



APPROVED

PSJ SEP 2 0 2022
CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, August 2, 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 6:06 p.m. and Commissioner Schmidt led the Pledge of Allegiance.

ROLL CALL

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

Absent: Chairperson van den Eikhof (excused absence)

Vacant: None

Others Present: None

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

APPROVAL OF AGENDA

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

***Motion passed 6:0 by a roll-call vote.
(van den Eikhof absent)***

PUBLIC COMMENT

None.

Vice Chairperson Keen closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF JULY 5, 2022

- Recommendation: Commission approve the July 5, 2022 Minutes.

MOTION: By Commissioner Schmidt and seconded by Commissioner Hughes to approve the Consent Calendar.

*Motion passed 6:0 by a roll-call vote.
(van den Eikhof absent)*

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. 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 to recommend the City Council approve the updates to various sections of the Municipal Code to accommodate both SB9 and ADU's. (ZCH21-0006).

EX PARTE COMMUNICATIONS

Commissioner Schmidt stated that he has to recuse himself because he has business within the City and clients that are dealing with the two subjects being discussed.

Planner Gleason moved Commissioner Schmidt to an attendee.

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: Kevin Hokit and Greg Ravatt.

Vice Chairperson Keen closed the Public Comment period.

Vice Chairperson Keen reopened the Public Comment period.

The following member of the public spoke: Devon Haggie.

Vice Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution A recommending the City Council introduce for first reading, by title only, an ordinance to repeal and replace Chapter 5 of Title 9 of the AMC (ADUs), with a recommendation to amend proposed section 9-5.402(b)(1) to change the minimum parcel size from $\frac{3}{4}$ acre to $\frac{1}{2}$ acre, if the property can accommodate an onsite wastewater system in accordance with the LAMP standards.

***Motion passed 5:0 by a roll-call vote.
(van den Eikhof absent, Schmidt abstained)***

MOTION: By Commissioner Heath and seconded by Commissioner Anderson to adopt PC Resolution B recommending the City Council introduce for first reading, by title only, an ordinance that would amend Title 9 for consistency with updated Chapters 5 and 18 related to accessory dwelling units and urban dwelling units.

***Motion passed 5:0 by a roll-call vote.
(van den Eikhof absent, Schmidt abstained)***

MOTION: By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution A recommending the City Council introduce an ordinance, for first reading by title only, to establish Chapter 18 in Title 9 of the AMC establishing standards for UDUs, adding in an exception to amend the section for properties on septic to allow smaller lot sizes to $\frac{1}{2}$ -acre, when surrounded by larger lots consistent with ADU exemption recommendations, given that the property can accommodate an onsite

wastewater system in accordance with the LAMP standards.

*Motion passed 5:0 by a roll-call vote.
(van den Eikhof absent, Schmidt abstained)*

MOTION: By Commissioner Anderson and seconded by Commissioner Hughes to adopt PC Resolution B recommending the City Council introduce an ordinance for first reading, by title only, to amend Title 11 of the AMC establishing standards for Urban Lot Splits consistent with State law.

*Motion passed 5:0 by a roll-call vote.
(van den Eikhof absent, Schmidt abstained)*

COMMISSIONER COMMENTS AND REPORTS

Commissioner Carranza would like to see simple handouts regarding ADU's, Lot Splits, and UDU's which will also support less phone calls. Planner Gleason and Director Dunsmore stated that they will be updating these handouts after the project goes to Council. The City will publish these on our website, and will have handouts at the front counter.

DIRECTOR'S REPORT

Director Dunsmore shared the City's new logo for the General Plan. Planner Gleason said that questionnaires will be forthcoming. QR Codes will also be available. Director Dunsmore stated that the Cielo Restaurant and rooftop bar is now open.

ADJOURNMENT – 7:44 p.m.

The next regular meeting scheduled for August 16, 2022 will be cancelled. The next regular meeting after that will be September 6, 2022, at City Hall, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:



Annette Manier, Recording Secretary
Administrative Assistant

Adopted 9/20/22