



APPROVED

PSS MAY 21 2019

CITY OF ATASCADERO
PLANNING

CITY OF ATASCADERO PLANNING COMMISSION

MINUTES

Regular Meeting – Tuesday, May 7, 2019 – 6:00 P.M.
City Hall Council Chambers
6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

Vice Chairperson Dariz called the meeting to order at 6:00 p.m. and Commissioner Anderson led the Pledge of Allegiance.

ROLL CALL

Present: Commissioners Anderson, Béraud, van den Eikhof, Wolff, and Vice Chairperson Dariz

Absent: Chairperson Zirk (excused absence)
Commissioner Shaw (excused absence)

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Senior Planner, Callie Taylor

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None

Vice Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF PLANNING COMMISSION MEETING ON MARCH 19, 2019

MOTION: By Commissioner Béraud and seconded by Commissioner Wolff to approve the Consent Calendar.

Motion passed 5:0 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.

2. USE PERMIT FOR LARGE FAMILY DAY CARE AT 5850 CASCABEL ROAD

The proposed project is a large family daycare use in an existing residence that would accommodate up to 14 children.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (USE19-0006)

EX PARTE COMMUNICATIONS

None.

Planner Gleason gave the staff report and answered questions from the Commission. The applicant is requesting an exception to the fencing, which is rural in nature and has been approved by the State licensing entity.

PUBLIC COMMENT

The following members of the public spoke during public comment: Kimberly Coles, Warren Miller, and Frank Ward.

Vice Chairperson Dariz closed the Public Comment period.

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution approving a Conditional Use Permit (USE19-0006) allowing a large family day care facility for up to 14 children at

5850 Cascabel Road, based on findings and subject to conditions of approval.

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

3. ADDITION TO EXISTING CELL TOWER AT 6500 (6490) EL CAMINO REAL

The proposed project would add 15-feet to an existing faux-pine cell tower. This extension is requested to facilitate the La Plaza Development and maintain cellular signal reach in anticipation of the 3-story La Plaza Development. The project also includes a new equipment perimeter wall and gate.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (AMND19-0012)

EX PARTE COMMUNICATIONS

Commissioner Anderson reviewed this project at the DRC.

Vice Chairperson Dariz reviewed this project at the DRC.

Commissioner Béraud stated that she has spoken with Mike Zappas about this project.

Planner Gleason gave the staff report and answered questions from the Commission. Planner Gleason clarified that the tower will reach a height of 80 feet, and shared the two branch colors available.

PUBLIC COMMENT

The following members of the public spoke during public comment: Eric Meurs (representing American Tower), and Mike Zappas.

Mr. Meurs requested the Commission change Condition 11 to say “decrease” instead of “increase.” Mike Zappas requested the Commission change Condition 7 which requires brick clad pilasters around the enclosure, and stated he would prefer to leave the enclosure as is.

Vice Chairperson Dariz closed the Public Comment period.

MOTION:	By Commissioner Wolff to adopt PC Resolution approving a height exception Amendment to an existing cell tower facility at 6500 (6490) El Camino Real, based on findings and subject to conditions.
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Commissioner Anderson asked if Condition 7 and 11 could be amended in the motion, and asked the maker of the motion if she would amend it.

MOTION:	By Commissioner Wolff and seconded by Commissioner Anderson to adopt PC
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Resolution approving a height exception Amendment to an existing cell tower facility at 6500 (6490) El Camino Real, with a change to Condition 7 to eliminate the verbiage after the word *block*, and a change to Condition 11 to change the word from *increase* to *decrease*, based on findings and subject to conditions of approval.

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

4. NEW BUILDING AND DENSITY BONUS FOR 5730 EL CAMINO REAL

The proposed project is a new mixed-use building on a vacant infill lot in the downtown. The building includes 2,500 sq. ft. of commercial space on the ground floor facing El Camino Real, and five (5) residential units. The use permit includes a request for a 15% density bonus for providing exceptionally high design quality.

- Ex-Parte Communications:
- Recommendation: Design Review Committee recommends the Planning Commission approve the project with conditions. (USE19-0041)

EX PARTE COMMUNICATIONS

Commissioner Anderson reviewed this project at the DRC.

Vice Chairperson Dariz reviewed this project at the DRC.

Planner Taylor gave the staff report and she and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke during public comment: Max Zappas and Greg Ravatt. Mr. Ravatt requested that the City take some action with issues in the alleyway.

Vice Chairperson Dariz closed the Public Comment period.

Director Dunsmore addressed Mr. Ravatt's concerns.

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution approving USE19-0041 to allow a 15% density bonus for a mixed-use project in a downtown commercial zone, at 5730 El Camino Real, based on findings and subject to conditions of approval.

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

5. TENTATIVE PARCEL MAP FOR 8559 / 8565 SANTA ROSA ROAD

The proposed project is the subdivision of two (2) existing residential parcels. A total of four (4) lots would be created.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (SBDV18-0150)

EX PARTE COMMUNICATIONS

None.

Director Dunsmore stated that he was on site May 6, 2019, where he spoke with neighbors, and based on his observations, suggested refined conditions.

A revised PC Resolution was distributed to the Commission by Planner Gleason prior to the meeting (Exhibit A). The revised resolution would reduce the length of the road and include less tree removals. Gross acreage will not change with the road access.

Planner Gleason gave the staff report and answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke during public comment: Greg Aiello, William Wolff, Kathy Peterson, and Rosemary Oarr.

Vice Chairperson Dariz closed the Public Comment period.

Staff answered questions raised during public comment.

MOTION:

By Commissioner Béraud and seconded by Commissioner Wolff to adopt the revised PC Resolution approving SBDV18-0150 (AT18-0116) to allow a subdivision at 8559 and 8565 Santa Rosa Road, based on findings and subject to conditions of approval.

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

6. PLANNED DEVELOPMENT AMENDMENT TO 9105, 9107, 9109 PRINCIPAL AVE AND 9300 PINO SOLO

The proposed project is an amendment to a previously approved Planned Development residential project on a 5.4-acre site near the corner of El Camino Real and Principal. The project includes 52 residential units, which includes a 10% density bonus for providing some affordable housing. The project includes 1,830 sf of office area as a part of the live-work units on Principal Avenue, and a drive-through carwash, which was previously approved in 2015 and is currently under construction. An 8,111 sf area directly adjacent to El Camino Real is proposed to

be changed from RMF-10 zoning to Commercial Retail (CR) to allow for future commercial development. A Mitigated Negative Declaration has been circulated in accordance with CEQA.

- Ex-Parte Communications:
- Recommendation: Design Review Committee recommends the Planning Commission approve the project with conditions. (PLN14-1519)

EX PARTE COMMUNICATIONS

Vice Chairperson Dariz reviewed this item at DRC.

Commissioner Anderson reviewed this item at the DRC.

Commissioner Wolff reviewed this project previously at Planning Commission.

Commissioner van den Eikhof received a phone call from Royce Eddings, asking him if he had any questions about the project.

Senior Planner Taylor gave an overview on the project, and gave the staff report. Planner Taylor stated a suggested change in the published staff report as follows:

- Change to PC Resolution 2019-D, (Conditional Use Permit and Vesting Tentative Subdivision Map):

Public Works, **ON-SITE ROADWAYS** conditions:

2. The structural pavement section for private roads shall be based on a Traffic Index (TI) = 6 and a 20 years design life. ~~5.5 and a 50-year design life.~~

Planner Taylor and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke during public comment: Royce Eddings and Barry Ephraim. Mr. Ephraim shared a presentation on the project (Exhibit B)

Vice Chairperson Dariz closed the Public Comment period to adjourn for a break at 8:21 p.m.

Vice Chairperson Dariz called the meeting back to order at 8:26 p.m. and reopened the public comment period.

Applicant Ephraim stated that he and staff are not in agreement on the affordable housing portion, and requested the Commission allow the Council to approve as recommended, to allow the project to proceed to the City Council.

Vice Chairperson Dariz closed the Public Comment period.

The Commission said there are options on the table with affordable housing and staff explained the option for in-lieu fees. The Commission agreed to go with staff's recommendation, so the final decision will be made by City Council.

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution 2019-A recommending the City Council certify Mitigated Negative Declaration No. 2019-0002, based on findings.

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

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution 2019-B recommending the City Council approve a General Plan land use map amendment to change to designation of Lot 62 adjacent to El Camino Real from Medium Density Residential to General Commercial, based on findings.

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

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution 2019-C recommending the City Council approve Title 9 Zone Text Amendments to the Planned Development Overlay Zone #24 (PD-24) and change the zoning of Lot 62 from RMF-10 to CR based on findings.

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

MOTION: By Commissioner Béraud and seconded by Commissioner Anderson to adopt PC Resolution 2019-D recommending the City Council approve a Conditional Use Permit (Master Plan of Development) and Vesting Tentative Subdivision Map (Tract 3070), based on findings and subject to Conditions of Approval and Mitigation Monitoring and to include staff's changes as indicated.

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

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore will do a training session with the Planning Commission in the near future.

Director Dunsmore gave an update on projects to be heard at the next meeting, and gave an update on the downtown traffic calming plan, which is now being referred to as the downtown enhancement plan.

ADJOURNMENT – 8:49 p.m.

The next Regular meeting of the Planning Commission is scheduled for **May 21, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibits are available in the Community Development Department:

Exhibit A – Revised Draft Resolution for Santa Rosa Map

Exhibit B – Applicant's PowerPoint presentation on Principal/Pino Solo

Adopted 5/21/19