



CITY OF ATASCADERO

PLANNING COMMISSION STAFF REPORT

Item G1

Department: Community Development
Date: 8/5/2025
Placement: Public Hearing

TO: PHIL DUNSMORE, COMMUNITY DEVELOPMENT DIRECTOR
FROM: KELLY GLEASON, PLANNING MANAGER
PREPARED BY: SAM MOUNTAIN, ASSISTANT PLANNER

SUBJECT: Bolsa Road Subdivision

RECOMMENDATION:

Planning Commission adopt Draft Resolution approving Tentative Parcel Map 25-0008 (SBDV25-0026), subject to findings and conditions of approval.

DISCUSSION:

Juan Viveros proposes a Tentative Parcel Map to subdivide a 5.12-acre lot in the Residential Suburban (RS) zoning district, located at 5455 Bolsa Road (APN 050-321-012), into two lots. The existing lot contains a primary and secondary residence in addition to various accessory structures. There is an average slope of approximately 1.5% across the entire project site. The properties are or will be served by an on-site wastewater system. Access to the proposed parcels will be from Santa Lucia Road and Bolsa Road.



ANALYSIS

The subject property is a 5.12-acre lot in the RS zone. The minimum lot size in this zone ranges from 2.5 - 10 acres depending on lot characteristics such as septic suitability and slope. Based on the specific lot characteristics for this parcel, the minimum lot size is 2.5 acres. The applicant proposes two lots of 2.56 acres each, consistent with the determined minimum lot size.

Proposed Parcel 1 is a corner lot with frontage on Bolsa Road and Santa Lucia Road. This lot contains a well that currently provides water to the residences located on proposed Parcel 2. Atascadero Mutual Water Company prohibits water from private wells from crossing property lines. A condition has been added to sever this connection prior to Final Map recordation.

Proposed Parcel 2 fronts Bolsa Road and abuts Graves Creek to the north. The lot currently contains two single-family residences and associated accessory structures. These residences currently take access off of a driveway that extends from Santa Lucia Road to Bolsa Road. The applicants are proposing to abandon access from Santa Lucia Road for Parcel 2 and maintain access from Bolsa Road only. An easement will be maintained on Parcel 1 for the existing driveway that serves 13405 Santa Lucia Road. Conditions are included to ensure that easements are recorded on the map, consistent with emergency access standards.

ENVIRONMENTAL DETERMINATION:

The Project qualifies for a statutory exemption from environmental review under 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.) per Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning."

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.

REVIEWED BY OTHERS:

The Project has been reviewed by Fire and Emergency Services, Planning, and Public Works.

REVIEWED AND APPROVED FOR PLANNING COMMISSION AGENDA:

Phil Dunsmore, Community Development Director

ATTACHMENTS:

1. Draft Resolution

DRAFT PC RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ATASCADERO, CALIFORNIA,
APPROVING TENTATIVE PARCEL MAP AT 25-0008 TO
SUBDIVIDE AN EXISTING LOT LOCATED AT
5455 BOLSA ROAD (APN 050-321-012) INTO A
TOTAL OF TWO LOTS**

**Viveros
SBDV25-0026**

WHEREAS, an application has been received from Juan Viveros (Property Owner) to consider Tentative Parcel Map AT 25-0008 to subdivide a 5.12-acre lot located at 5455 Bolsa Road (APN 050-321-012) into a total of two (2) lots; and

WHEREAS, the site has a General Plan Designation of Residential Estates (RE); and

WHEREAS, the site is in the Residential Suburban (RS) zoning district; and

WHEREAS, the minimum lot size in the RS zoning district ranges between 2.5 and 10 gross acres based on performance factors; and,

WHEREAS, the minimum lot size for this parcel was determined to be 2.5 acres based on those specified factors; 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 upon the subject Tentative Parcel Map application was held by the Planning Commission of the City of Atascadero, at which hearing evidence, oral and documentary, was admitted on behalf of said application; and

NOW, THEREFORE, the Planning Commission of the City of Atascadero, California, hereby finds, resolves, and determines as follows:

SECTION 1. Recitals: The above recitals are true and correct and incorporated herein as if set forth in full.

SECTION 2. Public Hearings. The Planning Commission held a duly noticed public hearing to consider the project on August 5, 2025, and considered testimony and reports from staff, the applicants, and the public.

SECTION 3. Facts and Findings. The Planning Commission finds as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Government Code §§ 66474(a) and (b)).

Fact: The General Plan designation for the site is Rural Estate (RE) with minimum lot size between 2.5 and 10 gross acres for properties in the Residential Suburban (RS) zoning district, based on performance factors specific to the property. Based on those factors, the minimum lot size was determined to be 2.5 acres. The subject property is a vacant, 5.12 acre site in the RS zone with an RE land use designation. The project will result in two new legal lots of 2.56 acres each.

2. The site is physically suitable for the type of development (Government Code § 66474(c)).

Fact: Sufficient area exists on the proposed lots to allow for viable residential development. The proposed lots are both relatively flat, can accommodate on-site septic systems, and do not contain any known physical factors that would preclude the development of single-family residences and associated accessory uses.

3. The site is physically suitable for the proposed density of development (Government Code § 66474(d)).

Fact: The Project will result in a potential density of 0.4 units per acre, as anticipated by the General Plan. The proposed lots provide sufficient developable area to accommodate single-family residences and associated accessory uses typical of the RS zone.

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (Government Code § 66474(e)).

Fact: No site-specific environmental concerns have been identified. Future development will need to comply with the City's native tree protection ordinance, hillside grading policies, and watercourse- and wetland-adjacent development policies as applicable.

5. The design of the subdivision or the type of improvements will not cause serious health problems. (Government Code § 66474(f)), and

Fact: The subdivision is proposed in an area that is currently developed with single-family homes and does not contain any identified site-specific health hazards. The proposed lot sizes meet the standards of the Atascadero Municipal Code and any proposed septic system(s) will be evaluated against applicable standards.

6. The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision. (Government Code § 66474(g)), and

Fact: As proposed, the Project does not conflict with any existing easements. An existing access easement benefiting a neighbor adjacent to the Project will be maintained. An unused 1933 easement of indeterminate width for an overhead electrical line remains over a portion of Parcel 1 but is unaffected by this subdivision.

7. The subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Public Resources Code Sections 4290 and 4291 or consistent with local ordinances certified by the State Board of Fire Protection as meeting or exceeding the state regulations.

Fact: The Project will result in the creation of two parcels within in a high fire hazard severity zone. Each property will be allowed to develop with individual single-family homes and any accessory structure allowed within the RS zone. Development will be required to comply with all applicable fire access, defensible space, weed abatement, water supply, and fire suppression requirements of the State Fire Code as adopted and implemented by the City of Atascadero.

8. Structural fire protection and suppression services will be available for the subdivision through the City of Atascadero Fire and Emergency Services.

Fact: No development is proposed at this time. However, residential development is anticipated to occur on the site after the subdivision. The proposed lots are sized and designed to meet required fire code regulations for residential development.

SECTION 4. CEQA. The project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15183 (“Projects Consistent with a Community Plan or Zoning”) of the CEQA Guidelines.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 5, 2025, resolves to approve SBDV25-0026, subject to the following:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Tentative Parcel Map 25-0008

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

Tori Keen
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary

Conditions of Approval SBDV25-0026 Tentative Parcel Map 25-0008 APN 050-321-012	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy FM: Final Map	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
PLANNING DIVISION		
1. This approval is for Tentative Parcel Map AT 25-0008 (SBDV25-0026) allowing for the subdivision of a 5.12-acre lot in the Residential Suburban (RS) Zoning District located at 5455 Bolsa Road (APN 050-321-012) into a total of two (2) lots, as depicted and described on the attached exhibits. The approval of this entitlement project runs with the land, regardless of the owner.	Ongoing	PS
2. Approval of this Tentative Parcel Map shall be valid for a period of twenty-four (24) months, consistent with Section 66452.6(a)(1) of the California Subdivision Map Act. The approved Tentative Parcel Map may be extended consistent with Section 66452.6(e) of the California Subdivision Map Act. Any requested map extension shall be consistent with Section 11-4.23 of the Atascadero Municipal Code.	FM	PS/CE
3. The approval of this Tentative Parcel Map shall become final and effective for the purposes of recording the map fourteen (14) days after the Planning Commission hearing unless an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Atascadero Municipal Code.	Ongoing	PS
4. A Final Map drawn in substantial conformance with the approved Tentative Parcel Map, and in compliance with all conditions set forth herein, shall be submitted for review and approval in accordance with the Subdivision Map Act and the City's Subdivision Ordinance	FM	PS/CE
5. In accordance with the Atascadero Municipal Code Section 9-8.105, any violation of any of the conditions of approval may be cause for revocation of this entitlement and subject the applicant and/or future property owners to the penalties set for in the Atascadero Municipal Code, as well as any other available legal remedies.	Ongoing	Ongoing
6. The Community Development Director and/or City Engineer shall have the authority to make modifications to the final map that remain in substantial conformance with the approved Tentative Parcel Map.	FM	PS, CE
7. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, elected and appointed officials, 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	PS
8. The subdivision shall be subject to additional fees for park or recreation purposes (QUIMBY Act) as required by City Ordinance during subsequent permitting.	FO	PS
9. Prior to recordation of the Final Map, a portion of the existing driveway along the northwesterly edge of the project site, extending into Parcel 2 from the proposed property line separating Parcel 1 and	FM	PS

Conditions of Approval SBDV25-0026 Tentative Parcel Map 25-0008 APN 050-321-012	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy FM: Final Map	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Parcel 2, shall be demolished unless the easement includes legal access to parcel 2 through Parcel 1.		
10. Prior to Final Map recordation, the well connection to the existing residences on Parcel 1 shall be severed to the satisfaction of the City and the Atascadero Mutual Water Company. Associated easements shall be removed from the final map.	FM	PS
PUBLIC WORKS		
1. Prior to the final Public Works inspection of the first parcel to develop, the applicant shall submit a written certification from a registered civil engineer or land surveyor that all survey monuments have been set as shown on the final map.	BP / GP	CE
2. Documents that the City of Atascadero requires to be recorded concurrently with the Map (e.g.: easements not shown on the map, common driveway agreements, etc.) shall be listed on the certificate sheet of the map.	FM	CE
3. Each lot shall be served with separate services for water, gas, power, telephone and cable TV. Utility laterals shall be located and constructed to each lot in accordance with City Standards and Standard Specifications.	BP	CE
4. The applicant shall be responsible for the relocation and/or alteration of existing utilities as applicable.	BP	CE
5. The proposed 20' access easement along the northwesterly property line of Parcel 1 shown on the tentative parcel map shall be revised on the Final Map to include provisions to accommodate private utilities and other incidental uses as needed.	FM	CE

