



**APPROVED**

PSJ DEC 17 2024  
CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
PLANNING COMMISSION**

**MINUTES**

**Regular Meeting – Tuesday, December 3, 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 6:01 p.m. and 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  
Taylor Foland, City Attorney  
Luke Knight, Deputy City Manager/IT

Staff Present: Kelly Gleason, Planning Manager  
Sam Mountain, Assistant Planner

**APPROVAL OF AGENDA**

**MOTION: By Commissioner Schmidt and seconded by Commissioner Heath 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 OCTOBER 15, 2024**

- **Recommendation:** Commission approve the October 15, 2024 Minutes.

### **2. APPROVAL OF THE 2025 MEETING SCHEDULE**

- **Recommendation:** Commission approve the 2025 Meeting Schedule.

**MOTION:** By Commissioner Carranza 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**

### **3. 2650 EL CAMINO REAL (FENCE FACTORY)**

The project is a request for an Amendment to Conditional Use Permit (CUP2000-0002) to allow onsite cleaning of portable restrooms on APN 049-201-024. (AMND24-0078)

**CEQA:** The proposed project is consistent with previously adopted Mitigated Negative Declaration 2000-0008.

- **Recommendation:** Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving an Amendment to Conditional Use Permit 2000-0002 to allow the cleaning of portable restrooms as an auxiliary to an existing contract construction material yard, based on findings and subject to conditions of approval.

## **DISCLOSURE OF EX PARTE COMMUNICATIONS:**

None

Assistant Planner Mountain presented the staff report; he and Planning Manager Gleason answered questions from the Commission.

## **PUBLIC COMMENT**

The following member of the public spoke: Brent Benado (Fence Factory).

Staff and Mr. Benado answered questions from the Commission.

Commissioner Carranza stated for the record that she encourages that the applicant will keep to the times in the morning because of the public comment, that we need to keep an eye out on the greywater. Commissioner Schmidt stated that he trusts that the applicant will do what he can.

***Chairperson Keen closed the Public Comment period.***

**MOTION: By Commissioner Hughes and seconded by Vice Chairperson van den Eikhof to adopt PC Resolution 2024-0020 approving an Amendment (AMND24-0078) to Conditional Use Permit 2000-0002 to allow the cleaning of portable restrooms as an auxiliary use to an existing contract construction material yard at 2650 El Camino Real on APN 049-201-024, based on findings and subject to conditions of approval.**

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

**4. 4701 EL CAMINO REAL (GRAND OAKS PASEO)**

The project is a Tentative Tract Map (TTM) which proposes a 1 parcel subdivision for condominium purposes on Lot 31 of Tract 3141 with 3 total condo units on APN 029-274-031. (SBDV24-0063)

CEQA: The proposed project is consistent with previously adopted Mitigated Negative Declaration 2005-0063.

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving TTM 3326 for an airspace subdivision of Lot 31 to create two residential and one commercial airspace on a shared common lot, based on findings and subject to conditions of approval.

**DISCLOSURE OF EX PARTE COMMUNICATIONS:**

Commissioner Carranza recognizes that she has spoken to a member in the audience, and is glad that they are here.

Planner Mountain provided the staff report; he and Planning Manager Gleason answered questions from the Commission.

**PUBLIC COMMENT**

None

***Chairperson Keen closed the Public Comment period.***

**MOTION:** By Vice Chairperson van den Eikhof and seconded by Commissioner Carranza to adopt PC Resolution 2024-0021 approving Tentative Tract Map 3326 (SBDV24-0063) for an airspace subdivision of Lot 31 to create two residential and one commercial airspace condominiums on a shared common lot, based on findings, and subject to conditions of approval.

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

**COMMISSIONER COMMENTS AND REPORTS**

Chairperson Keen inquired about Airbnb's and the recent Council meeting. Staff answered her question.

**DIRECTOR'S REPORT**

Planning Manager Gleason stated that the next meeting will be held on December 17, 2024, and will include Del Rio Ranch and a mixed-use project on Morro Road. Planning Manager Gleason also stated that staff is working on the General Plan Update and the Zoning Code Update. Staff will host some open houses after the first of the year.

**ADJOURNMENT – 7:18 p.m.**

The next regular meeting will be held on December 17, 2024 at City Hall, Council Chambers, 6500 Palma Ave., Atascadero, CA.

**MINUTES PREPARED BY:**



Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 12/17/24