



**APPROVED**

PSD JUL 5 2022

CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
PLANNING COMMISSION**

## MINUTES

**Regular Meeting – Tuesday, June 7, 2022 – 6:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, California**

### CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:00 p.m. and Commissioner Carranza led the Pledge of Allegiance.

### ROLL CALL

Present: **By Teleconference** - Commissioners Carranza, Hughes, Schmidt, Vice Chairperson Keen and Chairperson van den Eikhof

Absent: Commissioner Anderson (excused absence)  
Commissioner Heath (excused absence)

Vacant: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** –  
Community Development Director, Phil Dunsmore  
Public Works Director/City Engineer, Nick DeBar  
Senior Planner, Kelly Gleason  
Associate Planner, Mariah Gasch

### APPROVAL OF AGENDA

**MOTION: By Commissioner Hughes and seconded by Vice Chairperson Keen to approve the Agenda.**

***Motion passed 5:0 by a roll-call vote.  
(Anderson, Heath absent)***

## **PUBLIC COMMENT**

The following members of the public spoke: Sierra Steele.

Director Dunsmore addressed Ms. Steele's questions.

***Chairperson van den Eikhof closed the Public Comment period.***

## **CONSENT CALENDAR**

### **1. APPROVE THE DRAFT MINUTES OF MAY 3, 2022**

- Recommendation: Commission approve the May 3, 2022 Minutes.

Commissioner Carranza noted that she had not been at the May 3, 2022 meeting and would be abstaining.

**MOTION: By Commissioner Hughes and seconded by Vice Chairperson Keen to approve the Consent Calendar.**

***Motion passed 4:0 by a roll-call vote.  
(Anderson, Heath absent)  
(Carranza abstained)***

## **PLANNING COMMISSION BUSINESS**

None.

## **PUBLIC HEARINGS**

### **2. MASTER PLAN OF DEVELOPMENT FOR THE DEL RIO MARKETPLACE**

The proposed project (Del Rio Marketplace) is an Amendment to the previously approved Master Plan of Development for the Northeast site of the Del Rio Road Commercial Area Specific Plan. The project proposes a mix of retail, office, light industrial, and residential uses. No exceptions are being requested at this time. An addendum to the originally certified EIR has been prepared showing no additional impacts.

The proposed project includes the following addresses/APN's:

049-102-075 (1825 El Camino Real), 049-102-051 (1745 El Camino Real), 049-102-031 (1831 El Camino Real), 049-102-048 (5510 Del Rio Rd), 049-102-045 (5700 Del Rio Rd), 049-102-056 (1905 El Camino Real)

***Recommendation:*** Staff's recommendation is to approve the project with conditions. (AMND19-0063).

## **EX PARTE COMMUNICATIONS**

Vice Chairperson Keen stated that she has a personal relationship with the designer, however; they have not discussed the project. Chairperson van den Eikhof stated that he saw this item at DRC. Commissioners Carranza, Hughes and Schmidt had no ex parte.

Planner Gleason presented the staff report, and she and Director Dunsmore answered questions from the Commission. Planner Gleason requested the Commission review and approve modifications to conditions (Exhibit A).

### **PUBLIC COMMENT**

The following members of the public spoke: Patti Whelen (representative for MP Annex), Clint Pearce (property owner), Greg & Teresa King (Valley Fresh Markets), and Sierra Steele. Scott Martin (RRM Design Group) shared a presentation (Exhibit B), and requested that the Commission remove Condition 27, and modify Condition 29.

***Chairperson van den Eikhof closed the Public Comment period.***

**MOTION: By Vice Chairperson Keen and seconded by Commissioner Hughes to adopt PC Resolution approving a Conditional Use Permit Amendment, Tentative Parcel Map (AT22-0011), AND EIR Addendum for the Del Rio Marketplace, subject to findings and conditions of approval, with the following:**

- **Include staff modifications to conditions (Exhibit A).**
- **Change Condition 27 regarding the ceiling height to change it to the 2<sup>nd</sup> floor/16 feet tall or other wording that staff approves to allow flexibility.**
- **Condition 29 - recommend to the Council that they consider a taller sign.**

***Motion passed 5:0 by a roll-call vote.  
(Anderson, Heath absent)***

This item will move forward to City Council.

***Chairperson van den Eikhof recessed the meeting at 7:48 p.m. for a break.***

***Chairperson van den Eikhof reconvened the meeting at 7:55 p.m. with all present.***

### **COMMUNITY DEVELOPMENT STAFF REPORTS**

#### **3. UPCOMING REVISIONS TO THE MUNICIPAL CODE TO IMPLEMENT CHANGES RELATED TO ACCESSORY DWELLING UNITS, URBAN DWELLING UNITS AND URBAN LOT SPLITS.**

Director Dunsmore stated that Commissioner Schmidt has a conflict of interest due to his current work on an SB9 project and would be recusing himself from the discussion and any motion on this item. Commissioner Schmidt was moved from a panelist to an attendee.

Director Dunsmore presented the staff report and answered questions from the Commission. No action will be taken on this item tonight.

## **PUBLIC COMMENT**

The following members of the public spoke: Sierra Steele, Greg Ravatt, Jeff Skinner, and Tim.

***Chairperson van den Eikhof closed the Public Comment period.***

Director Dunsmore addressed questions raised during public comment.

Director Dunsmore asked the Commission to return to the next meeting with ideas on general direction that include health, safety standards, and design standards. He stated that staff will come back with a completely developed code. After the Commission makes recommendations on July 5<sup>th</sup>, the Council will hear the item.

**MOTION: By Commissioner Hughes and seconded by Vice Chairperson Keen to continue the item to a date certain of July 5, 2022.**

***Motion passed 4:0 by a roll-call vote.***  
*(Anderson, Heath absent)*  
*(Schmidt abstained)*

Director Dunsmore stated that the June 21<sup>st</sup> meeting will be cancelled, and asked the Commissioners who would be present for the July 5<sup>th</sup> meeting. The results were that Keen, Hughes, Carranza and van den Eikhof would be present. Schmidt will be present but cannot participate in the discussion or vote on the item. Staff will follow-up with Anderson and Heath.

Commissioner Schmidt was returned as a panelist.

## **COMMISSIONER COMMENTS AND REPORTS**

None.

## **DIRECTOR'S REPORT**

None.

## **ADJOURNMENT – 9:15 p.m.**

The next regular meeting is scheduled for June 21, 2022, at City Hall, but will be cancelled. The Commission will meet again on July 5, 2022.

## **MINUTES PREPARED BY:**

*Annette Manier*  
Annette Manier, Recording Secretary, Administrative Assistant

The following Exhibits are available in the Community Development Dept.:  
Exhibit A – Condition modifications for the Del Rio Marketplace  
Exhibit B – RRM presentation on Del Rio Marketplace

Adopted 7/5/22

# Condition modifications

1. Update residential units to 92
12. Fix typo – parking
13. Add language to allow for easement to be recorded as a document prior to map recordation
26. Fix type – eternally to externally
- 28: Replace with: Stormwater Basins collecting and treating public ROW runoff may extend into the public right of way at El Camino. Maintain a minimum 2' shoulder from back of walk, subject to the approval of the City Engineer.  
Maximum water depth in surface stormwater basins shall be 2'. Side slopes of basin shall be 5:1 maximum. Basins shall be unfenced.  
Surrounding grading at basins shall be at 5:1 maximum off of the street, and at 3:1 maximum up to private improvements. Fill from top of basin (water surface) to finish surface at private improvements shall not exceed 5 feet at slopes 5:1 or steeper. Small landscape walls (3' or less) may be incorporated into the designs to add flexibility.

PW20. Delete retention Basin section

PW55. Slope easements shall be provided as needed to accommodate cut of OR fill slopes

PW59. Prior to recording the parcel map, the applicant shall either bond for or set monuments at all new property corners. A registered civil engineer licensed to perform land surveying or licensed land surveyor shall indicate by certificate on the parcel map, that corners have been set or shall be set by a date specific and that they will be sufficient to enable the survey to be retraced.

PW61. Prior to recording the map, the applicant shall bond for or complete all improvements required by these conditions of approval

PW63. DELETE

Fix numbering



# DEL RIO MARKETPLACE

## MIXED USE CENTER

### PLANNING COMMISSION



**JUNE 2022**

# AGENDA

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Site Overview

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Circulation and Access

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Site features and building placement

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Building Design

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Landscape concept

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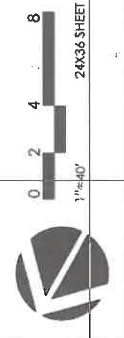
Specific Plan Conformance

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Conditions Consideration

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# SITE PLAN





**KEY**

- 1. Entry Monument Signage
- 2. Entry Landscape
- 3. Plaza
- 4. Borevention Basin
- 5. Pedestrian Plaza
- 6. Specialty Paving
- 7. Permeable Vehicular Paving
- 8. Trash Enclosure
- 9. Roundabout
- 10. Outdoor Seating
- 11. Pedestrian Crossing
- 12. Bicycle Racks
- 13. Electric Vehicle Charging Station
- 14. Grocery Cart Storage

# SITE FEATURES:



# PLAZA DESIGN

## KEY

1. Specimen Tree
  2. Entry Landscape
  3. Flowering Tree Alle
  4. Overhead Monument Sign
  5. Stone Pillars
  6. Patio Dining
  7. Perimeter Seawall
  8. Pedestrian Promenade
  9. Permeable Paving
  10. Bioretention Basin
  11. Pedestrian Connections
  12. ADA Ramp
  13. Seeps
- Bicycle Racks  
● Electric Vehicle Charging Station



# BUILDING DESIGN

Agrarian nature

Engaging at Pedestrian level

Derived from traditional forms

Functional and aesthetically appropriate





GENERAL MATERIAL PALETTE  
PHOTOGRAPHY



WOOD GRAY  
WOOD BROWN  
WOOD RED  
WOOD GRAY  
WOOD BROWN  
WOOD RED

ALAMEDA HIGH SCHOOL  
PHOTOGRAPHY



METAL SHING



WOOD SHING



LARGE STONE BLOCK  
STONE FINISH



SUCCO  
GRAY

GENERAL MATERIAL PALETTE  
PHOTOGRAPHY



SUCCO  
WHITE



STANDING SEAM  
METAL



CORRUGATED METAL  
GRAY

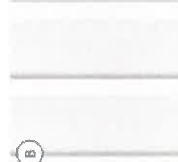
# Building design

Specific plan conformance  
Color and material boards

# VALLEY FRESH COLORS AND MATERIALS



**A**  
METAL ROOFING  
SIBERIAN STEELWORK



**B**  
BOARD AND BATTEN  
HONEY CREEK SIDING



**C**  
HORIZONTAL SIDING  
HONEY CREEK SIDING



**D**  
VERTICAL SIDING  
HONEY CREEK SIDING



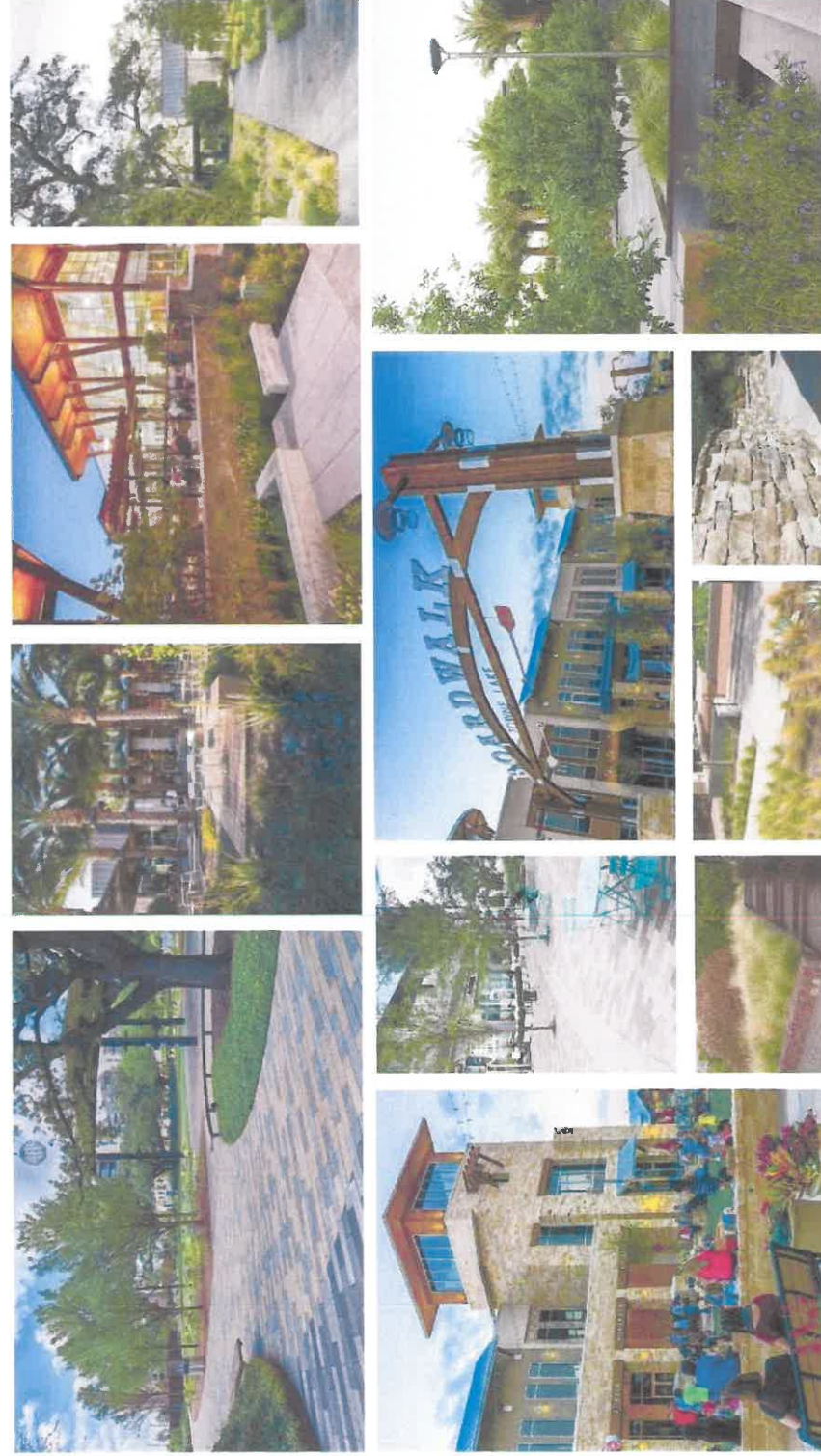
**E**  
CONCRETE MASONRY UNIT  
SUDOT WALL



**F**  
DARK WALL  
HONEY CREEK SIDING



**G**  
LIGHT FIXTURE  
HONEY CREEK SIDING



# THE LANDSCAPE CONCEPT

RELATIONSHIP TO OUTDOORS



# ENTRY AT CORNER



LATTICE CURBER



WOOD + STONE



POSTS



RAISED LETTERING



PAINTED METAL



RECLAIMED WOOD

# SPECIFIC PLAN CONFORMANCE



**Architectural Theme:** *Contemporary Agrarian*

**Design and Material Features:**

- Gable and shed roof elements
- Vertical accents at corners and entry points
- Earth toned colors
- Mix of metal, wood, concrete, and glass
- Large openings and windows
- Geometric form
- Overlapping horizontal and vertical elements
- Layered façade elements





# CONDITION 27

“First floor **ceiling** height of multi-story building shall be a minimum of 15’

- Removes ability to have 3 story office building
- Limits ability for mixed use.
- Not a code requirement
- Un-needed burden on developer and tenant

Local example – hush harbor



Local example –  
Joebella Coffee

10'6"  
ceiling

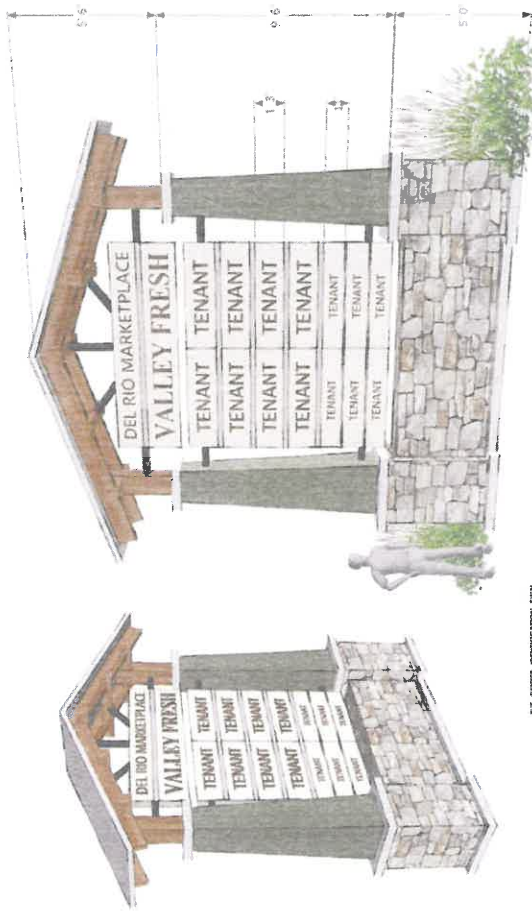
8' door



# CONDITION 29

“The Multi-tenant sign shall be reduced in height to a maximum of 12’ from the ground level to the top of the signage area. ....”

- Slightly larger than code allows
- Clusters signage in one area
- Provides adequate space for as many tenants as possible



THE CENTER IDENTIFICATION SIGN SHALL BE FACED OR EXTERNALLY ILLUMINATED



METAL TRUSS



WOOD + STONE



LETTERING



TAPERED COLUMN



METAL ROOF



RECLAIMED WOOD



COBBLE PAINT



PROJECT SIGNAGE  
DEL RIO MARKETPLACE

24 MAY 2022

L9

**THANK YOU**

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**QUESTIONS?**