



APPROVED

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AUG 2 2022
CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, July 5, 2022 – 6:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, California**

CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:00 p.m. and Commissioner Anderson led the Pledge of Allegiance.

ROLL CALL

Present: **By Teleconference** – Commissioners Anderson, Carranza, Heath, Hughes, Schmidt, Vice Chairperson Keen and Chairperson van den Eikhof.

Absent: None

Vacant: None

Others Present: None

Staff Present: **By Teleconference** –
Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF JUNE 7, 2022

- Recommendation: Commission approve the June 7, 2022 Minutes.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Schmidt to approve the Consent Calendar.

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

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

2. UPCOMING REVISIONS TO ADU'S, URBAN DWELLING UNITS, AND URBAN LOT SPLITS

The Community Development Director will give an overview of upcoming revisions to the Municipal Code to implement government code changes related to Accessory Dwelling Units, Urban Dwelling Units and Urban Lot splits. (ZCH21-0006).

****This item was continued from June 7, 2022 and has since been scheduled as a public hearing. See Item 4. ****

PUBLIC HEARINGS

3. PARCEL MAP FOR 3710 EL CAMINO REAL

The proposed project is for a one-lot parcel map for condo purposes on APN 049-221-016 to establish three commercial airspace units, seven residential airspace units, and four residential garage spaces associated with residential units. The project qualifies for a Class 15 (CEQA Section 15315: Minor Land Divisions) exemption.

Recommendation: Staff's recommendation is to approve the project with conditions. (SBDV22-0026).

EX PARTE COMMUNICATIONS

Commissioner Schmidt stated that some members of the public have been speaking to him about the staff report, and are not happy with the way it has been done, particularly with the size of the unit.

Planner Gleason presented the staff report, and she and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following member of the public spoke: Linda Richardson with MBS Land Surveys, Martha (no last name given), Jeannie Owen, and Janet (no last name given).

Planner Gleason answered questions raised during public comment.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Hughes to adopt PC Resolution approving a condominium subdivision at 3710 El Camino Real for a previously approved mixed-use development, based on findings and subject to conditions of approval.

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

4. UPCOMING REVISIONS TO ADU'S, URBAN DWELLING UNITS, AND URBAN LOT SPLITS

Community Development Director will give an overview of upcoming revisions to the Municipal Code to implement Government code changes related to Accessory Dwelling Units (ADU's), Urban Dwelling Units, and Urban Lot Splits.

Recommendation: Staff's recommendation is that this item be continued to a date certain of July 19, 2022. (ZCH21-0006).

Director Dunsmore stated that this item is being continued. It will be a big packet when it comes back on July 19th, and we will try to get the packet out as early as possible. It will have multiple amendments to the code.

Commissioner Schmidt has a conflict of interest due to his current work on an SB9 project and will recuse himself from the discussion and any motion on this item.

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Hughes to continue this item to a date certain of July 19, 2022.

***Motion passed 6:0 by a roll-call vote.
(Schmidt abstained)***

COMMISSIONER COMMENTS AND REPORTS

None.

DIRECTOR'S REPORT

Director Dunsmore stated that at the next hearing, we will be discussing SB9 and ADU's. Director Dunsmore stated that in the next twelve months, we will be discussing policy along with the General Plan Update, and more policy amendments. There may be a bit of a development slowdown in the future, so it will be a good time to discuss these amendments.

Director Dunsmore answered Commissioner Schmidt's question on the Urgency Ordinance for SB9, and answered Commissioner Carranza's question on the LAMP.

ADJOURNMENT – 7:40 p.m.

The next regular meeting is scheduled for July 19, 2022, at City Hall, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:



Phil Dunsmore
Recording Secretary

Adopted 8/2/22