

From: Cindi Armour [REDACTED]
Sent: Tuesday, June 25, 2024 9:16 PM
To: City Clerk
Subject: proposed development by dove creek

Hello, my name is Cindi Armour and I live on cashin and bliss, my backyard looks out over this proposed disaster..

My family and I are very concerned with the traffic problem that is already happening in Dove Creek, the concern is for the residents who would be most impacted , which would be us...not to mention the noise of construction alone would be maddening at best,

Our quality of life would greatly suffer and my husband is fighting cancer and needs to rest and relax. I don't see how that would happen if this construction starts in...

This was supposed to be our safe place, our home, it will forever be changed if this goes through. Please think of the people, not just all about the money!!! Thank you for your time.....

From: Kathryn Love [REDACTED]
Sent: Tuesday, June 25, 2024 6:35 PM
To: City Clerk
Subject: Dove Creek Project - in support

Hello, I am a homeowner in the Dove Creek neighborhood. We would like to see the corner lot developed in a way that serves the community. We hope to see some small commercial/retail businesses and are not opposed to housing as our community desperately needs it. We especially need smaller and more affordable places for entry level homeowners. This project as proposed looks good to us!

Thank you,

Kathryn Love

From: Cecilia Solano [REDACTED]
Sent: Tuesday, June 25, 2024 5:53 PM
To: City Clerk
Subject: Dove creek project

Hello my name is Cecilia, and I am here to let you know that Dove Creek has my support with it being built. This town needs something new and fun like this to bring families and people together to make wonderful memories.

From: Jeff Landon [REDACTED]
Sent: Tuesday, June 25, 2024 5:49 PM
To: City Clerk
Subject: Notice of Public Hearing for Dove Creek

Just read through the site plan and it looks like it would be a great use of the 5 acres. It seems like the condominium buffer between Dove Creek and the new commercial would be highly desirable to the nearby resistances.

Best regards,

Jeff Landon

From: David Pickering [REDACTED]
Sent: Tuesday, June 25, 2024 5:31 PM
To: City Clerk
Subject: DEV23-00079_Support of Mixed Use Commercial Development/Dove Creek_06-25-24

Dear Members of the City Council,

I am writing to express my enthusiastic support for the proposed multi-use commercial development at Dove Creek. As a resident in Dove Creek for the past decade, I am confident that this development will pump some needed life into the south part of Atascadero.

My wife and I moved to Dove Creek in 2014 to start a family. We were blessed to be surrounded by other young families with kids in the neighborhood. We love the neighborhood, the trails, the playground sets, Halloween madness, and Dove Creek's proximity to Paloma Creek Park. Still, as our kids are now in elementary school and surrounded with friends around the clock, we have always dreamed of added amenities within Dove Creek and/or Atascadero that were more kid/family friendly. Would be nice to enjoy an outing where we can walk up the block for dessert or a couple of beers. If you don't believe me, check out the playground and basketball court at around 4-7pm. It is flooded with kids, toddlers, dogs, families. This is currently the social hub of Dove Creek.

Given that I am a resident, I have taken interest in this project and therefore, attended the majority of the city council meetings concerning this lot. I have also read over the comments that were forwarded and made public for today's meeting agenda as well as some the discussions that frequent Facebook for Dove Creek and Nextdoor.

Despite all the pushback being received today, I can guarantee that upon opening day of this mixed use lot, people will be lining up at its doors. It will draw a crowd as it is what the City of Atascadero needs. Yes, crowds bring forth some issues and I do feel some of the concerns in letters submitted for today's meeting are valid and my hope is that Mr. David Singer, the developer, and the City Council continue to work out a happy medium on issues regarding parking, noise, and influx of traffic.

Atascadero is in need of this commercial development. As a business owner, I understand the developer's painstaking time, effort and energy placed into this project. I have seen all the accommodations made to appease the residents. I ask that the city approve this project before we lose this opportunity to do something great with it.

Thank you for considering my perspective. I look forward to witnessing the positive impact this development will have on Dove Creek and our city of Atascadero as a whole.

Sincerely,

David Pickering

From: Rib Line <ribline@gmail.com>
Sent: Tuesday, June 25, 2024 5:21 PM
To: City Clerk
Subject: Support for Dove Creek Project in Atascadero

Dear City Council Members,

I am writing to express my strong support for the Dove Creek Project in Atascadero. This project presents a valuable opportunity to the city of Atascadero. I believe that the implementation of the Dove Creek Project will greatly benefit our community and contribute to its growth and development. I urge you to consider the significance of this project and the positive impact it will have on this city. I hope that you will support the Dove Creek Project and help make it a reality for the benefit of our community. Thank you for your attention to this matter and for considering my input. I look forward to witnessing the positive changes that the Dove Creek Project will bring to Atascadero.

Sincerely,

Krystal Appiano
OWNER / EVENT DIRECTOR

(805) 459-9985

WWW.RIBLINE.COM
WWW.RIBLINECATERING.COM

FOLLOW US @RIBLINE

ATTENTION:

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

From: Jennifer Kincade [REDACTED]
Sent: Tuesday, June 25, 2024 5:14 PM
To: City Clerk
Subject: 11600 / 11700 El Camino Real on APN 045-331-014

I would love for this project to move forward. It would be a benefit to the community

Sent from my iPhone

ATTENTION:

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

From: Miguel Solano [REDACTED]
Sent: Tuesday, June 25, 2024 5:14 PM
To: City Clerk
Subject: Dove Creek Development

To whom it may concern,

This is in support for the development of Dove Creek. I believe it is a great project to further improve the quality and advancement of the community and city of Atascadero. Thank you for your time.

Miguel Solano
Sent from my iPhone

ATTENTION:

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

From: Howard Lehwald [REDACTED]
Sent: Tuesday, June 25, 2024 5:18 PM
To: City Clerk
Subject: Public Hearing for Dove Creek - 11600/11700 El Camino Real

To whom it may concern:

I believe this project for the Dove Creek area will be a benefit to the City of Atascadero. As our community of the central coast is still grappling with the need to supply housing and attract more commerce to the area, this project would accomplish both those goals. I hope this project will move forward through the planning process.

-Howard Lehwald

ATTENTION:

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

From: Howard Lehwald <howardlehwald@gmail.com>
Sent: Tuesday, June 25, 2024 5:18 PM
To: City Clerk
Subject: Public Hearing for Dove Creek - 11600/11700 El Camino Real

To whom it may concern:

I believe this project for the Dove Creek area will be a benefit to the City of Atascadero. As our community of the central coast is still grappling with the need to supply housing and attract more commerce to the area, this project would accomplish both those goals. I hope this project will move forward through the planning process.

-Howard Lehwald

ATTENTION:

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

From: Miguel Solano <solano.miguel85@gmail.com>
Sent: Tuesday, June 25, 2024 5:14 PM
To: City Clerk
Subject: Dove Creek Development

To whom it may concern,

This is in support for the development of Dove Creek. I believe it is a great project to further improve the quality and advancement of the community and city of Atascadero. Thank you for your time.

Miguel Solano
Sent from my iPhone

ATTENTION:

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

From: Jennifer Kincade <jenniferose18@icloud.com>
Sent: Tuesday, June 25, 2024 5:14 PM
To: City Clerk
Subject: 11600 / 11700 El Camino Real on APN 045-331-014

I would love for this project to move forward. It would be a benefit to the community

Sent from my iPhone

ATTENTION:

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

Support of the Dove Creek Project

Enrique Cervantes [REDACTED]

Tue 6/25/2024 5:05 PM

To: City Clerk <cityclerk@atascadero.org>

Good afternoon,

This email is with regards to supporting the Dove Creek project. I feel the development of this empty area will benefit not only the surrounding area but Atascadero as a whole.

Thank you,

Enrique

ATTENTION:

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

Dove Creek Project

Brian Kincade [REDACTED]

Tue 6/25/2024 5:02 PM

To:City Clerk <cityclerk@atascadero.org>

Good evening,

My name is Brian Kincade and I live on El Camino in Atascadero. I live down the street from the proposed project. I love the idea that the dove creek project will bring lots of good to the community.

Best regards,

Brian Kincade

Sent from my iPhone

ATTENTION:

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

Dove Creek - Public Comment

Catalina Herrera [REDACTED]

Tue 6/25/2024 4:59 PM

To:City Clerk <cityclerk@atascadero.org>

Hello City of Atascadero

We are residents of Atascadero and in support of the commercial/residential mixed-use development at Dove Creek. For many years this lot has been vacant and it's exciting to see the project infill development which would bring commercial/retail services to the Southern end of Atascadero residents and guests.

sincerely

Ediberto & Catalina herrera

Atascadero Residents

ATTENTION:

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

Dove Creek Development Supporter

Orhon John Whitener [REDACTED]

Tue 6/25/2024 4:58 PM

To:City Clerk <cityclerk@atascadero.org>

Hello,

I am writing in support of the proposed Dove Creek development being put forth by Ms. Jennifer Kim. This development will help the Atascadero area, benefitting the town without disturbing traffic patterns or adding congestion. Atascadero needs well thought-out developments like this to attract more people to settle here and additional businesses to support our city the greater Paso/SLO community. Please move forward with a favorable decision for this important project.

John Whitener

ATTENTION:

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

Dear city council members

DK Ko [REDACTED]

Tue 6/25/2024 4:57 PM

To:City Clerk <cityclerk@atascadero.org>

Dear city council members,

Thank you so much for all you do to help our community grow. As a resident at Dove Creek from 2015, I can not be excited enough to see this project happening.

Although we have some residents' concerns with the parking situation, I think we have plenty of ways to make this Plaza successful. The plan shows that it is over parked. Many other plazas have huge parking space, and they never get full. I think it will all work out. Please approve this project so our South Town has shops and outdoor space to enjoy with our family. Thank you again.

Hyemi Ko
[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

ATTENTION:

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

Dove Creek

Chris Hoang [REDACTED]

Tue 6/25/2024 4:54 PM

To:City Clerk <cityclerk@atascadero.org>

Dear City,

I am a resident at Dove Creek reaching out to you to express my excitement of the final hearing tonight.

This vacant land is finally having a reasonable plan compared to any of the proposals in the past. On behalf of our family members and neighbor friends, I humbly ask you to approve this project tonight.

Thank you for everything you do to protect and improve our beautiful community.

Thank you

Chris H

Sent from my iPhone

ATTENTION:

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

(No subject)

Doreen Krikorian Jewell [REDACTED]

Tue 6/25/2024 4:47 PM

To: City Clerk <cityclerk@atascadero.org>

We are residents here at Dove Creek off of Cuervo Way and El Camino and we are in support of Jenny Kim's building on the corner at Santa Barbara road and El Camino.

We have been supporting Jenny and her development since 2018 when she originally started the process.

We understand many Dove Creek residents over at the villas off Santa Barbara road are not happy about this building.

Their main issues will be this project that will bring extra cars into the neighborhoods surrounding that development.

We need to manage this correctly with enough parking at her property and not allowing the visitors and guests to park in the Dove Creek neighborhoods.

That has been the issue for a long time at Dove Creek on both sides of Dove Creek has very limited parking and you have a family of four and there's four cars in that family

There's no extra parking in Dove Creek for the people who live here already.

But to have extra cars that are going end up parking on the street in Dove Creek neighborhoods then that's were the issue come in at.

If Mrs Kim's project does go through we are going to support it, we will visit her businesses and support them which we're need in Atascadero.

A lot of neighbors that live on that side of Dove Creek off Santa Barbara Road do opposed this building, but only because of the parking which is limited at Dove Creek already.

Their concerns are if the overflow parking will be coming into Dove Creek and we understand it's difficult because we have no extra spaces for our residents to park in Dove Creek already.

We vote for Jenny Kim to continue with her project and to continue with building new businesses in our community which we are definitely are in need of.

ATTENTION:

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

Support for dove creek mixed use project tonight

Max Zappas <max@zvillages.com>

Tue 6/25/2024 4:46 PM

To: City Clerk <cityclerk@atascadero.org>

Hello,

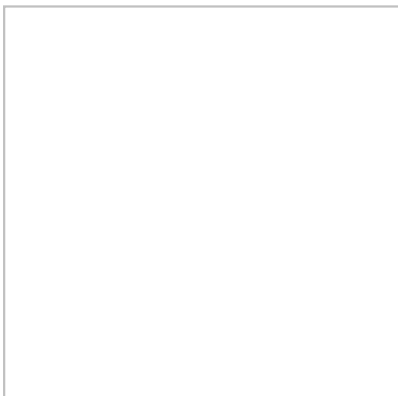
I am writing to express my sincere support for the mixed use project being proposed on the corner of Santa Barbara and El Camino at Dove Creek. The project has had many different designs over the years and nothing has been built. Our city deserves the tax dollars from the completed project and the community deserves to use vibrant businesses rather than stare at empty lots. The approval process is so long and onerous in general that it needs to be shortened as much as possible and that can be accomplished tonight.

The site design features numerous uses, many of which are fiscally positive for the city. It is beautifully designed and will add greatly to this end of town and the neighborhood as a whole. Additionally, as we all know, we are in the midst of the most prolific housing crisis in human history and this project proposes new homes to be built. Providing housing of any type is the single most effective addition to our community. The folks on the south end of town should be able to support the commercial spaces/businesses even though it is in the tertiary location. Having nice population counts within walking distance should help support this project and hopefully there is a business with a real draw to pull people from northern atascadero or even other neighboring cities but we won't know that until we allow it to get approved/built.

Good luck with your decision and I ask that you move to approve this project with no added conditions of approval this evening. Thank you for your time and consideration.

--

Thank you,



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

Dove Creek Development

Rubi Solano [REDACTED]

Tue 6/25/2024 4:42 PM

To: City Clerk <cityclerk@atascadero.org>

To whom it may concern,

I believe that the proposed development for the site at dove creek would be very beneficial for the community. It will provide jobs yes but it will also provide a space to kids to walk to and enjoy with their friends. Along with a gathering place for families to enjoy. The traffics impact seems to be minimal.

Thank you

ATTENTION:

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

I SUPPORT - Master Plan Development at APN 045-331-014.

Loch Soderquist [REDACTED]

Tue 6/25/2024 4:42 PM

To:City Clerk <cityclerk@atascadero.org>

Construction related Jobs and needed housing units

Respectfully,

Loch Soderquist

[REDACTED]

ATTENTION:

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

From: Ellen Woodhull [REDACTED]
Sent: Tuesday, June 25, 2024 3:11 PM
To: City Clerk
Subject: Agenda Item B-1

Item B-1

In regards to the mixed use project at Dove Creek: Most importantly the number of parking spots are woefully inadequate. I think all will be used by residents leaving none for customers. You cannot expect people to park in their garages as these will more likely be used for storage. You also cannot expect 1 car per bedroom. If a married couple lives there in a 2 bedroom and has a teenager, there could be 3 cars. If 4 roommates are renting a 2 bedroom, there will be 4 cars for the residence. The apartments and condos in Las Lomas are a great example of not enough parking. Extra cars spill over up Calle Milano and Elian narrowing the roadway and impede traffic views at the intersection.

In Dove Creek, many residents park in the street and some of the streets are only wide enough for one car at a time due to all the street parking. These residences also have garages that most do not park in.

Not enough parking for customers will hinder business from being successful, leading to more vacancies. Each of these businesses will need many customers per hour to be profitable and be able to stay in business. I expect many people will drive through looking for parking and leave in frustration.

The hotel should not be in this location as it is a residential area. Not a good fit. Too noisy at night for residents. The hotel should be eliminated and more parking put in place.

Ellen Woodhull
Atascadero

From: Nathan Meinert [REDACTED]
Sent: Tuesday, June 25, 2024 11:58 AM
To: City Clerk
Subject: B1: Dove Creek Mixed-use Project

Atascadero City Council,

As a member of the community of Atascadero, I urge you not to move forward with this project nor to accept the recommendations from the Planning Commission regarding the Dove Creek Mixed-use Project. The residents of Dove Creek and surrounding areas have many concerns regarding zoning, safety, parking, traffic, HOA, and types of businesses that will be present within the proposed area.

This lot was initially Zoned for Commercial use. As a resident of this community I am concerned with the proposal to change this to allow a mixed use of commercial and residential and hotel use. This proposal does not meet the advertised plan for this area when many residents moved to Dove Creek and surrounding communities. Including a hotel within Dove Creek is a concerning addition. The Community of Dove Creek is currently a family friendly neighborhood where kids play and families enjoy community together. Adding a hotel into this environment changes the dynamic and creates potential safety concerns within the community. I urge you not to approve an amendment to the zoning for this project.

The current plan for the Dove Creek Mixed-use Project contains a clear lack of planning for traffic flow and parking. This is evident in observing the current needs in the already existing Dove Creek Community. The proposed project contains many new commercial and residential spaces. The parking required to support this new development is not sufficiently included in the proposal and would therefore overflow into the already busy street parking area along Cashin Street and the other nearby areas. The Dove Creek Community cannot take on this additional parking burden. In addition, both proposed entrances are located within the already highly used streets of Dove Creek on Cashin Street and Bliss Street. I urge you to not approve a modification to the parking requirement and to request a thorough updated review of parking and traffic patterns in the Dove Creek Community.

Concerned Atascadero Resident,

Nathan Meinert

From: Marcia Beckley Kane [REDACTED]
Sent: Tuesday, June 25, 2024 11:54 AM
To: City Clerk
Subject: DEV23-0079

The proposed Dove Creek

Mixed-use Development will have a significant impact on the Threatened California Red-legged Frogs Habitat and Breeding grounds that are located in the Dove Creek Community. This species is protected under the Endangered Species Act and is Federally Protected. I'm requesting that the City Council do a new Environmental Impact Assessment on the 5.19 lot before making the decision on this development. The last time the city did an Environmental Impact Assessment was 20 years ago in 2004. I believe this is a reasonable request because this parcel has been rezoned to have a 20 unit extended stay hotel, a brewery, a restaurant, a coffee house, a creamery and 71 new townhomes. The Red-legged Frogs' habitat and breeding grounds that is in a 2-mile radius which includes the 5.19 acre plot. The purpose of the Environmental Impact Assessment is to help decision makers be aware of the environmental consequences of their actions before deciding whether to proceed with the proposed development. The fate of the California Red-legged Frogs that live in Dove Creek are in the hands of the city council. Please do the right thing! Marcia Kane

From: John Tucker [REDACTED]
Sent: Tuesday, June 25, 2024 10:47 AM
To: City Clerk
Cc: Heather Moreno; Susan Funk; Charles Bourbeau; Mark Dariz; Heather Newsom
Subject: Public Comment for Agenda Item B. 1. "Dove Creek Mixed-Use Project" (June 25, 2024)

Honorable Mayor (and soon to be *SUPERVISOR!*) Moreno, City Council and Atascadero City Clerk,

My name is John W. Tucker, and although my family resides in Templeton, we own a home within the Dove Creek planned development adjacent to the 5-acre parcel being considered for mixed-use development.

I wanted to start by expressing my gratitude to Ms. Gleason for her refreshing level of transparency and responsiveness in her role. With that said, I've learned by experience that often these public meetings are merely an exercise of formality, with decisions being made long before public input. The Draft Ordinance seems to validate this point. I am hoping that this is not the case, either for or against this project, and that public input by residents and stakeholders will be considered.

For full accountability and disclosure, and in the interest of ensuring that current residents of Dove Creek and the broader community of Atascadero understand a few key potentialities related to the decision you will make tonight, I was hoping that a member of the Community Development team could address the residents in attendance with succinct answers to a few questions:

1. Does the City Council tonight, in fact, have the legal ability and right to vote against this project? On the last behemoth of a project that was proposed, the head of Planning stated "the train has already left the station" when a similar question was posed in a public meeting.
2. If this project is approved, leading to a Dove Creek Master Plan amendment, is there any obligation or assurance that Montage will follow through with the phased development in full, and in phase?
3. If Montage fails to follow through on development in full or in part or walks away entirely, would a similar mixed-use development with the increased residential density within Dove Creek then become by-right, with no similar requirement or opportunity for public review or approval?

Of note is that this property has been listed for many years now, both verbatim in commercial listings and implied elsewhere, as "*pre-approved* for mixed-use development." If your consent is required, and on our behalf, I find this particularly frustrating and hope that the Atascadero City Council finds it contrary to the spirit of public representation and consent.

I am unsure of what conversations have been had with the current property owner, who appears from prior experience as having attempted to "flip" it for a significant profit assuming an easy approval for mixed-use development, but to put it bluntly: it is not the responsibility of the 270+ residents of the Dove Creek Planned Development to assume any risk or degradation of their own home investment plans whatsoever in order to facilitate that vision. Nor is it our obligation to discard our planned development or suffer loss of any kind in order to try to crawl toward compliance with State and local housing goals. If we have a choice, it's an obvious one.

As the staff report details, the issues related to the viability of this lot stem from Dove Creek's very beginnings. Similar promises were made as they pertain to commercial and residential plans and phasing. We've seen recent examples of how a "trust them" mentality has backfired, as in the case of the Grand Oaks Paseo (the developer of which attempted a similarly scaled mixed-use development within Dove Creek to the one being considered tonight). Years of construction and disruption, a swath of new income properties replacing what was envisioned as unlocking affordable home ownership, and financial/environmental/(insert other excuses) problems leading to undelivered promises.

I question the judgment of anyone who would be willing to place that burden of trust and risk on any *current* resident toward the aim of obtaining a few new ones. While you may see a dirt lot, residents of the Dove Creek community see an unrealized planned development. Please keep the Planned Development as-envisioned by those who built it, and by those who purchased their homes within it: a neighborhood commercial center for South Atascadero.

Lastly, I had reached out to Montage under my credentials as a homeowner, the closest house to the entrance to the property, and as a prior member of the Dove Creek Community Association (HOA) in order to gauge their dedication to seeing this project through to completion (and possibly put some minds at ease, including my own), but never received a response.

Thank you,

John W. Tucker
Homeowner, Dove Creek

From: Nancy Cohn [REDACTED]
Sent: Tuesday, June 25, 2024 9:53 AM
To: City Clerk
Subject: Dove Creek Mixed Use Project

Dear Atascadero City Council,

I am not at all in favor of the proposed Dove Creek Mixed Use Project. The intersection of Santa Barbara Road and San Antonio is already over crowded. This does not fit into our beautiful community as it is packed in with too many homes and businesses which will create noise and light pollution in our rural part of town. The original Dove Creek Development already began that trend. I moved to Atascadero 34 years ago to get away from a city environment and this development is much to big a scale to maintain our rural atmosphere. It will impact people and animals within the area negatively. As another person commented there are already many spaces to lease in Atascadero which are currently empty. I don't understand the need to always build new. Why not redesign the old K-Mart shopping center. If every old space in Atascadero was redesigned and occupied there might be a need for smaller developments, however currently this is not the case and again this project is way to big.

This development stinks of UN Agenda 2021-2030 which is full of wording that sounds wonderful but in essence is corralling people into more and more crowded spaces in which we are easier to control and keeps us detached from nature. I am also concerned about the amount of EMF 5G emissions this new project would create.

This project needs to slimmed down a great deal in order to maintain a healthy and vibrant community.

Sincerely,

Nancy Cohn

"Everybody needs beauty as well as bread, places to play in and pray in where nature may heal and cheer and give strength to the body and soul."
John Muir



Item B1 - Dove Creek Mixed Use Project

Josh & Montse Cross [REDACTED]

Tue 6/25/2024 9:03 AM

To: City Clerk <cityclerk@atascadero.org>; Charles Bourbeau <cbourbeau@atascadero.org>; Heather Moreno <hmoreno@atascadero.org>; Susan Funk <sfunk@atascadero.org>; Mark Dariz <mdariz@atascadero.org>; Heather Newsom <hnewsom@atascadero.org>

Council Members - It is with extreme enthusiasm that my wife and I support the Staff and Planning Commission's recommendation to approve the CUP for the Dove Creek Project.

When we first moved to Dove Creek in 2011, we distinctly recall agreeing to a condition that stated we understood the zoning of surrounding properties, including the subject property. We were excited about the possibility of a commercial project coming to that corner and have eagerly anticipated seeing a project built here for years. We believe the current proposal is the best yet.

We would like to see the commercial portion of the project built early in the project phasing and we feel that the project should contribute some sort of annual stipend to the Dove Creek HOA for trail maintenance as a result of the residential component.

Thank you for considering our comments,

JOSH and MONTSE CROSS

ATTENTION:

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

FW: Dove Creek commercial project

Sam Mountain <smountain@atascadero.org>

Tue 6/25/2024 8:23 AM

To: City Clerk <cityclerk@atascadero.org>

Cc: Planning <planning@atascadero.org>

Good morning,

We just received this public comment re: Dove Creek in the Planning inbox. Please add it to the public comment record.

Best,



Sam Mountain

Assistant Planner

smountain@atascadero.org

Phone: 805-470-3404

City of Atascadero | Community Development

6500 Palma Ave | Atascadero, CA 93422

www.atascadero.org

Community Development staff are available by appointment, please call 805-461-5000.

From: colleen annes [REDACTED]

Sent: Tuesday, June 25, 2024 8:17 AM

To: City Council <CityCouncil@atascadero.org>; Planning <planning@atascadero.org>

Subject: Dove Creek commercial project

I'm writing in opposition to two parts of the proposed commercial project at Dove Creek.

1. Parking is totally inadequate.

—It's fallacious to allow a parking reduction based on people using the parking at different times of the day. Residents will be off work **75% of every week** and it's safe to assume their cars will be at home most of that time—this includes nights and weekends, when the businesses are MOST likely to have customers. Mixed use reductions are only appropriate if all businesses close at 1600 and are closed on weekends, AND no residents work from home. I lived for 15 years in a mixed use community that included restaurants and gyms/yoga studios open in the evenings and weekends. I know what I'm talking about. You will create a situation in Dove Creek that's even more dangerous than the one you created in Las Lomas.

—It's naive to think the garages will be used for parking. Dove Creek already has a street parking issue because garages are used for storage. There's currently a very dangerous intersection in Las Lomas because condo residents are parking on the street and using the garage for storage. Garage spaces cannot be counted toward parking.

—It's mistaken to think there won't be two cars per residence. If there are two bedrooms it's almost certain there will be at least 2 cars, possibly even 3 or 4 (roommates, work vehicles, etc). There's a dangerous intersection in Las Lomas because the city did not require adequate parking in the apartments and condos; the city can no longer use this excuse as you've been

told repeatedly there will be at least as many vehicles as there are bedrooms and you've been proven wrong in your assumption each time.

—would the city be willing to make all of Dove Creek resident parking only and impound non residents parking there? That's a lot of increased police time. Would the developer be able to sell or rent under those rules, disclosing to residents and business that parking will be non existent and cars will be towed? Don't create more problems. The city has proven over and over it makes the wrong decision on parking each and every time.

—The parking requirement of 200 spaces, not including any garage space, should be enforced without any waivers.

2. A hotel is NOT appropriate in a residential neighborhood, even with on-site management and definitely not without it.

—People buy suburban homes for peace, quiet and safety; this is diametrically opposed by transient housing. One only needs to look at the deterioration of the Motel 6 in town (and the area surrounding it). Eight years ago it was a nice enough motel, five years ago the Camino Walkers Association removed them from suggested stops and posted warnings for walkers to avoid staying there and instead to stay in SLO or Paso. Miner's had shoplifting greatly increase due to the motel residents. Would you book a two week stay with your children at that Motel 6? Then why put something bound to turn into one in our community? With the way legislation is headed over hotel vacancies and sheltering homeless, this is NOT appropriate in our community. After you approve a motel next to your house then we can discuss one in Dove Creek.

—Even if there was a guarantee that prices on rooms would keep hotel guests from being prone to criminal behavior, and even if there was a guarantee no homeless would be housed (and that's not possible), there is still the noise that accompanies a hotel: guests are on vacation, arriving and leaving at all hours, usually drinking. This is all inappropriate in a residential neighborhood. This is inappropriate where children live. Would you want this next door to you?

—The hotel should be removed from this project

Thank you for your time,

Colleen A Annes

Atascadero, CA

ATTENTION:

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

Dove Creek Project

Krista Stewart [REDACTED]

Tue 6/25/2024 8:09 AM

To: City Clerk <cityclerk@atascadero.org>

To whom it may concern,

I am writing to you today to ask you to reconsider the Dove Creek Project at the Corner of El Camino Real and Santa Barbara intersection. The community here in Dove Creek have been very vocal about our direct concurs with this project as well as the things we are in agreement with. However, there have been NO acceptable solutions brought forth on them.

Let me name a few of our concerns, Parking, lighting signage, noise, added chance for nefarious activities during daylight or nighttime hours, People coming and going at all hours, traffic nightmare for residents and more.

I am wondering if you can explain to me why we need another hotel in Atascadero and why you feel the need to approve for one in a residential neighborhood? Ask yourself this question, is the need so great that the citizens of this community or visiting would suffer if it was not built? Or is it because this hotel would be a great financial assistance to the city? I would like to encourage you to find other way to support the city that would be an asset to the people and our visitors.

Dove Creek residents have always known that this parcel of land would be developed but we never dreamed that we would have to beg you to listen to the citizens you serve and not bring into a residential community hotels or large, big box stores as we have had to do. That land is not suitable for mass amounts of foot traffic and vehicles regardless of what it has been zoned for.

Thank you for your consideration.

Sincerely,

Krista Stewart- Courtney

Dove Creek Resident sense 2007

2 Chronicles 7:14

If my people, who are called by my name, will humble themselves and pray and seek my face and turn from their wicked ways, then I will hear from heaven, and I will forgive

Dove Creek Development

Tiffany B [REDACTED]

Tue 6/25/2024 6:45 AM

To: City Clerk <cityclerk@atascadero.org>

To whom it may concern,

My name is Tiffany Bowers, and I have been a resident of Dove Creek for the past five years. During my time here, I've observed a concerning trend of reduced street parking due to residents and improper parking on designated no-parking streets. There has also been an increase in troubling incidents such as property damage, late-night disturbances like door-kicking by individuals, and unwelcome visitors, including those who camp in our park and grass areas.

As homeowners, we invest significantly in our HOA fees to maintain the cleanliness and safety of our neighborhood. Introducing this new development poses serious challenges for our community. The limited parking capacity for both residential and commercial use will inevitably spill over onto our streets, disrupting the tranquil environment we cherish. This influx of non-resident traffic—be it cars, buses, or pedestrians—threatens to erode our peaceful atmosphere and safety.

Moreover, the development may attract a transient population, potentially increasing the risk of crime and property damage. Our once-safe neighborhood, ideal for family strolls, could lose its appeal and security. While I typically refrain from involvement in development matters, it is clear from the sentiment among Dove Creek residents that this project does not align with our community's vision.

I urge you to reconsider the proposed development plans for this piece of land and explore alternatives that better align with our neighborhood's character and safety concerns.

Sincerely,

Tiffany Bowers
Dove Creek Atascadero Homeowner

ATTENTION:

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

DEV23-0079 - 11600-11700 El Camino Real

[REDACTED]

Mon 6/24/2024 10:42 PM

To: City Clerk <cityclerk@atascadero.org>

This letter is a voice in OPPOSITION to the development as it is written thus far.

I have owned and lived here in Dove Creek as my primary residence for over 11 years. The parking situation just in our community is ill equipped to handle the number of vehicles that reside here. Traffic and parking laws are being ignored and there doesn't seem to be a remedy. The HOAs (there are two), don't really appear to care about our concerns, and APD is rarely seen to control these issues. You're considering adding long/short term occupancy and businesses that will attract even MORE traffic issues. We don't have enough spaces for us that live here now. With that, comes noise, pollution, crime, lighting, signage and many other aspects. There has already been an influx of cement trucks, gravel trucks and the like on Santa Barbara and ECR in the past 5-6 years. The entry/exits for this development are all inside OUR community. Nothing from SB or ECR - how you could possibly think this is acceptable for those of us that have lived here and are living here is atrocious. Our lives will be negatively impacted if you choose to move forward with the plans as they are written.

We as owners and residents of Dove Creek have serious concerns with the development plans stated in this project. Following are just a few:

Lack of parking (the customers and residents will undoubtedly be parking on OUR streets (that WE PAY TO MAINTAIN)).

Lightning and noise with such a venture will affect our lives and peacefulness.

Entry/exit for consumers, vendors, employees etc will be unmanageable and unwelcomed as written.

Height and scale of this project is much too large to set in such a small lot with residences in near proximity.

Safety for ourselves, our children, grandchildren and pets are already impacted by those choosing not to follow basic traffic laws - and you want to add to this?

This project will again negatively impact us all for months if not years to come.

PLEASE, reconsider scaling down the project to a suitable compromise that we can all agree on.

I appreciate your time, and look forward to coming to a reasonable compromise.

Wendy Russell

Owner, Resident and Atascadero community member for over 30 years

Dove Creek Commercial

Kalle Kangas [REDACTED]

Mon 6/24/2024 8:58 PM

To: City Clerk <cityclerk@atascadero.org>

Atascadero City Clerk, Planners, and Council,

I do not approve of the current plan for the Dove Creek Commercial space.

Long term multi family rentals is another word for apartments and our neighborhood is already experiencing increased crime associated with the apartments located at the north end of Dove Creek.

We have also experienced nonresidents parking their cars along our streets for long periods of time (excess of 3 days) with little support to get them removed.

As a father of young children, I am concerned about increased traffic and the lack of speed bumps in the neighborhood, especially where young children play.

As a homeowner in Dove Creek, I feel it is reasonable to ask that any new construction in the Dove Creek Commercial space be limited to no higher than two stories (same height as townhomes). Additionally, I feel it is reasonable to ask the builders to install several Dove Creek resident approved speed bumps through out Cashin St, Bliss St, Vereda Verde, and Arbol Del Rosal Way. I'm not sure what businesses are planned, but I am concerned about alcohol consumption and what comes with that. I would prefer there are no dispensaries, convenience stores, laundry mats, or liquor stores.

My preference is a set of family friendly restaurants and businesses.

P.S. If I don't like what goes in the Dove Creek Commercial space, I vote for you to lose your job.

Dove Creek Homeowner and active voter,
Kalle G. Kangas

[REDACTED]
ATTENTION:

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

No to the Dove Creek Development

Mina T. Good [REDACTED]

Mon 6/24/2024 8:57 PM

To: City Clerk <cityclerk@atascadero.org>

To whom it may concern,

I am writing to express my concerns about the potential new development in Dove Creek.

As a resident of Dove Creek and a mom to a young child. I worry about the traffic, crime, and pollution.

The current streets do not have the capability to support the amount of traffic and cars that will be added. The additional cars will also be adding wear and tear to the roads that our HOA fees pay for. It also brings up concerns about cars speeding and having no concern for the many people walking. It is ridiculous that our neighborhood road will be used for businesses. They should have to create their own entrance from Santa Barbara. They should not use our roads and park in our neighborhood.

This will also allow multiple people the use of our playgrounds and pathways. Which again we pay for with our HOA fees. This will cause additional wear and tear with no help from the city.

Also this development will allow short term rentals. I fear this will cause an increase of criminal activity within our neighborhood. Since they have no reason to care about the upkeep and beauty of our neighborhood.

I do also believe the amount of additional traffic and light would be a massive amount of both noise and light pollution.

I do believe that an agreement of what should be developed can be reached with some care and concern in its development. To include no short term rentals, no hotels, no 3 story buildings, limited business hours, better road infrastructures and additional patrol with police.

Again I do NOT approve the current plan. I do however believe that a compromise can be reached.

Please say NO to the Dove Creek development.

Thank you,
Mina Kangas
Homeowner - Dove Creek

ATTENTION:

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

Dove Creek Mixed-use Project

Melissa Hope [REDACTED]

Mon 6/24/2024 8:42 PM

To:City Clerk <cityclerk@atascadero.org>

Dear Atascadero City Council,

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

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

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

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

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

The current proposal seeks to do just that, with a mostly business oriented focus that will incur heavy traffic along residential neighborhood streets not built to handle it. It is our understanding there have been no traffic studies done by the city in this area of Atascadero since 2004, which means the impact of the developments we have listed above have not been factored into any study about the current proposal. As a result, we urge you to do the appropriate studies of current traffic and parking patterns to ensure you are making the right decision for the community before you agree to a proposal without all the facts and without the due diligence that is a key requirement for this decision.

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

Sincerely,
The Hopes

Feedback on proposed Dove Creek commercial project

Family Zolezzi [REDACTED]

Mon 6/24/2024 8:22 PM

To: City Clerk <cityclerk@atascadero.org>

Atascadero City Council,

As an owner and resident at Dove Creek community, I'm concerned about the proposed Dove Creek commercial project. It is too large of a development. We are extremely concerned about the following issues:

- Inadequate parking for employees and people visiting the proposed residence and businesses. This will cause a large amount of cars parking in nearby Dove Creek residential streets. From the plan picture, it even looks like cars will need to be double parked.
- The entrances to the location is through Dove Creek community. This will cause traffic and safety issues for Dove Creek residents.
- The people living at the proposed Dove Creek commercial project (temporary or not) will use the walking trails, open space, and park. The Dove Creek community residents maintain these areas with their monthly HOA dues. Will this commercial development help pay and maintain for Dove Creek community trails, open space, and parks? What is the estimated increased traffic due to the commercial development?
- There are no three story buildings in this area of town. This plan is too large for a residential family area and negatively affects the quality of the Dove Creek community.

I hope the city council will consider the negative impact to families and residents living at Dove Creek and surrounding neighborhoods. And consider plans with lower density units that are a better fit for our community.

Thank you,
John & Brandi Zolezzi

ATTENTION:

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

Dove Creek Development

Michelle Munoz [REDACTED]

Mon 6/24/2024 7:06 PM

To: City Clerk <cityclerk@atascadero.org>

To whom it may concern,

My name is Michelle Munoz and I have lived on Pato Lane in Dove Creek for the last 4 years. In the time I've lived there, I have seen the street parking decrease due to residents/tenants, and wrongful parking on streets with no street parking. There has been more frequent nefarious activities, like property damage, people/teens kicking doors in the night, and unwanted visitors, like the unhoused that frequently camp in our park/grass areas. We pay a large amount of money to our HOA that aid in keeping our streets and paths maintained. This development is a horrible idea for our area. There is limited parking for the commercial and residential, which means people will be forced to inhabit our roads. With the influx of traffic, both car, bus, and foot, the quiet neighborhood will cease to exist. We will have an influx of cars that do not belong to Dove Creek residents. WE, as a community, will have to maintain the road through our HOA, even though the increased traffic has NOTHING to do with us. With this development, it is evident that people will flock to this area, and with the increase of people comes the increase chance of crime and property damage. Our quiet neighborhood will no longer be a safe haven where families can go on a stroll. I am normally not one to speak up on such developments, but the people of Dove Creek DO NOT WANT THIS. Please reconsider making this piece of land something else.

Best,

Michelle Munoz

Dove Creek Atascadero homeowner

ATTENTION:

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

From: Sean Harrigan [REDACTED]
Sent: Thursday, June 20, 2024 10:48 AM
To: cityclerk@atascadero.org
Subject: Public Comment for 11600/11700 El Camino Real, Atascadero

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

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

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

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

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

Thank you for your time,

Sean Harrigan

From: Angela T [REDACTED]
Sent: Sunday, June 16, 2024 10:57 AM
To: cityclerk@atascadero.org
Subject: DEV23-0079

Dear City Council,

I am writing to express my opposition to the proposed commercial zoning in my residential neighborhood. I own property in Dove Creek and live in my Dove Creek residence.

I am opposed for obvious reasons such as, this is a neighborhood where wildlife and families enjoy trails and open space. I pay monthly homeowners dues to maintain this beautiful area of green belts, trails and creeks as does every other homeowner. The hotel guests will not be paying these dues but will be free to use our playgrounds, basketball courts, trails, dog runs and amenities and will not likely treat them like home because it's not their home.

This zone change is not consistent with any applicable comprehensive plan for the Dove Creek Area. There are no grand plans to turn this part of Atascadero commercial. The major push just passed is downtown Atascadero.

There is no compelling business need for a hotel in south Atascadero. The existing hotels are not full year round and we are not missing out on tourism because there are not sufficient hotels in south Atascadero.

This zone change is not consistent with any surrounding use of the land. No other hotels exist.

Thank you for your consideration.

Angela Toomey

ATTENTION:

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

From: shayna [REDACTED]
Sent: Thursday, June 20, 2024 10:30 AM
To: cityclerk@atascadero.org
Cc: shayna [REDACTED]; [REDACTED]
Subject: Dove Creek commercial project comment

Hello,

As a homeowner in the Dove Creek subdivision we are responding to express our opposition to the proposed project.

The project is far too vast. Incorporating way too many businesses in this small space. It will negatively impact or nice and semi quiet neighborhood by bringing unwanted car and foot traffic to our neighborhood as well as degrading the natural environment.

This project is NOT a good environmental use of that space and as stated earlier we strongly oppose it.

Thank you,

Shayna and Chris Bailey

From: Candice G [REDACTED]
Sent: Saturday, June 15, 2024 2:07 AM
To: cityclerk@atascadero.org
Subject: 045-339-002 Dave creek mater plan of development

045-339-002 Dove Creek Master Plan of Development.

To whom it may concern:

For the past several years the residents in Dove creek have been voicing their disapproval of this project. Every revision that I have seen has failed to address the parking and traffic problems with this large scale project. The two entry points are on private residential streets and the influx of traffic and parking issues is pushed off onto the residents of Dove creek. A big safety concern is that on Cashin street it's unsafe for two cars to pass when cars are parked on the street.

A solution for this would be to change the entry points of this development to El Camino Real or Santa Barbara and increase the number of parking spots. Another solution that would protect the residents in Dove Creek from the influx of traffic would be to install private gates prior to the round-a-bout on Bliss St and another on Cashin st. paid for by the developer.

Another issue with this project is the type and size of the business' that will be going into this small 5-acre space. The proposed short term rentals and restaurant/brewery spaces creates so much noise and light pollution for the new residents and the existing ones that live in Dove Creek. This proposal is too large scale for a residential neighborhood. Not to mention, are these spaces actually going to be filled with tenants? I see vacant commercial spaces all over Atascadero and high turnover rates for small business in the area.

The mission statement on the City of Atascadero website states , "Dedicated to enhancing, and preserving Atascadero's character and safety by helping people plan and build quality projects." This proposed project in its current state is not enhancing or preserving Atascadero's charter or safety to the residents that live nearby.

When the Dove Creek Community was developed the area around the creek was preserved to protect the Federally Threatened California Red-legged Frog that lives in the creek and green spaces that surround the Dove Creek Community. The California Red-legged Frogs' breeding ground is a 2 mile radius which includes the Dove Creek Parcel that is planned to be developed. How is this large scale project going to ensure that there is space to protect these creatures as well as the Residents that live in this community.

In closing this development will negatively impact the Dove Creek Community streets, sidewalks, and parks that the Dove Creek HOA pays to maintain.

Thank you for your consideration,
Candice Gerber

From: Cindi Armour [REDACTED]
Sent: Tuesday, June 11, 2024 5:38 PM
To: City Clerk
Subject: dove creek proposed building

I have something to say that day and I hope I can stand up with fellow dove creek folks to defend my opinion.....