

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the City Council Meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **805-538-2888** to listen and provide public comment via phone, or submit written public comments to pc-comments@atascadero.org by 5:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Planning Commission agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Planning Commission meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours once City Hall is open to the public following the termination of the Shelter at Home Order.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, June 2, 2020
6:00 P.M.**

**City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422**

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Mark Dariz
Vice Chairperson Jeff van den Eikhof
Commissioner Duane Anderson
Commissioner Tori Keen
Commissioner Michael Shaw
Commissioner Jan Wolff
Commissioner Tom Zirk

APPROVAL OF AGENDA

PUBLIC COMMENT (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

CONSENT CALENDAR (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

1. DRAFT MINUTES OF APRIL 21, 2020

- Recommendation: Commission approve the April 21, 2020 Minutes.

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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 FOR SPROUSE COMMUNICATIONS AT 6501 VIA AVE.

The proposed project consists of a conditional use permit for a new outdoor contract construction services yard, installation of cargo containers (seatrains), and use of existing office for Sprouse Communications. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption 15301, Class 1 Existing Facilities.

Ex-Parte Communications:

Recommendation: Approve the project with conditions (USE20-0010)

COMMISSIONER COMMENTS AND REPORTS**DIRECTOR'S REPORT****ADJOURNMENT**

The next regular meeting will be held on June 16, 2020, at 6:00 p.m.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.

WEBSITE: www.atascadero.org



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Commission Website.





CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, April 21, 2020 – 6:00 P.M.

City Hall (Teleconference)

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

Chairperson Dariz called the meeting to order at 6:11 p.m. and Commissioner Zirk led the Pledge of Allegiance.

ROLL CALL

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

Absent: None

Others Present: Recording Secretary, Annette Manier

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

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 Dariz closed the Public Comment period.

CONSENT CALENDAR

1. DRAFT MINUTES OF MARCH 3, 2020

- Recommendation: Commission approve the March 3, 2020 Minutes.

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

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

2. DRAFT MINUTES OF MARCH 17, 2020

- Recommendation: Commission approve the March 17, 2020 Minutes.

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

Motion passed 4:0:3 by a roll-call vote.

(Shaw, Wolff, Zirk abstained due to absence from the March 17, 2020 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).)

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3. AMENDMENT TO EL CAMINO VETERINARY HOSPITAL AT 1380 EL CAMINO REAL

The proposed project consists of an expansion of the veterinary hospital. The expansion will add 2,927 square feet to the existing 4,583 square foot facility. Due to the size of the project, frontage improvements will be required. The project is exempt from the California Environmental Quality Act (CEQA).

Ex-Parte Communications:

- Recommendation: Approve the project with conditions (AMND19-0092)

EX-PARTE COMMUNICATIONS

Commissioners Anderson and Chairperson Dariz reviewed this project at the DRC. Commissioner Wolff personally uses this facility, but has not spoken to anyone regarding the project.

Planner Holder presented the staff report. Planner Holder and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke during public comment: Steve Robinson and David Marchell.

Chairperson Dariz closed the Public Comment period.

MOTION: By Commissioner Zirk and seconded by Commissioner Anderson to approve the Draft Resolution 2020 approving an Expansion (AMND19-0092) to the existing Conditional Use Permit 16-86 at 1380 El Camino Real on APN 049-131-022, based on findings and subject to conditions of approval.

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

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

4. GENERAL PLAN & HOUSING ELEMENT ANNUAL PROGRESS REPORT

- Recommendation: Review and receive report of State required General Plan and Housing Element Annual Progress Report for 2019.

Director Dunsmore and Planner Holder presented the report. Commissioners received and filed the report. No action was taken.

ADJOURNMENT – 7:01 p.m.

The next regular meeting is scheduled for **May 5, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Planning Commission

Staff Report – Community Development Department

Sprouse Communications Office and Storage

RECOMMENDATION(S):

Staff recommends the Planning Commission approve the Draft Resolution allowing a conditional use permit to establish a contract construction storage yard, and the installation of two (2) cargo containers for Sprouse Communications.

Project Info In-Brief:

PROJECT ADDRESS:	6501 Via Avenue	Atascadero, CA	APN	028-201-004
PROJECT PLANNER	John Holder, Associate Planner	805-470-3448	jholder@atascadero.org	
APPLICANT	Sprouse Communications, Jesse Sprouse			
PROPERTY OWNER	Vetter-Ketcherside			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Industrial (I)	Industrial (I)	7.36-acre site; 1.31-acre use area	Vacant	1.31 acre contract construction services storage yard, office, and cargo container installation
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15301 Class 1 Existing Facilities____ <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
 COMMUNITY DEVELOPMENT DEPARTMENT:

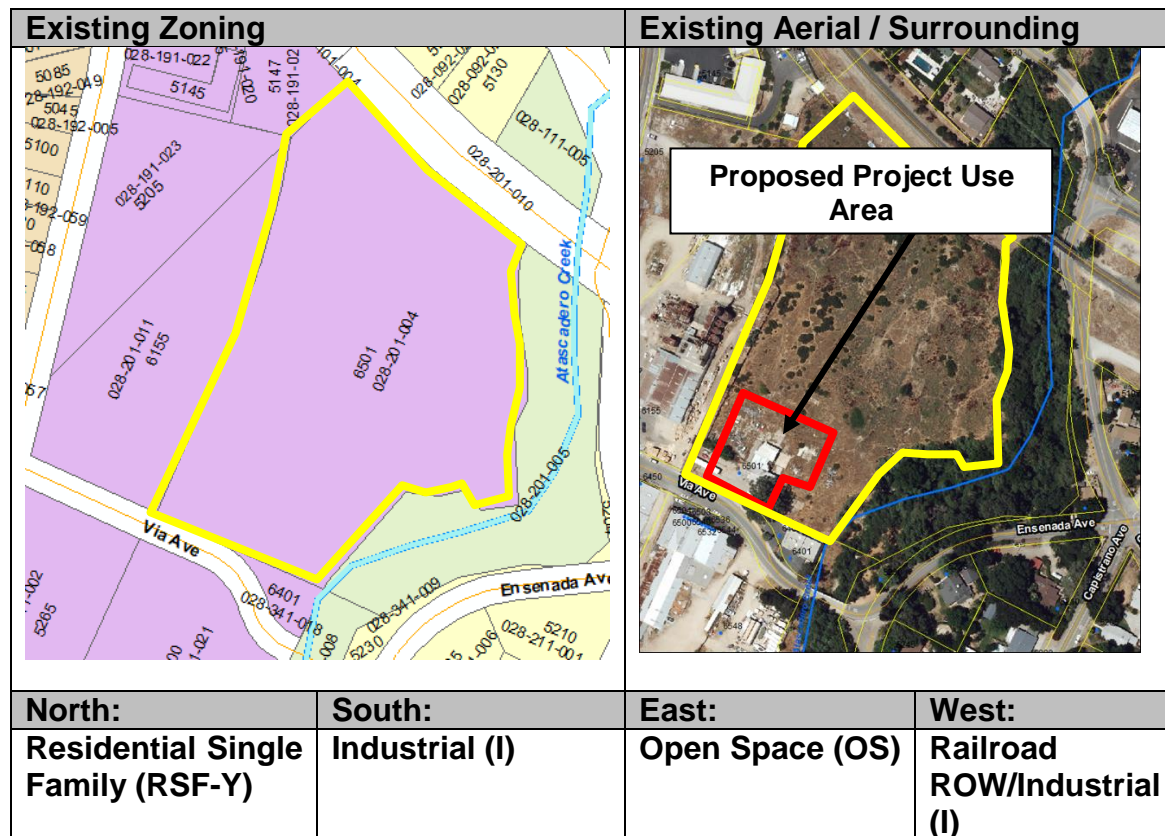
<http://www.atascadero.org>
 6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000 | (805) 461-7612

REPORT-IN-BRIEF:

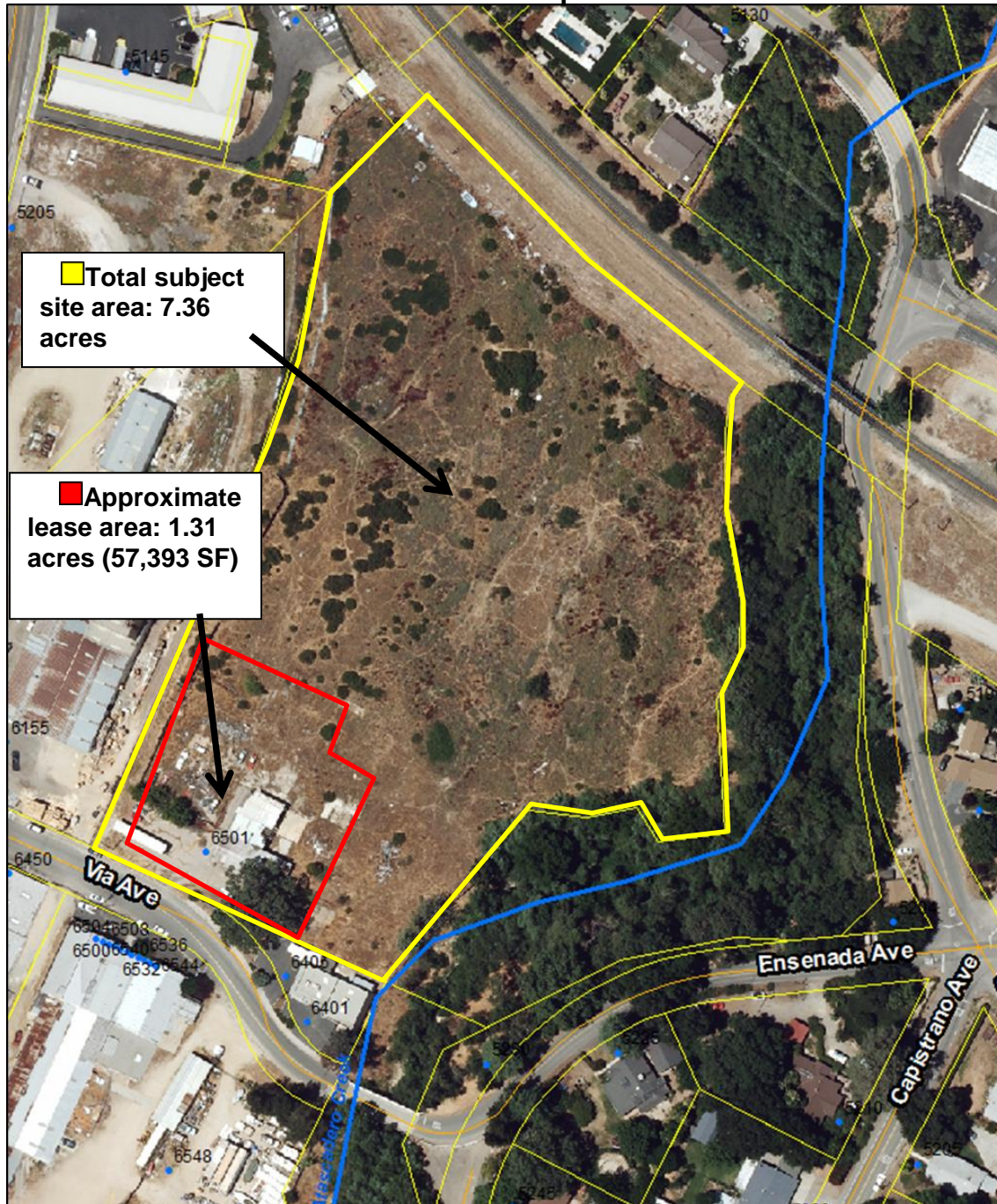
The proposed project includes use of an existing office building, a 1.31 acre outdoor contract construction services storage yard, and the installation of two (2) cargo containers (seatrains) in the Industrial zone. The site is proposed to be used for the storage of telecommunications construction materials, equipment, and fleet vehicles for Sprouse Communications. Based on the code that was in effect at the time of application submittal, outdoor storage in excess of 10,000 square feet and the installation of (2) or more seatrains requires approval of a Conditional Use Permit (CUP). The DRC approved one (1) seatrain in April; however, one additional seatrain requires Planning Commission approval. The entire site is approximately 7.6 acres; however, the lease area for the applicant's proposed project is less than two (2) acres (approximately 1.31 acres). There are no current plans for the remaining vacant portion of the site and the remaining portion of the site is proposed to be fenced off.

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:



Aerial Map



Background

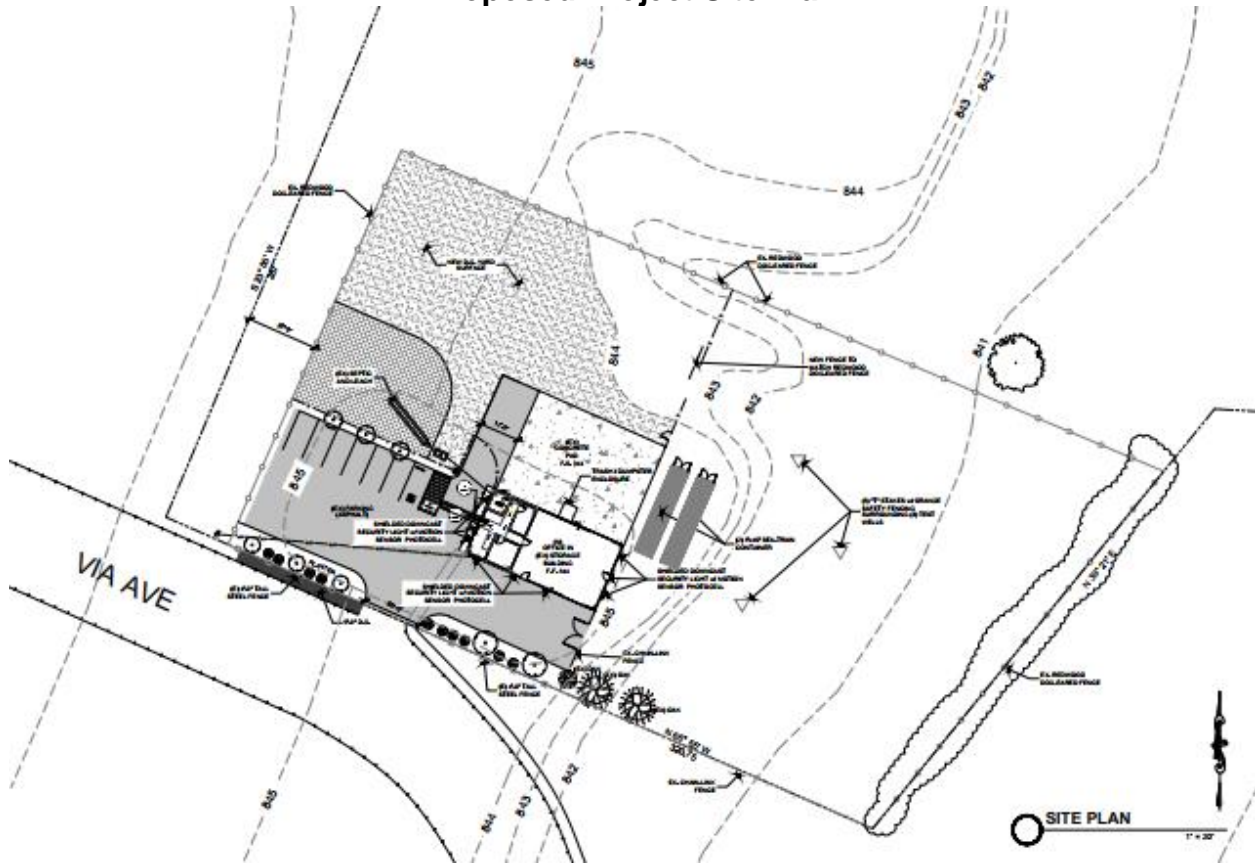
The subject site was previously used as an automotive wrecking yard and had been vacant for over 15 years. The owner previously leased a 2.6-acre front portion of the site for a landscape and trucking business. A Conditional Use Permit (CUP) to allow a landscape and trucking business was approved by the Planning Commission in 2018. The previous tenant completed minimal improvements, including fencing, grading, and site clean-up prior to being evicted from the site by the property owner. In 2019, a Recreational Vehicle (RV) storage yard was proposed at the site. The DRC reviewed the RV use, provided project direction to forward the item to the Planning Commission, however, the project was withdrawn prior to Commission action. Now, the site is being occupied by Sprouse Communications as they await use permit approval. In April, the project was presented to the DRC and the DRC forwarded the project to the Planning Commission with design recommendations.

Summary

The proposed project includes use of an existing office building, a 1.31 acre outdoor contract construction services storage yard, and the installation of two (2) sea trains in the Industrial zone. The site is proposed to be leased for the storage of telecommunications construction materials, equipment, and up to forty (40) fleet vehicles. Based on the code that was in effect at the time of application submittal, outdoor storage in excess of 10,000 square feet and the installation of (2) or more sea trains requires approval of a Conditional Use Permit within the Industrial Zoning District. The entire site is approximately 7.6 acres; however, the lease area for the applicant's proposed project is less than two (2) acres (approximately 1.31 acres). The project is exempt from the California Environmental Quality Act under a Class 1 categorical exemption. The project consists of the leasing of an existing private facility with negligible expansion beyond existing use.



Proposed Project Site Plan



Analysis

Site Design

The proposed land use, Contract Construction Services (over 10,000 SF of outdoor storage), is a conditionally allowed use in the Industrial zoning district and requires a conditional use permit. Additionally, the use of a Cargo Container (seatrains) is subject to Section 9-6.103 of the Atascadero Municipal Code. The use of one (1) seatrain is subject to Design Review Committee and requires a construction permit, while more than one cargo container requires a conditional use permit pursuant to Section 9-6.103 of the City's zoning regulations. The applicant is proposing to utilize two (2) seatrains for storage on the property and will be subject to Sections 9-6.103 and 9-6.140 of the City's Zoning regulations, which provides a set of site design standards for storage yards in addition to the provisions of the use permit. The seatrains, based on recommendations by the DRC, will be painted a neutral color similar to the existing office building.



The proposed site plan is compliant with the standards listed in AMC Section 9-6.140, including one access point for each 300 feet of storage, appropriate screening from public view, and site surfacing. The applicant is proposing to create an all-weather, drivable surface (Class 2 base 3/4" aggregate) to accommodate the use of the site for construction equipment storage and fleet vehicle parking. The applicant is not proposing any site grading. The project is proposing new landscaping along the Via Avenue frontage, a new fence that will limit the area of the site available for storage, parking for the 1.31 acre lease area, and the installation of 2 cargo containers (sea trains) for storage.

Staff is recommending that the project be exempt from frontage improvements, including sidewalk construction along the property frontage. AMC Section 9-4.159(b)(3) states that in the Industrial zone, sidewalks may not be required unless pedestrian, vehicular and use characteristics of the project and surrounding area indicate a need for the improvements. The proposed project does not necessitate improvements as the applicant is leasing the site with minor modifications and site improvements. Additionally, the City is currently planning on constructing improvements to the Via Avenue Bridge, just south of the property, and there would be no contiguous sidewalk connection on the adjacent property to the west with the future improvements.

Existing Building and Storage Yard

The site has an existing metal building that has been converted to an office space. The previous tenant painted the building green. The structure fits into the industrial setting of the site and the surrounding buildings. The applicant currently proposes to limit the area available for material and equipment storage as shown on the submitted site plan. The extent of the storage area may need to be modified to include 20-foot fire driveway access to the storage area. Any future modifications may require an amendment to the use permit and additional analysis. The property owner is responsible for abandoning three existing water testing wells on the site. There are 3 testing wells left on the site during the cleanup and testing of the site when the former auto wrecking yard was abandoned. The current plan shows these testing wells remaining in place surrounded by a rail fence for protection.

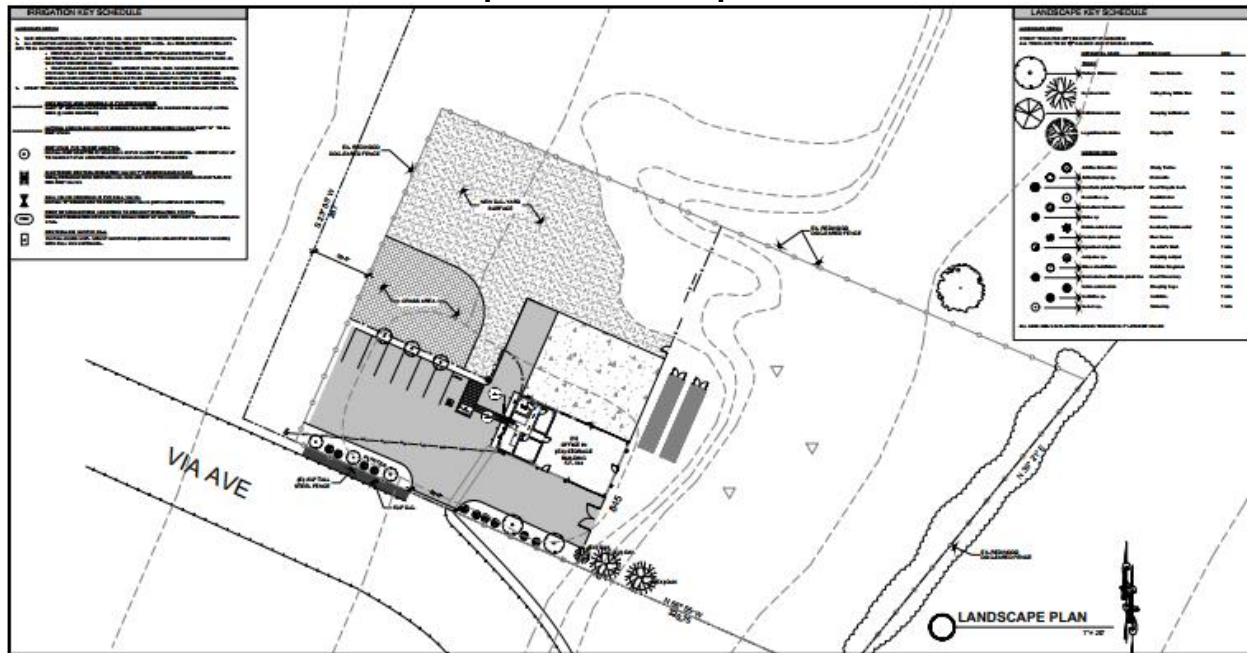
Landscaping

A landscape plan has been submitted which identifies a landscape area with street trees along Via Avenue in compliance with AMC Section 9-4.125 (Landscape standards). The applicant is proposing five (5) new Chinese Pistache trees along the building frontage, three (3) Chinese Pistache along the rear side of the parking area, and an array of native and drought resistant ground cover shrubs to be planted in the existing dirt areas along the front property line adjacent to the paved parking area. AMC Section 9-4.125 requires a minimum landscape coverage of 5% for Industrial zoned sites. Based on the 1.31-acre active use area, the code requires approximately 2,853 square feet of landscaping. With existing and proposed landscaping, the site will have approximately 1,200 square feet of landscaping and street trees at the front of the lot and adjacent to the parking area. A



large oak tree exists adjacent to the office building, and some existing trees next to the parking area also provide greenery on site. The existing trees are proposed to remain.

Proposed Landscape Plan



Pursuant to AMC Section 9-4.125, the Planning Commission may reduce or modify the landscaping requirements of the project if a finding can be made that existing vegetation, topography, or structural arrangement preclude the need for landscaping, or for professionally designed landscaping, and preserving existing mature native trees. Due to the large acreage of the project site, its proximity to a riparian area, and large outside storage area, staff is recommending a reduced landscape coverage. Additional landscape areas within the storage yard would not add significant benefit to the appearance of the site or provide shade for users as the use of the site is not conducive to frequent or large amounts of customers. The proposed landscape areas along Via Avenue will sufficiently enhance the property frontage and improve the property for current and future use, and staff is recommending approval of the proposed landscape plan.

Fencing, Screening and Lighting

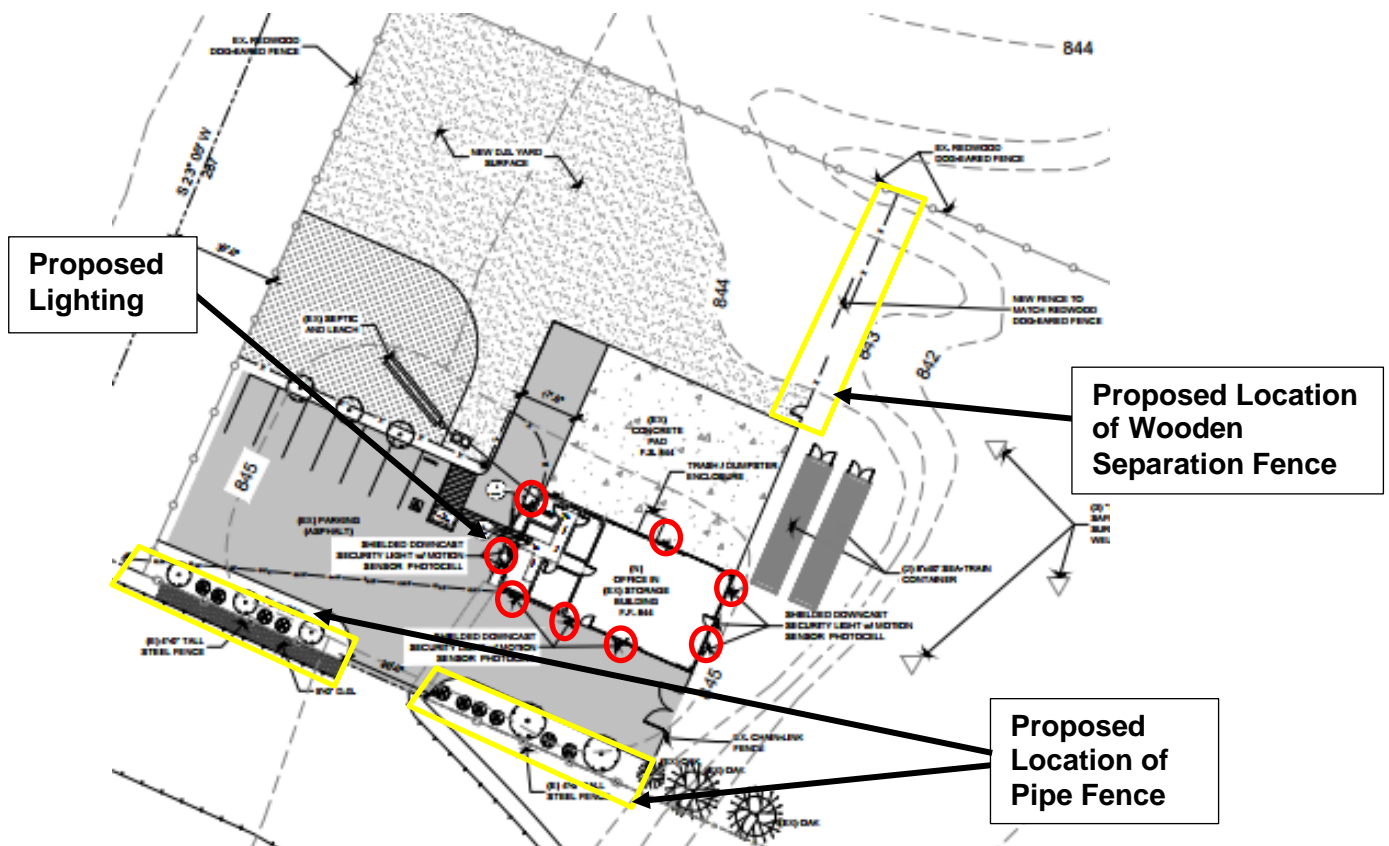
The site contains an existing wooden fence along the back of the property, which separates the current lease area from the unused portion of the property. There is an existing chain link fence along the property facing the creek and the northwest side of the property. There is also an existing fence along the Via Avenue frontage in front of the office building, and an existing pipe fence along the remaining frontage on Via Avenue. A majority of the existing fencing on site is in adequate condition.

The applicant is proposing a new four (4) foot steel pipe fence along the property frontage, as well as a six (6) foot tall wooden privacy fence to separate the parking lot from the



The applicant is proposing to utilize motion sensor lighting in the storage yard and along the office building. All lighting complies with Atascadero Municipal Code standards including shielding and elimination of glare through utilization of shielding.

Proposed Fencing, Screening and Lighting



Parking

The applicant is proposing to provide seven (7) parking spaces in the front portion of the property, including one ADA parking space. AMC Section 9-6.140 does not require the



Storage Yards provide parking as long as there is sufficient area on site to accommodate parking needs. Staff considers the project site and proposed use to be able to accommodate all parking needs on-site.

Conclusion

The proposed use of the existing property is designed to be compatible with the Industrial zoning district and includes minor site modifications and improvements to the existing site. The installation of two (2) seatrains will require building permits.

Proposed Storage Yard Conditions

The Industrial zone is the appropriate location for outdoor storage yards, including for contract construction services. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow the office and storage yard will run with the land, regardless of the business owner/operator. The accumulation of unauthorized storage has been a common occurrence on Via Avenue and in the Industrial zone. Conditions of approval are critical to prevent this property from falling into a deteriorated site and have been added to the draft resolution. Proposed Conditions of Approval for the project can be found in Attachment 1 Draft Resolution, Exhibit A.

ENVIRONMENTAL DETERMINATION:

The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.). Pursuant to CEQA Guidelines Section 15301, the project consists of the leasing of an existing private facility with negligible expansion beyond existing use. This exemption is included in the draft resolution (Attachment 1).

FINDINGS:

To approve USE 20-0010, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached resolution (Attachment 1).

Conditional Use Permit (AMC Section 9-2.110)

1. The proposed project or use is consistent with the General Plan.
2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance.



3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element.

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications including conditions of approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

- | | |
|---------------|------------------|
| Attachment 1: | Draft Resolution |
| Attachment 2: | Site Photos |
| Attachment 3: | Public Comments |



Attachment 1: Draft Resolution
USE 20-0010

DRAFT PC RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
ATASCADERO, CALIFORNIA, APPROVING A USE PERMIT FOR A
CONTRACT CONSTRUCTION SERVICES STORAGE YARD**

SPROUSE COMMUNICATIONS
6501 Via Avenue
(USE 20-0010)

WHEREAS, an application has been received from Jesse Sprouse/Sprouse Communications (applicant/tenant) to consider a Conditional Use Permit to allow for a Contract Construction Services Yard at 6501 Via Ave (APN 028-201-004); and

WHEREAS, the site's current General Plan Land Use Designation is Industrial (I); and

WHEREAS, the site's current Zoning District is Industrial (I); and

WHEREAS, At the time of application, Contract Construction Services with storage areas over 10,000 square feet required approval in the form of a Conditional Use Permit in the Industrial (I) zone; and

WHEREAS, Two (2) or more cargo containers requires approval in the form of a Conditional Use Permit in the Industrial (I) zone; and

WHEREAS, the Design Review Committee reviewed the design of the project at a timely and properly noticed meeting on March 11, 2020; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said conditional use permit; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Atascadero:



SECTION 1. CEQA. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) pursuant to CEQA Guidelines Section 15301, as it relates to Class 1 minor modifications to an existing facility not resulting in additional environmental impacts and leasing of a private facility with negligible expansion beyond existing use.

SECTION 2. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the Conditional Use Permits:

A. Findings for Approval of a Conditional Use Permit

FINDING: The proposed project or use is consistent with the General Plan.

FACT: Contract construction services is consistent with the General Plan as an allowed use in the Industrial zone.

FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Regulations of the Atascadero Municipal Code.

FACT: The proposed contract construction services yard and use of an existing office building meets all applicable provisions of the Zoning Ordinance as a conditionally allowed use in the zoning district

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.

FACT: The proposed contract construction services yard and use of an existing office building include minor improvements to the property. The proposed use will not be detrimental to the health, safety, or welfare of the general public or nearby residences.

FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.

FACT: The proposed contract construction services yard and use of an existing office building has been reviewed by the Design Review Committee and is designed to be consistent with the character of the immediate neighborhood and includes improvements. The proposed use will not be inconsistent with the character of the surrounding area.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element.

FACT: The proposed contract construction services yard and use of an existing office building does not generate any traffic beyond the normal traffic volume of the surrounding neighborhood.



SECTION 3. Approval of Use Permit. The Planning Commission of the City of Atascadero, in a regular session assembled on June 2, 2020, resolved to approve use permit USE 20-0010, subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Site Plan
3. EXHIBIT C: Elevations
4. EXHIBIT D: Landscape Plan

On motion by _____, and seconded by _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

ADOPTED: June 2, 2020

CITY OF ATASCADERO, CA

MarkDariz
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



ITEM 2
Sprouse Communications Office and Storage
USE20-0010 / Vetter-Ketcherside, Sprouse

Exhibit A: Conditions of Approval
USE 20-0010

Conditions of Approval	Timing	Responsibility /Monitoring
USE 20-0010 6501 Via Avenue Sprouse Communications Yard	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Standard Conditions		
1. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.	Ongoing	PS
2. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.	Ongoing	PS
3. The use of accessory storage containers is limited to two (2) cargo containers (sea trains) which also require construction permits. No additional cargo containers or non-fleet vehicles shall be stored on-site. Cargo containers shall be painted neutral colors.	BP	PS/BS
4. No items other than fleet vehicles, construction equipment for the current business, and supplies/materials for the current business may be stored on site.	Ongoing	PS
5. No storage of vehicles may occur on any location other than in the designated on-site parking areas and all-weather surface areas identified in the site plan approved by Planning Commission.	Ongoing	PS
6. No sub-lease of the building or site may occur unless otherwise approved by the City.	Ongoing	PS
7. No other land use shall be allowed in conjunction with the contract construction services unless specifically approved by the City.	Ongoing	PS
8. No washing of vehicles may occur on site.	Ongoing	PS
9. No dumping of waste or storage of construction waste may occur on site at any time.	Ongoing	PS
10. No storage, paving, stockpiling, grading, or use of the site shall be allowed beyond the area identified in the site plan for active use and within 30 feet of the top of the bank of Atascadero Creek	Ongoing	PS
11. Testing wells shall be removed in coordination with the County of San Luis Obispo Department of Environmental Health, or protected by permanent fencing.	BP	PS
12. All new fences shall be wood or vinyl coated with a neutral color. Any vinyl coated fences shall be screened with evergreen vegetation, with the exception of the fence along the creek.	Ongoing	PS
13. Barbed wire shall not be installed anywhere on the site.	Ongoing	PS



ITEM 2
Sprouse Communications Office and Storage
USE20-0010 / Vetter-Ketcherside, Sprouse

Exhibit B: Site Plan
USE 20-0010

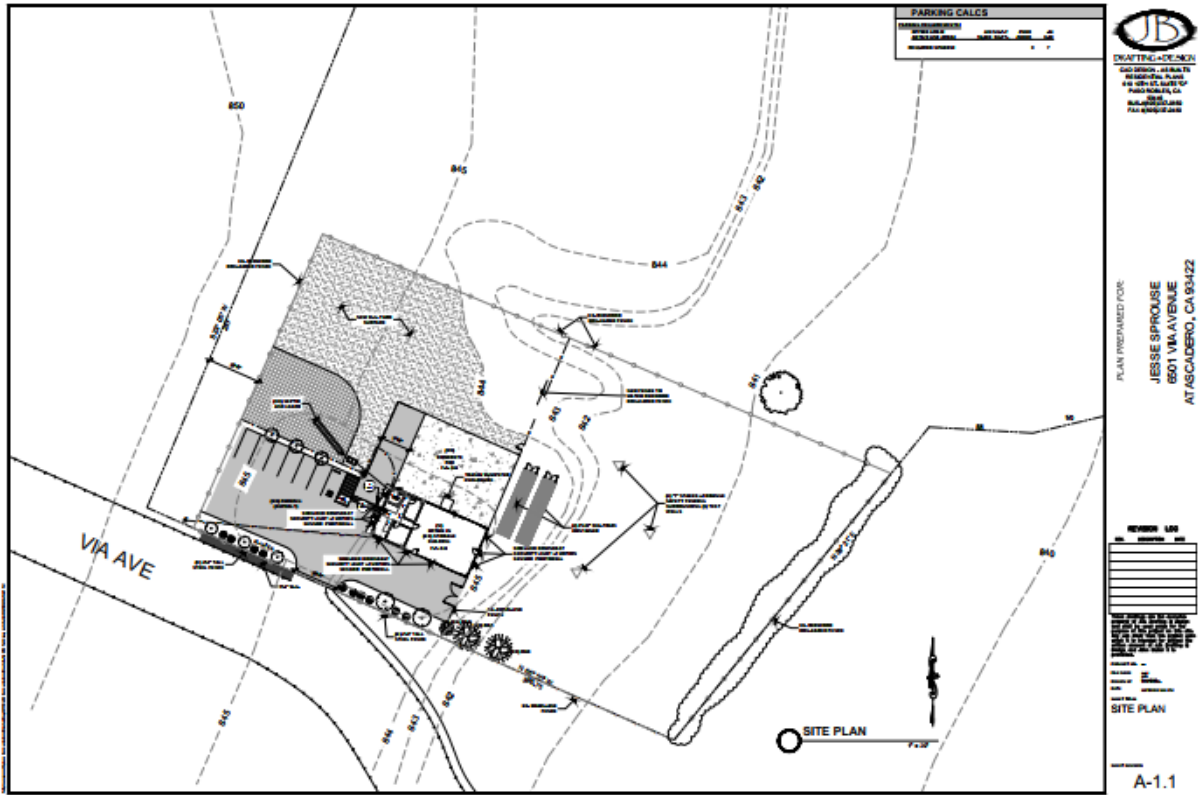


Exhibit C: Elevations
USE 20-0010

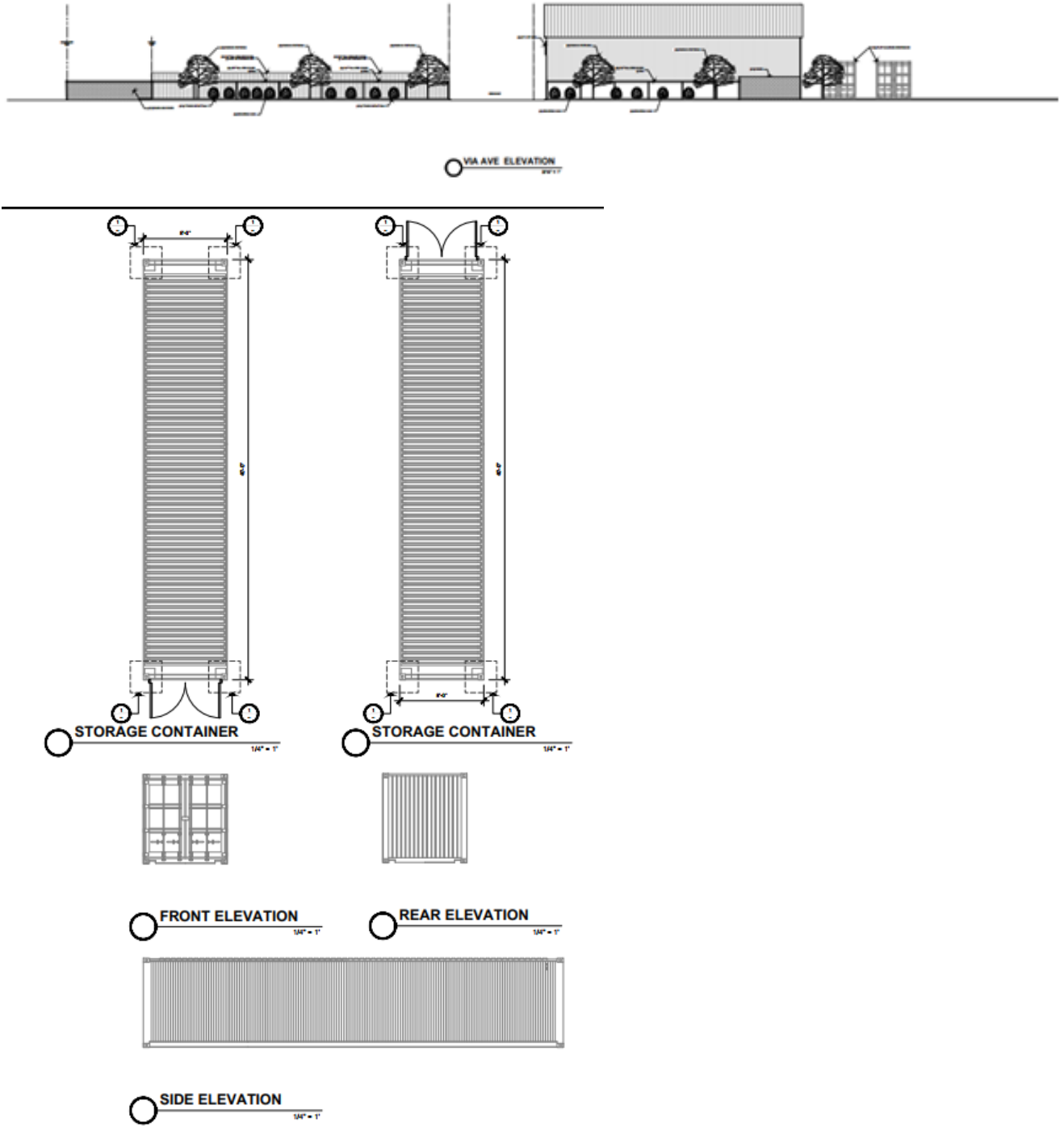
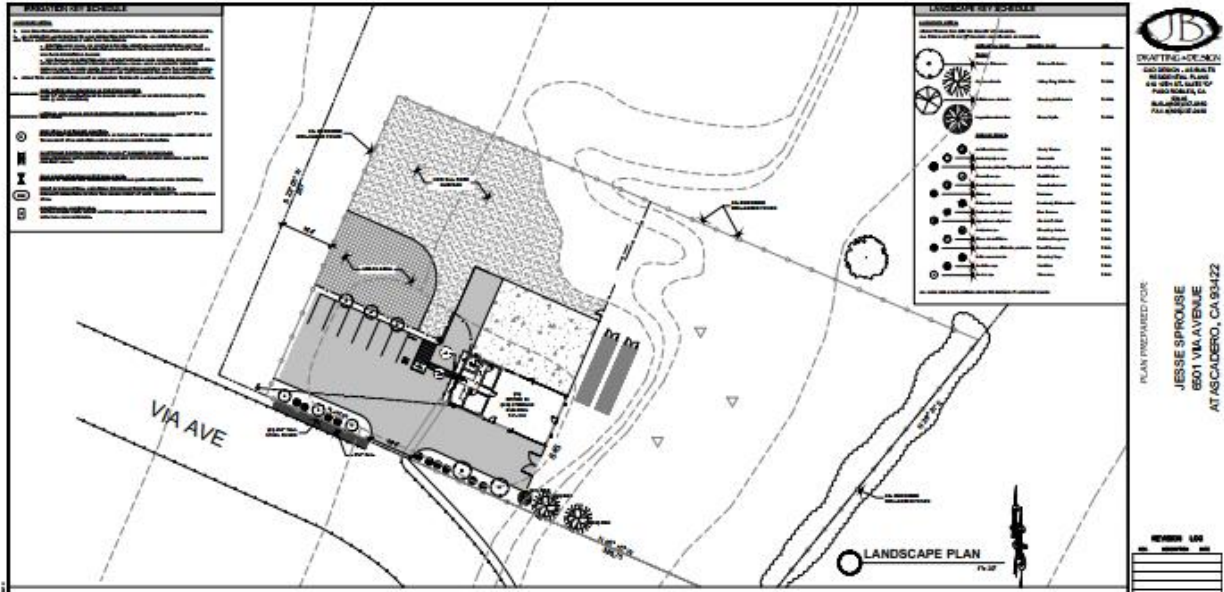


Exhibit D: Landscape Plan
USE20-0010



Attachment 2: Site Photos USE20-0010

Existing Frontage and Access from Via Avenue



Existing Storage Area



Existing Storage Area and Concrete Pad



Attachment 3: Public Comment
USE20-0010

John L. Shaydak
RN II/PT (Ret.)
5204 Ensenada Ave.
Atascadero, CA
93422
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FE, J.H., P.O.

May 12, 2020

Re: Atascadero Planning Commission's proposed project, minor use permit for a contract construction services yard & installation of cargo storage containers.

Dear Sir or Mesdames;

In as much that I have lived for 40 + years across the Atascadero Creek environmental preserve from the proposed Project, when largely operated as a Junk Yard facility. I have now little objection to the city's utilization of the area as proposed.

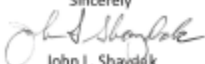
However, I respectfully request that certain conditions be agreed to be enacted and scrupulously adhered to, by that facility, during its entire use.

First; that the facility provide and maintain, at the maximum height allowed by ordinance, a non-porous (to view) fence, full length, of the area abutting the Atascadero Creek Environmental Preserve to mitigate industrial noise, light pollution and related miscellaneous disturbances to the wildlife.

Second; that a 75 foot. (CA E.P.A. minimum) set back from any storage container, machine, storage drums or related items – full or empty - to prevent any bleeding of undesirable chemicals, oils or other substances into the soils and subsequently into the creek to prevent degradation of the streams water quality. This needs only to include that area of the perimeter of the project that directly abuts the stream preserve and adjacent bank areas.

As these conditions had, marginally, been followed either due to previous ordinance, agreement or otherwise by the owner-operator of Jollies Wrecking Yard. I believe that these minor conditions will not be an unreasonable nor prohibitive requirement to that project.

The frogs, salamanders, crayfish, deer, fish, ducks, snowy egrets, grey herons and various other wildlife have been identified, as living there, either seasonally, year round or passing through that natural corridor. The pristine atmosphere will benefit greatly by the continued unpolluted water quality, light and noise mitigation efforts.

Sincerely

John L. Shaydak

Cc: file & respondent – (321 words).

