



CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Tuesday, August 5, 2025

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

Planning Commission Regular Session:

6:00 P.M.

REGULAR SESSION - CALL TO ORDER - 6:00 p.m.

Vice Chairperson Anderson called the meeting to order at 6:04 p.m. and Commissioner Carranza led the Pledge of Allegiance.

ROLL CALL

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

Absent: Chairperson Keen and Commissioner Heath

Vacant: Commissioner David

Others Present: Members of the public

Staff Present: Planning Manager Kelly Gleason, Assistant Planner Sam Mountain, Assistant City Attorney Taylor Foland, Recording Secretary, Jessica Applegate, Clerical Assistant, Libby Carri

APPROVAL OF AGENDA

**MOTION BY: Carranza
SECOND BY: Pennachio**

AYES (4): Anderson, Carranza, O'Malley, Pennachio
ABSENT (2): Heath, Keen

Passed 4-0

CONSENT CALENDAR PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following persons spoke on this item: Allen Oravec

Vice Chairperson Anderson closed the Public Comment period.

1. APPROVAL OF THE DRAFT MINUTES OF MAY 20, 2025

- Recommendation: Commission approve the May 20, 2025 Minutes.

MOTION BY: Carranza
SECOND BY: Pennachio

1. Approve Consent Calendar (#1)

AYES (4): Anderson, Carranza, O'Malley, Pennachio
ABSENT (2): Heath, Keen

Passed 4-0

PLANNING COMMISSION BUSINESS

None

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

2. TENTATIVE PARCEL MAP AT 5455 BOLSA ROAD (SBDV25-0026)

The project is a request for a Tentative Parcel Map on APN 050-321-012 allowing a subdivision of an existing 5.12-acre single-family lot into two lots of 2.56 acres each.

CEQA: The proposed project qualifies for a statutory 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 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning."

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving Tentative Parcel Map 25-0008, subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Carranza stated that the applicant is the coach for her child's soccer team.

Pennachio stated he briefly overheard members of the public discussing the item on the steps of City Hall before the meeting started.

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

PUBLIC COMMENT:

Vice Chairperson Anderson opened the Public Comment period.

The following people spoke on this item:

Juan Ramirez, applicant

Allen Oravec, member of the public

Vice Chairperson Anderson closed the Public Comment period.

2. Adopt PC Resolution 2025-0005 (#2)

MOTION BY: Carranza

SECONDED BY: O'Malley

- 1. Adopt PC Resolution 2025-0005 approving a Tentative Parcel Map 25-0008 (SBDV25-0026) AT 5455 Bolsa Road on APN 050-321-012, subject to findings and conditions of approval.**

AYES (4): Anderson, Carranza, O'Malley, Pennachio

ABSENT (2): Heath, Keen

Passed 4-0

COMMISSIONER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Planning Manager Gleason stated that some upcoming items include discussion of the EIR, General Plan update, and drafting an ordinance for short term rentals for the Planning Commission and City Council to review.

ADJOURNMENT

Vice Chairperson Anderson adjourned the meeting at 6:33 p.m.

MINUTES PREPARED BY:

Jessica Applegate, Recording Secretary
Permit Technician

APPROVED: