



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Wednesday, December 2, 2020
2:00 P.M.**

**City Hall
6500 Palma Avenue
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Roberta Fonzi
Committee Member Heather Newsom
Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 18, 2020



<http://www.facebook.com/planningatascadero>



[@atownplanning](https://twitter.com/atownplanning)

Scan This QR
Code with your
smartphone to
view DRC Website



DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF A MIXED-USE DEVELOPMENT AT 11700/11600 EL CAMINO REAL (Dove Creek Commercial Amendment)

The applicants are proposing a mixed-use development on the vacant commercial portion of Dove Creek that includes retail, residential and lodging uses on the approximately 5-acre vacant site within the Dove Creek development. The conceptual project includes 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses along with underground parking, and a large community park/common area for review and consideration. The applicants are requesting an exception to the height standards to allow an approximately 68-foot tall building where 35-feet is allowed and the applicants are requesting to increase the allowed residential density to 80 additional units above the 279 that were previously allowed in Dove Creek.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (AMND19-0086)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Wednesday, December 9, 2020, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



<http://www.facebook.com/planningatascadero>



[@atownplanning](https://twitter.com/atownplanning)

Scan This QR
Code with your
smartphone to
view DRC Website





ITEM NUMBER: 1

DATE: 12-2-20

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

Regular Meeting – Wednesday, November 18, 2020 – 2:00 P.M.
City Hall, 6500 Palma Avenue, Atascadero, CA
(Meeting held by teleconference)

CALL TO ORDER – 2:00 p.m.

Acting Chairperson Dariz called the meeting to order at 2:01 p.m.

ROLL CALL

Present: Committee Member Duane Anderson
Committee Member Mark Dariz
Committee Member Emily Baranek
Committee Member Heather Newsom

Absent: Chairperson Roberta Fonzi (excused)

Staff Present: Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch

Others Present: Frances Romero
Loch Soderquist
Various members of the public

APPROVAL OF AGENDA

**MOTION: By Committee Member Anderson and seconded
by Committee Member Newsom to approve the
Agenda.**

Motion passed 4:0 by a roll call vote.

PUBLIC COMMENT

None.

Acting Chairperson Dariz closed the Public Comment period.

CONSENT CALENDAR

1. APPROVAL OF DRAFT MINUTES OF NOVEMBER 4, 2020

MOTION: By Committee Member Anderson and seconded by Committee Member Baranek to approve the Consent Calendar.

Motion passed 4:0 by a roll call vote.

DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF A MINI-STORAGE AND CO-WORKING OFFICE USE DEVELOPMENT AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL

The request consists of preliminary design and neighborhood compatibility of a mini-storage and co-working office use w/approx. 56,330 sf of storage space, a 2,000 sf workshop, and 3,320 sf of co-working office space in the Public zoning district. The project includes a Master Plan of Development, Zone Text Change, Lot Line Adjustment, realignment of a natural drainage feature, and a remainder parcel for future development.

- **Recommendation:** Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (DEV20-0076)

Director Dunsmore introduced and gave a history on the project.

EX-PARTE COMMUNICATIONS

All Committee members stated they received the same emails and letters.

Committee member Newsom spoke with the applicant and heard the project previously at the DRC and Council.

Committee member Baranek spoke with the design team.

Committee members Anderson, Baranek and Dariz reviewed this previously at the DRC meeting on June 24, 2020.

Director Dunsmore stated that this is a new application. Dunsmore noted that the primary focus of the DRC is to determine if the land use compatibility findings can be made with the improved design or whether the land use compatibility issue remains regardless of design.

Planner Gleason presented the project.

PUBLIC COMMENT

Emails received (Exhibits A-H) were distributed to the Committee prior to the meeting.

The following members of the public spoke during public comment: Frances Romero who made a presentation (Exhibit I), Loch Soderquist, Sharyn Malizia, Max Zappas, Ted Lawton, Vy Pierce, and John Malizia.

Acting Chairperson Dariz closed the Public Comment period.

Staff and the applicant answered questions raised during public comment.

Acting Chairperson Dariz re-opened the Public Comment period.

PUBLIC COMMENT

The following members of the public spoke during public comment: Frances Romero, Max Zappas and Vy Pierce.

Acting Chairperson Dariz closed the Public Comment period.

The applicant (Frances Romero on behalf of Scott Newton) informed Director Dunsmore during the meeting that they would like to modify the proposed co-working space into an assembly/community room. Director Dunsmore stated that this amendment would remove the need for a Zoning Text Amendment

MOTION: By Committee member Anderson and seconded by Committee member Baranek to approve the project concept redesign to include public assembly (community room) and mini-storage, and that the committee is in agreement that the design and land use is compatible with General Plan Policy.

Motion passed 3:1 by a roll call vote.
(Newsom voted no)

Planner Gleason stated that this project will not go to City Council for final action, unless it's appealed. It will move on to Planning Commission for a use permit, once staff receives a complete application.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for December 2, 2020, to hear the Dove Creek Commercial Amendment project.

ADJOURNMENT– 3:40 p.m.

The next regular meeting of the DRC is scheduled for December 2, 2020.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following exhibits are available in the Community Development Department:

Exhibit A – Email from Nancy Ayres

ITEM NUMBER: 1

DATE: 12-2-20

Exhibit B – Email from Justin Crawford
Exhibit C – Email from Justin Crawford
Exhibit D – Email from Brianna Doran
Exhibit E – Email from Cathy LeMoine
Exhibit F – Email from Janet Murrieta
Exhibit G – Email from Susan Sparling
Exhibit H – Email from Susan Sparling
Exhibit I – Applicant's presentation



ITEM NUMBER:
DATE:

2
12/2/2020

Atascadero Design Review Committee

Staff Report – Community Development DepartmentDove Creek Commercial Development Concepts

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
12/2/2020 2 nd meeting	Kelly Gleason	Cal Coastal LLC		AMND19-0086
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
11600/11700 El Camino Real	Mixed-Use / Planned Development(MU/PD)	Commercial Retail / Planned Development 24 (CR/PD24)	045-331-014	Approximately 5.2 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review preliminary design concepts for a mixed-use development on a vacant commercial lot within the Dove Creek Development. 				
PROJECT DESCRIPTION				
<p>The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. An updated design concept is provided in response to DRC and public comment. Concepts one and two are detailed in the attached staff report from November 4th.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> Undetermined – Analysis required	

DISCUSSION:

Conceptual Design concepts for the dove creek Promenade were presented at the November 4, 2020 Design Review Committee meeting. Based on neighborhood interest and the complexity of the project, the proposed project is being presented a 2nd time for review and comment. The applicant has also conducted additional public outreach and has developed a 3rd concept plan in response to input. An overview of concept 1 and 2 is provided in the November 4th staff report (Attachment 2). Concept 3 and additional information as requested by DRC and the public is provided below.

Design Concept Overview:

Design Concepts 1 and 2, as detailed in the attached November 4th staff report include:

- 80 residential units (24 apartments and 56 air space condominiums)
- 100-room hotel
- 37,053 square-feet of commercial tenant space
- 392 parking spaces

Design concept 3 includes a reduced scale project with:

- 66 residential units (estimated)
- 112-room hotel (estimated)
- 14,880 square-feet of commercial tenant space (estimated)
- 300+/- parking spaces (estimated)

All concepts are designed with multiple levels that maximize the use of site topography and include:

- A semi-subterranean ground level parking area to conceal the parking lot and preserve additional space for community use
- A main level which includes the central courtyard with retail and residential uses
- Upper floors that include residential and hotel uses including a usable roof deck

The design concept allows the parking count to be maximized while creating a walkable, experience based mixed-use development that is aesthetically pleasing as viewed from surrounding properties and the street.

Preliminary Design Concept 3:

The applicant team has held additional virtual outreach meetings with the neighborhood and solicited feedback on the proposed design concepts. Using this feedback, the team has developed a 3rd design concept to address some of the neighborhood and DRC input and expand on the features desired by the community.

Concept revisions include:

- Replacement of Buildings B and C with additional residential units along Cashin and Bliss Streets. (eliminating apartments, retail, and hotel uses in these locations)
 - Additional residential buildings allows for height reductions for the E and D buildings adjacent to Cashin and Bliss Streets.

- All residential units are now for-sale condominium units.
- Enlarging the central courtyard by eliminating podium level parking and shifting the main retail and hotel building (Building A) toward El Camino Real and Santa Barbara Rd.
 - Allows for both park-like area and pool on the podium level
 - Expanded footprint of building A to accommodate additional retail fronting the central courtyard.
 - Building mass shifted farther away from existing residences.



Height/Massing:

With the replacement of the apartment building (Building C) and the retail and hotel building (Building B) with residential condominiums, the height of the buildings adjacent to Cashin and Bliss streets are able to be reduced by eliminating the top floor from the E and D buildings. The E buildings, located directly adjacent to the internal street frontages have been reduced from 3 stories to 2 stories. The D buildings, located between the E buildings and the central podium courtyard have been reduced from 4 stories to 3 stories (2 stories as measured from the podium level).



Retail and Hotel Building (A):

In the 3rd design concept, Building A has been pushed closer to El Camino Real and Santa Barbara Rd. This eliminates the podium level parking area and allows for a larger building footprint to accommodate the relocation of retail and hotel uses farther from the existing neighborhood. The building retains 4 main stories from the podium level with a rooftop bar and penthouse units to reduce the mass of the top floor. As the design scheme remains highly conceptual, detailing of the streetscape from El Camino Real and Santa Barbara Rd have not been fully designed. Attention will need to be given to this elevation as the main entry to retail spaces will remain from the central courtyard. The difference between the street level and main podium level is also not known at this time and will be further analyzed as preliminary grading plans are developed.

Height:

Per the Atascadero Municipal Code, the maximum height, as measured from average finished grade, is currently 35-feet in the Commercial Retail zoning district. This project is unique in that there are two finished grades, the ground level and the podium level. The following table provides a summary of assumed building heights for the preliminary

concept 3 as measured from either the podium level, ground level, or both, as appropriate, based on building siting and visual impact:

Building and use	Location	Height from ground level (GL) or podium level (PL) Average finished grade (AFG)	Zoning Height Limit from Average Finished Grade (AFG)
A – Retail / Hotel	Internal facing ECR and Santa Barbara	68' (PL) 77.25' (AFG incl PL)	35'
B – Retail / Residential Apartments	Corner of ECR and Cashin St.	--	--
C – Residential Apartments	Corner of Santa Barbara Rd and Bliss St.	--	--
D – Residential / Retail	Internal, behind E buildings	43.67' (GL) 32.67' (PL) 37.47' to 38.74' (AFG)	35'
E – Residential condos	Adjacent to Cashin and Bliss Streets.	23.66'-28.66' (GL) 23 to 27.3 (AFG)	35'

It is important to note that height can be a State density bonus concession. In addition, the State required the newly adopted Housing Element to include a program to increase the height in the multi-family and commercial zones to allow for additional housing density.

Affordable Housing / State Density Bonus:

The project will be subject to the City's affordable housing policies. Incorporation of affordable housing will also entitle the project to a density bonus and concessions that may include exceptions to development standards. The State of California requires that all jurisdictions offer bonus residential units and/or development standard waivers to projects that require a percentage of units at an affordable rate. The state requires that the city provide waivers/concessions if a project provides:

- One incentive or concession for projects that include at least 10 percent of the for-sale units for persons and families of moderate income.
- Two incentives or concessions for projects that include at least 20 percent of the for-sale units for persons and families of moderate income.
- Three incentives or concessions for projects that include at least 30 percent of the for-sale units for persons and families of moderate income.

Concessions can include, but are not limited to landscape reductions, height increases, and setback reductions. Parking reductions are also required by the State for projects that include affordable housing units.

As the project is in the conceptual design phase, specific concession requests have not been identified at this time nor has an affordable housing proposal been formalized.

Neighborhood Character:

During the October 2019 City Council meeting and November 4, 2020 DRC meeting, neighbors expressed concerns about scale and mass, in addition to general compatibility with the surrounding neighborhood. One of the key findings for approval of the Master Plan of Development amendment is consistency with the character of the surrounding area as it relates to present and future development patterns. This project is in the early stages of concept development and the applicant team has made efforts to modify and hone the development concept to ensure that this finding can be made.

Conclusion:

As concept 3 has been developed as part of an iterative process since the November 4th DRC meeting, staff has not had an opportunity to review the preliminary proposal for code compliance. This review may result in modifications to the site plan and/or design concept. Following submittal of a refined concept plan and staff review for code compliance, the DRC will have another opportunity to review the finalized design prior to Planning Commission and City Council hearings.

DRC DISCUSSION ITEMS:

Three concepts have been developed for DRC and neighborhood review. The applicant is seeking direction on which concept best fits within the Dove Creek development and provides the best commercial opportunity for the City. The DRC is asked to provide direction on the following:

1. Building height, scale, and massing
2. Architectural theme and detailing
3. Overall site design concept

ATTACHMENTS:

1. Concept 3 preliminary concept site plan
2. Public Comment Letters received as of 11/23/2020
3. November 4, 2020 DRC staff report (with previous comment letters attached)



Existing Plan



39,000 Added SF



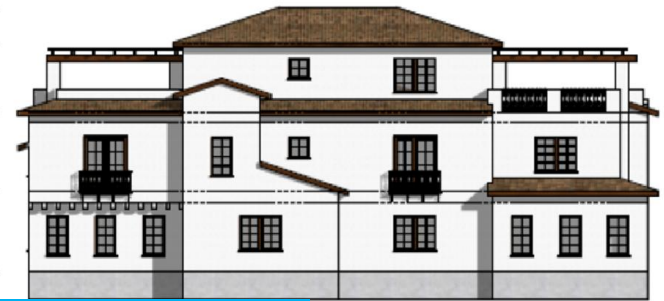
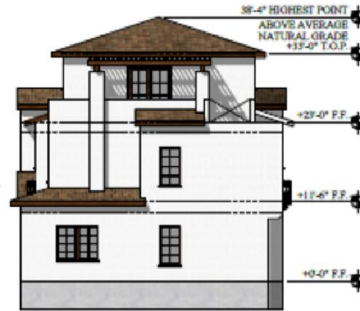
REMOVED BUILDINGS B & C

Corner Buildings B&C will Change to E & D



REVISED SITE PLAN CONCEPT

BLDG. E - DESIGN REVISIONS



3 STORY DESIGN

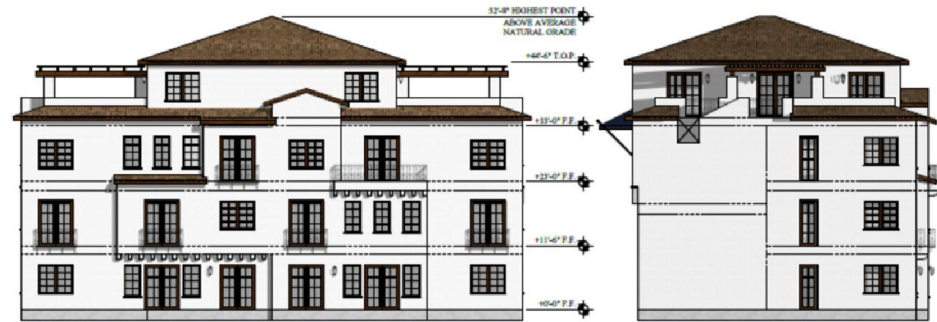


REMOVE 3rd STORY

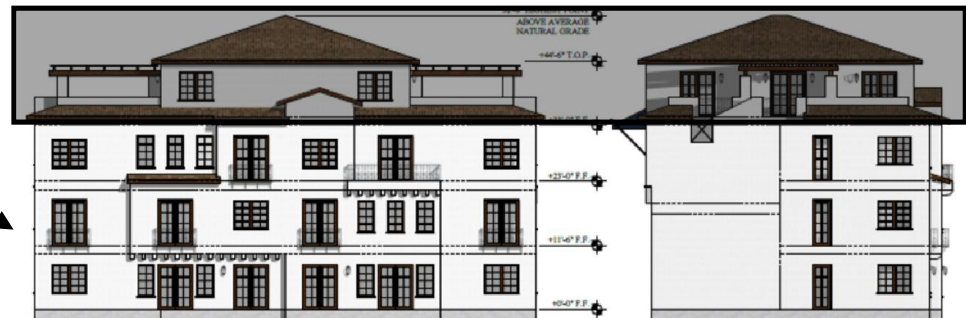


BLDG. E REVISIONS

BLDG. D - DESIGN REVISIONS



BUILDING D VIEW FROM RES 4 STORY DESIGN FROM STAIRWELL



BUILDING D VIEW FROM RES REMOVE 4th STORY FROM STAIRWELL



BUILDING D VIEW FROM RES BDLG. D REVISIONS FROM STAIRWELL

A

From: Kristen Avery
Sent: Thursday, November 19, 2020 9:06 PM
To: Duane Anderson; DRC Public Comment; Emily Baranek; Heather Newsom; Kelly Gleason; Mark Dariz; Phil Dunsmore; Roberta Fonzi
Subject: Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - Building Scale & Compatibility
Attachments: Commercial Design Requirements.png; Key Sections Atascadero Appearance Review.jpg

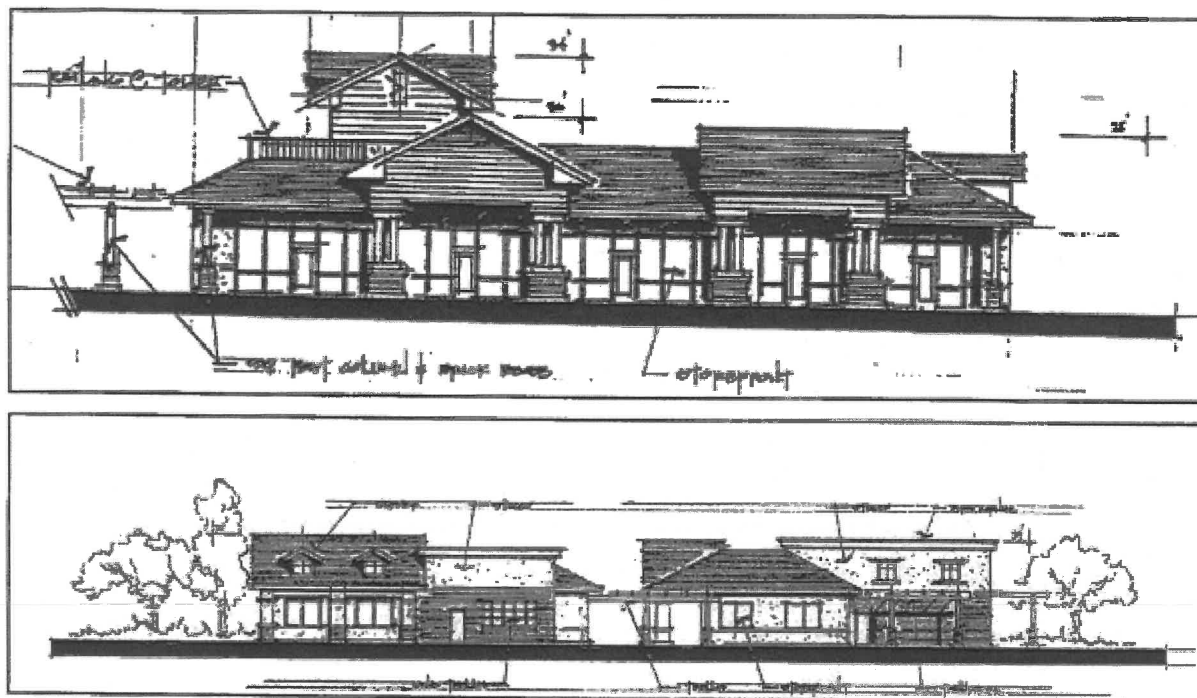
Hello DRC and Planning Committee Members,

My name is Kristen Tucker, native of Atascadero and homeowner/resident of Dove Creek.

The original EIR for this project states the architecture would be required to be sensitive to the immediate areas and need to use a compatible theme.



Commercial Retail: Village Center



The proposal includes 60,000 square feet of future commercial retail space located on the 6.3-acre corner of Santa Barbara Road and El Camino Real. The applicant is proposing conceptual site plan and architectural elevations as part of the Master Plan of Development. Based on the conceptual design proposal, the commercial center

122

ITEM NUMBER: B - 1
DATE: 09/14/04

includes 6 retail-oriented buildings with the potential for a 26,500 square foot anchor tenant at the corner of Santa Barbara Road and El Camino Real. The architecture includes a mixture of the *Traditional* and *Americana* design consistent with the proposed residential neighborhoods. Craftsman style columns and clapboard siding are integrated with stucco arches alluding to the residential portion of the project. Staff has conditioned that the center accentuate the more traditional design theme by omitting the stucco archways (Condition MPD 40).

Approving this design as-is would be an egregious deviation from the original design of Dove Creek as a compatible retail and residential community.

CA's affordable housing initiatives do not, in all cases, supersede codes, EIR requirements or obligations to adjacent community members.

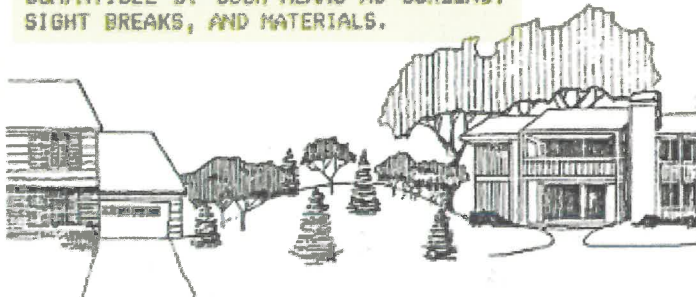
The sheer size of the proposed development is an insult to those of us who have chosen to live in an area known for its rural community. The proposed hotel height of over 100 feet is best described as a monstrosity, disrespectful to the citizens of Dove Creek and will most likely hurt, rather than help, our home values.

With the base of the structures STARTING at the same height as the TOP of the two story homes adjacent to the property, this is sheer greed by the developers, giving ZERO consideration to the existing neighborhood in which they plan to build. Keep Orange County in Orange County.

Appearance Review Manual

2. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

A. ADJACENT BUILDINGS OF DIFFERENT ARCHITECTURAL STYLES SHALL BE MADE COMPATIBLE BY SUCH MEANS AS SCREENS, SIGHT BREAKS, AND MATERIALS.

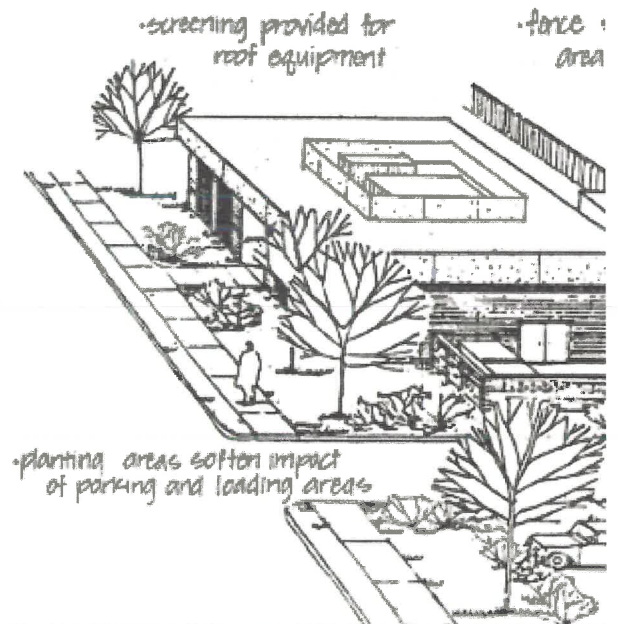


B. THE HEIGHT, BULK AND DESIGN OF DEVELOPMENTS SHOULD BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

C. ATTRACTIVE LANDSCAPE TRANSITION TO ADJOINING PROPERTIES SHALL BE PROVIDED.

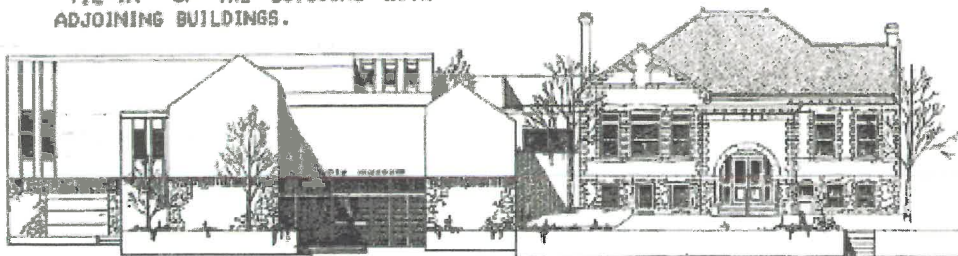
D. HARMONY IN TEXTURE, LINES, AND MASSES IS DESIRED. MONOTONY SHALL BE AVOIDED.

E. ADJACENT PROPERTIES WITH DIFFERENT ZONING STANDARDS SHALL SHOW CONSIDERATION FOR THEIR IMPACT ON PROPERTY OF A LOWER DENSITY ZONING. THIS MAY BE ACHIEVED THRU ORIENTATION, INCREASED SET-BACKS, DECREASED BUILDING HEIGHT, SUBSTANTIAL BUFFERING IN THE FORM OF WALLS, FENCES, MOUNDING OR LANDSCAPING, AND/OR DETAIL.



L. BUILDINGS SHALL HAVE A PLEASING SCALE AND BE IN HARMONY WITH PERMANENT NEIGHBORING DEVELOPMENT.

(i) MATERIAL SHALL HAVE A PLEASING ARCHITECTURAL CHARACTER AND SHALL BE SELECTED FOR HARMONIOUS "TIE-IN" OF THE BUILDING WITH ADJOINING BUILDINGS.



(ii) MATERIALS SHALL BE SELECTED FOR SUITABILITY TO THE TYPE OF BUILDINGS AND THE DESIGN IN WHICH THEY ARE USED. BUILDINGS SHALL HAVE THE SAME MATERIALS, OR THOSE THAT ARE ARCHITECTURALLY HARMONIOUS, USED FOR ALL BUILDING WALLS AND OTHER EXTERIOR BUILDING COMPONENTS WHOLLY OR PARTLY VISIBLE FROM THE STREET.

C. PARKING LOT POSSIBLE, BE LOCATED DIRECT ACCESS FROM FROM A STREET AND SHOULD NOT HAVE PREDOMINATELY RESIDENTIAL USE. DESIGNED TO AVOID BACKING OF VEHICLES ON STREETS.

R. MECHANICAL PENETRATIONS, OR HARDWARE ON ROOFS OF BUILDINGS SHALL BE IN PUBLIC VIEW WITH MAXIMUM DETAIL WITH THE BUILDING OR LOCATED AS NOT TO BE IN PUBLIC WAYS.

In the Oct. 2019 City Council meeting, Cal Coastal offered a project consisting of 139,000 square feet of building space plus 20 hotel rooms (which were not specified in square feet). One year later, this same developer is proposing 181,388 square feet of building space with 100 hotel rooms. I can't find a single project in my hometown which has 180,000 square feet.

This is after the developer had one year to mull over the input provided by Dove Creek residents in regards to what they desired to see built on the property. Sounds like the developer chose not to listen.

The recommended condition is any building bordering Cashin or Bliss Streets to be limited to two stories in height above sidewalk grade level, to match homes across the street.

The developer and architect admitted the design was inspired by a mission-style hotel in Goleta. Dove Creek's current theme is *Traditional* and *Americana* design. Not exactly symbiotic styles, are they?

I urge the City to maintain all structures shall abide by existing Atascadero building code height restrictions and limitations, without exception. I also ask that modifications to the planned development in regard to residential housing not be entertained with this developer.

Attachments: <https://drive.google.com/drive/folders/18qJBdtThQUk5CBblORY3LrC49VE6rtH3?usp=sharing>

- Key Sections Atascadero Appearance Review
- Commercial Design Requirements

Thank you,

Kristen Tucker
Dove Creek Homeowner & Resident

ATTENTION:

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

D

From: Lara Christensen
Sent: Friday, November 6, 2020 10:21 AM
To: Annette Manier
Subject: FW: Supporting Dove Creek Promenade



From: Susan Funk <sfunk@atascadero.org>
Sent: Thursday, November 5, 2020 11:46 AM
To: Beau Davis
Cc: Lara Christensen <lchristensen@atascadero.org>
Subject: Re: Supporting Dove Creek Promenade

Hi Beau,

Thank you for your comments. I am asking the City Clerk to include them in the public comments for the Design Review Committee, which will review this project next. I will keep your thoughts in mind when this comes to the Council.

Regards,

Susan

From: Beau Davis
Sent: Thursday, November 5, 2020 7:52 AM
To: Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Supporting Dove Creek Promenade

Dear City council members,

Just found out about this project from my social networks, and wanted to let you know as a Atascadero resident I fully support the development around Dove Creek.

The city needs to grow, and an increase in housing is 100% needed. Please don't listen to the unfortunately loud NIMBY folk, the fact is most people in this city want increased inventory of housing. Too few decent properties make it increasingly difficult for my generation to afford a home of their own, and it should be a top priority.

Sincerely,

Beau Sterling Davis, Esq.
Cell # (805) 550 6723

7191 Santa Ysabel
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.**

G

From: Sonny Gerber
Sent: Thursday, November 19, 2020 10:23 AM
To: DRC Public Comment
Subject: Dove Creek AMND19-0086



To: DRC Public Comment
Subject: Dove Creek AMND19

I am writing again with concern to the above mentioned proposed project located at the 5 acre site at the corner of El Camino Real (ECR) and Santa Barbara Road.

CalCoast Properties has done very little to resolve concerns from residents of Dove Creek that have been brought to their attention. Many of their responses sugarcoat our concerns and many of us feel our concerns as a tax paying homeowner are still not being addressed in a respectable way.

One major concern is the Traffic Impact Study. CalCoast Properties has stated a Traffic Impact Study was completed. The past Traffic Impact study done did not include a development this size, and was completed for a small retail shopping center. The past Traffic Impact Study did not address a 5 story hotel, commercial retail buildings, an apartment complex, condos, or underground parking. It also did not address the current parking issues Dove Creek residents have parking on Cashin and Bliss. The past Traffic Impact Study did not address the current traffic congestion on ECR and Santa Barbara Road and future traffic congestion this development would cause. The CA Vehicle code prohibits commercial vehicles over a certain weight limit to drive or park residential roadways (CVC 22507.5(a), CVC 35550(a), CVC 35551.5(a), and CVC 21055(a)). Atascadero Municipal Code also prohibits commercial vehicles over a certain weight limit to drive or park on residential roadways (Section 9-6.183). The past Traffic Impact Study is outdated and would need to address how these violations would be avoided. It should address how increased commercial vehicle traffic and hotel occupancy vehicle traffic would cause using Cashin and Bliss and using the round a bout that joins them. It should address how to accommodate current parking issues on Cashin and Bliss. This development is requesting access to the development using Bliss and Cashin. Both roadways are currently not wide enough to accommodate potential increased commercial vehicle traffic or hotel occupancy vehicle traffic. Residents have already expressed our concern over the cost to maintain these roadways. Residents already pay yearly maintenance costs from our monthly HOA dues for that maintenance cost. Residents already pay yearly property taxes and some of that cost is used toward roadway maintenance. There is concern, especially due to potential increased traffic from commercial vehicles, and hotel occupants vehicle traffic, and visitor vehicle traffic. CalCoast Properties should be required and responsible for the full cost to widen Cashin and Bliss including all incurred cost for future maintenance of those roadways including the round a bout. This should include addressing all public street parking for all Dove Creek residents. CalCoast Properties should engineer different entrances/exits into the development from ECR or Santa Barbara Road. This should include all traffic control, traffic signals, and address traffic congestion. This should be addressed and completed through a new updated Traffic Impact Study that properly addresses the size of this development. The cost of this new study should be paid for by CalCoast Properties.

Thank you

Sonny Gerber
9152 Sheerin Court
Atascadero CA 93422

Sent from my iPhone

Sent from my iPhone

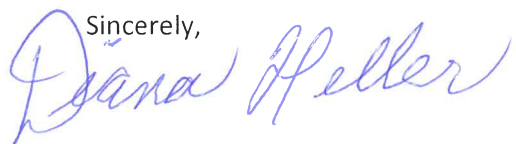
ATTENTION:

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

H

TO WHOM IT MAY CONCERN,

My name is Diana Heller, and I live in Dove Creek. I am OPPOSED to the Dove Creek Commercial Project AND the proposed revised mini-storage project. This area does not need these 2 developments. Atascadero has 5 mini storages already and they are not full. Each mini storage has openings. We are trying to keep safer from more traffic and more buildings are not necessary. If the mini storage is built, that will affect the field and the houses will flood. If those people have sheep and mini-angus, they don't need to be pushed out and they will lose their animals. The applicant is calling it a new mini-storage, but he isn't making any changes. I moved to Dove Creek for a residential village. The last thing we need is to look at a towering hotel or apartments, and we don't need the traffic. We are trying to keep this residential. This will cause a horrible traffic problem. Many families in Dove Creek have 3 cars already. My friend's son just bought a house in Dove Creek and had not received this mailing. These 2 projects will cause a problem for him as well. Please do not approve either the Dove Creek Commercial Amendment project, or the mini-storage project. On the back of your business cards, you have a mission statement that states "Dedicated to Atascadero's character and safety by helping people plan and build quality projects." Please change the word people to families.

Sincerely,


Diana Heller
11808 Cala Court
Atascadero



AMND 19-0086
DEV 20-0076

K

From:
Sent: Friday, November 20, 2020 1:09 PM
To: DRC Public Comment
Subject: Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - Purchase Disclosures

Sent from my iPad



Hello Members of the DRC and Planning Committee,

My name is Cindy Kendall, and I own and live in my home across the street from the proposed development at 11600 El Camino Real.

Perhaps more importantly, I purchased my home bordering Cashin Street in August of 2019. There's a common story that I've heard over the last month or so, and sadly it's a story that I too can share. It can be summed up in two simple words: "*light retail*."

When I purchased my home, I didn't ignore the large vacant lot across the street that you can see from my open living room door. I did my research, as any logical person would, to find out what could end up on that lot. I asked around. Frankly, I find it offensive when hearing this company that's come in and is looking to build telling me and others that this kind of property is "good" for Dove Creek. What's good for Dove Creek, and why I bought my home, was the promise of "*light retail*" on that lot, NOT this monstrosity.

Nowhere in my disclosures or in my conversations with agents did the possibility of this property being rezoned into a high-density housing development with dense retail and a massive hotel come up. Nowhere did it come up that this change was already in the works. Despite the people buying and selling in Dove Creek, the agents representing them and firms like this developer who are tapped into all things Atascadero: never was I told that this would be entertained by the City. You can imagine my dismay when, only a year after purchasing my home, not only do I learn that this property is likely to turn into a cluster of buildings dwarfing my home and swarming with people, but that this has been in the works for quite some time. I've since learned that I'm not the only one with this story, and it sickens me.

3. Any encroachments, easements or similar matters that may affect your interest in the subject property ☐ Yes ☒ No

7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision. ☒ Yes ☐ No

8. Insurance claims affecting the Property within the past 5 years ☐ Yes ☒ No

9. Matters affecting title of the Property ☐ Yes ☒ No

10. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3 ☐ Yes ☒ No

Explanation, or ☐ (if checked) see attached:
#7-Property is part of a planned unit development

I. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No

2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No

3. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No

4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☒ No

5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No

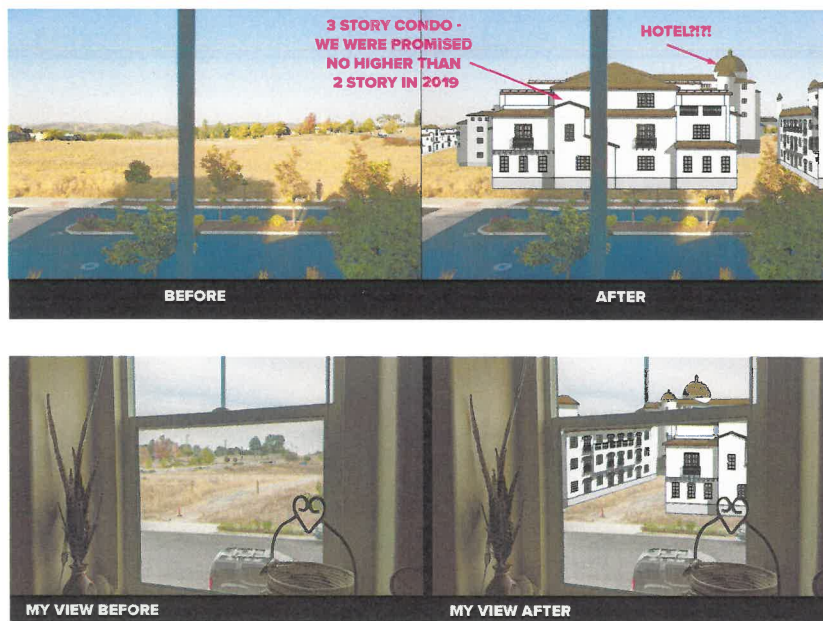
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed ☐ Yes ☒ No

7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No

8. Whether the Property is historically designated or falls within an existing or proposed Historic District ☐ Yes ☒ No

9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ☐ Yes ☒ No

You have a duty to the residents of Dove Creek. I trust that you will protect our home investments and our ways of life long before serving the bottom line of a commercial entity that has zero interest in working as a partner with homeowners here. They've proven that with this design, and to move forward with them in any capacity would be a slap in the face to the homeowners that you represent.



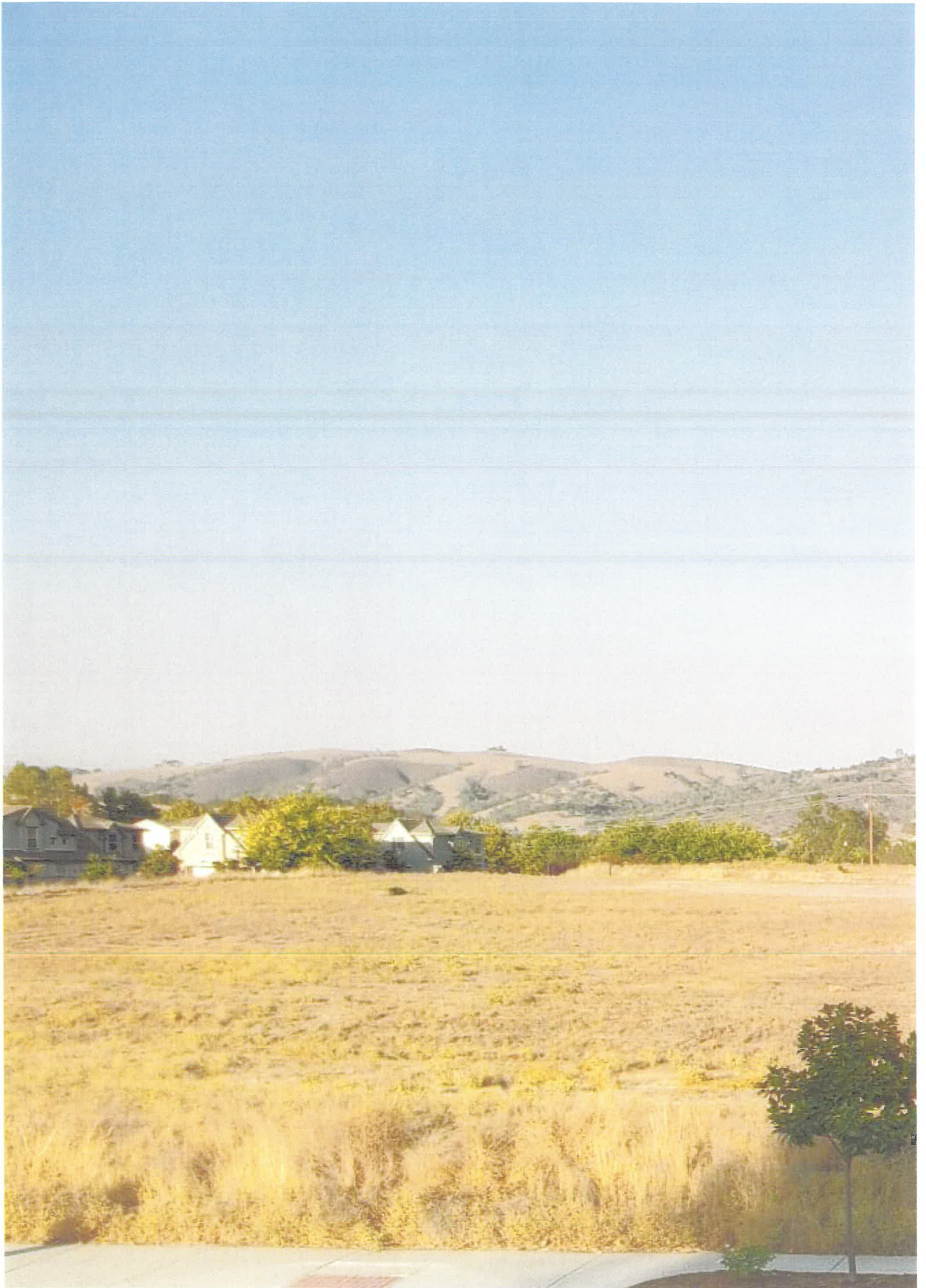
Attachment(s) -

https://drive.google.com/drive/folders/1njCUpY_dtGfKmKGfuk4V9VrZpZoEA54i?usp=sharing

- Disclosure Screenshots From Neighbors
- View from Neighbor on Bliss
- View from My Home

Thank you,

Cindy Kendall
Dove Creek Homeowner & Resident





MY VIEW BEFORE

DS

4

- 3. Any encroachments, easements or similar matters that may affect your interest in the subject property
- 7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.
- 8. Insurance claims affecting the Property within the past 5 years
- 9. Matters affecting title of the Property
- 10. Material facts or defects affecting the Property not otherwise disclosed to Buyer
- 11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3

Explanation, or ☐ (if checked) see attached; _____
#7-Property is part of a planned unit development

- | | |
|--|--------------------|
| L. GOVERNMENTAL: | ARE YOU (SI |
| 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property | |
| 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property. | |
| 3. Existing or contemplated building or use moratoria that apply to or could affect the Property | |
| 4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property | |
| 5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals | |
| 6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed | |
| 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property | |
| 8. Whether the Property is historically designated or falls within an existing or proposed Historic District | |
| 9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies | |

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

L

From: Ted Lawton - Cal Coastal Properties Properties <ted@calcoastalslo.com>
Sent: Monday, November 9, 2020 2:04 PM
To: DRC Public Comment
Subject: Fwd: Dove Creek Design Intent
Attachments: Dove Creek - Design Intent Letter - Atascadero - 11052020.docx; Dove Creek - Design Intent Letter - Attachments 11062020.pdf

FYI

Thank you,

Ted Lawton
Sr. Director of Real Estate & Development



Broker Owner I General Contractor
CA BRE: 01862677 | CA GC: 994293
Cell: 415.987.6928 | Office: 805.242.6202
Email: ted.calcoastalslo.com | www.calcoastalproperties.com



----- Forwarded message -----

From: Ted Lawton - Cal Coastal Properties Properties <ted@calcoastalslo.com>
Date: Mon, Nov 9, 2020 at 2:02 PM
Subject: Dove Creek Design Intent
To: <rfonzi@atascadero.org>, <hnewsom@atascadero.org>, <danderson@atascadero.org>, <mdariz@atascadero.org>, <ebaranek@atascadero.org>
Cc: Phil Dunsmore <pdunsmore@atascadero.org>, Kelly Gleason <kgleason@atascadero.org>, Jack Phelan <Jack@calcoastalslo.com>, Jennifer Kim <jenkimusc@gmail.com>

Dear Design Review Committee & Planning Staff:

Our team here at Cal Coastal would like to thank you for your time and review of our Dove Creek Mixed-Use project. We appreciated your thoughtful questions, comments and the engaging discussion. During the course of your project review it was mentioned several times whether or not the Mission Architectural Style was a good fit. At the time and out of respect we thought it would be more polite to write a letter to address this question instead of during an open public forum.

We believe the Mission Architectural Style is very appropriate for Atascadero based the city's historical past connection to Alta California's settlement and occupation by Mexico pre-cession to the United States and the fact that Rancho Atascadero was situated on the main trade route established by the Missionaries on El Camino Real during the mid 18th to 19th Centuries pre-revolutionary war era. Mission Architecture was the first and predominate architecture to California other than maybe some Russian influence found in parts of Northern California by Russian fur traders. As such Mission & Adobe Ranchero Style Architecture spread 600 miles in the late 1600's from San Diego to San Francisco with settlements approximately every 30 miles or within one days horse ride all along the route. Sorry for the long-winded history lesson, it must be a result of our 4th grade mission projects.

Additionally, the dome structure we are incorporating into the design is a homage to Old Mission Style Architecture and can be found on many of the finest early style missions i.e. Mission San Carlos Borromeo de Carmelo, Mission Santa Barbara and Mission San Juan Capistrano. Please some beautiful examples of dome installations and construction from San Diego to Santa Cruz:

- Mission San Juan Capistrano
- Mission San Carlos Borromeo de Carmelo
- —Mission San Luis Rey de Francia — (my favorite)
- Mission Santa Barbara
- Mission Santa Cruz
- Mission San Buenaventura
- Mission Dolores San Francisco (Modern Dome & Sky Golden Cross)
- The California Dome (1915 World Fair)

Please see the attached images for your review.

We have also done a survey of existing buildings in Atascadero and have found that there are a lot of mission style buildings already serving as both residential, commercial and retail uses. Here are some of the more notable examples:

Please see the attached images for your review.

Our intent is to create a timeless Classic Californian Mission Style Pueblo that will keep it's architectural appeal and beauty over the course of time much like city hall. This project will stand as a tribute to the early history and settlement of Ranchero Atascadero as a modern Mission Style Revival. The building will be perfected located in the exact location that it belongs on the corner of El Camino Real and ironically Santa Barbara.

Please feel free to contact us at any time for further comments or considerations.

Respectfully,

Ted Lawton
Sr. Director of Real Estate & Development

Broker Owner I General Contractor
CA BRE: 01862677 | CA GC: 994293

Cell: 415.987.6928 | Office: 805.242.6202

Email: ted.calcoastalslo.com | www.calcoastalproperties.com



ATTENTION:

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

Design Concept Intent

From: Cal Coastal Communities Inc.

178 S 4th Street, Suite 102
Grover Beach Ca, 93433

To: City of Atascadero

Design Review Committee

Community Development Dept.
6500 Palma Ave.
Atascadero CA 93422

Re: Dove Creek Mixed Use Commercial Project

Date: 11/5/2020

Dear Design Review Committee & Planning Staff:

Our team here at Cal Coastal would like to thank you for your time and review of our Dove Creek Mixed-Use project. We appreciated your thoughtful questions, comments and the engaging discussion. During the course of your project review it was mentioned several times whether or not the Mission Architectural Style was a good fit. At the time and out of respect we thought it would be more polite to write a letter to address this question instead of during open public forum.

We believe the Mission Architectural Style is very appropriate for Atascadero based the city's historical past connection to Alta California's settlement and occupation by Mexico pre-cession to the United States and the fact that Rancho Atascadero was situated on the main trade route established by the Missionaries on El Camino Real during the mid 18th to 19th Centuries pre-revolutionary war era. Mission Architecture was the first and predominate architectural to California other than maybe some Russian influence found in parts of Northern California by Russian fur traders. As such Mission & Adobe Ranchero Style Architecture spread 600 miles in the late 1600's from San Diego to San Francisco with settlements approximately every 30 miles or with in one days horse ride

all along the route. Sorry for the long-winded history lesson it must be a result of our 4th grade mission projects.

Additionally, the dome structure we are incorporating into the design is a homage to Old Mission Style Architecture and can be found on many of the finest early style missions i.e. Mission San Carlos Borromeo de Carmelo, Mission Santa Barbara and Mission San Juan Capistrano. Please some beautiful examples of dome installations and construction from San Diego to Santa Cruz:

- Mission San Juan Capistrano
- Mission San Carlos Borromeo de Carmelo
- Mission San Luis Rey de Francia – (my favorite)
- Mission Santa Barbara
- Mission Santa Cruz
- Mission San Buenaventura
- Mission Dolores San Francisco (Modern Dome & Sky Golden Cross)
- The California Dome (1915 World Fair)

Please see the attached images for your review.

We have also done a survey of existing buildings in Atascadero and have found that there are a lot of mission style buildings already serving as both residential, commercial and retail uses. Here are some of the more notable examples:

Please see the attached images for your review.

Our intent is to create a timeless Classic Californian Mission Style Pueblo that will keep it's architectural appeal and beauty over the course of time much like city hall. This project will stand as a tribute to the early history and settlement of Rancho Atascadero as a modern Mission Style Revival. The building will be perfected located in the exact location that it belongs on the corner of El Camino Real and ironically Santa Barbara.

Please feel free to contact us at any time for further comments or considerations.

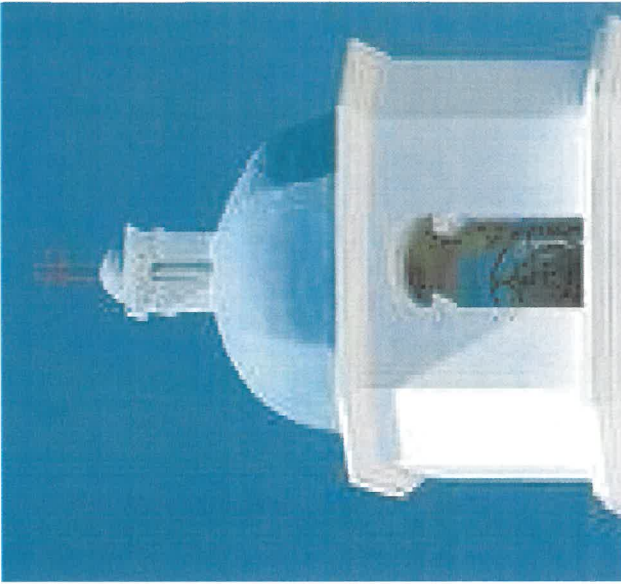
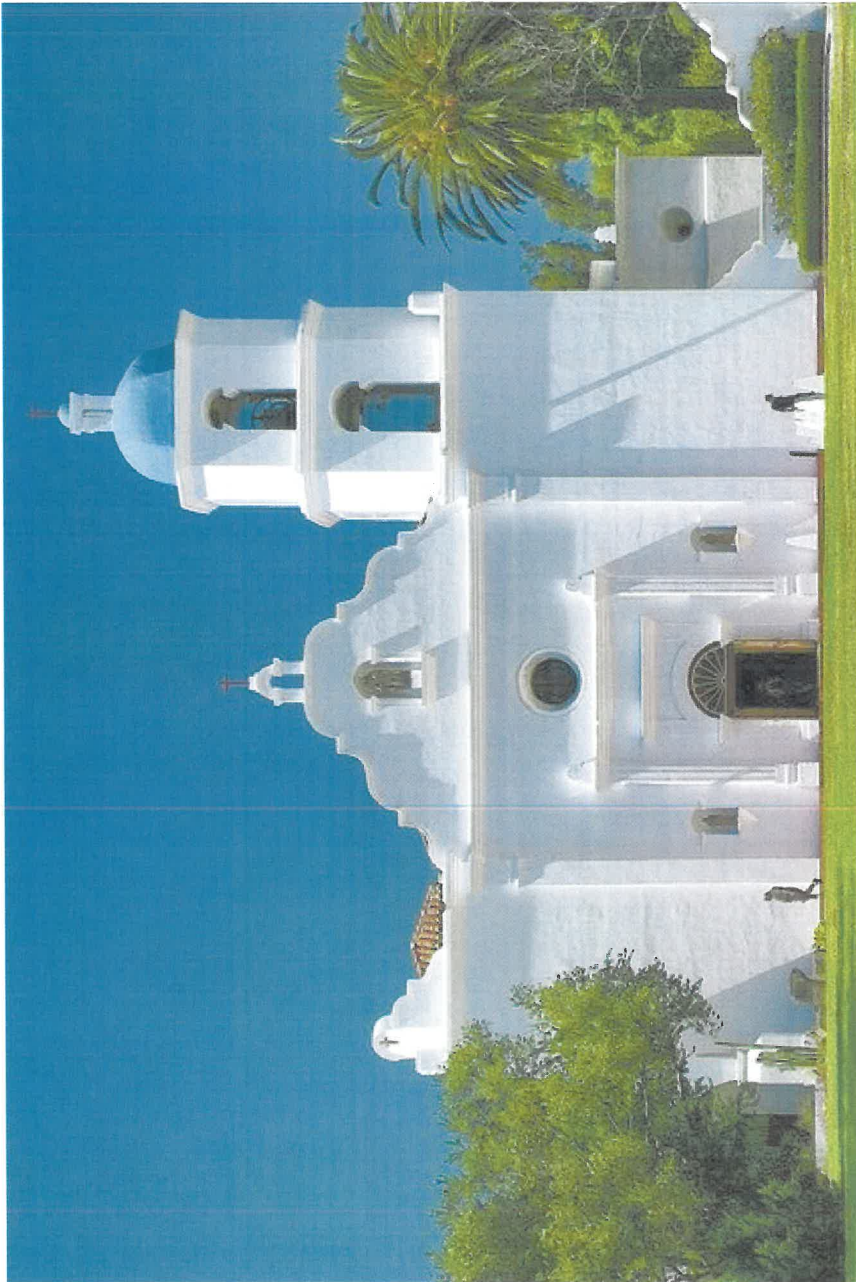
Respectfully,

The Team @ Cal Coastal Communities.

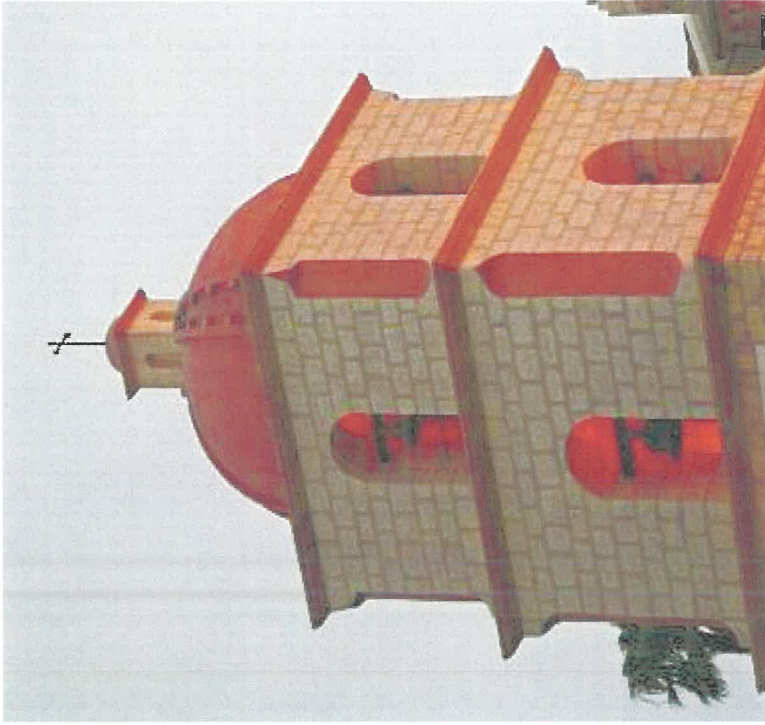
CA BRE: 01862677 | CA GC: 994293

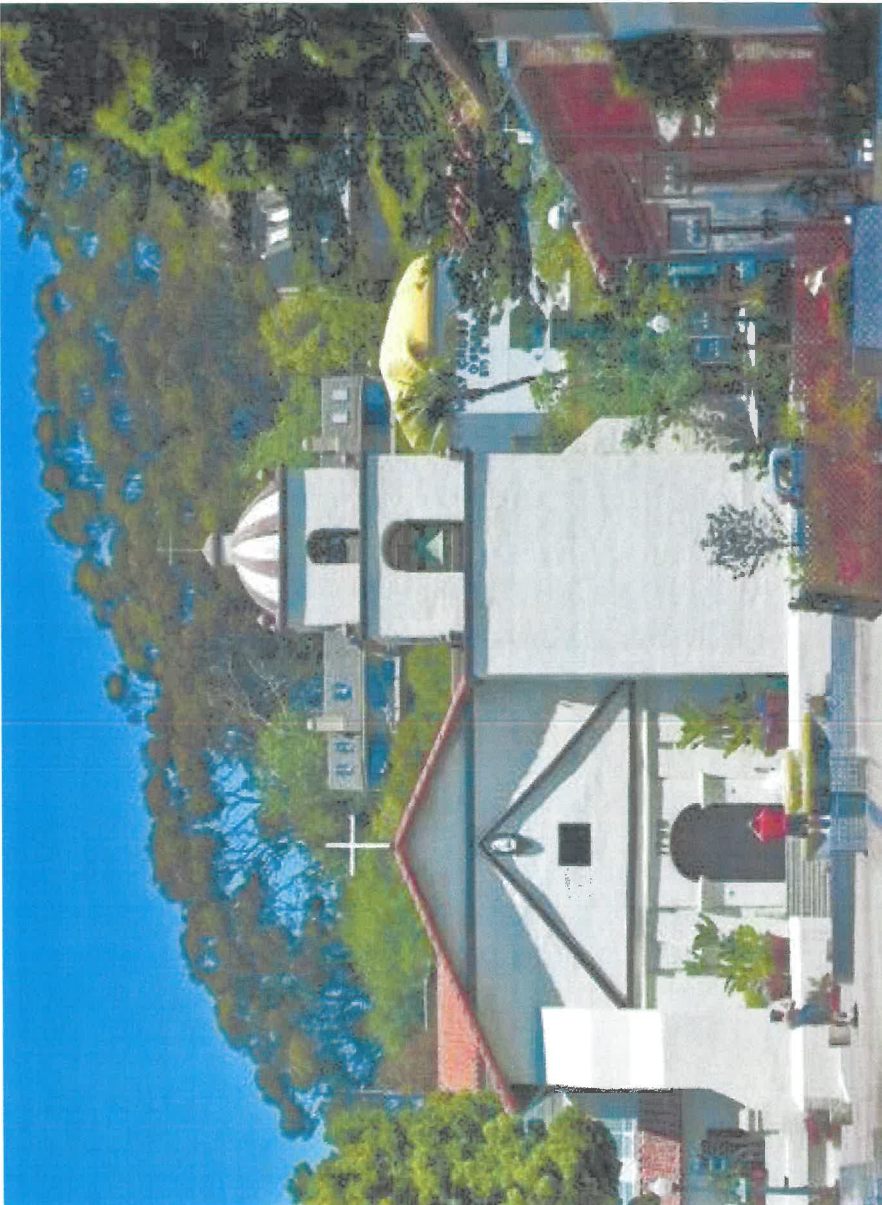
Cell: 415.987.6928 | Office: 805.242.6202

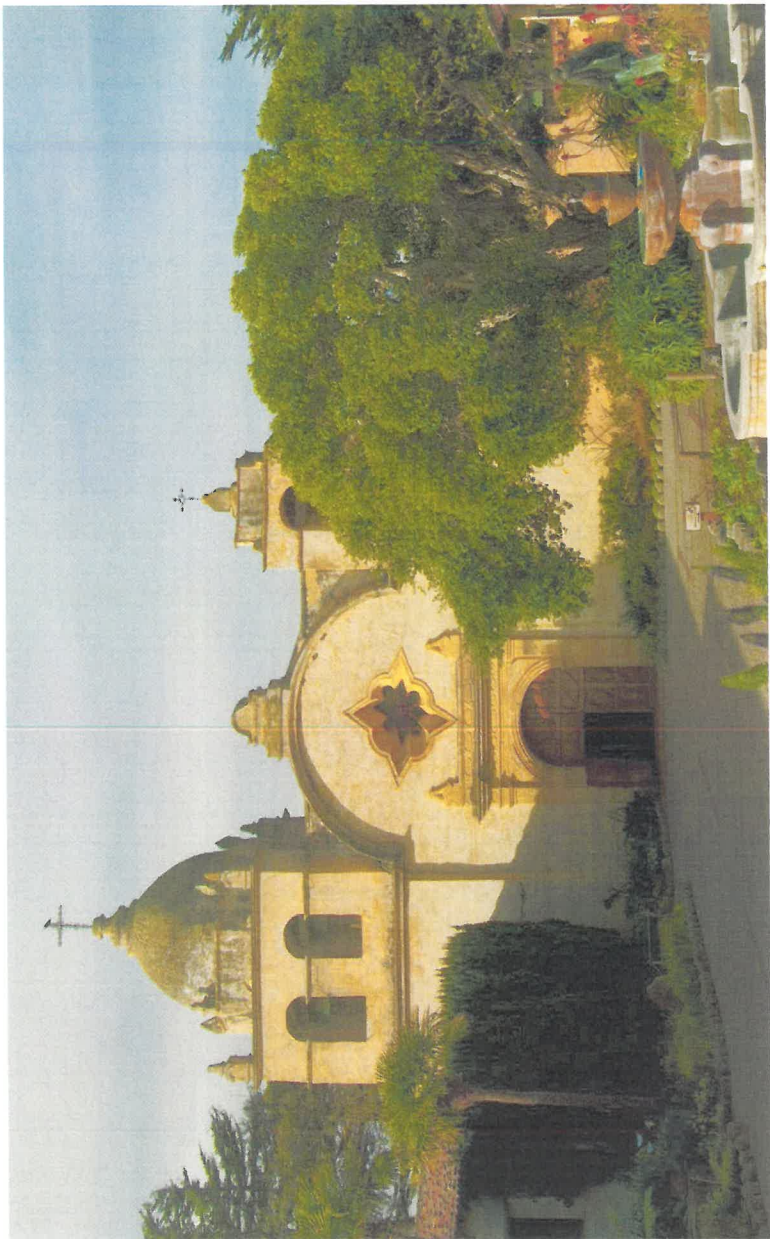
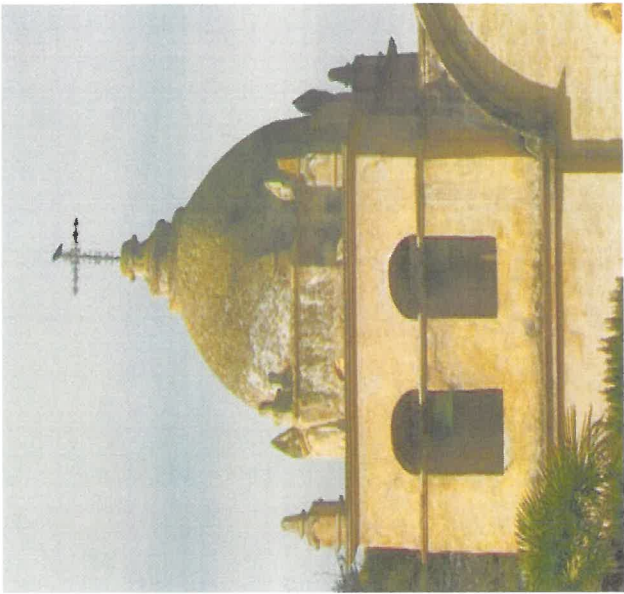
Email: ted.calcoastalslo.com | www.calcoastalproperties.com



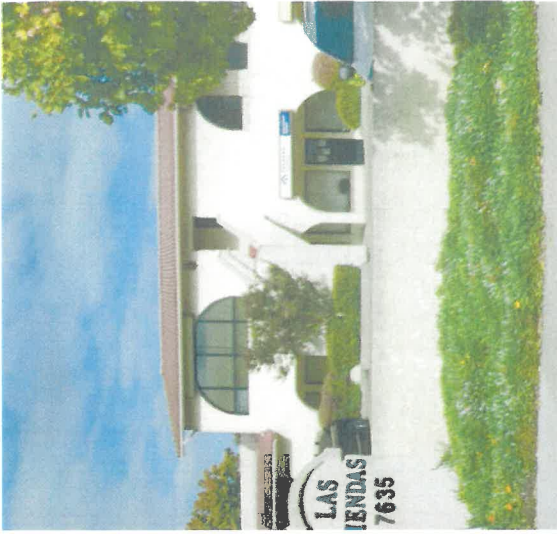














ۛۛۛ

M

From: Will McKnight
Sent: Thursday, November 5, 2020 10:20 AM
To: Phil Dunsmore (pdunsmore@atascadero.org)
Subject: RE: Dove Creek Project: Agenda Item 2 from Nov 4, 2020 DRC

(Via Email, U.S. First Class Mail and U.S. First Class Registered/RRR)



Good morning Phil,

Thank you for your note below and the new path Staff has taken with this project. I had some questions and wanted to get your take on how to go about the below with current Covid protocols.

In no particular order:

- How can I get a copy of all the email comments that were read into the record?
- The Zoom was recorded, is that available to the public? How can we view that as some of our neighbors had technical trouble accessing Zoom.
- How can I get a copy of the Environmental Impact Report done for the Dove Creek housing project. I can't find it online.
- On the December 2 meeting, how can people submit documents that they want to reference within the public comments of the meeting?

Also, maybe you or Kelly could help me understand the zoning on this APN?

When we purchased in Dove Creek, we signed a disclosure (I'm looking for that this weekend) that stated something like:

- We know our home was within a project that was 63 acres with 27 acres open space, 6 acres planned shopping center and the balance was for a maximum 279 homes.
- We have been told the corner 6+/- acre lot is zoned Commercial Retail by the city and a shopping center would be built there.

So before we purchased, I went down to the Planning Department and tried to get an understanding with what could be build on that property zoned Commercial Retail. Someone there pointed out the Planned Development Overview #12 document and said most any retail could go there. This was before the Tractor Supply proposal but we knew how it worked. And, while I'm not sure when, I also knew that in any CR zone within Atascadero, there was zoning that could allow multifamily about only above the retail and only with a conditional use permit.

I asked someone in the planning department which would take precedent in terms that corner lot:

- A. Would that maximum of 279 residential units within the entire 63 acres mixed-use project prevail
- B. Or would that CR zoning that allows additional multifamily above retail be allowed and override that 279 unit cap in PD12

They were unsure but said at a minimum the conditional use permit process would be required with public hearings and anyone could object then. That made sense to me.

Also, it seems that some are conflating the mixed-use overlay with the parcel zoning. The way I understood it when we purchased, while that corner lot is located within a mixed-use overlay, the parcel itself is not mixed-use. It is 100% zoned as Commercial Retail. No different than the open space, also located within the mixed-use development is 100% open space. So hypothetically assuming I somehow bought the land under the park, I could no more apply to build a Starbucks coffee on the park since it is mixed-use open space as someone could apply for multifamily on that 6 acre lot

zoned as Commercial Retail without first obtaining a zoning change for that specific parcel and all that entails i.e. GP, EIR, etc.

Can you help understand how my thinking is flawed above?

And then, Phil, a few questions with the Staff report. Paragraph 2, Page 5: Staff Report - Design Review Committee November 4, 2020 (emphasis added by me):

The Commercial retail zone allows mixed-use development with a maximum base density of 24 units per acre, resulting in a maximum potential of 125 market rate units on the existing vacant 5.2-acre commercial site in addition to a large variety of commercial uses. However, the PD12 overlay zone sets a maximum residential density of the entire Dove Creek project to 200 base density units and 79 bonus units for a total of 279 residential units, consistent with the previous environmental analysis for the project site. This base residential density of 279 units was also assumed within the comprehensive environmental analysis performed for the 2002 General Plan Update and therefore, any amendments will need to be considered through additional environmental review to determine if the amended project proposal will create additional environmental impacts.

So, I can't find where in the AMC that allows for 24 units per acre within a CR zone? Can you send me the citation? All I can find is Chapter 4, Table 4.1 of Zoning Handbook (§ 9-3.330 AMC) that does allow for residential but only on the second (or higher) floor(s) above what I am assuming would be retail. And only with a Conditional Use Permit. Also, no doubt to me, a project like this would require a full Environmental Impact Study done by an outside group.

And then with Paragraph 3, Page 5: Staff Report - Design Review Committee November 4, 2020 (emphasis added by me)

The current owners of the 5-acre commercial parcel submitted a request for an amendment to the Planned Development to increase the residential density of the Dove Creek Project and proceed with a mixed-use development on the vacant commercial site. The Council authorized the application to proceed and the applicant has refined two design concepts for DRC review to begin their application process. Since the applicants wish to retain the Commercial Zoning, no amendment to the General Plan Land Use map or an amendment to the zoning map is being requested.

So how can the applicant retain the CR zone without limiting any residential square footage to only that over retail space along with an application for a Conditional Use Permit?

As I understand it, assuming they enough parking, the hotel is permitted as is the retail and office (and everything itemized in PD12). But for the zoning to remain Commercial Retail, any residential would have to be exclusively constructed over retail, office and nothing could be developed like that 24 unit apartment building.

So what am I missing here? My kids call me slow.... but I can't reconcile the above.

Finally, can you help me square what happened in October 2019 with your current Staff report? When a similar project (but, as you know, less dense with fewer stories of construction) was submitted last year by same applicant (Council October 8, 2019, Item 2), the Staff report was entitled "Request for Authorization to Process General Plan Amendment for 11600 El Camino Real (APN: 045-331-014) (Lawton)." [Pages 35-47 of Council October 8, 2019 Agenda Packet]. Yet 13 months later, Staff is now advising the DRC that no General Plan Amendment is needed. Nor is any changes to the current zoning for the parcel. What happened in the previous 13 months that changed your Staff's position with what is required? Were their changes in the AMC/Zoning regulations I missed?

Phil, I think it's important to note that Dove Creek homeowners accepted the retail zoning for what it is. And purchased homes know there would be traffic, noise and parking lights as with any shopping center. But like other retail

developments, that traffic, noise and lights would be limited to retail hours. And overnight, that corner would be quiet, no different than the Von's center. And while there are some homeowners being unrealistic with a stance that nothing should be built there, many of us want what we 'bought' and what the City of Atascadero has zoned. And that is a shopping center that looks nice and compatible with the existing homes. A retail center that would server both our neighborhood and Atascadero and Santa Margarita as well.

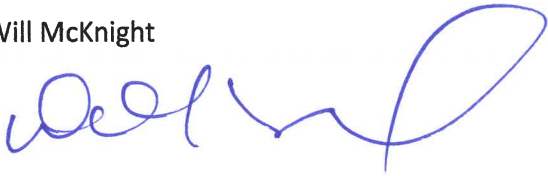
I will leave the height argument for December 2. But understand that no one thought a shopping center in Atascadero would be 4 stories in construction. Hollywood yes, maybe Brentwood... but not around here. I, for one, relied on that 35 foot maximum height in the AMC.

Even that wonderful project, La Plaza (which everyone has done a great job with) was only allowed to go to 45 feet (of occupied space). As you know, that project is against the freeway and with zero residential within sight. Not to mention being located within that revitalization area.

Thanks in advance to you (and I assume Kelly) for helping me understand all of this.

Stay safe and wash your hands!

Will McKnight



Chapter 4, Table 4.1 of Zoning Handbook

<http://qcode.us/codes/atascadero/view.php?topic=9-3-3-9 3 330&frames=on>

Table 4.1: Non-Residential Uses

Allowed Land Uses & Permit Requirements	A	Allowed Use, Zoning Clearance Required									
Non-Residential Zones	CUP	Conditional Use Permit Required									
	AUP	Administrative Use Permit Required									
	□	Not Permitted									
Use	Permitted Uses By Zones										Special Regulation
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Agricultural Resources											
Agricultural Produce Stands	A	A			A	A					9-6.117
Farm Equipment & Supplies			A	A		A			A	A	
Farmer's Market	CUP	CUP	CUP		CUP	CUP	A	A			
Horticultural specialties		A	A	A	A	A					9-6.116
Large Scale Ag Manufacturing				CUP					CUP	A	9-6.103
Residential Uses											
Age Restricted Housing							CUP				
Care Taker's Residence / Employee Unit		CUP	CUP	CUP							
Live/Work Unit							A ¹				
Multi-family Dwellings	CUP ²	CUP ²	CUP ²	CUP ²			A ¹	A ¹			

~~~

|        |                                                                                                                                                                                                                                                                                                      |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Notes: | (These notes apply only to Table 4.1).                                                                                                                                                                                                                                                               |
| 1      | Residential uses allowed only on second and third floor. If a project is required to provide a compliance with the Americans with Disabilities Act, the handicapped accessible unit may be on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space. |
| 2      | Multi-family dwellings permitted when located on the second floor or above, or within an residential structure of historical significance.                                                                                                                                                           |
| 3      | Temporary events requiring more than 3 days for onsite setup or 3 days for teardown require approval of a conditional use permit (Section 9-2.110).                                                                                                                                                  |

**Planned Development Overlay Zone No. 12**
[http://qcode.us/codes/atascadero/view.php?topic=9-3-28-9 3 657&frames=on](http://qcode.us/codes/atascadero/view.php?topic=9-3-28-9%203%20657&frames=on)
**9-3.657 Establishment of Planned Development Overlay Zone No. 12 (PD12).**



Planned Development Overlay Zone No. 12 is established as shown on the official zoning maps (Section 9-1.102 of this title). A Planned Development Overlay Zone No. 12 is established on parcels APNs 045-342-003, 045-381-010, 045-381-007, 045-381-009, 045-331-002, 045-331-004, 045-331-008, 045-331-001, 045-342-005, 045-342-004, 045-342-013, 045-342-001, 045-342-008, 045-342-002, 045-352-005 with a combined gross acreage of 63.3 acres. The maximum residential density within the planned development shall not exceed two hundred seventy-nine (279) residential units. A minimum of 6.31 acres of commercial retail use and 27.7 acres of common and natural open space on the 63.3-acre project site shall be provided. The development standards contained within the master plan of development document (CUP 2003-0099), as conditioned shall be applied to all future development within the project area, and as follows:

- (a) The Vesting Tentative Tract Map (TTM 2003-0033) and any subsequent amendments for the site shall be consistent with CUP 2003-0099. All construction and development shall conform to the approved master plan of development, as conditioned.
- (b) No subsequent tentative parcel or tract map shall be approved unless found to be consistent with the approved master plan of development.
- (c) The commercial area, residential dwelling units, landscaping, walls and fencing shall be subject to review under the City's Appearance Review requirements consistent with the approved master plan of development.
- (d) Building setbacks lot sizes, landscape area, and lot coverage shall be as identified within the approved master plan of development.
- (e) Alterations or additions to established dwelling units shall be subject to the density and development standards of the master plan of development.
- (f) Subsequent amendments to the master plan of development shall be approved by Planning Commission Resolution.
- (g) The commercial center will retain the Commercial Retail zoning district designation. The following allowable uses are proposed for this district within the PD12 overlay zone:
  - (1) Broadcast studios;
  - (2) Building materials and hardware (indoor only);
  - (3) Food and beverage retail sales;
  - (4) Furniture, home furnishings and equipment;
  - (5) General merchandise stores;
  - (6) Mail order and vending;
  - (7) Temporary or seasonal sales;
  - (8) Financial services;
  - (9) Health care services;
  - (10) Offices;
  - (11) Small scale manufacturing;
  - (12) Temporary offices;
  - (13) Personal services;
  - (14) Light repair services;
  - (15) Eating and drinking places;
  - (16) Membership organizations;
  - (17) Horticultural specialties;
  - (18) Schools—business and vocational;
  - (19) Business support services, where all areas of use are located within a building;

- (20) Farm equipment and supplies;
- (21) Fuel and ice dealers;
- (22) Hotels and motels;
- (23) Skilled nursing facility;
- (24) Bed and breakfast;
- (25) Funeral services;
- (26) Schools;
- (27) Utility service center;
- (28) Libraries and museums;
- (29) Temporary events.

All residential and open space use shall be consistent with the requirements of the underlying zoning district except as allowed by the master plan of development. (Ord. 538 § 2, 2009; Ord. 462 § 2, 2004)

#### Zoning Map:

[https://atascadero.org/index.php?option=com\\_content&view=article&id=621&Itemid=536](https://atascadero.org/index.php?option=com_content&view=article&id=621&Itemid=536)

<https://arcg.is/OPaPb>



----- Forwarded message -----

From: **Phil Dunsmore** <[pdunsmore@atascadero.org](mailto:pdunsmore@atascadero.org)>

Date: Tue, Nov 3, 2020 at 12:14 PM

Subject: Dove Creek Project

To:

Thank you for commenting on the conceptual project proposed for the commercial property at Dove Creek that is scheduled for review by the Design Review Committee this Wednesday, November 4<sup>th</sup>. We are receiving a large volume of comments along with concerns about adequate noticing for this project. In order to accommodate both those who have planned on attending on this Wednesday and those that desire more time, we will be moving forward with the meeting this week which will include staff and applicant presentations along with-public comment; however, the DRC will not be deliberating on the project and will be continuing the review of this project to a future meeting, tentatively scheduled for December 2, 2020. At the 12/2 -DRC, we will again be allowing public comment and the DRC will review the design features of the project and provide feedback to staff and the applicant. An additional public notice will be sent out for the future meeting.

The purpose of these meetings is for the DRC to review, discuss and provide feedback on a conceptual design level. The Project as proposed will require additional DRC review at a future date, along with formal review and action by both the Planning Commission and City Council at a future date.

**Phil Dunsmore, Community Development Director**

CITY OF ATASCADERO

Community Development Dept.

6500 Palma Ave., Atascadero CA 93422

Direct (805) 470-3488 | Office (805) 461-5035

Direct Fax: (805) 470-3489 | Office Fax (805) 461-7612

[www.atascadero.org](http://www.atascadero.org)

*Dedicated to Atascadero's character and safety by helping people plan and build quality projects*

*Due to restrictions under the County of San Luis Obispo Local Emergency Order, City Hall continues to remain temporarily closed to the public. Essential services are still in operation and we are processing permits and performing inspections. Community Development staff will be available by phone (805) 461-5000 and email, and will respond as soon as possible to your request.*

M

**From:** Will McKnight  
**Sent:** Tuesday, November 10, 2020 7:35 AM  
**To:** Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek; DRC  
**Subject:** Public Comment; Phil Dunsmore; Kelly Gleason  
Dec 2 Design Review Meeting: Public Notice Questions

Good Morning DRC Member, Phil, Kelly,

Again, I wanted to thank Staff and the DRC for the new path you have taken with this project in terms of the additional notice and the December 2 meeting. Since Staff has decided the DRC meeting should have a public notice, I wanted to confirm a few things.

Is the Public Notice mailing area 300 feet from the boundary of APN or 300 feet from the Planned Development 12 boundary? Since the applicant is proposing a modification to PD12, I believe the 300 feet from the boundary of PD12 is appropriate. In talking with a few of my neighbors outside the 300 feet from APN, they did not get notice. Just antidotal and they could have missed it.

Here is a very rough approximation: <https://arcg.is/18Wize>

Please confirm the mailing for Dec 2 DRC will be 300 feet from PD12 boundary or any legal argument why not necessary.

And then with the notice itself, I wanted to confirm that it would be more transparent than the November 4 notice. Specially, I believe it should mention:

- The applicant is proposing a modification in the Dover Creek Planned Development (PD12) that was in place with the construction of the homes.
- The modification would increase residential units by 29% or 80 units from current 279 to 359 residential units
- Proposed development is asking for an exception to building height maximum of 35 feet. Proposed buildings range in height as follows: 38 feet, 63 feet, 51 feet, 56 feet, 77 feet.
- Proposed development is asking for additional exemptions to current Atascadero Municipal laws via qualifying concessions by way of low income housing designation.

I think anyone would agree that the above project facts are far more salient and appropriate with respect to a public notice than "[w]ith pool membership to residents of Dove Creek". Candidly, that was not only asinine but a breach of trust and a terrible way to start the planning process for this project. Many in Dove Creek now feel like Staff is trying to 'trick' the residents with this project.



**NOTICE IS HEREBY GIVEN** that the **Design Review Committee** of the City of Atascadero will hold a **PUBLIC MEETING** on **Wednesday, November 4, 2020 at 2:00 P.M.** at **6500 Palma Avenue**, to consider the following project. The meeting will be available by teleconference. (AMND19-0086)

**PROJECT DESCRIPTION:** The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. Two concepts are proposed, each with 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses for review and consideration:

- Concept 1 is designed with a more public plaza setting surrounded by retail and restaurant uses with residential and a hotel use on the upper floors;
- Concept 2 is designed with a resort focus bringing the hotel pool down to the plaza level with pool membership to residents of Dove Creek.

**PROJECT LOCATION:** 11700 El Camino Real, Atascadero, (corner of El Camino Real and Santa Barbara Rd.)

Finally, I think it would be a good idea for the City to convert the links that no one could ever successfully try and type (especially on the 10 point font on the mailed notice) to shortened urls for the mailed public notices. So it would be like this:

<http://bit.ly/drc-nov4-dc>

And not this: [https://us02web.zoom.us/webinar/register/WN\\_ayhTfGcwQquKia4aq7O7Qg](https://us02web.zoom.us/webinar/register/WN_ayhTfGcwQquKia4aq7O7Qg)

I also think in light of Covid and access being limited, I think the location of the Agenda Packet should be listed on the notice. Again using a URL shortener.. so something like this:

<http://bit.ly/drc-agenda-package>

As opposed to this: [https://atascadero.org/index.php?option=com\\_content&view=article&id=790&Itemid=1093](https://atascadero.org/index.php?option=com_content&view=article&id=790&Itemid=1093) Many URL shortener options and all free. Bitly.com is one of the more popular ones.

Thanks. Stay safe and go wash your hands! You never know where this email has been.

Will McKnight



Details | Basemap

3



### DC Land Use Zoning v5 Briggs

Will, here is approx 300 feet from property and PD Let me know if you have any Qs. Jon

Web Map by will\_mcknight

Last Modified: November 6, 2020

★ ★ ★ ★ ★ (0 ratings, 0 comments, 11 views)

[More Details...](#)



Here is another public notice.. Can you enter that URL by what you see?

|                                   |                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                        | Scott Newton                                                                                                                                                                                                                                                                                                                                              |
| Project Title:                    | Dove Creek Mini-Storage and co-working office – DEV20-0076                                                                                                                                                                                                                                                                                                |
| Project Location:                 | 11450 Viejo Camino and 11505 El Camino Real, Atascadero                                                                                                                                                                                                                                                                                                   |
| Project Description and Location: | The request consists of preliminary design and neighborhood compatibility review of a mini-storage and co-working office of storage space, a 2,000 sf workshop, and 3,320 sf of co-working office space in the Public zoning district. Plan of Development, Zone Change, Lot Line Adjustment, realignment of a natural drainage feature, and development. |
| Hearing Location:                 | Design Review Meeting, Wednesday-November 18, 2020, 2:00 P.M.<br>(Virtual Meeting), 6500 Palma Ave., Atascadero, CA 93422                                                                                                                                                                                                                                 |

HOW TO SUBMIT PUBLIC COMMENT: Members of the public are highly encouraged to use the meeting link below to make a verbal comment, or submit a written comment to [drc-comments@atascadero.org](mailto:drc-comments@atascadero.org) by 5:00 p.m. the day before the meeting.

<https://us02web.zoom.us/join/902760123456?pwd=Q0RwZG1aQ0Q4TjZnLTB1R0p1aUo4aDZkdz09>

Webinar ID: 812 3827 3288

Such email comments must identify the Agenda Item Number in the subject line of the email. The comments will be read into the record, with a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. Comments received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read. To make a verbal comment during the virtual meeting, once connected to the meeting, click the 'Raise hand' button during the public comment portion of the meeting. The moderator will announce you by name and permit you to speak for a maximum of 3 minutes. If you are unable to join the virtual meeting by computer or mobile app, call 800-6833. The moderator will attempt to ask all callers if they wish to speak. If a challenge to the above application is made in court, persons may be limited to raising only those issues you or another person raised at the public meeting. **APPEAL PROCEDURE:** Any interested person may file a letter of appeal with a signed application and remitting \$806 (fee as of July 27, 2020) at the Community Development Department, 6500 Palma Avenue, Atascadero, CA 93422. If you challenge the action taken on the proposed project in court, you may be limited to raising only those issues you or another person raised at the public meeting. Written correspondence delivered to the Community Development Department of the City of Atascadero.

All comments received on this item may become part of the public record and are subject to disclosure under the Public Records Act. Additional information is available at [www.atascadero.org](http://www.atascadero.org) or at the Community Development Department located at 6500 Palma Ave., Atascadero, from 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Friday by appointment only by calling 805-461-5000.

**From:** Will McKnight

**Sent:** Monday, November 2, 2020 10:22 AM

**To:** 'rfonzi@atascadero.org' <rfonzi@atascadero.org>; 'hnewsom@atascadero.org' <hnewsom@atascadero.org>; 'danderson@atascadero.org' <danderson@atascadero.org>; 'mdariz@atascadero.org' <mdariz@atascadero.org>; 'ebaranek@atascadero.org' <ebaranek@atascadero.org>; 'drc-comments@atascadero.org' <drc-comments@atascadero.org>; 'rrickard@atascadero.org' <rrickard@atascadero.org>; 'pdunsmore@atascadero.org' <pdunsmore@atascadero.org>

**Subject:** Nov 4 Design Review Meeting: NOTICE IS DEFECTIVE

*(Via Email, U.S. Certified/RRR mail)*

After talking with legal counsel, I wish to make the following statements for the record:

1. The Notice of Public Meeting (1) is defective.
2. The Notice of Public Meeting does not itemize the proposed amendment to the Planned Development (PD12) to increase the residential density of the Dove Creek Project.
3. The Notice of Public Meeting does not itemize the proposed 200% change of maximum building height per current Atascadero Municipal Code, going from a 35 foot maximum building height to the proposed 77.25 feet.

Yes, those actions would be ratified in subsequent public meetings (which would have their own public notice), however, being so significant to the Design Review process, there is no doubt they should have been itemized within the October 21 notice for Design Review Meeting. There is a reason why statute has the '300' notice' and you have negated that with the absence of facts of the proposal.

In fact, the Notice of Public Meeting reads as if the development is 100% compliant with all existing Atascadero zoning, planning and other city ordinances.

Not sure where the '72 hours to review documents related to the project', but in other cities and counties, those documents (plans, etc.), must be available the day the Public Notice is signed and mailed. What is the legal rationale of a ten (10) day notice when you only have 72 hours to review details.

**In light of the defect, the November 4<sup>th</sup> meeting must be canceled and proper notice must be given per current statutes.**

Will McKnight  
9170 Mankins Court  
Atascadero, California 93422

*(1) Notice of Public Meeting signed October 21, 2020 by Phil Dunsmore, Community Development Director, received October 24, 2020*

**ATTENTION:**

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



0

**From:** Wenonah O'Rourke  
**Sent:** Friday, November 20, 2020 5:19 PM  
**To:** DRC Public Comment; Kelly Gleason; Phil Dunsmore; Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek  
**Subject:** Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - HOA Contributions  
**Attachments:** EIR 3-17.png; SmartGrowth.jpg

My name is Wenonah O'Rourke, homeowner and resident of Dove Creek since 2012.

By design, Dove Creek was conceived as a community that featured single family homes combined with neighborhood shopping features. This is what was communicated to me when I purchased my home and has been the expectation since that time. Period.

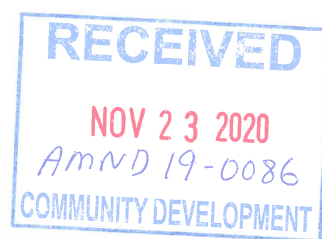
My home is adjacent to one of the common areas within Dove Creek, the walking paths in the protected wildlife open space, but only a few hundred feet from this proposed new development. There is a direct pathway from the property, across the shared roadway/entryway, to the trails by what could be upward of 100 to 200 new residents and guests at the end of my block. To say that I'm not thrilled about this prospect would be an understatement.

That's not why I'm writing, though. Why I wanted to provide comment was to address the HOA situation in Dove Creek, and the very likely disparity in funding our HOA if the City is not very careful moving forward.

I've been made aware of original planning documents and the EIR for Dove Creek which very clearly spell out how the commercial property is to be factored into our existing HOA. There is no ambiguity here when it states HOA fees "would include maintenance costs required to maintain all public and private facilities within the Plan Area and be assessed upon each single-family lot, condominium and the commercial site based on the relative impact/benefit of each use on the facilities."

**Administration**  
A Maintenance Assessment District (MAD) and Homeowners Association (HOA) would be created to collect fees assessed on the owners of property within the Plan Area and provide for funding the maintenance of internal roads, parks, open space, and common areas. Fees would include maintenance costs required to maintain all public and private facilities within the Plan Area and be assessed upon each single-family lot, condominium, and the commercial site

3-17



**CITY OF ATASCADERO  
INITIAL STUDY**

based on the relative impact/benefit of each use on the facilities. Funds for the MAD would be collected by the County Tax Collector with property taxes distributed to the City biannually. The City would administer the funds and provide or contract for all maintenance activities.

Further, the design of Dove Creek promotes a "neighborhood commercial center that is easily accessible to existing area residences."

| Smart Growth Principle                                                                                                                                                                                                                                                                                                                                                                               | Consistency                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| education, neighborhood-accessible school facilities and adequate library services as a critical determinant in making our community attractive to families, maintaining a desirable and livable community, promoting life-long learning opportunities, enhancing economic development, and providing a work force qualified to meet the full range of job skills required in the future economy.    | parks.<br>The MPD provides high quality housing in a variety of sizes and price ranges, making it available to a range of income categories.<br>A large part of the proposed housing can be categorized as "Workforce" appropriate for income levels of the Central Coast.                                                                                              |
| 5. <u>Build Strong Communities</u><br>Support and embrace the development of strong families and a socially and ethnically diverse community, by: (1) working to provide a balance of jobs and housing within the community; (2) reducing commute times; (3) promoting community involvement; (4) enhancing public safety; and (5) providing and supporting cultural and recreational opportunities. | The MPD provides pedestrian pathways along El Camino Real and Santa Barbara Road and ties to the larger City system.<br>The project includes approximately 27.5 acres of common and natural open space, an internal pedestrian pathway and trail system, neighborhood parks, and a neighborhood commercial center that is easily accessible to existing area residents. |

As described the proposed development would be adding 200+ people to an existing community of 279 homes. To be in line with the originally stated design of Dove Creek, these new tenants would likely need to contribute in excess of \$8,000 monthly HOA fees on the hotel units alone, since they are "easily accessible" to Dove Creek's trail system and park. Residences of the *condos and apartments*, who I have to imagine would be under their own form of CCRs given the plan details, would be on the hook for even more when factoring this in.

Does this plan even pencil out? My neighbors and I surely will not be responsible for all costs related to keeping our shared spaces and streets maintained if almost double the number of users will be enjoying them. Any approval should be contingent upon the owner or developer acknowledging and accepting monthly HOA dues which have been provided by Dove Creek's HOA board.

Attachments: <https://drive.google.com/drive/folders/1Y6tn6ByZXZ2cPsaNsvRDQUfKSdzlqSDt?usp=sharing>

Thank you for your consideration,

Wenonah O'Rourke  
Dove Creek Homeowner & Resident

**ATTENTION:**

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



R

**From:** Dummy No more  
**Sent:** Friday, November 20, 2020 1:01 PM  
**To:** DRC Public Comment; Kelly Gleason; Phil Dunsmore; Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek  
**Subject:** Fw: Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - Hotel or Apartments in Disguise?!  
**Attachments:** Dove Creek Retail for Sale Nov 2020.pdf

**Subject:** Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - Hotel or Apartments in Disguise?!

Hello DRC and Planning Committee Members,

My name is Wendy, and I am a full time Dove Creek resident and homeowner. The proposed project will block my view from six windows facing the corner.

I have learned additional information after the applicant's Zoom meeting outreach (Nov 17,18,19) and wanted to add my comments.

I simply do not trust the applicant and their real intentions with what they are calling a 100 room 'boutique hotel'. And I didn't have to go far to find something that confirmed my unease. The listing for the property on LoopNet.com states:

***"The buyer can build a 100 room extended stay hotel that allows short or long term occupancy."***

The applicant knows we found this and has subsequently taken down the listing. But we had a web-archive made here:

<https://web.archive.org/web/20201104155639/https://www.loopnet.com/Listing/El-Camino-Real-Atascadero-CA/15293343/>

Alternative link: <https://dovecreek.net/link/prop-list> (also attached a PDF copy)



## El Camino Real - Dove Creek Village Retail Development

5.19 Acres of Commercial Land Offered at \$850,000 in Atascadero, CA

### 1 LOT AVAILABLE

#### Lot 280

|              |           |          |         |
|--------------|-----------|----------|---------|
| Price        | \$850,000 | Lot Size | 5.19 AC |
| Price Per AC | \$163,776 |          |         |

### DESCRIPTION

Huge Price Reduction! Incredible opportunity to develop a large commercial property on the south end of Atascadero. The property is directly adjacent to large residential neighborhoods which would provide daily foot traffic. It is also the closest & most convenient retail center for workers commuting north from San Luis Obispo. Conceptual plans have already been created for maximum flexibility. **The buyer can build a 100 room extended stay hotel that allows short or long term occupancy.** This provides the owner with maximum income, reduced taxes and the most flexibility compared to traditional short term hotels. This location is ideal for a hotel. It is surrounded by beautiful scenic views and it is centrally located between San Luis Obispo & wine country. The property is also designated for 14,000 sq ft of commercial space that can be broken up into 4 retail condos. Perfect for grocery stores, coffee shops or other retail. In addition to the hotel and retail spaces, the ground floor of the hotel can accommodate a 7,200 sq ft restaurant, a 5,800 sq ft luxury spa, and a 2,900 sq ft cafe. Abundant parking is a rare find in a shopping center this size, but it will ensure all tenants have plenty of customers. With its ideal location and a thriving surrounding community, this retail center is sure to be a hit!

Source: <https://dovecreek.net/d2/3/Dove-Creek-Retail-for-Sale-Nov-2020.pdf>

It is important to note the Seller of the property who approved the listing is staying involved with the project. In fact, his daughter, Jennifer Kim is now part of Cal Coastal Holding. <https://www.calcoastalproperties.com/about/>

I know there are real 'self-check in' boutique hotels. We know friends that have stayed at a few and there is at least one in downtown SLO. The ones I have heard about are 3-4 rooms and offer great locations and amenities. But 100 units? For reference, Motel 6 in Atascadero has 118 rooms on over 2 acres of land. The Motel 6 in Paso is... wait for it, being sold and converted to a homeless SRO.

And every time CCH is asked about the hotel, the story changes. The latest 'on the fly' comment was in response to a questions asked by DRC Member and Planning Commission Chair Mark Dariz at the November 4 DRC meeting. Starting at 1hr 50mins (110 mins):

Applicant: 'uh so that's why we're that's why we have it planned i guess we should say check-in self-check-in is an option...'

<https://youtu.be/rjBBXMoxhvU?t=6581> [Alt link: <https://dovecreek.net/link/yt-sc> ]

So, is it a 'boutique hotel' or really another San Palo Inn? Or even more concerning an SRO, Single Room Occupancy development? We feel we can't trust anything we have been told to date.

Yes, we understand conceptual plans, but what these 100 rooms will ultimately manifest as... is fundamentally relevant. And we want the City to pin applicant down specifically:

1. What does the applicant say about them marketing the property as ***"a 100 room extended stay hotel that allows short or long term occupancy."***
2. How can our City can limit occupancy length by deed restriction?
3. Why a complete waiver for 100% of the rooms having kitchenettes? As I understand it, Atascadero adopted that code to explicitly prevent long term occupancies.
4. The 'hotel' room's kitchenette square footage is almost identical in square footage to their proposed apartments. Why?
5. Does applicant have ANY experience with operating a Hotel of any size?
6. Why no hotel operator? Marriot, Hilton, etc.
7. What happens to the anticipated hotel occupancy taxes when occupants stay longer than 30 days, and who will enforce this?
8. Is Atascadero collecting hotel occupancy taxes on the San Palo Inn? If not, when did it stop?
9. There is always police activity with both the San Palo 'Inn' and the Casa del Sol (right behind former KFC) which has also been converted to long term living.
10. What is the crime rate around both the San Palo and Casa del Sol properties?
11. Signage? How tall? Visible from 101? Lighting?

Thank you,

**Wendy Wright Russell**  
Dove Creek Resident & Homeowner

**ATTACHMENT(S):**

<https://dovecreek.net/d2/3/Dove-Creek-Retail-for-Sale-Nov-2020.pdf>

Images: <https://dovecreek.net/d2/3/>

Here is how the San Palo Inn is being managed.  
Is Dove Creek next?

11 bd | 1 ba | 6,000 sqft

4900 San Palo Rd, Atascadero, CA 93422

Off market
 Zestimate<sup>®</sup>: None
 Rent Zestimate<sup>®</sup>: **\$1,700/mo**

Est. refi payment: \$ --
 [Get current rates](#)

[Home value](#)
[Owner tools](#)
[Home details](#)
[Neighborhood details](#)
[Similar homes](#)

## Price and tax history

### Price history

| DATE                          | EVENT           | PRICE           |   |
|-------------------------------|-----------------|-----------------|---|
| 1/15/2020                     | Listing removed | \$1,680         | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |
| 12/16/2019                    | Listed for rent | \$1,680 (+6.3%) | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |
| 8/13/2019                     | Listing removed | \$1,580         | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |
| 6/11/2019                     | Listed for rent | \$1,580 (+6.8%) | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |
| 4/18/2019                     | Listing removed | \$1,480         | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |
| 12/13/2018                    | Listed for rent | \$1,480         | ▼ |
| Source: Zillow Rental Manager |                 |                 |   |

Source: [https://www.zillow.com/homedetails/4900-San-Palo-Rd-Atascadero-CA-93422/2141353495\\_zpid/](https://www.zillow.com/homedetails/4900-San-Palo-Rd-Atascadero-CA-93422/2141353495_zpid/)

Here's Hotels.com listing for San Palo Inn. Nothing.



## Atascadero, California, United States of America

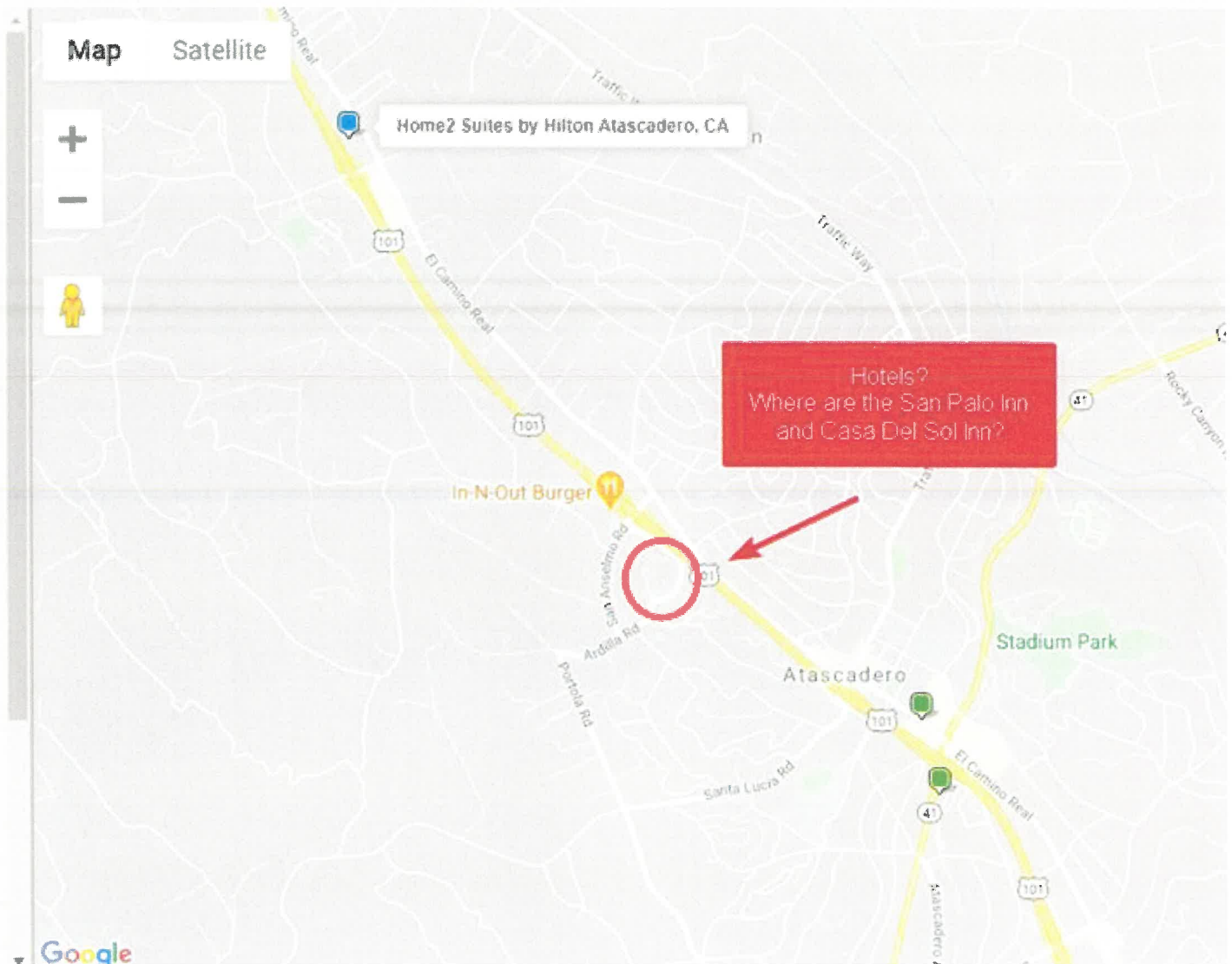
Tue January 12 - Wed January 13, 2021, 1 night, 1 room, 1 adult

Change search

Search map for

Location, landmark, station etc...

Go



Hotels.com

USD Help Your bookings Create account Sign in

Deals Things to do Car Rental Packages & Flights Groups & Meetings Gift Cards List your property Hotels.com Rewards Hotels.com Credit Card

Destination, property, or landmark  
Atascadero, California, United States of America

Check-in 12/07/20 Monday  
Check-out 12/09/20 Wednesday  
Rooms 2  
Adults 1  
Children 0

Search



Narrow results:

Name contains San Palo Inn

242 hotels, homes, and apartments

Name contains

San Palo Inn

Popular filters

- ☐ Breakfast included
- ☐ Pool
- ☐ Wi-Fi included
- ☐ Parking included
- ☐ Pet friendly

Nightly Price

\$0 to \$500+

Star rating

5-star

4-star

## Atascadero, California, United States of America

Sort by

Featured

Star rating

Distance

Guest rating

Price

How much we get paid influences your sort order. Learn more

### Travel alert

California may have travel restrictions in place due to COVID-19. Find out more

### Stay flexible with free cancellation

We recommend booking a stay that offers free cancellation just in case your plans change

The Palomar Inn has no availability for your travel dates on Hotels.com

Check-in

Check-out

12/07/20

12/09/20

Try new dates

### Model The Palomar Inn

1801 Shell Beach Road, Pismo Beach, CA, 93449, United States. 800-246-6357



Pismo Beach  
• 23 miles to Atascadero  
• 5.9 miles to San Luis Obispo, CA (SLO, San Luis Obispo County Regional)

Good 7.2

107 Hotels.com guest reviews

Source: <https://www.hotels.com/search.do?resolved-location=CITY%3A1634996%3AUNKNOWN%3AUNKNOWN&f-name=San%20Palo%20Inn&as-redirect-page=undefined&f-hotel-id=346075&destination-id=1634996&q-destination=Atascadero,%20California,%20United%20States%20of%20America&q-check-in=2020-12-07&q-check-out=2020-12-09&q-rooms=1&q-room-0-adults=1&q-room-0-children=0>

<https://www.hotels.com/search/searchmap.html?resolved-location=CITY%3A1634996%3AUNKNOWN%3AUNKNOWN&destination-id=1634996&q-destination=Atascadero,%20California,%20United%20States%20of%20America&q-check-in=2021-01-12&q-check-out=2021-01-13&q-rooms=1&q-room-0-adults=1&q-room-0-children=0>

### ATTENTION:

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



Rodessa Newton  
(805) 544-5500



Clint Nunes  
(805) 544-5500

Triad

## El Camino Real - Dove Creek Village Retail Development Site

5.19 Acres of Commercial Land Offered at \$850,000 in Atascadero, CA



### ABOUT EL CAMINO REAL , ATASCADERO, CA 93422

|               |                          |                  |            |
|---------------|--------------------------|------------------|------------|
| Price         | \$850,000                | Property Subtype | Commercial |
| Sale Type     | Investment or Owner User | Proposed Use     | Commercial |
| No. Lots      | 1                        | Total Lot Size   | 5.19 AC    |
| Property Type | Land                     | Opportunity Zone | No         |



## 1 LOT AVAILABLE

### Lot 280

|              |           |          |         |
|--------------|-----------|----------|---------|
| Price        | \$850,000 | Lot Size | 5.19 AC |
| Price Per AC | \$163,776 |          |         |

## DESCRIPTION

Huge Price Reduction! Incredible opportunity to develop a large commercial property on the south end of Atascadero. The property is directly adjacent to large residential neighborhoods which would provide daily foot traffic. It is also the closest & most convenient retail center for workers commuting north from San Luis Obispo. Conceptual plans have already been created for maximum flexibility. The buyer can build a 100 room extended stay hotel that allows short or long term occupancy. This provides the owner with maximum income, reduced taxes and the most flexibility compared to traditional short term hotels. This location is ideal for a hotel. It is surrounded by beautiful scenic views and it is centrally located between San Luis Obispo & wine country. The property is also designated for 14,000 sq ft of commercial space that can be broken up into 4 retail condos. Perfect for grocery stores, coffee shops or other retail. In addition to the hotel and retail spaces, the ground floor of the hotel can accommodate a 7,200 sq ft restaurant, a 5,800 sq ft luxury spa, and a 2,900 sq ft cafe. Abundant parking is a rare find in a shopping center this size, but it will ensure all tenants have plenty of customers. With its ideal location and a thriving surrounding community, this retail center is sure to be a hit!

## INVESTMENT HIGHLIGHTS

- High daily vehicle traffic
- High demand for local retail and grocery stores
- Very close to hundreds of residential homes and customers

## EXECUTIVE SUMMARY

Huge Price Reduction! Incredible opportunity to develop a large commercial property on the south end of Atascadero. The property is directly adjacent to large residential neighborhoods which would provide daily foot traffic. It is also the closest & most convenient retail center for workers commuting north from San Luis Obispo. Conceptual plans have already been created for maximum flexibility. The buyer can build a 100 room extended stay hotel that allows short or long term occupancy. This provides the owner with maximum income, reduced taxes and the most flexibility compared to traditional short term hotels. This location is ideal for a hotel. It is surrounded by beautiful scenic views and it is centrally located between San Luis Obispo & wine country. The property is also designated for 14,000 sq ft of commercial space that can be broken up into 4 retail condos. Perfect for grocery stores, coffee shops or other retail. In addition to the hotel and retail spaces, the ground floor of the hotel can accommodate a 7,200 sq ft restaurant, a 5,800 sq ft luxury spa, and a 2,900 sq ft cafe. Abundant parking is a rare find in a shopping center this size, but it will ensure all tenants have plenty of customers. With its ideal location and a thriving surrounding community, this retail center is sure to be a hit!



## TRANSPORTATION



San Luis Obispo County-McChesney Field Airport

29 min drive

19.9 mi

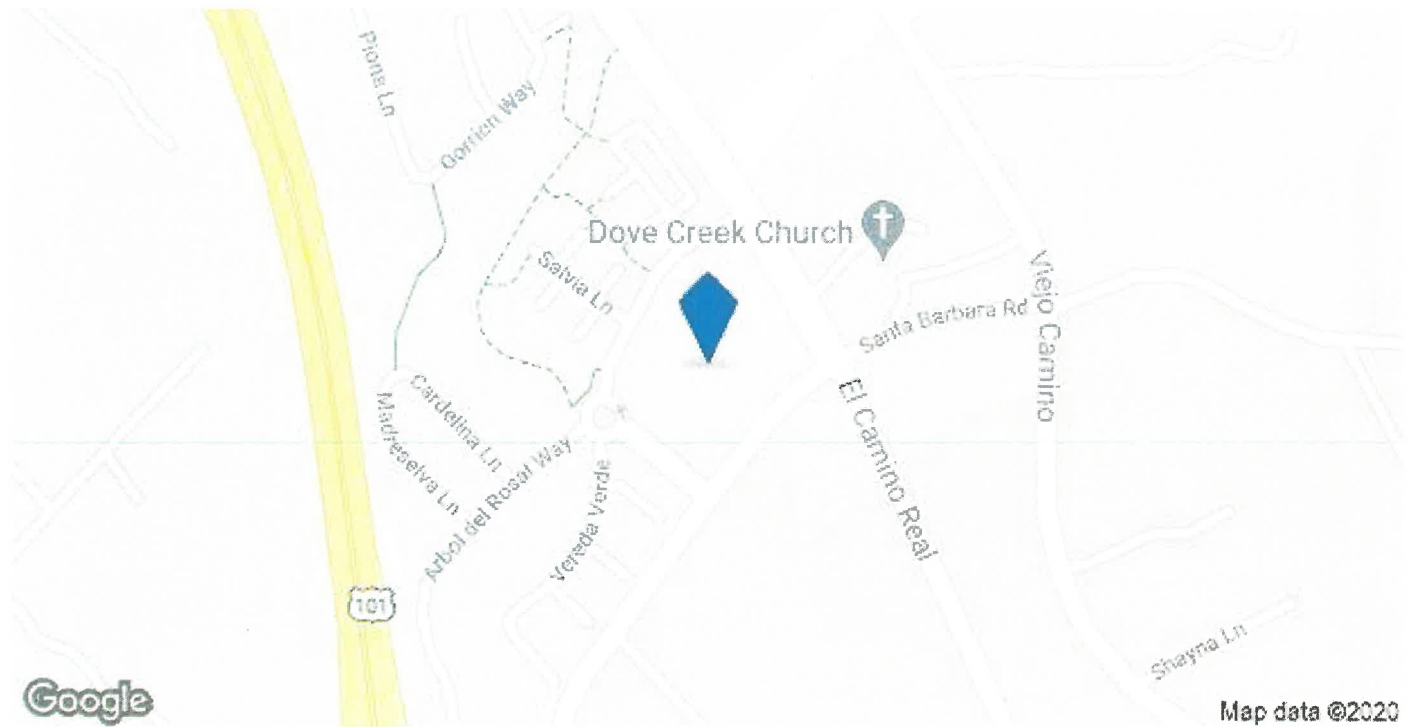
## PROPERTY TAXES

|                 |             |                            |           |
|-----------------|-------------|----------------------------|-----------|
| Parcel Number   | 045-331-014 | Improvements<br>Assessment | \$0       |
| Land Assessment | \$681,462   | Total Assessment           | \$681,462 |

## ZONING

Zoning Code CR

## MAP OF EL CAMINO REAL ATASCADERO, CA 93422



## ADDITIONAL PHOTOS



Perspective 4



Perspective 6



Perspective 5



Perspective 7



Perspective 2\_Fotor



Perspective 3

Listing ID: 15293343

Date Created: 2/27/2019

Last Updated: 10/28/2020

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.

**From:** John Tucker  
**Sent:** Thursday, November 19, 2020 6:02 PM  
**To:** DRC Public Comment; Kelly Gleason; Phil Dunsmore; Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek  
**Subject:** Dec 2 DRC, Agenda Item #1 [PLN NO. AMND19-0086] - Cal Coastal's Design  
**Attachments:** Neighborhood Compatible Tracor Supply v Cal Coastal.jpg; Four Times Taller Than Adjacent Homes.jpg; Free Pass on Building Heights.jpg



Hello DRC and Planning Committee Members,

While gathering community feedback through more than 1,000 comments in our social media groups with members in the hundreds, door-to-door inquiries with 80+ residents of Dove Creek and our growing list of emails, one piece of feedback was almost unanimous: most homeowners of Dove Creek want the vacant lot at 11600 El Camino Real developed. However, the development plans by Cal Coastal have been widely rejected and, if advanced as anything resembling its current form, it will likely be met with considerable resistance.

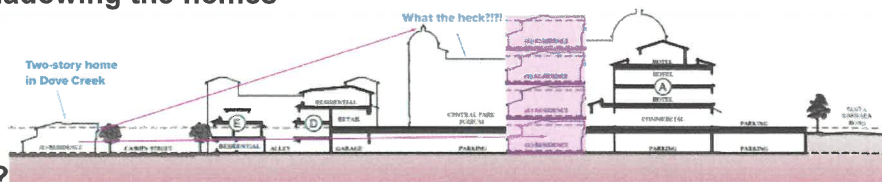
While the City has ever-growing affordable housing targets and revenue goals to hit, and Cal Coastal/the property owners clearly have a substantial profit to make (whether or not their intent is to actually develop this land), the original design, purpose and promises that Dove Creek PD12 held for homeowners must not be ignored.

From the original EIR, 2002, regarding this specific piece of property:

- **Land Use:** To provide convenient and *integrated commercial* uses.
- **Building Design:** Use building form, *mass* and articulation to create an *attractive neighborhood*.
- **Project Concept:** The project's Village Center would contain neighborhood commercial uses that would enable residents of this and surrounding neighborhoods to do their shopping close to home.
- **Village Center:** The architecture would be required to be sensitive to the immediately adjacent Villages and would need to use a compatible architectural theme.

...

1. How did 60,000-sq-ft of “convenient and integrated commercial use” evolve into a 100-room hotel with a four-story, low-income-qualifying apartment building next door and an additional 56 condominiums?
2. How did mass and form for an attractive neighborhood evolve into 112’ tall structure overshadowing the homes



below?

3. How did doing shopping close to home lead to rows of hotel rooms, all with kitchenettes capable of long-term rental?
4. How is this proposed development “*compatible*” with the immediately adjacent homes?

Cal Coastal doubled down on a design which ignores neighborhood compatibility, ignores the feedback they received from residents and ignores the character and lifestyle of South Atascadero. They had a year to address these issues, and ***instead they doubled down by making a bad design worse.*** If the assumption is that residents in Dove Creek will roll over and be grateful if and when they begin to scale down this awful first

design attempt, and they don't address numerous key issues, they are ill informed as to the importance that we place on this decision.

The vacant lot in Dove Creek represents *potential* and *opportunity*, and we know that there exists a solution that benefits residents of Dove Creek, Atascadero, San Luis Obispo County and California.

Unless Cal Coastal Properties is prepared to radically alter their design, let's not bend the rules for them. Let's instead find someone with more creativity and more potential to make these ends meet.

**Attachments:** [https://drive.google.com/drive/folders/19Qu-R7HRI0opW3KnFI137r5zPo5t\\_Qd0?usp=sharing](https://drive.google.com/drive/folders/19Qu-R7HRI0opW3KnFI137r5zPo5t_Qd0?usp=sharing)

- Neighborhood Compatible Tractor Supply v Cal Coastal.jpg
- Four Times Taller Than Adjacent Homes.jpg
- Free Pass on Building Heights.jpg

Thank you,

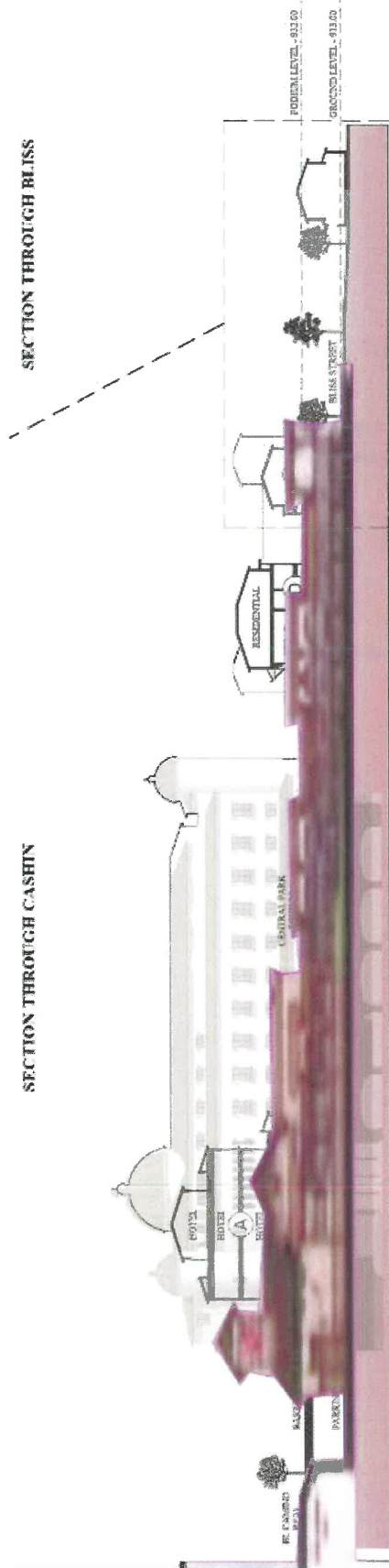
John W. Tucker  
Dove Creek Homeowner & (*actual*) Resident

**ATTENTION:**

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



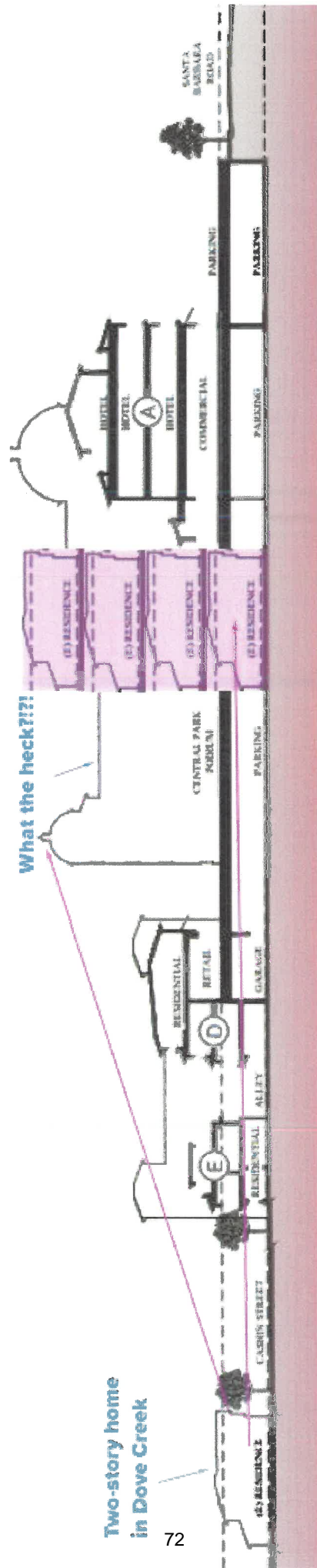
SECTION THROUGH CASHIN



SITE SECTION (B)

TRACTOR SUPPLY OVERLAY

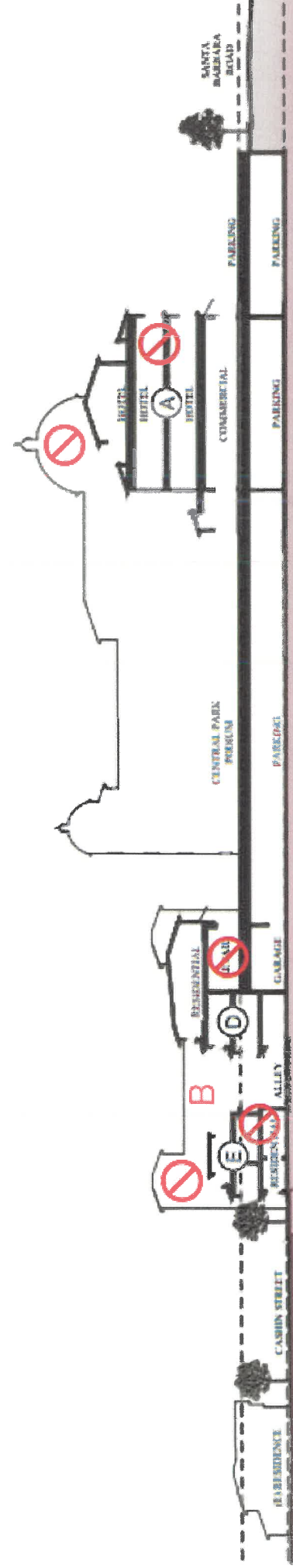
| BUILDING | BUILDING HEIGHTS |        |        |        | HIGHEST POINT | AVERAGE NATURAL GRANT | TOTAL BUILDING HEIGHT (FT) |
|----------|------------------|--------|--------|--------|---------------|-----------------------|----------------------------|
|          | FT1              | FT2    | FT3    | FT4    |               |                       |                            |
| A        | 913.00           | 917.06 | 949.00 | 961.00 | 970.00        | 918.76                | 186.26                     |
| B        | 913.00           | 929.56 | 940.67 | -      | 965.83        | 922.26                | 46.76                      |
| C        | 911.00           | 922.17 | 933.34 | -      | 944.15        | 914.15                | 47.56                      |
| D1       | 911.50           | 923.06 | 934.50 | 946.00 | -             | 913.76                | 50.42                      |
| D2       | 911.50           | 923.06 | 934.50 | 946.00 | -             | 915.06                | 49.17                      |
| D3       | 912.00           | 923.50 | 935.00 | 946.50 | -             | 916.93                | 47.74                      |
| D4       | 913.00           | 924.50 | 936.00 | 947.50 | -             | 918.26                | 46.47                      |
| E1       | 911.50           | 927.06 | 937.50 | -      | 949.83        | 911.60                | 38.33                      |



Two-story home  
in Dove Creek

What the heck?!!

| Building and use                    | Location                                 | Height from ground level (GL) or podium level (PL)<br>Average finished grade (AFG) | Zoning<br>Height Limit from<br>Average<br>Finished Grade<br>(AFG) |
|-------------------------------------|------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| A – Retail / Hotel                  | Internal facing ECR and Santa Barbara    | 68' (PL)<br>77.25' (AFG incl PL)                                                   | 35'                                                               |
| B – Retail / Residential Apartments | Corner of ECR and Cashin St.             | 56' (GL)<br>46.75' (AFG)                                                           | 35'                                                               |
| C – Residential Apartments          | Corner of Santa Barbara Rd and Bliss St. | 51' (GL)<br>47.95' (AFG)                                                           | 35'                                                               |
| D – Residential / Retail            | Internal, behind E buildings             | 52.67' (GL)<br>41.67' (PL)<br>46.47' to 47.74' (AFG)                               | 35'                                                               |
| E – Residential condos              | Adjacent to Cashin and Bliss Streets.    | 33'-38' (GL)<br>32.27 to 36.67 (AFG)                                               | 35'                                                               |





# Atascadero Design Review Committee

## Staff Report – Community Development Department Dove Creek Commercial Development Concepts

| MEETING DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PROJECT PLANNER                             | APPLICANT CONTACT                                    |                                                                      | PLN NO.                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------|-------------------------|
| 11/04/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Kelly Gleason                               | Cal Coastal LLC                                      |                                                                      | AMND19-0086             |
| PROJECT ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | GENERAL PLAN DESIGNATION                    | ZONING DISTRICT                                      | ASSESOR PARCEL NUMBER(S)                                             | SITE AREA               |
| 11600 El Camino Real                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Mixed-Use / Planned Development(MU/PD)      | Commercial Retail / Planned Development 24 (CR/PD24) | 045-331-014                                                          | Approximately 5.2 acres |
| <b>RECOMMENDATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                                      |                                                                      |                         |
| <p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> <li>Review preliminary design concepts for a mixed- use development on a vacant commercial lot within the Dove Creek Development.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                             |                                                      |                                                                      |                         |
| <b>PROJECT DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                             |                                                      |                                                                      |                         |
| <p>The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. Two concepts are proposed, each with 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial uses:</p> <ul style="list-style-type: none"> <li>Concept 1 is designed with a resort focus bringing the hotel pool down to the plaza level with possible pool membership to residents of Dove Creek.</li> <li>Concept 2 is designed with a more public plaza setting surrounded by retail and restaurant uses with residential and a hotel use on the upper floors;</li> </ul> |                                             |                                                      |                                                                      |                         |
| <b>ENVIRONMENTAL DETERMINATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                                      |                                                                      |                         |
| <p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>                                                                                                                                                                                                                                                                                                                                                                          |                                             |                                                      |                                                                      |                         |
| <input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Prior CEQA Review: | <input type="checkbox"/> Categorical Exemption       | <input checked="" type="checkbox"/> Undetermined – Analysis required |                         |



## DISCUSSION:

### *Project History:*

The Dove Creek project was originally approved as a General Plan Amendment in 2004 as a mixed-use project and included 279 residential units and a 5-acre commercial parcel to replace a 63-acre commercial center previously envisioned for the site. The resulting 5-acre commercial parcel was approved to be developed with a 60,000 square foot neighborhood commercial center and was later amended to allow for the construction of a hardware/nursery store with an outdoor sales yard and large parking lot (Tractor Supply). The commercial parcel has remained vacant even though the City required that the commercial parcel develop in conjunction with the residential project. The commercial corner site is located within the Commercial Retail zoning district and within the PD12 overlay zone. The 5-acre parcel is all that remains of the former 63-acre commercial area that was rezoned as part of the Dove Creek Mixed-Use project.

The Commercial retail zone allows mixed-use development with a maximum base density of 24 units per acre, resulting in a maximum potential of 125 market rate units on the existing vacant 5.2-acre commercial site in addition to a large variety of commercial uses. However, the PD12 overlay zone sets a maximum residential density of the entire Dove Creek project to 200 base density units and 79 bonus units for a total of 279 residential units, consistent with the previous environmental analysis for the project site. This base residential density of 279 units was also assumed within the comprehensive environmental analysis performed for the 2002 General Plan Update and therefore, any amendments will need to be considered through additional environmental review to determine if the amended project proposal will create additional environmental impacts.

The current owners of the 5-acre commercial parcel submitted a request for an amendment to the Planned Development to increase the residential density of the Dove Creek Project and proceed with a mixed-use development on the vacant commercial site. The Council authorized the application to proceed and the applicant has refined two design concepts for DRC review to begin their application process. Since the applicants wish to retain the Commercial Zoning, no amendment to the General Plan Land Use map or an amendment to the zoning map is being requested.

The concept plans propose a variety of uses to achieve economic viability and synergy with a goal of long-term success. The current project proposals rely on experience based land uses, which include visitor-serving uses combined with neighborhood serving uses. Unlike traditional retail centers, this new concept is consistent with the current trend for commercial properties and significantly helps increase neighborhood compatibility. The mix of uses include residential, small-scale boutique retail, a boutique hotel and restaurant spaces. Each of the concepts incorporate a large central courtyard that accommodates outdoor spaces for the surrounding uses and a pedestrian oriented environment that would be open to the Dove Creek neighborhood.

Both concepts include:

- 80 residential units (24 apartments and 56 air space condominiums)
- 100-room hotel

- 37,053 square-feet of commercial tenant space divided into 23 potential individual tenant spaces

### **Design Concepts:**

The proposed design concept includes multiple levels that maximize the use of site topography:

- A semi subterranean ground level parking area to conceal the parking lot and preserve additional space for community use;
- A main level which includes the central courtyard with retail and residential uses,
- Upper floors that include residential and hotel uses including a usable roof deck

The design concept allows the parking count to be maximized while creating a walkable, experienced based mixed-use development that is aesthetically pleasing as viewed from surrounding properties and the street.

The two presented design concepts share the same mix of uses and building massing.

- Design A provides for a large pool within the ground floor courtyard area;
- Design B provides for a park-like central courtyard with the pool on the roof deck of the hotel.

Each of the concepts are described further below.

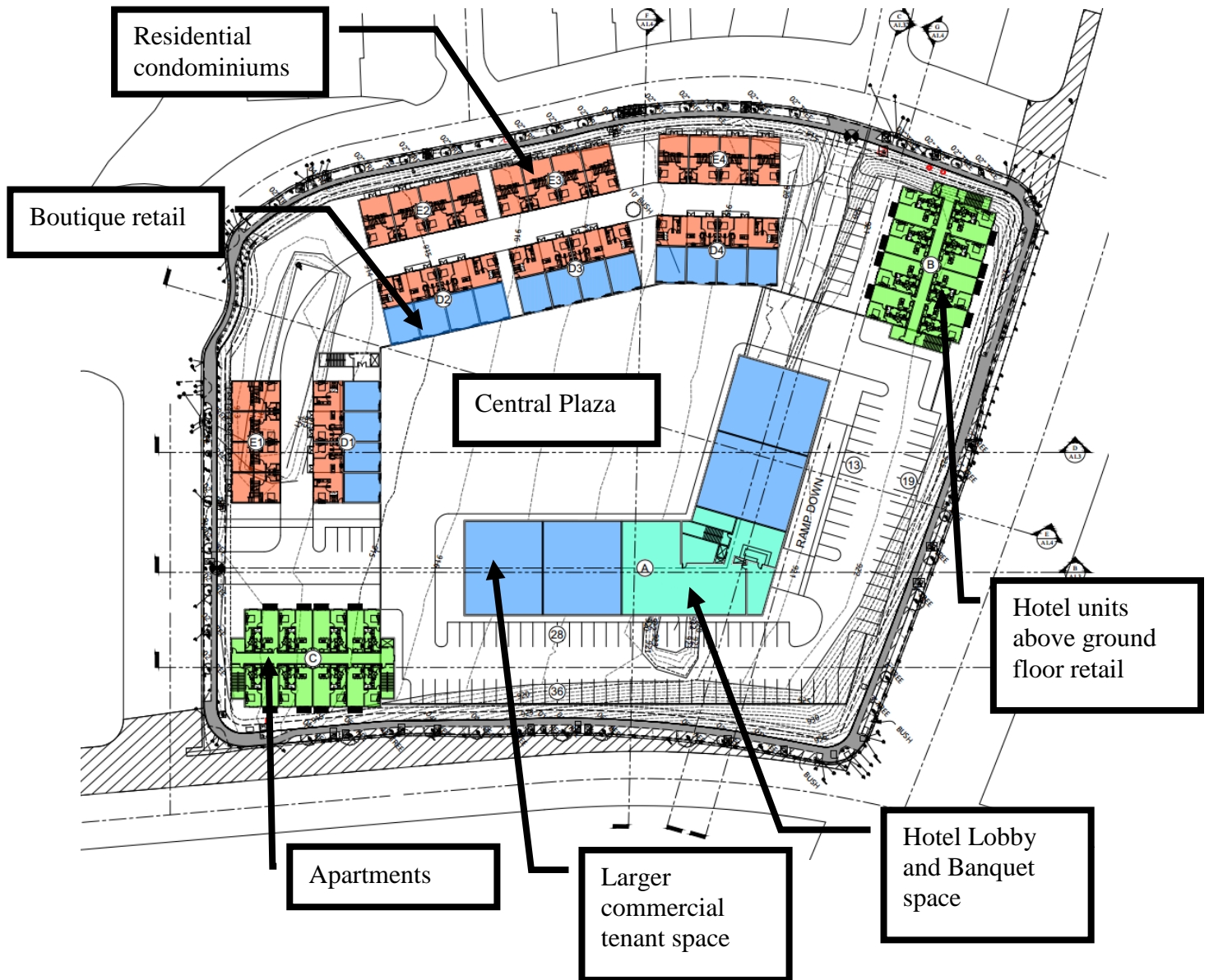
### **Ground /Subterranean Level:**

The ground level plans are the same for both concepts A and B. The existing site provides a flat graded pad that is several feet higher than the adjacent internal project streets: Cashin St. and Bliss St. However, the rear of the pad, towards the intersection of El Camino Real and Santa Barbara Road, is approximately 15-feet below the grade of the streets. The current design concept includes lowering the grade of the site down to the level of Cashin and Bliss Streets, reducing the height of the site approximately 7-10 feet from the high point along Cashin Street and allowing for a semi-subterranean parking area lined with residential uses facing the internal streets. This ground level includes a retail building at the intersection of Cashin Street and El Camino Real. Residential units would line Cashin and Bliss streets to enhance neighborhood compatibility between existing residential and proposed commercial uses. The new residential uses would provide a transition in use, massing, and scale from the existing neighborhood to the larger commercial building located toward the “rear” of the site, closer to the Santa Barbara and El Camino Real frontages. The remaining portion of the ground level would be underground parking (both private residential garage parking and general use parking for the development). Designing the site with this semi-subterranean level allows for a majority of the parking to be hidden from sight, while also reducing the overall height of the development as viewed from the existing neighborhood.



### Main (Podium) Level:

The next level is a raised “podium” that is designed as the main level for the commercial uses and takes advantage of the approximately 21-foot grade difference between the internal streets and the intersection of El Camino Real and Santa Barbara Road. This level is proposed with commercial storefronts surrounding an outdoor use area and access to additional residential uses adjacent to Cashin and Bliss streets. While the podium level is raised above the parking level, the central shared courtyard area is proposed to have ample landscape with mature trees and greenspace throughout to define and accentuate outdoor use areas. Additional parking is provided on this level adjacent to Santa Barbara Rd and El Camino Real. The podium level is raised approximately 19-feet, allowing for the level to be at grade at a portion of El Camino Real and Santa Barbara Rd to allow for emergency vehicle access.

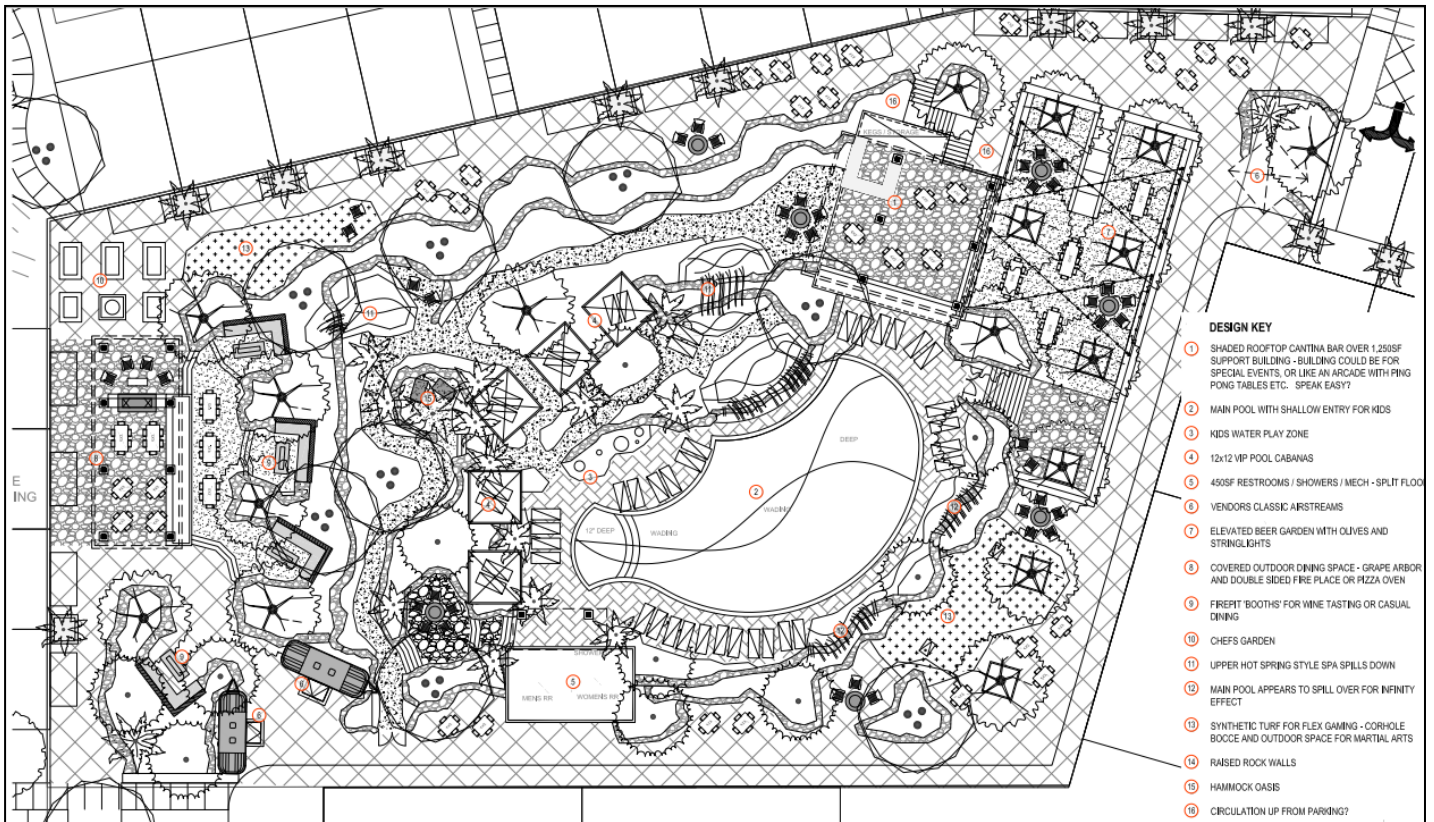


The site is enhanced by the addition of a central community area that includes numerous commercial and neighborhood serving amenities. Two concepts are proposed for this area, each designed with flexible use areas that can change and respond to adjacent commercial activities as needed. The focus for both concepts is on commercial synergy and creating an experienced based destination.



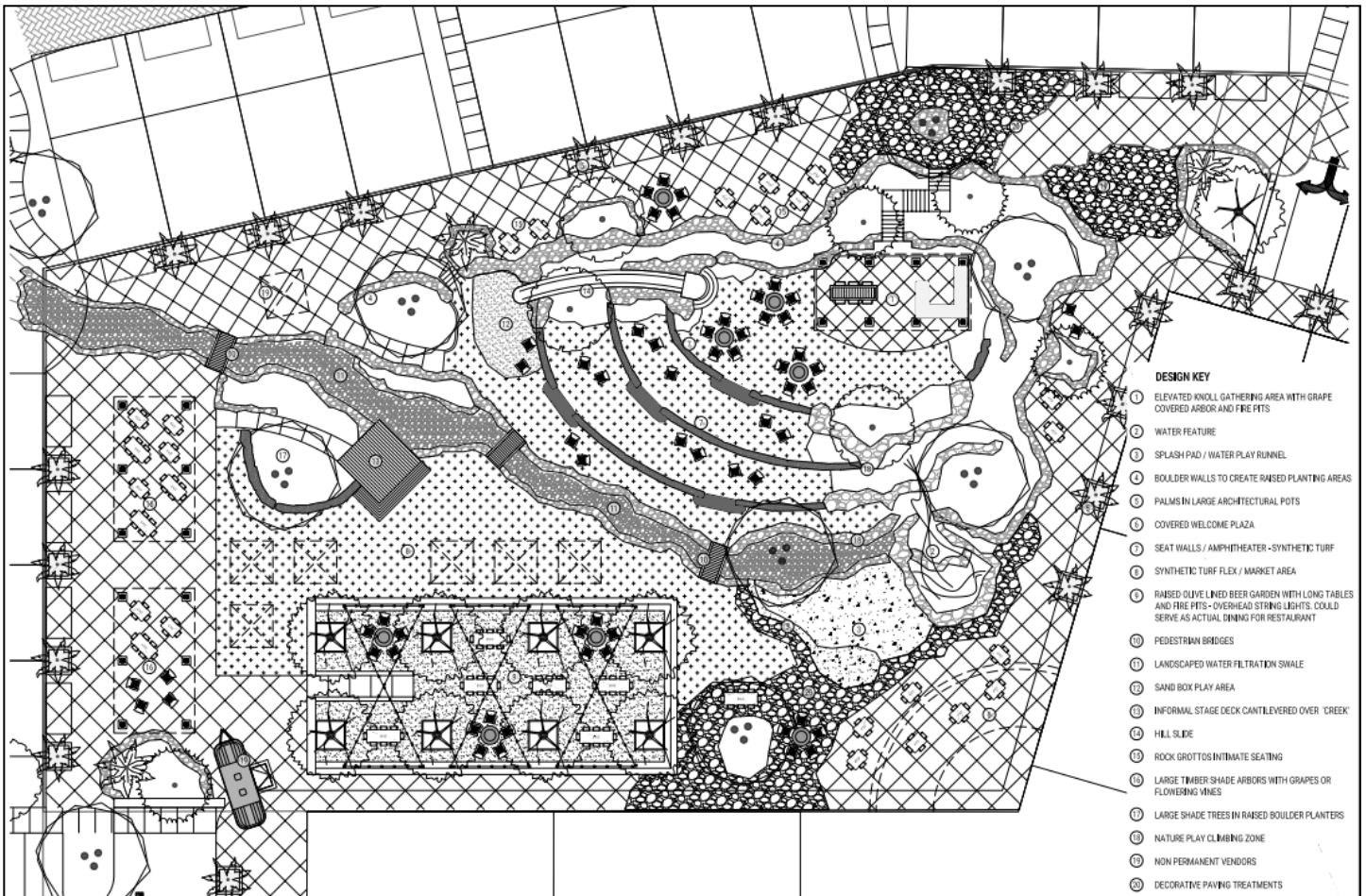
### *Design Concept A: Resort Spaces*

The first design concept offers a “resort” like appearance for the podium level. The hotel pool is located within the central courtyard surrounded by poolside amenities. It is envisioned that in this concept, the pool will also be available for access to Dove Creek residents for a membership fee. Amenities include a covered bar and game area, dedicated restrooms and showers, and cabanas surrounded by landscaping for privacy from adjacent commercial uses. Outdoor spaces are also provided adjacent to restaurant and retail uses to allow for outdoor dining opportunities. A detached covered beer garden or similar stand-alone use is integrated into the design in addition to areas for outdoor fire pits possibly associated with a restaurant or tasting room. Additionally, the concept includes two small vendor spaces that could be utilized for pop-up commercial or restaurant uses, such as those that would fit within a classic airstream type trailer.



### *Design Concept B: General Public Spaces*

The second design concept offers an outdoor park-like setting with areas for outdoor restaurant opportunities and community uses. A tiered turf area that can be used as a small amphitheater venue is the main feature of the space with adjacent water features that may include a splash pad and other family oriented features. Large paved spaces are located adjacent to restaurant and retail spaces to allow for expansion into the outdoor environment. Covered outdoor spaces offer opportunities for a beer garden or similar outdoor oriented use. The concept proposal also includes space for up to seven pop-up market stands for non-permanent vendors.



### Third and Fourth Floors:

The third floor is mostly occupied by residential uses and the hotel. Residential uses lining Cashin and Bliss Streets will be a total of 3-stories. The third floor of these buildings include a large entry deck, diminishing the mass of the third floor as a transition from the surrounding 2-story neighborhood.

The main hotel and retail building (A), located more internal to the site, will be a total of 3 main stories with the 4<sup>th</sup> story and roof deck tiered back from the lower floors and accompanied by an indoor/outdoor roof deck bar, as discussed below.

### Roof Deck / 5<sup>th</sup> floor:

The concept for the 4<sup>th</sup> floor of the hotel building varies depending on the podium level design. Both concepts include penthouse rooms in a design that steps the building back to create a diminishing building mass. Under podium Concept A, a gym room and other accessory hotel amenities would be located on this level along with the rooftop bar. With podium Concept B, the hotel pool would occupy a portion of the roof deck in place of the gym. Under this scenario, the pool would remain for hotel guests only. It is envisioned that the roof deck bar would be open to the public in both scenarios.

### **Neighborhood Character:**

During the October 2019 City Council meeting, neighbors expressed concerns about scale and mass, in addition to general compatibility with the surrounding neighborhood. Existing residential units along both Bliss and Cashin Streets are two stories with side and/or rear yards adjacent to the street. Within the proposed project, all ground floor residential units are designed to take primary access from the internal vehicular alley allowing for landscaping within the setback areas between the buildings and the existing sidewalk. Small balconies are currently included on the second floor for visual interest. There are two layers of residential buildings that act as a transition to the commercial portion of the development. The “E” buildings are located adjacent to Cashin and Bliss Streets with the “D” buildings located behind them, more internal to the site.

The “E” buildings are designed to be 3-stories with the upper unit footprint approximately 50% of the lower floors to reduce the building mass and provide greater compatibility with the adjacent existing residences. The “D” buildings are four stories tall and are designed with a similar upper floor deck feature. (See Residential Component section below for more discussion)

### **Boutique Hotel Concept:**

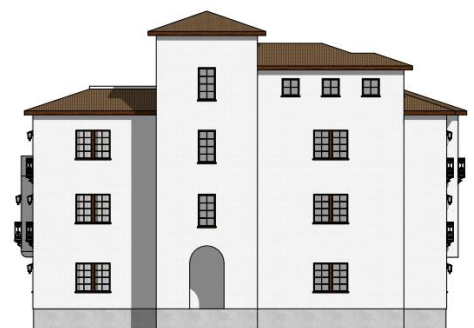
The proposed hotel is designed with 100 total rooms on the upper floors of buildings A and B. A small concierge lobby and banquet room is accessed from the podium level in Building A. The hotel is envisioned as a self-check-in model and each room is currently designed with a kitchenette. Current City code limits the number of hotel rooms with kitchenettes to 10% of the total number of rooms. This is to ensure that hotel rooms do not turn into long-term residences. The current hotel proposal includes single studio rooms. No multi-room spaces are proposed. In Building A, access to the rooms is via an external walkway on the 2<sup>nd</sup> floor and an internal hallway on the 3<sup>rd</sup> floor with roof deck access on the top floor. Juliette balconies are included to provide visual interest.

### **Residential Component:**

The concept proposal includes two different residential types: apartment units and “for-sale” condominiums. The apartments are located in Building C, at the corner of Bliss Street and Santa Barbara Rd. All three stories are residential with a total of 24 one-bedroom units. All units are currently designed with an internal hallway including the ground floor units in building C. Balconies are included on the upper floors. The stairwell and elevator shaft are located adjacent to Bliss Street to minimize privacy issues with existing residential townhomes.



VIEW FROM BLISS DRIVEWAY - NORTHWEST



VIEW FROM BLISS - SOUTHWEST



The condominium units are located along Cashin and Bliss Streets. The “E” buildings are three stories with a combination of one and two story units. The 3<sup>rd</sup> floor footprint is approximately 50% of the levels below to allow for an enhanced deck feature that acts as the entry to the upper units. The roofline is varied along the elevations facing Cashin and Bliss streets to provide texture and visual interest.



### VIEW FROM BLISS / CASHIN

The “D” buildings are designed similarly to the “E” buildings but contain an extra residential level to accommodate retail spaces on the podium level with high ceilings. The ground floor, 2<sup>nd</sup> and 3<sup>rd</sup> level includes one-bedroom units backed by either the private garages accessed from the subterranean parking level or the podium level retail spaces. The fourth floor penthouse units have 2-bedrooms each and a large deck area that acts as the entry to the unit.







**VIEW FROM RESIDENTIAL ALLEY**

**Affordable Housing:**

The project is proposing to follow the State density bonus law in compliance with the City's current Inclusionary Housing Policy. The State law requires that the City grant concessions to projects providing a minimum percentage of affordable housing units. As the design concept is further refined, these concessions will be identified and analyzed prior to final action by the City Council. Qualifying concessions include parking reductions, height waivers, and other property development standard deviations.

**Architectural Theme:**

The applicant is proposing a mission style architectural theme. Building details include stucco exterior finish, mission tile roofing, arched recessed windows, and tower elements. This architectural style generally allows for clean lines and rhythmic design features that layer and allow light and shadow to provide visual interest. The theme also has numerous design features that can be used to enhance the visual appearance of the buildings and break up the building mass such as wrought iron accents, balconies, trellis features, and textured tile roofs.

The applicant is proposing a consistent color scheme throughout the project to create a sense of place and provide an authentic architectural style. The buildings are proposed as white or off-white with dark windows and doors and red clay tile roof. Arched covered patio areas are included on the apartment buildings and circular tower features are included in the hotel building, consistent with the mission theme.

**Parking and Access:**

The project includes 392 total parking spaces, 32 of which are private residential garage spaces accessed from the subterranean parking level. Of the remaining 360 spaces,

266 are hidden from view underground and 94 are behind the hotel building adjacent to El Camino Real and Santa Barbara Rd. Based on preliminary calculations, the project is providing more parking than is required by code.

There are two vehicular access points to the project: one from Bliss Street and one from Cashin Street. The approved Master Plan of Development for Dove Creek permits up to three driveways into the site. An emergency access point is also proposed from Santa Barbara Road near the intersection with El Camino Real at the point where the podium level is at grade with the adjacent street. This will allow emergency vehicles to enter the podium level without navigating the subterranean parking level if needed.

Main pedestrian access to the site utilizes the stairway and elevator system for the residential units fronting Cashin and Bliss streets. The stairways and elevators are located at the sides of each building, providing up to six (6) main pedestrian access points to the podium level from the surrounding sidewalks on Cashin and Bliss streets. There are also opportunities for access in buildings B and C and the central parking elevator and stairway located in Building A. There may also be opportunities for pedestrian access off El Camino Real and Santa Barbara Road where the podium level is at grade with these streets, however, more analysis is needed on accessibility compliance for connections in these locations to determine feasibility.

### **Setbacks:**

The buildings along Cashin and Bliss streets are set back 10-feet from the back of sidewalk. A corner of the stairwell of Building B, located at the corner of Cashin and El Camino Real encroaches approximately 3 feet into the setback area. This building is designed with the stairwell fronting Cashin Street to limit the number of hotel room windows overlooking the street and existing residences beyond. The Building C hotel rooms are setback approximately 20 feet from the street.

Building A, the larger retail and hotel building is designed with the podium parking between the adjacent El Camino Real and Santa Barbara Road frontage and the building. The hotel building setback from these streets varies between 75- and 100-feet. From the street level, the hotel building will appear as a three-story building. The podium parking is setback a minimum of 7-feet at the closet points and provides for up to 25-feet of landscaped setback area at the intersection of El Camino Real and Santa Barbara Road.



CASHIN



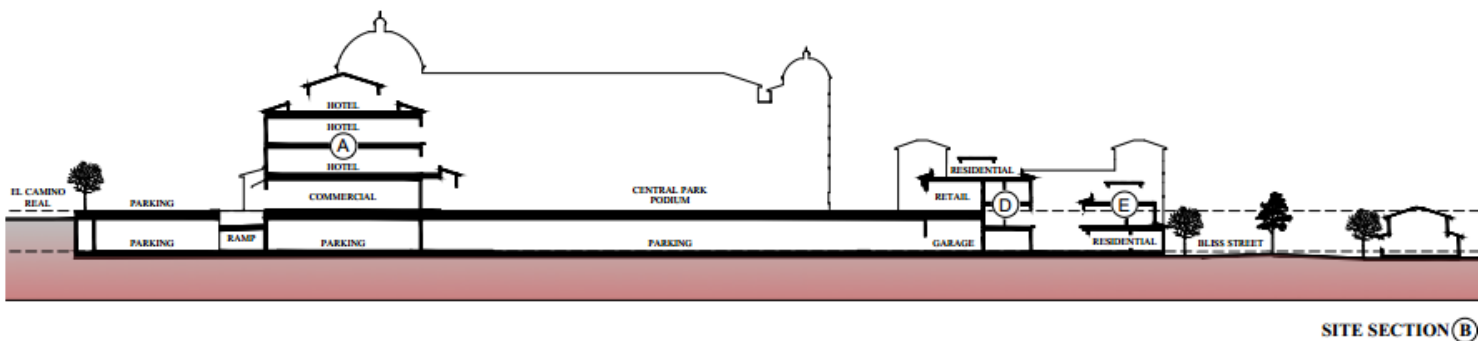
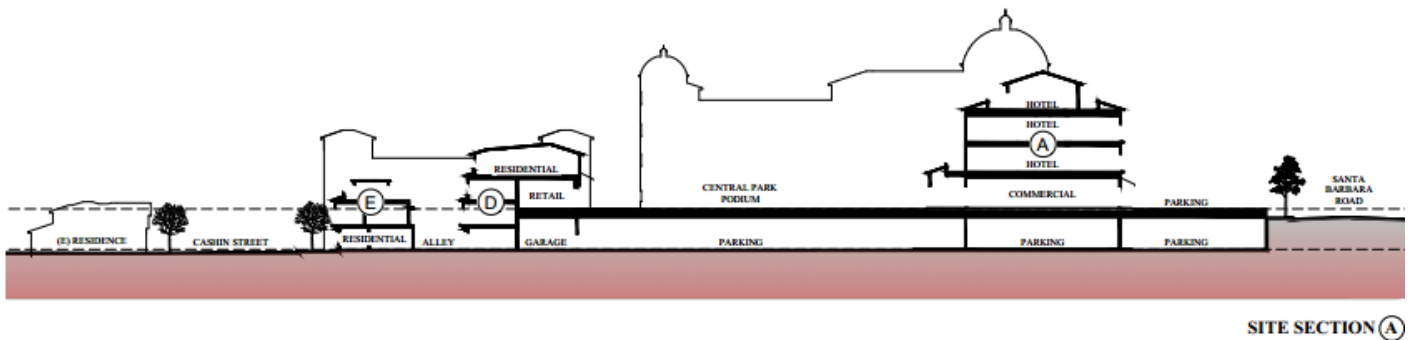
As the podium level utilizes the site topography, portions of the semi-subterranean level will daylight along the El Camino Real and Santa Barbara Road frontages. True to the mission style, white walls have been incorporated where this occurs and landscaping has been included in the setback areas to layer with this feature.



### Height:

Per the Atascadero Municipal Code, the maximum height, as measured from average finished grade, is 35-feet in the Commercial Retail zoning district. This project is unique in that there are two finished grades, the ground level and the podium level. The following table provides a summary of proposed building heights as measured from either the podium level, ground level, or both, as appropriate, based on building siting and visual impact:

| Building and use                    | Location                                 | Height from ground level (GL) or podium level (PL)<br>Average finished grade (AFG) | Zoning Height Limit from Average Finished Grade (AFG) |
|-------------------------------------|------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------|
| A – Retail / Hotel                  | Internal facing ECR and Santa Barbara    | 68' (PL)<br>77.25' (AFG incl PL)                                                   | 35'                                                   |
| B – Retail / Residential Apartments | Corner of ECR and Cashin St.             | 56' (GL)<br>46.75' (AFG)                                                           | 35'                                                   |
| C – Residential Apartments          | Corner of Santa Barbara Rd and Bliss St. | 51' (GL)<br>47.95' (AFG)                                                           | 35'                                                   |
| D – Residential / Retail            | Internal, behind E buildings             | 52.67' (GL)<br>41.67' (PL)<br>46.47' to 47.74' (AFG)                               | 35'                                                   |
| E – Residential condos              | Adjacent to Cashin and Bliss Streets.    | 33'-38' (GL)<br>32.27 to 36.67 (AFG)                                               | 35'                                                   |



As this project includes an amendment to the PD24 overlay zone, the City Council can approve a height exception to allow for the additional building height. Height can also be a requested concession through the State's Density Bonus Law. Should an exception to the maximum height be requested under the provisions of the Municipal Code, the following finding will need to be made:



- *The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department*

The key to making the findings for increased height is neighborhood compatibility. Design elements have been included for the residential condominiums fronting Cashin and Bliss streets to increase neighborhood compatibility while maintaining the viability of the project. The condominium units are three stories in total height but have a reduced upper floor to diminish the overall mass of the buildings. The taller more commercial buildings are set back toward the interior of the site to increase setbacks from the existing residential units.



Buildings B and C are designed with the most height fronting Cashin and Bliss Streets and may impact neighborhood compatibility. Each of these buildings are located at the intersections with the internal Dove Creek streets and the adjacent City arterials. Building B includes retail on the ground floor and two floors of hotel units above. The stairwell is integrated at each end of the building and abutting Cashin Street. The building is setback 7-10-feet from the back of sidewalk. As previously mentioned, the stairwell was intentionally located at this elevation to minimize intrusions to the privacy of existing residential units. However, design and use of the building will result in an approximately 3-story building adjacent to Cashin Street with a tower feature that extends to accommodate the elevator and stairwell. Building C is similarly designed at the corner of Bliss Street and Santa Barbara Rd.



VIEW FROM CASHIN - NORTH



View from Santa Barbara Rd

The Fire Department has reviewed the preliminary concepts and believes that current emergency response vehicles would be able to adequately serve the site; however, more detailed analysis will be required as the project moves forward through the review process.

### **DRC DISCUSSION ITEMS:**

Two concepts are presented for DRC and neighborhood review. The applicant is seeking direction on which concept best fits within the Dove Creek development and provides the best commercial opportunity for the City. The DRC is also asked to provide direction on neighborhood compatibility, including building height, scale, and massing. This also includes direction on architectural theme and overall site design concept.

### **ATTACHMENTS:**

1. Applicant Design Concept Package
2. Public Comment Letters received as of 10/30/2020

**From:** Celeste Alfino  
**Sent:** Tuesday, November 3, 2020 4:59 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)

To whom it may concern,

We are homeowners in the Dove Creek Development in South Atascadero.  
We are contacting the City of Atascadero with our concerns regarding the Dove Creek Promenade.

We own a house in the collections. We bought this home in the hopes to retire to the town of Atascadero. We enjoy the small town, country feel of the area.

We are opposed to this large development that is being proposed.

Building such a large development so close to homes, town homes and Condos is not in line with the needs of our Dove Creek Community.

We are proud homeowners and we DO NOT WANT OUR PRIVACY INVADED.

Low housing and a 3 story Hotel is not what we were envisioning when we bought our beautiful home.

Dove Creek is a community of neighbors that look out for each other and each other's privacy.

Our walking trails and roads are maintained by us as the homeowners and we pay for the luxury of this serene landscape. It is a safe area to walk, and let our children play. If this proposal is approved we will no longer be safe in our own homes and neighborhood, with the unknown traffic it can bring to this Community.

Building such a large development will only bring more traffic and unwanted pollution to the neighborhood. How can we feel safe with this proposal?

This is a neighborhood, not a strip mall location. We have families with small children. Adding a large "Public Development" will not keep our Community safe.

Another issue is this is sacred Native American land. Has this large development been approved through the Chumash Coastal Commission?

Thank you for your time,

Sincerely,

Celeste and Russell Alfino

9165 Gorrion Way

Atascadero, CA

805-895-3303



## DRC Meeting of 11-4-2020

**From:** Heather Newsom  
**Sent:** Wednesday, November 4, 2020 11:15 AM  
**To:** Annette Manier  
**Subject:** Fwd: Commercial Development in Dove Creek (AMND19-0086)

Sent from my iPhone

Begin forwarded message:



**From:** Wayne Armour  
**Date:** November 3, 2020 at 3:59:47 PM PST  
**To:** Roberta Fonzi <rfonzi@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Subject:** Commercial Development in Dove Creek (AMND19-0086)

To whom it may concern,

My wife and I are residents of Dove Creek the proposed site for the commercial and housing project. As you know there are some concerns about this development that will affect our quality of life, and possibly our property value. We were in a situation similar to this and here is what we experienced.

High vehicle traffic volume - Which made it very difficult for the residents to navigate personnel vehicles around the utility vehicles, workers trucks, heavy equipment, and road construction. Every day there were some sort of altercation or accident. Needless the safety hazards of walking, jogging or bike riding.

Noise levels - Dove Creek is a prodomitely a young community. It will be very difficult for them or their children to get the proper rest they need to function in a normal manner; Also you must consider shift workers that will never experience a peaceful sleep period.

Pollution - Need I say more vehicles more pollution. Mix that that with all the dirt and other dust particles - Toxic.

Security - No one was hired to protect residents and their property.

These are just some of the issues I can recall.

With this being said we notice there was not an environmental or traffic impact statement. Not expectable!

We are opposed to any development on the five acres that will destroy our quality of life and effect our property value.

We would like to encourage the Review Committee to proceed with caution, because this will affect many lives on a broad spectrum.



The city gave the project the green light without an adequate plan to mitigate its environmental impacts, including traffic impacts and violating the California Environmental Quality Act.

Sincerely,

Wayne and Cindi Armour

**ATTENTION:**

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

DRC Meeting of 11-4-2020

**From:** Andrew Boortz  
**Sent:** Tuesday, November 3, 2020 8:28 AM  
**To:** DRC Public Comment  
**Subject:** Dove Creek Commercial Development



Dear Review Committee Members,

I am a resident of Dove Creek and I strongly oppose the proposed development. The fact that you would even consider this is appalling. To allow a complex like this to occur with little thought to the current residents is disrespectful. The developer should propose a new plan that does not include the use of streets that the residents of Dove Creek pay for the upkeep. The traffic to our neighborhood with over 340 parking spaces, 80 residential units and 100 room hotel would endanger our community members. As representatives of the people of Atascadero it is your duty to look out for your current residents. I'm not sure if any of you are residents of Dove Creek or know anyone who lives here but if you do that fact that you are voting to approve this with no thought to the people you service is just another example of corrupt politics favoring developments with no regards for the people.

Therefore I strongly urge you no vote no on the development or delay the vote till more discussions and better planning can occur. The lack of notice and rush to get this approved speaks volumes.

Sincerely,  
Andrew Boortz  
805-868-9948

**ATTENTION:**

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

DRC Meeting of 11-4-2020

**From:** Loreli Cappel  
**Sent:** Tuesday, November 3, 2020 4:56 PM  
**To:** DRC Public Comment; Kelly Gleason  
**Subject:** DRC - 11600 El Camino Real  
**Attachments:** EVC Letter of Support\_Dove Creek Cal Coastal\_DRC Atascadero Nov 4\_2020.pdf

Dear Ms. Gleason and the Atascadero Design Review Committee,

On behalf of the Economic Vitality Corporation, please find the attached letter of support.

As a 501(c)(3) non-profit organization, the EVC is not permitted to endorse projects, however, as a regional economic development organization, we wish to provide input on the above project as it pertains to the well-being of our local communities, economy, and particularly workforce housing.

Thank you for your consideration and your commitment to improving our community!

Sincerely,

LORELI CAPPEL  
Senior Project Director  
Economic Vitality Corporation (EVC)  
of San Luis Obispo County  
Tel (805) 788-2015  
[lcappel@sloevc.org](mailto:lcappel@sloevc.org)



Employer-Talent Connection Website: [www.SloCountyWorks.com](http://www.SloCountyWorks.com)  
Economic Snapshot of our local economy: [www.sloevc.org/dashboard](http://www.sloevc.org/dashboard)

**ATTENTION:**

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



**Economic Vitality Corporation**

735 Tank Farm Road, Suite 264

San Luis Obispo, CA 93401

TEL (805) 788-2012

FAX (805) 781-6293

[www.sloevc.org](http://www.sloevc.org)

Non-profit 501(c)(3)

November 4, 2020

Design Review Committee  
City of Atascadero

**Subject: Proposed project at 11600 El Camino Real, Atascadero**

Dear Design Review Committee:

On behalf of the Economic Vitality Corporation ("EVC") Board of Directors, a regional economic development organization, we wish to provide input on the above project as it pertains to the well-being of our local communities and economy, particularly workforce housing.

As a 501(c)(3) non-profit organization, while the EVC is not permitted to endorse projects, we work with partner organizations to foster the creation of jobs, community investment, and more workforce housing, including an annual Housing Summit, the HC3 Housing Collaborative, and recent collaboration on major public policy changes at the County. As this subject pertains to the region's economy, we want to provide input on the potentially positive impacts projects like this one could have on relieving some of the existing challenges facing our community, businesses and economy.

As evidenced by the EVC's advocacy on public policy, and relative to the countywide economy strategy that the EVC manages, we cannot stress enough that the health and diversity of our current and future economy is directly tied to solutions for certain systemic challenges. One of the greatest challenges in our communities is a shortage of rental and purchase housing for employees and their families through the region. We know this has driven up the cost of housing. Ultimately, a lack of housing continues to be a major problem for the quality of life of employees, and the employer's ability to retain employees and grow jobs.

The proposed project of 80 residential units (90% of which are projected to be below market rate) 100 hotel rooms and 37,000 square feet of commercial space, is likely be a great help to the housing challenges facing our community. Additionally, the City of Atascadero has long since struggled with the jobs to housing ratio as well as collecting less Transit Occupancy Tax (TOT) than other communities in our County. The components of this project address each of these local issues. The possible reduction in auto travel due to the convenience of retail and services is also an asset.

We strongly encourage the City of Atascadero to continue to support housing policies and projects that that will increase housing opportunities for our region's workforce. The EVC is very excited to be part of a coalition of housing partners that have come together to help move



November 3, 2020

Page 2

the needle on the region's workforce housing shortage and increase investment in our local communities.

Sincerely,

A handwritten signature in blue ink that reads "Loreli Cappel". The signature is fluid and cursive, with the first name "Loreli" being more prominent than the last name "Cappel".

Loreli Cappel  
Senior Project Director  
(805) 788-2015  
lcappel@sloevc.org

cc: Maria Kelly, Interim Executive Director  
Jolie Ditmore, EVC Board Chair  
Brad Brechwald, P.E., EVC Board Vice Chair, Co-Chair EVC Building Design Cluster  
Members, EVC Board of Directors  
Rachelle Rickard, Atascadero City Manager

C

**From:** Kelly Gleason  
**Sent:** Tuesday, November 3, 2020 8:23 AM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Project



Kelly Gleason  
Senior Planner | City of Atascadero  
805.470.3446 | [kgleason@atascadero.org](mailto:kgleason@atascadero.org)

*Due to restrictions under the County of San Luis Obispo Local Emergency Order and Regulation NO. 4 COVID 19, City Hall is offering in-person meetings **by appointment only**. Community Development staff is available by phone and email. We will respond as soon as possible to your request. Thank you for your patience! Please call (805) 461-5000 if you need an appointment.*

**From:** Josh & Montse Cross  
**Sent:** Tuesday, November 3, 2020 8:03 AM  
**To:** Kelly Gleason <[kgleason@atascadero.org](mailto:kgleason@atascadero.org)>; Heather Newsom <[hnewsom@atascadero.org](mailto:hnewsom@atascadero.org)>; Duane Anderson <[danderson805@charter.net](mailto:danderson805@charter.net)>; Mark Dariz <[mdariz@atascadero.org](mailto:mdariz@atascadero.org)>; Emily Baranek <[emily.baranek@andersonburton.com](mailto:emily.baranek@andersonburton.com)>  
**Subject:** Dove Creek Project

Dear City Council and Planning Staff:

I live in the Dove Creek neighborhood and wanted to let you know that I am in support of the Dove Creek Mixed Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

**JOSH CROSS**  
11506 Piona Ln, Atascadero, CA 93422  
805-440-8440

**ATTENTION:**

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

DRC Meeting of 11-4-2020

DISTRIBUTED  
DRC, PD, KG

RECEIVED

NOV - 2 2020

COMMUNITY DEVELOPMENT

**From:** Brianna Doran  
**Sent:** Monday, November 2, 2020 12:28 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment - Agenda Item #2 (AMND19-0086) DRC Public Meeting - Nov. 4, 2020

After review of the proposed design, a list of modifications and concerns were created and are listed below.

Under the proposed Concept 2 (public plaza), the following are modifications are suggested for the building design. Concept 1 (resort focus, plaza pool) is not preferred out of the two design concepts and is not included in the following recommended design modifications.

1. Change the plant list to have a composition majority of native plant species. Remove olive trees from design - fruiting olive trees can be very messy. Remove all palm trees from design. The plant modifications are to support local bird diversity, reflect the existing neighborhood aesthetic and the local environment we live in.
2. Larger green space is desired to improve aesthetics to the human eye, using native plants and to improve microclimates (i.e. keep local areas cooler and not so hot especially during the summer).
3. Remove sandbox in the plaza. Not a good idea - will be hard to keep clean and will be a magnet for outdoor cats to defecate in.
4. Change the architectural theme from the mission style to a style that complements or matches the existing Dove Creek architectural design. Disruptive and unpleasant aesthetic within the Dove Creek Development.
5. Change the height of all the buildings to a maximum of 2 stories. This is to reduce the visual impact from the proposed heights. Impacts such as shadows that will be cast from the buildings, blockage of sunrises to existing homes and townhomes, lost visibility of the surrounding mountains and visual impact to all who walk the neighborhood at any time of day.

Additional Concerns about the proposed development:

1. Increased traffic from outside the neighborhood.
2. Diminished property values of the existing homes adjacent to the Dove Creek Promenade.
3. Deter wildlife from using the green spaces in Dove Creek.
4. Increased light pollution which will affect current Dove Creek residents, local wildlife, migrating birds and our night skies.
5. Increased noise pollution which will affect current Dove Creek residents, wildlife and the enjoyment of the outdoor trails and backyards.

I recommend removing the visitor serving uses (hotel and retail) and only keep the neighborhood serving uses (housing and green spaces).

Overall, I recommend neither Concept 1 nor Concept 2 of the Dove Creek Promenade Mixed-Use Development.

My name is Brianna Doran. I am a Dove Creek resident and I create and review environmental documents as part of my job. Thank you for considering my public comment.

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 6:07 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Project

Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446



----- Original message -----

From: Nicole east  
Date: 11/2/20 4:00 PM (GMT-08:00)  
To: Kelly Gleason <kgleason@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
Subject: Dove Creek Project

Dear City Council & Planning Staff:

Please note that we are in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Nicole East

ATTENTION:

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



DRC Meeting of 11-4-2020

G

**From:** Sonny Gerber  
**Sent:** Monday, November 2, 2020 11:00 AM  
**To:** Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek; DRC  
**Subject:** Public Comment  
Dove Creek AMND19-0086



To: DRC Public Comment  
Subject: Dove Creek AMND19-0086

I am writing with concern to the above mentioned proposed project located at the 5 acre site at corner of El Camino Real and Santa Barbara Road.

Has a Traffic Impact study been completed addressing parking, maintenance, traffic, commercial vehicles, and cost?

Has an environmental impact study been completed addressing landscaping maintenance and use of Dove Creek currently maintained by our HOA, noise, and current habitat impact?

Both concepts (1&2) propose a plaza with hotel use on second floors. This means that residences near this project will stare at the back of a large hotel building taking away our views from our residences. This means residences near this hotel or commercial plaza will have to deal with noise pollution from occupants of the hotel and vehicle traffic.

Both concepts only show access into the plaza or hotel from Cashin and Bliss which will entail a large amount of vehicle traffic into our residential neighborhoods on an already narrow street. This vehicle traffic would include semi truck deliveries into the commercial plaza or hotel on an already narrow street which also a violation of the Atascadero Municipal Code and CA Vehicle Code for commercial vehicles over a certain weight limit on residential roads. Who will be responsible to widen the existing streets or build traffic control devices? The current streets will not allow access. Dove Creek residents should not have to pay for these upgrades. Dove Creek residents should not have to give up our street parking for this commercial plaza or hotel.

Will the developer be responsible for landscaping maintenance of Dove Creek since on ECR and Santa Barbara is the Dove Creek HOA? I would expect the developer and/hotel to take over these costs.

Both concepts do nothing for the residents of Dove Creek and both concepts would decrease the values of our homes with the commercial project.

I absolutely disagree with this proposed concepts for this location.

It is very apparent the City of Atascadero is not concerned with the citizens of Dove Creek.

Respectfully  
Sonny Gerber  
[9152 Sheerin Ct](#)  
[Atascadero CA 93422](#)

DRC Meeting of 11-4-2020

RECEIVED

OCT 26 2020

COMMUNITY DEVELOPMENT

DISTRIBUTED

DRC, P.D. K.G. e-mail

**From:** Sonny Gerber  
**Sent:** Sunday, October 25, 2020 8:57 AM  
**To:** DRC Public Comment  
**Subject:** Dove Creek AMND19-0086

I am writing with concern to the above mentioned proposed project located at the 5 acre site at corner of El Camino Real and Santa Barbara Road.

Both concepts (1&2) propose a plaza with hotel use on second floors. This means that residences near this project will stare at the back of a large hotel building taking away our views from our residences. This means residences near this hotel or commercial plaza will have to deal with noise pollution from occupants of the hotel and vehicle traffic. Both concepts only show access into the plaza or hotel from Cashin and Bliss which will entail a large amount of vehicle traffic into our residential neighborhoods on an already narrow street. This vehicle traffic would include semi truck deliveries into the commercial plaza or hotel on an already narrow street. Who will be responsible to widen the existing streets or build traffic control devices? Dove Creek residents should not have to pay for these upgrades. Dove Creek residents should not have to give up our street parking for this commercial plaza or hotel.

Both concepts do nothing for the residents of Dove Creek and both concepts would decrease the values of our homes with the commercial project.

Why would a hotel even be considered this far south and away from downtown Atascadero?

Both concepts in my opinion do nothing for an already bankrupt city of Atascadero.

I absolutely disagree with this proposed concepts for this location.

It is very apparent the City of Atascadero is not concerned with the citizens of Dove Creek.

Respectfully  
**Sonny Gerber**  
9152 Sheerin Ct  
Atascadero CA 93422

Sent from my iPhone

ATTENTION:

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

DRC Meeting of 11-4-2020

G

**From:** Candice G  
**Sent:** Monday, October 26, 2020 10:49 AM  
**To:** DRC Public Comment  
**Subject:** meeting comments for NOV 4th, 2020 (AMND19-0086) (045-339-002)

ATTN: Atascadero City Council

RE: DESIGN REVIEW COMMITTEE for 11600 El Camino Real (APN: 045-339-002)

Councilors,

My name is CANDICE GERBER and I have lived in the Dove Creek community since 2018.

In regards to developing the site of 11600 El Camino Real as a mixed-use development and high-density area, I strongly urge the Council to reject this request.

**Reasons against this project:**

1. Development does not fit into the current neighborhood. The site sits higher than homes to the west and north with proposed two or 3-story buildings it will completely overwhelm surrounding homes and take away any remaining views.

2. Negative impact on the current residents' privacy and quality of life.

My bedroom, bathroom, living room and back patio all face the site. Proposed residential units will be looking directly into my home, day and night. This is a major DECREASE to my privacy and quality of life.

3. Proposed development will also increase traffic in the area and worsen an already tight parking situation, especially along Cashin St. There is limited guest parking in the area already with the densely populated houses and condominiums. Not to mention the **SAFETY of the many children in the area.** This will not be a safe place for kids to play or ride bikes around the neighborhood with the additional traffic of people who do not care about the residents' safety.

4. The roundabout area cannot accommodate large vehicles such as commercial delivery trucks. Not to mention the noise that comes with delivery times at all hours of the day.

5. Negative impact on the current property values. Availability of 54 units with much lower price, plus all the negative impact on quality of life and privacy issues stated above will decrease current Dove Creek property values.

6. Negative fiscal impact on the City of Atascadero.

As per Council document "According to the findings from the Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency service costs of new development".

It is unlikely that actual retail/commercial occupancy will happen here, as there are a number of existing retail vacancies along El Camino commercial corridor; low residential density in the Dove Creek surroundings: lack of visibility from 101 and issues with vehicle access from surrounding roads.

Here is the bottom line. Planning a mixed-use development of any kind will have a strong negative impact on the lives of the current residents. This is the fact now and will remain so in the immediate future. This Request should be rejected.

***Sincerely,  
Candice Gerber***

**RECEIVED****OCT 26 2020****COMMUNITY DEVELOPMENT****DISTRIBUTED*****DRC, P.D. KG. e-mail***

"The Past is frozen and no longer flows, and the Present is all lit up with eternal rays." C.S. Lewis

**ATTENTION:**

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

DRC Meeting of 11-4-2020

H

**From:** Annette Manier  
**Sent:** Monday, October 26, 2020 4:23 PM  
**To:** DRC  
**Cc:** Phil Dunsmore; Kelly Gleason  
**Subject:** AMND19-0086



Today I received a phone call from Diana Heller, property owner at 11808 Cala Court (460-6988) who has lived in Dove Creek for 5-years. She is not able to submit comments via email or us mail, and she is unable to participate via Zoom. She asked that her comments be placed into the record as follows:

She is the owner at 11808 Cala Court, and is 100% against this project. She pays 2 HOA fees (\$160, \$133) and she lives very close to this project. This will create more people, more traffic and the project is too big/overloaded for the area. It will impede her privacy and it is not acceptable.

Thank you,

Annette Manier, Administrative Assistant  
CITY OF ATASCADERO  
Community Development Dept.  
6500 Palma Ave., Atascadero CA 93422  
Direct (805) 470-3402 | Office (805) 461-5035  
Direct Fax: (805) 470-3403 | Office Fax (805) 461-7612  
[www.atascadero.org](http://www.atascadero.org)

Dedicated to Atascadero's character and safety by helping people plan and build quality projects

A red rectangular stamp with the word "DISTRIBUTED" in large red letters. Below it, the initials "DRC, PD, KG" are handwritten in blue ink.

*Due to restrictions under the County of San Luis Obispo Local Emergency Order and Regulation NO. 4 COVID 19, City Hall is temporarily closed to the public. Essential services are still in operation. Community Development staff will be available by phone (805) 461-5000, email, and **by appointment only for front counter services.** We will respond as soon as possible to your request. Thank you for your patience!*



## DRC Meeting of 11-4-2020

**From:** Jon H  
**Sent:** Tuesday, November 3, 2020 12:33 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)



To whom it may concern,

I live in Dove Creek (on Sinnard Ln). I've known that the empty lot was going to be developed at some point and I welcome the development. I was pleasantly surprised when the developers asked for community input at their "Taco Talk", while the event didn't seem well organized, I thought it was a gesture of goodwill that the developers wanted the community to be involved. After that, the development was put on hold and that was the end of it for now.

I was surprised when my neighbor John T. informed us that suddenly the development had been resurrected and was going before the City Council in just a couple weeks! I hadn't even gotten the notice in the mail. After talking with my neighbors, it became clear that the original "Taco Talk" was tossed aside and the main focus was getting something approved for development asap. I understand the developers don't have to include the community but I think the speed at which things are happening this time around is unreasonable. Dove Creek residents welcome development of that lot but we also want to have some say as to what goes there.

I've been encouraged to list my concerns with the lot and the development proposal. Here are my concerns:

- 1) A 3 story building is too tall for that lot and this area of Atascadero. 3 stories will be an eyesore and for houses along Cashin and Bliss, their privacy is at risk.
- 2) Taller buildings should be placed near the intersection of Santa Barbara and El Camino. I think the distance from houses will be welcome and any two story structures will be less impactful.
- 3) Traffic needs to be addressed! Bliss is a divided street, Cashin is very narrow (with parked cars). As I understand it, those two streets would be the main entrances. That seems like a bad plan.
- 4) I am opposed to a Traditional Hotel on that lot. I've heard that there may be a "self checkin" style hotel, which sounds interesting but I don't know enough about. So without more info, I'm opposed to a hotel.
- 5) On the North side of Dove Creek are the Re-New apartments. I enjoy these apartments and I think they compliment Dove Creek. I would be happy to see some apartments like Re-New.
- 6) There was talk of a Pool and allowing Dove Creek residents to access it. Sounds great, but it better be a damn big pool! There are A LOT of kids in DC and this town severely lacks public pools. The kids in this area will swarm the pool on hot days and they'll bring their friends too. I would love a pool, but a BIG pool.
- 7) I like the idea of a few small shops on that lot...but Atascadero is already building a huge shopping/office center downtown, we have a bunch of empty storefronts (including Kmart). I'm not convinced a shopping center in that area is a good idea. I remember when the outlets were built, everyone was very excited! Then they flopped. Then sat empty and now they're kinda a place to avoid. I don't want that to happen here too. Why would shops work here if shops won't work downtown?

8) I am no expert in real estate, but I know that this is a highly desired community to live in. I would like the developers to offer some explanation of how the development will affect our property values.

I'll close with this. Dove Creek Residents welcome a development, but we want our voices to be heard and we want a development that makes sense not only for the community of DC but for the city of Atascadero as well.

Personally, I'd like to see 50% of the lot dedicated to parks, gardens, community center or sports courts. The other 50% of the lot could be mixed use commercial or apartments.

Thank you for your time,  
-Jonathan & Carrie Hansen  
11710 Sinnard Ln.

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

---

**From:** hirschmans  
**Sent:** Tuesday, November 3, 2020 3:03 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)

To whom it may concern,

I would like to know if there have been any traffic studies done in consideration of this project proposal.

As one of the few residents whose driveway exits directly onto Santa Barbara Road, the increase in traffic in front of our home will be greatly impacted by this development. As it is now, we often have to wait several minutes to safely exit our driveway because of active cross traffic. This was not the case 10 years ago when we purchased our property.

Please consider us, the residents on Santa Barbara Road between 101 and El Camino Real, and how this project will impact the quality of our lives. This project will greatly affect us during both the construction phase and ongoing when the project is completed and occupied.

In my opinion, this property is better suited for residential only, and not business.

Thank you for your consideration.

Wendy Hirschman

9160 Santa Barbara Rd.

ATTENTION:

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



DRC Meeting of 11-4-2020

H

**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 6:06 PM  
**To:** Annette Manier  
**Subject:** FW: Dove creek project



Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446

----- Original message -----

**From:** Chris Hoang  
**Date:** 11/2/20 5:44 PM (GMT-08:00)  
**To:** Kelly Gleason <kgleason@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Subject:** Dove creek project

Dear City Council & Planning Staff:

Please note that I'm in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Chris Hoang

Sent from my iPhone

ATTENTION:

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



## DRC Meeting of 11-4-2020

J

**From:** julie  
**Sent:** Monday, November 2, 2020 12:00 PM  
**To:** Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek; DRC Public Comment  
**Subject:** Dove Creek - Postpone Request for Nov 4th



RE: November 4th Dovecreek Meeting - 2pm

From: Homeowner of Dove Creek Residence

Please postpone the above scheduled meeting to allow for adequate and reasonable Dove Creek residences representation to public comment.

- Only **THREE (3) Days ago** you posted the details on Atascadero.org about the project
- Only **FOUR (4) Days ago** you received the plans from the developer – so even (before Covid19) if we could have gone in person to see them, available 1 day.
- Only **EIGHT (8) Days ago** I received your Notice of Public Meeting - signed by Dunsmore on Oct 21 – obviously mailed later than that

**ATTENTION:**

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

**DISTRIBUTED**  
DRC, PD, KG

## DRC Meeting of 11-4-2020

RECEIVED

NOV 2 2020

COMMUNITY DEVELOPMENT

**From:** Dan Jenkins  
**Sent:** Monday, November 2, 2020 4:31 PM  
**To:** DRC Public Comment  
**Cc:** Genae Jenkins  
**Subject:** Public Comments for DRC Committee Meeting (11.04.2020) - Agenda Item No. 2

To whom it may concern,

Our comments for DRC Committee Meeting (11.04.2020) - Agenda Item No. 2 (11600 El Camino Real; AMND 19-0086) are listed below, to be included for record and for DRC consideration:

- Disclose number & **type** of affordable units (e.g. very low, low, or moderate income).
- Clarify which living units are for rent vs. for sale.
- Disclose the construction schedule. Explain concessions if the project is halted after construction begins.
- If required to be provided, locate any backup generator as far away from existing residences as possible.
- Impacts on Bliss / Cashin: The project's parking, trash collection, utilities (e.g. gas meters, etc.) should be self-contained within the proposed site & not visible from existing residences.
- Clarify how open space along Bliss / Cashin will have features usable by the existing neighborhood. Provide more vegetation along all around the proposed project to conceal large blank walls at grade.
- Clarify how current Dove Creek members will be able to access amenities of the proposed project. If these are being offered for use by current Dove Creek members, then make access a part of the COAs.
- Include crime deterrent requirements in the COAs like: On-site police sub-station; 24-hour on-site security guard service; security cameras; anti-graffiti coating on all surfaces within 10-feet of grade.
- Include neighborhood & trail/creek preservation program requirements in the COAs like: Trash cans around Dove Creek that are serviced frequently; weekly litter pick-up program; graffiti removal within one-week; restoration to existing residences & creek habitat; contribution to existing HOA to reduce current resident fees.
- COAs that will **not** allow installation of 4G/5G cell radio tower equipment on-site.
- COAs that define limitations for odor, smoke, exhaust producing uses – which should be located as far away from existing residences as possible.

- Request that building materials & systems be higher quality than code minimum & suitable for tall, commercial-sized, mixed-use buildings. Request that building performance exceed CALGreen code minimum.
- Aesthetic is uncharacteristic of the area. More variety of materials and/or colors between buildings may help the project look more like a neighborhood of buildings rather than one large compound. It would have been nice to see options that integrate design characteristics from regional downtown areas (e.g. SLO, ATSC, PR).
- Overall project height is uncharacteristic of the area. Because Cashin / Bliss is at a grade level closer to the proposed lowest level, the project height will feel like an 8-story high-rise when viewed from Cashin / Bliss. Consider strategies to reduce height like lowering floor-to-floor and tower / override heights; ramping down or strategically locating ADA Van stalls so that ADA van clearance need not be maintained throughout the entire garage.
- Consider allowing semi-automated parking systems (e.g. [www.parkplus.com](http://www.parkplus.com)) within the parking level (assigned for residential units only) to reduce the overall parking floor area, so that greater setbacks can be provided or to offset reduction in parking count by required building systems / services.
- Could vehicle entry into the parking level be from El Camino (where the existing bus station is located) rather than from Cashin?
- Remove the bus station. Instead, provide a dedicated Lyft/Uber pickup area. This could encourage connection between Dove Creek & Downtown Atascadero, as well as to SLO & CalPoly.

Best regards,  
Daniel & Genae Jenkins

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** Heather Newsom  
**Sent:** Wednesday, November 4, 2020 11:14 AM  
**To:** Annette Manier  
**Subject:** Fwd: Commercial Development Plans near Dove Creek

Sent from my iPhone

Begin forwarded message:



**From:** Kalle Kangas  
**Date:** November 3, 2020 at 10:06:38 PM PST  
**To:** Roberta Fonzi <rfonzi@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, ebaranek@atascadero.org  
**Subject:** Commercial Development Plans near Dove Creek

Atascadero Design Review Committee,

I am writing to express my concern about the proposed plans to build at the northwest corner of El Camino Real and Santa Barbara Road. My wife and I recently move to Atascadero and bought a home at Dove Creek. We chose this community because we feel that it offers a wonderful atmosphere to start a family.

We do not feel that the proposed plans coincide with the values of Atascadero or our community at Dove Creek. We further feel that the plans as proposed would negatively impact the value of our home, our neighbors' homes, and would create an atmosphere that is potentially unsafe to raise a family in.

A 100-room self-check hotel sounds like a haven for unsavory activities. A retail space that shares an entry way with our community will create additional traffic that will increase the probability of vehicle accidents in an area where our children play. Additionally, we have no idea what these retail spaces will entail. Liquor and convenience stores also tend to create a nuisance.

Please consider our livelihoods and investments when reviewing the proposed plan. As a resident and voter in Atascadero, I do not view this project as proposed as a benefit to my community; rather I see it as the inverse.

Thank you for your time,  
Kalle G. Kangas

Resident of Dove Creek

ATTENTION:

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



**From:**  
**Sent:** Tuesday, November 3, 2020 2:04 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov.4,2020, Agenda Item #2 (AMND19-0086)

Sent from my iPad



Hello,

As one of the newest residents and homeowners of Dove Creek, I was shocked to learn that a proposed change to the zoning of the lot immediately across from my house was already well underway. What was described to me and a number of residents of this area as a light retail commercial zone has swelled into what could become a densely populated, high-volume complex. It's a crime that this may be allowed. My door faces what may become a market with multiple floors of residential on top, blocking my only view and inviting eyes to look down into my bedroom window and living room. My concerns are in terms of noise, lighting, foot traffic, parking, my own safety and that of my property, and a host of other concerns that I don't believe have even been considered, let alone addressed.

It is our understanding from discussions with freight and shipping companies that the property owner cannot guarantee that deliveries will not take place on city streets if the optimal delivery vehicle size exceeds that of what is capable on the property itself, and that delivery times cannot be guaranteed. How will residents of Dove Creek obtain assurance, which was promised by the developers, that no commercial deliveries will be loaded/unloaded anywhere on Cashin or Bliss, at any time, and that no overnight deliveries by vehicles using air brakes and/or backup alarms will be permitted on Cashin and/or Bliss Streets?

The natural slope of this property is prohibitive to residential privacy, especially in the if featuring buildings taller than two stories. The developer's own proposed plans acknowledge this fact. In the spirit of the city's zoning requirements, if not the letter of the law, will the property owner and developer commit to using the actual grade line as opposed to the average grade line as the baseline for building heights, combined with a commitment to feature no structures greater than two stories? Access to the property is via two side streets which clearly imply a connection with Dove Creek. How will residents of this new development contribute to the maintenance of the trails, parks, playgrounds and roads that they will be using?

If the owner's/developer's plans as far as residential sales and commercial/retail leases don't pan out, what obligations in terms of ongoing maintenance of the property are they under?

A number of residents have agreed to stand down in opposing this project because of the promise of access to a pool. What assurances are there that this pool will in fact be developed, will be of a scale to accommodate the reasonable usage by all residents who utilize Cashin and Bliss Streets plus users given access by the property owner/developer, and of which ongoing maintenance and operations costs will be paid for by the property owner or its direct lease holders?

Thank you,

Cindy Kendall

11717 Wickson Way (corner Wickson and Cashin)

**ATTENTION:**

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

DRC Meeting of 11-4-2020

K

**From:** Kelly Gleason  
**Sent:** Tuesday, November 3, 2020 1:08 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Project

Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446



**DISTRIBUTED**  
DRC, P.D., K.G.

----- Original message -----

From: Dora Kuruma  
Date: 11/3/20 11:47 AM (GMT-08:00)  
To: dandearson@atascadero.org, Emily Baranek <emily.baranek@andersonburton.com>, hnewson@atascadero.org, Kelly Gleason <kgleason@atascadero.org>, Mark Dariz <mdariz@atascadero.org>  
Subject: Dove Creek Project

Dear City Council & Planning Staff:

Please note that we are in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Dora and Gary Kuruma

--

Dora

**ATTENTION:**

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

**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 6:07 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Project



Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446

----- Original message -----

From: 혜미 고

Date: 11/2/20 4:55 PM (GMT-08:00)

To: Kelly Gleason

<kgleason@atascadero.org>, hnewsom@atascadero.org, danderson@atascadero.org, mdariz@atascadero.org, ebaranek@atascadero.org

Subject: Dove Creek Project

Dear City Council & Planning Staff:

Please note that we are in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Hyemi Ko

714-864-1000

DRC Meeting of 11-4-2020

**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 6:07 PM  
**To:** Annette Manier  
**Subject:** FW: For Atascadero!

Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446



----- Original message -----

From: Lauren Pickering >  
Date: 11/2/20 4:10 PM (GMT-08:00)  
To: Kelly Gleason <kgleason@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>, Heather Newsom <hnewsom@atascadero.org>  
Subject: For Atascadero!

Dear City Council & Planning Staff:

Please note that we are in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Taehee kim  
ATTENTION:

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



M

**From:** Will McKnight  
**Sent:** Monday, November 2, 2020 10:22 AM  
**To:** Roberta Fonzi; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek; DRC  
 Public Comment; Rachelle Rickard; Phil Dunsmore  
**Subject:** Nov 4 Design Review Meeting: NOTICE IS DEFECTIVE



(Via Email, U.S. Certified/RRR mail)

After talking with legal counsel, I wish to make the following statements for the record:

1. The Notice of Public Meeting (1) is defective.
2. The Notice of Public Meeting does not itemize the proposed amendment to the Planned Development (PD12) to increase the residential density of the Dove Creek Project.
3. The Notice of Public Meeting does not itemize the proposed 200% change of maximum building height per current Atascadero Municipal Code, going from a 35 foot maximum building height to the proposed 77.25 feet.

Yes, those actions would be ratified in subsequent public meetings (which would have their own public notice), however, being so significant to the Design Review process, there is no doubt they should have been itemized within the October 21 notice for Design Review Meeting. There is a reason why statute has the '300' notice' and you have negated that with the absence of facts of the proposal.

In fact, the Notice of Public Meeting reads as if the development is 100% compliant with all existing Atascadero zoning, planning and other city ordinances.

Not sure where the '72 hours to review documents related to the project', but in other cities and counties, those documents (plans, etc.), must be available the day the Public Notice is signed and mailed. What is the legal rational of a ten (10) day notice when you only have 72 hours to review details.

In light of the defect, the November 4<sup>th</sup> meeting must be canceled and proper notice must be given per current statutes.

Will McKnight  
 9170 Mankins Court  
 Atascadero, California 93422

*(1) Notice of Public Meeting signed October 21, 2020 by Phil Dunsmore, Community Development Director, received October 24, 2020*

**From:** Will McKnight  
**Sent:** Monday, November 2, 2020 6:15 AM  
**To:** rfonzi@atascadero.org; hnewsom@atascadero.org; danderson@atascadero.org; mdariz@atascadero.org; ebaranek@atascadero.org; drc-comments@atascadero.org  
**Subject:** POSTPONE REQUEST: Nov 4: ITEM 2 Mixed Use Dove Creek

Good morning,

I live in Dove Creek and would love to see a well planned project that compliments our neighborhood on the corner of Santa Barbara and El Camino Real.

That said, I have no idea if the project fits. Why? The timeline is no where consistent with what I know in terms of public comment. And that was before any Covid19 impact.

As you know, the Meeting is currently set for November 4<sup>th</sup> at 2pm.

- Only **THREE (3) Days ago** you posted the details on Atascadero.org about the project (IMAGE 1)
- Only **FOUR (4) Days ago** you received the plans from the developer – so even (before Covid19) if we could have gone in person to see them, available 1 day. (IMAGE 2)
- Only **EIGHT (8) Days ago** I received your Notice of Public Meeting - signed by Dunsmore on Oct 21 – obviously mailed later than that

Let's not start the planning process like this as many of us do want to see something developed. I think it's fair to give all of the Atascadero residents (and, for that matter, the Design Review Committee) time to review the plans you just received on Oct 29 and only made available to the public on October 31.

Please advise as soon as you can.

Wil McKnight  
9170 Mankins Court  
Atascadero, California 93422

**IMAGE 1**

From: City of Atascadero <[mailinglist@atascadero.org](mailto:mailinglist@atascadero.org)>  
Sent: Friday, October 30, 2020 1:44:14 PM  
To: Will McKnight <[will@mcknight.co](mailto:will@mcknight.co)>  
Subject: Design Review Committee Meeting Agenda



## Design Review Committee Notifications

Hello Will,

The agenda for the Design Review Committee meeting on 11-4-20 is available for download.

### Design Review Committee Agendas & Minutes

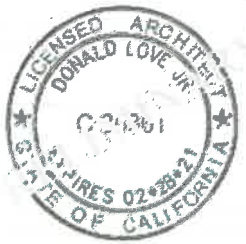
---

#### Agendas & Minutes - all public meetings

**Modify:** Click here to modify your notification subscriptions.

**Unsubscribe:** Click here to stop receiving agenda notifications.

**IMAGE 2**

|                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>DATES</b></p> <p>07/15/20 PRELIM</p> <p>08/19/20 STAFF REVIEW</p> <p>10/29/20 DRC</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><b>DRAWN BY</b></p> <p>DON LOVE</p> |
|                                                                                                                    |
| <p><b>SHEET TITLE</b></p><br><br><br><p><b>PROJECT<br/>DATA</b></p>                                                                                                                                 |
| <p><b>SHEET #</b></p> <p><b>T.0</b></p>                                                                                                                                                             |

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

## DRC Meeting of 11-4-2020

M

**From:** Will McKnight  
**Sent:** Tuesday, November 3, 2020 4:06 PM  
**To:** DRC Public Comment  
**Subject:** COMMENTS: Nov 4: ITEM 2 Mixed Use Dove Creek



Good afternoon,

I live in Dove Creek and would love to see a well-planned project that complements our neighborhood. That said, I believe the current process and proposal is lacking in several ways:

1. The property is zoned CR - Commercial Retail. While the APN is located with a mixed used planned development, the parcel itself is not designated as mixed use. Atascadero Planned Development Overlay Zone No. 12 (PD12) is very specific that "[a] minimum of 6.31 acres of commercial retail use and 27.7 acres of common and natural open space on the 63.3-acre project site shall be provided." [Section 9-3.657, AMC]. In reviewing the minutes of the meeting for both the PD12 along with Atascadero CUP 2003-0099, the clear intent was APN 045-331-014 be 100% commercial retail.
2. Being that the property is clearly zoned CR, the only multi-family use permitted within current zoning, are "[d]wellings permitted when located on the second floor or above, or within an existing residential structure of historical significance." And would also require a CUP. [Section 9-3.330, AMC].
3. Contrary to the Staff Report, project requires zoning change and General Plan amendment. And with that, I believe a comprehensive environmental analysis would be required to update the 2002 study. A proposed 29% (80 units) increase in residential units is significant going from the 279 proposed, built and contemplated in the 2002 CEQA study.
4. When a similar (and less dense) project was submitted last year by same applicant (Council October 8, 2019, Item 2), the staff report was entitled "*Request for Authorization to Process*

*General Plan Amendment for 11600 El Camino Real (APN: 045-331-014) (Lawton).*" [Pages 35-47 of Council October 8, 2019 Agenda Packet]. Same applicant with updated project, even more density and staff is incorrectly stating "*Since the applicants wish to retain the Commercial Zoning, no amendment to the General Plan*" [Page 5 of Design Review Committee November 4 Agenda Packet.]

In what city does the applicant decide not to change zoning, irrespective of current laws. Especially when staff said the opposite a year ago?

5. The proposed apartment complex consisting of nothing but small one bedrooms units seems out of character with "neighborhood compatibility"
6. Any low income designation would have to be allocated evenly amongst all the units available for sale or rent. This as opposed to a concentration of low income only in the rental units.
7. There are so many proposed Qualifying Concessions being leveraged from California's Density Bonus Law [California Government Code Sections 65915 – 65918], the project must be close to 100% low income qualified. What is the real percentage proposed for density as well as other allowances?
8. The proposed building height at 220% of the current zoning laws is a preposterous idea that would never fit it within the "neighborhood compatibility".
9. The Notice of Public Meeting was defective and will be challenged. How the notice mentions "***[w]ith possible pool membership to residents of Dove Creek***" while **omitting salient facts like proposed exemptions for current density, zoning and building requirements is not only transparent but a violation of public's trust** (among other things).



**NOTICE IS HEREBY GIVEN** that the **Design Review Committee** of the City of Atascadero will hold a **PUBLIC MEE** on Wednesday, November 4, 2020 at 2:00 P.M. at 6500 Palma Avenue, to consider the following project. The meeting will be available by teleconference. (AMND19-0086)

**PROJECT DESCRIPTION:** The applicants are proposing a mixed-use development concept that includes residential and lodging uses on an approximately 5-acre site within the Dove Creek development. Two concepts are proposed, each with 80 residential units, 100 hotel rooms and approximately 37,000 square feet of commercial use for review and consideration:

- Concept 1 is designed with a more public plaza setting surrounded by retail and restaurant uses with residential and a hotel use on the upper floors.
- Concept 2 is designed with a resort focus bringing the hotel pool down to the plaza level with pool membership to residents of Dove Creek.

**PROJECT LOCATION:** 11700 El Camino Real, Atascadero, (corner of El Camino Real and Santa Barbara Road)

Will McKnight  
9170 Mankins Court  
Atascadero, California 93422

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** julie  
**Sent:** Tuesday, November 3, 2020 4:45 PM  
**To:** DRC Public Comment  
**Subject:** DOVE CREEK - NOVEMBER 4 2020 MTG -AGENDA: ITEM 2

November 3, 2020

Hello,



I am a homeowner in Dove Creek and wanted to comment on the proposed project.

**One:** The 'boutique hotel' appears to really be a Single Room Occupancy (SRO) development. Not sure I have ever seen a 100 room hotel with:

- No front desk
- No meeting spaces
- No breakfast area
- Request to have 100% of the rooms with kitchenettes
- Kitchenette square footage is almost identical in square-footage in their proposed apartments.

Not to mention the project being marketed as "*[c]onceptual plans have already been created for maximum flexibility. The buyer can build a 100 room extended stay hotel that allows short or long-term occupancy.*"

<https://www.loopnet.com/Listing/El-Camino-Real-Atascadero-CA/15293343/>

*Important to note the Seller of the property who approved this sales listing is staying involved with the project.*

**Two:** Single Room Occupancy (SRO) development is permitted within the CR designation with a CUP. [Section 9-3.330, AMC]. Important to note, SRO Developments are prone to significant crime and drug use. A 2013 study... approximately 3,000 SRO tenants... "*[f]ound that two-thirds were previously homeless and had an average of three illnesses each, with 95% facing substance dependence and almost two-thirds doing injection drugs. Nearly half had psychosis...*" [American Journal of Psychiatry by Dr. William Honer]

**Three:** If approved, any phased development would need to meet current parking requirements before allowances for multi-use.

**Four:** What prevents the developer from building out the residential and not the commercial space? Something akin to the Galaxy theater dirt lots where we park to the poor decision of the approved parking space variance.

Who is legally responsible for the maintenance of the streets and the traffic circle affected by new development use? Including Bliss, Cashin - traffic circle in-between, and Wickson Way that will all be directly impacted by the two entrances of the project. Referencing:

- long-term street parking

- street surfacing
- traffic circle vegetation

During and post-construction completion?

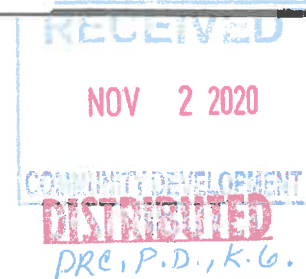
Julie McKnight

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:**  
**Sent:** Monday, November 2, 2020 8:57 AM  
**To:** DRC Public Comment  
**Subject:** Comments on proposed PLN No AMND19-0086



I've reviewed the agenda item and am disappointed that the applicant has proposed a project which is grossly out of scale with the surrounding neighborhood. This intersection at the city limit has long been designated as "Gateway" where low density county planning ends and building densities begin to transition within the city.

Instead, the applicant requests that city height restrictions be waived so that structures which are twice the normal permitted height may be constructed. If approved, Dove Creek residents will have traded their rural views for shadow-making urban monoliths. Views of the Westside Hills will be completely blocked to passing traffic on Santa Barbara and El Camino Roads. Not much of a "Gateway", in my opinion.

Dove Creek is already a relatively high density residential development which would not have been permitted if it had not been approved through a General Plan Amendment which required a Full Environment Impact Report. At a minimum a revised EIR should be prepared before any decisions are made which moves this project further through the City process.

Just as importantly, this project pays lip service to strengthening the urban core of downtown Atascadero. If we say "yes" to high-density projects at the fringe of the city, it will only reduce demand for projects which support the fragile development of a healthy downtown.

This project would both decrease quality of life for those who live nearby while stifling positive development which makes Atascadero a better community.

I urge the DRC to reject the project as proposed.

Chris Neary  
9475 Santa Barbara Road

Sent from my iPhone

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

**From:** Phillips, Geoff B (Santa Margarita) L ...  
**Sent:** Tuesday, November 3, 2020 12:00 PM  
**To:** DRC Public Comment  
**Subject:** Dove creek promenade

To whom it may concern,

I'm opposed to any hotel or residential units to the commercial property. I was opposed to the city changing the zoning of this property a few years back, but they did it anyway. It seems like, some people just want something there and it doesn't matter of the consequences. The height of the buildings would really hinder views of the current dove creek residents as well. We currently like the limited car traffic and views from are neighborhood. The hotel and condos would really put a damper on those things that we love.

Geoff Phillips

9162 Gorrior way.

**ATTENTION:**

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





**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 8:43 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Mixed Use Project Proposal



Kelly Gleason  
Senior Planner | City of Atascadero  
805.470.3446 | [kgleason@atascadero.org](mailto:kgleason@atascadero.org)

*Due to restrictions under the County of San Luis Obispo Local Emergency Order and Regulation NO. 4 COVID 19, City Hall is offering in-person meetings **by appointment only**. Community Development staff is available by phone and email. We will respond as soon as possible to your request. Thank you for your patience! Please call (805) 461-5000 if you need an appointment.*

**From:** Kristene Pierini  
**Sent:** Monday, November 2, 2020 8:43 PM  
**To:** Kelly Gleason <[kgleason@atascadero.org](mailto:kgleason@atascadero.org)>; Heather Newsom <[hnewsom@atascadero.org](mailto:hnewsom@atascadero.org)>; Duane Anderson <[danderson805@charter.net](mailto:danderson805@charter.net)>; Mark Dariz <[mdariz@atascadero.org](mailto:mdariz@atascadero.org)>; Emily Baranek <[emily.baranek@andersonburton.com](mailto:emily.baranek@andersonburton.com)>  
**Subject:** Dove Creek Mixed Use Project Proposal

**Dear City Council & Planning Staff:**

Please note that we are in support of the Dove Creek Mixed Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Warm regards,  
Kristene Pierini

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** Kelly Gleason  
**Sent:** Tuesday, November 3, 2020 5:57 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Mixed Use Community\_Support\_9183 Arvine Ct

Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446



----- Original message -----

**From:** david pickering  
**Date:** 11/3/20 4:03 PM (GMT-08:00)  
**To:** Kelly Gleason <kgleason@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Subject:** Dove Creek Mixed Use Community\_Support\_9183 Arvine Ct

**Dear City Council & Planning Staff:**

Please note that we are in full support of the Dove Creek Mixed Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

My brothers and I were raised in Atascadero and regardless of where life took us, we ended up returning to Atascadero. Now, we all have wives and kids and businesses in town. As a resident of Dove Creek (Since 2014), I believe this proposed development will spur some life into the south side of town. With a young family, my wife and I take full advantage of the amenities available to us in Atascadero. My sons are loyal patrons to Charles Paddock zoo, the Children's Museum (Paso/SLO), all the parks, beaches, Karate/Tee-ball/Gymnastic Lessons, Hops Bounce House, and I, myself, a patron of all the golf courses in the area. Last but not least, my wife's comfort zone is meeting girlfriends somewhere with great coffee, shopping, etc. But in all, family is the centerfold of all that I hold dear. To enrich the lives of the many young families living at Dove Creek and surrounding areas, we need more centers that bring together a culmination of safe zones to be shared by families. If you are not convinced, sit at the bench near the playground on a Saturday/Sunday or dusk each day off of Pinzon Court and witness all the young families out there. The fact of the matter is that there are two primary demographics within Dove Creek, the older/retired folks and then the other, younger 30-45 year old couples with toddlers-teenagers. Yes, Dove Creek is a HOA managed housing area but if all the true opinions of the general population within Dove Creek were represented, I am

confident that there would be a general consensus that wholesome family-oriented amenities are severely lacking in our side of town.

We have a great opportunity here to kickstart something that will really enhance a sense of community. Yes, there will be some initial discomfort around some discrepancies surrounding the early premise of the project. However, I encourage the City Council & Planning Staff to really extend some partnership in seeing the mutual benefits that this project can produce for Dove Creek, its residents, and Atascadero as a whole. I'd imagine there will be some families against this project with valid reasons, especially residents currently living off of Cashin Street or Bliss Street. I am not asking the City to ignore their arguments. I just ask that the city work with the developers to derive possible avenues for possibly circumventing their concerns so that this project becomes a "win-win" for everyone.

Thank you for your consideration.

Respectfully,

**David Pickering**  
9183 Arvine Court  
Atascadero, CA 93422

**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** Kelly Gleason  
**Sent:** Monday, November 2, 2020 6:06 PM  
**To:** Annette Manier  
**Subject:** FW: Dove Creek Project

Kelly Gleason  
Senior Planner  
City of Atascadero  
805-470-3446



----- Original message -----

**From:** Autumn Qiu  
**Date:** 11/2/20 5:00 PM (GMT-08:00)  
**To:** Kelly Gleason <kgleason@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Subject:** Dove Creek Project

Dear City Council & Planning Staff:

We are in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,  
Shi Qiu

Sent from my iPhone

ATTENTION:

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

DRC Meeting of 11-4-2020

**From:** Heather Newsom  
**Sent:** Wednesday, November 4, 2020 11:15 AM  
**To:** Annette Manier  
**Subject:** Fwd: Commercial Development & Affordable Housing In Dove Creek

Sent from my iPhone

Begin forwarded message:



**From:** Vance Ray  
**Date:** November 3, 2020 at 6:46:48 PM PST  
**To:** Roberta Fonzi <rfonzi@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Cc:** Carrie Muir <carriesmuir@gmail.com>, "Ray, Vance" <vance.ray@dell.com>  
**Subject:** Commercial Development & Affordable Housing In Dove Creek

Hello Atascadero Design Review Committee,

I read with dismay that a developer had received approval for a huge new development in my residential area on a 5 acre lot for 100 room self-check in hotel, 80 residential units and 40000 square foot retail space and 340 parking spaces.

I am against such a monstrosity in my neighborhood and find it irresponsible that you would even consider such a development unit in this area. I also find it irresponsible that I had to find out about this 2nd hand from a facebook page.

In the strongest terms possible, reconsider this proposal.

Vance Ray  
11450 Monte Veride  
Atascadero, CA 93422

**ATTENTION:**

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



## DRC Meeting of 11-4-2020

**From:** Heather Newsom  
**Sent:** Wednesday, November 4, 2020 11:14 AM  
**To:** Annette Manier  
**Subject:** Fwd: Dove Creek Promenade



Sent from my iPhone

Begin forwarded message:

**From:** .  
**Date:** November 3, 2020 at 8:03:01 PM PST  
**To:** Roberta Fonzi <rfonzi@atascadero.org>, Heather Newsome <hnewsome@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emilv.baranek@andersonburton.com>  
**Cc:** .  
**Subject:** Dove Creek Promenade

Good morning,

My message today is going out to Roberta Fonzi, Heather Newsom, Duane Anderson, Mark Dariz and Emily Baranek.

I recently heard about a new development that appears to be in stages nearing approval. I am unhappy to hear about this development at such a late stage and would like to time to listen to the issues and form an educated opinion. As a 20-year resident of Atascadero, I am in favor of development that brings prosperity to Atascadero, however in this case, based on the short time I've had to review the documents forwarded to me, I do not feel the development fits the neighborhood.

The neighborhood around Dove creek is largely residential. Currently, the traffic and activity in the area is commensurate with what you'd expect in a residential area. The development plan I have seen will absolutely destroy any sense of small neighborhood in the area. The hotel proposed is significantly taller than any other structure in the area. The traffic this will bring will impact the residents in the neighborhood in a significantly negative way.

I am in favor of building additional, affordable housing. I am in favor of light commercial in the area. I am 100% against the plan as I have seen it so far, including a very large and tall hotel that will not fit into the surrounding neighborhood, and will make the close neighboring residents extremely unhappy, as well as very likely reduce their property values.

I strongly urge the city and the design review council to reconsider this location for this type of development, and certainly give residents an opportunity to weigh in after what appears to be (probably for a lot of residents) fairly short notice.

Best regards,

Dave Rennie  
805.423.3614

**From:** Willow Saloum  
**Sent:** Tuesday, November 3, 2020 12:35 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)

Hello

I have been a long time resident of Dove Creek. We are here because of the family atmosphere of this neighborhood. Here is my list of concerns.

- 1) no pot dispensary.
- 2) no liquor store.
- 3) a vacancy rate study for the city to determine if a hotel is even needed (I don't think it is).
- 4) a no pets policy at the hotel. While I love dogs I don't want a bunch out vacationers dogs pooping on our paths and not picking it up.
- 5) a park/pool/splash pad for residents to use.
- 6) smaller hotel if we can't get a way with not having one.
- 7) deli, market, small restaurants like others have said.
- 8 ) environmental and traffic impact studies.
- 9) entrance on El Camino or Santa Barbara (they could rip out that bus stop that's unused and have an entrance there).
- 10). Also lately a noise pollution study. We have many shift workers (nurses, fire, correctional officers etc) in our community and 4 + years of noise would be awful for them.

There's more that I'm sure I will think of.

Also echoing what others must have said and as a psychologist I would like to say that maintaining a family friendly community is one of the main reasons that many of us moved here and stay here. That must be maintained. Also I'm not sure if it would raise or lower the home prices (I don't know these sorts of things) but I think a study of that is important also.

Please consider the needs of the area and residents. Also please let our voices be heard by pushing back the meeting.

Thank you,  
Willow Saloum

ATTENTION:

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



S

**From:** Jim Santos  
**Sent:** Tuesday, November 3, 2020 3:41 PM  
**To:** DRC Public Comment  
**Subject:** Dove Creek DRC tomorrow, public comment in support of project

Hello my name is James Santos and I am writing in support of the proposed project located at the corner of El Camino Real and Santa Barbara Road.

My family and I are residents of the Dove Creek neighborhood, located at 9181 Arvine Ct. When I first heard about this project I felt like we had won the lottery. One of the things that is lacking in this neighborhood and area of town is the ability to walk to a nearby shop as well as have a decent hotel for family to stay. This project will bring many shops like this as well as tax revenue and jobs for Atascadero. This has my full support along with the support of several of my neighbors who share my excitement about this project.

This will not impede any view from our area as there is already a large retaining wall facing El Camino Real. There are no issues parking and any such future issues could easily be handled with signs or permitted parking. Any congestion would be incredibly insignificant given the population of this area, we are not a major city. Please let this project continue so that we can enjoy this area of town more - right now we have to travel for anything more than what you can find at a liquor store.

Thank you!

James Santos (and neighbors)  
9181 Arvine Ct  
Atascadero, CA 93422  
ATTENTION:

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



**From:** Kelly Gleason  
**Sent:** Tuesday, November 3, 2020 8:23 AM  
**To:** Annette Manier  
**Subject:** FW: We support the new Dove Creek Promenade Project

Kelly Gleason  
Senior Planner | City of Atascadero  
805.470.3446 | [kgleason@atascadero.org](mailto:kgleason@atascadero.org)



*Due to restrictions under the County of San Luis Obispo Local Emergency Order and Regulation NO. 4 COVID 19, City Hall is offering in-person meetings **by appointment only**. Community Development staff is available by phone and email. We will respond as soon as possible to your request. Thank you for your patience! Please call (805) 461-5000 if you need an appointment.*

**From:** Greg Squires  
**Sent:** Tuesday, November 3, 2020 8:17 AM  
**To:** Kelly Gleason <[kgleason@atascadero.org](mailto:kgleason@atascadero.org)>; Heather Newsom <[hnewsom@atascadero.org](mailto:hnewsom@atascadero.org)>; Duane Anderson <[danderson805@charter.net](mailto:danderson805@charter.net)>; Mark Dariz <[mdariz@atascadero.org](mailto:mdariz@atascadero.org)>; Emily Baranek <[emily.baranek@andersonburton.com](mailto:emily.baranek@andersonburton.com)>  
**Subject:** We support the new Dove Creek Promenade Project

Hello,

Thank you for your service to our community.

My family and neighbors (in the Las Lomas community) fully support the Dove Creek Promenade project. This is an important step for economic development in south Atascadero.

The loud minority voice rejecting this plan is not representative of the broader community.

Thank you for your commitment to our town.

Best regards,

**Greg Squires**  
President & CEO  
THE **parable** GROUP  
102 Cross Street Suite 210 | San Luis Obispo, CA 93401  
[parablegroup.com](http://parablegroup.com) | 805.329.4001 (direct)

**ATTENTION:**

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

S

**From:** Susan Sparling  
**Sent:** Tuesday, November 3, 2020 4:20 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)

Re: Design Review for a Mixed-Use Development at 11700/11600 El Camino Real

Design Review Committee:



Our family has lived in south Atascadero (in the Las Lomas development up the hill from Dove Creek) for 5 years.

We strongly urge the DRC to **postpone this review** until all the appropriate assessments are completed, proper community consultation is fulfilled and designs are amended be compatible with the community as well as the City Code.

Our request is based upon the following:

1. Appropriate consultation with the community has not been done and neither has sufficient time been allowed for our community to review and discuss this design proposal. In fact, we did not learn of this proposal until TODAY.
2. This will bring serious negative impact on the surrounding residents' quality of life – upon OUR quality of life. The neighbors whose homes adjoin this project will greatly and negatively alter their views and their land values.
3. This proposal is not consistent with the neighborhood. 3-5 story buildings? We cannot fathom how this proposal fits with our rural views and ambiance.
4. What environmental and economic impact with this multi-use development have on the immediate area, as well as the City of Atascadero. What are the impacts upon traffic, City revenues, Fire Services and all other city services? Traffic alone is a worrisome concept with this amount of traffic flow, to say the least.

In all candor, we truly feel that this is not the right fit for this area for the above reasons and others to be shared as we have time to study the proposal that most of us have just seen for the first time this afternoon. At the least, please postpone this review so that proper assessments can be done, consultation is possible with our community and designs are amended as deemed appropriate from this consultation.

Thank you,

Susan and Eric Sparling



DRC Meeting of 11-4-2020

RECEIVED

NOV 3 2020

COMMUNITY DEVELOPMENT

**From:** Kristen Avery  
**Sent:** Tuesday, November 3, 2020 11:24 AM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov. 4, 2020, Agenda Item #2 (AMND19-0086)

I would like to start by reminding those watching what the Atascadero Municipal Code determines is the role of the Design Review Committee, in the hopes that the members here today will honor their duty to the citizens of Atascadero first and foremost:

*Purpose: The Design Review Committee is established to implement the goals and policies of the General Plan. The intent is to ensure that the physical design of new development meets the following objectives:*

- (1) Maintaining the rural character and identity of Atascadero;**
- (2) Enhancing the appearance and character of the City, by reviewing the architecture and site plans for commercial, office, industrial, single-family residential subject to CEQA and multifamily residential projects;**
- (3) Ensuring that development is compatible with surrounding uses and improvements by requiring building designs that provide appropriate visual appearance and site plans to mitigate neighborhood impacts.**

For nearly two weeks the developer and property owner have had access to all forums where Dove Creek residents have been expressing their concerns, and yet to date no resident that we have spoken to has been approached by the developer to address their concerns. There has been no public comment by the developer within these forums on any topic raised since the original notification was distributed.

A few questions I would like for the Committee to review before offering any approval or advancement include:

1. During construction, and primarily during dirtwork, how will Dove Creek residents, their homes and their vehicles be protected from damage, excessive dust and the health effects of airborne contaminants?
2. During construction, how will Dove Creek residents, their homes, their vehicles and guest vehicles and Dove Creek's shared community areas be protected from displaced pests including rodents and insects, and the possible financial damages caused as a result of these displaced organisms?
3. Many residents of Dove Creek are now working from their homes due to COVID-19, and may be doing so moving forward. If disruption to essential utilities, including gas, electrical, telecommunications or water occur or are to occur, what is the mitigation plan?
4. Can residents of Dove Creek obtain assurance that there will be no reduction in available street parking on Cashin St. as a result of both the development in its completion and throughout all necessary construction?
5. Can residents of Dove Creek obtain, from the Dove Creek HOA, that accommodations will be made to guarantee street parking availability to residents of Dove Creek exclusively, in the form of permitted parking, if necessary, and at no reduction in available spaces?
6. Who owns the enforcement and ongoing cost of enforcement of any necessary parking restrictions on Cashin St.?
7. Can we get assurance that there will be no solid waste, garbage, recycling or organics storage or collection closer than 200 feet away from any Dove Creek residential property line?

I will be watching how the DRC proceeds with this proposed development, while keeping their role within the City of utmost importance.

T

**From:** Jeff Thies  
**Sent:** Tuesday, November 3, 2020 1:35 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMND19-0086)

Hello, thanks for this opportunity to speak at your meeting. I am pleased to hear we are moving closer to a co-operative design approach. I have a couple of questions below:

#1 – Vehicle impact to Dove Creek streets, Bliss & Cashin & Roundabout:

With 80 residential units, 100 room hotel and 37,000 sq ft of commercial and retail, how will the vehicle impact be managed with a conservative average of 130+ extra vehicle traffic per day to our Bliss and Cashin streets here in DC? This includes going around the roundabout. This vehicle math does not include potential customers and commercial vehicles coming and going to the retail business proposed for this project.

#2 - When the owners/developers of the mix use project implement their own HOA, how does it share the costs with Dove Creek Association /HOA for the street maintenance and landscaping on Bliss, Cashin and the roundabout area?

#3 – Does the proposed hotel have a sign package in the construction documents or proposal? If so, where is the sign to be placed?

Thank you for your time,

Dove Creek Home Owner, 9114 ADRW

JT



**ATTENTION:**

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

## DRC Meeting of 11-4-2020

**From:** Jennifer Wilkinson  
**Sent:** Tuesday, November 3, 2020 12:11 PM  
**To:** DRC Public Comment  
**Subject:** Public Comment for DRC Nov 4, 2020, Agenda Item #2 (AMD19-0086)

Good afternoon Committee Members,

I have been a resident of Dove Creek since February 2007 (the very early years). It was disclosed to us upon purchase of our home that the corner lot would eventually be developed with commercial businesses. I am not opposed in any way to the future development of this property. I actually look forward to what this property can offer to our community and the neighborhoods that surround us.

I would respectfully request that you delay your review of the proposed project to allow proper time for all residents of Dove Creek a chance to review and understand what is being proposed. It's my understanding that the homes immediately across the street (within Dove Creek) from the project received a notice regarding the hearing this week. Please bear in mind that those residents are not the only people affected by this future development. From initial review, it appears that the access points to the project are through the private streets maintained by the Dove Creek Associations. These are the only access points for myself as a resident, therefore I am affected by this project and should be properly notified. I was not provided any notification of a pending project or hearing. I would like sufficient time to review the proposed project and to be able to ask the right questions to better understand what is being proposed.

Please delay your review and send out the proper information to all residents of the Dove Creek neighborhood.

Thank you,  
Jennifer Wilkinson

**ATTENTION:**

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



DRC Meeting of 11-4-2020

W

**From:** Heather Newsom  
**Sent:** Wednesday, November 4, 2020 11:14 AM  
**To:** Annette Manier  
**Subject:** Fwd: Commercial Development

Sent from my iPhone

Begin forwarded message:



**From:** Carol Wong  
**Date:** November 4, 2020 at 9:13:46 AM PST  
**To:** Roberta Fonzi <rfonzi@atascadero.org>, Heather Newsom <hnewsom@atascadero.org>, Duane Anderson <danderson805@charter.net>, Mark Dariz <mdariz@atascadero.org>, Emily Baranek <emily.baranek@andersonburton.com>  
**Cc:** Carol Wong George Wong  
**Subject:** Commercial Development

Attention: Atascadero Deign Review Committee

As a resident of this neighborhood, we are deeply concerned about this housing project next to Dove Creek.

This is the first we have heard about it and hope that the city of Atascadero is not trying to push through a community project without the knowledge this being presented to the local residence. Your committee approval vote Should Not Happen until after all residents of Dove Creek and especially those who rely on access to their homes from Cashin and Bliss are notified and have enough time to review the developer's plans before offering their comments, support or disapproval.

There should also be a public notification so that surrounding neighborhoods can have the same review process as this type of development affects both traffic congestion and neighborhood activities.

We expect and want Atascadero to grow but large developments should not be stuffed into any open space that looks available. Your committee needs to very carefully review and respect the input from all the residences that may be affected.

Regards,  
George and Carol Wong

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

## DRC Meeting of 11-4-2020

**From:** Jenny Yoon Kim  
**Sent:** Tuesday, November 3, 2020 3:35 PM  
**To:** DRC Public Comment; Kelly Gleason; Heather Newsom; Duane Anderson; Mark Dariz; Emily Baranek  
**Subject:** Support of Dove Creek Promenade!

Hello DRC members,

My name is Justin Yoon, and I have lived in the Dove Creek community since 2012.

I was told that this commercial lot on the corner of ECR and SB was going to be developed for decades but still not seeing it happening.

Finally, I am very excited that there will be a design review of the mixed-use project tomorrow and send my support to the city council/planning members.

Except for the less than 15 residents who live right on the two streets, Cashin and Bliss, many DC residents are dying to have the market/deli and all the retail shops directly available within walking distance. Please stand firm and get this project approved for us. We have nothing in south Atascadero and are desperately seeking such development. Thank you all for your hard work making our town a great place to live and work.

Respectfully,

Justin Yoon  
Dove Creek resident

**ATTENTION:**

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





DRC Meeting of 11-4-2020

**From:** Max Zappas  
**Sent:** Tuesday, November 3, 2020 1:29 PM  
**To:** Kelly Gleason; DRC Public Comment  
**Subject:** Dove creek DRC tomorrow



Hello Kelly and members of the DRC,

My name is Max Zappas, I am a long time resident of Atascadero, and I work with Z Villages Management and Development in downtown Atascadero. I wanted to take a minute to reach out in regards to the design review of the dove creek corner development by Cal Coastal Properties. I am 100% behind this project no matter which central courtyard is decided upon. The project really accomplished some important things...

First, it brings everyone in our community and those outside our community that wish to relocate here, 80 extremely important residential homes in a time when affordability is getting worse and worse in our state. Our city has a real opportunity to get behind housing and this proposal brings much needed residential density to this tricky site that has been held from development for far too long. The property tax boost alone for the project will likely bring the city in excess of 50k per year in sustainable funding over and above what the empty lot is currently providing. The residential component is very dense for the site size but it is the biggest need facing every community in California and the homes can help financially support the other uses in the project that are more impacted by the current retail climate and virus implications. We have to do what we can to meet this housing shortage our state faces and this proposal does that while gracefully fulfilling the desires of the City and surrounding residents as well.

Second, it brings the city valuable TOT dollars by adding an attractive hotel that has top notch amenities and surrounding uses. Being between Paso and SLO will allow visitors a convenient jump off location for all the fun activities in the county. The design is so robust and attractive that it will create an experience that people will choose over other options in Paso or SLO. It will bring more people to the south end of town and all of the residents in the surrounding neighborhoods and apartment complexes will have a wonderful hotel experience to offer any of their friends, family, or other visitors.

Lastly, I think the design really addresses the desires of the surrounding neighbors and is in line with the neighborhood characteristics. No part of any given city is strictly one land use, if it were then it would be a boring part of the city and would not function in practicality. That is likely why the biggest responses from the people within Dove Creek and the surrounding neighborhoods has been the desire for a grocery store or some sort of community space for this lot. If it were strictly housing then it wouldn't be helpful to anyone already living there, a big commercial power center is simply not feasible, and neither is a public park. However, a mixed use middle ground that features large and small retail spaces with other uses that can support those that may remain vacant for a time, that is ideal. The retail may be over planned at 37k square feet but the goal here is to create a sense of place and an actual node on this end of town that may attract retail users to get a synergy going here. 37k is almost an entire acre and is a lot of retail, it will pull tenants from the downtown and other parts of town such as the del rio intersection that features several massive commercial developments. It will draw the retail/restaurant lease values even lower in our city but with lower lease costs hypothetically comes more entrepreneurs/businesses. However, as I mentioned, the retail component is what the neighbors wanted and there is room for small grocery stores etc. to keep the project in line with the neighborhood characteristics. The retail and hotel uses also allow the residential to move forward and be built which is the biggest need in our community and state. The size and design of the entire project is what we need more of in Atascadero.

Our city needs to grow, change, and improve. This project does all of those things. It brings jobs both during construction and after, it brings massive investment to our community, it brings a massive property tax revenue increase to the city and county, it brings TOT and sales tax to the city and county, it provides lodging in close proximity to homes so residents on that end of town can have a close place for guests to stay, it brings the opportunity for more businesses to open in our town, it brings population and traffic counts to that end of town that will help eventual business development, and it raises the property values of everyone around this project.

Thank you for your time and I hope you will all vote in favor of this project and consider the cost implications of each change you may suggest.

--  
Thank you,



Max Zappas  
Z Villages Management & Development  
6100 El Camino Real Suite C  
[max@zvillages.com](mailto:max@zvillages.com)  
805-674-4743  
Con Lic # 1048492  
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 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.

--

DRC Meeting of 11-4-2020

**From:** Kelly Gleason  
**Sent:** Tuesday, November 3, 2020 8:22 AM  
**To:** Annette Manier  
**Subject:** FW: Dove creek project



**DISTRIBUTED**  
DRC, P.D. K.G.

Kelly Gleason  
Senior Planner | City of Atascadero  
805.470.3446 | [kgleason@atascadero.org](mailto:kgleason@atascadero.org)

*Due to restrictions under the County of San Luis Obispo Local Emergency Order and Regulation NO. 4 COVID 19, City Hall is offering in-person meetings **by appointment only**. Community Development staff is available by phone and email. We will respond as soon as possible to your request. Thank you for your patience! Please call (805) 461-5000 if you need an appointment.*

**From:** Emily Q Wong  
**Sent:** Monday, November 2, 2020 10:22 PM  
**To:** Kelly Gleason <[kgleason@atascadero.org](mailto:kgleason@atascadero.org)>; Heather Newsom <[hnewsom@atascadero.org](mailto:hnewsom@atascadero.org)>; Duane Anderson <[danderson805@charter.net](mailto:danderson805@charter.net)>; Mark Dariz <[mdariz@atascadero.org](mailto:mdariz@atascadero.org)>; Emily Baranek <[emily.baranek@andersonburton.com](mailto:emily.baranek@andersonburton.com)>  
**Subject:** Dove creek project

Dear City Council & Planning Staff:

Please note that I'm in support of the Dove Creek Mixed-Use project being proposed. Our city needs a small market, and restaurants in the southern end of town. Not to mention the TOT income provided by the boutique hotel and the approximately 100 service sector jobs and 24 plus head of house jobs the project will generate.

Thank you for helping make this project a success.

Respectfully,

Emily Zhou

**ATTENTION:**

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