



# CITY OF ATASCADERO CITY COUNCIL

## MINUTES

Tuesday, November 12, 2024

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

**City Council Regular Session:**

**6:00 P.M.**

### **REGULAR SESSION — CALL TO ORDER: 6:00 P.M.**

Mayor Moreno called the meeting to order at 6:00 P.M. and Mayor Pro Tem Funk led the Pledge of Allegiance.

### **ROLL CALL:**

Present: Council Members Bourbeau, Dariz, Newson, Mayor Pro Tem Funk, and Mayor Moreno

Absent: None

Others Present: None

Staff Present: City Manager Jim Lewis, Assistant City Attorney Craig Steele, Police Chief Dan Suttles, Fire Chief Casey Bryson, Public Works Director Nick DeBar, Public Works Analyst Ryan Betz, Community Development Director Phil Dunsmore, Planning Manager Kelly Gleason, Community Services & Promotions Director Terrie Banish, Deputy City Manager – IT Luke Knight, and Deputy City Clerk Amanda Muther

### **PRESENTATIONS:**

#### **1. Introduction to Central Coast Community Energy (3CE)**

Central Coast Community Energy's Chief Communications Officer, Catherine Stedman, gave a presentation about the City of Atascadero's enrollment in 3CE.

### **A. CONSENT CALENDAR:**

#### **1. City Council Draft Minutes – October 22, 2024, Regular Meeting**

- Recommendation: Council approve the October 22, 2024, City Council Regular Meeting Minutes. [City Clerk]

**PUBLIC COMMENT:**

*Mayor Moreno opened the Public Comment period.*

The following persons spoke on this item: None.

*Mayor Moreno closed the Public Comment period.*

**MOTION BY:** Bourbeau

**SECOND BY:** Funk

**1. Approve the Consent Calendar.**

AYES (5): Bourbeau, Dariz, Newsom, Funk, and Moreno

**Passed 5-0**

**UPDATES FROM THE CITY MANAGER:**

City Manager Lewis gave an update on projects and events within the City.

**COMMUNITY FORUM:**

The following persons spoke during Community Forum: Dave Garley, Geoff Auslen, Austin Solheim and Wendy Lewis

**B. PUBLIC HEARINGS:**

**1. Emergency Shelter Overlay Zone Amendment (ECHO Expansion Project)**

- Fiscal Impact: None
- Recommendations: Planning Commission recommends Council:
  1. Introduce for first reading, by title only, a Draft Ordinance amending Atascadero Municipal Code Title 9 Chapter 3 Article 23 ES (Emergency Shelter) Overlay Zone text;
  2. Adopt a Draft Resolution approving amendments to the Conditional Use Permit (PLN 2014-1492) and the Operations and Management Plan for the El Camino Homeless Organization (ECHO) to allow for an expansion of an existing shelter and programs located at 6370 Atascadero Avenue. [Community Development]

Ex Parte:

Mayor Moreno reported that the City Council had received approximately 15-20 emails regarding the item, largely in favor and a couple expressing concerns.

Council Member Newsom reported that she had a tour of the ECHO Homeless Shelter, met with ECHO staff, spoke with citizens regarding emails they sent in, and other residents regarding noticing with Planning Commission.

Council Member Funk reported attending meetings at ECHO looking at and discussing plans for the shelter, receiving concerns regarding homelessness as a member of HSOC, and talking with a few individuals expressing concerns about the project.

Council Member Bourbeau reported that he met with staff at ECHO. He also reported speaking with Mr. DeCou’s neighboring property owner, School Superintendent Mr. Butler, and Atascadero Bible Church’s Executive Pastor, Shaun Russell.

Council Member Dariz reported that he met with ECHO staff and went over the plans.

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Mayor Moreno reported that she met with ECHO staff and went over the plans and speaking with a member of the public expressing concerns about the project.

Community Development Director Dunsmore gave the presentation. He and Police Chief Suttles answered questions from the Council. Austin Solheim and Wendy Lewis of ECHO also gave presentations and answered questions from the City Council.

**PUBLIC COMMENT:**

***Mayor Moreno opened the Public Comment period.***

The following persons spoke on this item: Jay DeCou, John Sanders, Daniel Reich, Babett DeCou, Mike Zappas, Kelly Hedley, Lori Ferguson, Linda Valchine, Biz Steinberg, Tom O'Malley, Andrew Hayes, Kara Woodruff, Geoff Auslen and Max Zappas

***Mayor Moreno closed the Public Comment period.***

**MOTION BY:** Funk  
**SECOND BY:** Newsom

**1. Approve staff's recommendations to:**

- 1. Introduce for first reading, by title only, a Draft Ordinance amending Atascadero Municipal Code Title 9 Chapter 3 Article 23 ES (Emergency Shelter) Overlay Zone text;**
- 2. Adopt Resolution No. 2024-063 approving amendments to the Conditional Use Permit (PLN 2014-1492) and the Operations and Management Plan for the El Camino Homeless Organization (ECHO) to allow for an expansion of an existing shelter and programs located at 6370 Atascadero Avenue with the following changes to the Conditions of Approval and the Operations and Management Plan:**
  - The maximum on the meal program be 100 persons, occurring effective on the issuance of the certificate of occupancy for the expanded shelter services.**
  - Adding a requirement that ECHO hold at least one (1) neighborhood meeting each calendar year with City staff and the Police Department for accountability.**
  - Amend the shower program language such that, there shall be up to 15 hours of shower availability per week, and the start time shall not be earlier than 4 P.M. on school days.**

**AYES (5):** Bourbeau, Dariz, Newsom, Funk, and Moreno

***Passed 5-0***

Deputy City Clerk Muther read the title of the Ordinance:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, AMENDING THE ATASCADERO MUNICIPAL CODE TITLE 9, CHAPTER 3, ARTICLE 23 (EMERGENCY SHELTER) OVERLAY ZONE AND DETERMINING THIS ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**EMERGENCY SHELTER OVERLAY ZONE AMENDMENTS  
EL CAMINO HOMELESS ORGANIZATION  
(AMND24-0060 & ZCH24-0061)**

**MOTION BY:** Bourbeau  
**SECOND BY:** Funk

- 2. Direct the City Manager to work with ECHO and City staff on a meaningful public engagement process and report the results with said process within six (6) months of the issuance of the building permit.**

AYES (5): Bourbeau, Dariz, Newsom, Funk, and Moreno

***Passed 5-0***

*Mayor Moreno recessed the Meeting at 9:06 P.M.*

*Mayor Moreno reconvened the Meeting with all present at 9:18 P.M.*

**2. CEQA Thresholds Ordinance (ZCH23-0061)**

- Fiscal Impact: It is intended that the proposed code amendments will reduce staff time, resulting in nominal cost savings to both staff and applicants within the development review process.
- Recommendations: Planning Commission recommends Council:
  1. Introduce for first reading, by title only, Draft Ordinance A to amend Title 9 (Planning and Zoning Code) to adopt discretionary review thresholds and standards for hillsides, historic and archaeological resources, and watercourse adjacent areas; and
  2. Introduce for first reading, by title only, Draft Ordinance B to approve a Zoning Map Amendment to remove the Historic Site (HS) Overlay Zone from certain properties containing colony homes and apply the Historical Site (HS) Overlay Zone to State and Federally registered historic resources; and
  3. Adopt Draft Resolution adopting a generalized local historic resources list. [Community Development]

Ex Parte: None.

Community Development Director Dunsmore, Planning Manager Gleason and MIG Consultant Genevieve Sharrow, gave the presentation and answered questions from the City Council. Public Works Director DeBar also answered questions from the Council.

**PUBLIC COMMENT:**

***Mayor Moreno opened the Public Comment period.***

The following persons spoke on this item: Audrey Taub

***Mayor Moreno closed the Public Comment period.***

**MOTION BY:** Bourbeau  
**SECOND BY:** Funk

1. **Approve the Planning Commission’s recommendation, as is, including the 12,500 foot limit regarding the hillside portion and introducing for first reading, by title only, Draft Ordinances A and B and Resolution No. 2024-064 adopting a generalized local historic resources list.**

Deputy City Clerk Muther read the titles of the Ordinances:

**DRAFT ORDINANCE A**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA,  
AMENDING TITLE 9: PLANNING & ZONING, TO ADOPT DISCRETIONARY REVIEW  
THRESHOLDS AND STANDARDS FOR HILLSIDES, HISTORIC AND  
ARCHAEOLOGICAL RESOURCES, AND WATERCOURSE ADJACENT AREAS**

**DISCRETIONARY REVIEW THRESHOLDS AND STANDARDS  
(ZCH23-0061)**

**DRAFT ORDINANCE B**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA,  
APPROVING A ZONING MAP AMENDMENT TO REMOVE THE HISTORIC SITE  
(HS) OVERLAY ZONE FROM CERTAIN PROPERTIES CONTAINING COLONY  
HOMES AND APPLY THE HISTORIC SITE (HS) OVERLAY TO STATE AND  
FEDERALLY REGISTERED HISTORIC RESOURCES**

**HISTORIC SITE OVERLAY ZONING MAP AMENDMENTS  
(ZCH-0061)**

AYES (5): Bourbeau, Dariz, Newsom, Funk, and Moreno

***Passed 5-0***

**3. 2025 Community Development Block Grant Draft Recommendations**

- Fiscal Impact: Approval of Atascadero’s total 2025 CDBG allocation would result in the estimated revenue and expenditure of \$146,534 of CDBG funds.
- Recommendation: Council develop and adopt draft recommendations for the 2025 Community Development Block Grant (CDBG) funds. [Public Works]

Ex Parte: None.

Public Works Analyst Betz gave the presentation and answered questions from the City Council. Public Works Director DeBar and Community Services and Promotions Director Banish also answered questions from the Council.

**PUBLIC COMMENT:**

***Mayor Moreno opened the Public Comment period.***

The following persons spoke on this item: Geoff Auslen and Austin Solheim

***Mayor Moreno closed the Public Comment period.***

**MOTION BY:** Bourbeau  
**SECOND BY:** Newsom

**1. Adopt the following recommendations for the 2025 Community Development Block Grant (CDBG) funds:**

<b>Sidewalk &amp; Accessibility Improvements Project</b>	<b>\$ 95,248.00</b>
<b>City of Atascadero – Youth Scholarships</b>	<b>\$ 12,520.00</b>
<b>El Camino Homeless Organization</b>	<b>\$ 9,460.00</b>
<b>City Program Administration Costs</b>	<b>\$ 10,257.00</b>
<b>County Program Administration Costs</b>	<b>\$ 19,049.00</b>
<b>TOTAL 2025:</b>	<b>\$146,534.00</b>

AYES (5): Bourbeau, Dariz, Newsom, Funk, and Moreno

***Passed 5-0***

The Mayor asked for a motion to go past 11 P.M. before moving on to the next item on the agenda.

**MOTION BY:** Bourbeau  
**SECOND BY:** Newsom

**1. Approve continuing the City Council Meeting beyond 11 P.M.**

AYES (5): Bourbeau, Dariz, Newsom, Funk, and Moreno

***Passed 5-0***

**C. MANAGEMENT REPORTS:**

**1. General Plan Update – Policy Discussion**

- Fiscal Impact: None
- Recommendation: Council receive an update on the General Plan Update project, provide direction to staff on policy questions, and inform the Council and Community of next steps. [Community Development]

Community Development Director Dunsmore, Planning Manager Gleason and MIG Consultant Dan Amsden gave the presentation and answered questions from the City Council. City Manager Lewis and Public Works Director DeBar also commented on the item.

**PUBLIC COMMENT:**

***Mayor Moreno opened the Public Comment period.***

The following persons spoke on this item: Dave Garley and Ranel Porter

***Mayor Moreno closed the Public Comment period.***

***Council received the update on the General Plan Update project and provided staff with direction on policy questions.***

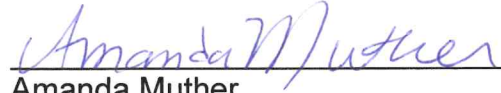
D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS: None.

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None.

**ADJOURNMENT:**

Mayor Moreno adjourned the meeting at 12:08 A.M.

**MINUTES PREPARED BY:**

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Amanda Muther  
Deputy City Clerk

**APPROVED:** 12/10/24