



**APPROVED**

PSD NOV 17 2020  
CITY OF ATASCADERO  
PLANNING

## **CITY OF ATASCADERO PLANNING COMMISSION**

### **MINUTES**

**Regular Meeting – Tuesday, October 20, 2020 – 6:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, California**

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

Chairperson Dariz called the meeting to order at 6:02 p.m. and Commissioner Zirk led the Pledge of Allegiance.

#### **ROLL CALL**

Present: Commissioners Anderson, Shaw, Keen, Wolff, Zirk, Vice  
Chairperson van den Eikhof and Chairperson Dariz

Absent: None

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore  
Assistant Planner, Mariah Gasch  
Senior Planner, Kelly Gleason  
Associate Planner, John Holder

#### **APPROVAL OF AGENDA**

**MOTION: By Commissioner Anderson and seconded by Vice  
Chairperson van den Eikhof to approve the Agenda.**

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

#### **PUBLIC COMMENT**

None.

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

## **CONSENT CALENDAR**

### **1. DRAFT MINUTES OF SEPTEMBER 15, 2020**

- Recommendation: Commission approve the September 15, 2020, Minutes.

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

*Motion passed 6:0:1 by a roll-call vote.  
(Commissioner Wolff abstained due to her absence from the last meeting.)*

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

None

## **PUBLIC HEARINGS**

(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).)

### **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.

### **2. TENTATIVE PARCEL MAP, LOT LINE ADJUSTMENT, AND ROAD ABANDONMENT FOR 2930 AND 2945 RAMONA ROAD**

The proposed project consists of a Tentative Parcel Map that includes a right-of-way abandonment. The project qualifies for a Class 15 Categorical Exemption under CEQA Section 15315, for minor land divisions.

Ex Parte Communications:

Recommendation: Approve the project with conditions. (SBDV20-0047)

## **EX PARTE COMMUNICATIONS**

None

Planner Holder presented the staff report. Director Dunsmore, Planner Gleason and Planner Holder answered questions from the Commission.

## **PUBLIC COMMENT**

The following member of the public spoke during public comment: Dennis Schmidt. Mr. Schmidt had asked Planner Holder some questions via email earlier, and Mr. Holder addressed his questions. Applicant Schmidt was in agreement with staff's recommendations.

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

It was noted that on Page 16, Conditions 7 and 8 are missing, and this is a typo, not missing conditions.

**MOTION:** By Commissioner Anderson and seconded by Commissioner Zirk to approve the Draft Resolution 2020 recommending the City Council approve a Tentative Parcel Map AT20-0013 that includes an abandonment of a portion of Ramona Road right-of-way and dedication on AT 2390 AND 2945 Ramona Road (APN 049-212-001 and APN 049-211-038) based on findings and subject to conditions of approval, and with an added condition that the applicant will work with the City Engineer to determine the type and placement of monuments, and to modify Condition 14 to remove the word centerline.

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

### **3. VESTING TENTATIVE TRACT MAP AND MASTER PLAN OF DEVELOPMENT FOR 1827 AND 1843 EL CAMINO REAL**

The proposed project consists of a proposed Vesting Tentative Tract Map and Master Plan of Development for a 6-lot residential subdivision. This is being processed as a reconsideration of a previously approved but expired project as no significant changes are proposed and no code changes effecting the project have been enacted since the original approval. The project is consistent with the certified Final EIR for the Del Rio Road Commercial Specific Plan and subsequent addendums.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (RECON20-0078)

## **EX PARTE COMMUNICATIONS**

None

Planner Gleason presented the staff report and stated a correction to page 27 that the APN# listed in the first paragraph should read 049-102-032. Director Dunsmore and Planner Gleason answered questions from the Commission.

#### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Patti Whelen, who stated that she is in agreement with staff's recommendations.

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

**MOTION:** By Commissioner Anderson and seconded by Commissioner Wolff to approve Draft Resolution 2020 approving a Conditional Use Permit (Master Plan of Development) and Vesting Tentative Subdivision Map (Tract 3147) for the Annex residential project APN 049-102-032, 049-102-020 at 1843 and 1827 El Camino Real, based on findings and subject to conditions of approval, with the corrected APN's listed as stated above.

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

#### **4. 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

The Housing Element is part of the City's General Plan and provides a policy framework to further a wide variety of housing throughout the City in compliance with State law.

Ex Parte Communications:

Recommendation: Approve the project with conditions. (CPP19-0067)

#### **EX PARTE COMMUNICATIONS**

None

Planner Gleason introduced Genevieve Sharrow, Housing Consultant, who presented the staff report.

Ms. Sharrow, Director Dunsmore and Planner Gleason answered questions from the Commission. Once this is approved, it will move on to City Council on November 10, 2020.

#### **PUBLIC COMMENT**

None

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

**MOTION:** By Commissioner Zirk and seconded by Commissioner Keen to approve Draft Resolution 2020 recommending that the City Council adopt the 2020-2028 Housing Element Update based on findings and subject to conditions of approval.

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

**COMMISSIONER COMMENTS AND REPORTS**

Commissioner Zirk complimented the Community Development staff on the permitting process.

**DIRECTOR'S REPORT**

Director Dunsmore stated that meeting on November 3, 2020 is cancelled, and the next meeting will be on November 17, 2020.

**ADJOURNMENT – 7:14 p.m.**

The next regular meeting is scheduled for **November 17, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

**MINUTES PREPARED BY:**



Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 11/17/2020