



APPROVED

CCT 21 2025

**CITY OF ATASCADERO
PLANNING**

PC 8/19/2025 | Item D1

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

Tuesday, August 19, 2025

**City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero**

Planning Commission Regular Session:

6:00 P.M.

REGULAR SESSION - CALL TO ORDER - 6:00 p.m.

Chairperson Keen called the meeting to order at 6:02 p.m. and Chairperson Keen led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson Keen, Vice Chairperson Anderson, Commissioners Carranza, Heath, and Pennachio

Absent: O'Malley

Vacant: Commissioner David

Others Present: Members of the public

Staff Present: Community Development Director Phil Dunsmore, Planning Manager Kelly Gleason, Associate Planner Erick Gomez, Assistant City Attorney Taylor Foland, Recording Secretary, Jessica Applegate

CONSENT CALENDAR

PUBLIC COMMENT:

Chairperson Keen opened the Public Comment period.

The following person spoke on this item: Jessica Applegate

Recording Secretary Applegate pulled Item 1 for a correction; she explained that the name of the applicant noted on the draft minutes during public comment for Item 2.,

amendment to Title 9 to add definitions and standards for short-term rentals, based on findings.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Chairperson Keen and Commissioner Carranza had a brief conversation together on the topic.

PUBLIC COMMENT:

Chairperson Keen opened the Public Comment period.

The following people spoke on this item: Geoff Auslen, Sid Bowen, Chantel, Sarah Maggelet, Linda Keltz, Patricia Cooley, Dave Nichols, Minhui Shi, Trevor Ork, Cathy Bonelli, Crystal Megi, Sharon Rademacher

Chairperson Keen closed the Public Comment period.

2. Adopt Draft Resolution ZCH24-0059

MOTION BY: Anderson

SECONDED BY: Pennachio

1. Planning Commission adopt Draft Resolution recommending the City Council adopt a text amendment to Title 9 (ZCH24-0059) to add definitions and standards for short-term rentals, based on findings with an amendment to the parking requirements to require a minimum of two parking spaces available for short term rental use and direction to staff to provide additional information regarding short term rentals in multifamily zones to Council.

AYES (2): Heath, Pennachio

NO (3) Carranza, Anderson, Keen

ABSENT (1): O'Malley

Failed 3-2

Chairperson Keen and the commission continued discussion on ZCH24-0059.

MOTION BY: Carranza

SECONDED BY: Keen

1. Planning Commission adopt Draft Resolution recommending the City Council adopt a text amendment to Title 9 (ZCH24-0059) to add definitions and standards for short-term rentals, based on findings with revision to:
 - a. Modify the parking requirement to provide a minimum of (2) onsite spaces