



APPROVED

MAR 19 2024

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CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, February 20, 2024 – 6:00 P.M.
City Hall
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER - 6:00 p.m.

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

ROLL CALL

Present: Commissioners Anderson, Carranza, Heath, Hughes, Schmidt, Vice Chairperson van den Eikhof and Chairperson Keen

Absent: None

Vacant: None

Others Present: Annette Manier, Recording Secretary
Roxanne Diaz, Assistant City Attorney (via Teleconference)

Staff Present: Kelly Gleason, Planning Manager
Erick Gomez, Associate Planner
Sam Mountain, Assistant Planner
Nick DeBar, Director of Public Works (via Teleconference)

APPROVAL OF AGENDA

MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Hughes to approve the Agenda.

Motion passed 7:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson Keen closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE DRAFT MINUTES OF FEBRUARY 6, 2024
 - Recommendation: Commission approve the February 6, 2024 Minutes.
2. APPROVAL OF TIME EXTENSION FOR 940 EL CAMINO REAL
 - Recommendation: Commission approve the Time Extension.

MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Schmidt to approve the Consent Calendar, and adopt PC Resolution 2024-0003 approving a one-year time extension for Home Depot Center Phase II, at 940 El Camino Real on APN 049-045-033, 034, 035 (TEX 23-0117), based on findings and subject to conditions of approval.

Motion passed 7:0 by a roll-call vote.

PLANNING COMMISSION BUSINESS

None

PUBLIC HEARINGS

3. 9061 PALOMAR AVE

The project is a request for Planning Commission to review a proposal for a Conditional Use Permit for a 3,000 SF oversized accessory structure on APN 030-071-054. (USE22-0084).

- CEQA: The project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption §15303; Class 3: new construction or conversion of small structures, because it is limited to the discretionary approval of a small accessory structure.
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving a Conditional Use Permit for a detached structure at 9061 Palomar Ave. based on findings and subject to conditions of approval; and take such additional, related, action that may be desirable.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Mountain presented the staff report. Planner Mountain, Planning Manager Gleason, and Roxanne Diaz answered questions from the Commission.

Planner Mountain stated that we did receive an email regarding the project (Exhibit A). Staff determined that the applicant did some flatwork that was unpermitted; therefore, staff is recommending the addition a condition that states the following:

Any flatwork, grading, or septic that was previously unpermitted and required a permit shall be reviewed as part of the building permit application and shall meet all current code requirements.

PUBLIC COMMENT

The following members of the public spoke: Dean McMillin, Kristy McMillan, and Greg Parizek. Dean and Kristy McMillin answered questions from the Commission.

Chairperson Keen closed the Public Comment period.

Chairperson Keen reopened public comment period, on the advice of the City Attorney.

PUBLIC COMMENT

The following member of the public spoke: Dean McMillin and Kristy McMillin.

Chairperson Keen closed the Public Comment period.

Director DeBar answered questions that were raised during public comment.

MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Hughes to adopt PC Resolution 2024-0004 approving USE22-0084 allowing the construction of an oversized accessory structure at 9061 Palomar Ave. on APN 030-071-054, based on findings and subject to conditions of approval, with an added condition that states "Staff to work with the applicant to determine if any flatwork, grading, or septic that was previously unpermitted and required a permit shall be reviewed as part of the building permit application and shall meet all current code requirements."

Motion passed 7:0 by a roll-call vote.

4. 3600, 3610 EL CAMINO REAL

The project is a request for Planning Commission to review a proposal for a Conditional Use Permit and associated Lot Line Adjustment allowing the development of a hotel with kitchens in more than 50% of the guestrooms, a height modification, and a parking modification at 3600 & 3610 El Camino Real (APNs 049-211-058, 059). (USE23-0074/SBDV24-0022)

- CEQA: The project is exempt from the California Environmental Quality Act (CEQA), under §15332 (Class 32: Infill Development Projects) and Categorical Exemption § 15305 (Class 5: Minor Alterations to Land Use Limitations).
- Recommendation: Staff recommends Planning Commission adopt the Draft Resolution approving Lot Line Adjustment ATAL 24-0003 and Conditional Use Permit USE23-0074 to allow the development of a hotel with kitchens in more than 50% of the guestrooms, a height modification, and a parking modification at 3600 & 3610 El Camino Real based on findings; and take such additional, related, action that may be desirable.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Gomez presented the staff report and stated that this project went before the Design Review Committee. He and Planning Manager Gleason answered questions from the Commission.

PUBLIC COMMENT

The following member of the public spoke: Thom Jess (Arris Studio Architects) and Zack Slezakova (via Teleconference). Mr. Jess answered questions from the Commission.

Director DeBar addressed the Commission in regard to the comments from Zack Slezakova.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Hughes and seconded by Commissioner Carranza to adopt PC Resolution 2024-0005 approving USE23-0074/SBDV24-0022 approving a Lot Line Adjustment and Conditional Use Permit to allow rooms with cooking facilities in a proposed hotel with a height and parking modification and a parking modification at 3600 & 3610 El Camino Real on APNs 049-211-058, 059, based on findings and subject to conditions of approval.

Motion passed 7:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

Commissioner Carranza asked about the empty lot near the Mercantile and asked if the City could ask the owner could remove the debris from the lot. Planning Manager Gleason said that staff would research this, and can reach out to the property owner.

Chairperson Keen said that Traffic Way still needs to be paved. Director DeBar answered her question in regard to timelines.

DIRECTOR'S REPORT

Planning Manager Gleason stated that the next meeting on March 5, 2024 will be cancelled due to lack of hearing items. The next meeting will be on March 19, 2024.

ADJOURNMENT – 7:46 p.m.

The next regular meeting will be on March 19, 2024, at City Hall, 6500 Palma Avenue, Atascadero, CA.

MINUTES PREPARED BY:

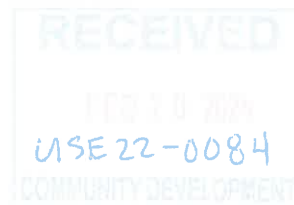
Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 3/19/24

The following exhibit is available in the Community Development Department:
Exhibit A – Email from Scott Greenaway

From: Scott Greenaway
Sent: Monday, February 19, 2024 9:30 PM
To: Planning Commission Public Comments
Subject: Agenda (USE22-0084) 9061 Palomar Street



Subject: Agenda (USE22-0084) 9061 Palomar Street pc-comments@atascadero.org

First I would like to know if this Notice is for the two garage spaces (2000 SF) and the attached ADU (1000 SF) equaling the 3000 SF accessory unit?

Our main concern is the seasonal rain runoff over the acres behind the 9061 Palomar property running across the applicants property which originally had a seasonal creek through our property (9091 Palomar) and our neighbors' property (9081 Palomar Ave) downstream. We have a culvert under our driveway with the creek continuing to the culvert under Palomar Avenue. The additional run off from this new structure only adds to the existing run off from the applicant's

roofs, concrete walks, concrete patios, RV slab and parking areas, and the ramp access to areas now used to park trucks and equipment over the creek area. The seasonal creek is now filled with multiple feet of fill dirt and rubble on 9061 Palomar (the applicant's property) all adding to the run off water. This water is now moving sediment hundreds of feet through neighboring properties potentially blocking the culvert under Palomar Avenue.

We have repeatedly asked the applicant over the last two years to stop filling in the seasonal creek with dirt and have asked for a perc pond or retention pond equivalent to be built on their property. Instead, we were given a pile of white boulders on fill dirt, a nice fence lined with trees, which looks nice, but the silt keeps coming. More concrete overlay in the future will only make this situation worse.

Scott Greenaway

Estradas

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.