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**From:** Frank Roza  
**Sent:** Sunday, May 12, 2024 3:30 PM  
**To:** Planning Commission Public Comments  
**Cc:** Frank Roza  
**Subject:** Dove creek commercial

My name is Frank Roza and I have lived at Dove Creek since 2012. I love the homes and the community. The walking trails and the creek are beautiful and I use the trail almost daily.

My concerns are as follows.

I believe it needs more on site parking. Cashin Street is already pretty full of parked cars on a normal night.

Also Dove Creek has only 2 stories in all of its development of homes and condos. I would like to keep the new commercial at that 2 story limit.

Other than that it looks like a good fit for Dove Creek and for Atascadero.

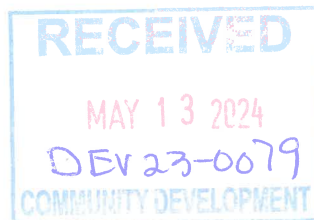
I will try to make it to the hearing if I can arrange it.

Frank Roza

Atascadero 93422

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DOVE CREEK HOMEOWNERS ASSOCIATION

3421 Empresa Dr., Suite A, San Luis Obispo, CA 93401  
(805) 541-6664 (805) 541-2814 fax  
[www.regmgmt.com](http://www.regmgmt.com)

October 19, 2023

Atascadero City Council  
6500 Palma Ave  
Atascadero, CA 93422



RE: Mixed Use Project On The Corner Of El Camino Real & Santa Barbara Rd.

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To whom it may concern,

I am writing to you today on behalf of the Dove Creek Homeowners Association Board of Directors. Please be advised the Board of Directors is opposed to more residential units going in specifically as it relates to short term rentals and parking concerns. The Board is apprehensive of the increased wear and tear on Cashin and Bliss St. (which are privately maintained by the HOA and the only 2 points of entry/exit for the proposed plan) as well as the Associations trails and play structures.

The Board is very concerned about the plan for short term rentals. Short term rentals turn the neighborhood into a vacation atmosphere where the vacationers treat it more like a hotel with disregard to the surrounding neighborhood, then they would if it was a standard rental.

Additionally, the Association is very concerned about parking. Despite your calculations we all know the residential owners rarely use their garage for parking and with the addition of vacation rentals we foresee a significant problem in the private streets that the Association maintains. This will be an increased expense for the Association.

We look forward to hearing back from you as soon as possible.

Sincerely,

David Singer  
Association Manager

CC: Dove Creek Board of Directors  
Villas @ Dove Creek Board of Directors  
City of Atascadero Planning Department

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**From:** yarjax66  
**Sent:** Sunday, May 12, 2024 1:02 PM  
**To:** Planning Commission Public Comments  
**Cc:** David Singer  
**Subject:** Concerns Regarding the Proposed Dove Creek Project



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To Whom It May Concern,

I am writing to express my apprehensions about the proposed development project in Dove Creek, specifically the addition of businesses, a hotel, and residential units within a limited parcel of land. As an original homeowner in Dove Creek, I am deeply concerned about the potential ramifications of this venture, particularly given the strain already evident from surrounding developments.

Following the completion of the ReNew Atascadero project, our community has experienced a surge in undesirable activities such as vandalism, littering, and encroachment upon our wildlife preserves. Dove Creek, once a tranquil refuge, has now become a thoroughfare for residents and their pets, leading to ecological degradation and posing a threat to the local endangered [Red Legged Frog](#) population within our protected areas. Furthermore, instances of abandoned vehicles parallel those seen on adjacent roads like El Camino and San Diego Way.

Should this project be approved, I fear it will inflict irreversible damage upon the Dove Creek community. Parking shortages will exacerbate, and our streets will deteriorate, burdening residents with the cost of repairs. Moreover, increased foot traffic from non-residents, coupled with the persistent issue of litter and pet waste, will only compound existing problems.

While I welcome the notion of town expansion, it is imperative that we weigh its direct impact on residents, both positive and negative. In the spirit of constructive engagement, I propose a solution: converting Dove Creek into a gated community. By implementing access points with secure gate codes and automated entrances, we can effectively mitigate non-residential foot and vehicle traffic. This approach empowers Dove Creek residents to safeguard their community while accommodating responsible development.

I recommend that the developer assume responsibility for the installation and maintenance of these gates for a specified duration before transitioning ownership to the community. This arrangement ensures equitable outcomes for all stakeholders involved.

In conclusion, I believe that adopting this proposal will foster a harmonious balance between growth and preservation in Dove Creek. Thank you for considering my input.

I have Cc'd David Singer (Owner of REG Property Management Company in charge of our HOA)

Sincerely, Joshua Green

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**From:** Cathy LeMoine  
**Sent:** Friday, May 10, 2024 9:45 AM  
**To:** Planning Commission Public Comments  
**Subject:** Dove Creek Commercial project.

My concern is about parking, density of hotel patrons and employees, and traffic flow onto Santa Barbara Rd. Would love to have some local businesses close by.

Will not be able to attend the meeting, so please accept this as my public comment.

Cathy LeMoine

Atascadero, CA 93422

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**From:** Candice Gerber  
**Sent:** Tuesday, May 7, 2024 9:57 PM  
**To:** Planning Commission Public Comments  
**Subject:** APN-045-331-014



11600-11700 El Camino Real  
Mixed use development .

This projects major issue is the large amount of commercial and residential verses the little amount of available parking. Street parking is only available on CASHIN ST and its already full of cars.

There are only 166 parking spots proposed for this project. The residential units alone will take up 58 of those spaces. That leaves 108 spaces for a coffee shop, Brewery and Restaurant, ice cream store, market/ Deli and the 3 story mixed used building that is proposed to have short term rentals. The amount of employees to run all these business will take up about half of those remaining spaces. Then you want to block off areas for a farmer market and add more traffic to the area.

The DOVE CREEK homes around this vacant lot already have huge parking issues. There are cars that fill both sides of Cashin street on a daily basis. It is also unsafe to pass with two cars in either direction on Cashin street when approaching the roundabout due the narrow road when two cars are parked on the streets.

This giant development also encroaches on the surrounding neighborhood walking trails and protected wild life areas. Will all these business and homes be charged an HOA or fees to help maintain the influx of traffic and people that will be using the area? Or will this be pushed off on the residences in the DOVE CREEK homes.

Another concern is the amount of traffic on coming from Santa Barbara and El Camino Real into a residential neighborhood where children play. Some cars already speed through CASHIN ST to bypass the light at the corner of Santa Barbara and El Camino Real. The influx of traffic is putting children at risk and others who enjoying using the walking trails and sidewalks around the neighborhood.

Lastly with the types of units going in the area are a concern for noise. A busy restaurant that will be open till 10pm and a coffee shop or grocery store that opens at 5am is a huge increase in noise pollution to the once quit neighborhood. Not to mention the added need for delivery truck and frequent trash services.

This project is overbuilt for this area. The ratios are off and the scale of the businesses going in do not fit well for this small space or location.

Thank you  
Candice Gerber

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**From:** Debonair Eyes  
**Sent:** Friday, May 10, 2024 7:56 PM  
**To:** Planning Commission Public Comments  
**Subject:** Re 9520 El Camino Real Ste A APN 056-071-014

Hello,

Don't we have enough smoke shops, gas stations, and places to loiter already in this small town?

I'm opposed to a smoke shop on the corner right near my house.

The city already isn't in control of the rif-raff that camps behind motel 6 and that unit near Santa Rosa and El Camino Hwy 101 overpass.

The old Social Security office has issues w homeless sleeping in the parking lot, and behind the APC pet hospital.

Please help not allow this service to be offered here. As a home owner I think it hurts the property value in the "Montecito Villas" on Casa Bella Ct and Montecito Avenue 1 block up.

Thank you for your consideration

Randy Smart Jr

Sent from my Verizon smartphone.

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**From:** Melissa Scully Hope  
**Sent:** Friday, May 17, 2024 10:43 AM  
**To:** Planning Commission Public Comments  
**Subject:** 2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE)

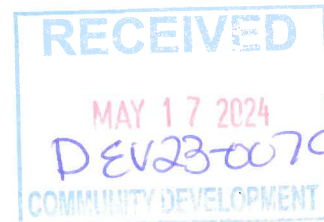
Dear Atascadero Planning Commission,

We have been residents of South Atascadero for 18 years. We have lived on La Costa Court for 11 years and in Dove Creek for 7 years. Our family has lived in Atascadero for the last 50 years. We love our neighborhood and value its family friendly environment and the quality of the homes and the people who live here with us.

We agree that improvements are necessary at the corner of El Camino Real and Santa Barbara. The empty lot is an eye sore and there is so much potential to have something there that enhances our neighborhood and benefits the rest of South Atascadero and Santa Margarita. It is important to us that any development in that location maintains the same family friendly, quality environment that makes the surrounding area such a joy for us.

Since we moved to South Atascadero in 2006, there have been many new housing developments completed, including:

- La Costa Village
- the apartments/condos on San Diego Way,
- the apartments on El Camino Real north of the Danish Care Center
- the project currently under construction between La Costa and Calle Cynthia,
- Las Lomas (apartments/homes)
- and the completion of Dove Creek.



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This has resulted in severe traffic challenges in and around the intersection of El Camino Real and Santa Barbara. For much of the day pulling out of Dove Creek can be difficult; the Santa Barbara overpass is often crowded, and can be extremely difficult to navigate when exiting the northbound 101 near San Antonio Rd. Often in the morning traffic getting on the 101 can also be backed up. In addition, there is very little open parking remaining in the Dove Creek neighborhoods themselves, even along Cashin and Bliss. Any proposed development that seeks to utilize those streets for ingress or overflow parking will have a negative impact on local residents.

The current proposal seeks to do just that, with a mostly business oriented focus that will incur heavy traffic along residential neighborhood streets not built to handle it. It is our understanding there have been no traffic studies done by the city in this area of Atascadero since 2004, which means the impact of the developments we have listed above have not been factored into any study about the current proposal. The current roads themselves have seen little maintenance. As a result, we urge you to do the appropriate studies



of current traffic and parking patterns to ensure you are making the right decision for the community before you agree to a proposal without all the facts and without the due diligence that is a key requirement for decisions made by a planning commission.

We look forward to the day when the city embraces a project to finally complete our neighborhood, with a plan that makes sense for the community as a whole and retains what the city has already built.

Sincerely,  
Rob & Melissa

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**From:** Staley Pearl <sta1eymcc@gmail.com>  
**Sent:** Sunday, May 19, 2024 10:05 AM  
**To:** Planning Commission Public Comments  
**Subject:** Dove Creek Mixed Use Development

Hi y'all,

I'm a member of the Dove Creek HOA and want to express my concerns about the development planned for the corner of Santa Barbara and El Camino Real.

- I do not want short term vacation rental units included
- I believe the Dove Creek HOA maintained roads should be financially supported by the development in some sustainable way
- I want the site to include some kind of playground, because the people who live in those spaces will otherwise be using the Dove Creek ones (without financially supporting them). i would love a pool!

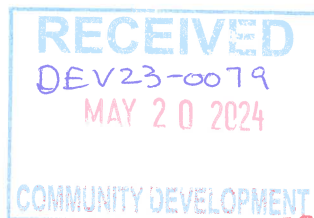
Thank you for your time,

Staley Pearl

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**Staley Pearl, MSSW**

[STALEYTHEPEARL.COM](http://STALEYTHEPEARL.COM)  
[Linked In](#) | [Instagram](#)



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**From:** dmfarotto  
**Sent:** Monday, May 20, 2024 9:42 AM  
**To:** Planning Commission Public Comments  
**Subject:** Comments on proposed residential and commercial development of Dove Creek open area

May 20, 2024

Subject: Comments on proposed residential and commercial development of Dove Creek open area

Dear Planning Commission, am a resident of south Atascadero and live nearby the subject proposed development area. I am in favor of bringing more business and residential opportunities to the cited location, but have major concern with additional probability of major traffic congestion along Santa Barbara Road leading to and away from Highway 101.

Santa Barbara Road is the major south feeder entrance and exit for the haul trucks servicing the Rocky Canyon quarry. When in full steam, the quarry operation can send over a truck a minute up & down that road. That's many hundreds of loads a day going down this route. I realize the quarry provides an important service for our community, but there seems to be little regard for any type of "Good Neighbor" policy towards the residents along this haul route and would expect more of the same or worse near the proposed Dove Creek developments.

When the city allowed residential development farther east along Viejo Camino Road down to Halcon Road (also a portion of the quarry truck route), the awkward vehicle mix situation has brought continuous daily nuisances to the route residents such as blaring "train-like" horns, unnecessary use of Jake compression brakes, un-covered loads of loose dirt filtering into nearby residences, various haul service semi-trucks *without* mufflers, screeching trailer brakes, and ground pounding vibrations induced by loaded trucks running thru the neighborhood stop signs two to three gears higher than the engine can comfortably pull.

I think the Planning Commission should give serious considerations / propose mitigations to the inevitable truck traffic disarray by seriously limiting or re-routing the main quarry hauling route to their North entrance (that does not pass thru extensive residential area). When the south entrance is closed due to a washed out roadbed from a Salinas river overflow, the quarry hauling does not stop or seem to slow down. Commercial heavy haul trucks traveling thru residential areas should not be allowed.

Thanks for your consideration.

D. Farotto

Concerned resident along Camino Viejo and Santa Barbara roads



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**From:** Mary Ann Reiss <maryannreiss@gmail.com>  
**Sent:** Sunday, May 19, 2024 11:11 PM  
**To:** Planning Commission Public Comments  
**Subject:** PC Agenda Item#2 APN#045-331-014 Dove Creek Mixed Use Project

Dear Planning Commissioners:

As a property owner in the Dove Creek Villas, I have concerns about some of the proposed uses in the project and I am not able to attend in person. Please look at this proposal carefully as though you lived in this neighborhood and use your commitment as a commissioner for the betterment of Atascadero.

1) Neighborhood compatibility - 20+ short term rentals in one building without on-site management - in essence a small hotel with no front desk, no 24 hour operational supervision - no controls as to how many people will actually arrive to each unit - no noise control or emergency response on site. Many communities have encountered multiple issues when there is only one short term rental in a neighborhood - imagine 20! This is not compatible with a residential area and is more suitable in a visitor serving area downtown.

2) Dove Creek trails & recreation - We all pay an additional HOA fee for the maintenance of those areas. It would be appropriate for each residential unit to pay the same fees or we all pay a reduced fee for the maintenance of those areas considering the additional wear and tear on this area from 71 added residential units. If not, the developer should consider providing the existing Dove Creek residents with an enclosed gated area.

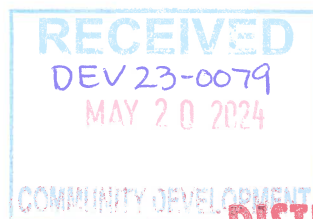
3) Egress and Ingress from Bliss and Cashin Streets (residential streets) - Outdated traffic studies do not take into consideration development that has occurred since and the impact of this development on residential streets in the the Dove Creek Neighborhood. It would seem more appropriate the ingress and egress be from major wide streets with traffic controls - namely Santa Barbara and Camino Real. Access rights granted as part of the original tract map did not anticipate the intense uses in this new proposal. With a parking reduction of 20% allowed in the proposed development, the same residential streets will be impacted with added parked cars not provided within the development.

4) Commercial Space Uses - a smoke shop and towing operation intensifies the non-compatible uses proposed adjacent to a residential area and within the development.

Thank you for the opportunity to give my input. As commissioners you have the opportunity to make changes to the proposed development - not just approve or disapprove. Consider our needs and give the developer direction to make changes.

Sincerely,

Mary Ann Reiss  
Coastal Connection Real Estate  
860 Price Street  
Pismo Beach, CA 93449  
Cell: 805-709-6296  
[maryannreiss@gmail.com](mailto:maryannreiss@gmail.com)  
DRE#00459319



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**From:** Cody Akers  
**Sent:** Friday, May 17, 2024 3:20 PM  
**To:** Planning Commission Public Comments  
**Subject:** Unknown Agenda Item # Amendment to the Dove Creek Master Plan

To Whom it may concern,

We as a community are extremely concerned with the planned development for the corner of Santa Barbara Rd and El Camino Real at Dove Creek located at 11600/11700 El Camino Real. Hundreds of us purchased these homes based on the fact that the open lot was strictly zoned for commercial only. It is very upsetting that the zoning was changed to allow residential for that lot. We already have a terrible parking situation at Dove Creek where us homeowners have to park on the street adjacent to that lot and building more residential units there will only add to this problem. If you think the parking provided for the new development will be sufficient, I assure you it will not be sufficient, and we will have people fighting for places to park on the street since it is already fully lined with the current Dove Creek resident's vehicles. We currently don't even have enough sufficient parking in our neighborhood for us to have guests.

Also, the two proposed driveway entrances for the development are literally off of our private streets inside the neighborhood where we are all currently having to park our vehicles. The entrances should come in directly off of Santa Barbara Rd or El Camino Real instead of increasing the traffic through our neighborhood, jeopardizing our safety and further convoluting our already terrible parking situation. On top of that, I'm pretty sure those residential units will be for lower income folks which is only going to bring potential crime and other issues to our neighborhood. Many of us have small children that like to ride bikes and explore on our trails, and this is just going to bring more people into the picture and expose our families to potential safety concerns on our trails and around our homes. Speaking of our roads and trails, is the new development going to pay a portion of our HOA dues since we pay a lot of money to maintain our neighborhood?

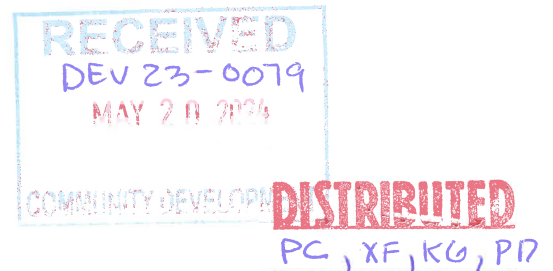
This current plan for residential units is not a good idea and our whole community is not happy about it one bit. We feel deceived and unrepresented by our local leaders in Atascadero concerning this project. Please do not move forward with this. We can't have residential units added to that lot. It is not practical, and it is just plain foolish to even entertain it as a good option.

Thank you for your time and consideration,

Cody Akers (and my many neighbors)

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**From:** Ali Marie  
**Sent:** Monday, May 20, 2024 4:53 PM  
**To:** Planning Commission Public Comments  
**Subject:** AGENDA ITEM 2 - DOVE CREEK PROPOSED DEVELOPMENT

Hello,

Please DO NOT re-zone the lot at 11600/11700 El Camino Real for residential units. There is no way we can sustain such a development at that location. We all purchased our homes with that lot guaranteed to be zoned for commercial only. We already do not have enough parking for the residents of our neighborhood and have to use the street right there for our parking every single day. There is no doubt that residents for the new development will overflow their parking and have to also try to park on that street which is going to cause some major issues. Not only that, but we ABSOLUTELY DO NOT want low income housing going in there or more traffic that will lead to potential dangers to all of the children that ride bikes and play in the neighborhood on our sidewalks and on our trails. It is unacceptable that this proposal is even being entertained at all. Please DO NOT go forward with this re-zoning. Dove Creek and its residents should never be forced to absorb the issues that will come with this type of development.

Thank you,

Ali Akers

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**From:** pacdoggy2  
**Sent:** Monday, May 20, 2024 5:03 PM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item 2 - Dove Creek Proposed Development

To Whom It May concern,

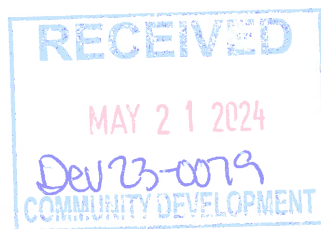
Please do not re-zone the lot at 11600/11700 El Camino Real. Our parking is already maxed out and our cars already line that street each day and night. Any residential units going in on that lot will quickly overflow and spill onto our street. We just cannot have more vehicles in need of a parking spot. Not only that, but we all purchased our homes with that zoned for commercial provided to us in writing. Not only that, but trying to jam more residents into that area is only going to potentially add crime and additional unnecessary threats to residents and our children that freely play in our neighborhood. We already have had some break-ins and graffiti and adding more lower income housing on our doorstep is only going to increase that type of activity. Please do not go forward with this rezoning and keep it commercial. Thank you.

Dove Creek Resident

Sent from my Galaxy

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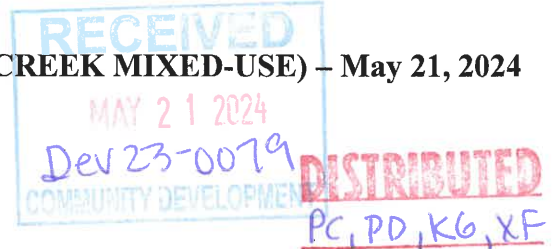
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**From:** Steven Kane <drstevenkane@gmail.com>  
**Sent:** Monday, May 20, 2024 8:56 PM  
**To:** Planning Commission Public Comments  
**Cc:** slo-journey@hotmail.com; Xzandrea Fowler  
**Subject:** Agenda Item #2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE) – May 21, 2024

**RE: Agenda Item #2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE) – May 21, 2024**

**To:** Atascadero City Planning Department and City Council

**Date:** 5-20-24



First, I'd like to thank Ms. Xzandria Fowler for her time and patience with our questions during our meeting to discuss the Dove Creek Mixed Use and rezoning project.

Know that I am not anti-development. However, we need a thoughtfully planned mixed-use development that will not negatively impact our existing quality of life and that will preserve our property values.

**Regarding the project:**

-The city has sabotaged the information and appeals process from the beginning. Firstly, holding the public **September DRC meeting at 2 pm – a time they know most interested parties cannot attend.** Furthermore, the "appeals process" **contradicts itself in what has been posted on the two public notification flyers distributed (with changes made to the "appeals process" text on the second flyer, one day later).** Then in our meeting, Ms. Fowler informed us that **"there is no appeals process – only litigation against the city."** This is confusing to residents and will likely prove to be a legal liability to the city.

-**The city released all documents and plans regarding the project a day late on its website,** in an apparent effort to block city residents from having time to review and question the project.

-According to Senior City Planner Xzandria Fowler, the 5-acre development is actually designed to be **subdivided and sold off into 7 individual parcels** – one of which Montage Development plans to keep for itself. The city has essentially hidden this fact by burying it in the required documents released late in the 72-hour review window as described above. Though the city has known about this for months, **I know of no Dove Creek resident who realizes the development will be subdivided into seven parcels.**

-**This also means that, in effect, each parcel owner could submit plans for a development variance in the future.** (Do we *really* need another smoke shop?)

-**The hotel/short-term vacation rentals can be rented for just a weekend** and are based upon the Airbnb model, **something that is specifically prohibited in both our existing HOA's CCR's.**

-Regardless of how the city and developer present their parking and traffic "solutions" (they show a one-page "study" as evidence), **there is no way that the new development can accommodate such traffic and parking concerns.** Unlike the ReNew development, **we have no overflow parking on El Camino and Santa Barbara Roads. Thus, new residents and people going to the farmer's markets, restaurants, etc. will fill Cashin St.**



**and will surely find their way to park on Gorrian Way, etc. The project is also likely to impede emergency first responder access** to houses at the southern end of the Dove Creek Villas.

-The property owner, the city, and the developer could be erroneous in assuming cooperation from the *two* Dove Creek HOAs. Because of its direct impact upon existing infrastructure (streets, trails, etc.), **it is quite possible, and probable, that the new HOA will be required to pay some portion (or all) of the existing Master Association HOA fees, in addition to their own newly developed HOA fees** (as is currently the case with the Villas of Dove Creek HOA, a sub-HOA to the Master Association).

-After investigating Montage Development, **it's not clear that they possess the capital, or have lending funding guarantees in place to meet the ever-rising long-term costs of the development.** We do not want a repeat of other failed Atascadero developments, or those currently stuck in litigation, by an "out-of-town" developer, especially as the economy appears to be entering a recession and high lending interest rates are precited to be the norm for some time.

**-Ironically, though the city postures the project as "beautifying the southern gateway" to Atascadero, the two agenda items following ours are the Planning Department's approval recommendation to establish an automotive repair shop with a towing and outdoor vehicle storage site and a smoke shop.**

Sincerely,  
Dr. Steven Kane

--

### **Steven T. Kane, PhD**

Licensed Clinical Psychologist  
CA PSY #18969 - NPI #1861260747

Professor Emeritus  
805.235.1296

PO Box 1701, Atascadero, CA 93423

[drstevenkane@gmail.com](mailto:drstevenkane@gmail.com)

[www.linkedin.com/in/stevenkanephd](http://www.linkedin.com/in/stevenkanephd)

[www.drstevenkane.com](http://www.drstevenkane.com)

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**From:** Cody Akers  
**Sent:** Tuesday, May 21, 2024 7:44 AM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item 2 - Dove Creek Development

Hello,

There is no way zoning the vacant lot at Dove Creek for residential will work out well. This neighborhood was already poorly designed and it was set up for families with 1 car. Everyone knows that most if not nearly all families have at least 2 cars and thus there is not sufficient parking in the neighborhood as it is. Our streets are already lined with vehicles each day and the overflow that will come from the new development will cause some serious problems. Please keep this lot zoned for commercial only as we can't accommodate any more residential in this spot. PLEASE PLEASE PLEASE realize that we CAN NOT have this happen. It will not work. You have to be blind or dumb if you can't see that there is no room for more parking on our streets. On top of that, we will be surrounded on either side by lower income housing which none of us want. It reminds me of what "the projects" in cities like L.A. started off as, lower income apartments built around nicer homes and eventually draws in less desirable people. Our home values and quality of neighborhood will only suffer from this type of development. HEAR OUR PLEAS!

Thank you

Dove Creek Home Owner

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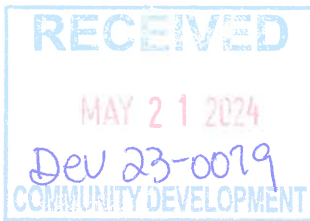
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**From:** Cody Akers  
**Sent:** Tuesday, May 21, 2024 7:58 AM  
**To:** Planning Commission Public Comments  
**Subject:** Agenda Item 2 - Dove Creek

I forgot to mention in my previous email, that this neighborhood is filled with kids between 3-12 years old and they will all soon be driving and even more cars will be in each house hold in our current neighborhood, and these cars will need places to park too. By having the new development use what little street parking we have is not realistic. In fact, maybe we should all buy that lot and making it one large community parking lot for our neighborhood. That would be more logical than building residential units that we can't accommodate. These extra cars won't be able to park on Santa Barbara or El Camino like most other places with this type of housing, thus leading to some big parking problems for our neighborhood that is only going to get worse and worse. The city has no way of making the parking work.

**ATTENTION:**

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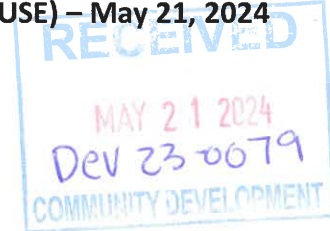
**From:** Marcia Beckley Kane  
**Sent:** Tuesday, May 21, 2024 11:08 AM  
**To:** Planning Commission Public Comments  
**Cc:** Steven Kane; Marcia Beckley Kane  
**Subject:** RE: Agenda Item #2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE) – May 21, 2024

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**RE: Agenda Item #2. 11600/11700 EL CAMINO REAL (DOVE CREEK MIXED-USE) – May 21, 2024**

**To:** Atascadero City Planning Department and City Council

**Date:** 5-21-24



I am a long-time homeowner in the Dove Creek Villas development. I write to you regarding serious concerns that my neighbors and I share regarding the proposed project to be built within the Dove Creek community:

1. The entire design and scale of the project are highly inappropriate and would dwarf the surrounding community both in terms of the size and height of the proposed buildings. As has been communicated to the city by many people on several public meeting occasions, **this latest proposal is not true to the original design or intent of the development of that corner.**
2. A critical unanswered question would be **how the development would fit into the existing fee structure of the Dove Creek community** as it is likely to have a large impact on the trails, parks, etc., that residents already fund with our HOA fees.
3. Parking is currently woefully limited now. Given the scale of the proposed project, **parking would become a nightmare both for residents of the existing development as well as individuals and the customer is utilizing different aspects of the proposed development.**
5. Cashin and Bliss Streets are simply not suitable for handling the likely huge volume of traffic this development would bring and would likely create multiple safety hazards, for which the designer and developer could be held liable in future litigation.
6. The Santa Barbara Road Highway 101 on and off ramps would be negatively impacted by the Dove Creek Development. CalPortland and Santa Margarita Aggregates trucks go back and forth on Santa Barbara Road all day long so adding more trucks and cars to a one-lane street will lead to much more traffic, congestion, and noise.

7. When the Dove Creek Community was developed, they preserved the area around the creek to protect the Federally Threatened California Red-legged Frog that lives in the creek and storm drains in the green spaces that surround the Dove Creek Community. The California Red-legged Frogs' breeding ground is a 2-mile radius so this would include the Dove Creek Parcel. Regardless of the city's "rezoning" of the parcel, etc., this remains a post-approval legal risk for the city and developer.

8. Dove Creek is a residential community, and the proposed type of commercial space put forth is simply too large and not fair to existing homeowners or new residents of the condos given the very high likelihood of both negative noise and lighting problems this project is sure to cause.

9. There are many other reasons why this project is highly inappropriate, but I would leave the city, the designers, and the developers with one last thought: **Dove Creek has quite simply become an affluent neighborhood and thus the collective resources of the neighborhood to bring litigation forth to slow or prevent the development of the project is something they should seriously consider.**

Sincerely,

Marcia Kane

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**From:** Elizabeth Griffin  
**Sent:** Tuesday, May 21, 2024 11:59 AM  
**To:** Planning Commission Public Comments  
**Subject:** Fwd: Agenda Item #2, 11600/11700 El Camino Real (Dove Creek Mixed Use)

Dear Planning Commissioners:



I am writing to express my concerns about the proposed development for the vacant lot in Dove Creek. Specifically, I am most unsettled about the mixed use component of the project, the addition of the residential & short term rental units.

I purchased my home new in 2013, closing escrow in April 2014. At the time I signed the Purchase & Sale Agreement in the sales office, I specifically asked about the vacant lot and what was going there. I was told, as were all new home buyers, that the lot was zoned commercial and would likely be a small market, coffee shop, ice cream shop, etc. I envisioned walking with my then one year old son from our nearby home to get an ice cream or me a much needed coffee. I asked about further residential development within Dove Creek and was told the final phase was the Court just behind where I purchased.

We moved into our home end of April 2014 and quickly began enjoying all the amenities that attracted us to the neighborhood in the first place. We enjoyed walking on the trails in the open space and of course the two playgrounds soon became a daily trip as my son got older. It is fun seeing families out in the warm summer evenings, kicking a soccer ball around or seeing kids riding around on their bikes. One thing that became glaringly obvious, even in the early days, was that there was not enough parking. Cashin, even in 2014, was and is full of parked cars, on both sides of the street making it impossible for two to pass. Over the last 10 years, this has only gotten worse. Specifically at about 7:30am and 5:30pm – it is quite the adventure to get in and out of the neighborhood. Oh, and on Thursday morning, trash day?!? Then we get to compete with the large trash trucks.

My greatest concern with the addition of 71 Residential Units and 20 Short Term Rentals is the parking, or lack thereof. Dove Creek already has significant parking issues, throughout the development and especially on Cashin. The 166 allocated parking spaces and 12 garage spaces does not come close to providing adequate parking for the residents and short term tenants, let alone the commercial customers. The lack of available parking in

the proposed development will most certainly increase the lack of parking in the existing development.

Next, the addition of short term rentals. It seems absolutely insane and unreasonable to allow short term rentals in the proposed development when just across the street, in the existing 279 Dove Creek development, short term rentals are specifically disallowed in our CC&Rs. Short term rentals have led to a litany of issues in various communities throughout the County. I am not at all supportive of them steps away from my home.

Lastly, the effect of the increased traffic – both vehicular and foot traffic on our HOA Paid Amenities. An influx of both cars and people on our HOA Maintained roads, sidewalks, walking paths and playgrounds will certainly increase the wear and tear on these items leading to increased costs for the HOA to maintain which of course results in the HOA Dues paid by each homeowner increasing. IF the commission opts to approve the addition of residential units and short terms rentals, then this “new” development will most certainly need to be financially responsible for the increased wear & tear on our roads, paths, sidewalks and playgrounds.

In closing, I feel we as homeowners have been blindsided and deceived by the City in their efforts to find revenue sources. The project as proposed is much too large for the area and the effect on the existing development will be detrimental and cause irreversible damage to the Dove Creek Community. The increased parking shortages, wear & tear on our community amenities, and increased litter and vandalism should not become the responsibility nor liability of the Dove Creek Community and I do not see how the existing proposal can prevent that. I am in complete support of development of the lot as was sold to me 11 years ago and consistent with the zoning at that time – small retail stores & eateries. Even 10 years later, I am still hopeful of getting to take that short walk with my now 11 year old son to get an ice cream or a coffee.

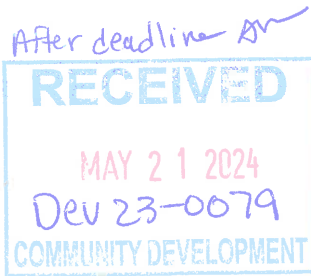
Thank you for your time,

Elizabeth Griffin



**From:** Sean Harrigan  
**Sent:** Tuesday, May 21, 2024 2:38 PM  
**To:** Planning Commission Public Comments  
**Subject:** Public Comment for 11600/11700 El Camino Real, Atascadero

Hello, I tried to send this through yesterday but just got notice that it didn't go through. I hope that this isn't too late to be in consideration for the hearing today:



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**Sean Harrigan**

to pc-comments



Hello, my name is Sean Harrigan and I'm a resident of the Dove Creek community, where I live with my wife Amanda and our young children Theo and Rose. We've lived here about a year and a half, though I grew up in the county, in a house my parents still live in today.

One of the reasons we fell in love with the neighborhood and bought a house here was the sense of community. Families gather together on the playgrounds. We see our neighbors as we're walking the trails. Traffic in and out of the neighborhood is well-managed, so it feels safe for kids. What concerns me with this new proposal is the hotel/vacation rental units, which feels completely at-odds with our community.

I understand that this is a space designated for both residential and commercial use. I welcome the chance for more residents to get to experience what we love about this neighborhood. And while I'm not excited about the increased traffic and decreased parking that could come with new stores, I hope it will be handled responsibly and bring new places for residents to shop and gather. But a hotel or vacation rental will necessarily bring in people who will stay long enough to have a massive impact on the community, but not long enough to become part of it.

People who are only visiting for a short time won't have the same understanding or commitment to preserving this community. They may not be as invested in taking care of the designated nature areas of our trails. Or understand that this is a neighborhood with young families and so they have to watch out for young kids in the crosswalks. Or know that this is a very quiet community at night. And we can't count that any kind of oversight will be brought to the people who visit here and whether they'll have any interest in respecting the rules and communal nature of the neighborhood. It's impossible to have the same vetting process or level of accountability for people who are only here for days or weeks.

Had a hotel been part of this neighborhood, I don't think that we would have moved here. And now that we're ingrained in this community, I sincerely hope that portion of the proposal is reconsidered and replaced with long-term residential solutions that would feel at home with the rest of this community. Thank you for your time,

Sean Harrigan