



**CITY OF ATASCADERO
PLANNING COMMISSION**

DRAFT MINUTES

Tuesday, May 20, 2025

City Hall Council Chambers, Fourth Floor
6500 Palma Avenue, Atascadero

Planning Commission Regular Session:	6:00 P.M.
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REGULAR SESSION - CALL TO ORDER - 6:00 p.m.

Vice Chairperson Anderson called the meeting to order at 6:00 p.m. and Commissioner Carranza led the Pledge of Allegiance.

ROLL CALL

Present: Vice Chairperson Anderson, Commissioners Carranza, David, Heath, O'Malley, and Pennachio

Absent: Chairperson Keen

Vacant: None

Others Present: None

Staff Present: Public Works Director Nick DeBar, Planning Manager Kelly Gleason, Associate Planner Erick Gomez, Assistant City Attorney Taylor Foland, Recording Secretary Annette Manier

APPROVAL OF AGENDA

MOTION BY: Heath
SECOND BY: O'Malley

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio
ABSENT (1): Keen

Passed 6-0

CONSENT CALENDAR

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following persons spoke on this item: None

Vice Chairperson Anderson closed the Public Comment period.

1. APPROVAL OF THE DRAFT MINUTES OF MAY 6, 2025

- Recommendation: Commission approve the May 6, 2025 Minutes.

MOTION BY: Carranza

SECOND BY: David

1. Approve Consent Calendar (#1)

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio

ABSENT (1): Keen

Passed 6-0

PLANNING COMMISSION BUSINESS

None

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT AMENDMENT AT 2605 TRAFFIC WAY

The project is a request to consider an Amendment to Conditional Use Permit CUP24-0014 (APN 049-063-003) allowing expansion of the approved 585 SF lease area for a telecommunications facility to a total of 1,000 SF, subject to findings and conditions of approval. (AMND25-0019).

CEQA: This project qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§21000, et. seq. "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§15000 et. seq.) pursuant to CEQA Guidelines Section 15303, which exempts new construction or conversion of small structures.

Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving an Amendment to CUP USE24-0014 allowing an expansion of the lease area for a telecommunications facility at 2605 Traffic Way for a total of 1,000 SF, subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

Planner Gomez provided the presentation, and answered questions from the Commission.

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following person spoke on this item: Pete Shuman (Sequoia Deployment Services).

Vice Chairperson Anderson closed the Public Comment period.

Planner Gomez and Pete Shuman answered questions from the Commission.

2. Adopt PC Resolution 2025-0003 (#2)

MOTION BY: Anderson
SECONDED BY: Pennachio

- 1. Adopt PC Resolution 2025-0003 approving an Amendment to Conditional Use Permit USE24-0014 (AMND25-0019), allowing an expansion of the lease area for a telecommunications facility located at 2605 Traffic Way (APN 049-063-003) to a total of 1,000 SF, subject to findings and conditions of approval.**

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio
ABSENT (1): Keen

Passed 6-0

3. VESTING TENTATIVE PARCEL MAP AT 5400 TECOLOTE ROAD

The project is a request to consider a Vesting Tentative Parcel Map 24-0047 located on APN 054-251-007. (SBDV24-0096)

CEQA: A Negative Declaration and Initial Study (Environmental Document # 2025-0001) was prepared for the project and circulated for public review. The Initial

Study identified no significant impacts from this project that would require mitigation, as current codes mitigate impacts from new single-family residential development.

Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Vesting Tentative Parcel Map 24-0047, subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

Planner Gomez gave the presentation, and stated that on Page 61, Item 4. under Public Works, he is recommending a modification to the condition of approval that removes the following sentence: ~~This shall include installation of fiber optic cable or conduit for such as appropriate.~~

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following persons spoke on this item: Brent Keast, Eric Smith, and Mathew Moore (Civil Design Studios).

Vice Chairperson Anderson closed the Public Comment period.

Staff and the applicant answered questions from the Commission.

3. Adopt PC Resolution 2025-0003 (#3)

MOTION BY: Carranza

SECONDED BY: Heath

- 1. Adopt PC Resolution 2025-0004 adopting negative declaration (Environmental Document No. 2025-0001) and approving Vesting Tentative Parcel Map 24-0047 (SBDV24-0096), subject to findings and conditions of approval.**
- 2. Modify the Public Works Condition of Approval to state Public utilities shall be installed in all public rights-of-way to the satisfaction of the City Engineer. ~~This shall include the installation of fiber optic cable or conduit for such as appropriate.~~**

AYES (6): Anderson, Carranza, David, Heath, O'Malley, Pennachio

ABSENT (1): Keen

Passed 6-0

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Planning Manager Gleason stated that there are no items ready for the June 3rd meeting, so that meeting may be cancelled, and asked the Commission to provide any absences for future meetings to Recording Secretary Manier.

ADJOURNMENT

Vice Chairperson Anderson adjourned the meeting at 7:06 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

APPROVED: