



**APPROVED**

**MAR 10 2022**

**CITY OF ATASCADERO  
PLANNING**

**CITY OF ATASCADERO  
DESIGN REVIEW COMMITTEE**

**MINUTES**

**Regular Meeting – Thursday, January 27, 2022 – 2:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, CA 93422**

**CALL TO ORDER – 2:00 p.m.**

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

**ROLL CALL**

Present:

**By Teleconference**

Vice Chairperson Susan Funk  
Committee Member Emily Baranek  
Committee Member Dennis Schmidt  
Committee Member Jeff van den Eikhof

Absent:

Chairperson Heather Newsom (excused)

Others Present:

**By Teleconference** - Recording Secretary, Annette Manier

Staff Present:

**By Teleconference**

Community Development Director, Phil Dunsmore  
Deputy Community Development Director, Loreli Cappel  
Senior Planner, Kelly Gleason  
Associate Planner, Mariah Gasch  
Assistant Planner, Bailey Sullivan  
Associate Engineer, Lori Azeem

Others Present:

**By Teleconference**

Scott Mommer (Home Depot)  
Janay Mommer (Home Depot)  
Kevin Buffett (representative for 6501 Via Ave.)  
Various members of the public

## APPROVAL OF AGENDA

**MOTION:** By Committee Member van den Eikhof and seconded by Committee Member Baranek to approve the Agenda.

*Motion passed 4:0 by a voice vote.*

**Ayes:** Commissioners Baranek, Schmidt,  
van den Eikhof, Vice Chairperson Funk

**Noes:** None

**Abstain:** None

**Absent:** Chairperson Newsom

## PUBLIC COMMENT

None

*Vice Chairperson Funk closed the Public Comment period.*

## CONSENT CALENDAR

### 1. APPROVAL OF THE DECEMBER 16, 2021 DRAFT MINUTES

**MOTION:** By Committee Member Baranek and seconded by Committee Member van den Eikhof to approve the Consent Calendar.

*Motion passed by 4:0 by a roll call vote.*

## DEVELOPMENT PROJECT REVIEW

### 2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF NEW TOOL RENTAL CENTER (TRC) ADDITION AT THE HOME DEPOT AT 905 EL CAMINO REAL

The proposed project includes an addition to create a new tool rental center at the Home Depot and identification of outdoor sales, rental and display areas.

Recommendation: Staff requests the DRC review the proposed design concept.  
(AMND21-0094)

Deputy CD Director Cappel presented the project, and she and Director Dunsmore answered questions from the Committee.

## PUBLIC COMMENT

The following members of the public spoke during public comment: Janay Mommer, Patricia (no last name given), Kevin Hokit, and Scott Mommer.

Home Depot representatives stated that there will be no cleaning or maintenance done onsite for equipment or trucks. New Home Depots are now being constructed with TRC's and they will move two lights, but no new lights will be installed.

***Vice Chairperson Funk closed the Public Comment period.***

The Committee agreed on the following recommendations:

**Site Design, Architecture, and Neighborhood Compatibility**

- **The Committee agreed with site layout as proposed and recommended the applicant demonstration of equipment be inside, to mitigate noise.**
- **Seasonal sales/shed displays have no concerns at their current location, but should be formalized through the submittal of a seasonal sales, events and outdoor storage and display plan (to include locations and calendar).**
- **Encourage signage that states no idling trucks on the south side of the property. The use permit indicates trucks should idle at the back of the building where the loading takes place.**
- **Outdoor storage prohibited on the south side of the property, per the use permit.**
- **Building lighting should be conditioned to be fully shielded to limit light intrusion onto adjacent properties while providing for adequate perimeter safety**
- **City staff will work with the applicant to explore screening options at the south lower adjacent corner of the property to mitigate noise and lighting on impacted residential properties.**
- **Police Department and Fire Department to be observant on the private parcels and the open space area for homeless encampments and fire danger. Some open space areas may be exempt from abatement.**

The Committee recommended that the applicant move forward to Planning Commission.

**3. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF A NEW LANDSCAPE MATERIAL SALE AND EQUIPMENT RENTAL USE AT 6501 VIA AVE.**

The proposed project includes a new business that includes outdoor sales of landscaping material and equipment.

**Recommendation:** Staff requests the DRC review the proposed design concept and direct the applicant to make any modifications to the site or building design as necessary. (USE21-0083)

Planner Gasch presented the project. Planner Gasch, Director Dunsmore and Associate Engineer Azeem answered questions from the Committee.

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Kevin Buffett. Mr. Buffett answered questions from the Committee.

***Vice Chairperson Funk closed the Public Comment period.***

The Committee agreed on the following recommendations:

### **Site design, Landscaping, Fencing, Screening, Lighting, and Conditions**

- **The Committee added a condition that the grass area be replaced with native drought tolerant vegetation.**
- **The Committee recommended that the trash enclosure meet the CalGreen regulations.**

The Committee recommended that the applicant move forward to Planning Commission.

## **COMMITTEE MEMBER COMMENTS AND REPORTS**

None

## **DIRECTOR'S REPORT**

Director Dunsmore stated that the Barrel Creek project will be coming to a future agenda soon, and gave an update on the El Camino Real/Del Rio area which will be anchored by Valley Fresh Market.

## **ADJOURNMENT– 4:13 p.m.**

The next regular meeting of the DRC is scheduled for Thursday, February 10, 2022.

## **MINUTES PREPARED BY:**



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Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 3/10/22