



CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Tuesday, March 3, 2026

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.

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

ROLL CALL

Present: Chairperson Keen, Vice Chairperson Anderson, Commissioners Ferrell, Heath, Jones, O'Malley, Pennachio

Absent: None

Staff Present: Community Development Director Phil Dunsmore, Planning Manager Kelly Gleason, Associate Planner Erick Gomez, Permit Tech Jessica Applegate, Recording Secretary Crystal Horn, Assistant City Attorney Taylor Foland

CONSENT CALENDAR

PUBLIC COMMENT:

Chairperson Keen opened the Public Comment period.

The following person spoke on this item: None

Chairperson Keen closed the Public Comment period.

1. APPROVAL OF THE DRAFT MINUTES OF FEBRUARY 27, 2026

- Recommendation: Commission approve the February 27, 2026 Minutes

MOTION BY: Heath
SECOND BY: Anderson

1. Approve Consent Calendar (#1)

AYES (7): Heath, Anderson, Ferrell, Jones, O'Malley, Pennachio, Keen
NO ():

Passed 7-0

PLANNING COMMISSION BUSINESS

None

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

1. Zoning Change and Conditional Use Permit (USE25-0069) Chik-fil-A

Staff recommends Planning Commission adopt the Draft Resolution recommending that the City Council:

- Amend Planned Development Overlay Zone No. 9 to conditionally allow carwash uses.
- Approve Lot Line Adjustment ATAL25-0042, subject to findings and conditions of approval.
- Approve a Conditional Use Permit with a parking reduction, driveway design modification, and sign exception to amend the Home Depot Center Master Plan of Development (CUP 2000-0014) and allow a carwash, drive-through restaurant, and commercial shell at the Home Depot Center, (805, 910, 920, and 940 El Camino Real APNs 049-045-036, 049-045-034, 049-045-033, & 049-045-035), subject to findings and conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None

Planner Gomez provided the staff report.

Planner Gomez, Director Dunsmore, and Director DeBar answered questions from the Commission including the public comment received via email from Michael Merchant.

PUBLIC COMMENT:

Chairperson Keen opened the Public Comment period.

The following person spoke on this item: None

Chairperson Keen closed the Public Comment period.

Planner Gomez and Connor Best (applicant) answered questions from the Commission.

Recess at 6:40 pm

Reconvened at 6:55 pm

MOTION BY: Anderson

SECONDED BY: Ferrell

- 1. Adopt the Draft Resolution recommending the City Council:**
 - **Amend Planned Development Overlay Zone No. 9 to conditionally allow carwash uses.**
 - **Approve Lot Line Adjustment ATAL25-0042, subject to findings and conditions of approval.**
 - **Approve a Conditional Use Permit with a parking reduction, driveway design modification, and sign exception to amend the Home Depot Center Master Plan of Development (CUP 2000-0014) and allow a carwash, drive-through restaurant, and commercial shell at the Home Depot Center, (805, 910, 920, and 940 El Camino Real APNs 049-045-036, 049-045-034, 049-045-033, & 049-045-035), subject to findings and conditions of approval.**
 - **Remove the portion of Condition 7 requiring landscape screening materials on the trash enclosure.**

AYES (7): Anderson, Ferrell, Heath, Jones, O'Malley, Pennachio, Keen

NO ():

Passed 7-0

COMMISSIONER COMMENTS AND REPORTS

Commissioner Jones requested that all documents on agenda are readily available to the public.

DIRECTOR'S REPORT

Director Phil Dunsmore provided information regarding the General Plan Update and Comprehensive Zoning Plan as well as upcoming "Coffee with a Planner" events.

ADJOURNMENT

Chairperson Keen adjourned the meeting at 7:18 PM

MINUTES PREPARED BY:

Crystal Horn, Recording Secretary
Administrative Assistant

APPROVED: