



# **CITY OF ATASCADERO PLANNING COMMISSION AGENDA**

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**REGULAR MEETING  
Tuesday, March 6, 2018  
6:00 P.M.**

**Historic City Hall Council Chambers  
6500 Palma Avenue, 4<sup>th</sup> Floor  
Atascadero, California 93422**

## **CALL TO ORDER**

Pledge of Allegiance

Roll Call: Chairperson Jerel Seay  
Vice Chairperson Tom Zirk  
Commissioner Duane Anderson  
Commissioner Ryan Betz  
Commissioner Mark Dariz  
Commissioner Josh Donovan  
Commissioner Jan Wolff

## **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. APPROVAL OF DRAFT MINUTES OF PLANNING COMMISSION MEETING ON FEBRUARY 20, 2018**



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**2. APPROVAL OF TIME EXTENSION FOR 11955 VIEJO CAMINO, CERRO ROBLE DEVELOPMENT (PLN 2014-1529)****PLANNING COMMISSION BUSINESS****COMMUNITY DEVELOPMENT STAFF REPORTS**

NONE

**PUBLIC HEARINGS****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.

(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).)

**3. CONDITIONAL USE PERMIT FOR 8120 MORRO ROAD**

<b>Property Owner:</b>	Farid and Manirva Roboz
<b>Representative:</b>	Jason Akraa
<b>Project Title:</b>	PLN 2017-1654 – Conditional Use Permit
<b>Project Location:</b>	8120 Morro Road, Atascadero, CA APN 030-231-028 (San Luis Obispo County)
<b>Project Description:</b>	The applicant proposes a mixed-use development to include a ground floor liquor / convenience store (general retail) and 3 residential units on the 2 <sup>nd</sup> floor.
<b>Proposed Environmental Determination:</b>	The project qualifies for a Class 32 CEQA Exemption.
<b>City Staff:</b>	Kelly Gleason, Senior Planner, kgleason@atascadero.org, Phone: (805) 470-3446.
<b>Recommendation:</b>	Staff recommends that the Planning Commission adopt PC Resolution 2018-A approving a Conditional Use Permit to allow a mixed-use retail and residential development, based on findings and subject to conditions.



#### 4. CONDITIONAL USE PERMIT AMENDMENT FOR 6300-6500 EL CAMINO REAL, THE LA PLAZA PROJECT

<b>Property Owner:</b>	Z3 LLC
<b>Representative:</b>	RRM Design Group
<b>Project Title:</b>	PLN 2017-1649 – La Plaza
<b>Project Location:</b>	6300-6500 El Camino Real, Atascadero, CA APN 030-193-001, 003, 017, 016, 030, 033 (San Luis Obispo County)
<b>Project Description:</b>	The proposed project includes an Amendment to a previously approved mixed-use development on previously developed properties within Downtown Atascadero. Proposed project includes 18,000 sf of commercial type uses on the 1 <sup>st</sup> floor, 40 residential units on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors, and 11,761 sf pedestrian plaza located on Atascadero Mall. Portions of excess City right-of-way are proposed to be abandoned to accommodate the project. A subdivision map would perfect right-of-way changes.
<b>Proposed Environmental Determination:</b>	A Notice of Intent to adopt Mitigated Negative Declaration was circulated from 10/18/17 to 11/7/17 and is available at <a href="http://www.atascadero.org">www.atascadero.org</a> .
<b>City Staff:</b>	Phil Dunsmore, Community Development Director, <a href="mailto:pdunsmore@atascadero.org">pdunsmore@atascadero.org</a> , Phone: (805) 470-3488
<b>Recommendation:</b>	Staff recommends that the Planning Commission adopt PC Resolution 2018-A and PC Resolution 2018-B approving the project amendments.

#### 5. CONDITIONAL USE PERMIT FOR 8005 GABARDA AVE.

<b>Property Owner:</b>	City of Atascadero, 6500 Palma Ave., Atascadero, CA 93422
<b>Representative:</b>	Bob Joslin, Public Works Dept.
<b>Project Title:</b>	PLN 2099-0367 – CUP 2005-0159 Amendment
<b>Project Location:</b>	8005 Gabarda Ave., Atascadero, CA APN 028-421-001 (San Luis Obispo County)
<b>Project Description:</b>	The proposed project consists of a Conditional Use Permit for cargo containers for storage at the Public Works Maintenance Yard. The Atascadero Municipal Code allows for two (2) or more cargo containers to be permitted through the Conditional Use Permit process.
<b>Proposed Environmental Determination:</b>	The proposed project is Categorically Exempt (Class 3) from the provisions of the California Environmental Quality Act. CEQA Section 15303 exempts new construction of small structures.
<b>City Staff:</b>	Callie Taylor, Sr. Planner, <a href="mailto:ctaylor@atascadero.org">ctaylor@atascadero.org</a> , Phone: (805) 470-3448.
<b>Recommendation:</b>	Staff recommends that the Planning Commission adopt PC Resolution 2018-A approving installation of cargo containers.



## **COMMISSIONER COMMENTS AND REPORTS**

### **DIRECTOR'S REPORT**

### **ADJOURNMENT**

*The next regular meeting will be on March 20, 2018, at 6:00 p.m. at City Hall Council Chambers, 6500 Palma Avenue, Atascadero.*

***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](http://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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