



CITY OF ATASCADERO PLANNING COMMISSION

HOW TO OBSERVE THE MEETING:

Interested individuals may attend the meeting in-person at Atascadero City Hall. To observe remotely, the meeting may be livestreamed on [Zoom](#). The video recording of the meeting will be available through the City's website and on the City's YouTube Channel. To observe remotely using the Zoom platform please visit:

<https://us02web.zoom.us/j/83250238111>

HOW TO SUBMIT PUBLIC COMMENT:

Public comment may be provided in-person.

Written public comments are accepted at pc-comments@atascadero.org. **Comments should identify the Agenda Item Number in the subject line of the email.** Such comments will be forwarded to the Planning Commission and made a part of the administrative record. ***To ensure distribution to the Planning Commission before consideration of an item, please submit comments not later than 12:00 p.m. the day of the meeting.*** All correspondence will be distributed to the Planning Commission, posted on the City's website, and be made part of the official public record of the meeting. ***Please note, comments will not be read into the record.*** Please be aware that communications sent to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under applicable law. Communications will not be edited for redactions and will be printed/posted as submitted.

AMERICANS WITH DISABILITIES ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Planning Commission agendas and minutes may be viewed on the City's website:

www.atascadero.org/agendas.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the Planning Commission. The Minutes of this meeting will reflect these numbers. All documents submitted by the public during Planning Commission meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents are available for public inspection by appointment during City Hall business hours.



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, February 4, 2025
6:00 P.M.**

**City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL: Chairperson Tori Keen
Vice Chairperson Jeff van den Eikhof
Commissioner Jason Anderson
Commissioner Victoria Carranza
Commissioner Greg Heath
Commissioner Randy Hughes
Commissioner Dennis Schmidt

APPROVAL OF AGENDA

PUBLIC COMMENT (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

CONSENT CALENDAR (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

1. APPROVAL OF THE DRAFT MINUTES OF DECEMBER 17, 2024

- **Recommendation:** Commission approve the December 17, 2024 Minutes.

WEBSITE:



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to view the Planning
Commission Website.



PLANNING COMMISSION BUSINESS

A. Administration of Oaths of Office

Administration of Oath of Office to new Planning Commissioners: Maggie O'Malley, Eric Pennachio, and Catherine David; and returning Planning Commissioners: Greg Heath, Jason Anderson, Victoria Carranza, and Tori Keen.

Roll Call:

PRESENTATION

- A. Recognition of outgoing Planning Commission members Jeff van den Eikhof, Dennis Schmidt, and Randy Hughes.

PLANNING COMMISSION REORGANIZATION:

A. Election of Chairperson and Vice Chairperson

The Commission will select a Chairperson and Vice Chairperson.

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Prior to a project hearing, Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

COMMISSIONER COMMENTS AND REPORTS

DIRECTOR'S REPORT

Update on current development projects and General Plan Status.

ADJOURNMENT

The next regular meeting will be on February 18, 2025, at City Hall, Council Chambers, 6500 Palma Ave., Atascadero, CA.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.

WEBSITE: www.atascadero.org



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City of Atascadero
WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda. Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information at (805) 470-3400.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required).
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at (805) 461-5035 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

HOW TO SUBMIT PUBLIC COMMENT:

If you wish to comment, please email public comments to: pc-comments@atascadero.org by 12:00 pm on the day of the meeting. Such email comments must identify the Agenda Item Number in the subject line of the email. The comments will be forwarded to the Planning Commission and made a part of the administrative record. If a comment is received after the deadline for submission but before the close of the meeting, the comment will still be included as a part of the administrative record of the meeting but will be forwarded to the Planning Commission the next business day. **Please note, email comments will not be read into the record.**

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, December 17, 2024 – 6:00 P.M.

City Hall

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

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

ROLL CALL

Present: Commissioners Anderson, Carranza, Heath, Hughes, Schmidt, Vice Chairperson van den Eikhof and Chairperson Keen

Absent: None

Vacant: None

Others Present: Annette Manier, Recording Secretary
Taylor Foland, City Attorney

Staff Present: Kelly Gleason, Planning Manager
Erick Gomez, Associate Planner
Sam Mountain, Assistant Planner

APPROVAL OF AGENDA

MOTION: By Commissioner Schmidt and seconded by Commissioner Anderson to approve the Agenda.

Motion passed 7:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson Keen closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF THE DRAFT MINUTES OF DECEMBER 3, 2024

- Recommendation: Commission approve the December 3, 2024 Minutes.

MOTION: By Commissioner Carranza and seconded by Heath to approve the Consent Calendar.

Motion passed 7:0 by a roll-call vote.

PLANNING COMMISSION BUSINESS

None

PUBLIC HEARINGS

2. MORRO ROAD MIXED-USE

The project is a request for a Conditional Use Permit and Lot Merger (USE24-0086) to allow mixed-use development with 4,500 SF of ground floor commercial tenant space and 46 dwelling upper story dwelling units at 7205 Morro Road and 7150 Atascadero Ave. on APNs 031-052-011, and 031-052-020. The project is applying under the provisions of State density bonus law.

CEQA: The proposed project qualifies for a Class 32 Exemption from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) because it meets all required conditions to be considered in-fill development.

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution approving USE24-0086 (Conditional Use Permit and Lot Merger) based on findings and subject to conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Gomez provided the staff report; he and Planning Manager Gleason answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Thom Jess (applicant) who provided a presentation (Exhibit A), Brad Betz, and Clint Pearce (owner/partner).

Thom Jess and Clint Pearce answered questions from the Commission, and answered questions raised during public comment.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Chairperson Keen to adopt PC Resolution 2024-0022 to approve a Conditional Use Permit and Lot Merger (USE24-0086) to allow a mixed-use development with a parking modification at 7205 Morro Road (APN 031-052-020 and 7150 Atascadero Ave. (APN 031-051-011, subject to findings and conditions of approval.

Motion passed 7:0 by a roll-call vote.

Chairperson Keen recessed the meeting at 6:43 p.m. for a break.

Chairperson Keen reconvened the meeting at 6:52 p.m. with all present.

3. DEL RIO RANCH

The project includes a General Plan Amendment, Zone Change, Specific Plan Amendment, Master Plan of Development, and Conditional Use Permit for the Del Rio Ranch project located at 4999, 5505, 5701, 5703, & 5705 **Del Rio Road** and, 2005, 2055, 2115, 2205, 2325, 2375, & 2405 **El Camino Real** (APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, and 049-151-041). The project proposes an RV resort on a 26-acre site on the southeast corner of Del Rio Road and El Camino Real within the Del Rio Road Commercial Area Specific Plan (DRCASP). The development concept includes 98 RV sites, 70 glamping sites, and associated amenities such as a central lodge, guest pools, and restaurant. Two commercial buildings are proposed at the corner of Del Rio Road and El Camino Real and an event lawn is proposed along El Camino Real. (DEV24-0044)

CEQA: A Final Environmental Impact Report was previously certified for the DRCASP. An Addendum to this Environmental Impact Report has been prepared for the Project pursuant to the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Sections 15162 and 15164.

- Recommendation: Staff’s recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council approve DEV24-0044, based on findings and subject to conditions of approval.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Gomez provided the staff report and distributed a memo (Exhibit B) to the Commission. Planner Gomez and Planning Manager Gleason answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Enriguez Cervantes (EHD Studio) who provided a presentation (Exhibit C), and Rachel Hawthorne (Civil Engineer with Wallace Group).

Staff and the applicant team answered questions from the Commission.

Chairperson Keen closed the Public Comment period.

Chairperson Keen reopened the Public Comment period.

PUBLIC COMMENT

The following member of the public spoke: Wes Arola, Landscape Architect. Mr. Arola answered questions from the Commission.

Chairperson Keen closed the Public Comment period.

MOTION: By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution 2024-0023 recommending the City Council approve a General Plan Amendment, Zoning Map Amendment, and Amendments to the Del Rio Road Commercial Area Specific Plan associated with the Del Rio Ranch Project, on 4999, 5505, 5701, 5703, 5705 Del Rio road and 2005, 2055, 2115, 2205, 2325, 2375, 2405 El Camino Real on APNs 049-112-002, 049-112-018, 049-112-019, 049-112-022, 049-112-036, 049-112-040, 049-151-005, 049-151-036, 049-151-037, 049-151-040, 049-151-041 subject to findings, and with incorporation of the Exhibit B (Amended General Plan Housing Element) and modified No Net loss Findings, and conditions of approval.

Motion passed 7:0 by a roll-call vote.

MOTION: By Commissioner Carranza and seconded by Commissioner Hughes to adopt PC Resolution

2024-0024 recommending the City Council approve a Conditional Use Permit to establish a Master Plan of Development for the Del Rio Ranch project, including approval of an RV Resort, Mixed-use Commercial, building, indoor and outdoor recreation center, hotel with kitchen facilities in all units and a height exception for the Del Rio Ranch Project, with a condition added that no palm trees shall be permitted as street trees along El Camino Real and Del Rio Road, however, palms may be permitted at the project entries as an entry feature.

Motion passed 7:0 by a roll-call vote.

4. ADU ORDINANCE UPDATE

ADU Ordinance Update to account for changes in State law associated with Senate Bill 1211 and Senate Bill 477 (ZCH24-0098).

CEQA: This action is exempt from the California Environmental Quality Act (CEQA), Public Resources Code Section §§ 21000, et seq., because it can be seen with certainty that there is no possibility that the enactment of the Ordinance would have a significant effect on the environment (California Public Resources Code § 21065, CEQA Guidelines § 15061 (b)(3)).

- Recommendation: Staff's recommendation is for the Planning Commission to adopt the Draft Resolution recommending that the City Council amend Title 9, Planning & Zoning to revise Chapter 5, Accessory Dwelling Units for consistency with State law and determining this Ordinance is exempt from review under CEQA.

DISCLOSURE OF EX PARTE COMMUNICATIONS:

None

Planner Mountain provided the staff report; he and Planning Manager Gleason answered questions from the Commission.

PUBLIC COMMENT

None

Chairperson Keen closed the Public Comment period.

MOTION: By Vice Chairperson van den Eikhof and seconded by Chairperson Keen to adopt PC Resolution 2024-0025 recommending the City Council

Item 1

amend Title 9, Planning & Zoning, to revise Chapter 5, Accessory Dwelling Units for consistency with state law and clarity related to development standards, and determining this Ordinance is exempt from review under CEQA, based on findings and subject to conditions of approval.

Motion passed 7:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

Vice Chairperson van den Eikhof announced that this will be his last meeting, and that he enjoyed his time serving the community.

DIRECTOR'S REPORT

Planning Manager Gleason stated that there is another mixed-use development coming soon, and that General Plan Update workshops will be held after the first of the year.

ADJOURNMENT – 8:27 p.m.

The next regular meeting of the Planning Commission will be held on January 7, 2025.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

Exhibit A – Presentation from Arris Studio Architects
Exhibit B – Memo to Planning Commission from Erick Gomez, City Planner
Exhibit C – Presentation from EHD Studio

MORRO ROAD MIXED-USE ATASCADERO

Exhibit A

PC Meeting of 12-17-24



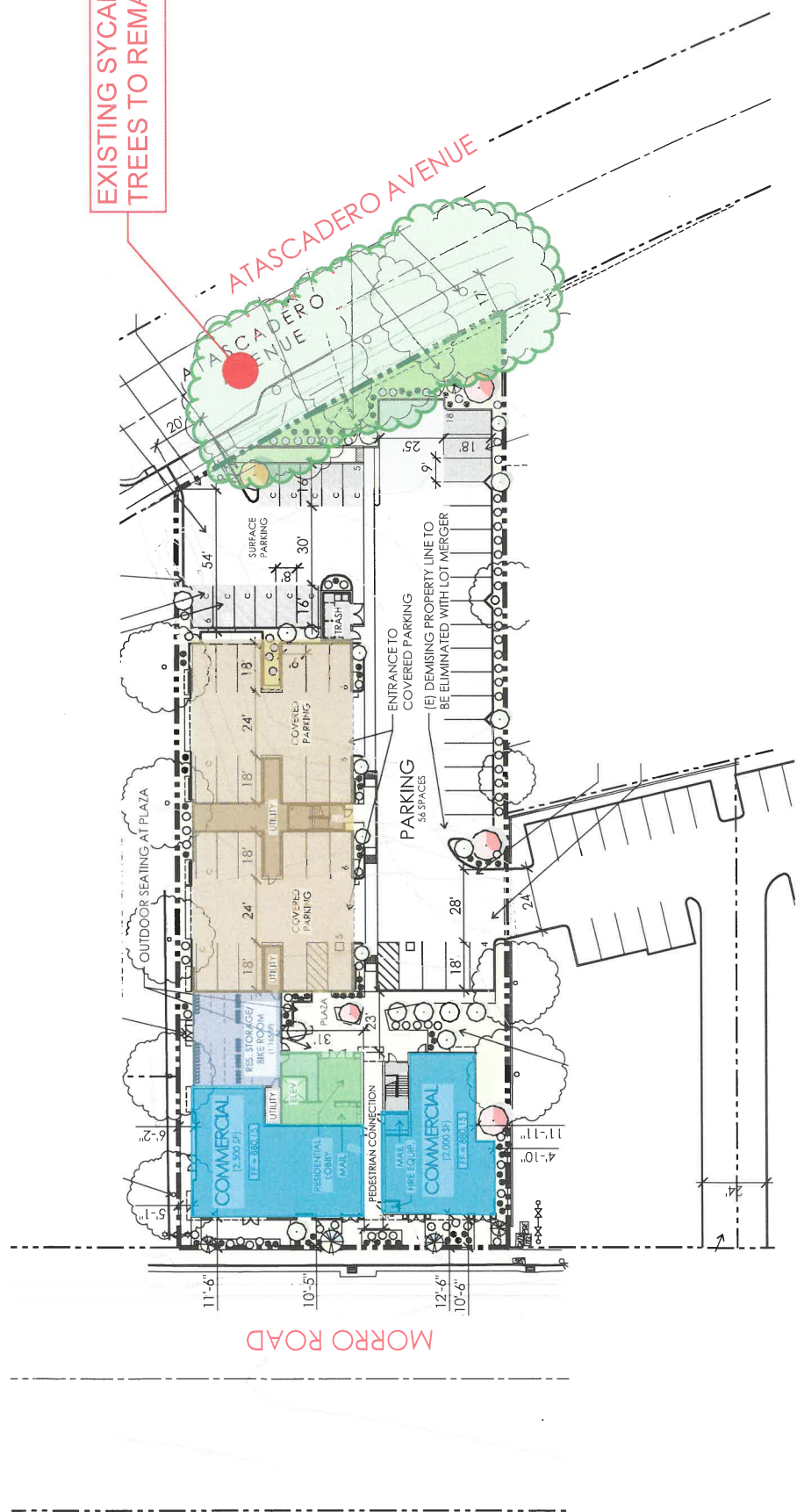
MORRO ROAD MIXED-USE
ATASCADERO, CA

DATE: 1/13/2024
TIME: 10:00 AM
PAGE: 11 OF 11
A1.0

EXISTING SYCAMORE TREES TO REMAIN

ATASCADERO AVENUE

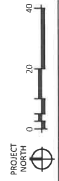
MORRO ROAD



DATE: 9/13/2024
 DRAWN: [unintelligible]
 PROJECT: [unintelligible]

A2.1

MORRO ROAD MIXED-USE
ATASCADERO, CA



ARCHITECTURAL SITE PLAN

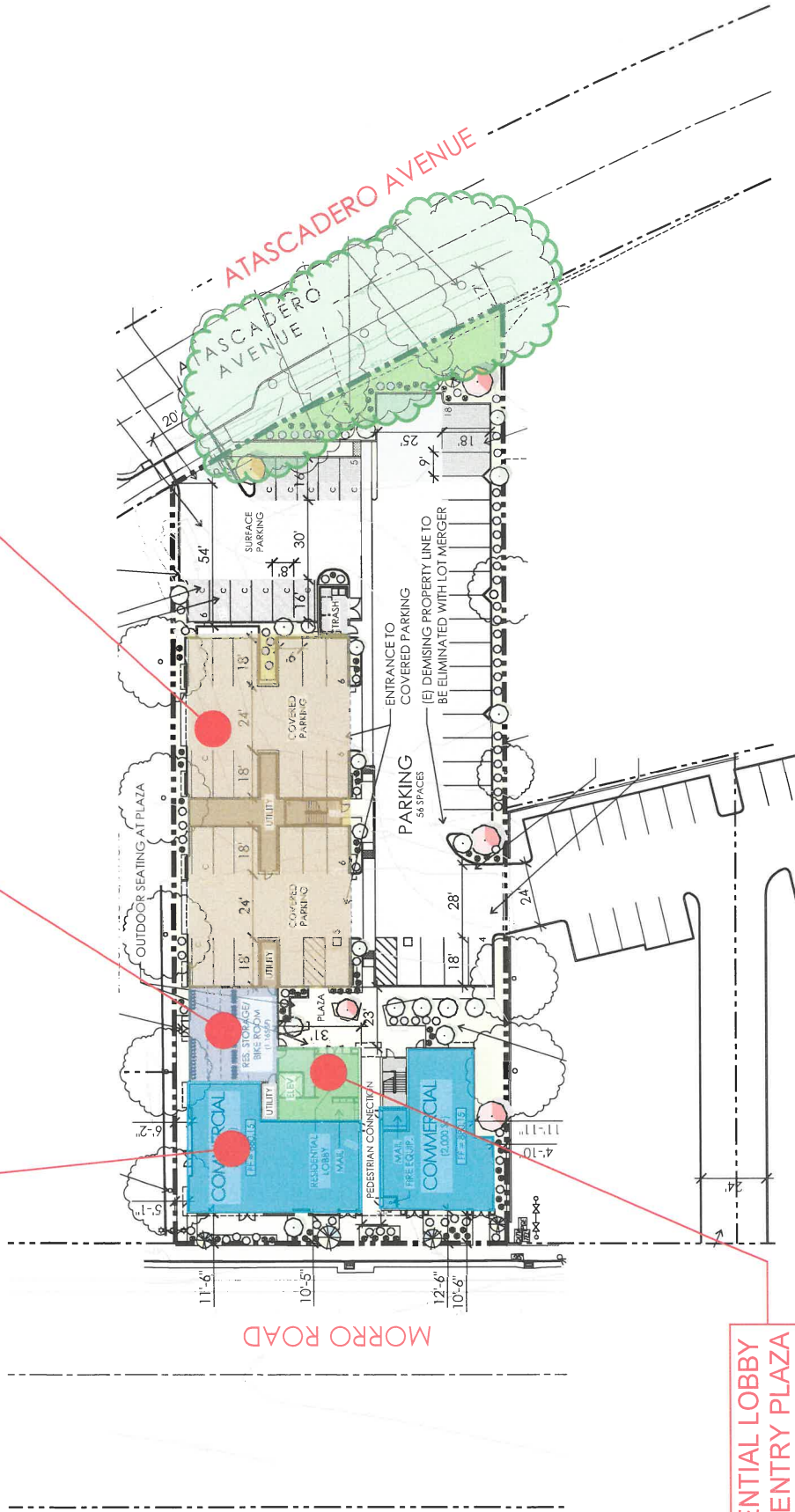
1" = 40'-0"

PARKING GARAGE WITH BUILDING ABOVE

BIKE STORAGE

COMMERCIAL SPACE FACING MORRO ROAD

RESIDENTIAL LOBBY WITH ENTRY PLAZA





MORRO ROAD MIXED-USE
ATASCADERO, CA

DATE: 9/18/2024
DRAWN: [unintelligible]
CHECKED: [unintelligible]
A2.1



ARCHITECTURAL SITE PLAN
1" = 40'-0"

PARKING GARAGE WITH BUILDING ABOVE

VEHICLE ACCESS FROM ATASCADERO RD

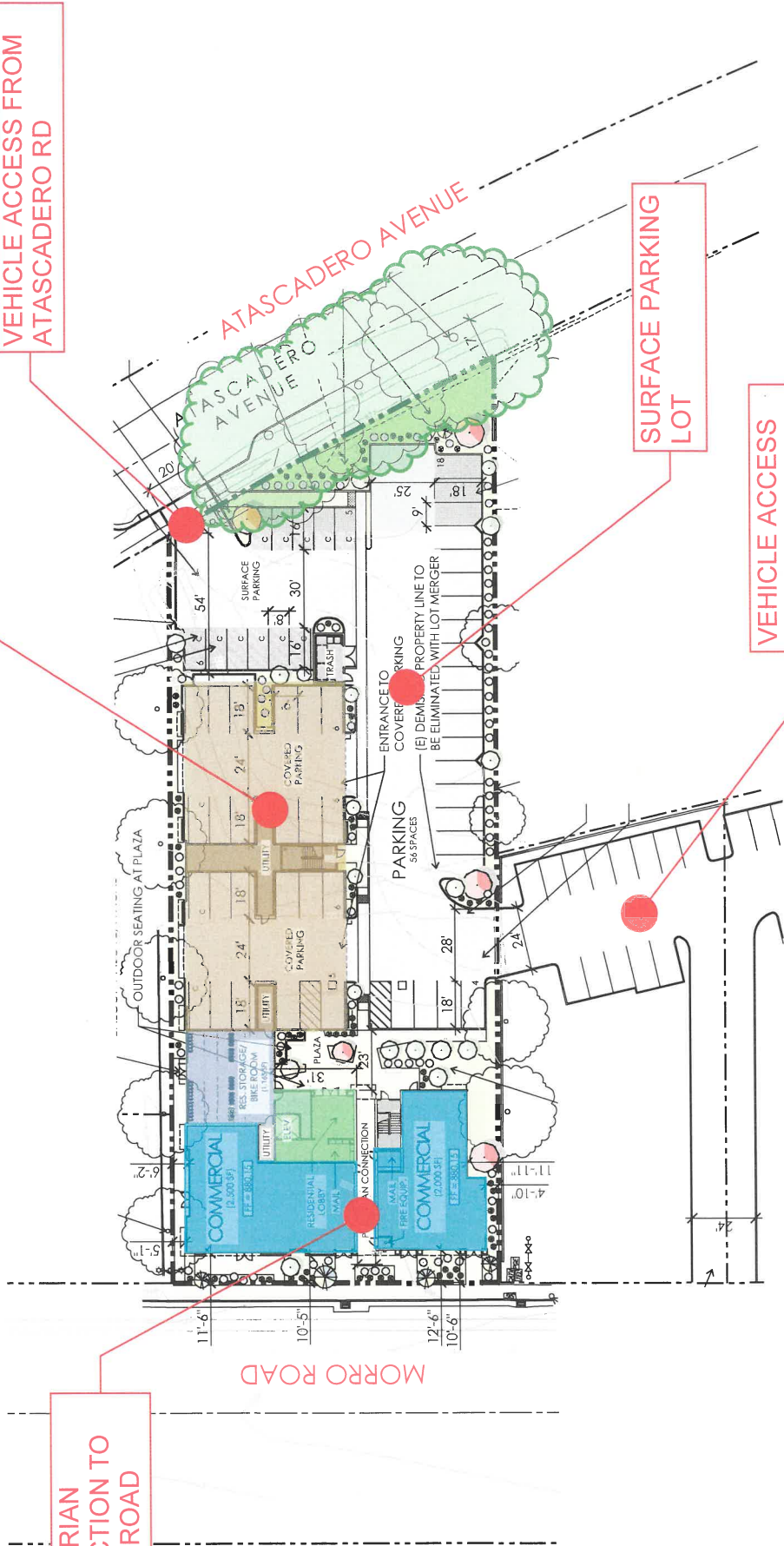
PEDESTRIAN CONNECTION TO MORRO ROAD

ATASCADERO AVENUE

MORRO ROAD

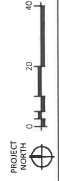
SURFACE PARKING LOT

VEHICLE ACCESS FROM MORRO ROAD THRU MORESCO PLAZA



MORRO ROAD MIXED-USE
ATASCADERO, CA

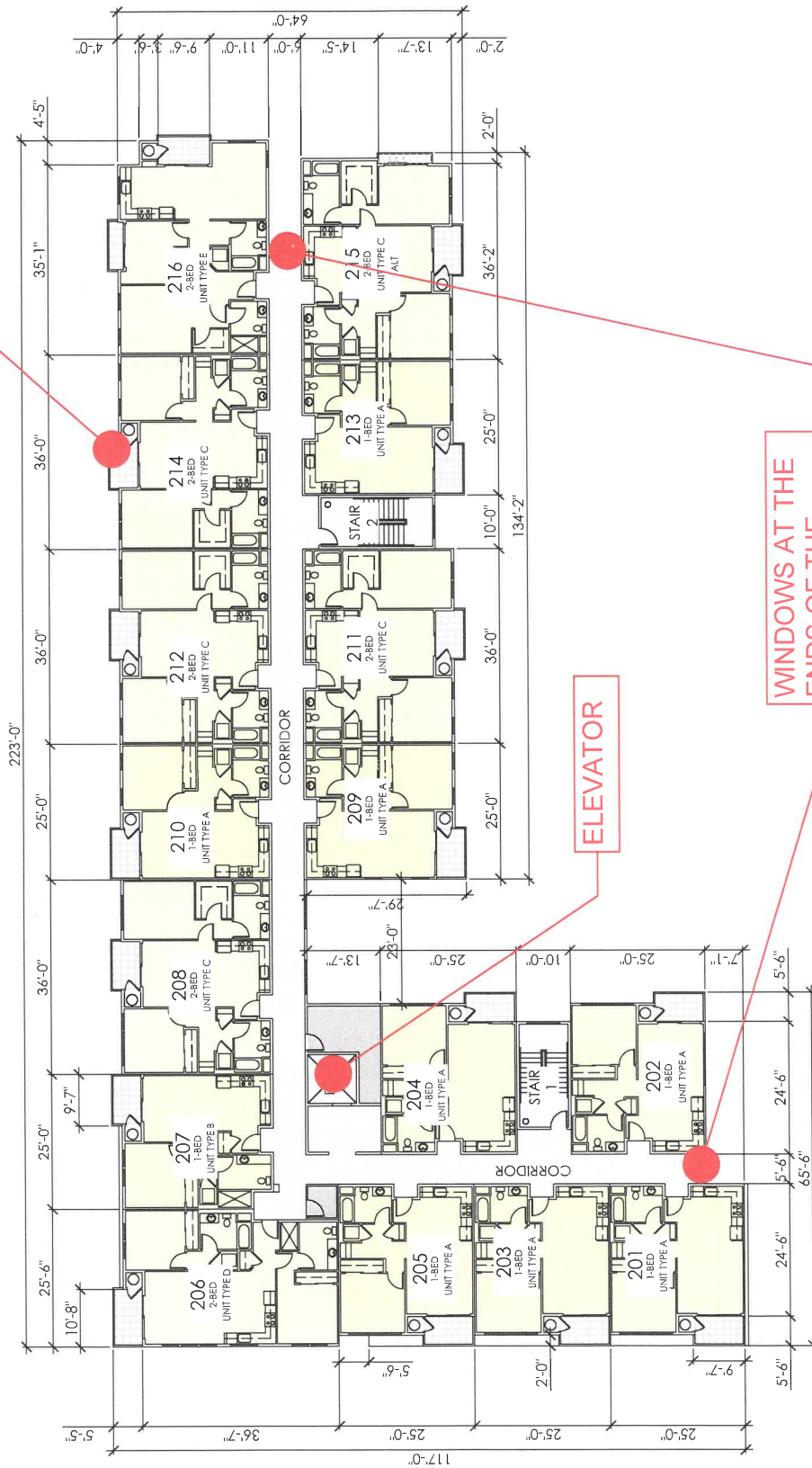
DATE: 7/18/2024
PROJECT: 1" = 40' & 1/32"
SHEET: A2.1



ARCHITECTURAL SITE PLAN

1" = 40'-0"

PRIVATE DECKS
AT EACH
APARTMENT



ELEVATOR

WINDOWS AT THE
ENDS OF THE
CORRIDORS

DATE: 8/18/2024
DRAWN BY: JL
CHECKED BY: JL
PROJECT: 11-28-01117

A3.1

ARTIS

ARCHITECTS

MORRO ROAD MIXED-USE

ATASCADERO, CA

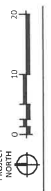
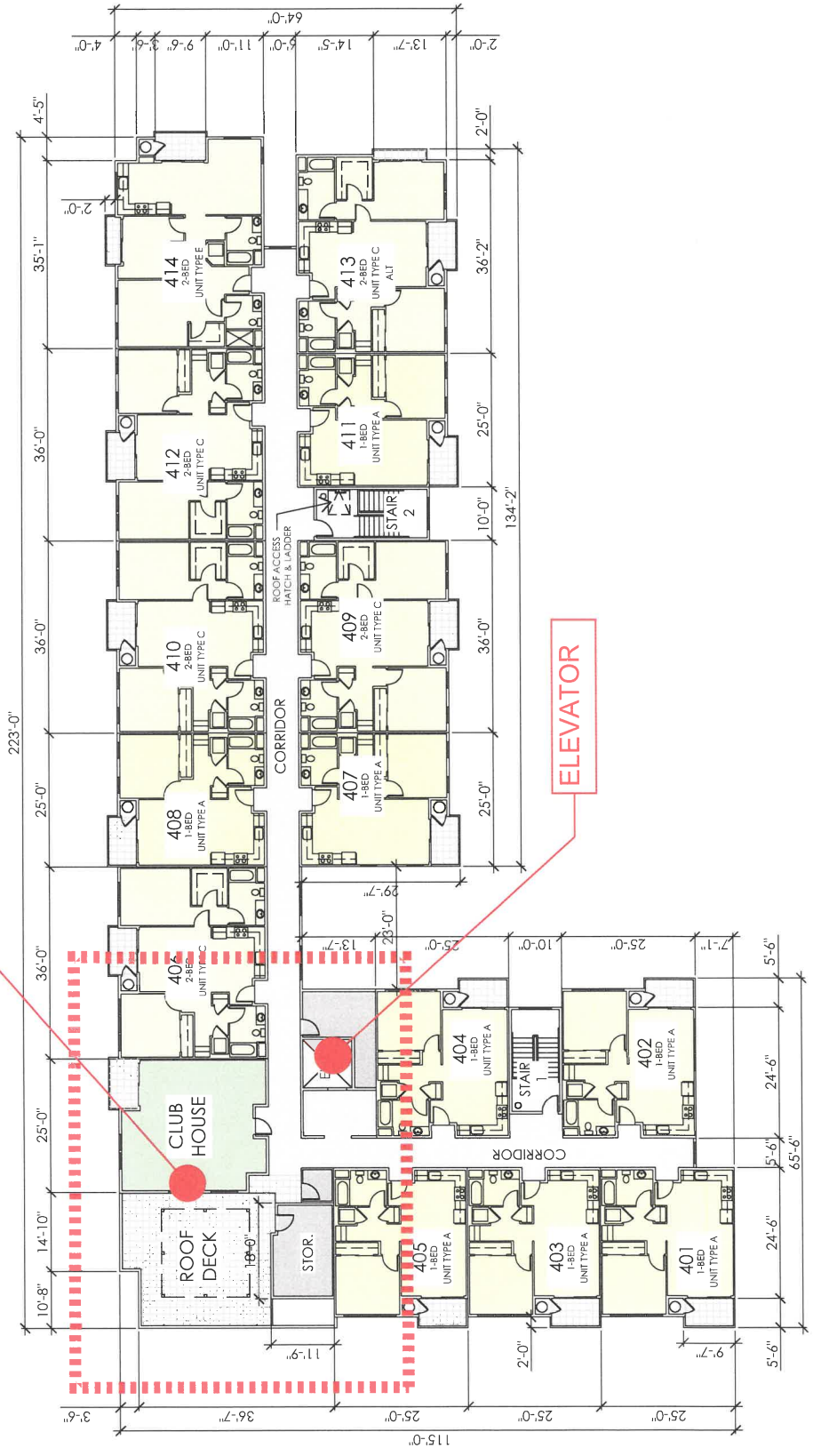


SECOND FLOOR PLAN

1" = 20'-0"

ROOF DECK AND CLUBHOUSE

ELEVATOR



MORRO ROAD MIXED-USE
ATASCADERO, CA

DATE: 9/18/2024
SCALE: 1" = 20'-0" (1/4" = 1'-0")
A3.3

FOURTH FLOOR PLAN

1" = 20'-0"

COMPLIANCE WITH OBJECTIVE DESIGN STANDARDS (EXHIBITS)

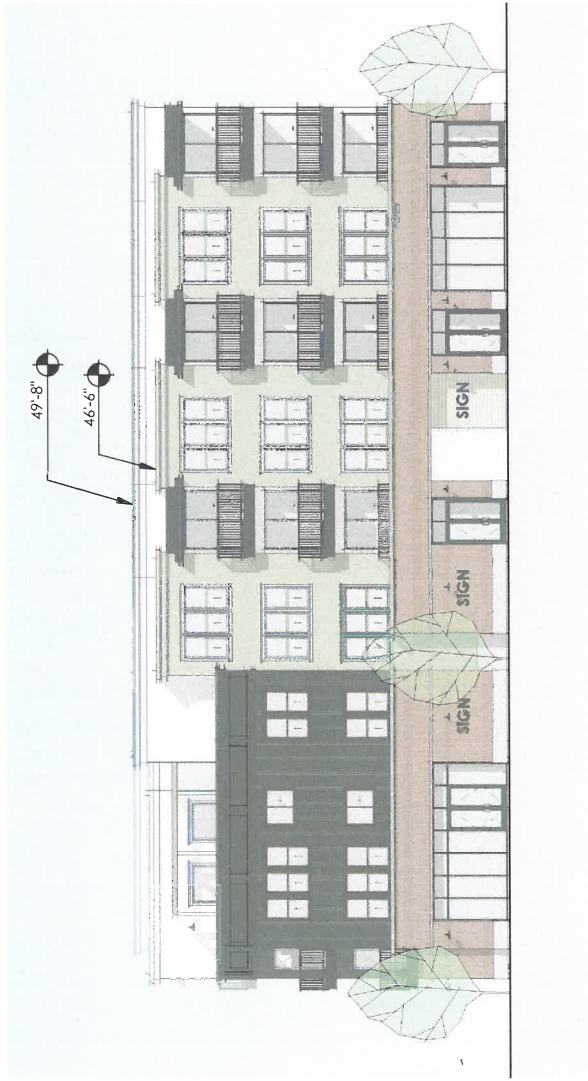


WALL PLANE VARIATION EXHIBIT (MORRO ROAD)
 ALL FACADES FACING THE PUBLIC ROW SHALL INCLUDE A VARIATION THAT CUMULATIVELY EQUALS A MINIMUM OF 25% OF THE TOTAL FACADE PLAN AREA THAT FACES THE ROW. THE 25% SHALL BE ACHIEVED WITH THE MENU BELOW.
 (i) MENU OF WALL PLANE VARIATION DESIGN STRATEGY OPTIONS USED:
 c. RECESSED BALCONIES (YELLOW)
 d. GENERAL MASSING BREAK PROVIDED ALONG MORRO ROAD (BLUE)



MORRO ROAD MIXED-USE
 ATASCADERO, CA

DATE: 1/18/2024
 DRAWN BY: [Name]
 SHEET: A1.2



WEST ELEVATION (FACING MORRO RD)



**MORRO ROAD
MIXED-USE
ELEVATIONS**

DATE: 11/17/2020
 DRAWN BY: JACOB
 PROJECT: AE0.1



NORTH ELEVATION (SIDE)



**MORRO ROAD
MIXED-USE
ELEVATIONS**

DATE: _____
 PROJECT: A202511
 DRAWING: 11/14/17
 SHEET: AE0.4



EAST ELEVATION (FACING ATASCADERO AVE)

	MORRO ROAD MIXED-USE ELEVATIONS	
	AE0.3	<small> SHEET NO. 424651 DATE: 11/12/19 DRAWN BY: </small>



SOUTH ELEVATION (PARKING ENTRY / SIDE)

	MORRO ROAD MIXED-USE ELEVATIONS		AE0.2
	PROJECT: MORRO ROAD DATE: 11/17/2020 DRAWN BY: [Name] CHECKED BY: [Name]		

MORRO ROAD MIXED-USE

ATASCADERO



MORRO ROAD MIXED-USE
ATASCADERO, CA

Date: 9/18/2024
Scale: 1/8" = 1'-0"
Sheet: A1.0

Memorandum

Community Development Department



TO: Planning Commission
FROM: Erick Gomez, Associate Planner
COPY: City Attorney, Phil Dunsmore, Kelly Gleason, City Hall Reception
SUBJECT: Del Rio Ranch (DEV24-0044) Revised Findings Language
DATE: December 17, 2024

Attached is additional information (revised attachment to staff report) provided after the Planning Commission Agenda Packets were distributed. This information pertains to:

Agenda Item Number:	3. Del Rio Ranch
Description:	Revised Attachment 1 (Draft PC Resolution A)
Planning Commission Date:	December 17, 2024

The Project proposes to redesignate those portions of the site currently designated for High Density Residential Use to General Commercial to create a more viable commercial site. This multifamily designated area is included in the Housing Element's Residential Sites Inventory as a viable site for housing to meet the City's lower income Regional Housing Needs Allocation (RHNA) based on assumed development density. The attached, revised *No Net Loss Findings* clarify that the removal of the Project site from the inventory is consistent with the City's General Plan and that the remaining sites identified are sufficient to meet the City's RHNA requirements.

Attachments:

1. Revised No Net Loss Findings for Draft Resolution A

ATTACHMENT 1: Revised No Net Loss Findings for Draft Resolution A

...

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the project approvals:

...

B. No Net Loss Findings

1. FINDING: The reduction is consistent with the adopted general plan, including the housing element.

FACT: The Del Rio Commercial Area Specific Plan is envisioned to be developed with primarily commercial uses. The Project will comply will all provisions of the General Plan Element as amended, including the redesignation of the High-Density Residential areas to General Commercial. Though a portion of the Project site is designated for high density residential, the applicant is not required to construct any units. Furthermore, the removal of the site from the Residential Sites Inventory of the General Plan Housing Element does not affect the City's ability to meet its housing needs.

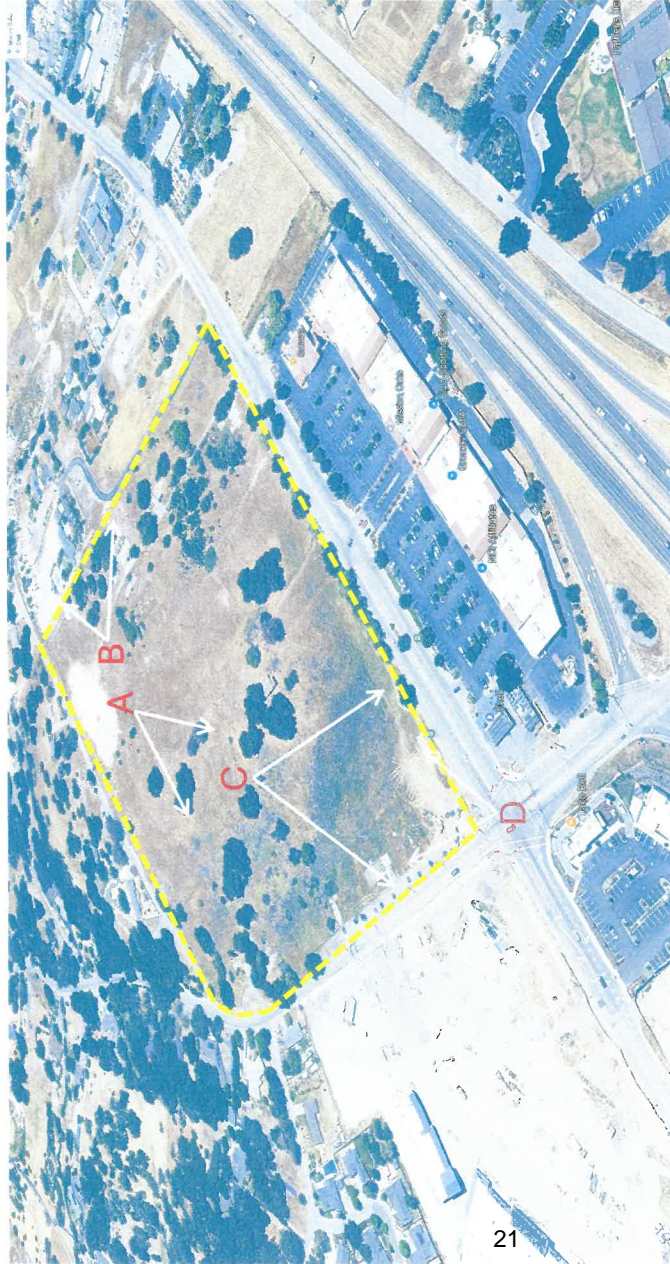
2. FINDING: The remaining sites identified in the housing element are adequate to meet the requirements of Gov. Code Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Gov. Code Section 65584.

FACT: The current RHNA requires the City to plan for two hundred sixty-six (266) dwelling units after accounting for housing constructed or approved during gap between the previous RHNA and adoption of current Housing Element. One hundred seventy-one (171) of these dwelling units must be in the Extremely Low Income or Very Low-Income affordability rate. The Housing Element plans for a total of two hundred fifty-two (252) Extremely Low Income or Very Low-Income units based on the combined residential development potential of various Vacant High Density Residential Sites, Vacant Mixed-Use Sites, and Underutilized High Density Residential Sites, inclusive of the Del Rio Ranch Project site. This equates to a surplus of eighty-one (81) units in the Extremely Low Income or Very Low-Income affordability rate. The Del Rio Ranch Project site is assumed to account for only thirty-nine (39) of these units. Removal of the site from the Residential Sites Inventory would result in a surplus total of forty-two (42) Extremely Low Income or Very Low-Income dwelling units across the remaining properties identified in the Residential Site Inventory. State law allows for the reduction residential density needed to meet local housing requirements provided that new or additional sites are identified and incorporated into the jurisdiction's associated housing inventory within 180 days of the reduction. The City's comprehensive General Plan is anticipated to be adopted within 180 days of approval of this project. The General Plan Update will provide additional housing density throughout the City that will allow for compliance with regional housing need allocations without dependence on the Project site.

...

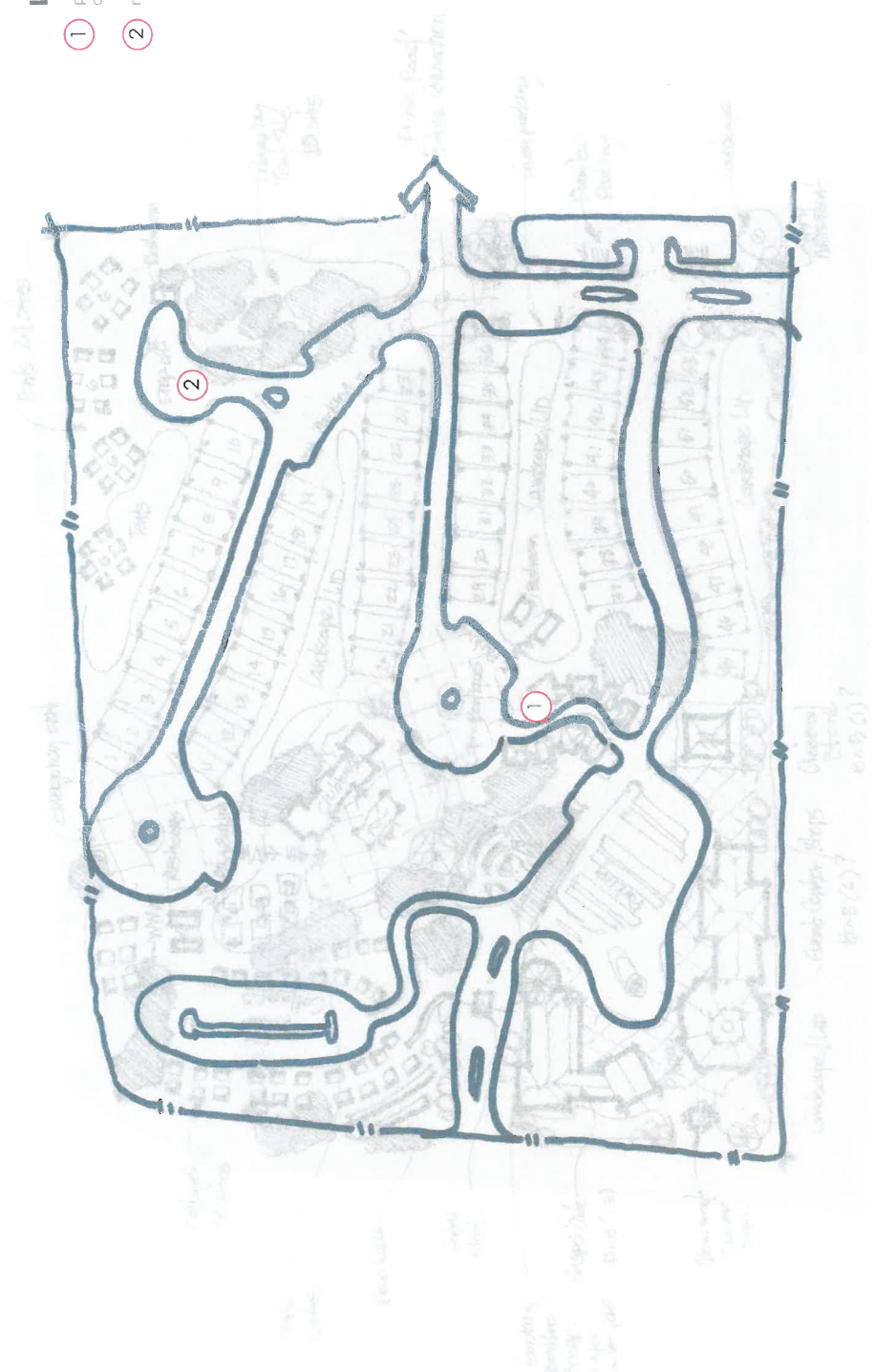


EXISTING CONDITIONS



LEGEND

- ① pedestrian & golf cart vehicles only
- ② rv access, valet service, drop-off



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

PROPOSED VEHICLE CIRCULATION

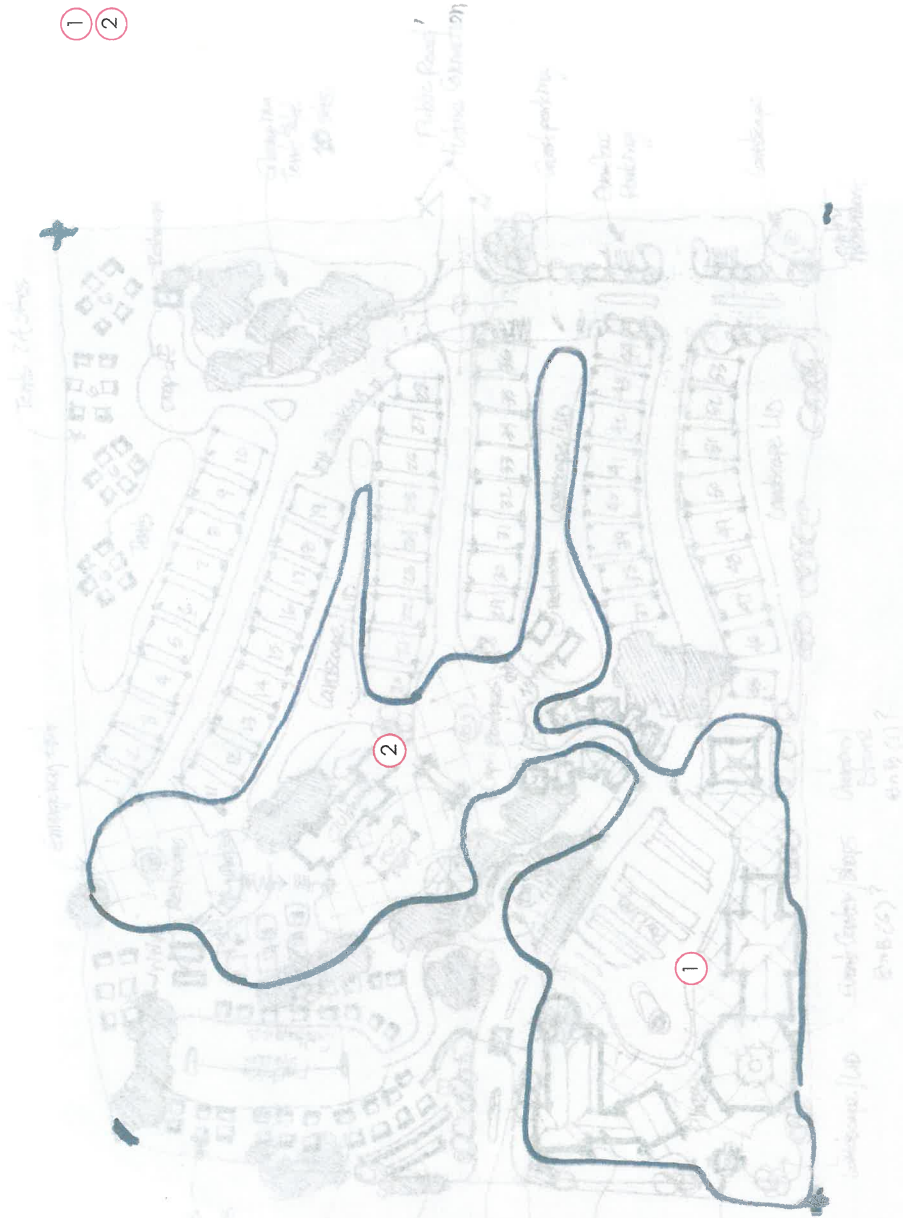
A4

FEASIBILITY PACKAGE

02/12/24

LEGEND

- ① commercial centric common spaces
- ② RV resort centric common spaces



DEL RIO RANCH

2115 EL CAMINO REAL - ATASCADERO, CA 93422

COMMON AMENITIES

A5
FEASIBILITY
PACKAGE

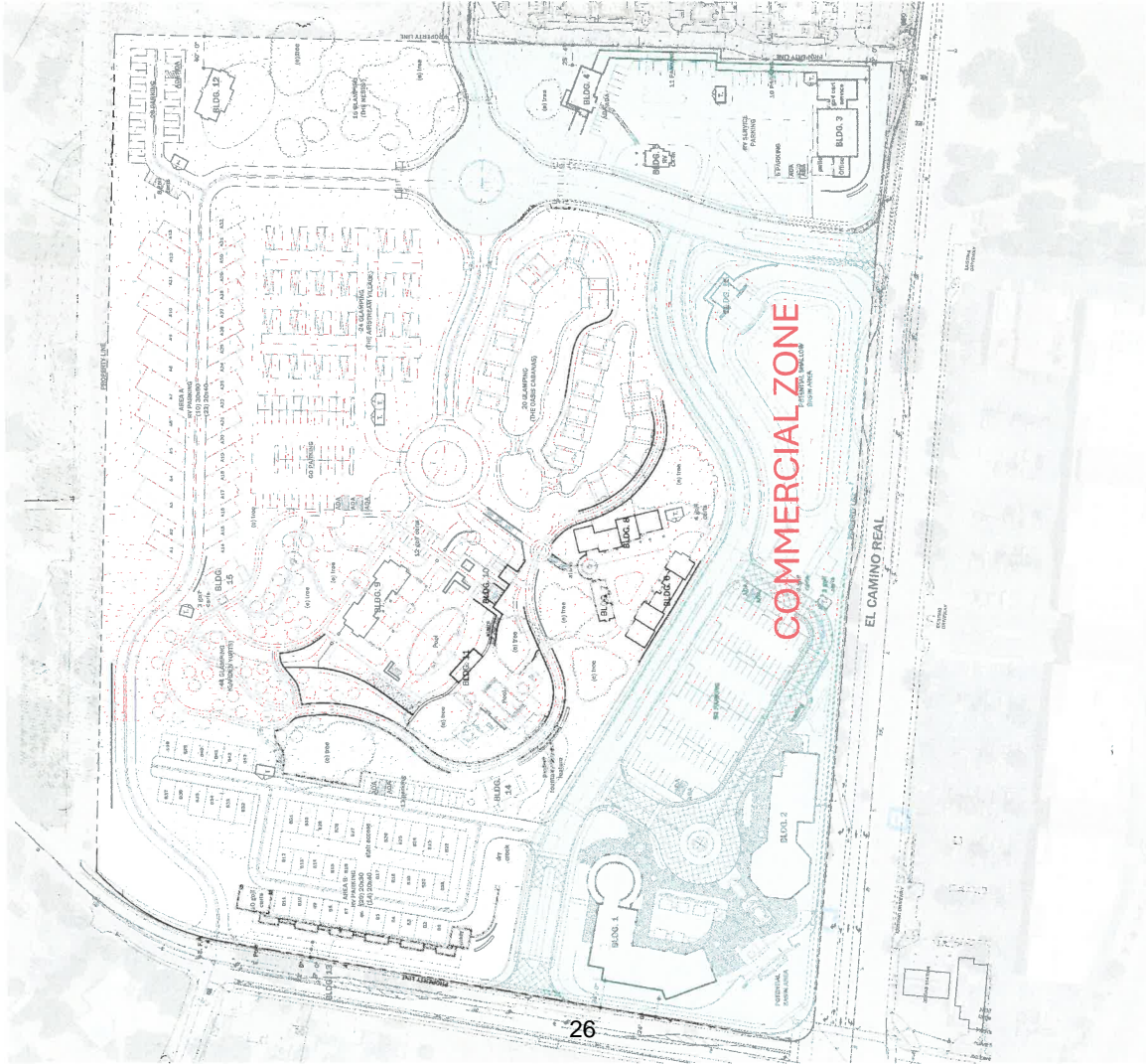
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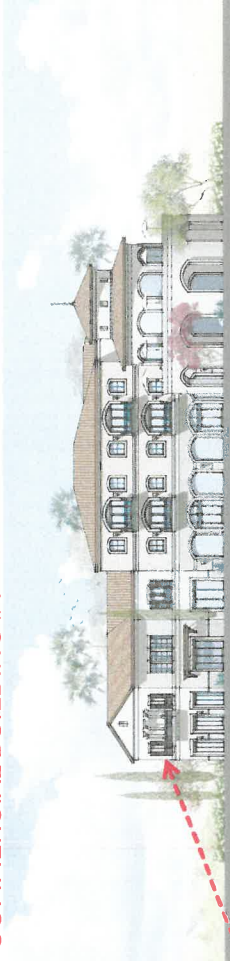
PLAZA SKETCH



EVENT AREA SKETCH



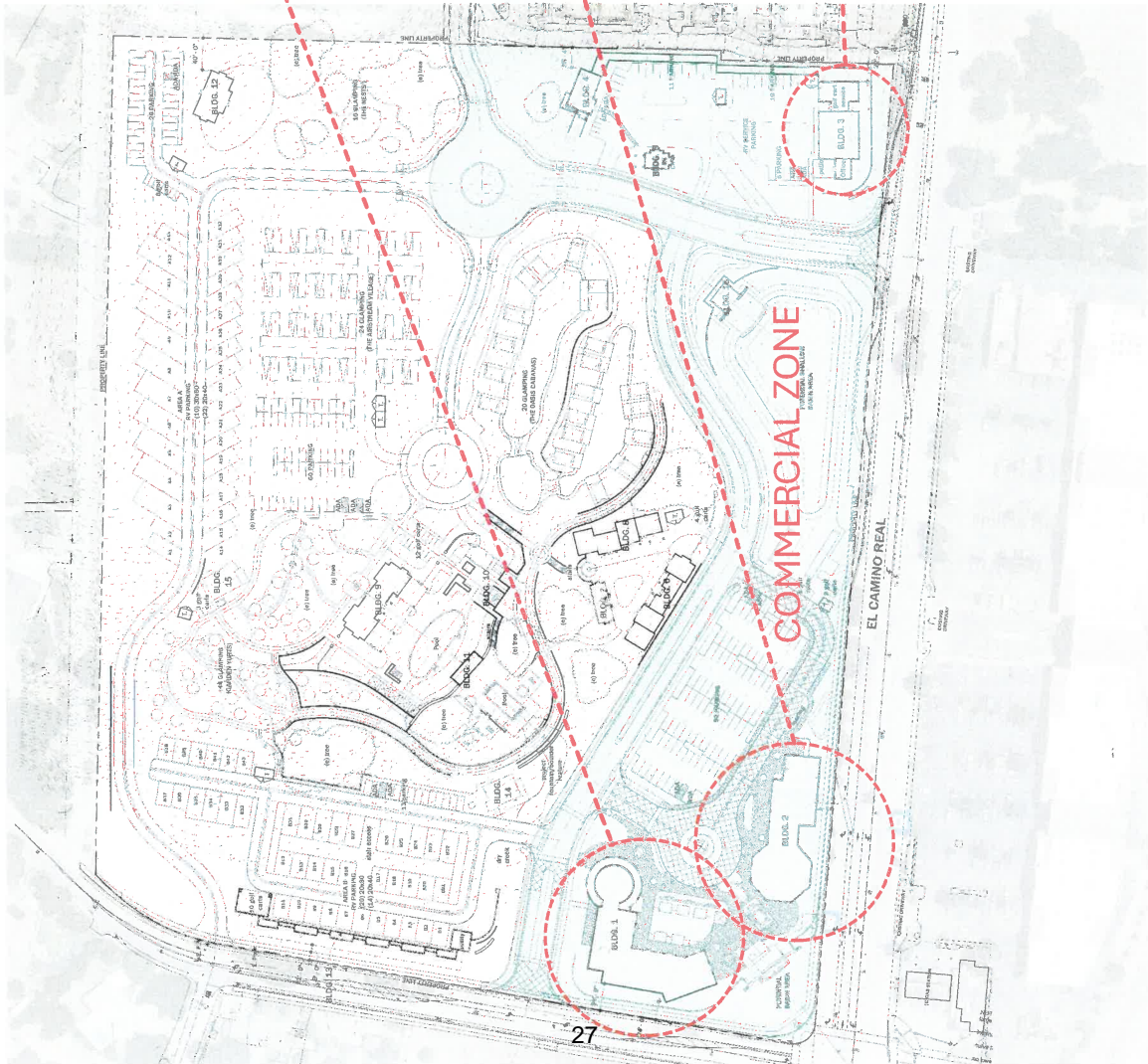
COMMERCIAL BUILDING #1



COMMERCIAL BUILDING #2



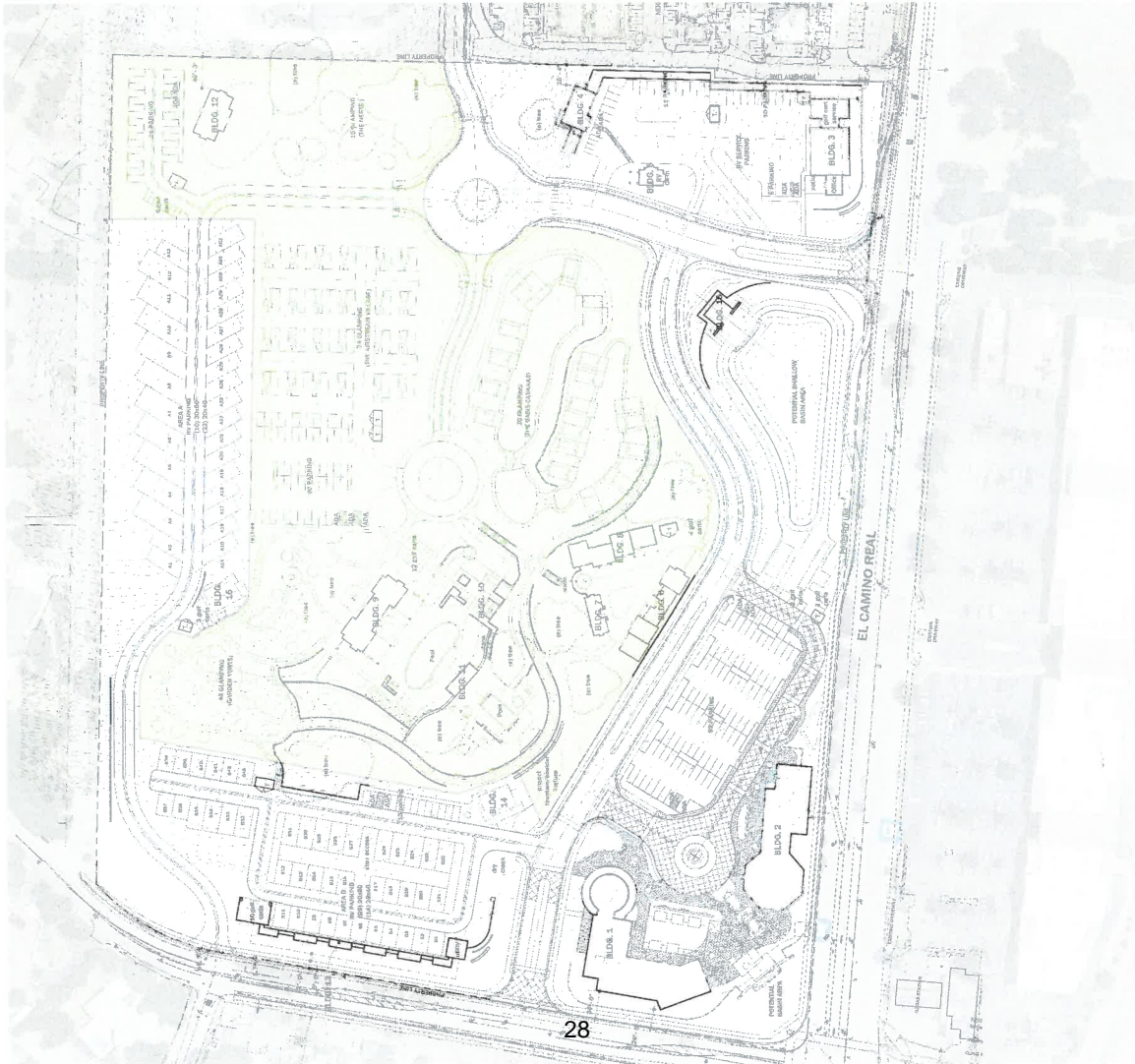
GOLF CART/RV SERVICE AND DETAIL BUILDING#3



CLUBHOUSE AND POOL AREA SKETCH



CABANA AREA SKETCH



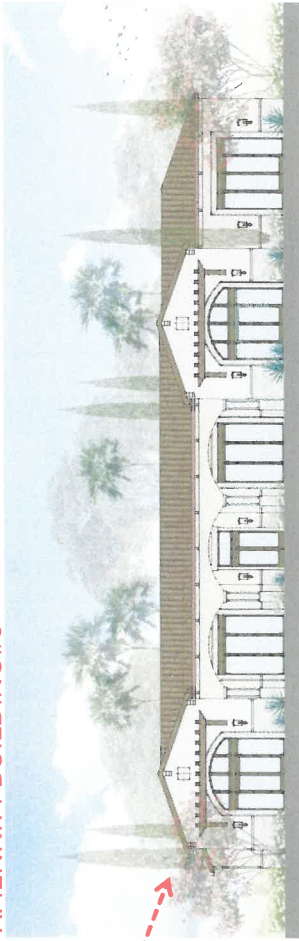
CLUBHOUSE BUILDING #9



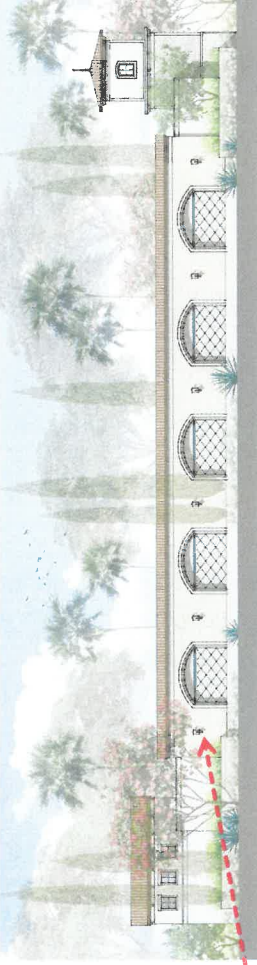
AMMENITY BUILDING#8



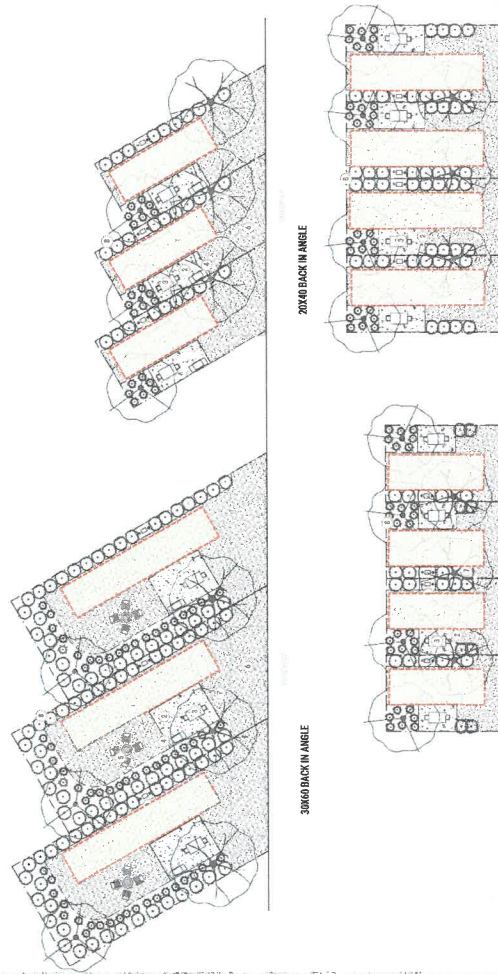
AMENITY BUILDING#6



ARCHITECTURAL PERIMETER WALL



TYPICAL RV SPACES LAYOUT



EXISTING NEIGHBOR DRIVEWAY ALIGNMENT



DEL RIO ENTRY SKETCH



DEL RIO ENTRY



EL CAMINO REAL ENTRY

