



**APPROVED**

PSD DEC 3 2019

CITY OF ATASCADERO  
PLANNING

**CITY OF ATASCADERO  
PLANNING COMMISSION**

## **MINUTES**

**Regular Meeting – Tuesday, November 19, 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, Keen, van den Eikhof, Wolff, Vice Chairperson Dariz

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

Others Present: Recording Secretary, Annette Manier

Staff Present: Community Development Director, Phil Dunsmore  
Chief Building Official, David Muehlhausen  
Fire Marshal, Tom Peterson  
Associate Planner, John Holder  
Permit Technician, Jamie Striegel

**APPROVAL OF AGENDA**

**MOTION: By Commissioner Anderson and seconded by Commissioner Wolff 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. DRAFT MINUTES OF NOVEMBER 5, 2019**

Recommendation: Commission approve the November 5, 2019, Minutes.

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

*Motion passed 4:0:1 by a roll-call vote.  
(Commissioner Wolff abstained due to her absence from the previous meeting.)*

## **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. 2019 BUILDING, FIRE, PLANNING AND ZONING, AND SUBDIVISION CODE UPDATES (THIS ITEM WAS CONTINUED FROM NOVEMBER 5, 2019)**

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)

## **EX-PARTE COMMUNICATIONS**

None

Director Dunsmore presented the staff report on **Resolution A and B**, the Fire and Building Code updates. Mr. Muehlhausen, Fire Marshal Peterson, and Director Dunsmore answered questions from the Commission. Staff noted typos/corrections that need to be corrected as follows:

- Page 14 – correct the spelling of Council and Atascadero
- Page 22 – shall not be is stated twice under 1204.2.2
- Page 23 – Under 1204.4 – shall be required is stated twice.
- Page 33 – correct the date. Instead of 11964, the date should read 1964.
- Page 34 – Under R324.7.2 – shall be required is stated twice.

Staff recommended that the Commission adopt the revised Resolution B, which was distributed to the Commission prior to the meeting (Exhibit A), which includes the following revisions:

- Adopting sections J104, J105, J106, and J107 of Appendix J of the CBC to address grading. No local modifications proposed.

Planner Holder presented the staff report on the Resolution C, Zoning Code and is recommending a modification to Resolution C on Page 48, as follows:

- Fire backflow devices: Fire backflow devices are required to be integrated into the site ~~or building~~ design, ~~and~~ are prohibited in any public right-of-way, ~~unless it can be shown that no other location is feasible and the device is adequately screened by landscaping or other site improvements, subject to the approval of the Community development Director and City Engineer, they and~~ must ~~also~~ be accessible to Fire Department and Water Company personnel at all times.
- Fire Department connections shall be installed in accordance with the NFPA standard applicable to the system Design and shall comply with Sections 912.2 through 912.7 of the California Fire Code.

Director Dunsmore presented the staff report on Resolution D, the Subdivision Code.

## **PUBLIC COMMENT**

None

***Vice Chairperson Dariz closed the Public Comment period.***

**MOTION:** By Commissioner Anderson and seconded by Commissioner van den Eikhof to adopt PC Resolution 2019-A recommending that the City Council repeal and replace Chapter 7 (Fire Code) of Title 4 (Public Safety Code) of the Atascadero Municipal Code, based on findings and to include the revisions as stated above.

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

**MOTION:** By Commissioner Anderson and seconded by Commissioner van den Eikhof to adopt PC Resolution 2019-B recommending that the City Council repeal and replace Title 8 (Building Regulations) and amend the latest editions of the construction codes, and adopt findings of facts to support the imposition of requirements greater than the requirements established by or pursuant to the California Building Standards Code, based on findings and to include staff's recommended changes as stated above.

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

**MOTION:** By Commissioner Anderson and seconded by Commissioner van den Eikhof to adopt PC Resolution 2019-C recommending that the City Council amend Title 9 of the Atascadero Municipal Code Chapters 2, 3, 4, and 6 based on findings and to include staff's recommended changes as stated above.

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

**MOTION:** By Commissioner Anderson and seconded by Commissioner van den Eikhof to adopt PC Resolution 2019-D recommending that the City Council amend Title 9 of the Atascadero Municipal Code Chapters 2, 3, 4, and 6 based on findings.

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

### **COMMISSIONER COMMENTS AND REPORTS**

Commissioner Wolff will be absent from the December 3, 2019 meeting.

### **DIRECTOR'S REPORT**

Director Dunsmore stated that the next meeting will be on December 3, 2019, and gave an update on projects in the City.

### **ADJOURNMENT –7:18 p.m.**

The next Regular meeting of the Planning Commission is scheduled for **December 3, 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 – Revised Resolution B

Adopted 12/3/19