



APPROVED

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CITY OF ATASCADERO  
PLANNING

## CITY OF ATASCADERO PLANNING COMMISSION

# MINUTES

Regular Meeting – Tuesday, September 15, 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 6:00 p.m. and Commissioner Anderson led the Pledge of Allegiance.

### ROLL CALL

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

Absent: Commissioner Wolff (excused absence)

Others Present: Recording Secretary, Annette Manier

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

### APPROVAL OF AGENDA

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

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

### PUBLIC COMMENT

None.

*Chairperson Dariz closed the Public Comment period.*

### CONSENT CALENDAR

#### 1. DRAFT MINUTES OF SEPTEMBER 1, 2020

- Recommendation: Commission approve the September 1, 2020, 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 FOR NEW GYM (8200 El Camino Real)**

The proposed project consists of a new gym, Planet Fitness. The project qualifies for a Class 1 Categorical Exemption under CEQA Section 15301, Existing Facilities.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (USE20-0045)

## **EX-PARTE COMMUNICATIONS**

None

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

## **PUBLIC COMMENT**

The following members of the public spoke during public comment: Andrew Davies (N. Consulting Engineers), and Rachel Bielert (Franchisee) who gave a presentation on the project.

Ms. Bielert addressed questions in regards to Covid restrictions, landscaping, and lighting.

Director Dunsmore stated that a landscape plan of this size is the responsibility of the entire property, and staff will work with the property owner on this.

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

**MOTION:** By Commissioner Zirk and seconded by Commissioner Keen to approve the Draft Resolution 2020 approving a Conditional Use Permit (USE20-0045) allowing an indoor recreation service use in the Commercial retail zoning district, on APN 056-031-062, at 8200 El Camino Real (Planet Fitness), based on findings and subject to conditions of approval, with an added condition that allows signage along the US101 to be taller up to approximately 45 feet, so the applicant can place their sign at the bottom of the pillar.

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

**3. CONDITIONAL USE PERMIT FOR GARAGE (7900 Sinaloa Ave.)**

The proposed project consists of an oversized detached garage. The project qualifies for a Class 3 Categorical Exemption under CEQA Section 15303, construction of accessory (appurtenant) structures.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (USE20-0061)

**EX PARTE COMMUNICATIONS**

None

Planner Holder presented the staff report. Director Dunsmore and Planner Holder answered questions from the Commission. Director Dunsmore stated that in the future, these types of structures will be incorporated into the design/code standards, to ensure neighborhood compatibility.

**PUBLIC COMMENT**

The following members of the public spoke during public comment: Joel Hitchen. Mr. Hitchen stated that he is not currently interested in running power to the garage, and the garage will be used for storage. Mr. Hitchen asked for the overhang to remain as is due to cost, and stated that windows will also increase cost. Mr. Hitchen addressed questions from the Commission.

*Commissioner Zirk left the meeting at 7:01 p.m.*

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

**MOTION:** By Commissioner Anderson and seconded by Commissioner Shaw to approve Draft Resolution 2020 approving a Conditional Use Permit (USE20-0061) allowing a 720 square foot detached garage on APN 030-132-013 at 7900 Sinaloa Ave., based on findings and subject to conditions of approval, with added conditions to leave the 8" overhang, add two high clorestory windows higher than 8 feet on the east facing side wall (staff to work with applicant on exact location), which are 2' x 4', the color of the building shall match the house, the roof shall match the neighborhood, and landscaping will be left up to the applicant.

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

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

None

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

Director Dunsmore stated that there are no items on the scheduled for the October 6, 2020 meeting, so that meeting may be cancelled. Director Dunsmore stated that Housing Element should be heard on October 20<sup>th</sup>, and stated that the upcoming Council agenda will include the Amendment to the Del Rio Specific Plan.

Director Dunsmore answered questions in regards to the A&W property, and said he will follow-up with the property owner.

#### **ADJOURNMENT – 7:16 p.m.**

The next regular meeting is scheduled for **October 6, 2020**, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

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



Annette Manier, Recording Secretary  
Administrative Assistant

Adopted October 20, 2020