APPROVED

OCT 5 2021

CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO
PLANNING COMMISSION

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

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

Adopted 10/5/21

MACADERO APARTMENTS

10205 El Camino Real



Exhibit A

PC Meeting of 9/7/2021

ARRIS	**MACADERO GARDENS** 10205 EL CAMINO REAL ATASCADERO, CA **EXISTING SITE PLAN**	Date 11/19/2020 Scale 1" = 20' @ 11x17 1" = 10' @ 24x36 Sheet **A2.0**





arris
STUDIO ARCHITECTS

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1327 ARCHER STREET STE 220
SAN LUIS OBISPO, CA 93401

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805.547.2545
ARRIS-STUDIO.COM

THOMAS E. ARRIS
ARCHITECT (CA) #C-27048
STEPHEN A. ASHOR
ARCHITECT (CA) #C-23670

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date: 11/18/2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: **A2.0**

MACADERO APARTMENTS

10205 El Camino Real

- 100% Affordable For-Rent Apartments

Arris Studio Architects	MACADERO GARDENS 10205 EL CAMINO REAL ATASCADERO, CA EXISTING SITE PLAN	Date: 11/18/2020 Scale: 1" = 20' @ 11x17 1" = 10' @ 24x36 Sheet: A2.0

MACADERO APARTMENTS

10205 El Camino Real

- 100% Affordable For-Rent Apartments

- Owned and Professionally Managed by the Housing Authority of San Luis Obispo

ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET STE. 201
SAN LUIS OBISPO, CA 93401
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805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JEFF
ARCHITECT (C-6) NC 27068
STEPHEN A. BIGGS
ARCHITECT (C-6) #C33472

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date: 11/18/2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: A2.0

MACADERO APARTMENTS

10205 El Camino Real

- 100% Affordable For-Rent Apartments

- Owned and Professionally Managed by the Housing Authority of San Luis Obispo

- Located on El Camino, Close to Transportation and Amenities

ARRIS STUDIO ARCHITECTS
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STEPHEN A. ESKOS
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MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date: 11/18/2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet: A2.0

MACADERO APARTMENTS

10205 El Camino Real

- Adding (1) Building and (6) Units

arris STUDIO ARCHITECTS	MACADERO GARDENS 10205 EL CAMINO REAL ATASCADERO, CA EXISTING SITE PLAN	Date 11/18/2020 Scale: 1" = 20' @ 11x17 1" = 10' @ 24x36 Sheet A2.0

MACADERO APARTMENTS

10205 El Camino Real

- Adding (1) Building and (6) Units

- Total of (5) Apartment Buildings and (25) Apartment Units

arris STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

11/18/2020

1" = 20' @ 11x17
1" = 10' @ 24x36

A2.0

MACADERO APARTMENTS

10205 El Camino Real

- Adding (1) Building and (6) Units

- Total of (5) Apartment Buildings and (25) Apartment Units

- Cosmetic Upgrades, Exterior and Interior, to Existing Buildings

arris
TURRI ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date 11/18/2020
1" = 20' @ 11x17
1" = 10' @ 24x36

A2.0

MACADERO APARTMENTS

10205 El Camino Real

- Per State Density Bonus Law, the City is Required to Provide Four Incentives or Concessions

ARRIS STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date: 11/18/2020
Scale: 1" = 20' & 11x17
1" = 10' @ 24x36
Sheet: A2.0

MACADERO APARTMENTS

10205 El Camino Real

- We are Requesting the Following Concessions:

ARTIS STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date 11/18/2020
1" = 20' @ 11x17
1" = 10' @ 24x36

A2.0

MACADERO APARTMENTS

10205 El Camino Real

- We are Requesting the Following Concessions:

- Reduced Indoor Storage

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ARCHITECT (CA) #C33472

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date 11/18/2020
Scale 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet A2.0

MACADERO APARTMENTS

10205 El Camino Real

- We are Requesting the Following Concessions:

- Reduced Indoor Storage

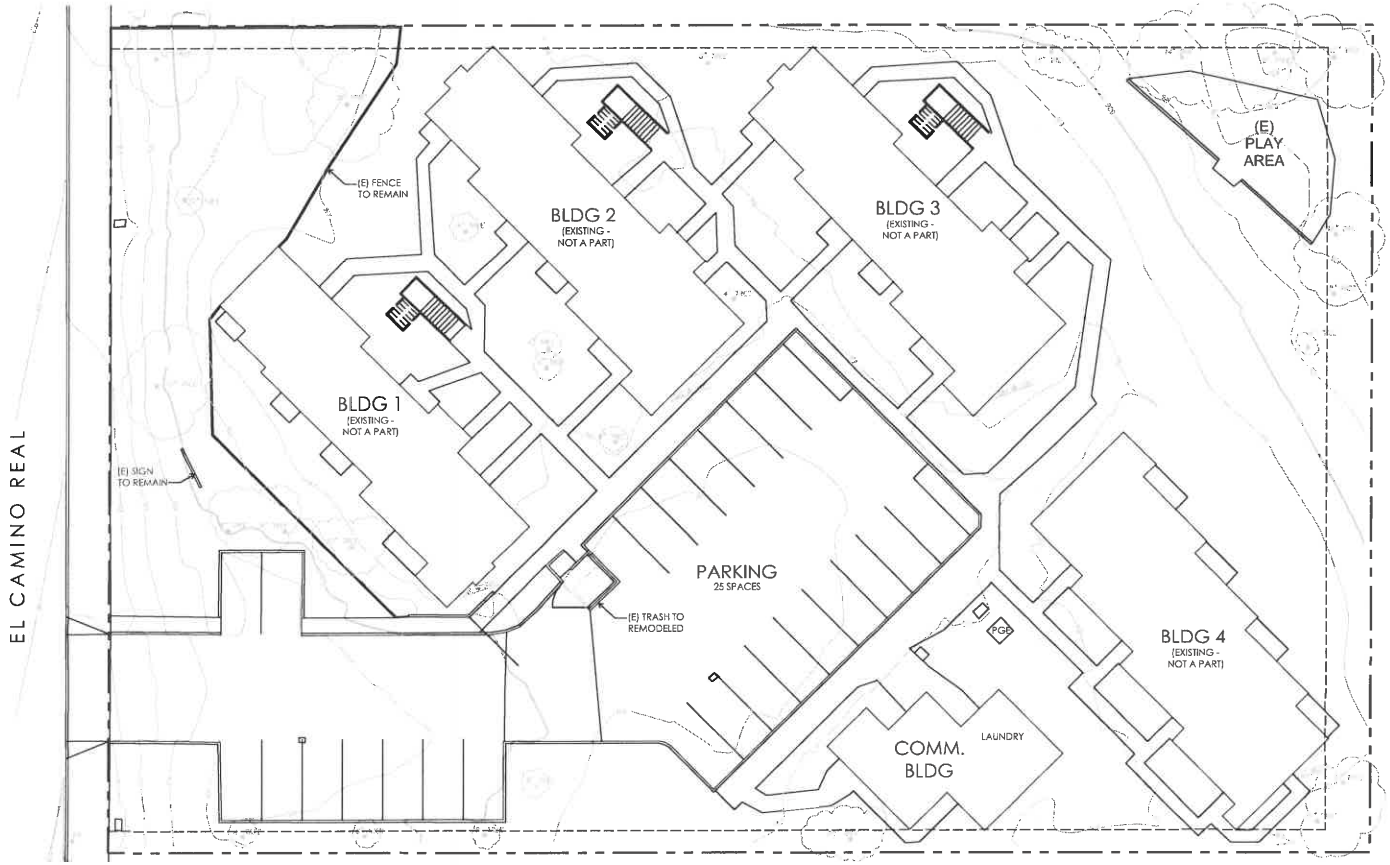
- Reduced Parking Lot Landscaping

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MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date 11/18/2020
Scale 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet A2.0



- (4) Existing Buildings
-(19) Existing Units
-(25) Existing Parking Stalls
-Existing Community Building and Play Area

PROJECT NORTH ACTUAL NORTH

0 5 10 20

EXISTING SITE PLAN

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ARCHITECT (CA) #C33693

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

EXISTING SITE PLAN

Date: 11/18/2020
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet:
A2.0



- (5) Total Buildings
-(25)Total Units
-(32) Total Parking Stalls
-Updated Community Building and Play Area

OVERALL SITE PLAN

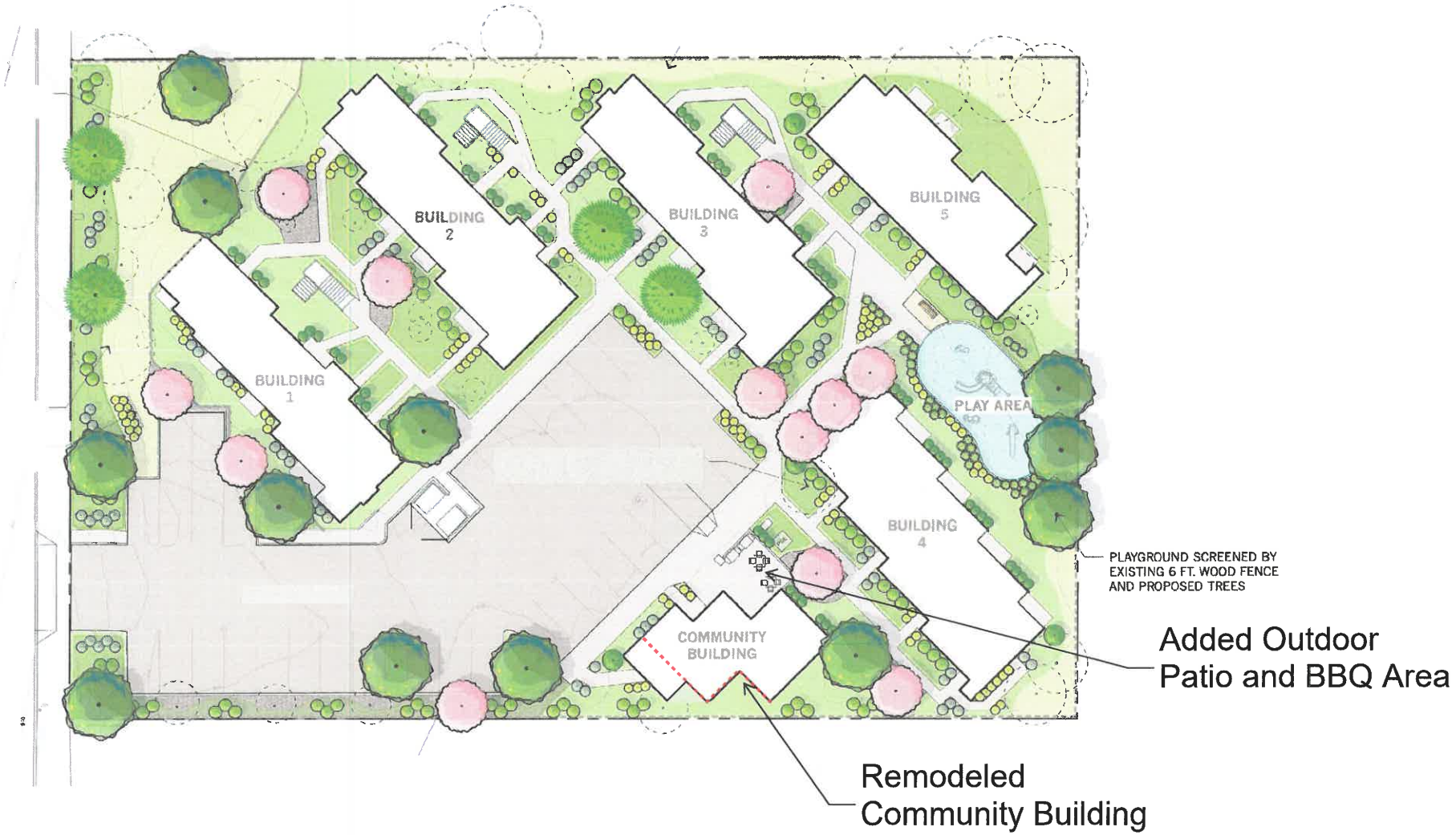
PROJECT NORTH ACTUAL NORTH

arris STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

PROPOSED SITE PLAN

Date 11/18/2020
Scale 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet **A2.0**



OVERALL SITE PLAN

PROJECT NORTH ACTUAL NORTH

arris STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

PROPOSED SITE PLAN

Date 11/18/2020
Scale 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet A2.0



Existing Parking:
25 Stalls with No Accessible Parking

Proposed:
32 Stalls with (2) Accessible Stalls

OVERALL SITE PLAN

PROJECT NORTH / ACTUAL NORTH

Arris Studio Architects

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

PROPOSED SITE PLAN

Date 11/16/2020
Scale 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet A2.0



OVERALL SITE PLAN

PROJECT NORTH ACTUAL NORTH

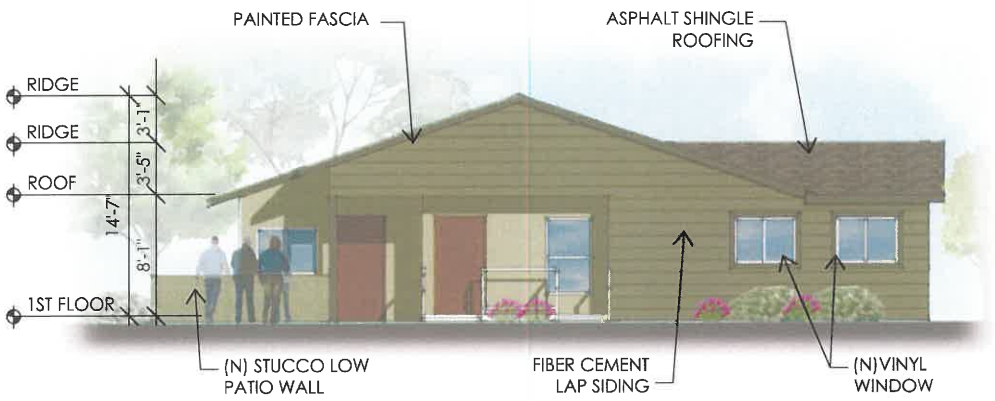
Arris Studio Architects

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

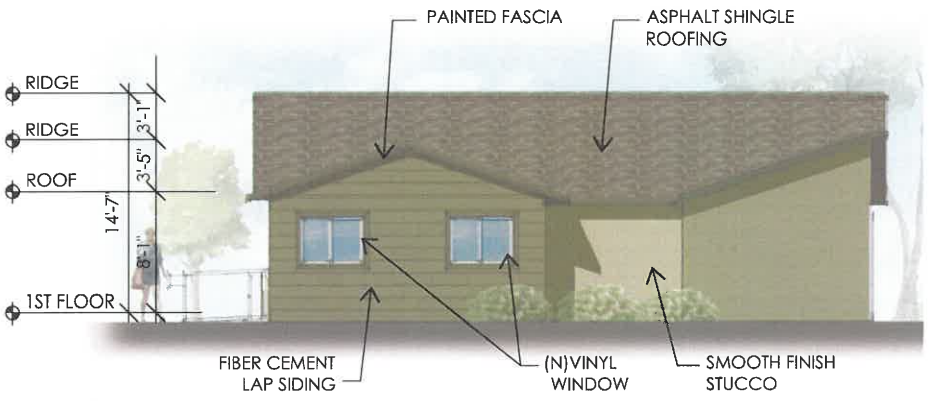
PROPOSED SITE PLAN

11/18/2020
1" = 20'-0" @ 11x17
1" = 10'-0" @ 24x36

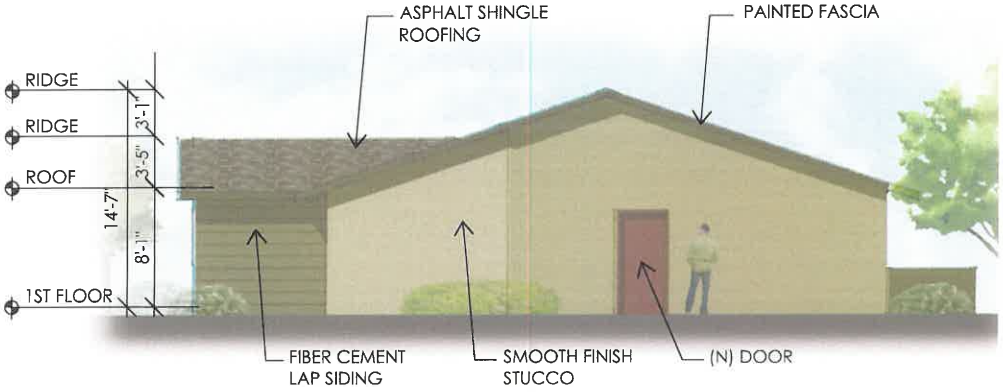
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PROPOSED COMMUNITY BUILDING - WEST ELEVATION



PROPOSED COMMUNITY BUILDING - SOUTH ELEVATION



PROPOSED COMMUNITY BUILDING - EAST ELEVATION



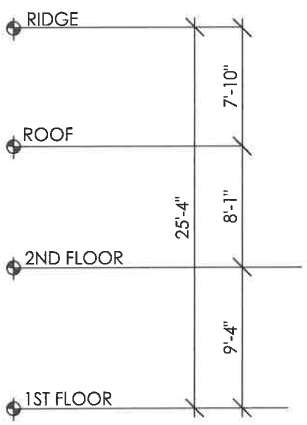
PROPOSED COMMUNITY BUILDING - NORTH ELEVATION

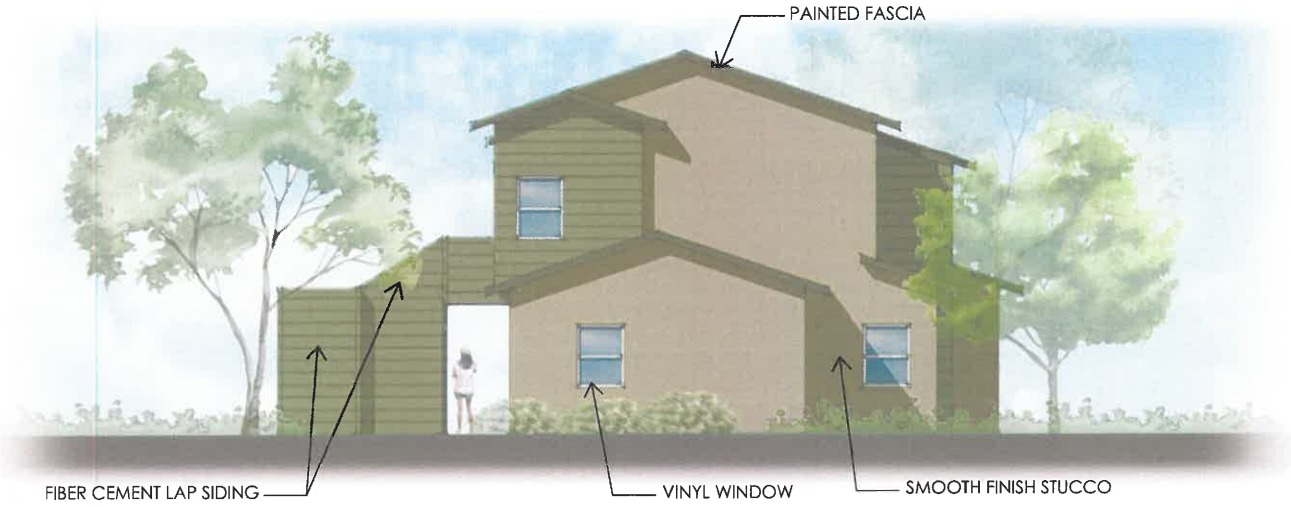
ARRIS STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

ELEVATIONS

Date: 11/16/2020
Scale: 1/8" = 1'-0" @ 11X17
1/4" = 1'-0" @ 24X36
Sheet: **A5.1**





NEW BUILDING - EAST ELEVATION



NEW BUILDING - SOUTH ELEVATION

0 2 4 8

arris STUDIO ARCHITECTS

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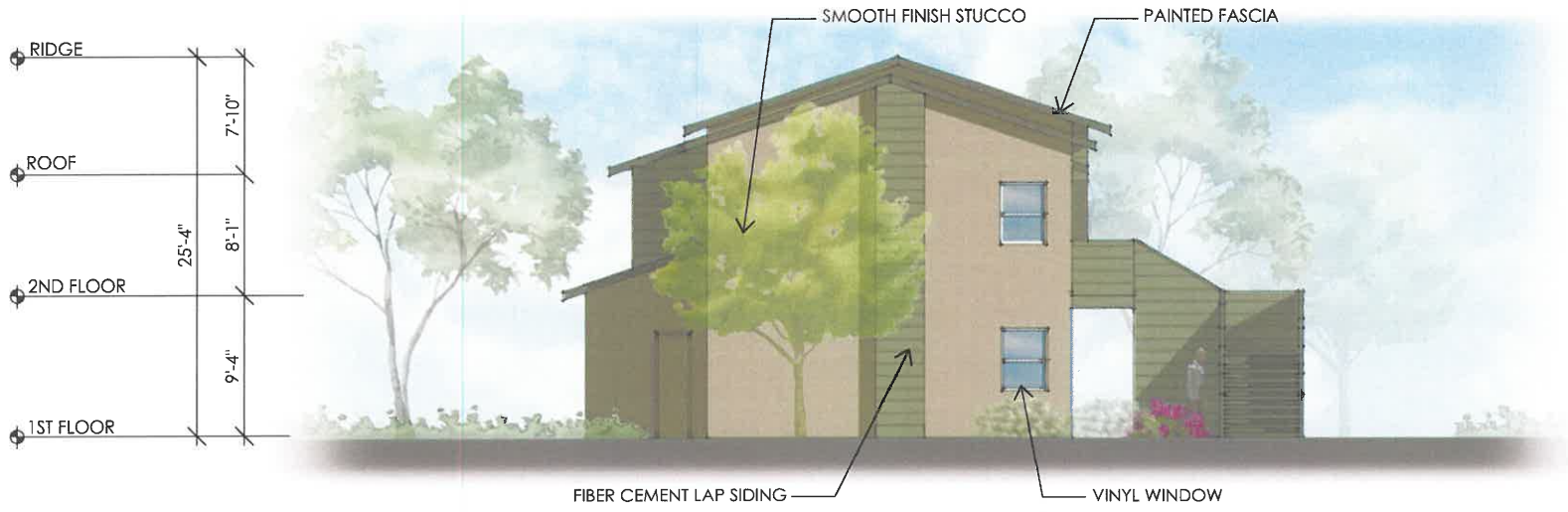
THOMAS E. JEFFS
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STEPHEN A. ESGAR
ARCHITECT (CA) #C33672

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

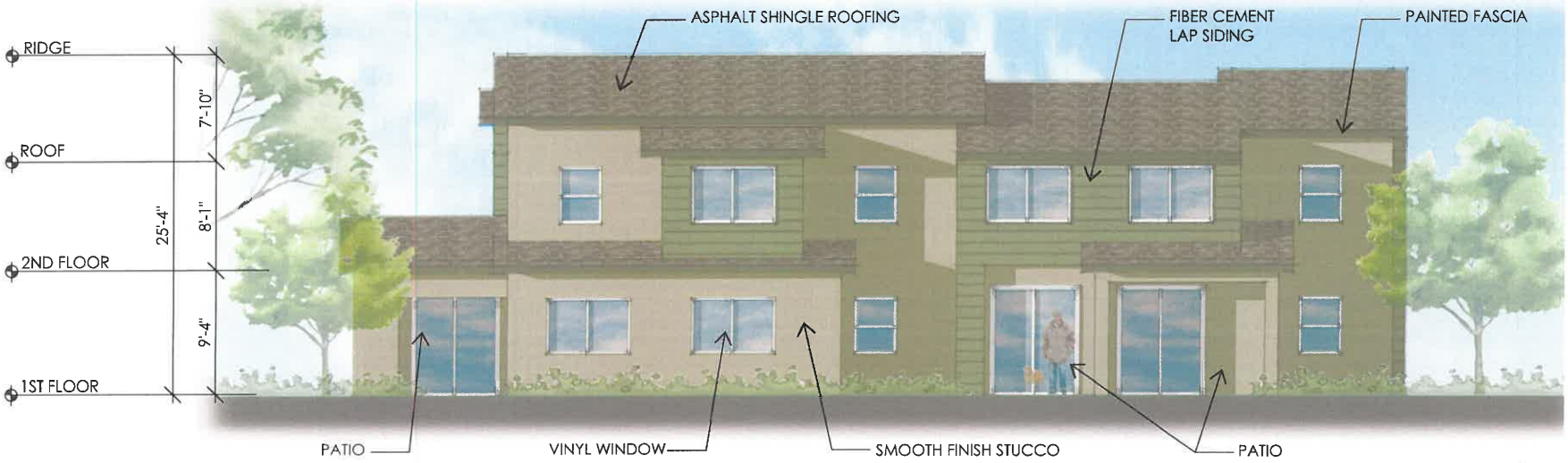
ELEVATIONS

Date: 11/18/2020
Scale: 1/8" = 1'-0" @ 11X17
1/4" = 1'-0" @ 24X36
Sheet:

A8.0



NEW BUILDING - WEST ELEVATION



NEW BUILDING - NORTH ELEVATION

0 2 4 8

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ARRIS STUDIO ARCHITECTS

MACADERO GARDENS
10205 EL CAMINO REAL
ATASCADERO, CA

ELEVATIONS

11/18/2020
1/8" = 1'-0" @ 11X17
1/4" = 1'-0" @ 24X36

A8.1

MACADERO APARTMENTS

10205 El Camino Real



Arris Studio Architects	MACADERO GARDENS 10205 EL CAMINO REAL ATASCADERO, CA EXISTING SITE PLAN	Date 11/18/2020 Scale 1" = 20' @ 11x17 1" = 10' @ 24x36 Sheet A2.0

Exhibit B

PC Meeting of 9/7/2021

5005 EL CAMINO REAL • P.O. BOX 6075 • ATASCADERO, CA 93423 • (805) 466-2428

Atascadero Mutual Water Company

ESTABLISHED 1913

August 26, 2021

RECEIVED

AUG 2 8 2021

COMMUNITY DEVELOPMENT

Mr. Phil Dunsmore
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

Project: Macadero Apartments
10205 El Camino Real
AMND21-0058

Dear Phil,

Atascadero Mutual Water Company (AMWC) is aware that the subject project will be reviewed by the City Planning Commission on September 7, 2021.

AMWC recommends that the property owner be required to obtain a will-serve letter from AMWC before a building permit is issued for the project.

AMWC will also require the payment of connection fees for the new dwelling units being constructed. AMWC recommends that the City require these fees to be paid prior to final inspection of the residential building.

Respectfully yours,

John B. Neil
General Manager