



APPROVED

PJ MAY 18 2024

**CITY OF ATASCADERO
PLANNING**

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, May 21, 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 6:00 p.m. and Commissioner Heath 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
Xzandrea Fowler, Senior Planner
Erick Gomez, Associate Planner
Sam Mountain, Assistant Planner

APPROVAL OF AGENDA

MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Schmidt 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 MAY 7, 2024

- Recommendation: Commission approve the May 7, 2024 Minutes.

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

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

PLANNING COMMISSION BUSINESS

None

PUBLIC HEARINGS

2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE)

The project includes a request for Amendments to the Dove Creek Master Plan of Development, PD overlay zone text amendment, and a Tentative Tract Map to establish a mixed-use development containing commercial tenant spaces, a hotel, and residential units on a vacant parcel (DEV23-0079).

- CEQA: The proposed project is consistent with the previously certified Mitigated Negative Declaration 2004-0026.
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council take the following actions:
 - i. Introduce for the first reading, by title only, an ordinance that would approve a Zoning Text Amendment to modify Planned Development Overlay Zone No.12 for the Dove Creek Mixed-Use project area; and
 - ii. Approve an Amendment to the Conditional Use Permit (CUP 2003-0099, as amended) that established a Master Plan of Development for The Villages of Dove Creek, approving the Dove Creek Mixed-Use project; and
 - iii. Approve Tentative Tract Map TR 3229, for a commercial and residential condominium subdivision for the Dove Creek Mixed-Use project area, and take such additional, related, action that may be desirable.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Chairperson Keen stated she discussed this project with Planning staff. All other Commissioners had no ex parte.

Planner Fowler presented the staff report, and she and Planner Gleason answered questions from the Commission. Planner Fowler stated that staff is also recommending to modify shared condition (#14) to add tandem parking spaces to the exceptions stated. If approved tonight, this project will move forward to City Council on June 25, 2024.

Thom Jess (Arris Studio Architects) made a presentation (Exhibit A). Mr. Jess requested that the Commission approve a change to Condition 11 on Page 32 that the commercial portion of the project (commercial courtyard and hotel/market) shall be finalized *prior* to completion of the final 20% of residential units onsite.

PUBLIC COMMENT

The following members of the public spoke: Jack Phelan (Cal Coastal Communities), Ted Lawton (Cal Coastal Communities), Sue Gibson, Dr. Steven Kane, Marcia Kane, Dmytro Marushkevych, Krista Stewart, Linda Purcello, Deb Peterson, David Singer, Louise Mayhew, Briana Haxsom (via teleconference), and Jennifer Park.

Staff and Ms. Diaz addressed questions raised during public comment.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Chairperson Keen to adopt PC Resolution 2024-0009 recommending the City Council approve an Amendment to the Dove Creek Master Plan of Development (CUP 2003-0099), Vesting Tentative Tract Map (TR3229) and Amendments to Planned Development Overlay #12 to allow for a mixed residential and commercial project on the Dove Creek commercial property (APN 045-331-014) and find amendments consistent with the previously certified Mitigated Negative Declaration (EDN2004-0026) based on findings and subject to conditions of approval, and to modify shared parking Condition (#14) to add tandem parking spaces to the exceptions, and to approve the applicant's request to change Condition (#11) as proposed by the applicant, approving that the commercial portion of the project (commercial courtyard and hotel/market) shall be finalized prior to the issuance of certificates of occupancy for the remaining 20% of residential units on site.

***Motion passed 6:1 by a roll-call vote.
(Carranza voted no)***

Vice Chairperson van den Eikhof stated for the record that the City Council should discuss having management included close by for the hotel, and Commissioner Schmidt agreed.

Chairperson Keen recessed the meeting at 7:53 p.m. for a break.

Chairperson Keen reconvened the meeting at 8:04 with all present.

3. 7625 SAN LUIS AVE (BARBER AUTOMOTIVE & TOWING)

Request for a Conditional Use Permit to establish an automotive repair shop with towing and outdoor vehicle storage with screening and landscape setback modification APN 030-241-058 (USE24-0033).

- CEQA: The proposed project qualifies for a Class 1 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, which exempts the operation or leasing of existing facilities that involve negligible or no expansion.
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Conditional Use Permit USE24-0033 allowing for the establishment of an Automotive Repair Shop with Towing and Outdoor Vehicle Storage, and a modification of the required fence screening and landscape setback, and take such additional, related, action that may be desirable.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioner Schmidt and Vice Chairperson van den Eikhof saw this item at the Design Review Committee.

Planner Fowler presented the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Daniel Barber and Devon (via teleconference).

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Commissioner Hughes to adopt PC Resolution 2024-0010 approving Conditional Use Permit USE24-0033 allowing for the establishment of an Automotive Repair Shop with towing and outdoor vehicle storage, and a modification of the required fence

screening and landscape setback, based on findings and subject to conditions of approval.

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

4. 9520 EL CAMINO REAL, SUITE A (JAX SMOKE EMPORIUM)

Request to consider a Conditional Use Permit to allow a tobacco retailer land use on APN 056-071-014 (USE24-0018).

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving the Conditional Use Permit, based on findings and subject to conditions of approval, and take such additional, related, action that may be desirable.
- CEQA: The proposed project qualifies for a Class 3 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15303, because it is limited to a change of use in an existing small structure with negligible modifications to the exterior of the structure.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Mountain presented the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Alex Souki and Jenny Joseph.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution 2024-0011 approving USE24-0018 approving a tobacco retailer at 9520 El Camino Real, Suite A, on APN 056-071-014 based on findings and subject to conditions of approval.

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

5. 2605 TRAFFIC WAY (TELECOMMUNICATIONS FACILITY & HEIGHT MODIFICATION)

Request to consider a telecommunications facility with height modification to allow a 63' monopine cell tower and associated equipment at on APN 049-063-003 (USE24-0014).

- CEQA: The proposed project qualifies for a Class 3 categorical exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, which exempts new construction or conversion of small structures.
- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Conditional Use Permit USE24-0014 allowing a telecommunications facility with a height exception for a 63' monopine cell tower and take such additional, related, action that may be desirable.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Commissioner Carranza spoke with the applicant on break. Vice Chairperson van den Eikhof saw this project at the DRC. Chairperson Keen stated for the record, that she checked with staff on where she lives in proximity to this project, and she does not live within the radius to have to recuse herself.

Planner Gomez presented the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Peter Shubin (Sequoia Deployment Services) and David Witkowski (Oku Solutions LLC).

Chairperson Keen closed the Public Comment period.

MOTION: By Vice Chairperson van den Eikhof and seconded by Commissioner Heath to adopt PC Resolution 2024-0012 approving Conditional Use Permit USE24-0014, allowing the development of an unmanned telecommunications facility and a height modification for a 63' monopine cell tower, based on findings and subject to conditions of approval.

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

COMMISSIONER COMMENTS AND REPORTS

Commissioner Carranza (on behalf of the Equality Mural Project) stated that work is being done around the City to reseal some of the murals, and they are working on preventing graffiti. If anyone needs to have this done, please reach out to her.

DIRECTOR'S REPORT

Planning Manager Gleason stated that Hillside Grading Standards and CEQA Streamlining standards are coming soon to the Commission.

Planning Manager Gleason stated that the next meeting will be held on June 4, 2024, but that meeting may be cancelled due to lack of items.

ADJOURNMENT – 9:06 p.m.

The next regular meeting will be on June 4, 2024 at City Hall, 6500 Palma Avenue, Atascadero, CA.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

Adopted 6/18/24

The following Exhibit is available in the Community Development Department:

Exhibit A – Presentation by Arris Studio Architects

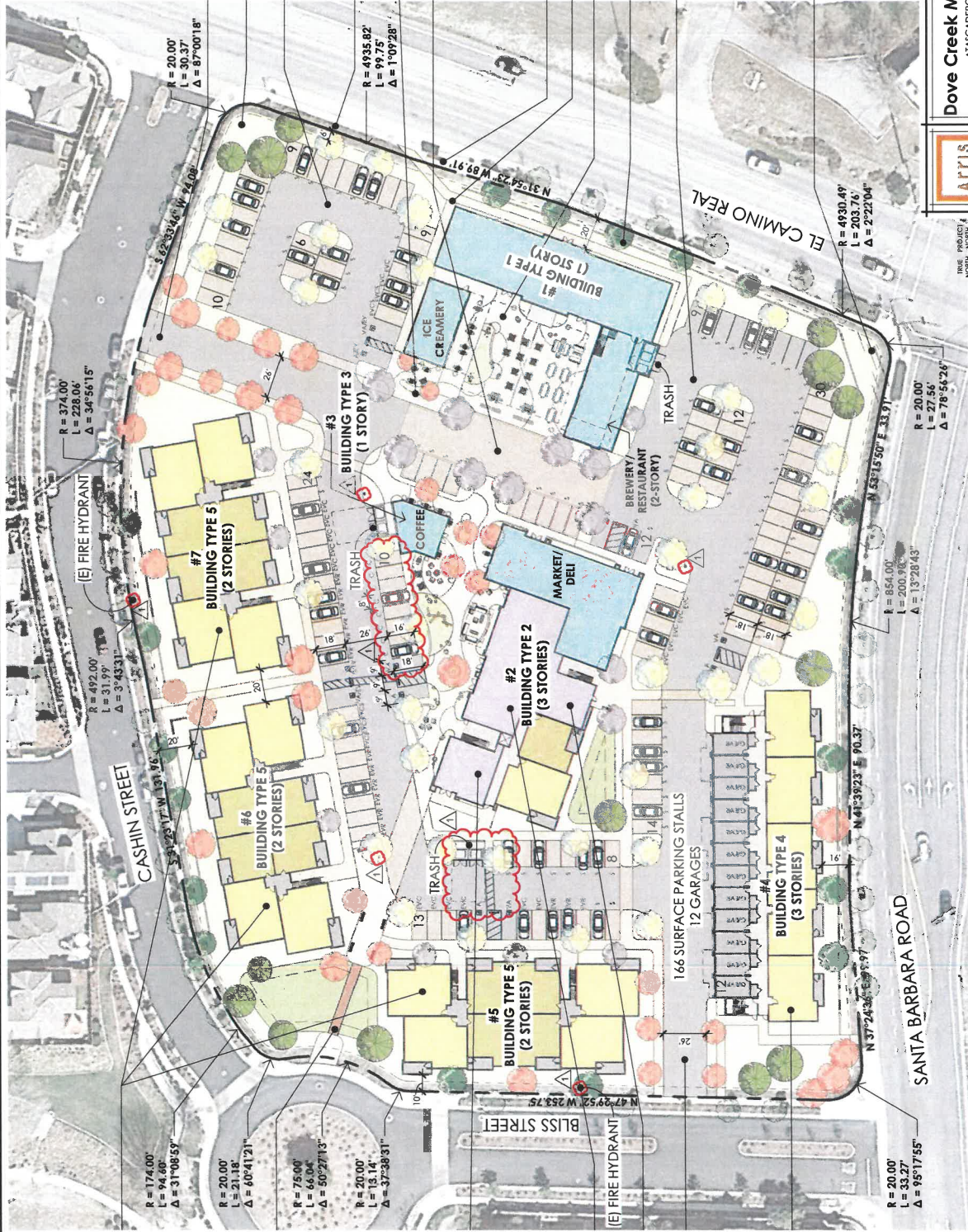
Exhibit A

PC Meeting of 6-18-24



Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 20, 2024
PROJECT: DOVE CREEK / A20205
DRAWING: 1 IN 1/2" = 1 FT.
SCALE: A1.0



DATE: FEBRUARY 20, 2024
 PROJECT: A2022
 DRAWING: 11.02 - 1" = 40'
 SCALE: 11.02 - 1" = 40'
 SHEET: A2.1 OF 2

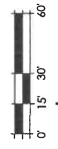
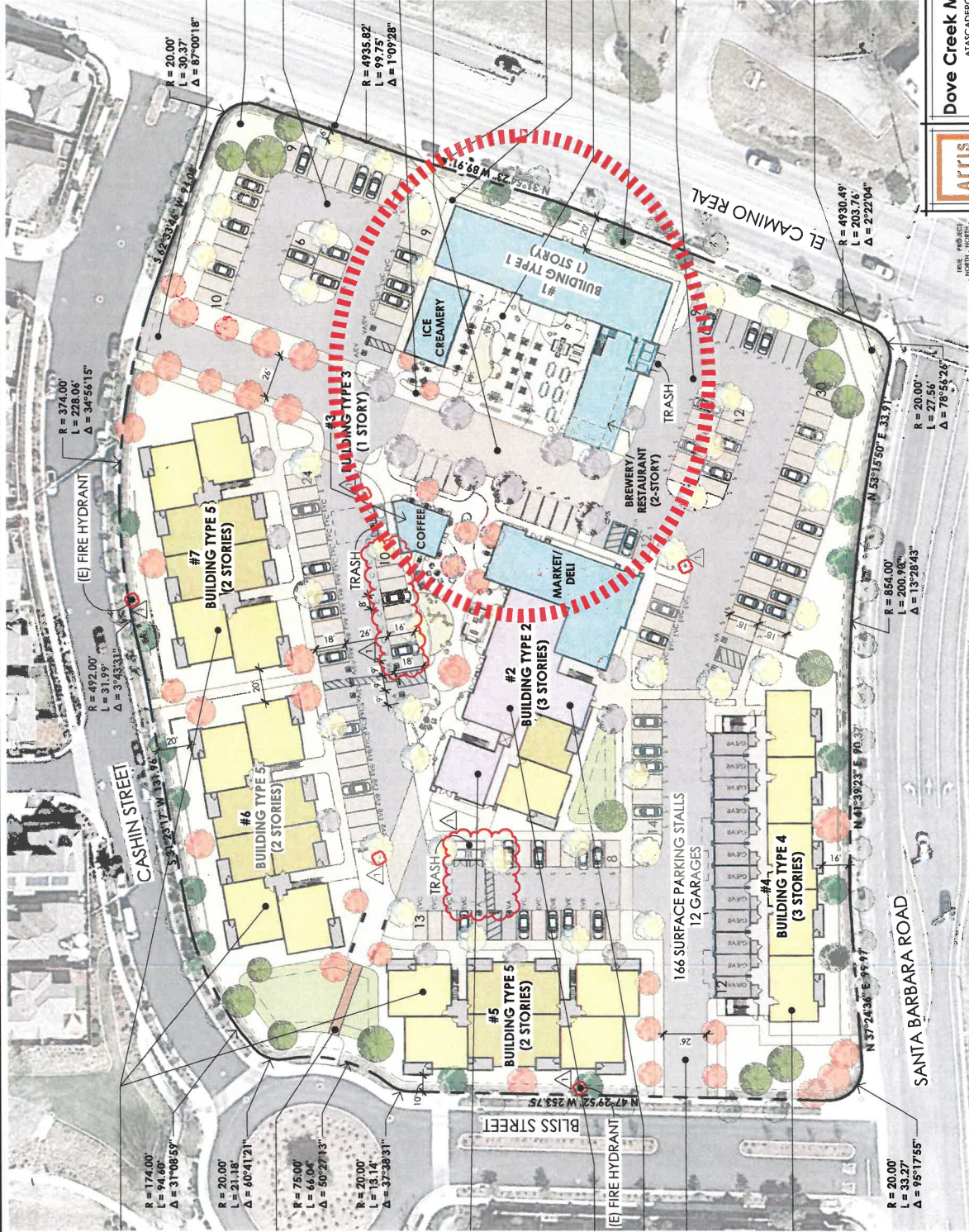


11.02 - 1" = 40'
 NORTH
 NORTH

Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN

A2.1

PROPOSED ARCHITECTURAL SITE PLAN



DATE: FEBRUARY 26, 2024
 PROJECT: A20202
 DRAWN: T.M. GY
 CHECKED: J.M. GY
 SCALE: 1" = 60'

Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN

A2.1

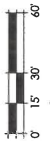
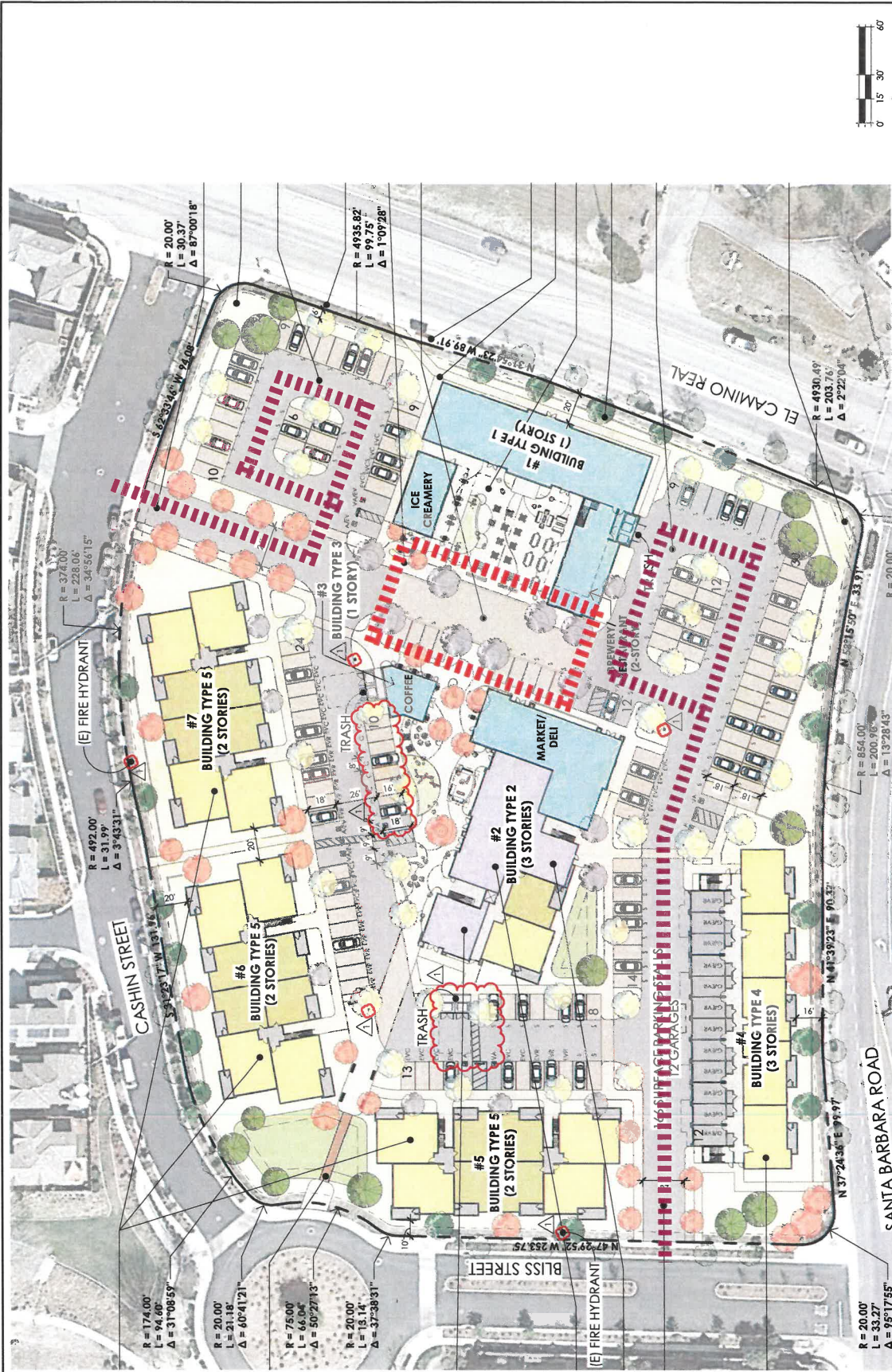


DATE: FEBRUARY 23, 2024
PROJECT: ATASCADERO MIXED-USE
DRAWING: A1.2
SCALE: AS SHOWN

Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES



PERSPECTIVE RENDERING (VIEW OF OUTDOOR LIVING ROOM & BUILDING 1)



DATE: FEBRUARY 20, 2024
 PROJECT: A2022
 SHEET: 1 of 49
 DRAWN BY: J. L. S. JR.
 CHECKED BY: J. L. S. JR.
Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN

A2.1

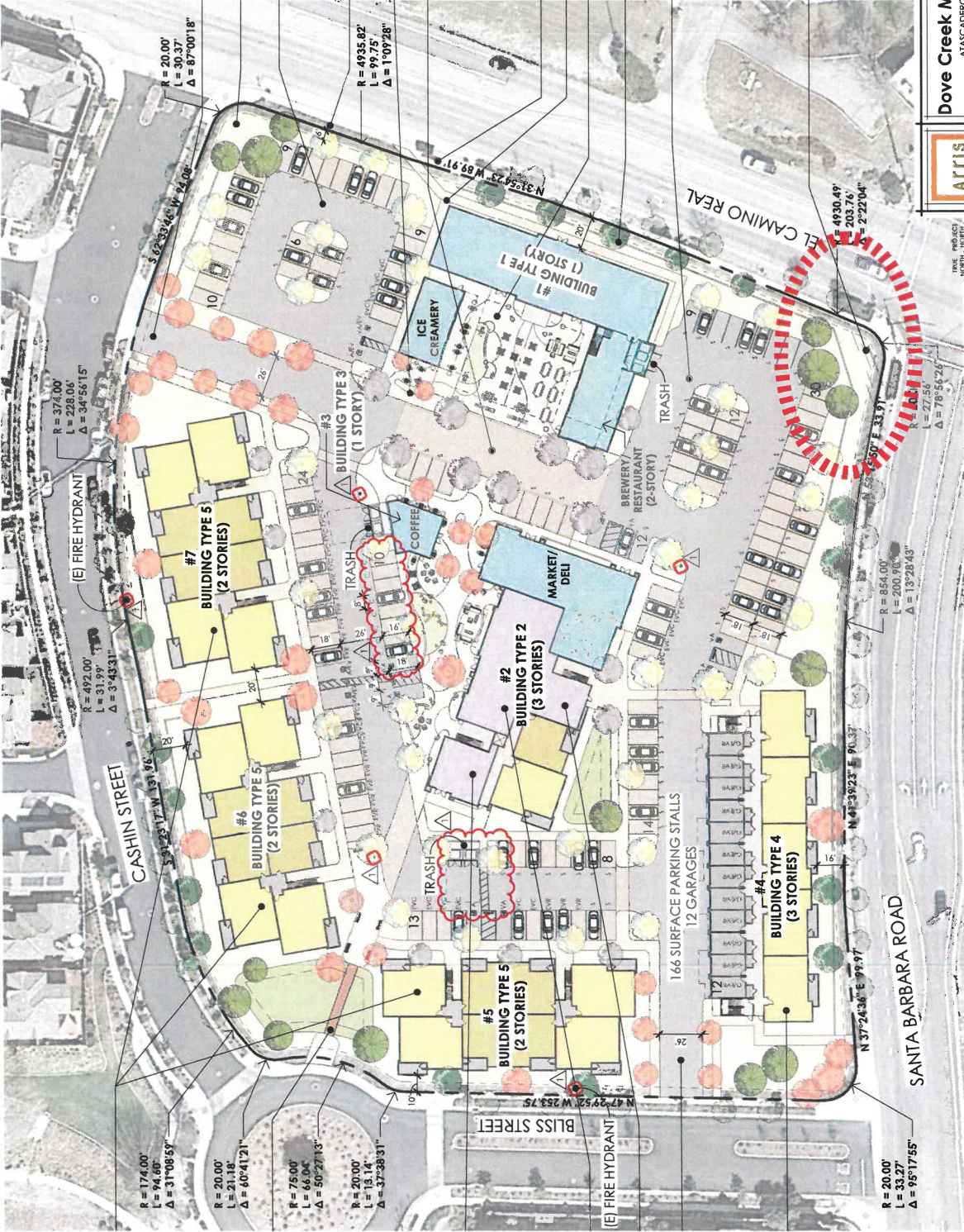


Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 20, 2024
PROJECT: ATASCADERO
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]

A1.1

PERSPECTIVE RENDERING (VIEW FROM FARMERS' MARKET LOOKING TOWARDS BUILDING 1)



DATE: FEBRUARY 26, 2014
 PROJECT: A20005
 SCALE: 1" = 60'
 SHEET: 1 OF 1
Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN

A2.1



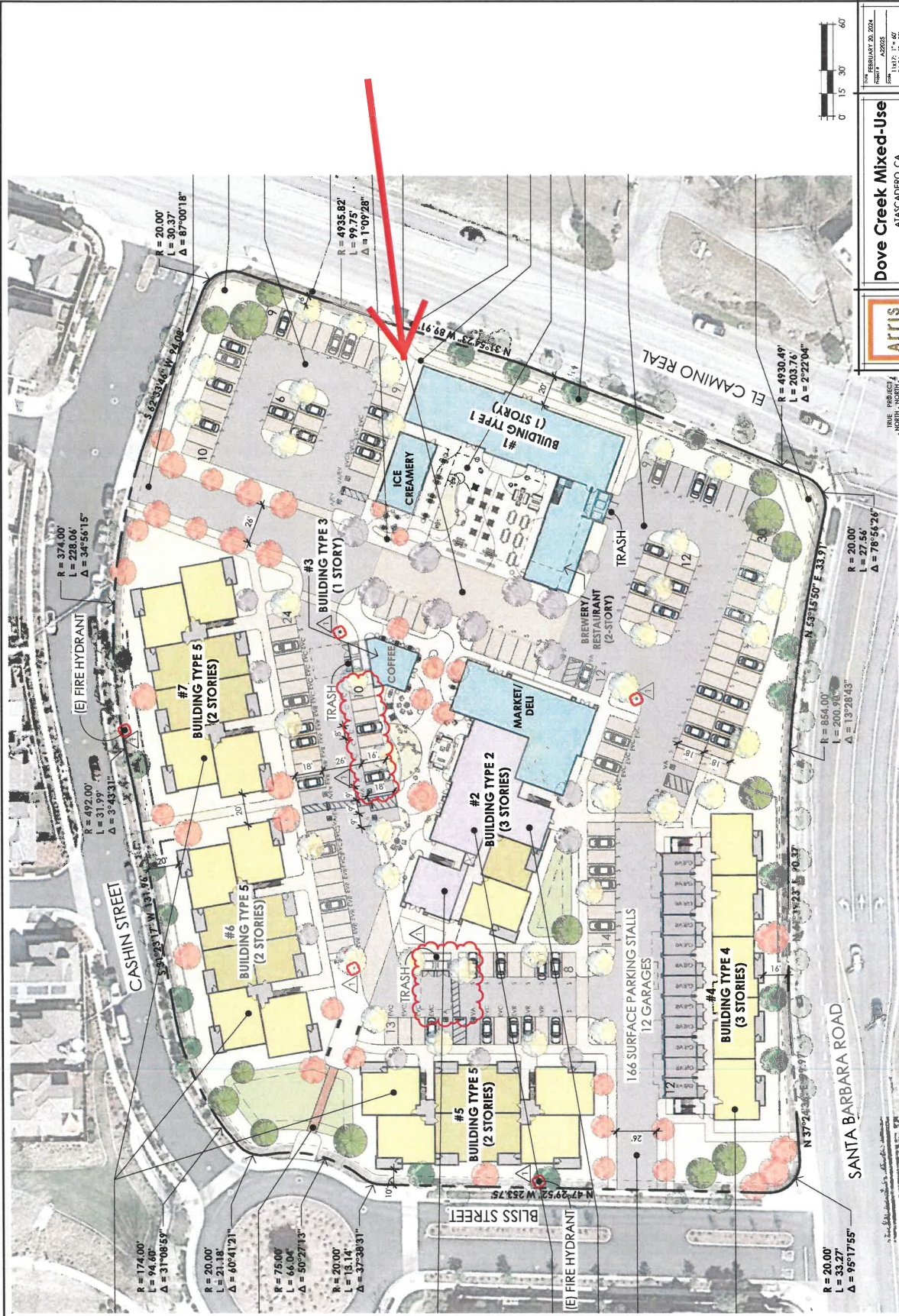
PERSPECTIVE RENDERING (VIEW FROM INTERSECTION OF EL CAMINO REAL & SANTA BARBARA ROAD)



Dove Creek Mixed-Use
 ATASCADERO, CA
 PERSPECTIVES

DATE: FEBRUARY 08, 2024
 SHEET: A-02025
 PROJECT: H&L - H&L
 SCALE: 1/8" = 1'-0"

A1.0



DATE: FEBRUARY 28, 2024
 PROJECT: ATASCADERO, CA
 DRAWING: A2.1
 SHEET: 1 OF 27
Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



TITLE: SUBJECT 4
 NORTH: NORTH

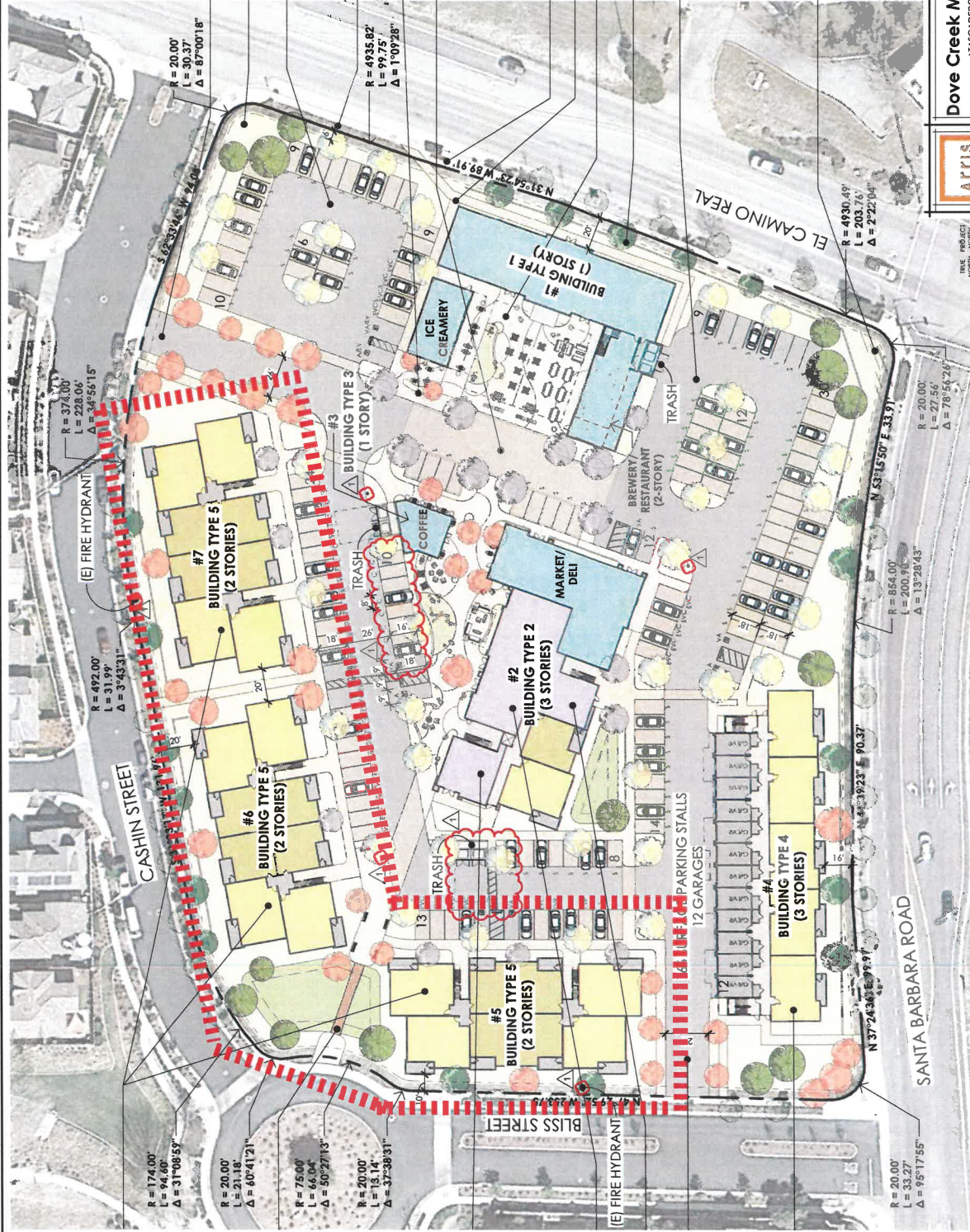
PROPOSED ARCHITECTURAL SITE PLAN

A2.1



	Dove Creek Mixed-Use	
	ATASCADERO, CA	
PERSPECTIVES		
DATE: FEBRUARY 20, 2024		
PROJECT: A22025		
DRAWN BY: MJK		
CHECKED BY: MJK		
SCALE: 1/8" = 1'-0"		
SHEET: A1.4		

PERSPECTIVE RENDERING (VIEW OF PEDESTRIAN CONNECTION BETWEEN EL CAMINO REAL & BUILDING 1)



DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

Dove Creek Mixed-Use
 ATASCADERO, CA

CONCEPTUAL SITE PLAN

A2.1

ARRIS
 CIVIL ARCHITECTS

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

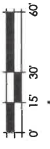
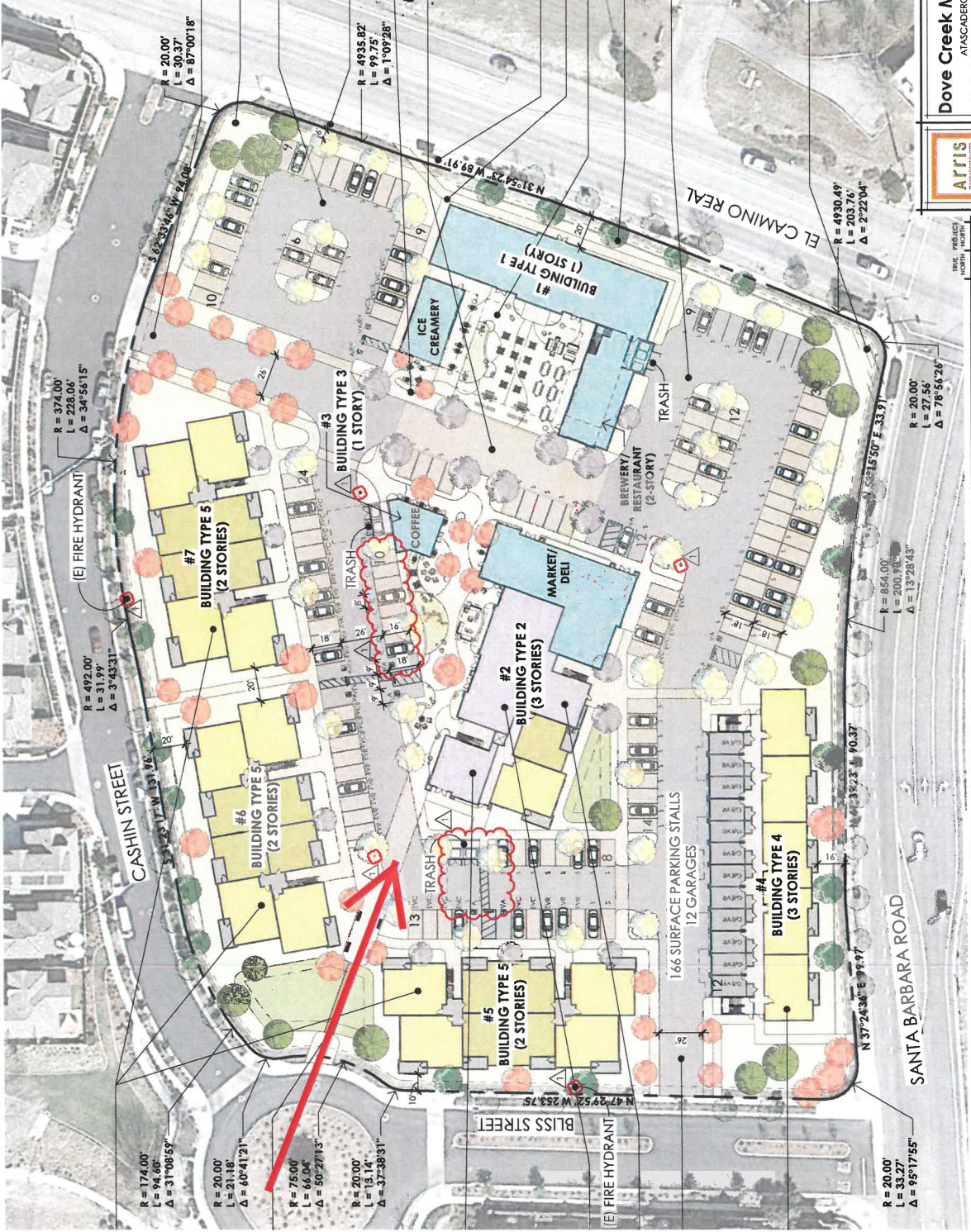
DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'

DATE: FEBRUARY 20, 2024
 PROJECT: A22022
 DRAWN: J.M.P.
 CHECKED: J.M.P.
 SCALE: 1" = 50'



DATE: FEBRUARY 26, 2024
 PROJECT: DAVE CREEK
 DRAWN BY: J. L. GUY
 CHECKED BY: J. L. GUY
 SCALE: AS SHOWN
Dove Creek Mixed-Use
 ATASCADERO, CA
 CONCEPTUAL SITE PLAN



PROPOSED ARCHITECTURAL SITE PLAN

A2.1

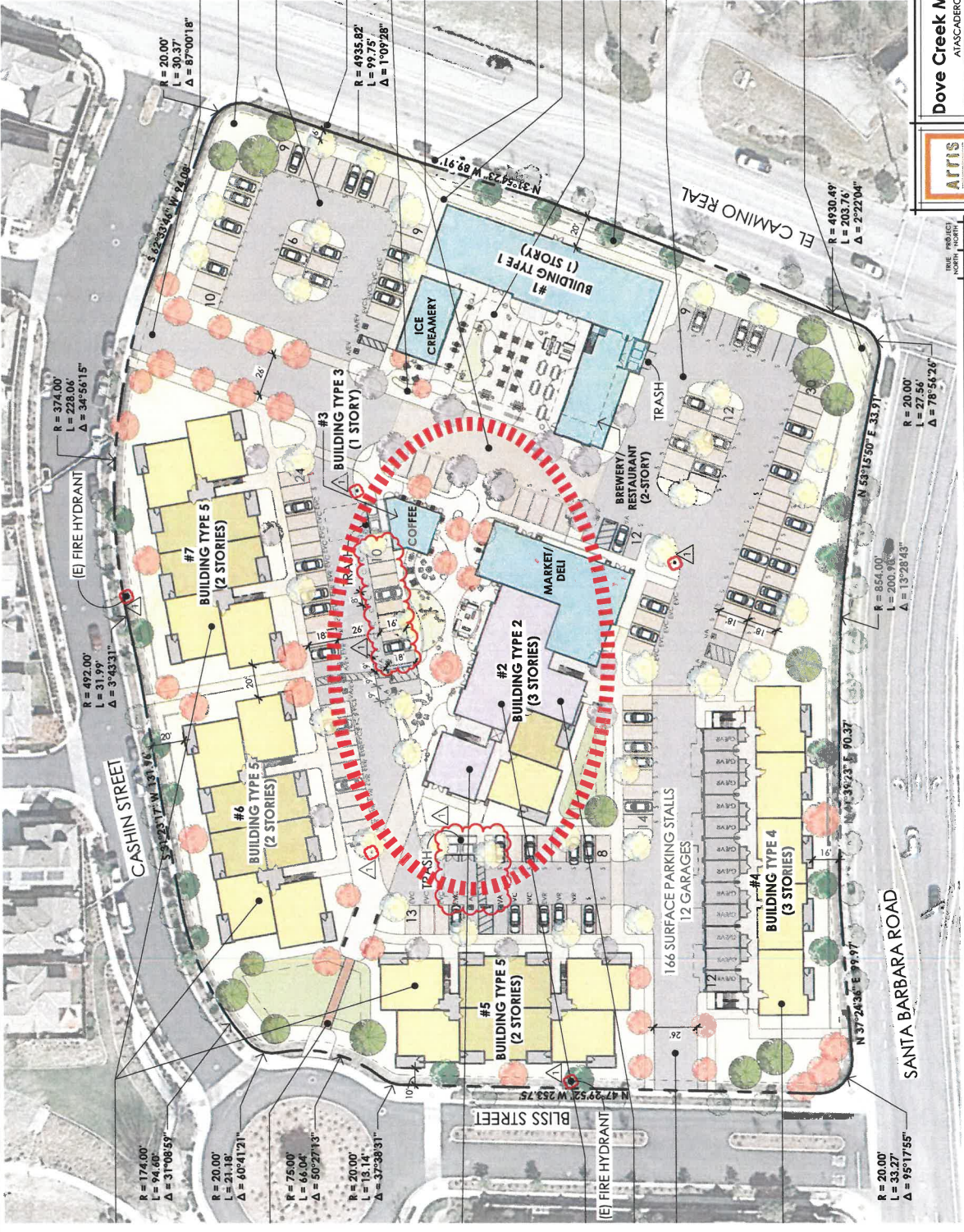


PERSPECTIVE RENDERING (VIEW OF CONNECTING PATHWAY & FOOTBRIDGE AT BIORETENTION AREA)



Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 03, 2024
PROJECT: ROBERT F. ANDERSON
DRAWN BY: JAY P. HES
CHECKED BY: JAY P. HES
SCALE: AS SHOWN
A1.5



DATE: FEBRUARY 26, 2024
 PROJECT: A20202
 DRAWN: L.A. 607
 CHECKED: J.L. 607
 SCALE: 1" = 60'

A2.1
 CONCEPTUAL SITE PLAN

Dove Creek Mixed-Use
 ATASCADERO, CA



THE PROJECT
 NORTH NORTHWEST

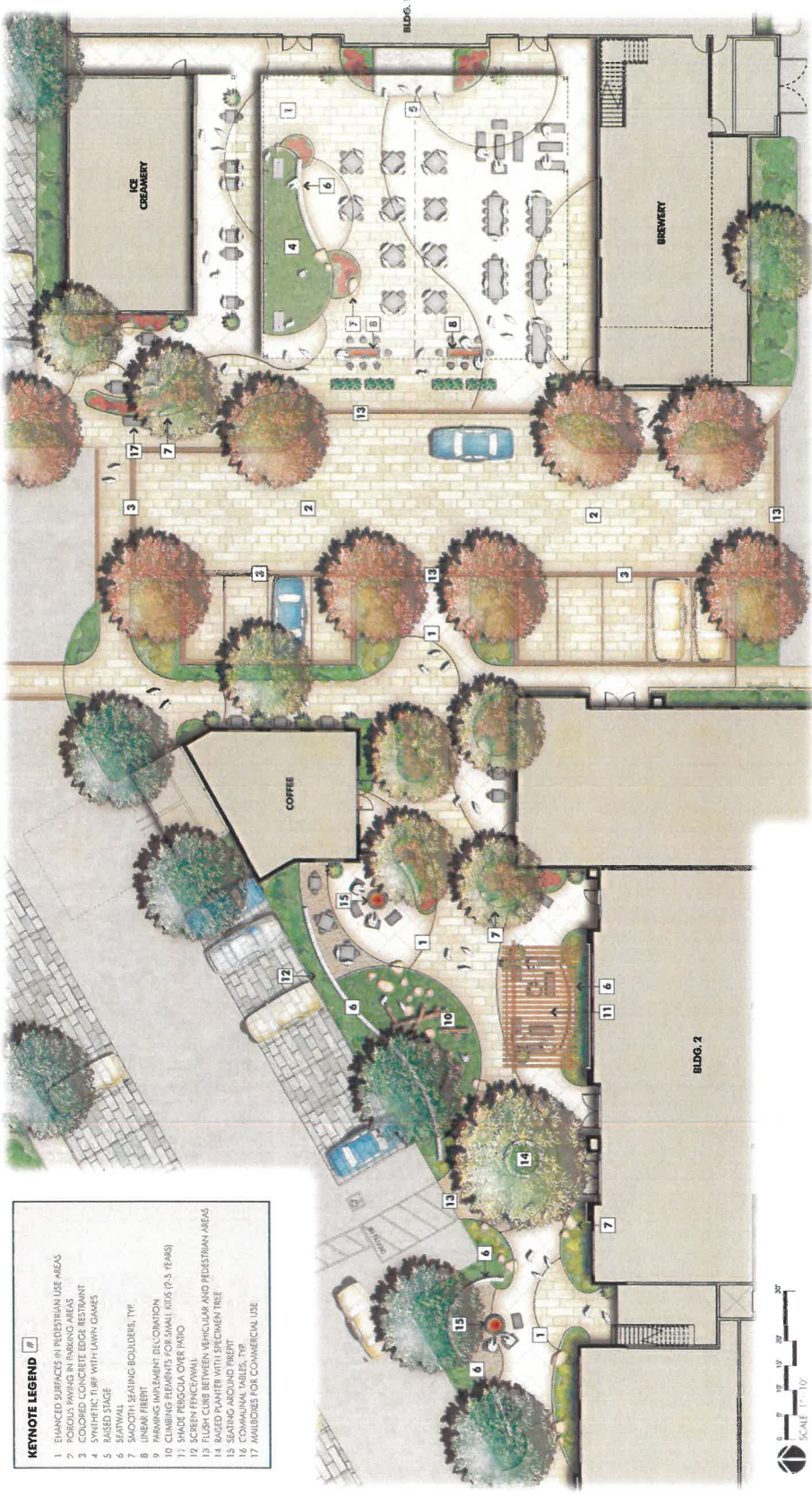
PROPOSED ARCHITECTURAL SITE PLAN



Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 20, 2024
PROJECT: 20240205
SCALE: 1/8" = 1'-0"
DRAWN BY: JACQUELINE HITE
CHECKED BY: JACQUELINE HITE
PROJECT NO: **A1.3**

PERSPECTIVE RENDERING (VIEW FROM BUILDING 2 LOOKING TOWARDS COMMUNAL COURTYARD)



- KEYNOTE LEGEND**
- 1 ENKAGED SURFACES IN PEDESTRIAN USE AREAS
 - 2 POROUS PAVING IN PARKING AREAS
 - 3 COLORED CONCRETE EDGE RESTRAINT
 - 4 SYNTHETIC TURF WITH LAWN GAMES
 - 5 RAISED STAGE
 - 6 SANDY SEATING BOULDERS, TYP
 - 7 LINEAR FREET
 - 8 PARKING IMPLEMENT DECORATION
 - 10 CLIMBING ELEMENTS FOR SMALL KIDS (2-5 YEARS)
 - 11 SHADE PERGOLA OVER PATIO
 - 12 SCREEN FENCEWALL
 - 13 BANGLED PERGOLA WITH SEATING AND PEDESTRIAN AREAS
 - 14 BANGLED PERGOLA WITH SEATING AND PEDESTRIAN AREAS
 - 15 SEATING AROUND FREET
 - 16 COMMUNAL TABLES, TYP
 - 17 MAILBOXES FOR COMMERCIAL USE



PROPOSED SITE AMENITIES & ELEMENTS



OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

L-2
2/21/24

CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENT

DOVE CREEK MIXED-USE
AVASCAERO, CA



REQUESTED CONDITIONS OF APPROVAL MODIFICATIONS

11. THE COMMERCIAL PORTION OF THE PROJECT (COMMERCIAL COURTYARD AND HOTEL/MARKET) SHALL BE FINALED PRIOR TO FINAL OF ANY **THE FINAL 20% OF RESIDENTIAL UNITS** ONSITE.



Dove Creek
Mixed-Use
ATASCADERO, CA

DATE: OCTOBER 14, 2023
SCALE: 1/8" = 1'-0"
SHEET: 01

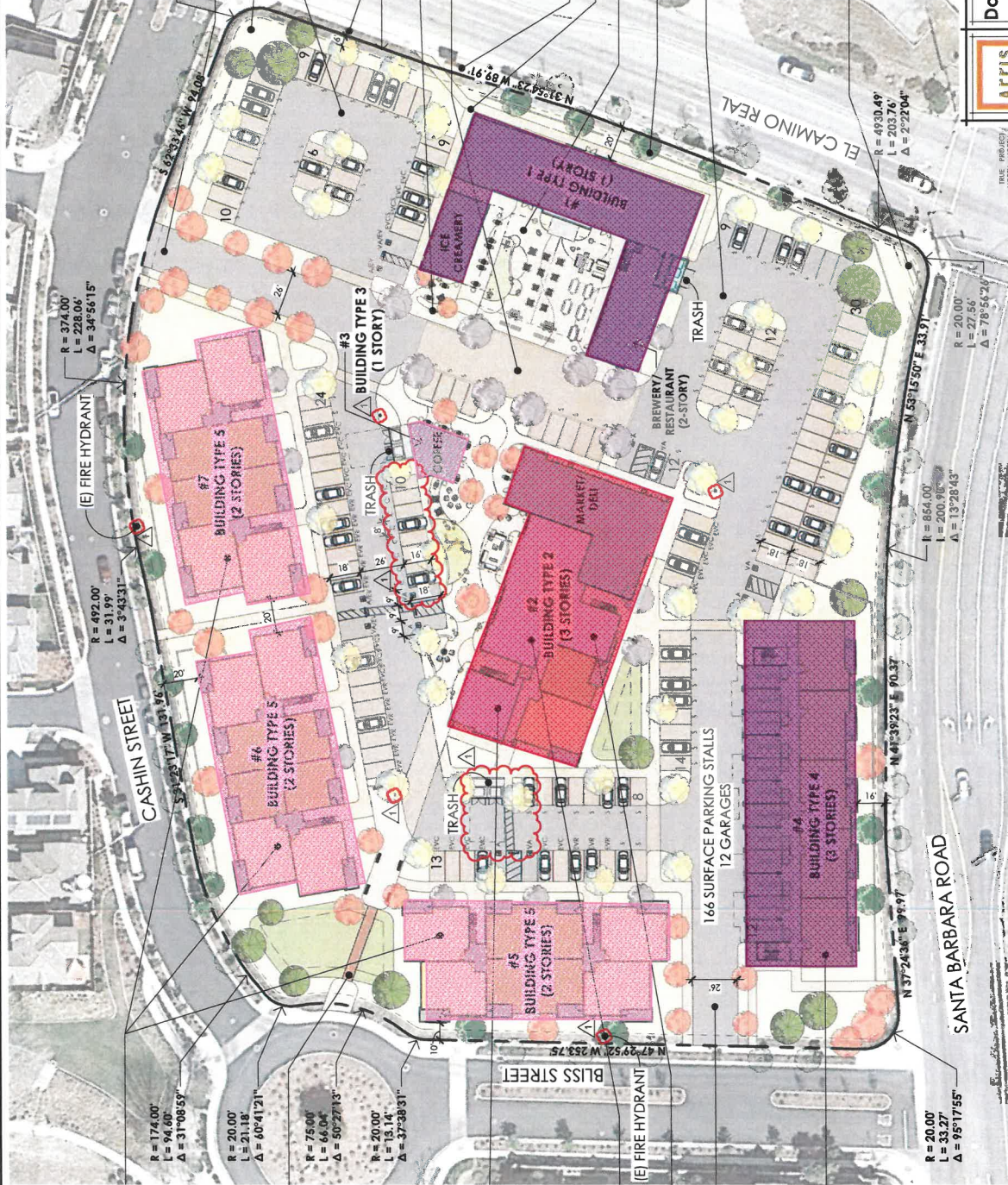
FIRST
OCCUPANCY



SECOND
OCCUPANCY



THIRD
OCCUPANCY



PROPOSED ARCHITECTURAL SITE PLAN



THE CITY OF
NORTHridge, CA

Dove Creek Mixed-Use
ATASCADERO, CA

CONCEPTUAL SITE PLAN

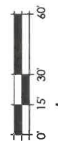
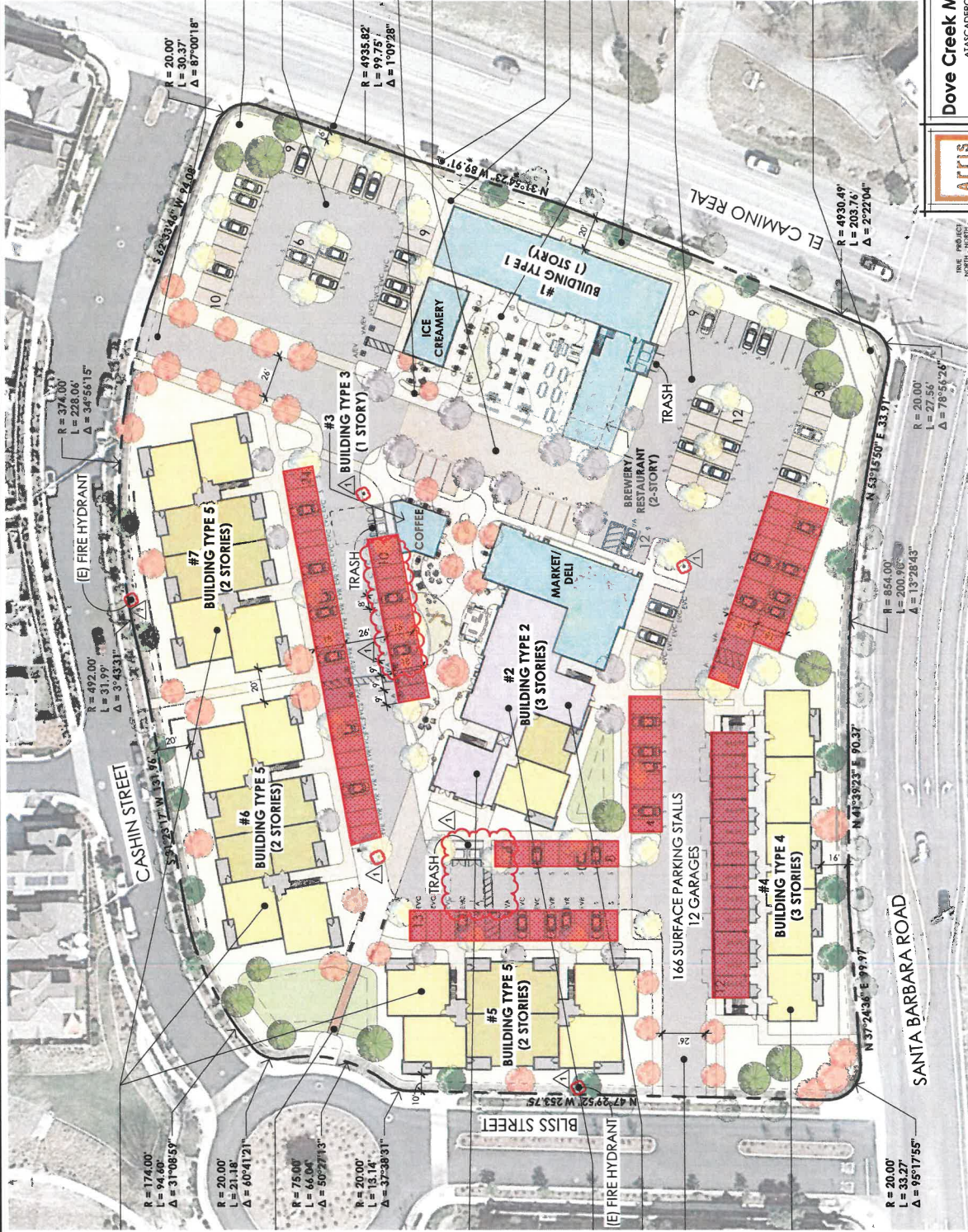
A2.1

DATE: FEBRUARY 26, 2024
SCALE: 1/8" = 1' - 0"
PROJECT: ATASCADERO

REQUESTED CONDITIONS OF APPROVAL MODIFICATIONS

14. SHARED PARKING AND ACCESS EASEMENTS SHALL BE RECORDED OVER ALL PARCELS AS APPLICABLE. EASEMENTS SHALL ALSO BE RECORDED FOR SHARED DRAINAGE FACILITIES. PARKING SHALL NOT BE DESIGNATED FOR EACH USE EXCEPT FOR SHORT-TERM PICK-UP SPACES AND 95 PRIVATE RESIDENTIAL GARAGE AND SURFACE SPACES.





DATE: FEBRUARY 26, 2024
 PROJECT: A20205
 DRAWING: 1.1 - 02
 SHEET: 1 OF 2

A2.1
 CONCEPTUAL SITE PLAN

Dove Creek Mixed-Use
 ATASCADERO, CA



PROPOSED ARCHITECTURAL SITE PLAN



Dove Creek Mixed-Use
ATASCADERO, CA
PERSPECTIVES

DATE: FEBRUARY 20, 2024
PROJECT: ATASCADERO
CONTRACT: NIS
SHEET: A1.0

PERSPECTIVE RENDERING (VIEW FROM INTERSECTION OF EL CAMINO REAL & SANTA BARBARA ROAD)