

APPROVED



RS
**CITY OF ATASCADERO
PLANNING**

JUN 7 2022

**CITY OF ATASCADERO
PLANNING COMMISSION**

MINUTES

**Regular Meeting – Tuesday, May 3, 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 Hughes led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Carranza (excused absence)
Vice Chairperson Keen (excused absence)

Vacant: None

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

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

APPROVAL OF AGENDA

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

***Motion passed 5:0 by a roll-call vote.
(Keen, Carranza absent)***

PUBLIC COMMENT

None

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF MAY 3, 2022

- Recommendation: Commission approve the May 3, 2022 Minutes.

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

*Motion passed 5:0 by a roll-call vote.
(Keen, Carranza absent)*

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT FOR 2300 RAMONA ROAD

The proposed project includes the review of a proposed expansion of an existing animal housing and veterinary facility for a new 15,000 square foot animal shelter which will accommodate the addition of dog adoptions as well as cat adoptions and various shelter services for Woods Humane Society on APN 049-141-043. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption §15332, Class 32 In-fill development.

Recommendation: Staff's recommendation is to approve the project with conditions. (USE22-0027).

EX PARTE COMMUNICATIONS

Commissioner Heath visited the facility in San Luis Obispo and met with a couple of representatives.

Chairperson van den Eikhof visited the site a few months ago after the DRC saw this item. He toured the facility and met with a couple of representatives.

Planner Gasch presented the staff report, and she and Director Dunsmore answered questions from the Commission. There are two gates for the facility; one is a security gate and there is an additional gate for a staff parking area. These would remain open during operating hours.

PUBLIC COMMENT

The following members of the public spoke: Neil Trent, Heather Lewis, Wendy Burman, (all representing Woods), and Barbara Warren.

Recording Secretary Manier stated that numerous comments were received, forwarded to the Commission, and posted on the City's website.

Director Dunsmore stated that when the building permits come in for this project, each department will review this project to ensure code compliance.

Chairperson van den Eikhof closed the Public Comment period.

- MOTION:** By Commissioner Anderson and seconded by Commissioner Hughes to adopt PC Resolution approving a Conditional Use Permit USE22-0027, allowing the expansion of an existing animal shelter and spay/neuter dog adoption and care facility in the Public zone, at 2300 Ramona Road, based on findings and subject to Conditions of Approval, to include staff's recommendation to revise the wall condition as follows:
- There will be a wall over the future sewer line and if the sewer line is ever damaged, the applicant must repair it.

***Motion passed 5:0 by a roll-call vote.
(Keen, Carranza absent)***

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore gave an update on the General Plan Update, Del Rio Marketplace/Valley Fresh Market, SB9 and ADU's. Director Dunsmore stated that we intend to hear SB9/ADU's on the next agenda.

ADJOURNMENT – 7:35 p.m.

The next regular meeting is scheduled for May 17, 2022, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier
Annette Manier, Recording Secretary, Administrative Assistant

Adopted 6/7/22