



**APPROVED**

MAR 2 2021 P57

**CITY OF ATASCADERO  
PLANNING**

**CITY OF ATASCADERO  
PLANNING COMMISSION**

## **MINUTES**

**Regular Meeting – Tuesday, February 16, 2021 – 6:00 P.M.  
City Hall (Teleconference)  
6500 Palma Avenue, Atascadero, California**

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

Vice Chairperson van den Eikhof called the meeting to order at 6:01 p.m. and Commissioner Keen led the Pledge of Allegiance.

### **ROLL CALL**

Present: **By Teleconference** - Commissioners Anderson, Betz, Carranza, Keen, McIntyre, Schmidt, and Vice Chairperson van den Eikhof

Absent: None

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, John Holder  
Assistant Planner, Mariah Gasch

### **APPROVAL OF AGENDA**

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

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

### **PUBLIC COMMENT**

None.

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

## **CONSENT CALENDAR**

Commissioner Keen noted that she had not been at the February 2, 2021 meeting and would be abstaining.

### **1. DRAFT MINUTES OF FEBRUARY 2, 2021**

- Recommendation: Commission approve the February 2, 2021 Minutes.

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

***Motion passed 6:0:1 by a roll-call vote.  
(Keen abstained)***

## **PLANNING COMMISSION BUSINESS**

### **A. Election of Chairperson and Vice Chairperson**

The Commission will select a Chairperson and Vice Chairperson.

Vice Chairperson van den Eikhof accepted nominations for Chairperson.

**MOTION: By Commissioner Keen and seconded by Commissioner Schmidt to nominate Vice Chairperson van den Eikhof as Chairperson. Vice Chairperson van den Eikhof accepted the nomination.**

Chairperson van den Eikhof accepted nominations for Vice Chairperson.

**MOTION: By Chairperson van den Eikhof and seconded by Commissioner Schmidt to nominate Commissioner Keen as Vice Chairperson. Commissioner Keen accepted the nomination.**

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

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

### **2. Greenhouse Gas Inventory Report Findings Summary – CPP21-0005**

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

It was noted that City of Hollister should be replaced with City of Atascadero in the GHG Inventory Report.

No action was taken by the Commission.

## **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.

### **3. TENTATIVE PARCEL MAP (TPM) FOR 4905 TRAFFIC WAY**

The proposed project consists of a TPM for the conversion of three existing units into condominiums. The applicant is requesting an exception to the landscape standards. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption under CEQA Section §15301, Existing Facilities.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (SBDV20-0048)

## **EX PARTE COMMUNICATIONS**

None

Director Dunsmore stated that the applicant spoke with staff today, and will be asking the Commission for changes to the conditions.

Planner Gasch presented the staff report and she and Director Dunsmore answered questions from the Commission. Planner Gasch added language to Condition 11 (Exhibit A), and the applicant is requesting changes as show in (Exhibit B).

## **PUBLIC COMMENT**

The following members of the public spoke: Steven Pascal and Mike Bertaccini.

Mr. Pascal stated that because this site is industrial, he has only has 32-feet to the building, so there is no need for curb (not feasible) and he would like to change the landscape requirement from 10% to 8% which is more fitting for this property. Mr. Bertaccini discussed drainage on the site.

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

**MOTION: By Commissioner Schmidt and seconded by Commissioner McIntyre to adopt PC Resolution approving Tentative Parcel Map AT20-**

0055 (SBDV20-0048), a request to establish three (3) commercial airspace condominium units based on findings and subject to conditions of approval, with adoption of the applicant's request to change Condition 11 as an alternative to a) eliminate the 2' planter and expanded landscape planters strip along the frontage, b) include the verbiage that states no landscaping shall be planted in the City right-of-way, and c) approve reduced landscape from 10% to 8%.

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

### **COMMISSIONER COMMENTS AND REPORTS**

None

### **DIRECTOR'S REPORT**

Director Dunsmore stated that Strategic Planning will take place this weekend. Director Dunsmore stated that future projects coming to the Commission will be Affordable Housing and the General Plan.

### **ADJOURNMENT – 7:35 p.m.**

The next regular meeting is scheduled for March 2, 2021, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

### **MINUTES PREPARED BY:**



Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 3/2/21

The following Exhibits are available in the Community Development Department:  
Exhibit A – Revised Conditions of Approval  
Exhibit B – Applicant's suggested changes to conditions