



APPROVED

JUN 1 2021

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CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO PLANNING COMMISSION

MINUTES

**Regular Meeting – Tuesday, May 18, 2021 – 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 Keen led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner McIntyre (excused absence)

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 Vice Chairperson Keen to approve the Agenda.

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

PUBLIC COMMENT

None

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF MAY 4, 2021

- Recommendation: Commission approve the May 4, 2021, Minutes.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Carranza to approve the Consent Calendar.

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

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT FOR 9081 LA PAZ ROAD

The proposed project is to allow an oversized accessory structure. This project qualifies for a Class 3 Categorical Exemption under CEQA Section 15303 for new construction of small structures.

Ex Parte Communications:

Recommendation: Approve the project based on findings and conditions (USE21-0034)

EX PARTE COMMUNICATIONS

Commissioner Schmidt – Looked up the parcel on Google Earth and the surrounding area.

Planner Gasch presented the staff report, and stated that staff has added a condition to add additional landscaping, which is included in the Resolution.

PUBLIC COMMENT

The following member of the public spoke: Chris Towers.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Hughes to adopt PC Draft Resolution approving a Conditional Use Permit to allow the construction of an oversized accessory structure, located at 9081 La Paz (APN 031-161-004) based on findings and subject to conditions of approval.

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

3. CONDITIONAL USE PERMIT FOR 5075 CASCABEL ROAD

The proposed project is to allow more than two accessory structures. This project qualifies for a Class 3 Categorical Exemption under CEQA Section 15303 for new construction of small structures.

Ex Parte Communications:

Recommendation: Approve the project based on findings and conditions. (USE21-0035)

EX PARTE COMMUNICATIONS

None

Planner Holder presented the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Tim Wetzel, Rick Derevan, and Sally Derevan.

All public comment received in advance of the meeting was forwarded to the Commission and will be made part of the administrative record by Recording Secretary Manier. The following emails were read into the record by Recording Secretary Manier:

Rick Derevan (Exhibit A)

Darcy Wetzel (Exhibit B)

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Hughes and seconded by Vice Chairperson Keen to adopt the PC Resolution approving USE 21-0035 to allow more than two accessory structures on a residential property at 5075 Cascabel Road (APN 054-091-019), based on findings and subject to conditions of approval with a modified condition #4 to state that all phases (Phases 1, 2, and 3) shall be valid for 24 months, and that if after 24 months, the applicant can apply for an extension.

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

COMMISSIONER COMMENTS AND REPORTS

Commissioner van den Eikhof stated that he might be absent from the next meeting.

Commissioner Carranza stated that she is excited about the Equality Mural Projects that were recently approved in the downtown area.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the next hearing, which will include the Del Rio Ranch project.

Director Dunsmore stated that it is possible that the City might start opening meetings back up in person, on or around mid-June, as Covid-19 requirements change through the State. More details will be coming soon.

ADJOURNMENT – 7:56 p.m.

The next regular meeting is scheduled for June 1, 2021, 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 (Rick Derevan)

Exhibit B (Darcy and Tim Wetzel)

Adopted 6/1/21

From: Rick Derevan
Sent: Monday, May 17, 2021 10:11 PM
To: Planning Commission Public Comments
Subject: Agenda Item 3., Use Permit for 5075 Cascabel Road (Wetzel)

DISTRIBUTED
P.D., J.H., P.C.



These comments are submitted by Rick & Kathi Derevan, owners of the property at Road, and Sally Derevan, who has a life estate in the home at which is part of the parcel. Sally Derevan has lived on this property since 1999, and Rick and Kathi Derevan since 2006. Permitting three accessory buildings in the small pasture immediately adjacent to their property will create noise, dust, aesthetic issues, a decline in property values, and would be inconsistent with the neighborhood.

1. This is a zoning change in the guise of a CUP. Current zoning permits only two accessory buildings; this proposal seeks to allow four (solar trellis, stable, storage, and workshop), all close to and plainly visible from our property, not counting the accessory dwelling unit already on the applicants' property. Too many buildings concentrated in one area will change the character of the area. Moreover, the proposed location would have the most adverse impact on us, and the least impact on the applicants' residence. While the report states that the applicants' parcel is 3.3 acres, it does not highlight that at least half the property is steep hillside, and all three structures that are the subject of this application are planned to be in a small pasture (estimated to be less than 1/2 acre), immediately adjacent to the residence at 5015. (The report says the structures are "behind" the applicants' principal residence. But the principal residence is perpendicular to the street, meaning that the proposed structures are not blocked from view by the principal residence, but are between that residence and the 5015 home, visible from both our property and the street.)

2. The proposed workshop in particular, should be denied. If not denied, the following conditions should be imposed:

a.
The commission should require it to be located either adjacent to the solar trellis, i.e., on the far side of the pasture from the home at 5015 Cascabel, or, preferably on the far side of the existing residence, where the nearest neighbor is several hundred feet away. As proposed, a five-foot setback would simply be too close to the bedroom at 5015.

b.
Metal structures are not the norm in this neighborhood. Further, there are no conditions to limit noise, to require soundproofing of the workshop, to screen, or to site any openings away from the residence at 5015 Cascabel. The board should not approve an un-soundproofed metal structure, regardless of its location.

c.

Approving a proposed substantial structure five years in advance is not appropriate. More importantly, approval should not grant flexibility to increase the proposed size of the workshop “based on code amendments currently in process.” In that event, we lose the right to object based on relevant conditions to what actually is planned to be built. Approval now would lock-in a nonconforming structure without regard to conditions which may change over time.

[Please confirm receipt of this e-mail. Thank you.]

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**

From: Darcy Wetzel
Sent: Monday, May 17, 2021 9:56 PM
To: Planning Commission Public Comments
Subject: CUP Agenda item #3
Attachments: Permit Letter.docx

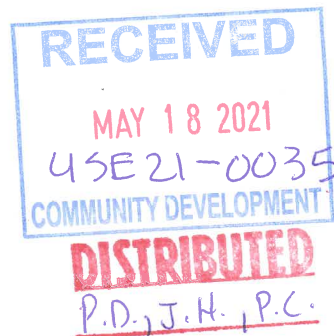
Attached below is a letter of comment from the applicants Darcy and Tim Wetzel for Agenda item number 3. Conditional Use Permit for 5075 Cascabel Road.

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Darcy Wetzel
Coast Union High School
Agriculture Teacher

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.



Agenda Item Number : 3

Conditional Use Permit For 5075 Cascabel Road

(USE21-0035)

Dear Atascadero Planning Commission,

One of the reasons we fell so in love with this property when we purchased it was because of the great breakup and subdivision of parcels. It seemed that everyone in the neighborhood had their own great little piece of paradise to call their own. My husband and I were so excited to have our own little piece of land that we could raise our family on and live our everyday lives. I grew up as a kid on a large piece of property in Northern California where as a family we owned cattle, horses, and dogs. I have always dreamed of giving my own children a similar childhood experience and having the joy of raising and caring for animals. I believe animals teach children responsibility and the importance of hard work. I believe property and space to run teaches them about freedom and independence. We are asking for you to allow us to use our own property to fulfill our simple needs by converting our existing structure into a storage facility and allowing us to build a new animal shelter for our animals that is safe and secure. The structure would give our boys the opportunity to raise animals and enjoy the kind of life that we as their parents believe in. In the five years we have lived on the property we have always been meticulous about keeping the property clean and organized. We are very responsible, hard working people that take pride in the things that we own. We take very good care of our equipment and tools and wish to have a place to store them that is safe, secure, and out of view from the street. We appreciate the recommendation of approval we have already received from the staff. We now ask for your support in improving our property and allowing us to do the improvements according to city ordinance and permit allowance. Please approve this conditional use permit.

Thank you for your time,
Darcy and Tim Wetzel