SPECIAL JOINT MEETING
Atascadero City Council
Atascadero Planning Commission

Request to Begin Eagle Ranch Specific Plan EIR

Tuesday, February 26, 2013, 6:00 P.M.

MINUTES

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

Mayor O’Malley called the meeting to order at 6:16 p.m.

ROLL CALL:

Council Present: Council Members Kelley, Moreno, Fonzi, Mayor Pro Tem Sturtevant, and Mayor O’Malley

Commission Present: Commissioners Bentz, Colamarino, Cooper, Dariz, Wolff, Anderson and Chairperson Ward

Absent: None

Others Present: City Clerk / Assistant to City Manager Marcia McClure Torgerson

Staff Present: City Manager Wade McKinney, Administrative Services Director Rachelle Rickard, Community Development Director Warren Frace, Public Works Director Russ Thompson, Police Chief Jerel Haley, Fire Chief Kurt Stone, and City Attorney Brian Pierik.
Commissioner Colamarino announced that due to the fact that his property is within 500 feet of the project boundary, he will recuse himself from this meeting.

STUDY SESSION:

   - **Fiscal Impact:** The applicant is responsible for the cost of the EIR process; there is no fiscal impact to the City.
   - **Recommendation:** The Atascadero Design Review Committee (DRC) recommends: City Council and Planning Commission review the proposed project design and authorize City Staff and the applicant to begin the EIR process with project alternatives.

Community Development Director Warren Frace gave the staff report and answered questions from the Council and Planning Commission. Vic Montgomery of RRM, a representative of the project owners, made a presentation of the project and also answered questions from the Council and Planning Commission.

**Ex Parte**

Council Member Kelley stated that he has attended most public meetings on this topic and met with the applicant.

Mayor Pro Tem Sturtevant stated that he has met with some neighboring property owners and the applicant.

Mayor O'Malley stated that he attended a City tour of the site, has met with the applicant, and met with some neighboring property owners and their representatives.

Council Member Fonzi stated she has a similar list of Ex Parte, and has also talked to LAFCo staff regarding the allocation that is going to be discussed between the City and the County.

Council Member Moreno stated that she attended a public workshop, met with neighboring property owners, and has met with the applicant.
PUBLIC COMMENT:

The following citizens spoke on this item: Ellen Béraud, David Tissue, O.W. Smith (Exhibit A), Mark Frasier, Mitch Paskin, Kathleen Daley, Paul Hyman (spoke twice), John Rinaldi, Lenore Sheeley, John Daly (spoke twice), Jim Patterson, Nancy Hyman, Terry Grabel (spoke twice), Justin Kerr.

Mayor O’Malley closed the Public Comment period.

Mayor O’Malley recessed the meeting at 8:44 p.m.
Mayor O’Malley reconvened the meeting at 8:57 p.m.

Community Director Frace provided a summary of the process from this point forward, through the EIR process, through the annexation process, to the request for approval.

There was Council discussion of the proposed project design.

MOTION: By Commissioner Bentz and seconded by Commissioner Cooper to recommend the City Council authorize City Staff and the applicant to begin the EIR process with project alternatives, and include the following recommendations from the Design Review Committee:

1. Options for more workforce housing in the Village Center and a smaller senior housing project (total project density stays the same); and,
2. A “Class I” type / off-street trail along entire length of Atascadero Ave.

Motion passed 6:0 by a roll-call vote.

MOTION: By Council Member Kelley and seconded by Council Member Fonzi to authorize City Staff and the applicant to begin the EIR process with project alternatives, and include the following:

1. Options for more workforce housing in the Village Center and a smaller senior housing project (total project density stays the same); and,
2. A “Class I” type / off-street trail along entire length of Atascadero Ave.; and,
3. Consideration of the possibility of an easement to link up to the ALPS trail; and,
4. Require an additional study of the traffic issues on roads between Atascadero Ave. and Santa Rosa Road.

Motion passed 5:0 by a roll-call vote.
ADJOURNMENT:

Mayor O'Malley adjourned the meeting at 9:27 p.m.

MINUTES PREPARED BY:

Marcia McClure Torgerson, C.M.C.
City Clerk / Assistant to the City Manager

The following exhibit is available for review in the City Clerk's office:

Exhibit A – Prepared statement of O.W. Smith