



# ***CITY OF ATASCADERO PLANNING COMMISSION AGENDA***

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**Regular Meeting  
Tuesday, May 16, 2006 – 7:00 P.M.**

**City Hall  
Council Chambers  
6907 El Camino Real  
Atascadero, California**

## **CALL TO ORDER**

Pledge of Allegiance

Roll Call: Chairperson Beraud  
Vice Chairperson O'Keefe  
Commissioner Fonzi  
Commissioner Jones  
Commissioner Kelley  
Commissioner Porter  
Commissioner Slane

## **PLANNING COMMISSION BUSINESS**

### **APPROVAL OF AGENDA**

### **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.

### **PUBLIC COMMENT**

*(This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to five minutes. Please state your name and address for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)*

**CONSENT CALENDAR**

*(All items on the consent calendar are considered to be routine and non-controversial by City Staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)*

1. **APPROVAL OF MINUTES OF THE REGULAR PLANNING COMMISSION MEETING ON MAY 2, 2006.**
2. **APPROVAL OF FINAL MAP 2005-0127, 8350 AND 8380 ATASCADERO AVE. LLA 2004-0061) CONSTANZO/MILLAR/SWITZER**
3. **APPROVAL OF TIME EXTENSION ON TTM 2004-0047, R. W. HERTEL & SONS**

**COMMUNITY DEVELOPMENT STAFF REPORTS**

4. **TREE REMOVAL PERMIT 2006-0087, 13750 OLD MORRO ROAD**

**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 and address for the record and can address the Commission for five 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).)

5. **CUP AMENDMENT 2002-0071, AMENDMENT CALVARY CHAPEL**

<b>Applicant:</b>	Atascadero Calvary Chapel, 6955 Portola, Atascadero, CA 93422
<b>Owners:</b>	Atascadero Calvary Chapel, 6955 Portola Road, Atascadero, CA 93422 Steven Shively, 5260 Cabrillo Ave., Atascadero, CA 93422
<b>Project Title:</b>	Conditional Use Permit 2002-0071 Amendment
<b>Project Location:</b>	6955 Portola Road, Atascadero CA APN 054-071-001 and 054-083-004
<b>Project Description:</b>	The proposed project consists of a request to expand an existing church facility to allow overflow parking on an adjacent single-family residential parcel. The application includes a decomposed granite parking area, drainage facilities, and landscaping.  General Plan Designation: Single-Family Residential (SFR) Zoning District: Residential Single Family-Z (RSF-Z)
<b>Proposed Environmental Determination</b>	<b>CATEGORICAL EXEMPTION:</b> The project qualifies for a Class 3 Categorically Exemption under the provisions of the California Environmental Quality Act, CEQA section 15303. Class 3.c. New construction or conversion of small structures.

**6. TENTATIVE TRACT MAP 2004-0061**

<b>Owner:</b>	Rancho De Paraiso LLC, 6465 Alta Pradera Ln, Atascadero, CA 93422
<b>Project Title:</b>	TTM 2004-0061, Subdivision of 2 lots
<b>Project Location:</b>	6750 San Gabriel Road, Atascadero, CA 93422 (San Luis Obispo County) APN 054-191-035, 036
<b>Project Description:</b>	The project consists of an application to subdivide an existing lot of record. The original 8.41 acre parcel is to be divided into separate lots, one totaling 3.56 acres gross and the other totaling 4.85 acres gross. No native trees are proposed for removal with the subdivision of this land and both parcels will take access off San Gabriel Road.  General Plan Designation: RS Zoning District: RE
<b>Proposed Environmental Determination:</b>	Based on the initial study prepared for the project, a Mitigated Negative Declaration is proposed. The proposed Mitigated Negative Declaration is available for public review from 4/11/06 through 5/1/06 at 6907 El Camino Real, Community Development Department from 8:00 a.m. to 5:00 p.m., Monday through Friday.

**7. CONDITIONAL USE PERMIT 2006-0182, AMENDMENT**

<b>Owner:</b>	Michael Steiner, 108 Erna Way, Pismo Beach, CA 93449
<b>Project Title:</b>	CUP 2006-0182, Amendment to the PD 16 Master Plan of Development (CUP 2002-0078) for construction of a single-family residence on slopes greater than 10%.
<b>Project Location:</b>	6255 Alta Pradera Lane, Atascadero, CA 93422 (San Luis Obispo County) 054-192-019
<b>Project Description:</b>	The project consists of an application to amend a previously recorded Master Plan of Development to allow construction of a one-story, single-family residence outside of a previously approved building envelope on an existing lot of record. The project will require approximately 577 cubic yards of cut and approximately 533 cubic yards of fill. Three native oak trees are proposed for removal and the residence will take access from Alta Pradera Lane.  General Plan Designation: RE Zoning District: RS/ PD-16
<b>Proposed Environmental Determination:</b>	Based on the initial study prepared for the project, a Mitigated Negative Declaration is proposed. The proposed Mitigated Negative Declaration is available for public review from 4/27/06 through 5/16/06 at 6907 El Camino Real, Community Development Department from 8:00 a.m. to 5:00 p.m., Monday through Friday.

**8. AMENDMENT TO CUP 2003-0089/TTM 2004-0050**

<b>Owner:</b>	Kelly Gearhart, 6205 Alcantara Ave., Atascadero, CA 93422
<b>Project Title:</b>	Amendment to CUP 2003-0089/TTM 2004-0050
<b>Project Location:</b>	7955 Curbaril Ave., Atascadero, CA 93422 APN 031-161-024
<b>Project Description:</b>	The proposed project consists of an Amendment to the Master Plan of Development for the Curbaril Business Park to allow the construction of a bank building on the corner of Curbaril and Morro Rd.  General Plan Designation: General Commercial (GC) Zoning District: Commercial Professional (CP)
<b>Proposed Environmental Determination</b>	Consistent with the previously certified Mitigated Negative Declaration.

**COMMISSIONER COMMENTS AND REPORTS**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

*The next regular meeting of the Planning Commission will be on **June 6, 2006** at City Hall, Council Chambers, 6907 El Camino Real, Atascadero.*

***Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to this public hearing.***

*City of Atascadero*  
**WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 7:00 p.m., at City Hall, Council Chambers, 6907 El Camino Real, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall Annex business hours at the Community Development counter and on our website, [www.atascadero.org](http://www.atascadero.org). An agenda packet is also available for public review at the Atascadero Library, 6850 Morro Road. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department.

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office, (805) 461-5000, or the City Clerk's Office, (805) 461-5000. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

#### **TO SPEAK ON AGENDA ITEMS**

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the podium. If you wish to speak for, against, or comment in any way:

- You must approach the podium and be recognized by the Chairperson
- Give your name and address (not required)
- Make your statement
- All comments should be made to the Chairperson and Commission
- All comments limited to 5 minutes (unless changed by the Commission)
- No one may speak for a second time until everyone wishing to speak has had an opportunity to do so, and no one may speak more than twice on any item.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at least 24 hours prior to the meeting. Access to hook up your laptop to the City's projector will be provided. You are required to submit to the **Recording Secretary** a printed copy of your presentation for the record. Please check in with the Chairperson before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Council.

#### **TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA**

Under Agenda item, "PUBLIC HEARINGS", the Chairperson will call for anyone from the audience having business with the Commission to:

- Please approach the podium and be recognized
- Give your name and address (not required)
- State the nature of your business

This is the time items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Community Forum (unless changed by the Commission).