



APPROVED

PS7 APR 19 2022

CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
PLANNING COMMISSION**

## MINUTES

Regular Meeting – Tuesday, March 15, 2022 – 6:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, California

### CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:00 p.m. and Commissioner Schmidt led the Pledge of Allegiance.

### ROLL CALL

Present: **By Teleconference** - Commissioners Anderson, Carranza, Heath, Schmidt, and Chairperson van den Eikhof

Absent: Commissioner Hughes (excused absence)  
Vice Chairperson Keen (*arrived late*)

Vacant: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** –  
Community Development Director, Phil Dunsmore  
Senior Planner, Kelly Gleason  
Associate Planner, Mariah Gasch  
Assistant Planner, Bailey Sullivan

### APPROVAL OF AGENDA

**MOTION: By Commissioner Schmidt and seconded by  
Commissioner Anderson to approve the Agenda.**

***Motion passed 5:0 by a roll-call vote.  
(Vice Chairperson Keen absent)  
(Commissioner Hughes absent)***

## PUBLIC COMMENT

None

*Chairperson van den Eikhof closed the Public Comment period.*

## CONSENT CALENDAR

### 1. APPROVE THE DRAFT MINUTES OF MARCH 1, 2022

- Recommendation: Commission approve the March 1, 2022 Minutes.

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

*Motion passed 5:0 by a roll-call vote.  
(Vice Chairperson Keen absent)  
(Commissioner Hughes absent)*

*Vice Chairperson Keen arrived at 6:06 p.m.*

## PLANNING COMMISSION BUSINESS

None.

## COMMUNITY DEVELOPMENT STAFF REPORTS

None.

**MOTION:** By Commissioner Schmidt and seconded by Commissioner Carranza to change the order of the Agenda due to technical difficulties with the first item, with Item 3 being heard first, then Items 2 and 4.

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

## PUBLIC HEARINGS

### 2. CONDITIONAL USE PERMIT AMENDMENT FOR 8575 EL CENTRO

The proposed project includes a minor Conditional Use Permit Amendment to the Master Plan of Development (Resolution PC1999-044) to build an Accessory Structure/Studio. The project is consistent with previously Certified Mitigated Negative Declaration approved 10/12/99.

Recommendation: Staff's recommendation is to approve the project with conditions. (AMND22-0023).

## **EX PARTE COMMUNICATIONS**

None

Planner Gasch presented the staff report, and she and Director Dunsmore answered questions from the Commission.

## **PUBLIC COMMENT**

The following members of the public spoke: Brighton Hushing-Kline and Mark Dariz.

**MOTION:** By Commissioner Schmidt and seconded by Commissioner Anderson to adopt PC Resolution approving an amendment to the Master Plan of Development (ZCH97005) to allow a detached studio at 8575 El Centro Road, based on findings and subject to Conditions of Approval, with the modification of Condition 10 to strike the condition that says "This shall include the installation of screening vegetation along the rear fence line to screen the structure from adjacent properties to the satisfaction of the CD Department," and strike "Landscaping and irrigation shall be installed prior to requesting a final planning inspection." The Condition will now read "A landscape and irrigation plan shall be included with the building permit submittal."

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

### **3. CONDITIONAL USE PERMIT FOR 8850 SANTA ROSA ROAD**

The proposed project includes a minor Conditional Use Permit to open a Brown Butter Cookie Company bakery service to support online and in-store retail sales. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15332, Class 1 Existing Facilities Projects.

*Recommendation:* Staff's recommendation is to approve the project with conditions. (USE22-0024).

## **EX PARTE COMMUNICATIONS**

None

Planner Sullivan presented the staff report, and she and Director Dunsmore answered questions from the Commission.

## **PUBLIC COMMENT**

The following members of the public spoke: Tracie Hozie attempted to speak, however due to technical difficulties, the Commission could hear her, but she was unable to hear the Commission.

*Chairperson van den Eikhof closed the Public Comment period.*

**MOTION:** By Vice Chairperson Keen and seconded by Commissioner Anderson to adopt PC Resolution approving USE22-0024 to allow a bakery use (manufacturing, repair, and processing-low intensity use) in the Commercial Retail (CR) zone, based on findings and subject to conditions of approval.

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

### **4. ZONE CHANGE FOR 5901 EAST MALL**

The proposed project includes a Planned Development (PD) overlay zone for Centennial Plaza lots. The PD would guide future development towards restaurant and retail development subject to specific design standards. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15305, Class 5 Minor Alterations to land use limitations.

*Recommendation:* Staff's recommendation is to approve the project with conditions. (ZCH22-0022).

## **EX PARTE COMMUNICATIONS**

None

Director Dunsmore presented the staff report, and answered questions from the Commission, and said that if approved, this project will move forward to City Council.

## **PUBLIC COMMENT**

None

*Chairperson van den Eikhof closed the Public Comment period.*

**MOTION:** By Commissioner Anderson and seconded by Commissioner Heath to adopt the PC Resolution, recommending the City Council adopt text amendments to Title 9 establishing a Planned Development 36 overlay zone for the vacant lots surrounding Centennial Plaza at 5901 West Mall, based on

**findings and subject to the future approval of a Master Plan of Development.**

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

**COMMISSIONER COMMENTS AND REPORTS**

None.

**DIRECTOR'S REPORT**

Director Dunsmore polled the Commission members on whether to continue virtual meetings, or meet in person. The Commissioners agreed to meet continue to meet virtually.

Director Dunsmore stated that the Commission will hear SB9 and ADU items on April 5, 2022.

**ADJOURNMENT – 7:38 p.m.**

The next regular meeting is scheduled for April 5, 2022, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

**MINUTES PREPARED BY:**

*Annette Manier*  
Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 4/19/22

