



APPROVED

PS NOV 16 2021

CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO PLANNING COMMISSION

MINUTES

**Regular Meeting – Tuesday, October 5, 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 Schmidt 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 Jennifer McIntyre (excused absence)

Vacant: None

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

Staff Present: **By Teleconference** –
Community Development Director, Phil Dunsmore
Public Works Director/City Engineer, Nick DeBar
Senior Planner, Kelly Gleason
Associate Planner, Mariah Gasch

Staff Absent: None

APPROVAL OF AGENDA

MOTION: **By Commissioner Schmidt and seconded by Commissioner Hughes 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 SEPTEMBER 7, 2021

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

MOTION: By Vice Chairperson Keen and seconded by Commissioner Anderson 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. 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)

EX PARTE COMMUNICATIONS

None

Planner Gleason presented the staff report, and she and Director Dunsmore answered questions from the Commission. Planner Gleason stated that the applicant has requested some modifications to the Conditions of Approval as follows:

On Condition 8, the applicant requests that limitations with each building envelope be analyzed at the time of building permit and that this portion of the condition be removed.

On Condition 8, the applicant requests that trails, animal shelters and a viewing platform be permitted outside the envelopes. (Staff recommends language to allow passive recreation activities and structures exempt from permit requirements.)

On Condition 9, the applicant requests that only utilities from existing poles to new development be undergrounded.

PUBLIC COMMENT

The following members of the public spoke: Tim Roberts.

Emails from the following citizens were read into the record by Recording Secretary Manier: Tim Roberts, Marcia Torgerson, and Karen Robles (see Exhibits A-C).

Nick DeBar answered questions raised during public comment.

The Commission agreed that recording a deed notification on parcels 3 and 4 will tip off the future owners that they need to design these parcels with a hydrology study, and take into consideration the easement when designing the lot due to the drainage.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Hughes and seconded by Commissioner Schmidt to adopt PC Draft Resolution certifying Negative Declaration 2021-0002 and approving Tentative Parcel Map AT20-0019 to subdivide one residential parcel into four residential parcels at 6255 Llano Road, on APN 050-291-011, based on findings and subject to conditions of approval, with the following added conditions:

- **Modify Condition 8 to allow for passive recreation and permit exempt structures in the Open Space easement.**
- **Modify Condition 9 to confirm that only utilities from existing utility poles to new structures be undergrounded and that no new poles shall be erected along the project frontage.**
- **On Page 14, correct the numbering.**
- **A deed notification shall be recorded against parcels 3 and 4 notifying owners of the existing drainage paths on-site and notification that any future development of the parcels will require a hydrology analysis and may require setbacks from the drainage path.**

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

COMMISSIONER COMMENTS AND REPORTS

Commissioner Carranza stated for the record that she would have liked to abstain from voting on the previous minutes, since she was absent from the last meeting.

DIRECTOR'S REPORT

Director Dunsmore gave an update on the upcoming General Plan, Barrel Creek, Senate Bill 9 (lot splits), and upcoming ADU changes passed by the Governor.

Director Dunsmore stated that there will be a Joint Planning Commission/City Council Meeting in the future to kick off the General Plan Update.

Director Dunsmore stated that there may not be items ready for the October 19, 2021 hearing, so that hearing may be cancelled.

ADJOURNMENT – 7:22 p.m.

The next regular meeting is scheduled for October 19, 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 – Tim Roberts email
Exhibit B – Marcia Torgerson email
Exhibit C – Karen Robles email

Adopted 11/16/21

t:\~ planning commission\pc minutes\pc minutes 2021\minutes 10.5.21.am.docx

PC Meeting of 10-5-2021

From: Lara Christensen on behalf of City Clerk
Sent: Thursday, September 30, 2021 1:26 PM
To: Planning Commission Public Comments
Subject: FW: Bergquist - 6255 Llano

From: Tim Roberts
Sent: Thursday, September 30, 2021 1:01 PM
To: City Clerk <cityclerk@atascadero.org>
Cc: 'Sallie Roberts'
Kelly Gleason <kgleason@atascadero.org>; Annette Manier <amanier@atascadero.org>
Subject: Bergquist - 6255 Llano

We have reviewed the staff report and COA's and have no issues to raise. We hope the PC will approve this application. Please let me know if you have any questions for us. Thank you, Tim

Tim Roberts, PE, QSD/QSP
Roberts Engineering
Templeton, CA

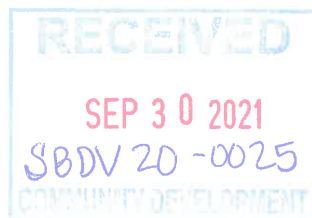
www.robertsenginc.com



Virus-free. www.avg.com

ATTENTION:

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

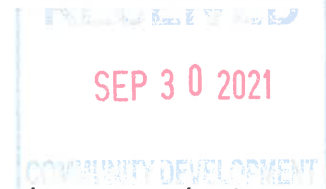


From: Tim Roberts
Sent: Thursday, September 30, 2021 4:11 PM
To: Kelly Gleason
Cc: 'Sallie Roberts'; Tom Bergquist ; Annette Manier; Bergquist
Subject: FW: Staff Report for Tuesday
Attachments: 2 - SBDV 20-0025_PC SR.pdf

DISTRIBUTED

P.C., P.D., K.G.

Tom



Hi Kelly, I just hung up with Mr. Bergquist. Just a few questions and proposed minor edits to the staff report are presented below for your consideration:

1. The building site exhibit on Page 3 has the parcels numbered incorrectly.
2. Condition #8 - Mr. Bergquist has decided not to protest Condition #8, but to simply request that permitted uses with the open space easement be noted. For example, is it possible to create a walking path to a site where a viewing platform could be placed, assuming no building permit is required? Also since these are large acreage rural parcels, future owners may desire to construct animal keeping support facilities, such as shelters, fencing, enclosures, water and feeding facilities, etc. There could be other agriculture uses which cannot be anticipated. Is it possible for more specific language to be added to the condition?

In addition, the 30' swale setback on Parcel 4 is most likely much wider than warranted by the minor flows associated with the season swale. We anticipate the existing culvert under Llano is most likely semi silted up and/or undersized. Either condition can result in storm runoff backing up onto the subject parcel. It seems reasonable that a future buyer should be provided with the opportunity to have his design professional team evaluate the specific hydrology of the contributing watershed, determine the actual peak runoff from a 100 year storm event, and calculate the actual width, depth of flow and velocity. At that point you staff will have the data necessary to properly evaluate and recommend the appropriate setback requirement. Is there a way the condition can be worded to allow this process to occur?

3. Lastly, there are two Condition #9's. The first one involves utilities. We would suggest a clarification stating "undergrounding of the existing overhead utility lines within the Llano ROW is not required"

Please let me know if you have any questions or wish to discuss any of our suggested amendments. Thank you, Tim

PC Meeting of 10-5-2021

From: Marcia Torgerson
Sent: Friday, October 1, 2021 3:47 PM
To: Planning Commission Public Comments
Subject: Agenda Item Number: 2 (Date: 10/5/21)

I live across the street from this project, and I support it.

I have one concern: During the rainy season, a large amount of water washes down the hills, and continues through a culvert, under the road, to the Blue Line Creek that runs through all of our properties across the street from this project. The water actually "ponds" on the project's side of the street, until enough water has collected to go through the culvert. The building envelopes that staff has drawn on parcels #3 and #4 are both impacted by the ponding. I notice that your staff report mentions the drainage swale that flows through parcel 4, but I believe parcel 3 is impacted too.

I know there are requirements, when building a home, about managing drainage to neighboring properties. My main concern is leach fields. Your staff report mentions a condition that requires a 30 foot set back from the swale, and I am not sure if that includes leach fields. Does a leach field have to stay within a building envelope? I just want to make sure that the future owner/builder of these properties will not be allowed to place leach fields adjacent to any drainage swales, so that I don't have sewage running through my property to the creek.

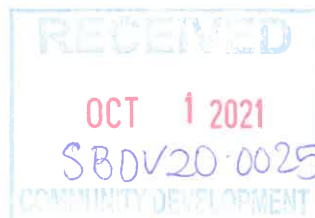
I am glad to see Mr. Bergquist moving ahead with this project.

Sincerely,

Marcia Torgerson

ATTENTION:

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



From: karen robles
Sent: Tuesday, October 5, 2021 4:56 AM
To: Planning Commission Public Comments
Subject: SBDV20-0025

This email is meant to address the proposed project at 6255 Llano Rd., Atascadero, CA 93422, also known as SBDV20-0025. Our concerns are as follows:

1. Lack of current safe ingress and egress for Llano Rd. Is Balboa Rd. a paved road? Is this road a safe road in the event of evacuations during a fire?
2. Lack of current bridge on Santa Lucia and Llano Rd. that is safe and passable by 2 vehicles.. Is this bridge safe in the event of evacuations during a fire or other natural disaster? Wasn't this bridge scheduled to be repaired quite sometime ago? Whatever happened to that project? This bridge in its current condition is an obvious safety hazard, only to be made worse by heavily loaded construction vehicles. We are not against this project going forward, however, is the current infrastructure able to support this project safely? Possible future litigation should be a concern to the City of Atascadero if the bridge and road, and ingress and egress issues are not resolved prior to this project moving forward.
3. Future water restrictions posed by climate changes.
4. Concerns over Valley Fever as earth is graded and Cocci spores are released.
5. Length of project, trucks, dust, noise, increased damage to Santa Lucia Rd. and Llano Rd. as well as the bridge.
6. Santa Lucia Rd. damage is already very bad with ever increasing and deepening potholes. Will this road ever be repaired properly considering the increase in heavy construction vehicles this project will create?

We would appreciate our concerns being addressed in writing by the proper authority in this matter. Thank you very much for your time.

Sincerely,
Karen and Art Robles and Norma Holzer
Llano Rd. Residents

Sent from my iPhone

ATTENTION:

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

