



APPROVED

MAY 21 2024

CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

Regular Meeting – Tuesday, May 7, 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 Commissioner Schmidt led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Hughes

Vacant: None

Others Present: Annette Manier, Recording Secretary
Taylor Foland, RWG Law
Genevieve Sharrow, MIG (via Teleconference)

Staff Present: Phil Dunsmore, Community Development Director
Kelly Gleason, Planning Manager

APPROVAL OF AGENDA

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

***Motion passed 6:0 by a roll-call vote.
(Hughes absent)***

PUBLIC COMMENT

None.

Chairperson Keen closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE DRAFT MINUTES OF APRIL 16, 2024

- Recommendation: Commission approve the April 16, 2024 Minutes.

MOTION: By Commissioner Schmidt and seconded by Commissioner Anderson to approve the Consent Calendar.

***Motion passed 6:0 by a roll-call vote.
(Hughes absent)***

PLANNING COMMISSION BUSINESS

None

PUBLIC HEARINGS

2. OBJECTIVE DESIGN STANDARDS

The project includes amendments to Title 9 to establish Objective Design Standards (ODS) and property development standards. (CPP21-0053).

- CEQA: The proposed Ordinance is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., because it can be seen with certainty that there is no possibility that the enactment of this Ordinance would have a significant effect on the environment (Pub. Resources Code § 21065; CEQA Guidelines §§ 15378(b)(4), 15061(b)(3)).
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council introduce an Ordinance for first reading, by title only, to establish Objective Design Standards for multi-family and mixed-use developments and update existing development standards in Title 9 for consistency.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioners met with Planning Manager Gleason and Director Dunsmore for an overview of Objective Design Standards.

Consultant Sharrow, Director Dunsmore, and Planning Manager Gleason presented the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Devon Haggie.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Heath to adopt PC Resolution 2024-0008 recommending the City Council introduce an Ordinance for first

reading by title only to establish Objective Design Standards for multi-family and mixed-use developments and update existing development standards as needed for consistency to amend Title 9: Planning & Zoning, to adopt Objective Design Standards and other related amendments for consistency, with the following changes:

- On page 79, Section 9-4.125(a)(5) Landscape standards: Include a menu of flexible options for street tree plantings for commercial and multi-family development and update any other sections that would be inconsistent with that.

Motion passed 4:2 by a roll-call vote.

(Carranza, Schmidt voted no)

(Hughes absent)

COMMISSIONER COMMENTS AND REPORTS

Commissioner Schmidt noticed that a number of commercial businesses are putting signs in various places, and asked if there is anything we can do for that littering. Director Dunsmore answered his question.

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting will be held on May 21, 2024, and the Commission will hear the Dove Creek project, a Conditional Use Permit (CUP) for a telecom site on Traffic Way, a CUP for a tobacco retail store, and a CUP for an automotive repair shop with towing on San Luis Ave. Director Dunsmore also stated that the Downtown Infrastructure Plan will start this summer, and the General Plan Update is continuing to move forward.

ADJOURNMENT – 8:03 p.m.

The next regular meeting will be on May 21, 2024, at City Hall, 6500 Palma Avenue, Atascadero, CA.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 5/21/24