



# **CITY OF ATASCADERO PLANNING COMMISSION AGENDA**

---

**REGULAR MEETING  
Tuesday, November 20, 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 NOVEMBER 6, 2018**
- 2. APPROVAL OF 2019 PLANNING COMMISSION MEETING SCHEDULE**



[www.atascadero.org](http://www.atascadero.org)

<http://www.facebook.com/planningatascadero>

[@atownplanning](https://twitter.com/atownplanning)

Scan This QR Code  
with your smartphone  
to view Planning  
Commission Website



**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. TENTATIVE PARCEL MAP FOR 6450 PORTOLA ROAD**

<b>Property Owner/Applicant:</b>	Michael Sanders / David Graves
<b>Project Title:</b>	SBDV18-0094
<b>Project Location:</b>	6450 Portola Road, Atascadero, CA 93422 APN 054-072-006, San Luis Obispo County
<b>Project Description:</b>	The proposed project is a Tentative Parcel Map for a two-lot subdivision in the single-family residential zoning district.
<b>City Staff:</b>	Kelly Gleason, Senior Planner, kgleason@atascadero.org, Phone: (805) 470-3446
<b>Recommendation:</b>	Planning Commission adopt PC Resolution 2018-A, approving the Tentative Parcel Map with conditions of approval.

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

*The next regular meeting will be on December 4, 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.***



www.atascadero.org  
<http://www.facebook.com/planningatascadero>

[@atownplanning](https://twitter.com/atownplanning)

Scan This QR Code  
with your smartphone  
to view Planning  
Commission Website



*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.



[www.atascadero.org](http://www.atascadero.org)  
<http://www.facebook.com/planningatascadero>



[@atownplanning](https://twitter.com/atownplanning)

Scan This QR Code  
with your smartphone  
to view Planning  
Commission Website





## **CITY OF ATASCADERO PLANNING COMMISSION**

# **DRAFT MINUTES**

**Regular Meeting – Tuesday, November 6, 2018 – 6:00 P.M.  
City Hall Council Chambers  
6500 Palma Avenue, Atascadero, California**

### **CALL TO ORDER - 6:00 p.m.**

Chairperson Seay called the meeting to order at 6:00 p.m. and Commissioner Wolff led the Pledge of Allegiance.

### **ROLL CALL**

Present: Commissioners Anderson, Betz, Dariz, Wolff, Vice Chairperson Zirk, and Chairperson Seay

Absent: Commissioner Donovan (excused absence)

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore  
Assistant Planner, Mariah Gasch

### **APPROVAL OF AGENDA**

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

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

### **PUBLIC COMMENT**

None

***Chairperson Seay closed the Public Comment period.***

### **PLANNING COMMISSION BUSINESS**

None

### **CONSENT CALENDAR**

#### **1. APPROVAL OF DRAFT MINUTES OF SEPTEMBER 4, 2018**

## **2. APPROVAL OF TIME EXTENSION FOR 8575 AND 8585 ATASCADERO AVE (TEX18-0099)**

**MOTION: By Commissioner Betz and seconded by Commissioner Dariz to approve the Consent Calendar.**

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

### **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).)

### **EX PARTE COMMUNICATIONS**

Commissioners Anderson and Dariz reviewed this project at the Design Review Committee.

## **3. CONDITIONAL USE PERMIT FOR 3425 LA LUZ**

<b>Property Owner/Applicant:</b>	Kenneth Klassen
<b>Project Title:</b>	USE 18-0062
<b>Project Location:</b>	3425 La Luz, APN 049-073-016 (San Luis Obispo County)
<b>Project Description:</b>	The proposed project is a Conditional Use Permit for an oversized accessory structure.
<b>City Staff:</b>	Mariah Gasch, Assistant Planner, mgasch@atascadero.org, (805) 470-3436
<b>Recommendation:</b>	Planning Commission adopt PC Resolution 2018-A, approving the Conditional Use Permit with Conditions of Approval.

Director Dunsmore introduced Assistant Planner Gasch to the Commission.

Director Dunsmore provided history on the project and explained how the applicant has refined the project. Assistant Planner Gasch presented the staff report and answered questions from the Commission. Planner Gasch stated that staff would like to add a condition that was not published in the staff report as follows:

- Vegetation planted onsite shall be consistent with Exhibit F.

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Eric Gobler and Carol Peterson.

Staff answered questions raised by Carol Peterson.

***Chairperson Seay closed the Public Comment period.***

**MOTION:** By Commissioner Betz and seconded by Commissioner Dariz recommending the Planning Commission adopt PC Resolution 2018-A, approving DEV 18-0071, approving Conditional Use Permit to allow the construction of an oversized garage, based on findings and subject to Conditions of Approval, with the addition of the following propose condition: Vegetation planted onsite shall be consistent with Exhibit F.

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

## **COMMISSIONER COMMENTS AND REPORTS**

Commissioner Wolff will be absent from the November 20, 2018 meeting.  
Vice Chairperson Zirk will be absent from the December 4, 2018, meeting.  
Commissioner Betz *might be* absent from the December 4, 2018 meeting.

## **DIRECTOR'S REPORT**

Director Dunsmore gave an update on projects in the City and upcoming projects coming to the Planning Commission in the next two months.

Director Dunsmore gave an update on anticipated development at Del Rio Road and El Camino Real.

Director Dunsmore will be suggesting that we cancel the Planning Commission meeting on December 18, 2018.

## **ADJOURNMENT – 6:40 p.m.**

The next regular meeting of the Planning Commission will be on November 20, 2018, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

## **MINUTES PREPARED BY:**

---

Annette Manier, Recording Secretary  
Administrative Assistant



# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## DRAFT

### Planning Commission Meeting Schedule 2019

MEETING DATE	MEETING TYPE	TIME	<u>LOCATION:</u> Historic City Hall 6500 Palma Ave., Atascadero CA 93422
January 1	HOLIDAY-NO MEETING		"
January 15	Regular	6:00 p.m.	"
February 5	Regular	6:00 p.m.	"
February 19	Regular	6:00 p.m.	"
March 5	Regular	6:00 p.m.	"
March 19	Regular	6:00 p.m.	"
April 2	Regular	6:00 p.m.	"
April 16	Regular	6:00 p.m.	"
May 7	Regular	6:00 p.m.	"
May 21	Regular	6:00 p.m.	"
June 4	Regular	6:00 p.m.	"
June 18	Regular	6:00 p.m.	"
July 2	Regular	6:00 p.m.	"
July 16	Regular	6:00 p.m.	"
August 6	Regular	6:00 p.m.	"
August 20	Regular	6:00 p.m.	"
September 3	Regular	6:00 p.m.	"
September 17	Regular	6:00 p.m.	"
October 1	Regular	6:00 p.m.	"
October 15	Regular	6:00 p.m.	"
November 5	Regular	6:00 p.m.	"
November 19	Regular	6:00 p.m.	"
December 3	Regular	6:00 p.m.	"
December 17	Regular	6:00 p.m.	"

Adopted

\\cityhall\cdv\pmnt\~ planning commission\pc meeting schedule\pcmeetingschedule2019.docx



## ***Atascadero Planning Commission***

---

### ***Staff Report – Community Development Department***

#### **SBDV18-0094 Tentative Parcel Map**

#### **RECOMMENDATION(S):**

Staff recommends the Planning Commission adopt PC Resolution 2018-A approving Tentative Parcel Map AT 18-0087 to subdivide one residential parcel into two residential parcels.

Project Info In-Brief: The applicant proposes to divide the property at 6450 Portola and into a total of two parcels. The resulting parcels meet the minimum lot size of 1.5 acres gross, however, exceptions to the Municipal Code are requested to allow for the proposed lot configuration.

<b>PROJECT ADDRESS:</b>	6450 Portola Ave	Atascadero, CA	<b>APN</b>	054-072-006
<b>PROJECT PLANNER</b>	Kelly Gleason Senior Planner	805-470-3446	kgleason@atascadero.org	
<b>APPLICANT</b>	Michael Sanders, David Graves			
<b>PROPERTY OWNER</b>	Michael and Shannon Sanders			
<b>GENERAL PLAN DESIGNATION:</b>	<b>ZONING DISTRICT:</b>	<b>SITE AREA</b>	<b>EXISTING USE</b>	<b>PROPOSED USE</b>
Single-Family Residential (SFR-Z)	Residential Single-Family (RSF-Z)	3 acres	One Single-Family Residence	Two Single-Family Residences
<b>ENVIRONMENTAL DETERMINATION</b>				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. ____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15315 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

---

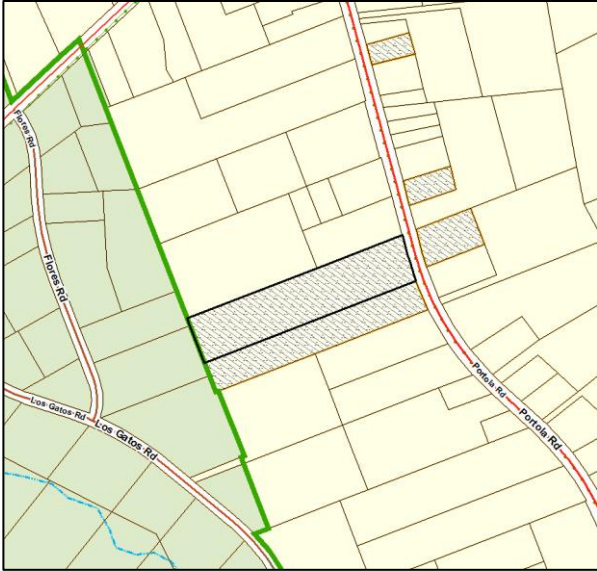

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO  
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>  
6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612



## DISCUSSION:

Existing Surrounding Uses / Parcel Configurations: The property is located in the RSF-Z zoning district (Residential Single-Family with a 1.5-acre gross minimum lot size). Portola Ave is designated as a minor arterial.

Existing Zoning		Existing Aerial	
			
North:	South:	East:	West:
Residential-Single Family (RSF-Z)	Residential-Single Family (RSF-Z)	Residential-Single Family (RSF-Z)	Residential Suburban (RS)

### Summary:

The proposed project is a subdivision of one existing single-family parcel into two single family parcels.

### ***Existing Parcel***

6450 Portola Ave  
 Ptn Lot 6, Block 15  
 Gross Area: 3 acres  
 Net Area: 2.9 acres



***Proposed Parcels***

Parcel 1  
Gross Area: 1.5 acres  
Net Area: 1.45 acre

Parcel 2  
Gross Area: 1.5 acres  
Net Area: 1.45 acre

The existing parcel is developed with a single-family residence designated as a historic colony home. The proposed lot configuration allows this home to remain as currently sited.

Analysis:

*Slope.* The entire site has an average slope of approximately 9% and is therefore suitable for the creation of a new lot and has potential for new septic leach fields consistent with the Atascadero Subdivision Ordinance (Atascadero Municipal Code (AMC) 11-6.25)

*Depth-to-width ratio.* The Atascadero Subdivision Ordinance (AMC 11-6.23) limits the depth-to-width ratio of new lots to 3:1 “unless there is adequate assurance that deep lot subdivisions and subsequent development will be accomplished without detriment to adjacent properties.” This subdivision is requesting an exception to the 3:1 ratio required by code. In this case, the Planning Commission must find that the deep lot configuration will be accomplished without detriment to adjacent properties. To support this finding, the applicant has proposed “no-build” easements over the rear portions of the properties. The no-build easement begins approximately 500-feet back from the street frontage on Parcel 1 and approximately 270-feet back from the frontage on Parcel 2. Each parcel has an approximately 80-foot wide frontage. The location of the no-build easement on parcel 2 comes close to meeting the 3:1 ratio in the context of buildable site area. One Parcel 1, the location of the existing colony home limits the size of the no-build area.

Each single-family parcel in the City served by on-site septic and greater than 1-acre in size can accommodate an accessory dwelling unit. As a ministerial action, these permits cannot be denied as long as all requirements of the building, fire, and development code are met. This proposed subdivision would allow for the construction of one accessory dwelling unit per lot. Any new primary or accessory unit would be required to fall outside of the no-build easements recorded on each lot.

This map was reviewed by the Design Review Committee. The Committee heard neighbor testimony that the proposed lot configuration is inconsistent with character of the surrounding neighborhood. Parcels in the vicinity have frontage widths that range from 70 to 200 feet. A majority of the lots with narrower frontages are also shorter in depth. The lot directly adjacent to the south of the proposed subdivision has an approximately 100-foot frontage with the same depth as the proposed subdivision.

*Establishing a principal use.* Atascadero Municipal Code Section 9-6.102 requires the establishment of a primary use before an accessory use may be established. No



accessory structures will be located on proposed Lot 2, therefore, the proposed subdivision is in compliance with this section.

**Conclusion:**

The subdivision of 6450 Portola meets minimum lot size requirements set forth in the Atascadero Municipal Code. The applicant is requesting an exception to the 3:1 width to depth ratio to accommodate the subdivision. In order to allow for this exception, the Planning Commission must make a special finding.

**ENVIRONMENTAL DETERMINATION:**

The subdivision is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 15 exemption for minor land divisions that conform to the General Plan and Zoning Ordinance, where services and access are available, the lot has not been involved in another division within the previous 2 years and the average slope is less than 20 percent. This project meets the listed CEQA exemption qualifiers.

**FINDINGS:**

To approve Tentative Parcel Map AT18-0087, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached draft resolution. A finding to allow the depth to width exception has been included.

*Tentative Parcel Maps*

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66473.5 and 66474(a) and (b)), and
2. The site is physically suitable for the type of development (Government Code § 66474(c)), and
3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)), and
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
5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and
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



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

*Depth to Width ratio Exception*

1. The subdivision and subsequent development will be accomplished without detriment to adjacent properties.

**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 stated in any vote on the attached resolution.
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 PC 2018-A



**ATTACHMENT 1: Draft Resolution PC 2018-A  
SBDV18-0094**

**DRAFT RESOLUTION PC 2018-A**

**RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ATASCADERO, CALIFORNIA  
APPROVING AT 18-0087 TO ALLOW A SUBDIVISION  
AT 6450 PORTOLA AVE (APN 054-072-006)  
(SANDERS)**

**WHEREAS**, an application has been received from Michael Sanders, 37170 Hot Springs Dr., Porterville, CA 93257 (Owner) and David Graves, 6450 Portola Road, Atascadero (Applicant) to consider a project consisting of Tentative Parcel Map to allow the subdivision of one parcel into two parcels at 6450 Portola Ave (APN 054-072-006); and,

**WHEREAS**, the site's current General Plan Designation is Single-Family Residential (SFR-Z); and

**WHEREAS**, the site's current zoning district is Residential Single-Family (RSF-Z); and,

**WHEREAS**, the minimum lot size within the RSF-Z zoning district is 1.5-acres (gross) for a new subdivision, consistent with the Atascadero Municipal Code; and

**WHEREAS**, the existing site has a gross area of 3 acres; and

**WHEREAS**, the proposed project qualifies for an Categorical Exemption consistent with CEQA Guidelines Section 15315 for minor land divisions; 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

**WHEREAS**, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on November 20, 2018, studied and considered Parcel Map AT 18-0087; and

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



**SECTION 1. Findings for approval of Tentative Parcel Map.** 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 §§ 66473.5 and 66474(a) and (b)).

**Fact:** The General Plan designation for the site is Single-Family Residential with a one and a half-acre minimum lot size (SFR-Z). The lots created will each be 1.5 acres (gross). They will also have a General Plan designation of SFR-Z.

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

**Fact:** The lots are located along a minor arterial road with utilities, excepting the City sewer, available. The site is surrounded by similarly-sized, single-family residential properties. The topography is gently sloped (less than 10% grade).

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

**Fact:** The proposed lots are each one and a half acre in size. Under current standards, each lot could have a primary residence, accessory dwelling unit, and two detached accessory structures. The topography and suitable soil conditions can support the proposed maximum density.

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 site has previously been used for residential purposes. It does not have significant tree coverage or water drainage features that might support fish or significant wildlife habitat. The project will utilize existing roads and will not affect the drainage pattern of the neighborhood. Future residences are subject to post-construction stormwater requirements that will prevent significant impact to the watershed.

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

**Fact:** The eventual construction of a single-family residence near the core of the City will not cause serious health problems.

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:** No existing easements are affected by this subdivision.



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

**Fact:** Public improvements are largely installed for the site. The tentative map is conditioned so the applicant will provide a public utilities easement with the map.

8. The subdivision and subsequent development will be accomplished without detriment to adjacent properties, and

**Fact:** The neighborhood consists of a range of lot sizes that have been subdivided over time. Lot frontage width also varies throughout the neighborhood. The creation of an additional lot will increase residential density by up to two units. Surrounding parcels range in size from less than a quarter acre to almost 4 acres. A no-build easement is proposed to limit the buildable are of the site. The General Plan anticipates residential growth in this area and no detrimental impacts will result from the modified lot configuration.



**SECTION 2. Approval.** The Planning Commission of the City of Atascadero, in a regular meeting assembled on November 20, 2018 resolved to approve Parcel Map AT 18-0087 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

\_\_\_\_\_  
Jerel Seay  
Planning Commission Chairperson

Attest:

\_\_\_\_\_  
Phil Dunsmore  
Planning Commission Secretary





**EXHIBIT A: Conditions of Approval**  
**SBDV 18-0094 / AT 18-0087**

<b>Conditions of Approval</b>	<b>Timing</b>
<b><i>Tentative Parcel Map</i></b> <b>6450 Portola Road</b> <b>SBDV 18-0094 / AT 18-0087</b>	BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy
<b>Planning Services</b>	
1. 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.	<b>Ongoing</b>
2. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months and shall expire on <b>November 20, 2020</b> , consistent with Section 66452.6(a)(1) of the California Subdivision Map Act.	<b>FM</b>
3. 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.	<b>FM</b>
4. 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.	<b>FM</b>
5. 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.	<b>Ongoing</b>
6. 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.	<b>FM</b>
7. The proposed no-build easements shall be shown on the face of the map and shall be recorded through separate instrument which describes which activities are allowed within the easement area and which activities are disallowed within the easement areas.	<b>FM</b>
<b>Engineering</b>	
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.	<b>BP</b>
10. The City of Atascadero may require an additional map sheet for information purposes in accordance with the Subdivision Map Act.	<b>FM</b>
11. A 6-foot wide Public Utility Easement (PUE) shall be dedicated contiguous to the road right-of-way.	<b>FM</b>
12. Driveways serving more than one lot may require an easement for ingress/egress, public & private utilities, and drainage, to the satisfaction of the City Engineer.	<b>FM</b>
13. Easements that are not intended to continue in perpetuity shall not be shown on the Parcel Map and shall be recorded by separate instrument.	



<b>Conditions of Approval</b>  <b><i>Tentative Parcel Map</i></b> <b>6450 Portola Road</b> <b>SBDV 18-0094 / AT 18-0087</b>	<b>Timing</b>  BL: Business License FM: Final Map GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy
	<b>FM</b>
14. Each lot shall be served with separate services for water, sewer, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standards and Standard Specifications.	<b>BP</b>
15. Prior to recordation of the Parcel Map, the Applicant shall provide a percolation test for Parcel 2.	<b>FM</b>
16. The Parcel Map shall include dedication to the public for one-half of Portola Road right-of-way (25-feet, parallel and radial to Portola Road centerline as shown on the Map of Atascadero Colony recorded in the Office of the County Recorder in Book 3AC of Maps at Page 13A).	<b>FM</b>



