



**APPROVED**

**JUN 24 2020**

**CITY OF ATASCADERO  
PLANNING**

## **CITY OF ATASCADERO DESIGN REVIEW COMMITTEE**

### **MINUTES**

**Regular Meeting – Wednesday, April 29, 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 2:14 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  
Luke Knight, IT Director

**Others Present:** David Low  
David Graham  
Matt Cebulla, Architect, Cebulla Associates  
John Ferguson  
Charles Cebulla  
Paula Gardner

#### **APPROVAL OF AGENDA**

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

*Motion passed 5:0 by a roll-call vote.*

## **PUBLIC COMMENT**

None.

***Chairperson Fonzi closed the Public Comment period.***

## **CONSENT CALENDAR**

### **1. APPROVAL OF DRAFT MINUTES OF MARCH 25, 2020**

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

***Motion passed 5:0 by a roll-call vote.***

## **DEVELOPMENT PROJECT REVIEW**

### **2. DESIGN REVIEW OF A MULTI-FAMILY DEVELOPMENT AT 7298 SANTA YSABEL.**

The project applicant proposes the construction of 10 residential units on a multi-family site.

- **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. (PRE19-0126)

Planner Gleason gave a presentation on the project, and she and Director Dunsmore answered questions from the Committee.

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Matt Cebulla, Charles Cebulla, John Ferguson, David Graham, David Low, and Paula Gardner.

David Low spoke about his concerns with the project and had sent an email to the Committee prior to the meeting (Exhibit A), which was read into the record.

David Graham spoke about his concerns with the project and had sent a letter to the Committee prior to the meeting, which was read into the record (Exhibit B).

An email and map from Paula Gardner was received during the meeting and was read into the record. (Exhibit C).

Paula Gardner joined the meeting and spoke about her concerns with the project.

***Chairperson Fonzi closed the Public Comment period.***

Staff, the applicant, and the Committee addressed the questions raised by the public.

**DRC ITEMS FOR DISCUSSION:**

The Committee deliberated on all items listed and included the applicant in their discussion.

**The Committee made the following recommendations:**

**Conceptual Site Design**

The Committee recommended at the last meeting that the applicant reconfigure the site and suggested ideas for changing the site design. Overall the Committee was in agreement with the applicant's changes. The applicant is unsure yet if he will have an onsite manager for the project. The Committee recommended the applicant work with staff to make room for additional storage.

**Trash**

The Committee recommended that the owner work with staff to decide if the project should have a common dumpster or individual trash cans. It was noted that the project will likely not have a green waste container.

**Fencing**

The Committee recommended the applicant work with staff to choose fencing that is secure at the back of the property line, attractive (not chain link) but possibly dog-eared where it hits Adobe Plaza. Fencing for individual units should include a gate to allow for trash bin storage. Fencing should be high enough to screen trash bins. .

**Landscaping**

The Committee was in agreement with staff's recommendations.

**Parking**

The Committee was in agreement with staff's recommendations on parking. The Committee recommended that the applicant work with staff on signage that could include preserving guest parking. The applicant stated that he may be able to write this into the lease agreement so that the garage is available for parking and not storage.

This project will not go to Planning Commission for approval, and can go straight to building permits.

**COMMITTEE MEMBER COMMENTS AND REPORTS**

None

**DIRECTOR'S REPORT**

Director Dunsmore stated that the next meeting on May 13, 2020, will be cancelled.

**ADJOURNMENT– 3:51 p.m.**

The next regular meeting of the DRC scheduled for May 13, 2020, will be cancelled. The next DRC meeting is tentatively scheduled for May 27, 2020.

**MINUTES PREPARED BY:**

Annette Manier  
Annette Manier, Recording Secretary  
Administrative Assistant

Adopted June 24, 2020

The following exhibits are available in the Community Development Department:

- Exhibit A – Email from David Low
- Exhibit B – Letter from David and Janice Graham
- Exhibit C – Email and map from Paula Gardner