

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Design Review Committee Meeting will not be physically open to the public and Committee Members will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

To join the virtual meeting:

<https://us02web.zoom.us/j/84919606765?pwd=ZGIHUGg1dnltbUJ9CV3ZtWmJjd1FMQT09>

Meeting ID: 849 1960 6765

By Telephone: (669) 900-6833

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours by appointment only, by calling 805-461-5000 when the documents become available.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, October 14, 2020
2:00 P.M.**

**City Hall
6500 Palma Avenue
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Heather Newsom
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF SEPTEMBER 9, 2020



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DEVELOPMENT PROJECT REVIEW

2. 2ND DESIGN REVIEW OF A MIXED-USE BUILDING AT 5802 TRAFFIC WAY

The proposed project includes the second design review of a new mixed-use building on a vacant lot. The proposed three-story building will have a total of 10 dwelling units on the 2nd and 3rd floors and one commercial space on the 1st floor. The dwelling units will be for rent and parking is accommodated on a surface parking lot in the rear.

- **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. (PRE20-0063)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, October 28, 2020, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



<http://www.facebook.com/planningatascadero>



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ITEM NUMBER: 1

DATE: 10-14-20

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Regular Meeting – Wednesday, September 9, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

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
Committee Member Heather Newsom

Absent: None

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, John Holder
Assistant Planner, Mariah Gasch
IT Director, Luke Knight

Others Present: Neil Trent, CEO, Woods Humane Society
Heather Lewis, Animal Arts Architecture
Jeffrey Warren
Kindra Cooper-Okas
Greg Ravatt
Gina
Thom Jess

APPROVAL OF AGENDA

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

Motion passed by unanimous consent.

PUBLIC COMMENT

None.

Chairperson Fonzi closed the Public Comment period.

CONSENT CALENDAR**1. APPROVAL OF DRAFT MINUTES OF AUGUST 12, 2020**

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

Motion passed by unanimous consent.

DEVELOPMENT PROJECT REVIEW

1. **PRELIMINARY DESIGN REVIEW OF A PROPOSED EXPANSION AT 2300 RAMONA ROAD.** The proposed project includes the preliminary review of the proposed expansion of an existing animal housing and veterinary facility to accommodate a new facility for dogs adjacent to the existing cat facility and the addition of administrative offices and site improvements. The proposed project includes animal shelter areas and veterinary services for Woods Humane Society.
 - **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. (PRE20-0058)

Director Dunsmore gave a brief background on the project and said a topic of discussion is land use definition, and the Public Zoning District.

Ex Parte Communications

Committee Member Dariz met with Neil Trent and Marcia Torgerson to tour this facility. Commissioner Anderson spoke to Marcia Torgerson.

Planner Holder gave a presentation on the project, and he and Director Dunsmore answered questions from the Committee. Planner Holder stated that a new site design was emailed out prior to the meeting from Woods (Exhibit A).

An email was received from Jeff and Barbara Warren prior to the meeting and was distributed to the DRC (Exhibit B) and was read into the record by Recording Secretary Manier.

PUBLIC COMMENT

The following members of the public spoke during public comment: Neil Trent, CEO of Woods Humane Society, and Heather Lewis, Animal Arts Architecture. Mr. Trent and Ms. Lewis addressed questions raised by the Committee members.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**The Committee made the following recommendations:****Land Use**

The Committee recommended that an Amendment to the CUP would be appropriate to amend this land use to include services for dogs. The Committee felt that the shelter does not meet kennel definition. (Dogs will be sheltered indoors at night and during the day, so the concern that this is a kennel and could cause significant noise does not apply.) The applicant stated that the facility will have a limited number of dogs, and dogs will be under supervision whenever they are outside. The Committee agreed that the facility seemed very well planned and organized.

Wastewater Treatment

The Committee agreed that the applicant would work with the Public Works Department to determine if the septic tank is suitable, or if the site has sewer feasibility.

Site Design

The Committee was in agreement with the revised site plan (Exhibit A).

Setbacks

The Committee agreed that the applicant would coordinate with staff to address any setback concerns.

Fencing and Screening, and Landscaping

The Committee recommended that the facility should be a clearly separated from the residential zone, especially on the south side of the property. The applicant could remove some parking and add additional landscaping. The applicant will work with staff to provide adequate privacy and screening. The tree line in the front keeps with the rural nature of the area and the Committee hopes this does not change. The Committee recommended no storage of items along the back fence line. Because the finished grade is above the houses, a CMU concrete masonry wall or similar noise barrier is recommended to prevent or minimize sound from affecting the residential area.

Sound

The Committee recommended that the applicant design the building exterior wall to be a sound barrier.

Architectural Design

The Committee was in agreement with the recommended architectural design on the second rendering.

This item will come back before the DRC before it moves on to the Planning Commission for final approval.

3. DESIGN REVIEW OF A MIXED-USE BUILDING AT 5802 TRAFFIC WAY

The proposed project includes design review of a new mixed-use building on a vacant lot. The proposed three-story building will have a total of 10 dwelling units on the 2nd and 3rd floors and one commercial space on the 1st floor. The dwelling units will be for rent and parking is accommodated on a surface parking lot in the rear.

- 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. (PRE20-0063)

Director Dunsmore introduced the project, and stated that there is an affordable unit, so the applicant can have some exceptions in detail.

Planner Gasch gave a presentation on the project. Planner Gasch stated that after talking to the applicant, and after publication of the staff report, staff is now recommending softening the appearance of the retaining wall with plants and/or painting the wall a darker color. The applicant is proposing to fully enclose the trash room in the building's footprint, so it will be hidden from Traffic Way.

PUBLIC COMMENT

The following members of the public spoke during public comment: Thom Jess who gave a presentation on the project, Kindra Cooper-Okas (who sent an email which was distributed to the Committee as Exhibit C), Greg Ravatt (who sent an email which was distributed to the Committee as Exhibit D), Gina (neighbor), and David Wilson.

Applicant Thom Jess said he is willing to plant shrubs instead of oak trees would not grow to block the view. He also intends to paint the retaining wall medium-gray with anti-graffiti paint.

Chairperson Fonzi closed the Public Comment period.

DRC ITEMS FOR DISCUSSION:**The Committee made the following recommendations:****Overall Site Design**

The Committee recognizes that this site is challenging, and asked the applicant to work with staff to redesign the project with the following recommendations:

- This mixed-use development should have more mixed use commercial space, and the architectural design should be more compatible with the character of the downtown.
- The commercial area could have some outdoor dining areas.
- The applicant should revisit increased parking, including accessible parking.
- The applicant should look at some additional storage, and some open space.

- The applicant should work with staff on site distance and safety issues onto Traffic Way, by possibly setting the lower level back, making the sidewalk wider, so the 2nd floor cantilevers over the building while meeting setbacks.
- Remove cedar and add brick for building material; make the entire building compatible (i.e. all stucco or all brick.)

This item will come back to the DRC for review.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for September 23, 2020, but currently there are no items ready for that meeting.

ADJOURNMENT– 4:49 p.m.

The next regular meeting of the DRC is scheduled for September 23, 2020.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from Neil Trent, new site plan
- Exhibit B – Email from Jeff and Barbara Warren
- Exhibit C – Email from Peter and Kindra Okas
- Exhibit D – Email from Greg Ravatt



Atascadero Design Review Committee

Staff Report – Community Development Department Mixed Use Development

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
10/14/2020	Mariah Gasch	Thom & Natalie Jess		PRE20-0063
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESSOR PARCEL NUMBER(S)	SITE AREA
5802 Traffic Way	Downtown (D)	Downtown Commercial (DC)	029-322-012	Approximately 0.4 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review the amended proposed design for a mixed- use development on a vacant lot 				
PROJECT DESCRIPTION				
<p>The applicant proposes a new mixed-use building on a vacant lot at 5802 Traffic Way. There are a total of 10 one-bedroom dwelling units and one commercial space in the proposed three-story building. The dwelling units will be for rent and parking is accommodated in a surface parking lot in the rear. The applicant qualifies for a density bonus of 23% in exchange for dedicating one dwelling unit (12%) for low-income households.</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:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> No Project - § 15268 Ministerial Project	

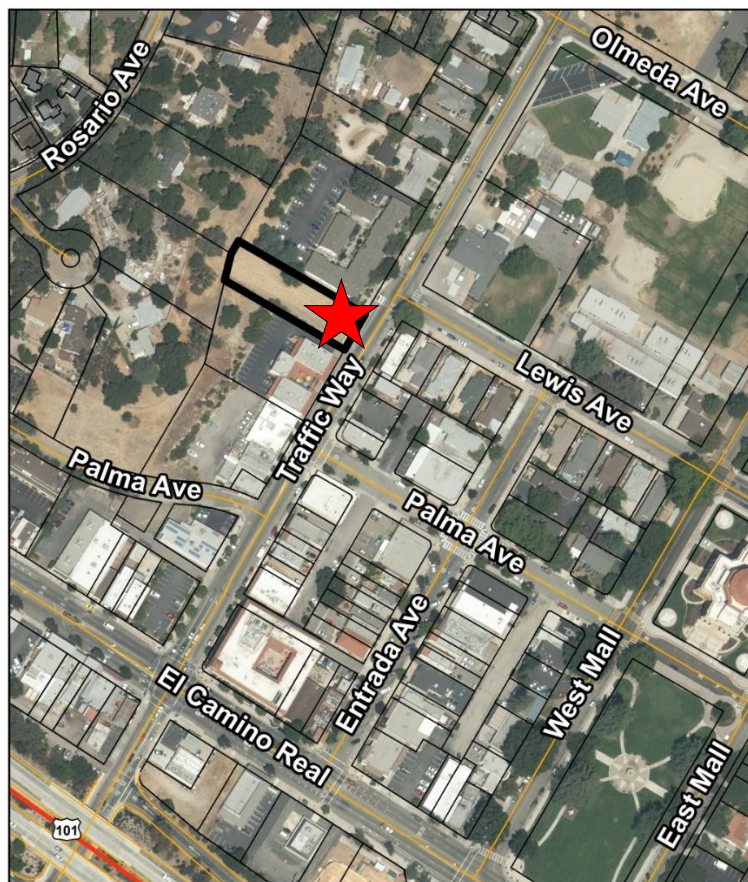
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

Front Elevation



Aerial Map



DISCUSSION:

Project History

The project was presented to the DRC on September 9, 2020. The DRC made comments about multiple aspects of the project involving the building's exterior design and materials, limited parking, visibility for vehicles exiting the site, and the project's impacts on the surrounding residential properties. The applicant has made revisions to address the DRC's comments.

Revised Site and Architecture

The applicant revised the look and feel of the building by removing the cedar siding and adding a concrete wainscot, brick veneer with decorative recesses and banding, along with smooth stucco at the upper floors. The large canopy was also removed to create a more vertical orientation with smaller awnings over the patios and recessed panels between the windows. Mullions were also added to the windows for a more traditional appearance.

The applicant recessed and widened the commercial storefront and residential lobby to create a 7' deep area for outdoor seating. Visibility for cars exiting the site has also been improved by pulling approximately six linear feet of building three feet back off Traffic Way so that there are adequate sight lines from the egress lane toward both directions. The color of the roof has been revised from white to gray to help reduce glare for neighboring properties.

Staff recommends increasing the depth and width of the awnings on the building's front to add slightly more dimension and architectural interest.



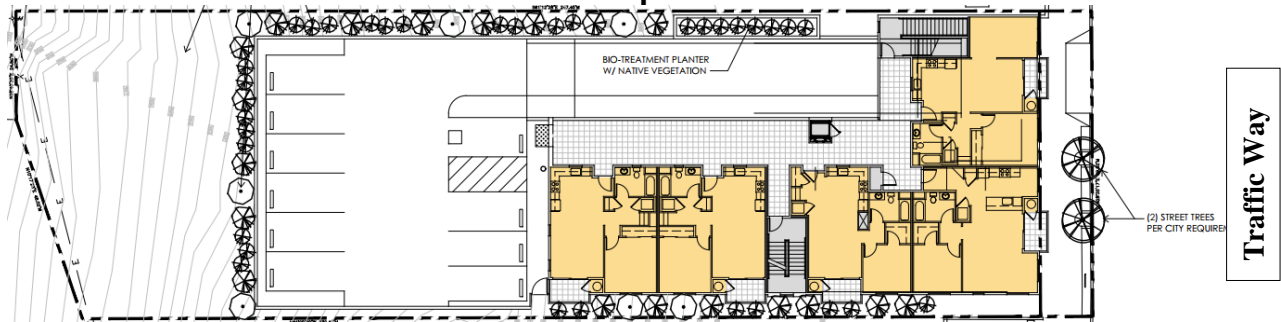
Site Plan/ First Floor Plan



Landscaping

The added oak trees that were previously proposed as part of the landscape plan have been removed in order to preserve the view from the houses above the lot. Vegetation, including native shrubs and groundcover, was added along the northern and southern property lines and along the top of the retaining wall at the back of the parking lot. Native grasses will be replanted at all disturbed areas on the site.

Landscape Plan



Parking

No parking is required for restaurants and retail uses in the Downtown Commercial zoning district. Atascadero Municipal Code Section 9-4.118 states a parking requirement for multi-family housing. This requirement includes 1.5 parking spaces for 1-bedroom multi-family units and 1 guest space for every 5 units proposed. Under this parking requirement, the applicant would need to provide a minimum of 17 parking spaces. However, since the project will contain one affordable unit, the applicant may request reduced parking ratios be used per California Government Code Section 65915(p)(1).

This government code section states that since at least 10% of the total units are affordable, a city shall not exceed a required parking ratio greater than one on-site parking space for a one-bedroom unit. Therefore, the project's parking requirement is 10 on-site parking spaces. Ten parking spaces are included in the project for residential parking.



The City conducted a study of the available parking spaces in the downtown. Staff counted 25 on-street parking spaces on Traffic Way between El Camino Real and Lewis Ave., and 13 on Lewis between Traffic Way and Entrada. In both private and public off-street lots, there are 68 off-street spaces on Traffic Way. Residential uses primarily need parking in the evening into the morning when many businesses are closed.

DRC DISCUSSION ITEMS:

1. Revised architecture and design
2. Revised landscaping

ATTACHMENTS:

1. Site Photos
2. Sections
3. Elevations
4. Conceptual Floor Plans
5. Landscape Plan
6. Colors and Materials



Attachment 1: Site Photos
PRE20-0063

Front Elevation of Lot



View Looking North at Apartments

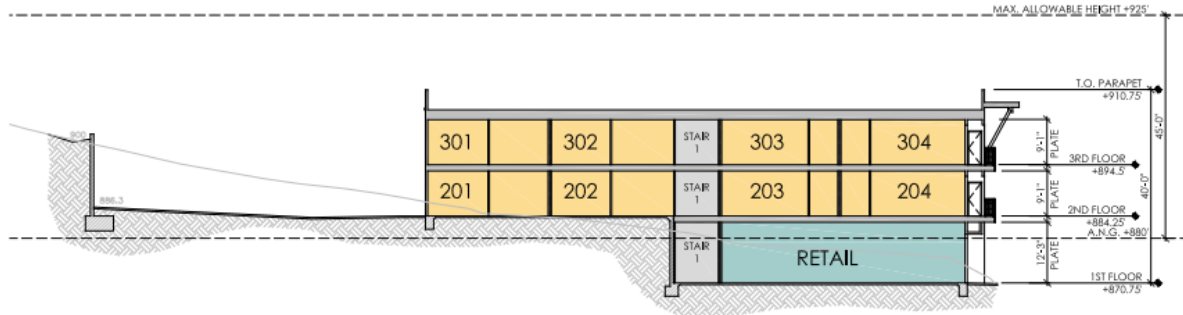


Street frontage towards El Camino Real

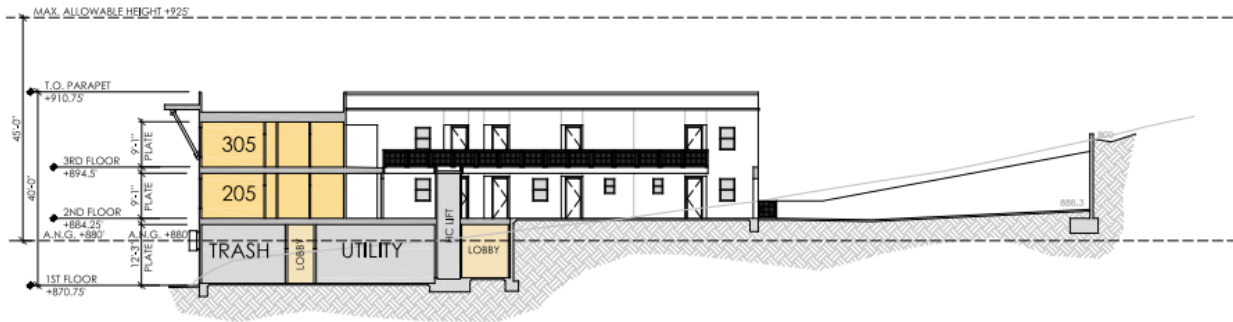


Attachment 2: Sections
PRE20-0063

Site Sections



BUILDING SECTION A

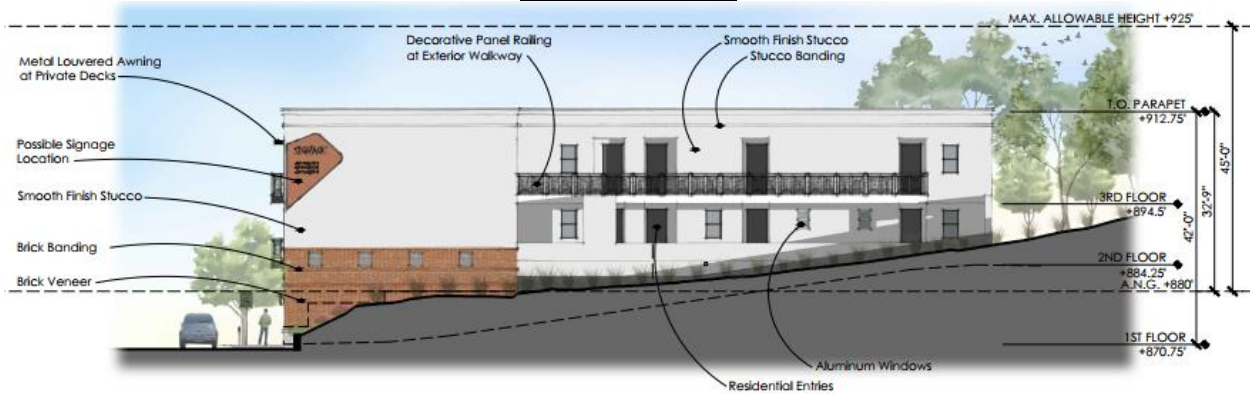


Attachment 3: Elevations
PRE20-0063

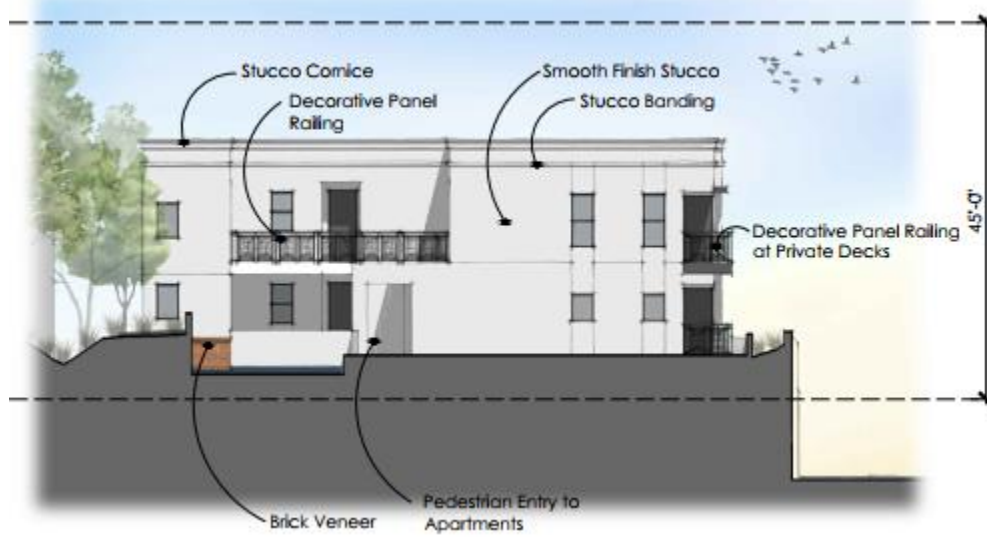
East (Front) Elevation



North Elevation



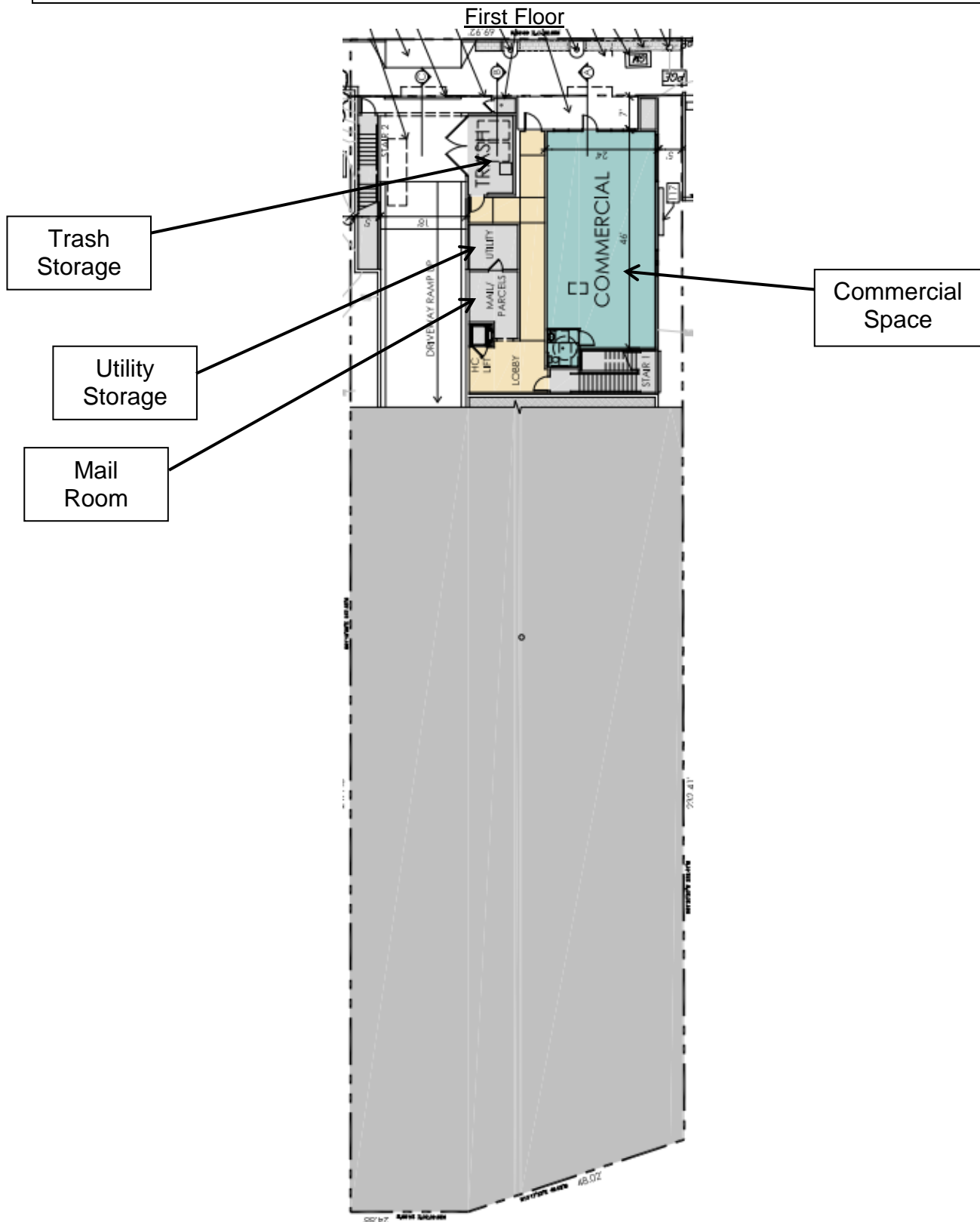
West (Rear) Elevation

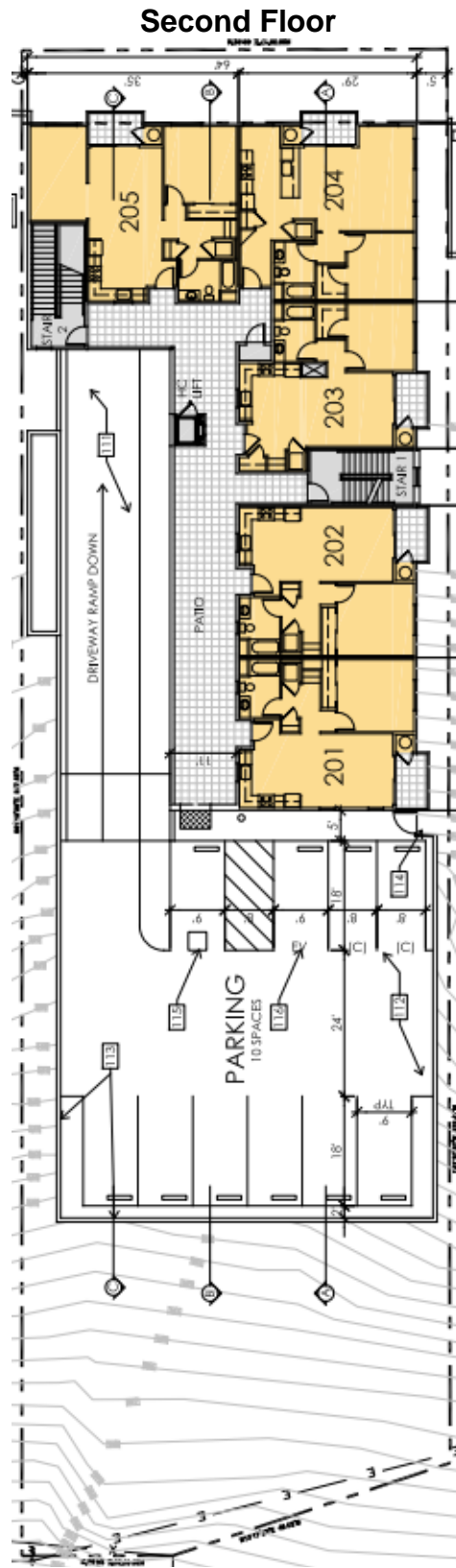


South Elevation

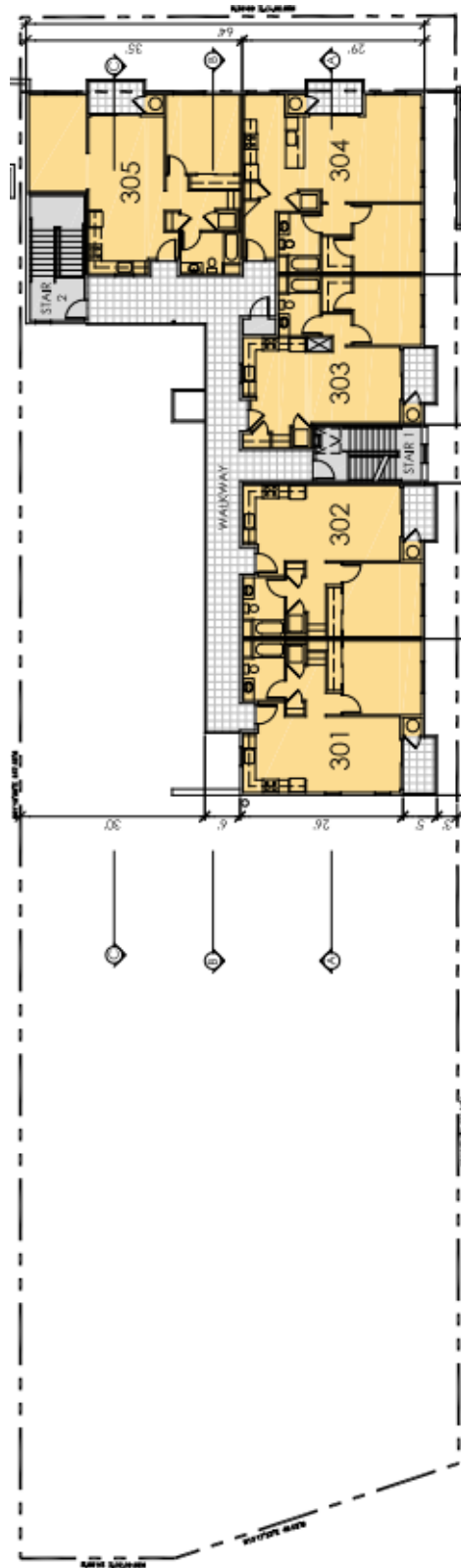


Attachment 4: Conceptual Floor Plans
PRE20-0063

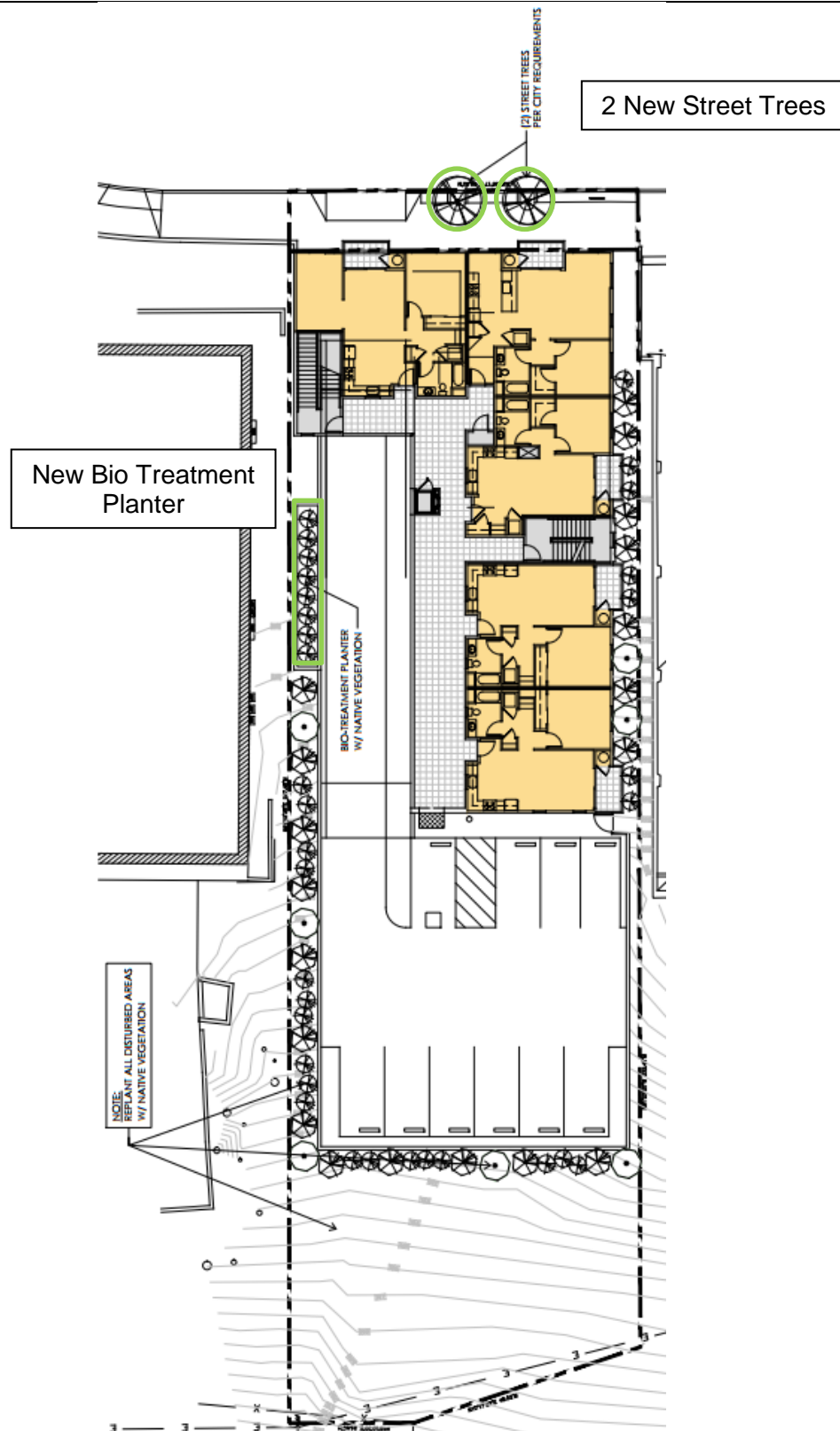




Third Floor



Attachment 5: Landscape Plan
PRE20-0063



Attachment 6: Colors and Materials
PRE20-0063

Colors and Materials

