Jorgens.

DRC ITEMS FOR DISCUSSION:

The Committee made the following recommendations:

Architectural Design

The Committee agreed that the wall facing the street with landscaping could make the property more appealing. If house B is flipped, probably with height, it would give more articulation. Units could have a mixture of hardie board and hardie board siding broken up as alternatives to fit with historical styles. The Committee recommends stucco on the lower portion of the houses and siding above.

Color Schemes

The Committee recommends that the applicant look at historical color pallets. There should be color variety (earthtones). There is a colony-home pallet.

Horizontal siding on all units

The Committee recommends that the applicant incorporate some alternatives (hardie board siding broken up) as they could fit with historical styles.

Stucco

Applicant can use regular stucco (not blown on textured stucco) with a troweled effect. (knockdown stucco).

Windows

Until staff knows where houses will be placed, windows will have to be reviewed again. Windows should be a high quality material (not vinyl). Front windows should open from the bottom at the front of the house as long as they meet egress. Applicant should make sure there are consistent window sizes.

Porch Cover

Extend the front porch and porch cover to the entire side, opposite of the garage. The front door/porch should be the focus of the home.

Roofing

Roofing materials will be at the discretion of the applicant. Applicant is proposing a shingle-tile.

Landscaping and Fencing

The Committee prefers a top rail fence.

Front Doors and Porch

Doors should be in the middle of the porch if possible (symmetry). The front door should be the focus with an accent color that is different from the rest of the house. Applicant does not have a door schedule yet, but door preference will be a decision made by the customer.

Garage Doors

Applicant should look at different types of garage doors that would be more compatible with historic-style. Carriage doors are more appropriate for this historical look. Garage door shall not be brightly colored and should not be the focus of the house.

Small House (4th house)

The small house is 900+ square feet. The Committee recommended that the door upstairs be the same color as the siding/house with an accent paint color on the area where the gable is. The porch railings could be painted a different color. Wood pickets will be preferred for the railing, and the columns should be accentuated. The applicant could extend the upper deck to create a small overhang and put some detailing on the fascia.

The applicant will work with staff on the above changes, and since the applicant is already in plan check, he can resubmit corrections with the comments incorporated by the DRC.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the storage yard project that the Committee reviewed at the last meeting has been withdrawn. The owner is entertaining another contractor-type use for that site.

Director Dunsmore stated that the next meeting will likely be cancelled.

Director Dunsmore stated that over 65 construction permits were applied for in December, and we expect to see a lot of development in the next year.

ADJOURNMENT– 3:50 p.m.

The next regular meeting of the DRC is tentatively scheduled for January 29, 2020, at 2:00 p.m.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted Feb. 26, 2020

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