

*** COVID-19 NOTICE ***

Consistent with the SLO County Region 1 – Southern California Regional Stay 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/83250238111?pwd=SG9OdGxyNHNTNmxRWEpHTzRQK0VnQT09>
Webinar ID: 832 5023 8111 (No Passcode Required)

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, October 5, 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 Jeff van den Eikhof
Vice Chairperson Tori Keen
Commissioner Jason Anderson
Commissioner Victoria Carranza
Commissioner Randy Hughes
Commissioner Jennifer McIntyre
Commissioner Dennis Schmidt

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. APPROVE THE DRAFT MINUTES OF SEPTEMBER 7, 2021

- Recommendation: Commission approve the September 7, 2021 Minutes.

PLANNING COMMISSION BUSINESS

WEBSITE:



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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. SUBDIVISION AT 6255 LLANO ROAD

The proposed project includes a 4-lot residential subdivision. A Mitigated Negative Declaration was prepared for the project and was circulated for agency and public review in compliance with CEQA regulations.

Ex Parte Communications:

Recommendation: The Planning Commission adopt the draft Resolution certifying Negative Declaration 2021-0002 and approving Tentative Parcel Map AT 20-0019 to subdivide one residential parcel into four residential parcels. (SBDV20-0025)

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

The next regular meeting will be held on October 19, 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.

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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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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

**Regular Meeting – Tuesday, September 7, 2021 – 6:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER - 6:05 p.m.

Chairperson van den Eikhof called the meeting to order at 6:05 p.m. and Commissioner Hughes led the Pledge of Allegiance.

ROLL CALL

Present: **By Teleconference** - Commissioners Anderson, Hughes, Schmidt, and Chairperson van den Eikhof

Absent: Commissioner Jennifer McIntyre (excused absence)
Commissioner Victoria Carranza (excused absence)
Vice Chairperson Keen (*arrived late*)

Vacant: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** –
Community Development Director, Phil Dunsmore
Community Development Deputy Director, Loreli Cappel
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch

Staff Absent: None

APPROVAL OF AGENDA

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

***Motion passed 4:0 by a roll-call vote.
(Commissioner Keen absent)***

PUBLIC COMMENT

None

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR**1. APPROVE THE DRAFT MINUTES OF JULY 20, 2021**

- Recommendation: Commission approve the July 20, 2021 Minutes.

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

*Motion passed 4:0 by a roll-call vote.
(Commissioner Keen absent)*

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS**2. AMENDMENT TO EXISTING BUILDING AT 10205 EL CAMINO REAL**

The proposed project includes an Amendment to add a new residential building to the Macadero Apartments. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15332, Class 32 In-Fill Development Projects.

Ex Parte Communications:

Recommendation: The Planning Commission adopt the draft Resolution approving amendments to a 19-unit residential development, allowing an expansion to an existing multi-family development up to 25 units subject to conditions of approval. (AMND21-0058)

EX PARTE COMMUNICATIONS

None

Planner Gasch presented the staff report, and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Scott Smith, Executive Director of HASLO, Adriana Cook from Arris Studio Architects who gave a presentation (Exhibit A), Michael Burke, Randy Kenney, and Sandra Juliano.

The following letter was read and will be entered into the record by Recording Secretary Manier (Exhibit B – Atascadero Mutual Water Co).

Vice Chairperson Keen arrived at 6:29 p.m.

Scott Smith answered questions raised during public comment.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Hughes to adopt PC Draft Resolution approving amendments to add 6 new units at 10205 El Camino Real (Macadero Apartments) to an existing 19-unit apartment development, based on findings and subject to conditions of approval, with an added a condition to add the request from the Atascadero Mutual Water Company (Exhibit B).

Motion passed 5:0 by a roll-call vote.

This project will move forward to building permits.

3. CONDOMINIUM SUBDIVISION AT 6917 EL CAMINO REAL (SUITES A, C, D, E, F, G, H, J, K AND UNIT 1)

The proposed project is a condominium subdivision at to allow for 9 airspace commercial units on one parcel for the existing Colony Square Theater building. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15315, Class 15: Minor Land Divisions.

Ex Parte Communications:

Recommendation: The Planning Commission adopt the draft Resolution approving Tentative Parcel Map AT21-0017, based on findings and subject to conditions of approval. (SBDV21-0065)

EX PARTE COMMUNICATIONS

Commissioner Schmidt and Chairperson van den Eikhof stated that they viewed an Atascadero Facebook page called “Grew up in Atascadero” where residents were voicing their opinions on the project. Vice Chairperson Keen had a discussion with some constituents on this matter.

Planner Gleason presented the staff report, and she and Director Dunsmore answered questions from the Commission. Planner Gleason noted a change in the applicant’s mailing address and would like the resolution adopted with this change.

PUBLIC COMMENT

The following members of the public spoke: Jeff Nelson.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Commissioner Anderson to adopt PC Draft Resolution approving SBDV21-0065, a Tentative Parcel Map AT21-0017, to establish nine (9) commercial airspace condominium units on one common lot at 6917 El Camino Real, based on findings and subject to conditions of approval, with one change to correct the applicant's mailing address to 4656 Vintage Ranch Lane in Santa Barbara.

Motion passed 5:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

Commissioner Schmidt apologized for missing the last meeting.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the Del Rio property/dry camping (Cal Coastal project), the tiny home hotel project (Peter Laughlin's project), and the upcoming General Plan Update and policy amendments.

Director Dunsmore stated that the Planning Department is recruiting for a replacement for Associate Planner John Holder.

Director Dunsmore stated that there may not be items ready for the September 21st hearing.

ADJOURNMENT – 7:13 p.m.

The next regular meeting is scheduled for September 21, 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 – Presentation from Arris Studio on the Macadero Apartments
Exhibit B – Letter from Atascadero Mutual Water Company



Atascadero Planning Commission

Staff Report – Community Development Department

Tentative Parcel Map 6255 Llano Rd (AT 20-0019 / SBDV 20-0025)

RECOMMENDATION(S):

Staff recommends the Planning Commission adopt the Resolution certifying Negative Declaration 2021-0002 and approving Tentative Parcel Map AT 20-0019 to subdivide one residential parcel into four residential parcels. The link to the Negative Declaration is here: https://www.atascadero.org/index.php?option=com_content&view=article&id=1010&Itemid=1727

Project Info In-Brief:

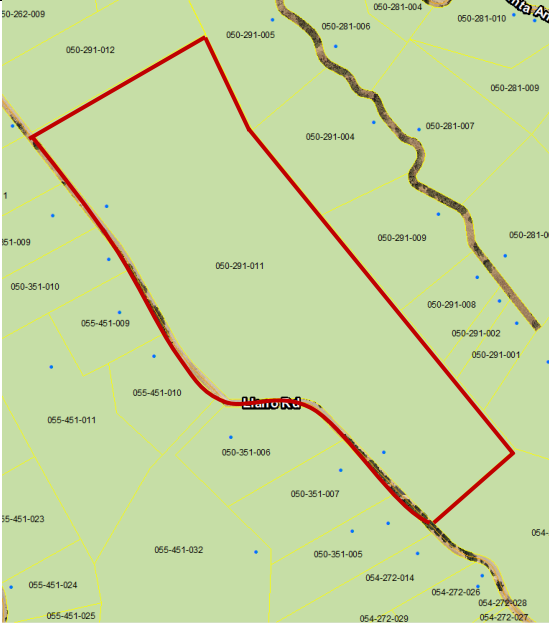
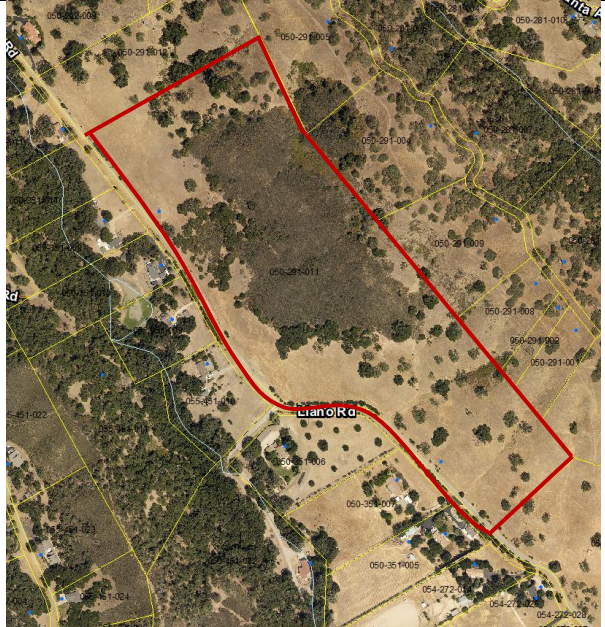
PROJECT ADDRESS:	6255 Llano Rd	Atascadero, CA	APN	050-291-011
PROJECT PLANNER	Kelly Gleason Senior Planner	470-3446	kgleason@atascadero.org	
APPLICANT	Thomas J Bergquist, PO Box 2647 Atascadero, CA 93423			
PROPERTY OWNER	Thomas J Bergquist, PO Box 2647 Atascadero, CA 93423			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Rural Estate	Residential Suburban	48.09 acres	Vacant	Subdivision into four separate lots with designated building envelopes.
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input checked="" type="checkbox"/> Negative / Mitigated Negative Declaration No. 2021-0002 <input type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15315 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Residential Suburban	Residential Suburban	Residential Suburban	Residential Suburban

Background:

The property is an approximately 48-acre lot on the northeast side of Llano Rd. The site is in a Residential Suburban Zoning District. A steep northeast/southwest slope is densely covered by oak and brush. The site is currently undeveloped, but is in close proximity to a number of single-family residences along Llano Road.

Summary:

The applicant proposes subdividing a 48-acre lot in the Residential Suburban zoning district. The project would subdivide the lot into four parcels, with 3 parcels at 10 acres in size and one at 18 acres. Due to average slopes on all parcels being above 30%, building envelopes have been established with average slopes of 20% or less, per the provisions of the Atascadero General Plan. Any new development would have to occur within these envelopes. No development is proposed at this time.

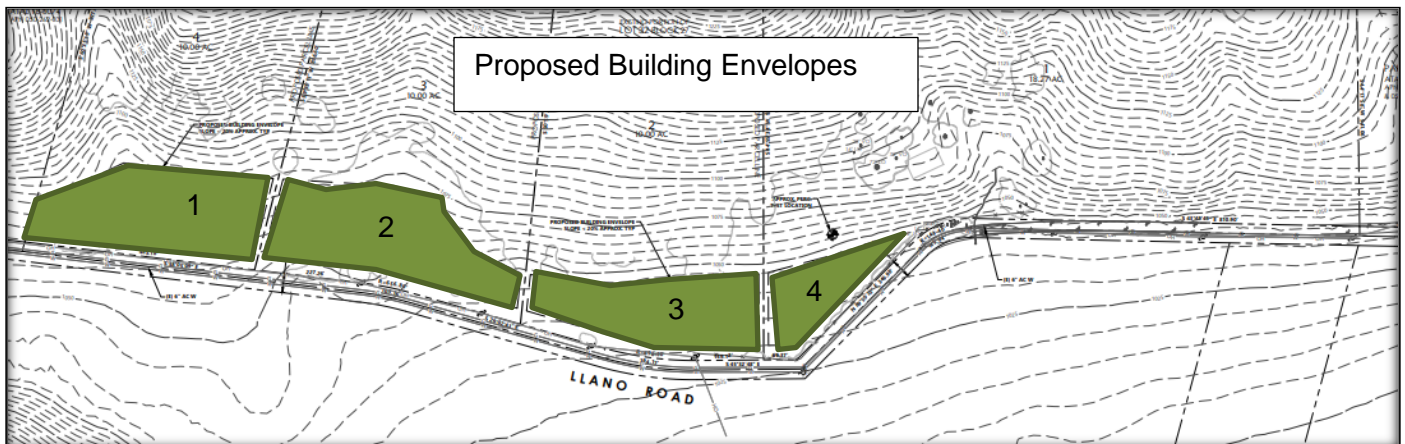


Analysis:

The City Zoning Regulations establish a minimum lot size in the RS zoning to a net area between 2.5 and 10 acres, based on the following performance standards listed in Atascadero Municipal Code 9-3.242:

1. Distance from the Center of the Community
2. Septic Suitability
3. Average Slope
4. Access Condition
5. Neighborhood Character (average lot size within 1,500 feet).

The applicant is proposing lot sizes at or above the 10-acre minimum and therefore, no further analysis needs to be prepared to demonstrate that the parcel map complies with the minimum lot size standards. The General Plan also requires that subdivisions with parcels over 30% slope designate building envelopes with 20% slope or less (General Plan Policy 5.2). Building envelopes that meet the General Plan criteria have been identified on each proposed parcel as the average slope of the existing parcel is 32.4% and all proposed parcels have average slopes in excess of 30%.



Each new parcel will have frontage along Llano Road and all identified building envelopes are adjacent to the public street, allowing for minimal site disturbance for driveway access to future development. Areas of the site outside of the building envelopes are heavily vegetated and sloped. The conditions of approval require that the building envelopes be recorded on the parcel map. No development will be permitted to occur outside of the designated building envelopes without further public and environmental review. A condition has been added to record a no-build open space easement over the remaining portion of the site to ensure that the vegetated sloped areas are protected in perpetuity.

During the public review period, it was noted that a drainage swale runs through the designated building envelope on proposed parcel 4. A condition has been added to omit this swale from the building envelope, and a 30-foot minimum setback from the



swale to the building envelope is included in the conditions to ensure that neighborhood drainage patterns are maintained to the greatest extent feasible with future development of the site. Future development of each parcel will be required to meet all City codes, including building code requirements, stormwater, and site development standards.

Conclusion

Tentative Parcel Map AT 20-0019 would divide one residential parcel into four residential parcels in the Residential Suburban zoning district. The project complies with regulations in the Atascadero Zoning Regulations (Title 9) and the Atascadero Subdivision Ordinance (Title 11) as described above and illustrated in the map submitted, subject to findings and conditions. There is no additional development proposed on the property at this time but building envelopes have been identified to accommodate future residential development while minimizing site impacts.

ENVIRONMENTAL DETERMINATION:

A Negative Declaration and Initial Study was prepared for the project and circulated for public review. The Initial Study identified no significant impacts from this project that would require mitigation as current codes mitigate impacts from the development of new single-family residences.

FINDINGS:

To approve Tentative Parcel Map AT 20-0019, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached resolution.

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the proposed Specific Plan (Government Code §§ 66473.5 and 66474(a) and (b)):
2. The site is physically suitable for the type of development (Government Code § 66474(c)):
3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)):
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)):
5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)):
6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)):



7. The installation of public improvements is necessary prior to recordation of a Final Map in order to insure orderly development of the surrounding area (Government Code § 66411.1(b)(2):

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications including conditions of approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

1. Draft Resolution



**ATTACHMENT 1: Draft Resolution
SBDV20-0025**

DRAFT PC RESOLUTION

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ATASCADERO, CALIFORNIA, ADOPTING NEGATIVE DECLARATION
2021-0002 AND APPROVING TENTATIVE PARCEL MAP
AT 20-0019 TO ALLOW A FOUR LOT SUBDIVISION
ON APN 050-291-011**

**BERGQUIST
6255 Llano Rd
(SBDV20-0025)**

WHEREAS, an application has been received from Thomas J Bergquist (Applicant and Owner), P.O. Box 2647, Atascadero, CA 93423 to consider Tentative Parcel Map AT 20-0019 to allow the subdivision of one parcel into four parcels at 6255 Llano Rd (APN 050-291-011); and

WHEREAS, the site has a General Plan Designation of Rural Estate (RE); and

WHEREAS, the site is in the Residential Suburban (RS) zoning district; and

WHEREAS, the minimum lot size within the Residential Suburban (RS) zoning district ranges between 2.5 and 10 acres (gross) for new subdivisions, consistent with the Atascadero Municipal Code; and

WHEREAS, the minimum lot size for the subject lot is 4.436 acres (gross); and

WHEREAS, the original lot is 48.09 acres in gross area; and

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for public and agency review on August 20, 2021 with a minimum 20-day review period. This comment period provided an opportunity for the public and agencies to review the issues addressed and offer comments on any aspect of the environmental review process, or the adequacy of the evaluation; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the state and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Tentative Parcel Map application was held by the Planning Commission of the City of Atascadero, at which hearing evidence, oral and documentary, was admitted on behalf of said Tentative Parcel Map; and



NOW, THEREFORE, the Planning Commission of the City of Atascadero takes the following actions:

SECTION 1. Recitals. The above recitals are true and correct.

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on October 5, 2021, studied and considered the proposed project.

SECTION 3. Findings for approval of Tentative Parcel Map AT 20-0019. The Planning Commission finds as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)).

Fact: The General Plan designation for the site is Rural Estate with minimum lot size between 2.5 and 10 gross acres for properties in the Residential Suburban (RS) zoning district. The subject site has a minimum lot size of 4.436 gross acres. The lots created will be 18-acres and 10 acres (gross), respectively. They will also have a General Plan designation of RE.

The proposed subdivision follows General Plan program LOC 5.2.5 “New lots with slope averaging 30% or greater are not permitted except when they contain building envelopes with less than 20% average slope (including driveways and leach fields), and when the creation of such parcels includes an offer of public dedication or easement that would directly benefit City residents, and where native tree impacts are minimal”. Although development has not yet been planned, this subdivision has identified building envelopes for each of the new parcels that have slopes less than 30% and are less vegetated.

2. The site is physically suitable for the type of development (Government Code § 66474(c)).

Fact: the proposed building envelopes have slopes of <20% percent allowing for future development of the site in compliance with uses permitted under the Residential Suburban zoning district.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).

Fact: The proposed lots are 18-acres and 10-acres in size. No development is currently proposed, however, future development will be limited to building envelopes identified on the map which have slopes less than 20% and which minimize grading and vegetation impacts.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)), and



Fact: The applicant proposes subdividing one 48-acre lot into four parcels; there is no development planned at this time. Identified building envelopes have been identified to minimize impacts on existing vegetation heavily sloped areas of each site if development were to occur.

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and

Fact: No new construction is proposed. The subdivision is proposed in an area that is currently developed with single-family homes. The proposed lot sizes meet the standards of the Atascadero Municipal Code.

6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)), and

Fact: Llano Rd will remain unchanged. No private access easements exist on-site.

SECTION 4 CEQA. A draft Negative Declaration was prepared in accordance with CEQA and circulated for public review. The Planning Commission reviewed and analyzed the draft environmental determination and has determined that the document is adequate and complete based on all available information and public input received.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on October 5, 2021, resolves to approve Tentative Parcel Map AT 20-0019 (SBDV 2020-0025), subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Tentative Parcel Map



On motion by Commissioner _____, and seconded by Commissioner _____ the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

ADOPTED:

CITY OF ATASCADERO, CA

Jeff van den Eikhof
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval

SBDV 20-0025

Conditions of Approval <i>Tentative Parcel Map</i> 6255 Llano Road SBDV 20-0025	Timing <small>BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy</small>
Planning Services	
1. SBDV 20-0025 (Tentative Parcel Map AT 20-0019) shall be for the subdivision of 6255 Llano Road into 4 parcels	Ongoing
2. The appeal period is fourteen (14) days following the Planning Commission approval unless prior to the time, an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	Ongoing
3. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months and shall expire on October 5, 2023 , consistent with Section 66452.6(a)(1) of the California Subdivision Map Act.	FM
4. The approved Tentative Parcel Map may be extended consistent with Section 66452.6(e) of the California Subdivision Map Act. Any requested map extension shall be consistent with Section 11-4.23 of the Atascadero Municipal Code.	FM
5. The Community Development Department shall have the authority to approve minor changes to the project that (1) result in a superior site design or appearance, and/or (2) address a construction design issue that is not substantive to the Tentative Parcel Map.	FM
6. The Subdivider shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning the subdivision.	Ongoing
7. The Subdivider shall pay all applicable Quimby Act fees to the City in accordance with the fee schedule and policies in effect at the time of subsequent applications.	FM
8. The proposed building envelopes shall be recorded as an additional map sheet. The building envelope for parcel 4 shall omit the existing drainage in addition to a 30-foot setback area to each side of the centerline of the drainage. A no-build open space easement shall be recorded on the portions of the lots upslope from the building envelopes. A separate document shall be recorded	FM
9. All new and existing utilities shall be undergrounded along each parcel frontage with the development of each parcel. All new on-site utilities shall be undergrounded.	
Engineering	
9. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: easements not shown on the map, common driveway agreements, etc.) shall be listed on the certificate sheet of the map.	BP



Conditions of Approval <i>Tentative Parcel Map</i> 6255 Llano Road SBDV 20-0025	Timing <small>BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy</small>
10. The City of Atascadero may require an additional map sheet for information purposes in accordance with the Subdivision Map Act.	FM
11. The Subdivider shall dedicate a 6-foot wide Public Utility Easement (PUE) contiguous to the road rights-of-way on Llano Rd.	FM
12. Easements that are not intended to continue in perpetuity shall not be shown on the Parcel Map and shall be recorded by separate instrument.	FM
13. Each lot shall be served with separate services for water, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standards and Standard Specifications.	BP
14. Prior to recording the Final Map, the Applicant shall have the map reviewed by the public utility providers for power, telephone, gas, cable TV, and the Atascadero Mutual Water Company. The Applicant shall obtain a letter from each utility company stating that the easements and rights-of-way shown on the map for public utility purposes are acceptable.	FM



