



**APPROVED**

**PS** JAN 18 2022  
**CITY OF ATASCADERO  
PLANNING**

**CITY OF ATASCADERO  
PLANNING COMMISSION**

## **MINUTES**

**Regular Meeting – Tuesday, November 16, 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 6:02 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 Victoria Carranza (excused absence)  
Commissioner Jennifer McIntyre (excused absence)  
Vice Chairperson Tori Keen (*arrived late*)

**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, Mariah Gasch

**Staff Absent:** None

**APPROVAL OF AGENDA**

**MOTION:** **By Commissioner Schmidt 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 OCTOBER 5, 2021**

- Recommendation: Commission approve the October 5, 2021 Minutes.

**MOTION: By Commissioner Anderson and seconded by Commissioner Hughes 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. NEW APARTMENT BUILDING 10165 EL CAMINO REAL (CA MANOR II)**

The proposed project includes the construction of a new apartment building with 76 residential units that will be restricted for low-income seniors. The project will also subdivide the property into 2 parcels; the front being 2.83 and the back 1.9-acres. Multiple exceptions to the Municipal Code standards including height, open space, and landscaping reductions are being requested. The project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption § 15332, Class 32 In-Fill Development. (DEV21-0045)

## **EX PARTE COMMUNICATIONS**

Chairperson van den Eikhof saw this item at the DRC.

***Vice Chairperson Keen arrived at 6:08 p.m. and stated that she has no ex parte communications.***

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

### **PUBLIC COMMENT**

The following members of the public spoke: Scott Mercer (Project Architect) and Jeri Lynn.

Scott Mercer asked the Commission to remove the requirement for balconies in Condition 23, and to strike Condition 24.

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

The Commission deliberated on the item.

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

### **PUBLIC COMMENT**

The following members of the public spoke: Scott Mercer. Scott Mercer addressed questions raised by the Commission and Jeri Lynn.

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

**MOTION: By Vice Chairperson Keen and seconded by Commissioner Schmidt to adopt PC Draft Resolution 2021-0014 approving Conditional Use Permit and Tentative Parcel Map AT21-0014 for the construction of a 76-unit, low-income affordable senior housing apartment building and two-lot subdivision located at 10165 El Camino Real on APN 030-461-044, based on findings and subject to conditions of approval, with the following added conditions:**

- **Modify Condition 7 to state that the property owner must provide the City documentation three years after final occupancy verifying that the landscape and vegetation is continuously maintained in a healthy and thriving manner.**
- **Modify Condition 23 to add “no cloth awnings.”**
- **Strike Condition 24.**

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

### **COMMISSIONER COMMENTS AND REPORTS**

None

### **DIRECTOR’S REPORT**

Director Dunsmore gave an update on Senate Bill 9 (lot splits).

Director Dunsmore stated that we do not currently have items ready for the first meeting in December, so that meeting might be cancelled.

**ADJOURNMENT – 8:15 p.m.**

The next regular meeting is scheduled for December 7, 2021, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

**MINUTES PREPARED BY:**

Annette Manier  
Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 1/18/22