



**APPROVED**

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CITY OF ATASCADERO  
PLANNING

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PLANNING COMMISSION**

**MINUTES**

**Regular Meeting – Tuesday, October 4, 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 6:01 p.m. and Commissioner Carranza 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:** By Teleconference – Annette Manier, Recording Secretary

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

**APPROVAL OF AGENDA**

**MOTION:** By Commissioner Anderson and seconded by Commissioner Hughes 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 SEPTEMBER 20, 2022**

- Recommendation: Commission approve the September 20, 2022 Minutes.

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

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

## **PLANNING COMMISSION BUSINESS**

None.

## **COMMUNITY DEVELOPMENT STAFF REPORTS**

None.

## **PUBLIC HEARINGS**

### **2. CONDITIONAL USE PERMIT FOR 10875 COLORADO ROAD (CONTINUED FROM SEPTEMBER 20, 2022)**

The proposed project is for a residential dog kennel on APN 045-441-029 to establish a hobby dog breeding kennel. The project qualifies for a Class 1 (CEQA Section 15301; Existing Facilities) exemptions.

Recommendation: Staff's recommendation is to review the proposal and approve or deny the project. (USE22-0070).

## **EX PARTE COMMUNICATIONS**

- Commissioner Anderson met with the Lawrence's, Barbara Sims, and John Fortney.
- Commissioner Carranza emailed the Lawrence's back because she was out of town, drove by the property, and did some observations from the street.
- Commissioner Heath met with the Lawrence's and a few of the neighbors.
- Commissioner Hughes stopped by and spoke with the Lawrence's.
- Vice Chairperson Keen stated that she received the email from the Lawrence's, but did not respond and had no ex parte.
- Chairperson van den Eikhof visited the site, met with the applicant, and walked around the neighborhood.
- Commissioner Schmidt stated that approximately one year ago, his company surveyed the neighbor's property (John Fortney). Dennis had never been at the site. At that time, Mr. Fortney spoke with him about neighbors and conflicts with utilities and easements. After the last meeting when he was absent, he began reading the incoming correspondence, and asked if he should recuse himself based on this information. After discussion with Director Dunsmore, it was determined that Commissioner Schmidt did not need to recuse himself.

Planner Gasch provided the staff report. Planner Gasch, Director Dunsmore, and Planner Gleason answered questions from the Commission.

### **PUBLIC COMMENT**

The following members of the public spoke: Chelsea Lawrence, Nick Lawrence, Nick and Chelsea's son, Straith (no last name given), Barbara Sims, Larry Burelle, John Fortney, and Elaine Burelle.

Chelsea and Nick Lawrence requested that the Commission consider allowing four litters per year (instead of two as suggested by staff), and consider allowing the dogs to stay out past 9:00 p.m. The Lawrence's explained their permit process through County Animal Services, and then answered questions from the Commission.

***Chairperson van den Eikhof closed the Public Comment period.***

Commissioner Schmidt suggested we have the applicant come back in a year and be reviewed by the Commission.

**MOTION: By Vice Chairperson Keen and seconded by Commissioner Hughes to adopt PC Resolution A approving a Conditional Use Permit (CUP) USE22-0070, to establish a dog breeding & kennel facility located at 10875 Colorado Road with the following changes to conditions:**

- **Condition 6 – Allow no more than 6 adult dogs.**
- **Condition 7 - Allowing two litters of puppies on the premises at one time, and no more than four litters in a calendar year.**
- **Remove the condition stating the dogs must be in by 9 p.m. Complaints regarding Noise Ordinance will be in place as usual.**
- **Condition 12 – Portion of b. – Remove “Dogs shall be allowed outdoors when one or more of the property owners are present on the subject property.”**

***Motion passed 4:3 by a roll-call vote.  
(Anderson, Carranza, Heath voted no)***

Director Dunsmore stated that this action is appealable to the City Council within 14-days with an application and fee.

***Chairperson van den Eikhof recessed the meeting at 8:11 p.m. for a break.  
Chairperson van den Eikhof reconvened the meeting at 8:17 p.m. with all present.***

### **3. AMENDMENT TO BUILDING ENVELOPES AT 9015 AND 9020 BOSQUE COURT**

The proposed project is for an Amendment to the CEQA document (MND2016-0001) that created building envelopes at 9015 and 9020 Bosque Court on APNs

056-211-054, 058 to increase buildable area. The project is consistent with the previously adopted environmental documents 2016-0001.

*Recommendation:* Staff's recommendation is to review the proposal and approve the project with conditions. (AMND22-0065).

### **EX PARTE COMMUNICATIONS**

None.

Planner Gasch provided the staff report and answered questions from the Commission.

### **PUBLIC COMMENT**

The following members of the public spoke: Leif Erickson and Trevor Marks.

***Chairperson van den Eikhof closed the Public Comment period.***

**MOTION: By Commissioner Schmidt and seconded by Commissioner Hughes to adopt Draft Resolution approving an Amendment (AMND22-0065) to allow the expansion of previously approved building envelopes on Lots 1 and 5 of Tract 3085 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**

Director Dunsmore stated that the Planning Department is currently recruiting for Assistant Planner, Bailey Sullivan's replacement.

Director Dunsmore answered questions re: the corner lot at El Camino Real and Traffic Way, and stated that the next meeting would be cancelled. Director Dunsmore stated that the Commission will soon review the RV Storage Yard on Sycamore that went to the Design Review Committee.

### **ADJOURNMENT – 8:52 p.m.**

The next regular meeting scheduled for October 18, 2022 will be cancelled. The next regular meeting is scheduled for November 1, 2022 at City Hall, 6500 Palma Avenue, Atascadero.

### **MINUTES PREPARED BY:**

Annette Manier  
Annette Manier, Recording Secretary  
Administrative Assistant

Adopted 11/1/22