



APPROVED

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CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO PLANNING COMMISSION

MINUTES

**Regular Meeting – Tuesday, December 4, 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 Betz led the Pledge of Allegiance.

ROLL CALL

Present: Commissioners Anderson, Betz, Dariz, Donovan, Wolff, and Chairperson Seay

Absent: Vice Chairperson Zirk (excused absence)

Others Present: Recording Secretary, Annette Manier
Recording Secretary, Jessica Gibson

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Associate Planner, Katie Banister
Assistant Planner, Mariah Gasch

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None

Chairperson Seay closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 20, 2018

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

Motion passed 4:0 by a roll-call vote (Betz, Wolff abstained due to their absence from the last meeting)

PLANNING COMMISSION BUSINESS

None

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).)

2. AMENDMENT TO CUP FOR 10630 WEST FRONT ROAD (INGLESIDE)

Property Owner/Applicant:	Shirley Barratt / William Vaughn
Project Title:	AMND18-0091
Project Location:	10630 West Front Road, Atascadero, CA 93422 APN 045-353-007, San Luis Obispo County
Project Description:	The proposed project is an Amendment to Conditional Use Permit 2000-0004 to allow the phased expansion of Ingleside Assisted Living to accommodate 50 assisted-living residents and 9 hospice-care patients. The expanded facility would include 34 bedrooms, and a 2,880 square-foot detached garage. Staff recommendation is to approve the project with conditions.
City Staff:	Associate Planner, Katie Banister, kbanister@atascadero.org, Phone: (805) 470-3480
Environmental Determination:	Categorical Exemption CEQA – Guidelines Section 15332
Recommendation:	Planning Commission adopt PC Resolution 2018-A, approving the Conditional Use Permit with Conditions of Approval.

EX PARTE COMMUNICATIONS

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

Associate Planner Banister presented the staff report and answered questions from the Commission. Planner Banister proposed that Condition 24 be amended to read:

Before the building permit is finalized for the Phase 1 garage, the owner shall install split rail fence at the rear property line from the southeast corner of the rear property line to the existing metal fence as shown in Exhibit H.

PUBLIC COMMENT

The following letters were submitted to the Commission and distributed prior to the meeting for the record: Email from Susan M. Blais (Exhibit A), Email from Monica Firchow (Exhibit B), Email from Mike and Sidney Reagan (Exhibit C), Email from Jessica Lewis-Broadbent (Exhibit D), Letter from Robin Merrill (Exhibit E), and Letter from Rea Willson (Exhibit F) and a lighting plan from Ingleside (Exhibit G) which was distributed at the meeting.

The following members of the public spoke during public comment: Pamela Jardini, Ron Freeman, Eddie Sapien, David Garibay, Rea Willson who read a letter (Exhibit F) and Larry Gabriel. Eddie Sapien requested that there be wrought iron fencing all along the property line.

Chairperson Seay closed the Public Comment period.

Staff answered questions about the size of the building and drainage.

MOTION: By Commissioner Anderson and seconded by Commissioner Donovan recommending the Planning Commission adopt PC Resolution 2018-A, approving an Amendment to CUP 2000-0004 (AMND18-0091), allowing the phased expansion of Ingleside Assisted Living with maximum occupancy of 59 clients, subject to Conditions of Approval, with the following changes: Condition 24 to be amended to read that before the building permit is finalized for Phase 1 garage, the owner shall install all metal fence along the property line; eliminate Condition 4, which allows staff to approve minor changes to the project; and amend conditions to allow pole lights to 8' tall.

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

3. TENTATIVE PARCEL MAP FOR 11885 HALCON ROAD (JOY)

Property Owner/Applicant:	Michael and Laura Joy
Project Title:	SBDV18-0092
Project Location:	11885 Halcon Road, Atascadero, CA 93422 APN 045-401-014, San Luis Obispo County
Project Description:	The proposed project is a Tentative Map to subdivide the property into three parcels in the RSF-Y zoning district. Two parcels will be 1-acre, the third will be 2.88-acres. The site is developed with a single-family residence that is proposed to remain.
City Staff:	Kelly Gleason, Senior Planner, kgleason@atascadero.org, Phone: (805) 470-3446
Environmental Determination:	Previously certified MND No. 2015-0007
Recommendation:	Planning Commission adopt PC Resolution 2018-A, approving the Tentative Parcel Map with Conditions of Approval.

Senior Planner Gleason presented the staff report and answered questions from the Commission. Planner Gleason stated that Condition 11 needs clarification and would like to change the wording to say all subdivision maintenance, rather than all tract maintenance.

EX PARTE COMMUNICATIONS

None

PUBLIC COMMENT

The following letter was submitted to the Commission and distributed prior to the meeting for the record: Email from Colleen Annes, MD (Exhibit H) and Email from Monty Clouse, Ph.D. (Exhibit I).

The following members of the public spoke during public comment: Pamela Jardini. Ms. Jardini said she was in agreement with staff's conditions, except she is requesting that the condition be amended to allow a decomposed granite path rather than a paved path.

Chairperson Seay closed the Public Comment period.

Chairperson Seay asked for clarification on roadwork in relation to letters received. Staff answered his question.

MOTION: By Commissioner Donovan and seconded by Commissioner Betz recommending the Planning Commission adopt PC Resolution 2018-A, approving Tentative Parcel Map AT18-0123 to subdivide one residential parcel into three

residential parcels, subject to Conditions of Approval including the clarification to Condition 11, as outlined by staff.

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

4. TENTATIVE PARCEL MAP FOR 7300 EL CAMINO REAL (DYNAMIC)

Property Owner/Applicant:	Dynamic Atascadero Investments
Project Title:	SBDV18-0110
Project Location:	7300 El Camino Real, Atascadero, CA 93422 APN 030-222-048, San Luis Obispo County
Project Description:	The proposed Tentative Parcel Map would subdivide one (1) existing commercial parcel into two (2) parcels which will include separate buildings for the existing MedPost and The Habit Restaurant which is currently under construction.
City Staff:	Callie Taylor, Senior Planner, ctaylor@atascadero.org, Phone: (805) 470-3448
Environmental Determination:	Categorical Exemption CEQA – Guidelines Section 15315
Recommendation:	Planning Commission adopt PC Resolution 2018-A, approving the Tentative Parcel Map with Conditions of Approval.

EX PARTE COMMUNICATIONS

None

Senior Planner Gleason presented the staff report and answered questions from the Commission. Planner Gleason suggested a change to modify Condition 8 as follows:

- Modification to Condition #8 to allow either easement or agreement, with language to be approved by City's Community Development Director, to allow installation of improvements on Parcel I as shown on permits for the Habit restaurant

PUBLIC COMMENT

The following members of the public spoke during public comment: Pamela Jardini. Ms. Jardini is in agreement with the modification to Condition 8.

Chairperson Seay closed the Public Comment period.

MOTION: By Commissioner Donovan and seconded by Commissioner Dariz recommending the Planning Commission adopt PC Resolution 2018-A, approving Tentative Parcel Map AT18-0128 to subdivide one commercial parcel into two commercial parcels, subject to Conditions of

Approval, with the modification to Condition 8, as presented by staff.

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

5. CONDITIONAL USE PERMIT FOR 8451 EL CAMINO REAL (COLONY TAVERN)

Property Owner/Applicant:	Jim Russell / Jonathan Velasco
Project Title:	USE18-0123
Project Location:	8451 El Camino Real, Atascadero, CA 93422 APN 030-512-007, San Luis Obispo County
Project Description:	The proposed project is a Conditional Use Permit to allow a new bar/ tavern at this location.
City Staff:	Mariah Gasch, Assistant Planner, mgasch@atascadero.org, Phone: (805) 470-3436
Environmental Determination:	Categorical Exemption CEQA – Guidelines Section 15301: Existing Facilities
Recommendation:	Planning Commission adopt PC Resolution 2018-A, approving the Conditional Use Permit with Conditions of Approval.

EX PARTE COMMUNICATIONS:

None

Assistant Planner Gasch presented the staff report and answered questions from the Commission. Planner Gasch proposes to add a screening modification that was not included in the conditions as follows:

AMC 9-4.128(b)(3) Fencing and screening

Planning Commission Modification. Any of the requirements of this section [Fencing and screening] may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

PUBLIC COMMENT

The following letter was submitted to the Commission and distributed prior to the meeting for the record: Nardonne's Pizza (Exhibit J)

The following members of the public spoke during public comment: Jim Russell, Janice Daugherty, John Daugherty, and Jonathan Velasco. Mr. Russell requests short-term parking in the front of the building so cigarette store and pizza store customers can also have quick access. Mr. Russell answered questions from the Commission.

Chairperson Seay closed the Public Comment period.

Staff answered questions in regards to red curbing, parking issues, and an off-site shared parking agreement. The Commission suggested that the Public Works Director look at the red curb area. Signage on Arcade needs to be removed if more signage will be added.

MOTION: By Commissioner Donovan and seconded by Commissioner Anderson recommending the Planning Commission adopt PC Resolution 2018-A, approving a Conditional Use Permit (USE18-0123) to permit a Bar/Tavern use at 8451 El Camino Real, subject to Conditions of Approval, with an added condition for the building owner to produce permits for the discount cigarette sign, or to remove the existing non-permitted sign on the side of the building, prior to the placement of sign B.

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

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on items scheduled for January 15th meeting. A new Council will be sworn in a week from today, and then new Commissioners may be appointed.

ADJOURNMENT – 8:42 p.m.

The next regular meeting of the Planning Commission will be on January 15, 2019, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier
Annette Manier, Recording Secretary
Administrative Assistant

Adopted: 1/15/19

The following Exhibits are available in the Community Development Department:

- Exhibit A – Email from Susan M. Blais
- Exhibit B – Email from Monica Firchow
- Exhibit C – Email from Mike & Sidney Reagan
- Exhibit D – Letter from Jessica Lewis-Broadbent
- Exhibit E – Letter from Robin Merrill
- Exhibit F – Letter from Rea Wilson
- Exhibit G – Map from Ingleside
- Exhibit H - Email from Colleen Annes, MD
- Exhibit I – Email from Monty Clouse
- Exhibit J – Letter from Nardonne's Pizza