



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

In accordance with City Council Resolution No. 2022-071 and the requirements of AB 361, the Planning Commission Meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting.

HOW TO OBSERVE THE MEETING:

To maximize public safety while still maintaining transparency and public access, the meeting will be available by clicking on the following link:

Planning Commission - 832 5023 8111 (No Passcode Required)

<https://us02web.zoom.us/j/83250238111?pwd=SG9OdGxyNHNTNmxRWEpHTzRQK0VnQT09>

The video recording of the meeting will be available through the City's website and on the City's YouTube channel.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to participate in live public comment through the Zoom platform using the link above or by calling **669-900-6833** (Meeting ID 832 5023 8111) to listen and provide public comment via phone.

If you wish to comment but not via a live platform, please email public comments to: pc-comments@atascadero.org by 12:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email.** The comments will be forwarded to the Planning Commission and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as a part of the administrative record of the meeting but will be forwarded to the Planning Commission the next business day. ***Please note, email comments will not be read into the record.***

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Planning Commission agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Planning 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 by contacting the Community Development Department. All documents are available for public inspection during City Hall business hours by appointment.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

REGULAR MEETING
Tuesday, November 15, 2022
6:00 P.M.

City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Jeff van den Eikhof
Vice Chairperson Tori Keen
Commissioner Jason Anderson
Commissioner Victoria Carranza
Commissioner Greg Heath
Commissioner Randy Hughes
Commissioner Dennis Schmidt

APPROVAL OF AGENDA

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 three minutes. Please state your name 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. APPROVE THE DRAFT MINUTES OF NOVEMBER 1, 2022

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

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PLANNING COMMISSION BUSINESS

COMMUNITY DEVELOPMENT STAFF REPORTS

None

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 for the record and can address the Commission for three 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).

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.

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 for the Planning Commission to review the proposal and approve the project. (USE21-0107).

COMMISSIONER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting will be held on December 6, 2022, at 6:00 p.m.

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.

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*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 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, 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 business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. 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. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information at (805) 470-3400.

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 or the City Clerk's Office, both at (805) 470-3400. 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 SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required).
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

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

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

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 lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at (805) 461-5035 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary 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 Commission.

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, November 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 6:01 p.m. and Commissioner Heath led the Pledge of Allegiance.

ROLL CALL

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

Absent: Vice Chairperson Keen (excused absence)
Commissioner Hughes (excused absence)
Commissioner Schmidt (arrived late)

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

APPROVAL OF AGENDA

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

*Motion passed 4:0 by a roll-call vote.
(Hughes, Keen, Schmidt absent)*

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

Commissioner Schmidt arrived at 6:05 p.m.

CONSENT CALENDAR

1. APPROVE THE DRAFT MINUTES OF OCTOBER 4, 2022

- Recommendation: Commission approve the October 4, 2022 Minutes.

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

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

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None.

PUBLIC HEARINGS

2. TENTATIVE SUBDIVISION MAP AT 10165 EL CAMINO REAL

The proposed project is for a condo map on APN 030-461-044 to allow for a subdivision of one parcel into two and 76 airspace condominium on the resulting rear parcel. The project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption §15315; Minor Land Divisions.

Recommendation: Staff's recommendation is to review the proposal and approve the project. (SBDV22-0077).

EX PARTE COMMUNICATIONS

Commissioner Carranza spoke with the Arborist.
All other Commissioners had no ex parte.

Planner Gasch provided the staff report. Planner Gasch, Director Dunsmore, and Planner Gleason answered questions from the Commission. Planner Gasch noted a correction on Page 7 of the staff report, and stated that instead of (55+), it should say (62+).

PUBLIC COMMENT

The following members of the public spoke: Scott Stokes and Jeri Heit.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Commissioner Heath to adopt PC Resolution A approving Vesting Tentative Tract Map

SBDV22-0077, approving a two-lot subdivision and 76 residential airspace condominium units on the resulting rear lot, with a correction to change (55+) to (62+), in Condition 7, and to fix a typo in Condition 1 from “pone” to “one”, subject to findings and conditions of approval.

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

COMMISSIONER COMMENTS AND REPORTS

Commissioner Schmidt asked a question about ADU's and soils reports. Director Dunsmore answered his question.

DIRECTOR'S REPORT

Director Dunsmore stated that the Commission will hear the RV storage yard on Sycamore Road at the next hearing. On the Dec. 6th hearing, the Commission will hear the Bobcat/Giffin project. The General Plan will start in early 2023.

Director Dunsmore answered questions from Commissioner Carranza in regards to the RV's parked on Sycamore Road.

ADJOURNMENT – 6:33 p.m.

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

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Planning Commission

Staff Report - Community Development Department

Sycamore RV Storage USE 21-0107 (VSM Leasing & Rentals LLC)

RECOMMENDATION:

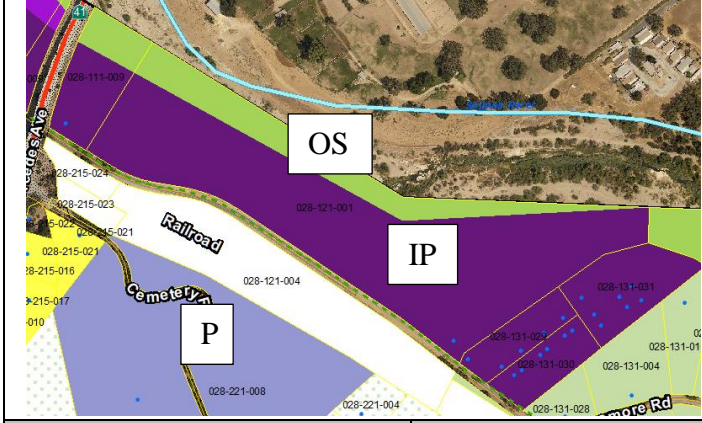

The Planning Commission adopt Draft Resolution approving Conditional Use Permit (CUP) USE21-0107 allowing a new business that includes outdoor Recreational Vehicle (RV) storage in the Industrial Park zone.

Project Info In-Brief:

PROJECT ADDRESS:	6805 Sycamore Rd.	Atascadero, CA	A P N	028-121-001
PROJECT PLANNER	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
PROPERTY OWNER	VSM Leasing & Rentals LLC			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Industrial Park (IP)/ Open Space (OS)	Industrial Park (IP)/ Open Space (OS) /PD 31	23.24-acre site 6-acre lease area	Vacant/ Contract Construction	Recreational Vehicle (RV) storage
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15304 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				

DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Background:

The subject site is located on the north side of Sycamore Avenue, adjacent to the Salinas River. The site is owned by Atascadero Mutual Water Company (AMWC) and contains an existing fenced construction yard with storage buildings. In 2007, the City Council adopted a zone text change to establish a new site-specific Planned Development #31 Overlay Zone with a corresponding Master Plan of Development for this site. The intent of the zone text change was to allow for a private bicycle motocross (BMX) facility to locate on the property. The BMX facility was never constructed and aside from the existing construction yard, the site has remained vacant. The planned development states that all other uses listed as allowed or conditionally allowed are subject to the requirements of the Zoning Code, therefore the PD does not impact the scope of the proposed storage facility.

The Design Review Committee (DRC) reviewed the proposed project and made recommendations regarding new and existing fencing and landscaping onsite. The applicant revised the plans in accordance with the DRC’s recommendations.

Project description:

The proposed project includes a six-acre outdoor recreational vehicle (RV) storage yard in the Industrial zone. The site is proposed to be used for the storage of up to 262 vehicles outdoors. Outdoor vehicle storage in excess of 10,000 square feet is subject to the review and approval of a Conditional Use Permit by the Planning Commission. In order to

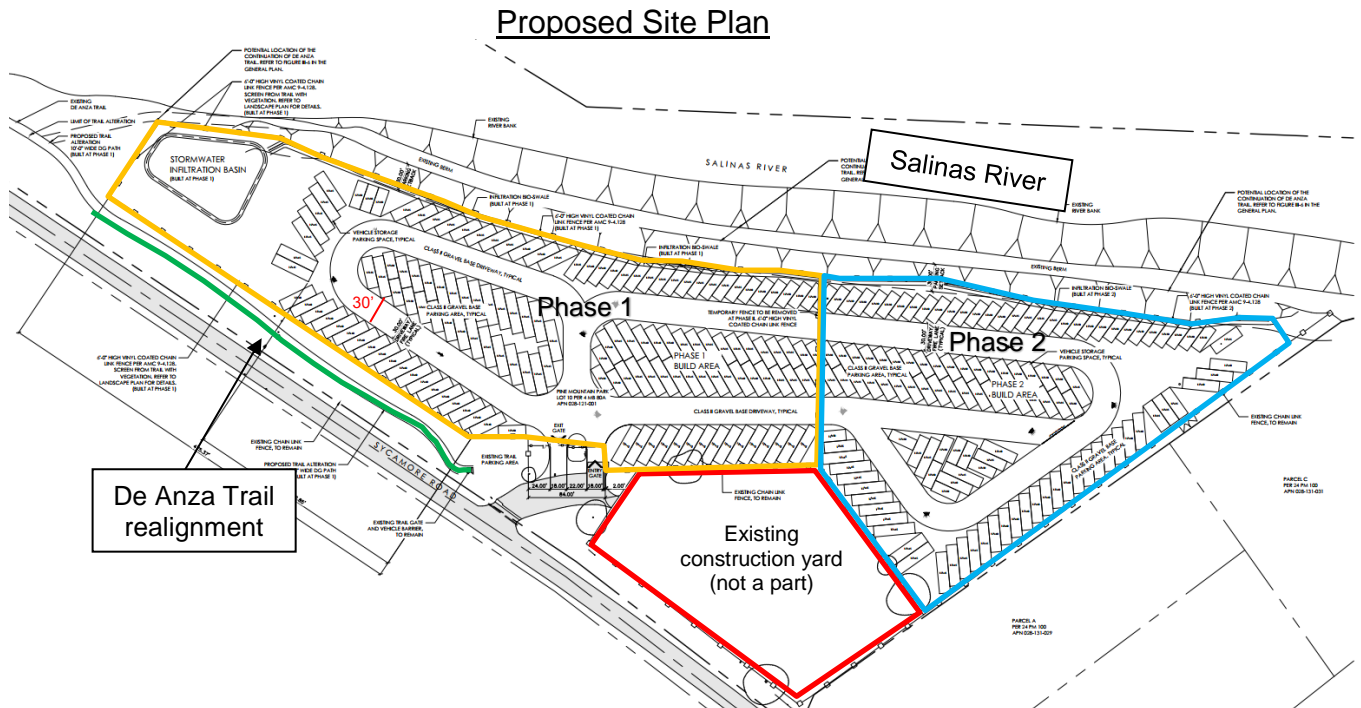
approve the use, the Commission must make a series of use permit findings. If approved, the project is also subject to conditions of approval.

Analysis

The land use proposed, Outdoor Vehicle and Equipment Storage is a conditionally allowed use in the Industrial Zoning district. Section 9-6.140 of the City's Zoning Regulations provides a set of site design standards for storage yards in addition to the provisions of the use permit (Attachment 3).

The applicant is proposing to complete the project in two phases. The first phase consists of 138 RV spaces, a new perimeter fence along the Phase 1 area, site grading with Class II base finish (in Phase 1 areas only), construction of an entrance gate and completion of the required stormwater basin. Phase 2 includes the addition of 124 parking spaces, removal of the dividing fence between the two phases and extension of the chain link fence adjacent to the Salinas River.

The De Anza Trail currently traverses through this property and culminates from a small parking lot along Sycamore Road. With this development, the trail will need to be realigned along Sycamore Road. Staff is also adding a condition that the realignment of the De Anza Trail, and the improvements to fencing and landscaping, be completed with Phase 1.



Landscaping

The applicant provided a landscape plan proposing new landscaping along the realigned De Anza Trail and Sycamore Road. Staff recommended a revision to the landscaping plan at the DRC hearing to focus taller vegetation along the interior fence adjacent to the RV storage lot. The DRC supported this recommendation and it has been added as a condition. This condition also includes adding shorter landscape species between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor.

The applicant's landscape plan did not include landscaping between the existing construction yard onsite and Sycamore Road. At the DRC hearing, staff recommended that the landscape plan be extended to include this portion since it is a part of the subject's parcel. The DRC also supported this recommendation and it has been added as a condition. This landscaping should be consistent with what is proposed on the opposite side of the driveway. There are six Coast Live Oak trees that will remain onsite and be protected during construction. Minimal landscaping is proposed throughout the RV parking areas.

Atascadero Municipal Code (AMC) 9.4-125 requires 5% of the lot in an Industrial zone to be landscaped. The applicant is requesting an exemption from this requirement due to maintenance concerns and visibility into the site. Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. The Municipal Code allows the Planning Commission to approve a modification to eliminate the minimum landscape requirement if a finding can be made that existing vegetation topography or structural arrangement preclude the need for landscaping. Based on location and maintenance, staff recommends that the Planning Commission allow for a modification to only require landscaping along Sycamore Road and the De Anza Trail. The landscape plan was broken into three sections and provided below. Landscaping on the eastern edge has been removed from the applicant's proposal.

Fencing, lighting and security

There is an existing six-foot-tall chain link fence along the eastern property line and around the current construction yard. This chain link fence extends the length of Sycamore Road. There is also an existing chain link fence along Sycamore Road up to the existing parking area for the trail. The applicant was originally proposing to keep the six-foot-tall fence along the Sycamore Road Property line. The DRC discussed the location of this fence and recommended that the fence between the De Anza Trail and Sycamore Road be up to four feet tall and transparent. Staff has added a condition that this be a split rail or pipe rail fence. AMC 9-4.128 requires all new chain link fencing to be vinyl coated. However, due to cost and visibility, the applicant requested at that hearing to utilize the existing fence along Sycamore Road and relocate it along the Salinas River edge. The Design Review Committee supported the applicant's request for this.

The applicant is proposing new six-foot-tall vinyl coated chain link fencing around the remainder of the RV storage lot. AMC 9-4.128 requires all new vinyl coated chain link fencing to be screened with evergreen vegetation. The new fence adjacent to the De Anza Trail will be heavily screened with landscaping. However, new fencing around the rear of the site does not have landscape screening. Staff is recommending an exception to this standard due to the industrial nature of the site and its use. The rear property line abuts a tall berm along the Salinas River and the applicant is proposing an infiltration bio swale along the entire fence line. Adding landscaping to this side would extend into proposed RV spaces, potentially creating the need for a site redesign and reducing the number of parking spaces onsite. The applicant is proposing a powered gate that will be keypad controlled. There will be no regular onsite workers so the RV storage will be self-service.

The submittal shows several new light poles throughout the site with a maximum height of 20 feet tall. Staff is recommending this maximum height be reduced 16 feet for each light pole. This will reduce the light spilling onto adjacent parcels. The applicant is proposing lights that dim to low levels light until motion is detected. This will reduce negative impact on the surrounding area while providing security for the business. Staff has added a condition that the applicant provide a photometric light study with the building permit submittal to ensure that light will not spill onto adjacent properties. They are also proposing the installation of five new security cameras on five of the proposed lights poles. The applicant has a pre-existing contract with a local security company. They plan to continue using them for this site for 24-hour security coverage.

Storage Yard Conditions

The Industrial zone is the appropriate location for intensive uses such as outdoor storage yards. However, such land uses can be detrimental to the City if not properly designed and adequately maintained. If approved, the use permit to allow a storage yard will run with the land, regardless of the business owner/operator. The accumulation of storage containers, illegal businesses, transient camps, inoperable vehicles, feral animals, and the storage of miscellaneous junk and debris are possible negative impacts brought about by this land use. Conditions of approval are very important to prevent this property from

falling into a deteriorated site. Staff has added a series of conditions about site operation to ensure that the storage yard does not deteriorate over time.

ALTERNATIVES

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

- Attachment 1: Draft Resolution
- Attachment 2: Site Photos
- Attachment 3: AMC 9-6.140

DRAFT RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ATASCADERO APPROVING A CONDITIONAL USE PERMIT
TO ESTABLISH AN OUTDOOR RECREATIONAL VEHICLE STORAGE
USE IN THE INDUSTRIAL PARK ZONE**

**SYCAMORE RV STORAGE
VSM LEASING & RENTALS LLC
(USE21-0107)**

WHEREAS, an application has been received from VSM Leasing & Rentals LLC (3380 El Camino Real, Atascadero, CA 93422), Applicant, and Atascadero Mutual Water Company (PO Box 6075, Atascadero, CA 93422), Owner) to consider Planning Application USE21-0107, for a Conditional Use Permit for an outdoor Recreational Vehicle (RV) storage use at 6805 Sycamore Road, Atascadero, CA 93422 (APN 028-121-001); and

WHEREAS, the site's current General Plan Land Use Designation is Industrial and Open Space (I and OS); and

WHEREAS, the site's current Zoning District is Industrial Park and Open Space (IP and OS); and

WHEREAS, an outdoor vehicle storage yard is a conditionally allowed use in the Industrial Park (IP) zoning district; and

WHEREAS, the outdoor vehicle storage yard is not located on the portion of the site zoned Open Space (OS) zoning district; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed public hearing was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said conditional use permit; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Atascadero:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The Planning Commission held a duly noticed public hearing to consider the project on November 15, 2022 and considered testimony and reports from staff, the applicants, and the public.

SECTION 3. Findings. The Planning Commission makes the following findings, determinations and approvals

1. Findings for Approval of a Conditional Use Permit

FINDING: The proposed project or use is consistent with the General Plan

FACT: The use is consistent with the General Plan. Specifically, it relates to intended uses in the Industrial Park zone. The General Plan states that one of the intended uses of this zone is for outdoor storage facilities. General Plan Policy 14.2 aims to identify locations with adequate land to accommodate industrial uses to retain and expand existing businesses. The municipal code allows outdoor vehicle storage operations with a conditional use permit.

FINDING: The proposed project or use satisfies all applicable provisions of the Zoning Ordinance

FACT: The proposed outdoor vehicle storage operation can be permitted through the Conditional Use Permit process as identified in the Municipal Code. The proposed site plan is consistent with the applicable provisions of the Atascadero Municipal Code as conditioned.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use

FACT: The proposed recreational vehicle storage facility will not be detrimental to the general public or working person's health, safety, or welfare.

FINDING: The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development

FACT: The proposed project is on a property that is zoned Industrial Park with a contract construction yard on it. The property is at the edge of the city in an area that has been designated for industrial uses.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element

FACT: The proposed project and use is consistent with the traffic projections and road improvements anticipated within the General Plan. The project site is an existing site on Sycamore Road.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The project is consistent with the General Plan and municipal code, as conditioned.

2. Findings for Approval of Landscape Requirement Exception

FACT: Existing vegetation topography or structural arrangement preclude the need for landscaping.

FINDING: Since the site is screened by fencing and landscaping along Sycamore Road, landscaping added within the RV lot will not be visible from the outside. Additionally, maintaining this landscape would be difficult as it would need to be irrigated and protected from vehicles driving over it. Additionally, evergreen landscaping along the Salina River will not provide useful screening. The chain-link fence requiring screening is located against a berm and landscaping will be difficult to maintain.

SECTION 4. CEQA. The project is exempt from the California Environmental Quality Act (CEQA), under Categorical Exemption § 15304, Class 4; Minor Land Alterations.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on November 15, 2022, resolved to approve a Conditional Use Permit to allow for an outdoor recreational vehicle storage yard (USE21-0107) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Site Pan
3. EXHIBIT C: Preliminary Grading and Drainage Plan
4. EXHIBIT D: Landscape Plan (as modified)

On motion by Commissioner _____ and seconded by Commissioner _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

ADOPTED:

CITY OF ATASCADERO, CA

Jeff van den Eikhof
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

EXHIBIT A: Conditions of Approval USE21-0107
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Conditions of Approval	Timing	Responsibility /Monitoring
Conditional Use Permit Outdoor Recreational Vehicle Storage 6805 Sycamore Road	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This Conditional Use Permit shall be for an outdoor recreational vehicle storage yard as described in attached Exhibits, located at 6805 Sycamore Road (APN 028-121-001), regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective the date of the hearing. Issuance of building permits may not occur prior to the appeal period of fourteen (14) days following the Planning Commission approval.	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of this time period, the approval shall expire and become null and void unless the project has received a building permit or a time extension.	BP	PS
5. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	CA
Planning Services		
6. The Conditional Use Permit shall allow an outdoor recreational vehicle storage yard as shown in Exhibit B.	Ongoing	PS
7. All landscaping, fencing and site improvements shall be maintained in good order. Any dead or non-performing landscape items shall be replaced within 30 days. Any damaged fencing, lighting, or site improvements shall be replaced immediately.	Ongoing	PS
8. No changes to fencing, landscaping, or site improvements may be installed without prior approval by the City.	Ongoing	PS
9. No cargo containers, inoperable vehicles, inoperable boats or inoperable RV's shall be stored on-site. Only currently registered, operable vehicles or RV's may be stored on-site.	Ongoing	PS
10. No storage of vehicles in any location other than in the designated on-site parking areas as identified in the site plan approved by Planning Commission may be stored on any portion of the site.	Ongoing	PS
11. No other land use shall be allowed in conjunction with the RV storage unless specifically approved by the City.	Ongoing	PS
12. No washing of vehicles, RV's or Boats or other equipment may occur on-site.	Ongoing	PS

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13. No dumping of RV waste or water tanks may occur on site at any time.	Ongoing	PS
14. No storage, paving, stockpiling, grading, or use of the site shall be allowed within 30 feet of the top of the bank of the Salinas River.	Ongoing	PS / BS
15. The realignment of the De Anza Trail shall be consistent with what is shown in Exhibit B. The trail shall be completed and fully landscaped per the approved landscape plan. Any modifications must be approved by the Community Development Director. Generally, taller vegetation shall be focused between the RV storage lot and the realigned De Anza Trail. Shorter species shall be planted between the De Anza Trail and Sycamore Road to avoid the trail from becoming a hidden corridor	BP/ FI	PS
16. The existing chain link fence adjacent to Sycamore Road and the realigned De Anza Trail shall be replaced with a split rail or pipe rail fence with a maximum height of 4 feet tall. Fence shall be installed prior to requesting a Planning Final.	FI	PS
17. All new fencing chain link fencing, other than fencing along the Salina River, shall be vinyl coated with a dark neutral color. The maximum fence height shall not exceed 6 feet. However, the addition of barbed wire (NOT Constantine wire) may be added to the top of interior fences along the RV storage lot. Fencing shall be installed prior to requesting a Final Planning Inspection.	FI	PS
18. Existing chain link fencing along Sycamore Road may be repurposed to be used as fencing adjacent to the Salinas River.	FI	PS
19. The applicant shall submit a landscape and irrigation plan, completed by a qualified professional, with their construction documents. The landscape plan shall be consistent with what is shown in Exhibit D with additional landscaping focused on the following areas: _ Along the De Anza Trail realignment _ In front of the existing construction yard, adjacent to Sycamore Road Landscaping and irrigation shall be installed prior to requesting a Planning Final Inspection.	BP/FI	PS
20. Ensure that the De Anza Trail realignment is built out to meet equestrian trail standards.	FI	PS
21. Maximum height of new light poles shall not be taller than 16 feet for each light pole. The lights shall be set to dim low level light until motion is detected.	BP/ FI	PS
22. A photometric light study shall be submitted with the building permits for the Phase 2 addition and shall consider all new lights proposed and all existing lights proposed to be retained. The lighting plan shall not include any lights that cause a light in excess of .01 footcandles on adjacent properties. Planning Services staff shall conduct a night-time inspection of lights before the building permits may be finalized.	BP/FI	
23. The Use Permit shall be subject to additional review upon receipt of operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.	Ongoing	PS
24. Archaeological monitoring is required with all ground disturbing activities. The applicant will be required to provide a signed contract with a certified archaeologist prior to building permit issuance. The archaeologist is required to provide a letter to the City prior to Planning Department Final stating that all recommended procedures were completed.	BP/ FI	PS
Public Works		
25. At Building permit submittal, provide updated Stormwater Control Plan (and reflect on Grading Plans) indicating the areas outside of the drive aisles will not be compacted >85% compaction to allow infiltration to meet Post Construction requirement #1 to reduce impervious surface as far as practicable.	BP	PW
26. Parking spaces are noted to be native material and are susceptible to pollutant discharge from vehicles. At time of building permit submittal, on the plans and with supplemental documents, provide drip pans and spill kits for leaks or other spills, similar to what would be found in a municipal yard. (Reference industrial or municipal stormwater requirements for construction or corporation yard spill prevention.)	BP/ Ongoing	PW

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<p>A disposal station with spill kit supplies and covered cans for soiled materials shall be located on the site for individuals using the facility and maintained by the company who leases the land and runs the business.</p> <p>A contact phone number shall be made available to call if a facility user/customer has a spill. Provide copy of a Spill Response Plan to City for review and approval. This plan must be in place to provide a procedure for cleaning up major spills, including sewage or gray water leaks, in a timely manner with contact information for those who would be responsible parties.</p>		
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EXHIBIT B: Site Plan
USE21-0107

(N) 6' vinyl coated chain link fence

Repurposed 6' chain link fence

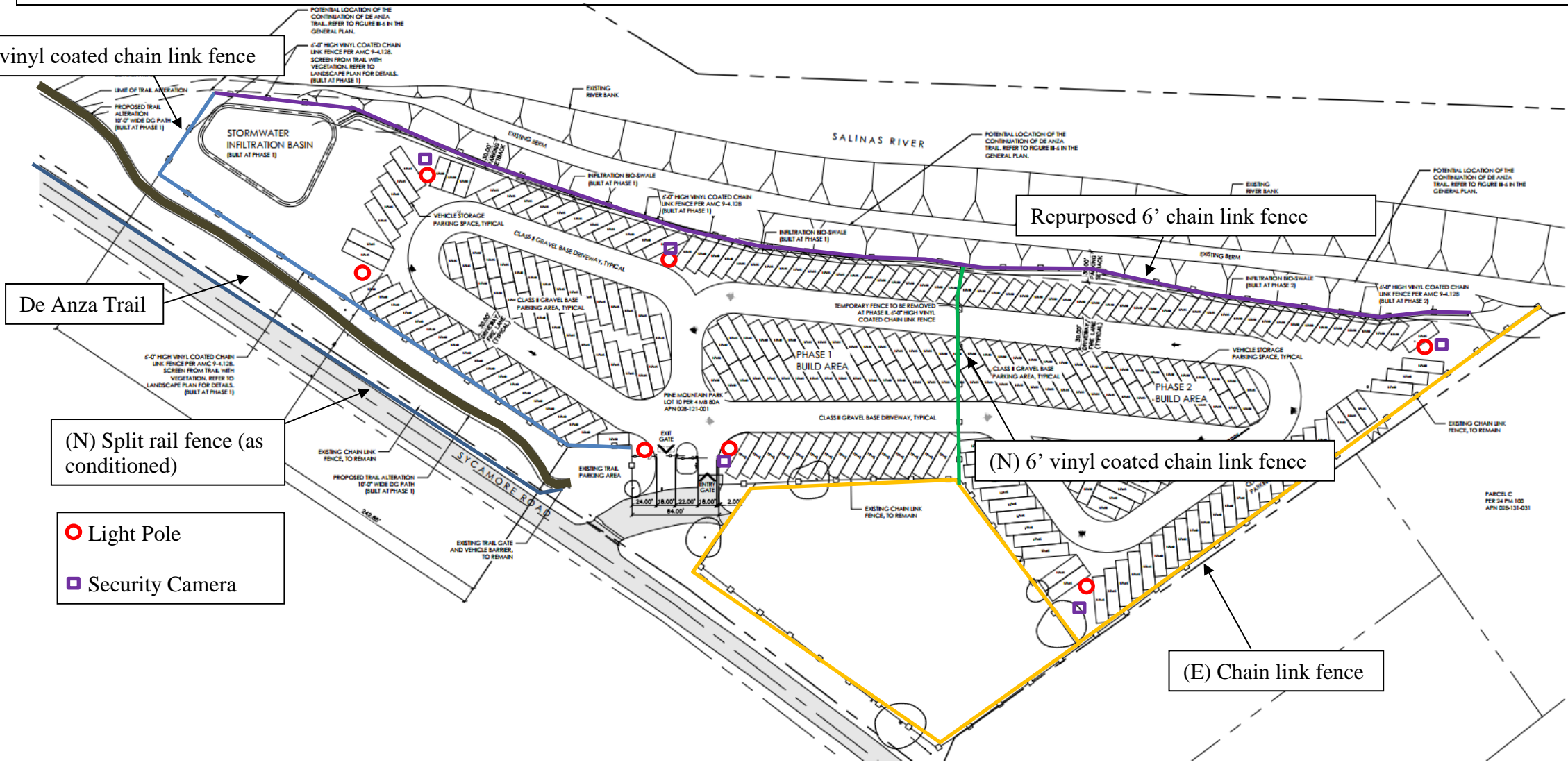
De Anza Trail

(N) Split rail fence (as conditioned)

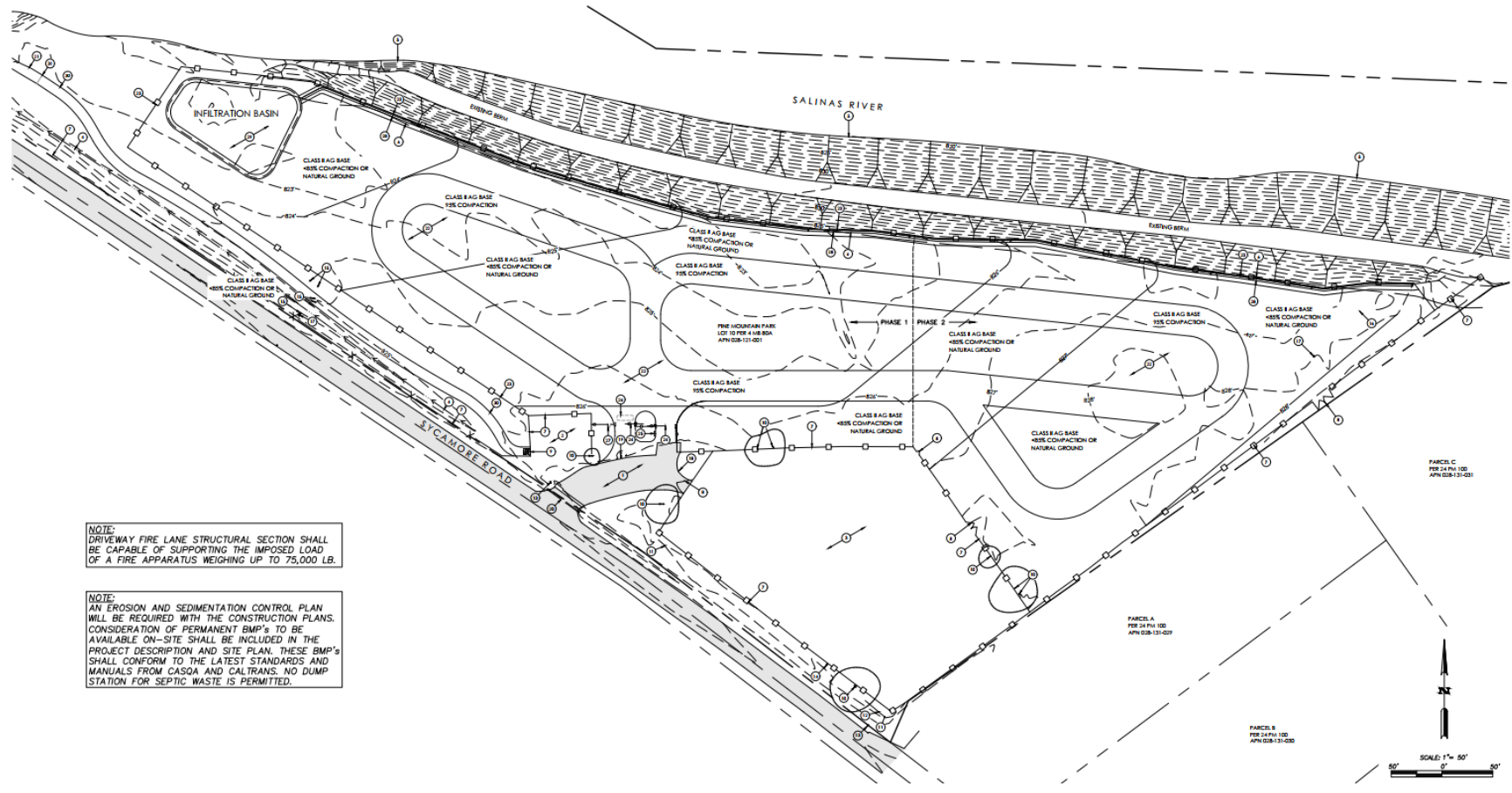
(N) 6' vinyl coated chain link fence

- Light Pole
- Security Camera

(E) Chain link fence



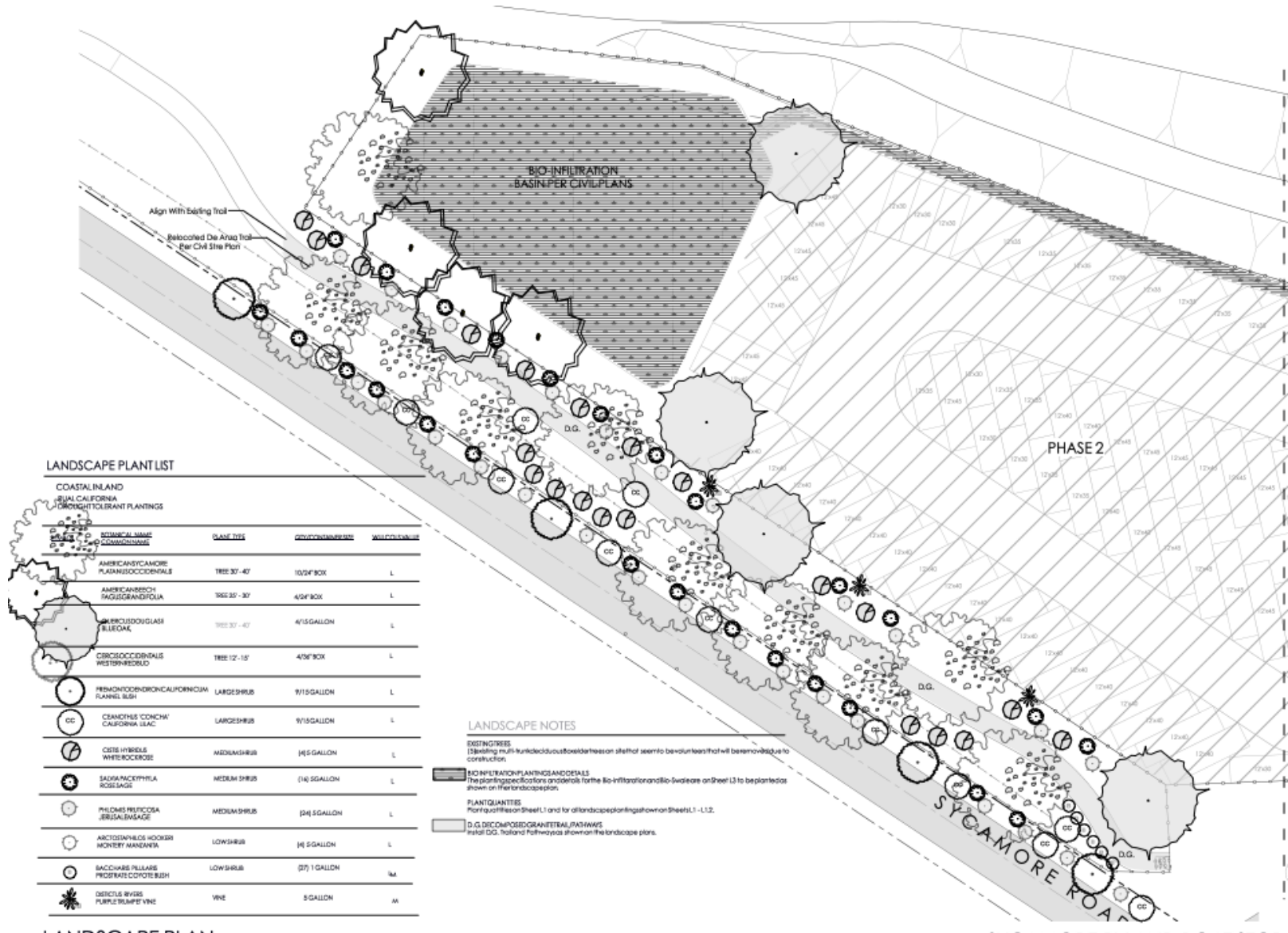
**EXHIBIT C: Preliminary Grading and Drainage Plan
 USE21-0107**

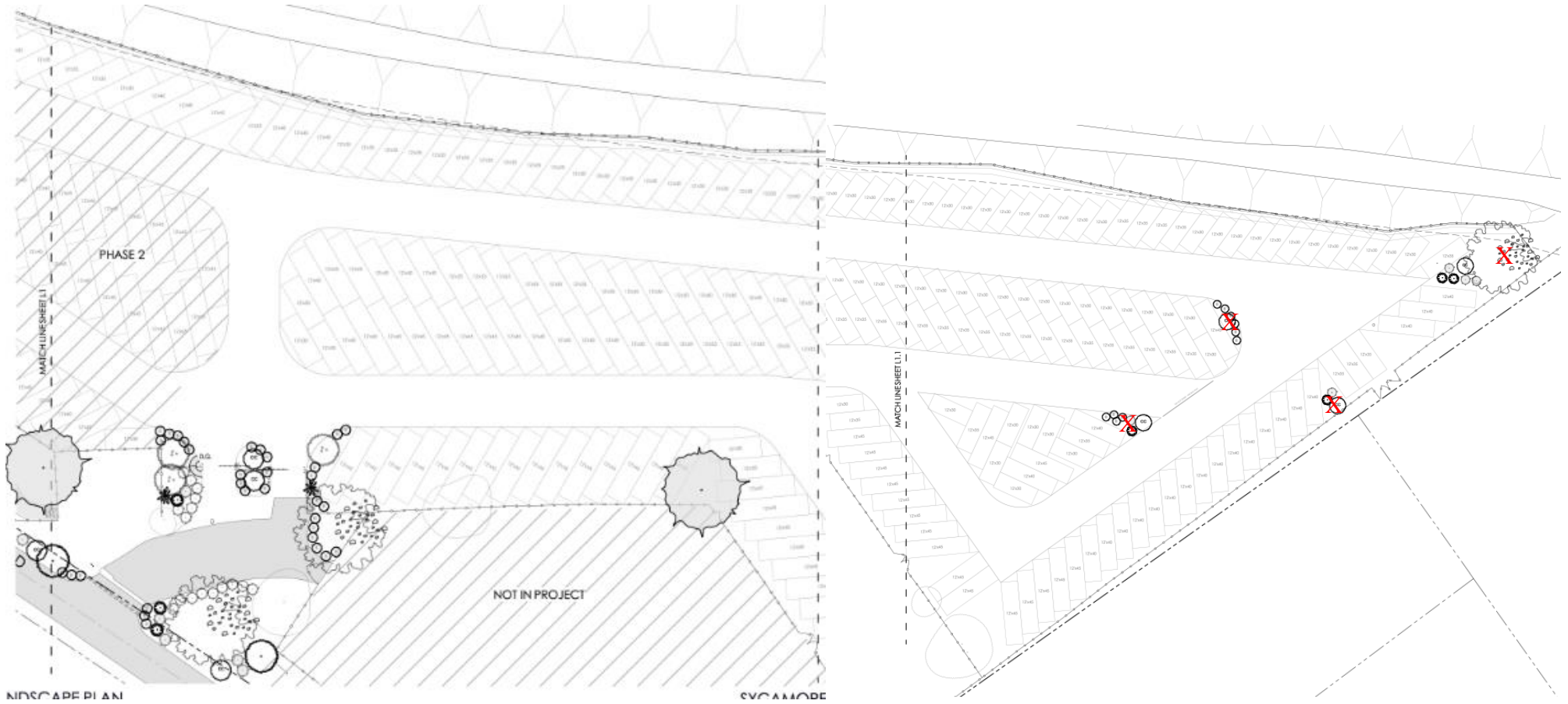


NOTE:
 DRIVEWAY FIRE LANE STRUCTURAL SECTION SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING UP TO 75,000 LB.

NOTE:
 AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE REQUIRED WITH THE CONSTRUCTION PLANS. CONSIDERATION OF PERMANENT BMP'S TO BE AVAILABLE ON-SITE SHALL BE INCLUDED IN THE PROJECT DESCRIPTION AND SITE PLAN. THESE BMP'S SHALL CONFORM TO THE LATEST STANDARDS AND MANUALS FROM CAGQA AND CALTRANS. NO DUMP STATION FOR SEPTIC WASTE IS PERMITTED.

EXHIBIT D: Landscape Plan (as modified)
USE21-0107





Existing Site (Facing Northwest)



Existing Site (Facing Northeast)



View of the site from Sycamore Road



Existing construction yard



De Anza Trail Entrance



Location of new automated gate



Attachment 3: AMC 9-6.140 USE 21-0107
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9-6.140 Storage yards.

Outdoor storage yards, excluding the storage of vehicles in a day use parking lot or garage, are subject to the provisions of this section. The storage of vehicles in a public or commercial parking lot or garage is subject to Section 9-4.114; the storage of wrecked, abandoned or vehicles being dismantled, is subject to Section 9-6.131, in addition to this section.

(a) Site Design Standards.

(1) Access. There shall be only one (1) access point to a storage yard for each three hundred (300) feet of street frontage. Such access point is to be a maximum width of twenty (20) feet and shall be provided with a solid gate or door.

(2) Screening. A storage yard, except a temporary offsite construction yard, is to be screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six (6) feet. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived through administrative use permit approval (Section 9-1.112), when:

(i) The side of a storage yard abuts a railroad right-of-way; or

(ii) The surrounding terrain, existing vegetation intended to remain or other conditions would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

(3) Parking Requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

(4) Site Surfacing. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, and be maintained in a dust-free condition.

(5) Office Facilities. When no buildings exist or are proposed on a storage yard site, one (1) commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting, and installed pursuant to the permit requirements of Title 8 of this Code (the Building and Construction Ordinance).

(b) Operation. Except for vehicles or freestanding equipment, materials within a storage yard are not to be stacked or stored higher than six (6) feet, unless screening requirements have been waived or modified pursuant to subsection (a)(2)(ii) of this section, or unless a higher wall or fence is constructed at the required setback line under an approved building permit. (Ord. 614 § 4, 2017; Ord. 552 § 2, 2010; Ord. 68 § 9-6.140, 1983)