



APPROVED

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CITY OF ATASCADERO  
PLANNING

## CITY OF ATASCADERO PLANNING COMMISSION

### MINUTES

Regular Meeting – Tuesday, October 15, 2019 – 6:00 P.M.  
City Hall Council Chambers  
6500 Palma Avenue, Atascadero, California

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

Chairperson Zirk called the meeting to order at 6:03 p.m. and Commissioner Wolff led the Pledge of Allegiance.

#### ROLL CALL

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

Absent: None

Others Present: Recording Secretary, Annette Manier

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

#### APPROVAL OF AGENDA

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

*Motion passed 7:0 by a roll-call vote.*

#### PUBLIC COMMENT

None.

*Chairperson Zirk closed the Public Comment period.*

#### CONSENT CALENDAR

##### 1. DRAFT MINUTES OF OCTOBER 1, 2019

Recommendation: Commission approve the October 1, 2019, Minutes.

**2. APPROVAL OF TIME EXTENSION FOR 2055 EL CAMINO REAL (TEX19-0068) WALMART**

- Recommendation: Commission approve the time extension with conditions.

**MOTION:** By Commissioner Keen and seconded by Commissioner Wolff to pull Item 2 from the Consent Calendar for discussion.

*Motion passed 7:0 by a roll-call vote.*

The Commission agreed to vote on Item 1 and discuss Item 2.

**MOTION:** By Commissioner van den Eikhof and seconded by Commissioner Wolff to approve Item 1 (Minutes) on the Consent Calendar.

*Motion passed 7:0 by a roll-call vote.*

Director Dunsmore gave a report on the Walmart Time Extension. Director Dunsmore explained that the Walmart attorneys understand staff's recommendation and are in agreement with the recommendations as stated in the staff report. Director Dunsmore answered questions from the Commission.

**MOTION:** By Chairperson Zirk and seconded by Commissioner Keen to approve Item 2 on the Consent Calendar, to adopt Resolution PC 2019-A, approving a one year time extension of Vesting Tentative Parcel Map 2009-0095 (AT09-0073) in compliance with Sections 11-4.23(a) and 11-4.33(b) of the Subdivision Ordinance (Title 11), with a deadline to meet conditions by April 15, 2020.

*Motion passed 7:0 by a roll-call vote.*

**COMMUNITY DEVELOPMENT STAFF REPORTS**

None

## **PUBLIC HEARINGS**

(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).)

### **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. PLANNED DEVELOPMENT FOR 7900 CURBARIL AVE.**

The proposed project is a Planned Development for the construction of four detached single-family residential homes on existing undeveloped property.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (DEV18-0124)

## **EX-PARTE COMMUNICATIONS**

Commissioner Anderson reviewed this project at the DRC.

Vice Chairperson Dariz reviewed this project at the DRC.

Chairperson Zirk had a discussion concerning this project with an interested party.

Planner Gleason presented the staff report. Planner Gleason announced one error in the staff report and stated that the net acreage on the site is .52-acres (not 0.58 as stated on page 32), with a maximum density of five units, with the applicant proposing four units. Planner Gleason answered questions from the Commission.

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Robert Mannon. Mr. Mannon stated that he intends to modify the elevations on each house so that all four will have a slightly different design.

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

Staff addressed questions from the Commission.

**MOTION: By Commissioner Anderson and seconded by Commissioner Wolff to adopt PC Resolution 2019-A recommending the City Council amend Title 9, Chapter 3 of the Atascadero Municipal Code to establish Planned Development Overlay Zone #36**

and amend the official zoning map to include a PD36 overlay zone at 7900 Curbaril Ave., based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

**MOTION:** By Commissioner Anderson and seconded by Commissioner Wolff to adopt PC Resolution 2019-B recommending the City Council approve a Conditional Use Permit (Master Plan of Development) and Vesting Tentative Parcel Map (AT18-0111), based on findings and subject to conditions of approval.

*Motion passed 7:0 by a roll-call vote.*

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

Commissioner Wolff will be absent on November 5, 2019.

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

Director Dunsmore stated that the next meeting will be on November 5, 2019, and went over agenda items (Building Code updates, Taco Bell drive-through), and the scheduled Planning Commissioner training.

Director Dunsmore gave an update on projects in the City.

#### **ADJOURNMENT – 6:42 p.m.**

The next Regular meeting of the Planning Commission is scheduled for **November 5, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

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

Annette Manier  
Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 11/5/19