



**APPROVED**

*PSD* JUN 4 2019  
CITY OF ATASCADERO  
PLANNING

## **CITY OF ATASCADERO PLANNING COMMISSION**

### **MINUTES**

**Regular Meeting – Tuesday, May 21, 2019 – 6:00 P.M.  
City Hall Council Chambers  
6500 Palma Avenue, Atascadero, California**

#### **CALL TO ORDER - 6:01 p.m.**

Chairperson Zirk called the meeting to order at 6:01 p.m. and Commissioner Wolff led the Pledge of Allegiance.

#### **ROLL CALL**

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

Absent: Commissioner Shaw (excused absence)

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore  
Assistant Planner, Mariah Gasch  
Planning Intern, Erick Gomez

#### **APPROVAL OF AGENDA**

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

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

#### **PUBLIC COMMENT**

None

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

## **CONSENT CALENDAR**

### **1. DRAFT MINUTES OF MAY 7, 2019**

- Recommendation: Commission approve the May 7, 2019 Minutes.

### **2. ACCEPTANCE OF FINAL MAP FOR 7300 EL CAMINO REAL**

- Recommendation: Accept and approve Final Parcel Map 19-0007 (AT 18-0128).

**MOTION: By Commissioner Béraud and seconded by Commissioner Wolff 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.

### **3. CONDITIONAL USE PERMIT FOR ACCESSORY STRUCTURE AT 13410 SANTA LUCIA ROAD**

The proposed project is an accessory structure that exceeds 50% of the size of main residence.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (USE19-0017)

Director Dunsmore introduced Erick Gomez and stated that Erick will be presenting the project tonight.

## **EX PARTE COMMUNICATIONS**

Commissioner Béraud stated that she knows the residents in the flag lot behind the project, and she has spoken to them. They were not concerned with the location or size.

Planning Intern Gomez presented the staff report, and he and Director Dunsmore answered questions from the Commission.

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Kris Broucuret, Allen Oraveca, Tracy Ranson, and Karena Fried.

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

Kris Broucuret answered questions from the Commission in regards to trees.

The Commission discussed location of trees and colors.

**MOTION:** By Commissioner Anderson and seconded by Commissioner Wolff to adopt PC Resolution 2019 approving a Conditional Use Permit allowing a 2,000 square-foot detached accessory structure at 13410 Santa Lucia Road (USE19-0017), based on findings and subject to conditions of approval, with the following changes:

- Condition 6 to read “Exterior building and roof colors and materials shall be selected by the applicant consistent with neighborhood character (consistent with gray colors).

**AND**

- Condition 8 to read “The applicant can plant trees on either side of the building at his discretion.”

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

**4. CONDITIONAL USE PERMIT FOR A 3<sup>RD</sup> ACCESSORY STRUCTURE ON A RESIDENTIAL LOT AT 3000 SAN FERNANDO ROAD**

The proposed project is a 3<sup>rd</sup> accessory structure on a residential lot.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (USE19-0043)

**EX PARTE COMMUNICATIONS**

None.

Planner Gasch gave the staff report and answered questions from the Commission. Planner Gasch stated there is a typo in the staff report on Page 41, Condition 6 which should be corrected to state Exhibit C (not D and E).

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Todd Mansfield.

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

**MOTION:** By Commissioner Béraud seconded by Vice Chairperson Dariz to adopt PC Resolution 2019 approving a Conditional Use Permit (USE19-0043) allowing a 3<sup>rd</sup> accessory structure on the property at 3000 San Fernando Road, with a change to Condition 6 to state Exhibit C as corrected by staff, based on findings and subject to conditions of approval.

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

#### **COMMISSIONER COMMENTS AND REPORTS**

Commissioner Wolff stated she will be absent for the meeting on June 4, 2019.

#### **DIRECTOR'S REPORT**

Director Dunsmore gave a report on upcoming items to be heard at the next meeting.

Director Dunsmore stated that there would be a Special Joint Hearing on July 11, 2019, for the Planning Commission and City Council to look at the El Camino Plan.

#### **ADJOURNMENT – 6:47 p.m.**

The next Regular meeting of the Planning Commission is scheduled for **June 4, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

#### **MINUTES PREPARED BY:**

Annette Manier

Annette Manier, Recording Secretary  
Administrative Assistant

The following Exhibit is available in the Community Development Department:

Exhibit A – Email from Ian and Alicia Denchasy

Adopted 6/4/2019