



**APPROVED**

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CITY OF ATASCADERO  
PLANNING

## **CITY OF ATASCADERO PLANNING COMMISSION**

### **MINUTES**

**Regular Meeting – Tuesday, November 5, 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 6:02 p.m. and Commissioner Keen led the Pledge of Allegiance.

#### **ROLL CALL**

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

Absent: Commissioner Wolff (excused absence)

Others Present: Recording Secretary, Annette Manier  
Kane Thuyen, Burke, Williams & Sorensen, LLP

Staff Present: Rachelle Rickard, City Manager  
Community Development Director, Phil Dunsmore  
Senior Planner, Kelly Gleason  
Associate Planner, John Holder  
Assistant Planner, Mariah Gasch  
Planning Intern, Nicholas Johnston

#### **APPROVAL OF AGENDA**

**MOTION: By Commissioner Anderson and seconded by  
Commissioner van den Eikhof 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 OCTOBER 15, 2019**

Recommendation: Commission approve the October 15, 2019, Minutes.

**MOTION:** By Commissioner van den Eikhof and seconded by Commissioner Keen to approve the Consent Calendar.

*Motion passed 6:0 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.

### **2. CONDITIONAL USE PERMIT AND LOT LINE ADJUSTMENT FOR 1920 EL CAMINO REAL**

The proposed project consists of two commercial buildings totaling approximately 8,000 square feet at 1920 El Camino Real. One building is proposed as a drive-through restaurant. The project includes shared access with the adjacent developments.

- Ex-Parte Communications:
- Recommendation: Approve the project with conditions. (DEV19-0026)

## **EX-PARTE COMMUNICATIONS**

Commissioner Anderson reviewed this project at the DRC.

Vice Chairperson Dariz reviewed this project at the DRC.

Planner Gleason presented the staff report and answered questions from the Commission. Planner Gleason stated that staff is recommending a modification to the resolution (condition modification) as follows, and should also include a drainage basin in Condition 8:

8. The site shall be modified, if needed, to accommodate all improvements other than grading from the area necessary to accommodate the construction of interchange improvements as approved by the ~~City Council and the~~ City Engineer. These improvements currently include a roundabout at the Del Rio / Highway 101 ~~southbound~~ interchange.

10. The owner shall install all new and relocated utilities underground. This does not include undergrounding the utilities along Highway 101.

### **PUBLIC COMMENT**

The following members of the public spoke during public comment: Patti Whelen, Brent Flynn, and Clint Pearce. All answered questions from the Commission.

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

Staff addressed questions from the Commission.

Director Dunsmore recommended a *newer* modification to the resolution (condition modification) to read as follows:

8. The site shall be modified, if needed, to accommodate all improvements other than grading and drainage basins from the area necessary to accommodate the construction of interchange improvements as approved by the City Council and the City Engineer. These improvements currently include a roundabout at the Del Rio / Highway 101 ~~southbound~~ interchange.

10. The owner shall install all new and relocated utilities underground. This does not include undergrounding the utilities along Highway 101.

**MOTION:** By Commissioner Anderson and seconded by Commissioner van den Eikhof to adopt PC Resolution 2019-A approving a Conditional Use Permit and Lot Line Adjustment for a commercial center including a drive-through restaurant at 1900, 1920, and 1950 El Camino Real (APN 049-131-035, 049-131-053, 049-131-083) based on findings and subject to conditions of approval, and to include staff's latest version of suggested modifications as stated above.

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

### **3. 2019 BUILDING, FIRE, PLANNING AND ZONING, AND SUBDIVISION CODE UPDATES**

The proposed project consists text amendments to Title 4 Public Safety, Title 8 Building Code, Title 9 Planning and Zoning, and Title 11 Subdivisions to adopt the 2019 California Building Code and amend Municipal Code references for internal consistency and clarification.

#### **Ex-Parte Communications:**

- **Recommendation:** Approve the proposed text amendments to the Municipal Code to adopt the 2019 CBC and associate code text amendments. (CPP19-0080)

Director Dunsmore stated that this item will need to be continued and explained the reasons why.

**MOTION: By Chairperson Zirk and seconded by Commissioner Shaw to continue this item to November 19, 2019.**

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

### **PLANNING COMMISSIONER TRAINING**

Kane Thuyen provided training for the Planning Commission.

### **COMMISSIONER COMMENTS AND REPORTS**

None

### **DIRECTOR'S REPORT**

Director Dunsmore stated that the next meeting will be on November 19, 2019, and gave an update on projects in the City.

### **ADJOURNMENT –8:08 p.m.**

The next Regular meeting of the Planning Commission is scheduled for **November 19, 2019**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

### **MINUTES PREPARED BY:**



Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 11/19/19