

Alyssa Slater

From: Travis Twining <[REDACTED]>
Sent: Tuesday, November 12, 2024 4:53 PM
To: City Clerk; Heather Moreno; Susan Funk; Charles Bourbeau; Mark Dariz; Heather Newsom
Cc: Fran DeJohn; Stephen Peterson
Subject: 4990 Traffic Way

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mayor Moreno and Council Members,

As the owner of 4990 Traffic Way (zoned I – Industrial) I would like to comment on the questions raised in tonight’s staff report (on page 194) regarding potential limitation of allowed uses in the I-Industrial zone.

“Does the City want to restrict the location and extent of indoor or outdoor storage facilities that do not generate jobs or sales tax or provide community benefits?”

“Are there any uses the City would like to prohibit from establishing in the industrial or commercial services zones in the future?”

“What uses are most appropriate in industrial zones along the Traffic Way corridor near residential uses?”

Our 4990 Traffic Way property was purchased, in part, because of its long-time established use as an outdoor storage facility for boats and rv’s, and our desire was to have the option to continue this use there. Outdoor storage is a type of business that we operate in several different cities on the Central Coast, and for which there is very strong demand. We disagree strongly with the City limiting options for use of our property and outlawing a use that has been allowed there for decades.

It is a strange juxtaposition to have industrially zoned land located next to residential. We bought the property because it was industrially zoned and because industrial uses are allowed there. Now, the City seems to not want it to really be used for industrial uses. I would point out that outdoor storage is an extremely quiet use with a very low frequency of public visitation. That would seem to make outdoor storage an ideal use to be located next to residential. I expect residential neighbors would prefer it to a brewery or tasting room with the associated music, drinking, traffic, etc.

I understand the city’s desire for uses that bring good paying jobs and tax revenues. I would like to highlight our recent experience with proposing just such a business to the City on our 4990 Traffic Way property. We proposed an equipment sales, rental and maintenance facility (think small tractors, forklifts, etc). These operations generate good sales tax revenue and provide high-paying six figure jobs. The City’s response was to tell us to provide over \$1 million worth of frontage improvements including: power line undergrounding and construction of curb, gutter, sidewalk, etc although neighboring properties have power lines and do not have curb, gutter or sidewalk. These improvements were so expensive our business plan no longer penciled out and we were forced to withdraw the proposal.

The City seems to want to cherry pick a very limited list of allowed uses along the Traffic Way corridor without being realistic about the limitations the area presents. It is a low traffic, low visibility area, off the beaten path, far from the centers of activity in downtown or along El Camino Real. The configuration of the lots along the corridor, like ours, is odd in that they are extremely long, not very deep and squished up against the train tracks. So far, we’ve received no interest in our property from anyone wanting to develop a brewery or a winery or any of the

Agenda Item C1

sexier uses the City seems to envision there. We do get interest from folks wanting to do outdoor storage, equipment sales and rental, or bus dispatch and repair terminals. Those types of proposed uses are met by the City with discouragement and extremely expensive required improvements.

It feels like the City is angling toward rendering our property unusable: allowing only a very limited list of uses for which the area is unsuitable, while meanwhile requiring extremely expensive frontage improvements.

Thank you for your consideration of my views. Despite disagreements, I intend to continue to work with the City positively and collaboratively toward locating a mutually beneficial use at our site.

Sincerely,
Travis

Travis Twining



Santa Barbara Public Market
Bobcat of Ventura
El Toro Storage

If you require immediate assistance, please contact Natalie Ramos 805.448.9910
yardmanager@eltoroholdings.com

Please excuse any typos, sending from my mobile device.

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**

Alyssa Slater

From: Max Zappas <max@zvillages.com>
Sent: Tuesday, November 12, 2024 9:08 PM
To: City Clerk; Phil Dunsmore; Kelly Gleason; Susan Funk; Charles Bourbeau; Heather Moreno; Heather Newsom; Mark Dariz
Subject: City council hearing tonight

Hi all,

Thank you for dedicating your time to our community, tonight is a lot of dedication.

I just wanted to say that I believe horizontal mixed use should be allowed in all mixed use zones and they should only have requirements for commercial to be on the frontage, if at all. A form based code similar to spring street in paso is about should be used along frontages in the mixed use zones but residential should be allowed on all floors when it's not along a frontages. Creating more worthless storefronts at the rear of sites will not help our tax base or jobs. All it will do is diminish the retail/commercial we have already. Commercial rents will continue to stay low because of vacancies in commercial spaces. We are adding a lot more with all the del rio and Battle Creek development so that is already going to be a negative drain on the commercial segment. We have plenty of commercial as is today and it desperately needs to be redeveloped to include residential so our traffic counts and population rings increase to justify more commercial. Increase heights downtown as well. Thank you.

Thank you,

Max Zappas
Z Villages Management & Development
6100 El Camino Real Suite B
max@zvillages.com
805-674-4743
RE Lic # 01997012

CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby


Agenda Item C1

notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message.

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**

Agenda Item C1

 Outlook


request for minimum lot size, City Council discussion on 11/12/2024

From Pamela Jardini <pam@planningsolutions.us>

Date Mon 11/11/2024 9:32 AM

To Loreli Cappel <lcappel@atascadero.org>; City Clerk <cityclerk@atascadero.org>

Cc Rick Armet <rick@armetslandscape.com>

 1 attachments (87 KB)

letter to city council on policy discussion.pdf;

Hi Loreli and City Clerk,
Please provide the attached letter to the City Council Members for discussion this Tuesday evening.

Thanks much,
Pamela Jardini
Planning Solutions
805-801-0453

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item C1

November 11, 2024

City Council
Loreli Cappel
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422
Via email: lcappel@atascadero.org, rick@armetslandscape.com,
cityclerk@atascadero.org

**RE: Atascadero General Plan Update – Policy Discussion
Armet, APN 056-131-015, San Simeon Court, Coromar Court, and
Portola**

Dear City Council Members,

Mr. Armet owns property fronting Portola Road. He wishes to subdivide the property into single family residential lots. The property was recommended to be rezoned from RSF-X, ½ acre minimum parcel size, to low-density single family residential lots.

The lot sizes adjacent to Mr. Armet's property are approximately 4,000 sq. ft. We are requesting Mr. Armet's property to have the same minimum lot size. We feel this is an appropriate fit for the area since the property is:

- Adjacent to Medium Density Residential,
- Near Residential Neighborhood Commercial amenities, and
- Near local schools,

Additionally, the property is located near:

- Commercial Retail Services,
- Industrial Services,
- Work opportunities
- Freeway access,
- In an area where designated for low Vehicle Miles Traveled, and
- Would not create "spot" zoning.

We hope that you consider Mr. Armet's request. We will attend the meeting to answer any questions you may have or provide further input.

Thank you,

Pamela Jardini for Rick Armet
Planning Solutions

Alyssa Slater

From: Beau Davis <[REDACTED]>
Sent: Friday, November 15, 2024 8:01 AM
To: City Clerk
Subject: ECHO's shelter expansion is needed

To the city clerk,

Please approve of ECHO's request to update their use permit. Homelessness is a huge issue in our community and the only way to address this is with more beds and support. Please expedite their support immediately so that we can better take care of our community.

Sincerely,

Beau Sterling Davis, Esq.

Cell # [REDACTED]

Email: [REDACTED]

[REDACTED]
Atascadero CA 93422


IRS CIRCULAR 230 DISCLOSURE: Pursuant to Regulations Governing Practice Before the Internal Revenue Service, we inform you that any tax advice contained herein is not intended or written to be used and cannot be used by a taxpayer for the purpose of (i) avoiding tax penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another person any transaction or matter addressed herein.

The e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from any computer.

ATTENTION:


This email originated from outside the City's network. **Use caution when opening links and attachments.**

Agenda Item B1

 Outlook

B1 ECHO expansion project

From Silvia Heller <office@stwilliams.org>
Date Tue 11/12/2024 11:41 AM
To City Clerk <cityclerk@atascadero.org>
Cc City Council <CityCouncil@atascadero.org>

 1 attachments (223 KB)
Scan_20241112.pdf,

Silvia Heller

Office Manager

St William's Parish

6410 Santa Lucia Rd

Atascadero, CA 93422

805.466.0849

www.stwilliams.org

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.



6410 Santa Lucia Road • Atascadero, CA 93422
Phone: 805-466-0849 • Fax: 805-461-0743

November 12, 2024,

City Council Members:

St. William's Parish has long supported ECHO and the services provided to the community. Our concern with the ECHO Expansion Project is the increase in damage to our church property. Despite adding additional security lighting and cameras, we deal with problems on a daily basis:

- Trash, human waste and drug paraphernalia
- Locks broken on outdoor electrical sockets
- Vandalism of bathrooms that are left open for parishioners during church services
- Water faucets left on
- Homeless sleeping on the sidewalks blocking pathways and threatening personal safety

Please consider our concerns as you continue to make decisions on the future of ECHO.

Sincerely,

A black rectangular redaction box covering the signature of the pastor.

Rev. Edwin S. Limpiado

Pastor, St. William's Parish

Agenda Item B1

Outlook

Letter of Support for ECHO

From Jennifer Adams <jadams@luminaalliance.org>
Date Tue 11/12/2024 10:40 AM
To City Clerk <cityclerk@atascadero.org>
Cc Wendy Lewis <wlewis@echoshelter.org>

1 attachments (196 KB)

ECHO Letter of Support Atascadero City Council 11.12.2024.pdf

Please consider the attached letter of support for today's meeting.



Jennifer Adams, M.A.

CEO at Lumina Alliance

Pronouns | she/her/hers | [why do pronouns matter?](#)

Email: jadams@luminaalliance.org

Website: luminaalliance.org

Mobile: 805-592-3857

24/7 Crisis & Information Line: 805-545-8888



Lumina Alliance supports those impacted by sexual and intimate partner violence. We accept and celebrate all ages, races, sexual orientations, gender identities, abilities, incomes, immigration statuses, occupations, and religions. All of our services are available in English & Spanish, with interpreters available for other languages.

Stay in the know: Subscribe to our newsletter



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**



November 12, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

RE: Support for ECHO's Family Wing Project

To Whom It May Concern:

I am the Chief Operating Officer with Lumina Alliance. We were created in 2021 from a merger between RISE and Stand Strong. We support those impacted by sexual assault, intimate partner violence, and stalking throughout SLO County through the following services: 24-hr crisis & information line, emergency shelters, transitional housing, advocacy & accompaniment services, and prevention programs.

I am writing to express my strong support for ECHO's (El Camino Homeless Organization) newest endeavor: the Family Wing project in Atascadero. This critical initiative addresses a growing need in our community by providing a dedicated space for homeless families to access safe shelter, supportive services, and a pathway to stability. Lumina Alliance serves many families who need these services and our shelters are often full, requiring a partnership with ECHO. These families will now have rooms dedicated to their family for their stay and access to a case manager to assist them in finding their way back to a home of their own as well as other needs they may have to get back on their feet.

ECHO has been an integral part of North San Luis Obispo County for years, evolving from a volunteer-run organization providing meals to a comprehensive homeless services provider. Today, ECHO serves as a cornerstone of support for individuals and families experiencing homelessness, offering not just emergency shelter, but long-term solutions that foster self-sufficiency and housing stability. The Family Wing is the next step in ECHO's evolution, specifically designed to address the unique challenges that families experiencing homelessness face.

As you may know, the number of families experiencing homelessness in our region is growing. Contributing factors such as a lack of affordable housing, rising inflation, and economic instability have left many families struggling to make ends meet. Currently, there are few local resources tailored to the specific needs of families, who require not only safe shelter but also privacy, job training, and a stable environment for their children. The Family Wing will provide all of this, adding 20 new beds and creating a family-friendly, supportive space that fosters stability and growth. These beds will be an important additional resource for the families served by Lumina Alliance, as well.




ECHO has a proven track record of success, helping 60% of individuals and families who secure housing and remain housed long-term. In 2024 alone, the organization assisted 252 individuals and families in securing stable housing. The Family Wing will expand ECHO's ability to serve more families, offering them the resources they need to rebuild their lives and contribute to our community. This project aligns with the City of Atascadero's commitment to providing essential services and improving the quality of life for all residents. By supporting ECHO's Family Wing, the city will be helping to create a safer, more compassionate, and inclusive community for everyone.

As the CEO of a partner agency that works regularly with ECHO, and a resident of Atascadero, I respectfully urge you to support this important project and recognize the positive impact it will have on the families of Atascadero and beyond. ECHO has always been a community-centered organization, and with the City's support, the Family Wing can become a reality that helps countless families find hope, stability, and a brighter future.

Sincerely,
Jennifer Adams
Chief Executive Officer
805-459-9008


cc: Wendy Lewis

Agenda Item B1

 Outlook

11/12/24 Public Comment for Item B.1. Emergency Shelter Overlay Zone Amendment (ECHO Expansion Project)

From Babette DeCou [REDACTED]
Date Tue 11/12/2024 10:25 AM
To City Clerk <cityclerk@atascadero.org>
Cc City Council <CityCouncil@atascadero.org>

 1 attachments (40 KB)
City Council Public Comment 11_12_24.pdf

Please find attached letter for public comment for the 11/12/24 meeting on Public Hearing item B.1. Emergency Shelter Overlay Zone Amendment (ECHO Expansion Project)
Thank you,
Babette and Jay DeCou

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

November 12, 2024

Heather Moreno, Mayor
Susan Funk, Mayor Pro Tem
Charles Bourbeau, Council Member
Heather Newsom, Council Member
Mark Dariz, Council Member

Dear City Council Members

We are writing regarding the agenda item B.1 Emerging Shelter Overlay Zone Amendment (ECHO Expansion Project) which will change Echo's conditional use permit to allow a significant increase in meals served, which includes meals to nonclients, and the change in the shower hours. This agenda item also includes the construction of a new building. We are asking that you approve the construction, but table the changes to Echo's conditional use permit to allow the neighbors, ECHO staff, and city staff to meet to develop a plan for the increased impact to our specific neighborhood. As one Planning Commission member said, homelessness is "everybody's problem", but we have found that without a plan that means it is really "nobody's problem", but those directly impacted.

We attended the City Planning Commission meeting when we were notified, as adjoining neighbors, of the request to modify ECHO's conditional use permit. It was clear that the Planning Commission members were well aware of the proposed changes and had visited the Atascadero ECHO location and had the opportunity to view the plans and to hear the rationale for the changes. We, as neighbors, were hearing about it for the first time. We did not object to the construction of the new facility which provides more services for families just as we did not object to the increase in hours for ECHO clients when it came up in the past. At the meeting, we did, however, object to the changes in the conditional use permit due to the impact of increasing the number of unhoused people residing within a small neighborhood. At the end of the meeting, a Planning Commission member asked us what really works saying that ECHO is not going away and we are not going away, so what are the solutions? There are solutions, but not ones that can be created in a three minute public comment.

Following the Planning Commission meeting, we met with ECHO staff to review the plans and ask questions and we discover the following:

- Due to the intensity of the process, city staff asked that ECHO look 5 years in advance and make requests for projected use including the conditional use permit
- Tabling or delaying the changes to the meal program and shower hours in the conditional use permit would not impact the current ECHO operations or the construction of the new building
- ECHO recognizes that the issues with homelessness are not just their problem, that they can not provide all the services needed, and that we need to look more globally as a community on the impact of homelessness
- A significant number of meals served daily are not to ECHO clients

Agenda Item B1

- While there is an extensive waiting list, not all people on the waiting list accept services when there is space available
- The only neighbors notified were those that met the statute (300 feet) and not all of the neighbors that are most impacted by a concentration of homeless people were notified including those neighbors that had met with ECHO staff in the past
- It is the intent to concentrate the homeless population near ECHO because by serving meals to nonclients so that staff can establish contact. (This means that the homeless population is concentrated within the neighborhood and has the greatest impact on those living and working within the vicinity of ECHO)

What are the impacts to us and our neighbors?


- Increased contact with the police department regarding homeless people residing on our property, antisocial behavior, and trespassing
- Increased trash including human waste and drug and alcohol paraphernalia
- Increased property damage
- Increased vigilance for personal safety including installing cameras, lights, and establishing protocols for contact with homeless individuals

There have been four other locations within the community that have provided homeless services including meals and warming shelters and all of these have closed primarily due to damages, neighbor's complaints and/or parishioner concerns. We need to acknowledge that by increasing the meal program, we are impacting one neighborhood over others with services to homeless individuals who are not ECHO clients. Our request is:

- Table the changes to ECHO's conditional use permit
- Direct city staff to conduct meetings with neighbors (including residents, the school district and neighborhood churches) to identify issues and develop a plan for support so the "everyone's problem" has "everyone's solutions."


Jay and Babette DeCou

Agenda Item B1

 Outlook

Letter of Support~ ECHO

From greer <greer@scoutrentalco.com>
Date Tue 11/12/2024 8:42 AM
To City Clerk <cityclerk@atascadero.org>
Cc Wendy Lewis <wlewis@echoshelter.org>

 1 attachments (34 KB)

Letter of Support for ECHO Family Wing .pdf;

Dear Mayor & City Council,

Attached is my letter of support for ECHO's Family Wing Project.

Thank you for your time!

Greer Woodruff
ECHO Board Chair



SCOUT Rental Co.
Central Coast California
www.scoutrentalco.com
[instagram](#) | [facebook](#)
mobile 805.610.2709
greer@scoutrentalco.com

ATTENTION:

This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

November 12th, 2024

City Council

City of Atascadero

6500 Palma Avenue

Atascadero, CA 93422

Dear Mayor and City Council Members,

I am writing to express my strong support for ECHO's (El Camino Homeless Organization) new Family Wing buildout and the proposed changes to its Conditional Use Permit. Also giving us the ability to not only maintain but build on the critical services like ECHO's Meal and Shower Programs. These expansions address a growing need in our community by providing a dedicated, supportive space where individuals and very importantly, families experiencing homelessness can access shelter, resources, and essential services on their path to stability. Something our current campus is not able to provide for our families.

For years, ECHO has been a vital part of Atascadero, growing from a volunteer-run organization offering meals into a comprehensive service provider that opens doors to a brighter future. Not all communities have the ability to actually help something that is affecting so many, as a citizen of North County I am beyond proud of Atascadero's commitment to help those in need. I understand that it can be challenging and overwhelming, also at times a nuisance to our immediate neighbors and I know ECHO is always a phone call away to answer any and all concerns.

As housing costs, inflation, and economic challenges continue to impact families across our region, the demand for local services has risen significantly. The new Family Wing will add 30 beds to its overall capacity, with a wing designed specifically to support the unique needs of families, including privacy, child-friendly spaces, and supportive case management.

ECHO's track record speaks for itself—90% of those who secure housing with ECHO remain housed long-term. In 2024 alone, ECHO assisted 283 individuals and families in finding stable housing. The new Family Wing, combined with the expanded Meal and Shower Programs, will allow ECHO to meet the rising demand, ensuring that more families and individuals in our community have a safe, compassionate place to turn during times of need.

This project aligns closely with the City of Atascadero's commitment to essential services and fostering an inclusive, compassionate community.

I thank you for your consideration and thoughtfulness and urge you to support these updates to ECHO's Conditional Use Permit. Together, we can create a community where everyone has the support they need to thrive.


Sincerely,

Greer Woodruff

ECHO Board Chair


██████████ mpleton, CA

Agenda Item B1

 Outlook

In support of ECHO's Family Wing Project

From Lynne Biddinger <[REDACTED]>
Date Mon 11/11/2024 5:11 PM
To City Clerk <cityclerk@atascadero.org>
Cc Mark Wright <mark37@mindspring.com>

 2 attachments (27 KB)
Support for Echo's Family Wing.docx; Letter to support Echo Family Wing.docx

Hello,

I've attached a letter of support for ECHO's Family Wing Project that I believe will be on the council's Tuesday, November 12th agenda.

I've also attached a letter from my husband Mark Wright.

Unfortunately neither of us will be able to attend the meeting, but we wanted to let the council know we are very much in support of this project.

Thank you so much,
Lynne Biddinger

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**

.....

Lynne Biddinger
[REDACTED]
[REDACTED]

"If your compassion does not include yourself, it is incomplete." ~Jack Kornfield

Agenda Item B1

Nov 11, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

To Whom It May Concern:

As a resident of the neighborhood near the ECHO facility in Atascadero, I am writing to express my support for ECHO's newest project, the Family Wing. I have lived in this area for over 20 years, and I have seen the vital role that ECHO plays in our community firsthand. The organization has been a lifeline for many, and the Family Wing will help address a growing need by providing a safe, dedicated space for families who are experiencing homelessness.

This project will ensure that families have a secure, private place to stay, along with supportive services to help them regain stability. The Family Wing will be a welcoming environment with rooms designed specifically for families, as well as access to case managers who can assist them in finding housing, employment opportunities, and other resources.

ECHO's capacity to support families in need will not only provide a solution for those facing homelessness but also enhance our community by helping more people find pathways to stability. It's clear that families in our area are struggling, and this initiative will be a much-needed resource for them.


With a proven track record of success, ECHO has consistently helped individuals and families transition to stable housing, and I am confident that this new wing will continue that legacy. In 2024 alone, ECHO assisted 252 individuals and families in finding housing, and this expansion will allow them to support even more families in their journey toward self-sufficiency.

I urge the City of Atascadero to support ECHO's Family Wing project, as it aligns with the city's goals of fostering a compassionate, inclusive community. This project will have a lasting, positive impact on our neighborhood, our city, and our families.

Thank you for considering this important step forward.

Sincerely,

Lynne Biddinger


Atascadero, CA 93422

Agenda Item B1

Nov 11, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422


To Whom It May Concern,

As a resident near the ECHO facility in Atascadero, I am writing to express my strong support for the new Family Wing project. ECHO has been a vital part of our community, helping countless individuals find stability and hope. This expansion will provide much-needed resources specifically for families, offering them a safe space and access to critical services that can help them rebuild.


I believe that supporting the Family Wing is an important step for our city and will positively impact the lives of families in need. Please consider backing this project.

Thank you,

Mark Wright


Atascadero, CA 93422

Agenda Item B1

 Outlook

Support for ECHO Family Wing (Nov. 12, 2024, Item B.1)

From karaslo@charter.net [REDACTED]
Date Fri 11/8/2024 5:58 PM
To City Clerk <cityclerk@atascadero.org>

 1 attachments (46 KB)

Kara Woodruff Letter of Support for ECHO Family Wing Nov 2024 Atas City Council pdf.pdf;

Dear City Clerk: Please find attached a letter of support for the City Council's consideration of the new Family Wing at the ECHO homeless shelter in Atascadero.

Thank you and best wishes, Kara

Kara Woodruff
[REDACTED]

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

November 8, 2024

City of Atascadero
Mayor and Council Members
6500 Palma Ave.
Atascadero, CA 93422

Via email: cityclerk@atascadero.org

Subject: November 12, 2024 Agenda Item B.1 – ECHO Family Wing Project

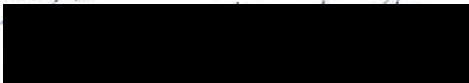

Dear Ms. Mayor and Council Members:

As a volunteer and a member of the Board of Directors for the El Camino Homeless Organization (ECHO), I am writing to urge your support for ECHO's proposed Family Wing project. The Family Wing will provide a dedicated space for families that are homeless and working towards a permanent housing solution. It will provide a safe place and supportive services for all members of the family, including vulnerable children in need of the care and support that dedicated ECHO staff member will provide.

As you know, ECHO has been an integral part of North San Luis Obispo County for years, evolving from a volunteer-run organization providing meals, to a comprehensive homeless-services provider. This year alone, ECHO has assisted 288 individuals and families secure permanent housing -- a true measure of ECHO's success.

Please support ECHO and its new Family Wing project -- it serves the City and community need for homeless and related services, and will provide families hope, stability, and a brighter future. Thank you for your consideration and for your service.

Sincerely,


Kara Woodruff
Member, ECHO Board of Directors


Agenda Item B1

Outlook

Letter of Support for ECHO Family Wing Project

From Loretta Doukas <ldoukas@t-mha.org>
Date Tue 11/12/2024 8:10 AM
To City Clerk <cityclerk@atascadero.org>; City Council <CityCouncil@atascadero.org>
Cc Jill Bolster-White <Jbw@t-mha.org>; Wendy Lewis <wlewis.echo.ed@gmail.com> <wlewis.echo.ed@gmail.com>

1 attachments (2 MB)
TMHA Support for ECHO Family Wing Project Nov. 2024.pdf

Good Morning,

On behalf of Transitions-Mental Health Association and Executive Director Jill Bolster-White, please find attached: Letter in Support of the ECHO Family Wing Project in Atascadero.

Thank you and very best..

Loretta Doukas
Executive Assistant to Jill Bolster-White
Transitions-Mental Health Association
office: (805) 540-6553 fax: (805) 540-6501
ldoukas@t-mha.org
Normal Office Hours: 5:30 a.m.-2:00 p.m. M-F
CENTRAL COAST HOTLINE: 800-783-0607



This e-mail, and any files transmitted with it, are intended only for the person or entity to which it is addressed and may contain confidential, protected, and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient, is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**



Transitions-Mental Health Association

Inspiring hope, growth, recovery and wellness in our communities.

November 11, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

To Whom It May Concern:

I am writing to express my strong support for ECHO's (El Camino Homeless Organization) Family Wing project in Atascadero. This critical initiative addresses a need in our community by providing a dedicated space for homeless families to access safe shelter, supportive services, and a pathway to housing stability. For families who needs these services; they would have rooms dedicated during their stay and access to a case manager to help find their way back to housing, employment and whatever they may need to get on their feet.

ECHO has been an integral part of North San Luis Obispo County for years, serving as a cornerstone of support for individuals and families experiencing homelessness, offering long-term solutions for self-sufficiency and housing stability.


Factors for family homelessness are a lack of affordable housing, low wages and economic instability along with too few local resources tailored to the needs of families. The Family Wing will provide all of this, adding 20 new beds and creating a family-friendly, supportive space that fosters stability and growth.

ECHO has a proven track record of success, helping individuals and families who secure housing and remain housed long-term. In 2024, the organization assisted 252 individuals and families in securing stable housing. The Family Wing will expand ECHO's ability to serve more families, offering them the resources they need to rebuild their lives and contribute to our community.

This project aligns with the City of Atascadero's commitment to providing essential services and improving the quality of life for all residents. By supporting ECHO's Family Wing, the city will help to create a safer, more compassionate and inclusive community for everyone.

I request your support for this important project and the positive impact it will have on the families of Atascadero and north San Luis Obispo County. ECHO is a community-focused organization, and with the City's support, the Family Wing help families find stability and a place to call home.


Sincerely,


Jill Bolster-White, Executive Director

Transitions-Mental Health Association

cc: Wendy Lewis

Agenda Item B1

 Outlook

(No subject)


From Rhonda Germano <[REDACTED]>
Date Mon 11/11/2024 3:22 PM
To City Clerk <cityclerk@atascadero.org>

We support the expansion of ECHO to serve families. ECHO has proven the resources it makes available to unhoused community members is successful in reducing homelessness.

Rhonda & David Germano
[REDACTED]
Atascadero

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**

Agenda Item B1

 Outlook

Please Approve the ECHO Family Wing Expansion

From Nicolas Edney [REDACTED]
Date Mon 11/11/2024 2:26 PM
To City Clerk <cityclerk@atascadero.org>

 1 attachments (14 KB)
Letter of Support for ECHO Family Wing 11.11.2024.docx

Please see attached.
Nick Edney

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

November 11th, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

To Whom It May Concern:

I am writing to express my strong support for ECHO's (El Camino Homeless Organization) expansion in Atascadero, the new family wing.

I am currently a board member of ECHO, and have seen first hand how much good the organization is doing to help those in need in north county. Unfortunately, we are seeing an increase in the number of homeless families with children, and the new family wing will provide an additional 20 beds for those families in need. Given our strong track record of clients that stay with ECHO, who then move on to permanent housing, we can potentially help an additional 75 to 100 people over the course of the year with these extra beds.

Additionally, this project is a win-win for the City of Atascadero. ECHO is helping with the city to get people off the streets, but this project is completely privately funded, so there is no cost to the City.

Please vote to approve this project.

Sincerely,

Nick Edney
ECHO Board Treasurer



Paso Robles

Agenda Item B1

Outlook

Letter in support for ECHO's expansion

From Linda Steward [REDACTED]
Date Sun 11/10/2024 11:26 AM
To City Clerk <cityclerk@atascadero.org>
Cc Wendy Lewis <wlewis@echoshelter.org>

November 10, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422
To Whom It May Concern:

I am a current Board Member of ECHO (El Camino Homeless Organization) and a dedicated volunteer at the Atascadero facility. My journey with ECHO began in late 2016 after I attended an informational fundraising meeting, and with each passing moment, my commitment to the organization's mission has only intensified.

I am reaching out to convey my enthusiastic support for ECHO's latest initiative: the Family Wing project in Atascadero. This vital undertaking aims to meet an urgent need in our community by establishing a safe and supportive environment for homeless families. Picture families in need; they will have access to dedicated rooms during their stay, along with a case manager to help them navigate their path back to stable housing and address any additional challenges they may face.

For years, ECHO has played a crucial role in North San Luis Obispo County, evolving from a volunteer-driven group focused on meal provision to a comprehensive service provider for the homeless. Today, ECHO stands as a pillar of support for individuals and families facing homelessness, offering not only emergency shelter but also long-term solutions that promote self-sufficiency and housing stability. The Family Wing represents a significant advancement in ECHO's mission, specifically tailored to meet the distinct challenges faced by families experiencing homelessness.

Having been a member of the Atascadero community for over 40 years, I have witnessed its growth and transformation. I raised my children here and have always appreciated the communal spirit of looking out for one another. However, the rise of homelessness in our region has led to some of our neighbors being unhoused or inadequately housed. Factors such as the scarcity of affordable housing, inflation, and economic uncertainty have left many families struggling. Presently, there are limited local resources designed to cater to the specific needs of families, who require not just safe shelter but also privacy, job training, and a stable environment for their children. The Family Wing will fulfill these needs by adding 20 new beds and creating a nurturing, family-oriented space that encourages stability and growth.

ECHO has demonstrated a remarkable success rate, with 60% of individuals and families securing long-term housing. In 2024 alone, the organization has assisted over 250 individuals and families in achieving stable housing. The Family Wing will enhance ECHO's capacity to support more families, equipping them with the essential resources to rebuild their lives and reintegrate into our community.


This project aligns seamlessly with the City of Atascadero's dedication to providing crucial services and enhancing the quality of life for all residents. By endorsing ECHO's Family Wing, the city will contribute to the creation of a safer, more compassionate, and inclusive community for all.

As a passionate supporter of ECHO's mission, I respectfully urge you to endorse this important project and recognize the significant positive impact it will have on the families of Atascadero and surrounding areas. ECHO has always prioritized community well-being, and with the city's backing, the Family Wing can become a reality, offering hope, stability, and a brighter future to countless families.

Sincerely,
Linda Steward
Board Member, El Camino Homeless Organization

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

 Outlook

ECHO

From: Kathy Reid <k[REDACTED]>
Date: Sat 11/9/2024 10:26 AM
To: City Clerk <cityclerk@atascadero.org>

Dear City Clerk:

I am writing as a resident of Atascadero who is concerned with lack of shelter space for people who are unhoused. ECHO, our wonderful homeless housing, feeding, and training volunteer organization, is asking City Council for a new use permit so they can expand. This is desperately needed and will help many families make it out of homelessness and back to safe housing, especially for children. I enthusiastically support this proposition!

Sincerely,

Kathryn Reid
[REDACTED]
Atascadero
[REDACTED]

ATTENTION:
This email originated from outside the City's network. Use caution when opening links and attachments.

Agenda Item B1

November 6, 2024

City Council
City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

Dear Mayor & City Council Members,

I am an Atascadero resident, a mother, and a small business owner, and I am writing to express my enthusiastic support for ECHO's (El Camino Homeless Organization) Family Wing buildout and the proposed changes to its Conditional Use Permit, which will expand critical services like ECHO's Meal and Shower Programs. I urge you to do the same. This much-needed initiative will provide a dedicated space where families experiencing homelessness can access life-saving services, safe shelter, and a pathway toward stability and independence.

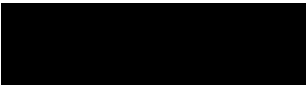


For years, ECHO has been a crucial resource for North County, evolving from a volunteer-driven effort into a comprehensive provider of homeless services—they are a truly community-based organization. Today, ECHO stands as a lifeline for both individuals and families, offering not only emergency shelter but also long-term solutions that empower people to regain self-sufficiency and secure permanent housing. The Family Wing is the next step in ECHO's ongoing efforts, specifically designed to address the unique challenges unhoused families face.

As someone who works in homeless services, I understand just how complex this issue is. ECHO, however, is uniquely equipped to navigate these complexities. Their compassionate, low barrier service model makes them incredibly effective at what they do. In 2024 alone, ECHO helped 288 individuals and families move into stable housing. The addition of the Family Wing will further expand their capacity, allowing them to serve even more families in need and helping them rebuild their lives with the necessary support.

This project aligns with the City of Atascadero's commitment to improving the well-being of all its residents. THIS is the kind of community I want to raise my children in – one that prioritizes supporting other families in need, that leads with compassion and kindness and works together to uplift *everyone*. By supporting ECHO's Family Wing, the city will take an important and symbolic step toward creating a more compassionate, inclusive, and safer community for everyone.

Once again, I respectfully urge you to support this project. It will have a profound and lasting impact on families in Atascadero, providing them with the hope, stability, and opportunity they need to thrive.

Sincerely,


Tess Davis Cheek
Atascadero Resident

Atascadero, CA 93422


Alyssa Slater

From: Clare Kindness <clarekindness@gmail.com>
Sent: Thursday, November 7, 2024 3:57 PM
To: City Clerk
Cc: Asolheim@echoshelter.org
Subject: ECHO

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello!

I want to send a note to express my support for ECHO's Atascadero Campus expansion (they envision a new wing, designed specifically to enhance their ability to serve families. This addition means more shelter beds, more resources, and the opportunity to offer even greater support—especially through cherished programs like their dinner and shower services).

Thank you for all you do.

I hope we can help support ECHO as I have seen their space and the light they bring to our unhoused neighbors!

--



Clare Kennedy
Owner at Clare Kindness LLC

P [805-400-9040](tel:805-400-9040) **E** clarekindness@gmail.com

W www.clarekindness.com

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

November 7, 2024

Atascadero City Council
6500 Palma Avenue
Atascadero, CA 93422

Dear Mayor Moreno and Councilmembers,

I am writing to express my support for updating the Conditional Use Permit (CUP) for the El Camino Homeless Organization (ECHO) to allow for the Family Wing buildout and expanded meals and shower services in Atascadero. I recognize the invaluable work that ECHO does in our region to support individuals and families experiencing homelessness, and I believe that these important service expansions will have a significant positive impact on our shared North County region.

ECHO has been a cornerstone of homelessness services in Paso Robles, providing shelter, meals, case management, and supportive services to those in need. The proposed Family Wing expansion will enhance their ability to meet the growing demand for safe, temporary housing for families in crisis, particularly those with young children. This addition is crucial, as it will offer more private, family-oriented spaces, giving vulnerable families the stability and support they need to rebuild their lives.

Homelessness is a complex issue that affects not only Paso Robles but also neighboring communities like Atascadero. Many families facing homelessness in our region often find themselves displaced without resources or a safe place to turn. By expanding ECHO's facilities to include a Family Wing, ECHO will be better equipped to provide tailored services for families, which are vital to promoting long-term success and self-sufficiency.

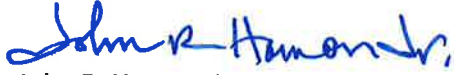
The work that ECHO does is a key part of our broader efforts to address homelessness and its impact on our communities. With the expansion of their services the North County will benefit from the increased capacity to address the unique needs of families in need of emergency shelter and support. This is an important step in our collective goal of improving the well-being of all residents, regardless of their current circumstances.

I urge you and the Atascadero City Council to support this critical project and help ensure the success of the Family Wing buildout. The collaboration between our communities is essential to creating a comprehensive and compassionate approach to addressing homelessness, and this project will be a valuable contribution to that effort.

Agenda Item B1

Thank you for your time and consideration. Should you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "John R. Hamon, Jr." in a cursive style.

John R. Hamon, Jr.
Mayor of Paso Robles

Agenda Item B1

October 30, 2024

City Council Members

We are writing regarding the agenda item to change Echo's conditional use permit to allow a significant increase in meals served, which includes meals to nonclients, and the change in the shower hours. This agenda item also includes the construction of a new building. We are asking that you approve the construction, but table the changes to Echo's conditional use permit to allow the neighbors, ECHO staff and city staff to meet to develop a plan for the increased impact to our specific neighborhood. As one Planning Commission member said, homelessness is "everybody's problem", but we have found that without a plan that means it is really "nobody's problem", but those directly impacted.

We attended the City Planning Commission meeting when we were notified, as adjoining neighbors, of the request to modify ECHO's conditional use permit. It was clear that the Planning Commission members were well aware of the proposed changes and had visited the Atascadero ECHO location and had the opportunity to view the plans and to hear the rationale for the changes. We, as neighbors, were hearing about it for the first time. We did not object to the construction of the new facility which provides more services for families just as we did not object to the increase in hours for ECHO clients when it came up in the past. At the meeting, we did, however, object to the changes in the conditional use permit due to the impact of increasing the number of unhoused people residing within a small neighborhood. At the end of the meeting, a Planning Commission member asked us what really works saying that ECHO is not going away and we are not going away, so what are the solutions? There are solutions, but not ones that can be created in a three minute public comment.

Following the Planning Commission meeting, we met with ECHO staff to review the plans and ask questions and we discover the following:

- Due to the intensity of the process, city staff asked that ECHO look 5 years in advance and make requests for projected use including the conditional use permit
- Tabling or delaying the changes in the conditional use permit would not impact the current ECHO operations or the construction of the new building
- ECHO recognizes that the issues with homelessness are not just their problem, that they can not provide all the services needed, and that we need to look more globally as a community as the impact of homelessness
- A significant number of meals served daily are not to ECHO clients
- While there is an extensive waiting list, not all people on the waiting list accept services when there is space available
- The only neighbors notified were those that met the statute and not all of the neighbors that are most impacted by a concentration of homeless people were notified including those neighbors that had met with ECHO staff in the past
- It is the intent to concentrate the homeless population near ECHO because by serving meals to nonclients, staff can establish contact. (This means that the homeless

Agenda Item B1

population is concentrated within the neighborhood and has the greatest impact on those living and working within the vicinity of ECHO)

What are the impacts to us and our neighbors?

- Increased contact with the police department regarding homeless people residing on our property, antisocial behavior, and trespassing
- Increased trash including human waste and drug and alcohol paraphernalia
- Increased property damage
- Increased vigilance for personal safety including installing cameras, lights, and establishing protocols for contact with homeless individuals

There have been four other locations within the community that have provided homeless services including meals and warming shelters and all of these have closed primarily due to damages, neighbor's complaints and/or parishioner concerns. We need to acknowledge that by increasing the meal program, we are impacting one neighborhood over others with services to homeless individuals who are not ECHO clients. Our requests is:

- Table the changes to ECHO's conditional use permit
- Direct city staff to conduct meetings with neighbors (including residents, the school district and neighborhood churches) to identify issues and develop a plan for support so the "everyone's problem" has "everyone's solutions."

Jay and Babette DeCou

11/8/2024

City Council Agenda Item B1

City of Atascadero

6500 Palma Avenue

Atascadero, CA 93422

Dear Mayor and City Council Members,

I am writing to express my strong support for ECHO's (El Camino Homeless Organization) new Family Wing buildout and the proposed changes to its Conditional Use Permit, which will expand critical services like ECHO's Meal and Shower Programs. These expansions address a growing need in our community by providing a dedicated, supportive space where individuals and families experiencing homelessness can access shelter, resources, and essential services on their path to stability.

For years, ECHO has been a vital part of North San Luis Obispo County, growing from a volunteer-run organization offering meals into a comprehensive service provider that opens doors to a brighter future. Today, ECHO's Meal and Shower Programs are critical access points, providing those in need with basic comforts and establishing trust that allows individuals and families to feel welcomed and supported as they seek help. The Family Wing and expanded meal and shower facilities will allow ECHO to reach even more people, making services accessible to those who may otherwise go without this essential support.

As housing costs, inflation, and economic challenges continue to impact families across our region, the demand for local services has risen significantly. ECHO has already made substantial strides to meet these needs, but with an expanded Conditional Use Permit, the organization can increase its capacity to serve meals, offer showers, and provide additional resources to those who turn to ECHO for help. The new Family Wing will add 30 beds to its overall capacity, with a wing designed specifically to support the unique needs of families, including privacy, child-friendly spaces, and supportive case management. These additional facilities will empower more individuals and families to regain stability, begin job training, and move toward housing.

ECHO's track record speaks for itself—90% of those who secure housing with ECHO remain housed long-term. In 2024 alone, ECHO assisted 283 individuals and families in finding stable housing. The new Family Wing, combined with the expanded Meal and Shower Programs, will allow ECHO to meet the rising demand, ensuring that more families and individuals in our community have a safe, compassionate place to turn during times of need.

This project aligns closely with the City of Atascadero's commitment to essential services and fostering an inclusive, compassionate community. By supporting ECHO's expansion, the City Council would enable ECHO to provide even more for families and individuals, enhancing the quality of life for all residents in North County.

I respectfully urge you to support these updates to ECHO's Conditional Use Permit, allowing for the Family Wing buildout and expanded meal and shower services. Together, we can create a community where everyone has the support they need to thrive.

Agenda Item B1

Sincerely,

Donald Giessinger

Owner of Atascadero 76, Inc.

805-466-6042

Atascadero76@aol.com

Alyssa Slater

From: Maggie Fertschneider [REDACTED]
Sent: Friday, November 8, 2024 2:45 PM
To: City Clerk
Subject: ECHO

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to ask the City Council to update ECHO's use permit so they can expand their facility. I am a member of the Atascadero United Methodist Church and our congregation has been supportive and involved with ECHO from the very beginning. Margaret Fertschneider

ATTENTION:
This email originated from outside the City's network. **Use caution when opening links and attachments.**

Alyssa Slater

From: Lee Perkins [REDACTED]
Sent: Thursday, November 7, 2024 3:26 PM
To: City Clerk
Subject: Approving ECHO's use permit to expand

November 7, 2024

City Clerk
Members of the Atascadero City Council
Atascadero CA 93422

Dear City Officials,

I have been involved with ECHO almost from the beginning when Charlotte and Mike Byrns organized churches to feed and house our local homeless.

ECHO is an extraordinary organization, probably one of the best in our state for feeding, housing, job training and providing a pathway for housing.

There have been voices in the past raised about the location of ECHO and criteria demanded from ECHO so ECHO residents or diners do not interfere with the residential/school site area. ECHO has completed all City requests for maintaining its location as a safe place for the homeless.

ECHO is proposing to expand their Atascadero Campus with a new wing, designed specifically to enhance their ability to serve families. This addition means more shelter beds, more resources, and the opportunity to offer even greater support for the homeless—especially through cherished programs like our dinner and shower services.

I enthusiastically ask the Atascadero City Council to approve ECHO's request for updating ECHO's use permit based on ECHO's track record of serving homeless with volunteers. I believe our community is very lucky to have ECHO and benefits from this organization.

Sincerely,

M. Lee Perkins
[REDACTED]
Atascadero CA 93422
[REDACTED]

ATTENTION:

This email originated from outside the City's network. **Use caution when opening links and attachments.**