



APPROVED

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APR. 14 2022

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
DESIGN REVIEW COMMITTEE**

MINUTES

**Regular Meeting – Thursday, March 10, 2022 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA 93422**

CALL TO ORDER – 2:00 p.m.

Chairperson Newsom called the meeting to order at 2:00 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
Chairperson Heather Newsom

Absent:

None

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
Assistant Planner, Bailey Sullivan

Others Present:

By Teleconference

Patti Whelen, Whelen Consulting
Clint Pearce, Madonna Enterprises
Scott Martin, RRM Design Group

APPROVAL OF AGENDA

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

Motion passed 5:0 by a roll call vote.

PUBLIC COMMENT

None

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE JANUARY 27, 2022 DRAFT MINUTES

MOTION: By Vice Chairperson Funk and seconded by Committee Member van den Eikhof to approve the Consent Calendar, with a correction on page 2 to change Chairperson Newsom to Vice Chairperson Funk.

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

DEVELOPMENT PROJECT REVIEW

2. DESIGN AND NEIGHBORHOOD COMPATIBILITY REVIEW OF THE DEL RIO MARKETPLACE AT 1905 EL CAMINO REAL

The proposed project includes an Amendment to the previously approved Master Plan of Development for the North-End site of the Del Rio Road Commercial Area Specific Plan, and 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)

The project proposes a mix of retail, office, light industrial, and residential uses. No exceptions are being requested at this time.

Recommendation: Staff requests the DRC review the proposed design concept.
(AMND19-0063)

Planner Gleason 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: Scott Martin (who shared a presentation that was published in the staff report), Clint Pearce, and Geoff Auslen.

Chairperson Newsom closed the Public Comment period.

The Committee agreed on the following recommendations:

Site Design, Landscape Design and Architecture

The Committee agreed with site layout as proposed and recommended the applicant do the following:

- Move trash enclosure to better align the pedestrian access into the center.
- Bollard lighting should soften the pedestrian walkway as it enters the residential neighborhood.
- Include conditions that allow trees to grow to full potential and shade coverage.
- Continue to work with the residential neighbors to ensure safe, logical, and visible access to the backside of the property.

The Committee recommended that the applicant move forward to Planning Commission and then to City Council.

COMMITTEE MEMBER COMMENTS AND REPORTS

Commissioner Schmidt stated that the City is lucky that Clint Pearce is bringing a quality project to Atascadero, and that Madonna Enterprises has a long history of building quality projects, and they take care of their properties.

Commissioner Schmidt also expressed his interest in seeing piazza's in Atascadero.

DIRECTOR'S REPORT


Director Dunsmore stated that the Del Rio Ranch project has closed escrow, and will now be moving forward.

Director Dunsmore polled the Committee members on whether to continue to stay virtual, or meet in person. The Committee members agreed to meet virtually. The Committee encouraged staff to make virtual meetings easy for the public to attend.

ADJOURNMENT– 3:32 p.m.

The next regular meeting of the DRC is scheduled for Thursday, March 24, 2022, but currently there are no items ready for that meeting, so it may be cancelled.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 4/14/22