

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Planning Commission Meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to pc-comments@atascadero.org by 5:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

If you would like to view presentations provided during the meeting, you may access them by clicking on the following link:

<https://us02web.zoom.us/j/82906622329?pwd=NE1LYlowdU9oUzZDOVNKTjZTOTHMUT09>

Meeting ID: 829 0662 2329

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Planning Commission agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Planning 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 by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours once City Hall is open to the public following the termination of the Shelter at Home Order.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

REGULAR MEETING
Tuesday, January 19, 2021
6:00 P.M.

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

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Vacant
Vice Chairperson Jeff van den Eikhof
Commissioner Duane Anderson
Commissioner Tori Keen
Commissioner Michael Shaw
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. DRAFT MINUTES OF NOVEMBER 17, 2020

- Recommendation: Commission approve the November 17, 2020, Minutes.

2. APPROVAL OF FINAL MAP 20-0017 FOR 7900 CURBARIL AVE.

- Recommendation: Commission approve Final Map AT18-0111.

WEBSITE: www.atascadero.org



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Commission Website.



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.

COMMISSIONER COMMENTS AND REPORTS**DIRECTOR'S REPORT****ADJOURNMENT**

The next regular meeting will be held on February 2, 2021, at 6:00 p.m.

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.

WEBSITE: www.atascadero.org



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Commission Website.





CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, November 17, 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 6:11 p.m. and Commissioner Wolff led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Zirk (excused absence)

Others Present: Recording Secretary, Annette Manier

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

APPROVAL OF AGENDA

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

Motion passed 6:0 by a roll-call vote.

PUBLIC COMMENT

Commissioners received an email from Sara Kreowski about charging stations (Exhibit A).

Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR**1. DRAFT MINUTES OF OCTOBER 20, 2020**

- Recommendation: Commission approve the October 20, 2020, Minutes.

MOTION: By Commissioner Wolff and seconded by Commissioner Keen to approve the Consent Calendar.

Motion passed 6:0 by a roll-call vote.

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).)

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2. MIXED-USE DEVELOPMENT PROJECT AT 3710 EL CAMINO REAL

The proposed project consists of proposed mixed-use development which includes three (3) mixed-use buildings with a total of six (6) 2nd floor residential units and 1st floor commercial spaces. The project includes private open space areas and approximately 27 parking spaces. The applicant is requesting a variance to reduce the side-setback landscape buffer requirement and a reduction of one (1) parking space based on an Atascadero Municipal Code parking reduction.

Ex Parte Communications:

Recommendation: Approve the project with conditions. (DEV19-0124)

EX PARTE COMMUNICATIONS

None

Planner Holder presented the staff report. Director Dunsmore and Planner Holder answered questions from the Commission. Planner Holder stated that on Condition 14, there is a correction, and the density bonus language should be removed.

PUBLIC COMMENT

The following member of the public spoke during public comment: Corey Cook, Aaron Gannage, and Jana Slezakova (who also submitted written comments after the meeting started (Exhibit B)).

Chairperson Dariz closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Wolff to approve the Draft Resolution 2020 approving a Conditional Use Permit including a parking reduction, Variance, and Tree Removal Permit to allow for a vertical mixed-use project at 3710 El Camino Real on APN 049-221-016, based on findings and subject to conditions of approval, with a change to Condition 14 to remove the density bonus language.

Motion passed 6:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the meeting on December 1, 2020 will be cancelled, and the next meeting will be on December 15, 2020.

Director Dunsmore spoke about Exhibit A, the email regarding a complaint about the NW corner of El Camino Real/Traffic Way, and the community plaza area in the La Plaza project.

ADJOURNMENT – 7:11 p.m.

The next regular meeting is scheduled for **December 15, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:
Exhibit A – Email from Sara Kreowski
Exhibit B – Email from Jana Slezakova



Atascadero Planning Commission

Staff Report – Public Works Department

Parcel Map AT 18-0111 (7900 Curbaril Avenue) Mannon (DEV18-0124/FMP20-0017)

RECOMMENDATION:

Commission approve Parcel Map AT 18-0111.

DISCUSSION:

Tentative Parcel Map AT 18-0111 (DEV18-0124) was approved by the Planning Commission on October 15, 2019 (PC Resolution 2019-0030). The Tentative Parcel Map authorized the subdivision of one existing parcel (7900 Curbaril Avenue) into four (4) residential lots. Staff has coordinated with the subdivider (Mannon) to ensure that Tentative Parcel Map Conditions of Approval have been satisfied.

Requirements for Off-site Improvements

Off-site improvements required for the subdivision include frontage improvements comprised of a five-foot wide integral sidewalk, curb and gutter, a new driveway approach, and road widening. These improvements will be constructed during or prior to the construction for the first building permit issued.

On-site (shared) improvements

On-site improvements shared by the parcels include an access driveway, shared parking, fire department turn-around, grading, drainage facilities, and utilities. These improvements will be constructed to serve individuals lots but in a manner that will not require construction on developed lots.

A covenant to install public improvements upon the request of the City of Atascadero has been executed and will be recorded to ensure any buyers of any lots of the improvements required and timing thereof.

Conclusion

The City Engineer and Community Development Director have reviewed the Parcel Map and Conditions of Approval and find the Parcel Map to be in substantial conformance with the approved Tentative Parcel Map. Pursuant to California Government Code Title 7, Division 2, the approving legislative body (Planning Commission) shall not deny a Parcel Map provided it finds the Parcel Map is in substantial conformance with the previously approved Tentative Parcel Map.

If approved, the Parcel Map will be delivered to the County Recorder for recordation.

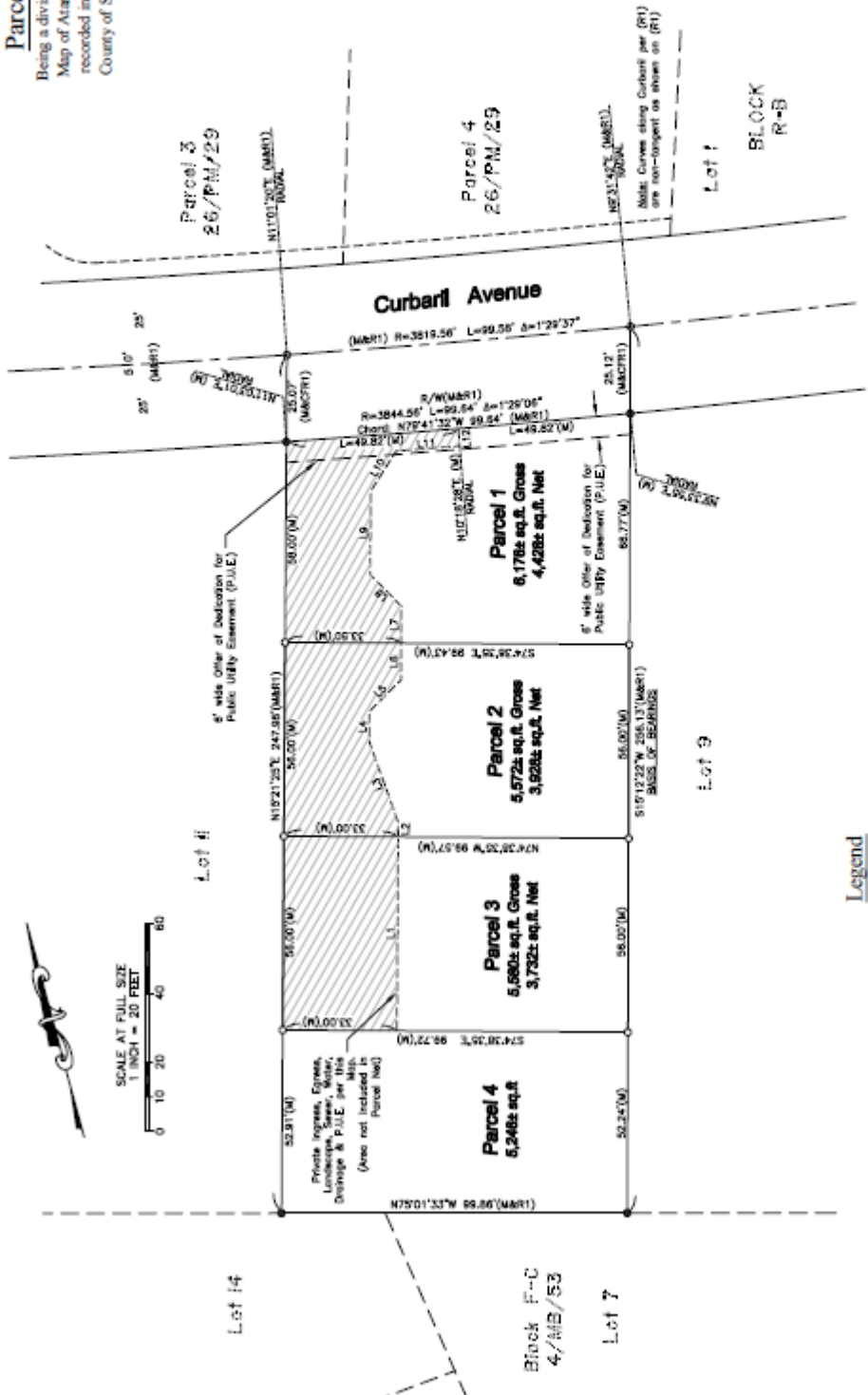
ATTACHMENT:

Parcel Map AT 18-0111.

Parcel Map AT 18-0111

Being a division of Lot 10 of Block F-C of the Map of Atascadero in the City of Atascadero, as recorded in Book 4 of Maps, at Page 53, in the County of San Luis Obispo, State of California.

Course	Length	Direction
L1	56.00	N10°21'25"E
L2	4.31	N10°21'25"E
L3	24.67	N4°47'47"W
L4	8.82	N10°21'24"E
L5	12.73	N60°21'25"E
L6	10.71	N10°21'24"E
L7	10.71	N10°21'24"E
L8	12.73	S09°38'25"W
L9	24.24	N10°21'24"E
L10	13.82	N47°16'20"E
L11	18.46	S09°35'17"E
L12	5.00	N10°16'25"E



Basis of Bearings

The Basis of Bearings for this survey is the East line of Lot 10 between two found monuments as shown on (R1) having a bearing of S10°12'22"W.

All measured distances within Parcel are GRS. Modified measured distances shown by 1,000,000 to obtain ground distances. Distances shown are measured unless otherwise noted.

Legend

- - Indicates Found 1" Iron Pipe with 2" Aluminum Cap stamped "S 7571" per (R1)
- - Indicates Set 1" Iron Pipe with 1.5" Aluminum Cap stamped "S 7571" unless otherwise noted
- - Indicates Found 1" Iron Pipe with 2" Aluminum Cap stamped "S 7571" per (R1)
- M - Indicates measured data
- FD - Found Monument as noted
- GRS - Ground Reference Station
- GRW - Calculated From Record...
- BECDMS DATA 50280225
- (R1) - Indicates record data per 114/15/83 (RCS0)

Pacific Coast Survey & Design Group, Inc.

935 Riverside Avenue #10
Paso Robles, California 93446
(805) 238-9881 • www.pcsg.us
Project File: 115004pa.dwg
Sheet 2 of 2
Print Annotation File: M001578900(11)

