



APPROVED

DEC 6 2022

**CITY OF ATASCADERO
PLANNING**

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PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, November 15, 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 Carranza led the Pledge of Allegiance.

ROLL CALL

Present: By Teleconference – Commissioners Anderson, Carranza, Heath, Hughes, and Chairperson van den Eikhof

Absent: Commissioner Schmidt (arrived at 6:03 p.m.)
Vice Chairperson Keen (arrived at 7:08 p.m.)

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

Commissioner Schmidt arrived at 6:03 p.m.

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF NOVEMBER 1, 2022

- Recommendation: Commission approve the November 1, 2022 Minutes.

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

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

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT AT 6805 SYCAMORE ROAD

The proposed project is a request to add an RV Storage Lot to an existing site on APN 028-121-001 for VSM Leasing & Rentals, LLC. The project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption §15304; Class 04: Minor Alterations to Land.

Recommendation: Staff's recommendation is to review the proposal and approve the project. (USE21-0107).

EX PARTE COMMUNICATIONS

Commissioner Carranza spoke with a couple of stakeholder groups in the riverbed area (SLO Beaver Brigade and the Northern Chumash Tribal Council).

Commissioner Hughes spoke with Michael Woody, Civil Engineer and representative of the Salinan Tribe.

All other Commissioners had no ex parte.

Director Dunsmore announced that many letters and emails were received today. After review of these documents, staff is changing their recommendation and conditions on this project.

Planner Gasch provided the staff report with revised recommendations.

PUBLIC COMMENT

The following members of the public spoke: John Neil, Audrey Taub, Ellen Béraud, and Devon Haggie.

John Neil answered questions raised during Commission deliberations.

Vice Chairperson Keen arrived at 7:08 p.m.

Chairperson van den Eikhof closed the Public Comment period.

The Commission deliberated on the item, and suggested that a Phase 1 Environmental Analysis be completed. The Commission also suggested a 10-year time limit on the storage use could be an option. After the lease expires in 10-years, they will need to apply for a new CUP.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Hughes to continue the meeting to a date uncertain, with a recommendation to provide an Archeology Study, and a Visibility Study (applicant to stake out the property and Commissioners to visit individually).

***Motion passed 6:1 by a roll-call vote.
(Schmidt voted no)***

COMMISSIONER COMMENTS AND REPORTS

Commissioner Schmidt stated that he would be absent from the next DRC meeting on December 15th, but here for the December 6th Planning Commission meeting.

Commissioner Schmidt asked about handouts on ADU's. Director Dunsmore stated that those would be forthcoming.

DIRECTOR'S REPORT

Director Dunsmore stated that invites are going out for the General Plan Update Stakeholder's Group. The Commission will hear the Bobcat/Giffin project at the next meeting.

ADJOURNMENT – 7:52 p.m.

The next regular meeting is scheduled for December 6, 2022, at City Hall, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier
Annette Manier, Recording Secretary
Administrative Assistant

Adopted 12/6/22