



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, December 5, 2017
6:00 P.M.**

**Historic City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422**

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Duane Anderson
Vice Chairperson Jerel Seay
Commissioner Ryan Betz
Commissioner Mark Dariz
Commissioner Josh Donovan
Commissioner Jan Wolff
Commissioner Tom Zirk

APPROVAL OF AGENDA

PUBLIC COMMENT

*(This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to **three minutes**. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)*

CONSENT CALENDAR

(All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

- 1. APPROVAL OF DRAFT MINUTES OF PLANNING COMMISSION MEETING ON NOVEMBER 21, 2017**
- 2. APPROVAL OF 2018 PLANNING COMMISSION MEETING SCHEDULE**



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PLANNING COMMISSION BUSINESS

COMMUNITY DEVELOPMENT STAFF REPORTS

NONE

PUBLIC HEARINGS

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits, and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant’s representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).)

3. PLN 2014-1519, AMENDMENT PRINCIPAL MIXED-USE PLANNED DEVELOPMENT

Property Owner:	ECR Principal, LLC, 125 S. Bowling Green Way, Los Angeles, CA 90049 and Principal Partners LLC, 555 Ramona Drive, San Luis Obispo, CA 93405
Applicant:	Barry Ephraim, ECR Principal, LLC (125 South Bowling Green Way, Los Angeles, CA 90049
Project Title:	PLN 2014-1519 – CUP 2002-0071 Amendment/ Tentative Tract Map TTM 2014-0107/2017/ ZCH 2017-0187
Project Location:	9105, 9107, 9109 Principal and 9300 Pino Solo, Atascadero, CA 93422 APN 030-491-001, 013, 019, 020 (San Luis Obispo County)
Project Description:	Proposed project includes an Amendment to a previously approved housing & commercial project at the corner of El Camino Real and Principal Ave. A new subdivision (Tentative Tract) Map is proposed to allow a total of 27 detached units, 9 attached multi-family units, and 6 live-work units and a new 8,111 sq. ft. commercial lot on El Camino Real. Modifications to the site design, building designs, and conditions of approval are proposed. The previously approved carwash is within the project area, however no changes are proposed to the carwash. General Plan Designation: Medium Density Residential (MDR), General Commercial (GC) Zoning District: Residential Multi-Family (RMF-10), Commercial Retail (CR), with PD-24 (Planned Development #24) overlay
Proposed Environmental Determination:	The proposed project is consistent with the Environmental Analysis (Mitigated Negative Declaration-MND) previously circulated for the project and certified by the City Council in May 26, 2015. A MND Addendum has been prepared for the project changes.
City Staff:	Callie Taylor, Senior Planner, ctaylor@atascadero.org, Phone: (805) 470-3448



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Recommendation:	<p>Design Review Committee and Staff recommend Planning Commission adopt:</p> <ol style="list-style-type: none"> 1. PC Resolution 2017-A, recommending the City Council approve an Addendum to Certified Mitigated Negative Declaration No. 2015-0001; and, 2. PC Resolution 2017-B, recommending the City Council approve zone text amendments to an adopted Planned Development Overlay Zone (PD-24) (ZCH 2017-0187); and, 3. PC Resolution 2017-C, recommending the City Council approve amendments to Conditional Use Permit 2003-0117 (Master Plan of Development) based on findings and subject to Conditions of Approval and Mitigation Monitoring; and, 4. PC Resolution 2017-D, recommending the City Council approve a 2017 Vesting Tentative Subdivision Map (Tract 3070, TTM 2014-0107/2017), based on findings and subject to Conditions of Approval and Mitigation Monitoring.
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COMMISSIONER COMMENTS AND REPORTS

DIRECTOR’S REPORT

ADJOURNMENT

The next regular meeting will be on December 19, 2017, at 6:00 p.m. at City Hall Council Chambers, 6500 Palma Avenue, Atascadero.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.



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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information (470-3400).

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at 470-3402 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.



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