



APPROVED

PSD MAR 15 2022
CITY OF ATASCADERO
PLANNING

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, March 1, 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 Hughes led the Pledge of Allegiance.

ROLL CALL

Present: **By Teleconference** - Commissioners Anderson, Carranza, Heath, Hughes, Schmidt, and Chairperson van den Eikhof

Absent: Vice Chairperson Keen (*arrived late*)

Vacant: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** –
Community Development Director, Phil Dunsmore
Deputy Community Development Director, Loreli Cappel
Associate Planner, Mariah Gasch

Staff Absent: None

APPROVAL OF AGENDA

**MOTION: By Commissioner Schmidt and seconded by
Commissioner Carranza to approve the Agenda.**

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

Vice Chairperson Keen arrived at 6:03 p.m.

PUBLIC COMMENT

None

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF FEBRUARY 15, 2022

- Recommendation: Commission approve the February 15, 2022 Minutes.

MOTION: By Commissioner Anderson and seconded by Commissioner Heath 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. AMENDMENT FOR HOME DEPOT CENTER AT 905 EL CAMINO REAL

The proposed project includes an Amendment to the Home Depot Use Permit to allow a new Tool Rental Center (TRC) building addition. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15332, Class 1 Existing Facilities Projects

Recommendation: Staff's recommendation is to approve the project with conditions. (AMND21-0094)

EX PARTE COMMUNICATIONS

Commissioner Schmidt discussed this item with a neighbor, Kevin Hokit last week. Mr. Hokit wished that the DRC had discussed if when the rental equipment leaves the property, will Home Depot start these machines up or show people how to operate these?

Commissioner Anderson asked for clarification on his ex parte from the previous meeting, and Director Dunsmore answered his question.

Commissioners Anderson, Hughes, Heath, Keen and Carranza had no ex parte.

Chairperson van den Eikhof saw this item at the DRC.

Deputy Director Cappel presented the staff report and she and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Scott Mommer, Site Development Coordinator for Home Depot.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Vice Chairperson Keen and seconded by Commissioner Hughes to adopt the PC Resolution to approve a Conditional Use Permit Amendment to allow for a building addition to the Home Depot Commercial building that will include a new tool and equipment rental center, with Conditions 6, 7, and 8 to be in a separate motion, subject to findings and the following conditions of approval:

1. All exterior building lighting shall be fully shielded to limit light intrusion onto adjacent properties while providing for adequate perimeter safety.
 2. Conditions from previous CUP project remain valid. (CUP99-011).
 3. Applicant must provide a photometric plan with building permit application.
 4. Applicant shall provide a formal site plan that identifies the location of all seasonal sales, events and outdoor storage to include locations and calendar.
 5. Applicant must add additional landscape screening at the southwest corner of the property to buffer visual impacts to properties.
- 6-8 moved to separate motion below.
9. Any agreed modifications must be made prior to issuance of construction permit.
- * Condition that all long bed trucks do not idle on the south side of the building.
 - * Per OSHA, trucks cannot idle for more than 5 minutes.
 - * Applicant must submit (prior to final) a copy of the list of project conditions.

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

MOTION: By Commissioner Carranza and seconded by Vice Chairperson Keen to add the following action/conditions, with omitted Conditions now added as new Conditions under separate motion.

- Home Depot, Westar and City staff (or any combination thereof) will meet and discuss possible areas for modifications to both the City's PD9 overlay zone and HD/Westar Lease Agreement in conjunction with the General Plan Update process.
- Staff meet with Westar to request that they submit an official request to Home Depot to review and make a good faith effort to review to amend the Non-Compete Clause/Lease Agreement to provide additional occupancy and synergy to the Home Depot and Springhill Suites Commercial Center.

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

3. ZONE CHANGE FOR 5901 EAST MALL (TO BE CONTINUED TO MARCH 15, 2022)

The proposed project includes a Planned Development (PD) overlay zone for Centennial Plaza lots. The PD would guide future development towards restaurant and retail development subject to specific design standards. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15305, Class 5 Minor Alterations to land use limitations.

Recommendation: Staff's recommendation is to approve the project with conditions. (ZCH22-0022).

Director Dunsmore stated that this item will be continued to a date certain of March 15, 2022.

MOTION: By Commissioner Anderson and seconded by Commissioner Hughes to continue ZCH22-0022 to March 15, 2022.

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

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the Commission will hear SB9 on the first hearing in April.

Director Dunsmore answered Commissioner Carranza's question in regards to the Climate Action Plan. Director Dunsmore will provide additional information at the next meeting under Director's Report and stated that Senior Planner Gleason will provide the update.

Director Dunsmore stated that the next meeting will be held on March 15, 2022 and the Commission will hear an Amendment to a CUP for El Centro, the Zone Change that is being continued, and a CUP for the Brown Butter Cookie Company.

ADJOURNMENT – 7:42 p.m.

The next regular meeting is scheduled for March 15, 2022, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier
Annette Manier, Recording Secretary
Administrative Assistant

Adopted 3/15/22

