

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Planning Commission Meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to pc-comments@atascadero.org by 5:00 pm on the day of the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is 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 into the record.

If you would like to view presentations provided during the meeting, you may access them by clicking on the following link:

<https://us02web.zoom.us/j/83250238111?pwd=SG9OdGxyNHNTNmRWEpHTZlRQK0VnQT09>
Webinar ID: 832 5023 8111

AMERICAN DISABILITY ACT ACCOMMODATIONS:

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

Planning Commission agendas and minutes may be viewed on the City's website: www.atascadero.org.

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



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, April 6, 2021
6:00 P.M.**

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

CALL TO ORDER

Pledge of Allegiance

Roll Call: Chairperson Jeff van den Eikhof
Vice Chairperson Tori Keen
Commissioner Jason Anderson
Commissioner Vacant
Commissioner Victoria Carranza
Commissioner Jennifer McIntyre
Commissioner Dennis Schmidt

APPROVAL OF AGENDA

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

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

1. **RE-APPROVE THE DRAFT MINUTES OF MARCH 2, 2021**
 - Recommendation: Commission re-approve the March 2, 2021, Minutes.
2. **APPROVE THE DRAFT MINUTES OF MARCH 16, 2021**
 - Recommendation: Commission approve the March 16, 2021, Minutes.

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PLANNING COMMISSION BUSINESS

A. Administration of Oaths of Office

Administration of Oath of Office to new Planning Commissioner Randy Hughes by the City Clerk's Office:

Roll Call:

COMMUNITY DEVELOPMENT STAFF REPORTS

3. 2020 ANNUAL HOUSING AND GP IMPLEMENTATION REPORT (CPP21-0024)

- Recommendation: Review and receive report of State housing goals for 2020.

PUBLIC HEARINGS - NONE

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

DISCLOSURE OF EX PARTE COMMUNICATIONS:

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

COMMISSIONER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting will be held on April 20, 2021, at 6:00 p.m.

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

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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information (470-3400).

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

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

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

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

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

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

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

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at 470-3402 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

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

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, March 2, 2021 – 6:00 P.M.

City Hall (Teleconference)

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:02 p.m. and Commissioner Schmidt led the Pledge of Allegiance.

ROLL CALL

Present: **By Teleconference** - Commissioners Anderson, Carranza, McIntyre, Schmidt, Vice Chairperson Keen, and Chairperson van den Eikhof

Absent: None

Vacant: One

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** -
Community Development Director, Phil Dunsmore
Associate Planner, John Holder
Assistant Planner, Mariah Gasch

APPROVAL OF AGENDA

MOTION: By Vice Chairperson Keen and seconded by Commissioner Anderson to approve the Agenda.

Motion passed 6:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR**1. DRAFT MINUTES OF MARCH 2, 2021 FEBRUARY 16, 2021**

- Recommendation: Commission approve the ~~March 2, 2021~~ February 16, 2021 Minutes.

MOTION: By Commissioner Schmidt and seconded by Commissioner McIntyre to approve the Consent Calendar.

Motion passed 6:0 by a roll-call vote.

PLANNING COMMISSION BUSINESS

Director Dunsmore stated that Commission member Betz has left the Planning Commission to accept a position with the City of Atascadero.

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

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

DISCLOSURE OF EX PARTE COMMUNICATIONS:

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2. CONDITIONAL USE PERMIT (CUP) FOR 7125 SERENA COURT

The proposed project consists of a CUP for the addition of a new diesel generator with a fuel tank and enclosure at an existing cell site. This project is consistent with previously certified Mitigated Negative Declaration 2002-0034 and 2006-0002.

Ex-Parte Communications:

Recommendation: Approve the project with conditions. (USE21-0003)

EX PARTE COMMUNICATIONS

None

Planner Gasch presented the staff report and she and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: David Elliott. Mr. Elliott answered questions from the Commission.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Anderson and seconded by Commissioner Carranza to adopt PC Resolution approving CUP USE21-0003, amendments to CUP 2002-0060 and CUP 2005-0158 allowing modification to the existing telecommunications facility at 7125 Serena Court consistent with the Planning Commission Resolutions 2002-0045 and 2006-0015 based on findings and subject to Conditions of Approval.

Motion passed 6:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

Commissioner Carranza asked about the Greenhouse Gas report that was discussed at the last meeting, and Director Dunsmore answered her questions.

DIRECTOR'S REPORT

Director Dunsmore gave the following updates:

- Upcoming March 11, 2021 Special Planning Commission and City Council meeting on housing.
- Commissioners were emailed about Planning Commissioner's Academy training.
- Large projects are moving forward.
- The next hearing will have an item that will be an amendment to a map.

ADJOURNMENT – 6:37 p.m.

The next regular meeting is scheduled for March 16, 2021, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, March 16, 2021 – 6:00 P.M.

City Hall (Teleconference)

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:00 p.m. and Commissioner Anderson led the Pledge of Allegiance.

ROLL CALL

Present: **By Teleconference** - Commissioners Anderson, Carranza, McIntyre, Schmidt, Vice Chairperson Keen, and Chairperson van den Eikhof

Absent: None

Vacant: One

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference** –
Community Development Director, Phil Dunsmore
Public Works Director, Nick DeBar
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch

APPROVAL OF AGENDA

MOTION: By Commissioner Schmidt and seconded by Vice Chairperson Keen to approve the Agenda.

Motion passed 6:0 by a roll-call vote.

PUBLIC COMMENT

None.

Chairperson van den Eikhof closed the Public Comment period.

CONSENT CALENDAR**1. DRAFT MINUTES OF MARCH 2, 2021**

- Recommendation: Commission approve the March 2, 2021 Minutes.

MOTION: By Commissioner Anderson and seconded by Commissioner McIntyre to approve the Consent Calendar.

Motion passed 6:0 by a roll-call vote.

PLANNING COMMISSION BUSINESS

None.

COMMUNITY DEVELOPMENT STAFF REPORTS

None

PUBLIC HEARINGS

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

DISCLOSURE OF EX PARTE COMMUNICATIONS:

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

2. AMENDMENT (AMND) TO A 4-LOT SUBDIVISION AT 8559 AND 8565 SANTA ROSA ROAD

The proposed project consists of an Amendment to a previously approved 4-lot subdivision (SBDV18-0150). This project qualifies for a Class 15 Categorical Exemption under CEQA Section 15315 for minor land divisions.

Ex Parte Communications:

Recommendation: Approve the project with amended conditions. (AMND21-0018)

EX PARTE COMMUNICATIONS

Commissioner Schmidt announced that he lives 1300 feet from the property, so he is able to vote on the item. Chairperson van den Eikhof stated that he saw this project previously when it came through the Planning Commission.

Planner Gleason presented the staff report and she and Director Dunsmore answered questions from the Commission.

PUBLIC COMMENT

The following members of the public spoke: Greg Aiello and Rosemary Orr. An email was received prior to the meeting from William Parente and was distributed to the Commission and read aloud by Planner Gleason (Exhibit A).

Staff addressed questions raised during public comment.

Chairperson van den Eikhof closed the Public Comment period.

MOTION: By Commissioner Schmidt and seconded by Vice Chairperson Keen to adopt PC Resolution approving AMND 21-0018, Amendment to the Conditions of Approval of SBDV18-0150, a Tentative Parcel Map AT18-0116 to subdivide two residential parcels into four residential parcels at 8559 and 8565 Santa Rosa Road, based on findings and subject to Conditions of Approval.

Motion passed 6:0 by a roll-call vote.

COMMISSIONER COMMENTS AND REPORTS

Commissioners were informed that they can drop off used plastic baggies at City Hall for recycling.

DIRECTOR'S REPORT

Director Dunsmore gave the following updates:

- Upcoming April 6, 2021 Planning Commission meeting to include the Annual Housing and General Plan Implementation Report.
- Upcoming April 20, 2021 Planning Commission meeting on Cannabis regulations, Dove Creek mini-storage project, and zoning amendment. All three items may not be heard on the same evening.
- Director Dunsmore answered questions about gravel/road standards.

ADJOURNMENT – 6:47 p.m.

The next regular meeting is scheduled for April 6, 2021, at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Planning Commission

Director Report – Community Development Department

General Plan & Housing Element Annual Progress Report 2020 (CPP 21-0024)

RECOMMENDATION:

Receive report of State housing goals, General Plan progress, and progress on housing unit production through 2020.

DISCUSSION:

Background:

The State of California requires cities to file an Annual General Plan Progress Report to the Office of Planning and Research (OPR) and a Housing Element Annual Progress Report (APR) to the Department of Housing and Community Development (HCD). The purpose of this report is to monitor the City's implementation of the City's General Plan including the City's Housing Element. Additionally, this report will serve as an update to the Community Development Department's yearly activities and housing unit production.

Analysis:

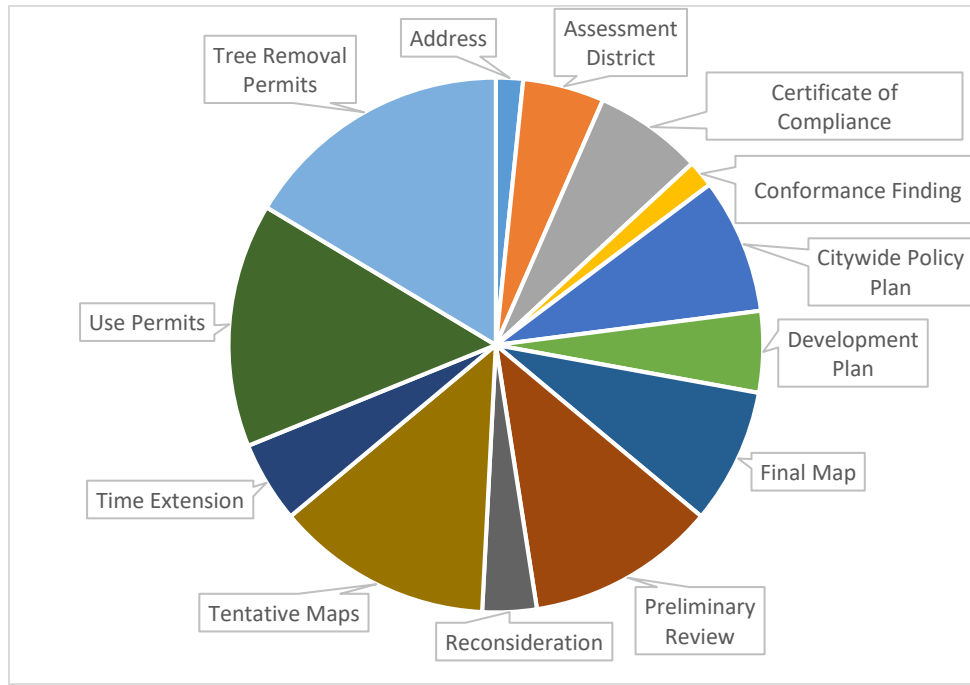
The following is a summary of the Community Development Department's activities in 2020. The Report (Attachment #1) contains a full documentation of the department's activities and the HCD APR (Attachment #2) contains details on housing production for 2020.

Since 2015, the department processed approximately 1,079 construction permits per year; however, the past years have continued to be above average.

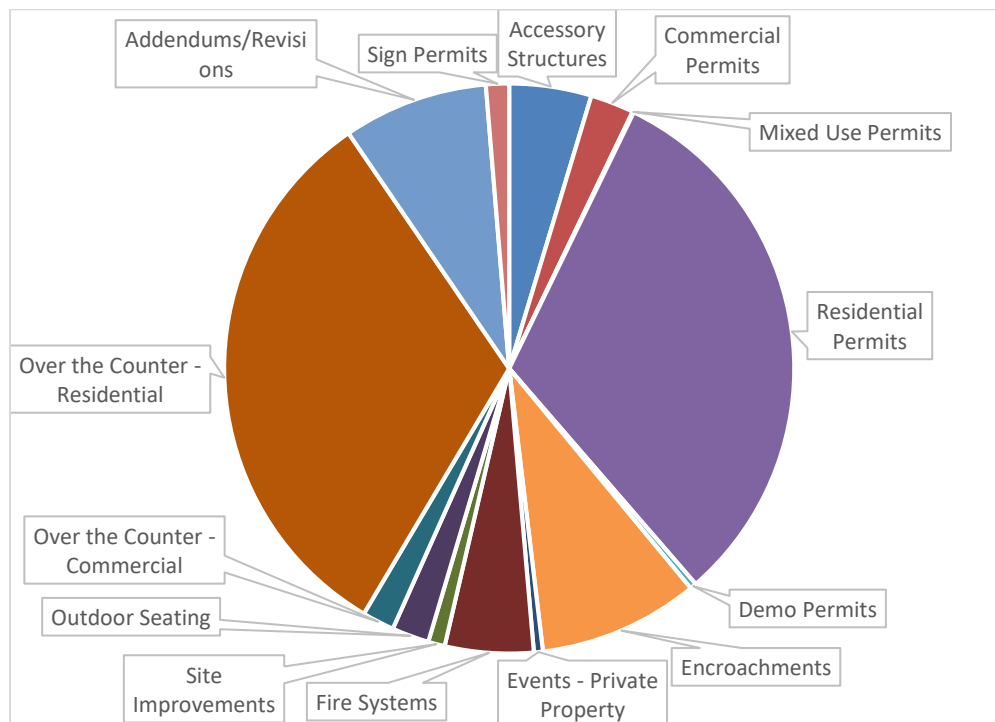
- In 2018, the department processed 1,247 permits, 86 planning projects, and completed 755 final inspections for building permits.
- In 2019, the department processed 1,577 building permits, 77 planning projects, and completed 789 final inspections for building permits. There was a significant increase of building permit activity, particularly towards the end of 2019, due to the California Building Code changes that came into effect January 1, 2020.
- In 2020, the department processed 1,379 building permit applications, 78 planning applications, and made 3,549 construction and safety-related inspections. It is important to note that COVID restrictions did not slow permit and entitlement

application activity and development activity remains strong for new construction and anticipated growth.

2020 Planning Division Projects



2020 Building Division Projects



General Plan Background:

California planning law requires the City to adopt a “comprehensive, long-term General Plan for physical development” (Government Code 65300). The City’s General Plan was adopted in 2002. The 2002 General Plan adopts policies for the City’s distribution and character of land uses and development. The General Plan goals, policies, and programs guide short- and long-range decision making through 2025. This annual report will reflect the activities that the department has done in 2019 in meeting those goals and objectives outlined by the General Plan. It is important to note that the City is currently planning for the next Citywide General Plan update to commence in 2021 and that we are nearing buildout under current zoning.

2020 Housing Activities and Report:

The purpose of the Housing Report is to monitor the implementation of the City’s General Plan Housing Element and progress toward meeting the City’s Regional Housing Needs Allocation (RHNA). These regional housing allocations are required to be used by the City when updating the Housing Element. They are the basis for assuring that adequate sites are zoned and available to accommodate at minimum the number of units allocated. These housing allocation numbers are not housing unit quotas that the City must achieve within the period of their next Housing Element update, but instead are housing targets that the City must plan for through targeted zoning, site identification, and reduction of obstacles to development. The City updated the Housing Element in 2020 to ensure the City can meet the next RHNA cycle that will run from 2021 to 2028.

2020 Housing Production:

In 2019, the City issued building permits to construct 73 new residential units. In 2020, the City issued permits to construct 45 units, including five low-income units and four moderate-income units. Units constructed in 2020, though built in between RHNA cycles, can count towards the 6th (2021-2028) Cycle RHNA allocation. Based on the City’s recently adopted Housing Element land inventory, there is sufficient land to meet the 6th Cycle RHNA allocation of 843 new residential units, many of which need to be in the low and very low-income affordability categories. However, many of the larger vacant sites that remain in the City have significant constraints such as steep slopes, lack of access, and sewer infrastructure, which make site development more challenging and costly. Newly adopted State laws require that cities now monitor development of all sites identified to meet RHNA goals and take proactive action to rezone properties as needed should those identified sites not develop at full density or provide the number of affordable units anticipated by the Housing Element.

FISCAL IMPACT:

None.



ATTACHMENTS:

- 1: 2020 General Plan and Housing Annual Report
- 2: 2020 HCD Annual Progress Report



2020 Annual General Plan and Housing Element Progress Report





“Dedicated to enhancing, and preserving Atascadero’s character and safety by helping people plan, and build quality projects.”



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Section 1 – Introduction

1.1 Introduction

Every year, the City produces a report on the status of its General Plan and Annual Housing Progress (APR) report to provide an overview of actions taken to implement this comprehensive plan during the past year, consistent with California Government Code section 65400, subdivision (a)(2). This report is provided to the City Council, Planning Commission, and other interested parties to assist in gauging the progress the City is making on the programs related to the General Plan and housing production. The annual report fulfills State law requirements and evaluates the number of housing units that have been approved and completed. The APR, along with a General Plan Progress report, must be reported to the Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).

Section 2 – General Plan Activities

2.1 General Plan Activities

The General Plan states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). As a policy document, the General Plan establishes goals and policies for decision makers. Using these policies, City staff, the City Council, and Planning Commission take steps toward achieving the larger goals of the City. The City focuses implementation programs contained in the General Plan through daily operations of the City.

The City's General Plan was adopted in June 2002. The City's last major update of the General Plan was undertaken in 2020 with the City's adoption and certification of the 2021-2028 Housing Element Update. In 2021 the City is currently seeking funding to support a comprehensive General Plan Update.

Section 3 – Planning & Building Yearly Activities

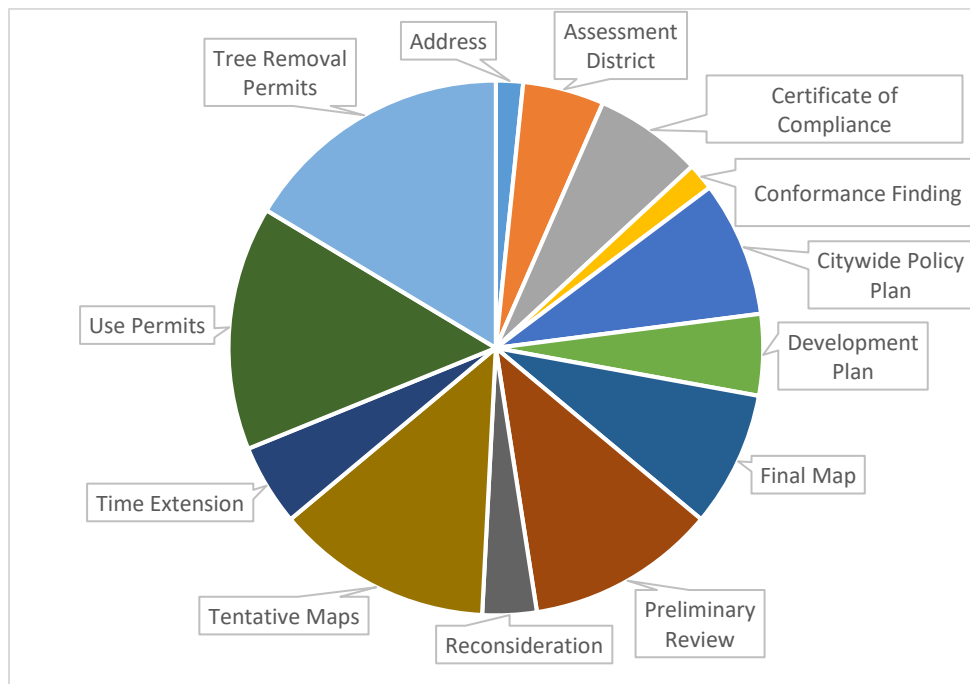
3.1 2020 Planning Division Applications & Entitlements

The Planning Division Highlights

- 78 applications processed in 2020



2020 Planning Projects



3.2 2020 Building Division Applications & Inspections

2020 Highlights

- Received and processed 1,379 building permit applications
- In 2020, City building inspectors made 3,549 construction and safety-related inspections associated with building permit activity.
- The Building Division “finaled” or completed 780 building permits

3.3 Housing & Residential Growth

The California Department of Finance (DOF) data estimates that the City’s population in 2020 is 30,057 residents. This is an estimated decrease of 0.96 percent in population since 2019. Between 2019 and 2020, housing production also decreased from 73 to 45 units. However, the City reviewed numerous development projects and completed the 2021-2028 Housing Element.

The following table shows residential projects of significance under construction or entitled in 2020, along with the number of affordable units in the project.



Major Residential (Development Review and/or Construction) Activity in 2020					
Project Name	Address	Housing Type	Number of Units (remaining Entitlement)	Number of Units (Construction or Finaled)	Number of affordable or accessible units
People Self Help Housing	2455 El Camino Real	Apartments	40		40
Grand Oaks Micro Community	4177 El Camino Real	Detached Single-Family / Live-work	20	10 (under construction)	3 deed restricted, 27 affordable by design (moderate)
Macadero Affordable Housing	10205 El Camino Real	Residential Multifamily	6		6 new, 19 renewed
Empire Apartments	5880 Ardilla	Residential Multifamily	19		19 new, 15 renewed
Emerald Ridge	2605 El Camino Real	Residential Multifamily	172	36 (under construction)	
La Plaza	6500 El Camino Real	Mixed-Use		42 (under construction)	
Cerro Robles	Halcon and Viejo Camino	Single-Family	17	6 (under construction or finaled)	
Ten850	10850 El Camino Real	Attached single-family / multi-family	75		15
The Block	5802 Traffic way	Mixed-use	11		1
Principal	9105 Principal Ave	Attached Single-family / Live-work	52		6

RHNA 2021-2028

State housing law requires that each municipality establish quantified objectives for their fair share of regional housing needs by income group. Deed-restricted affordable housing counts towards meeting the quantified objectives. The quantified objectives are for the period of 2021-2028. Housing production in 2020 will not count towards a Regional Housing Needs Allocation (RHNA) cycle, as 2020 is not included in the previous RHNA cycle (2014-2019) and the next RHNA cycle (2021-2028). However, the City did meet its previous RHNA cycle and recently adopted 6th Cycle Housing Element. This will allow the city to facilitate housing production and meet requirements under the City's RHNA allocation.



2021-2028 Atascadero Share of Regional Housing Need (RHNA)					
	Very Low	Low	Moderate	Above Moderate	Total
2021-2028 Adopted RHNA Requirement	207	131	151	354	843

3.4 Non-Residential Development

The following table shows significant non-residential permits ranked by project valuation provided as a part of building permit issuance in 2020. In addition, La Plaza continues to move forward and is nearing completion, which will add significant commercial opportunities to the downtown core.

2020 Non-Residential Building Permits Issued and Processing					
Business Name	Permit Status	Address		Project Type	Valuation
El Camino Real Office Building	Issued	9630 El Camino Real		New Construction	\$ 2,167,251
El Camino Real Shipping Containers/Beer Garden	Issued	6090 El Camino Real		New Construction	\$ 600,000
Human Bean Coffee shop	Issued	7835 El Camino Real		New Construction	\$ 584,994
Panda Express	Issued	7055 El Camino Real		New Construction	\$ 575,000
El Camino Veterinary Hospital Addition	Issued	1380 El Camino Real		New Construction	\$ 516,645
ECHO Tenant Improvements	Issued	6370 Mall	Atascadero	New Construction	\$ 120,000



Attachment 2: 2020 HCD Annual Progress Report
CPP 21-0024



Jurisdiction	0
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A																			
Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	33	0	0	9	0	42	0	0	0	
	029-322-012	5802 Traffic Way	The Block	PRE20-0063	5+	R	7/31/2020			1			9		10				No
	030-461-012	10205 El Camino Real	Macadero Apartments	PRE20-0070	5+	R	8/20/2020								0				No
	030-271-019	5880 Ardilla	Empire Apartments	PRE20-0071	5+	R	8/20/2020			32					32				No

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation
 (per the 2015)

Note: "Y" indicates an approved unit
 (see units column for additional details)

Project Identifier			Unit Types			Affordability by Household Income - Completed Endowment										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificate of Occupancy										Borrowing		RHH		Financing with Financial Assistance and/or Debt Restrictions		Financing without Financial Assistance or Debt Restrictions		Type of Affordability or Debt Restriction		Destroyed/Destruction Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction			
Reporting Year		2020 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1 - 1 Continue street and infrastructure improvement projects to benefit existing high density residential areas.	N/A	Ongoing	Ongoing on a per project basis.
Program 1.1 - 2. Continue to require the use of specific plans for residential projects of 100 or more units.	N/A	Ongoing	The city continues to review each project to determine the most efficient and effective process to meet our housing and development goals.
Program 1.1 - 3. Continue to allow manufactured housing and group housing in accordance with State law.	20 units	Within 2 years of the adopted housing element	17 modular homes have been installed as permanent residences since housing element update in 2014. The City updated definitions for clarity and consistency with State law. Group housing is provided throughout the City but is not tracked at this time.
Program 1.1 - 4. Support the extension and expansion of sewer service for the Eagle Ranch annexation area by allocating the funding necessary	100 affordable units	Ongoing	The City is currently updating our facilities plan for the wastewater treatment plant. The eagle Ranch project has been withdrawn at this time but continues to be an area identified in the City's sphere of influence.
Program 1.1 - 5. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's downtown zoning districts. Taking into account market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. The City will publicize these incentives on the City's website (www.atascadero.org) within one week of a confirmed decision to make them available in a timely fashion.	20 units	Ongoing	The La Plaza project was approved in 2017 and includes 42 residential units, 38 of which are studio and one-bedroom units equating to affordable-by-design units. The city has also approved 2 other mixed use developments containign a total of 6 units. To date, the City has met it's projected unit goal for mixed-use development.
1.1-6. Adopt a Rural Residential Zone in the Zoning Ordinance consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone (to facilitate the development of a variety of housing types).	N/A	2017	The city is reviewing all zoning designations in preparation for the upcoming comprehensive General Plan Update.

Program 1.1 - 7. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, particularly the PD-25 zone of small lot subdivisions, for higher density attached or row-house style housing in the RMF-10 and RMF-16 zoning districts.	75 units	Ongoing	Staff continues to encourage use of PDs for high quality design and flexibility of developmetn standards. Staff is looking at allowing smal lot subdivisions by right as part of the next General Plan Update. Since 2014, over 80 units have been approved through the PD overlay process.
Program 1.1 - 8. Continue to maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Following adoption the City shall regularly update the ordinance to be in compliance with Government Code §65915	25	ordinance adoption by 2016, ongoing updates as needed	The City has adopted an ordinance for State Density Bonus projects and continues to monitor changes in the law so as to provide updates as needed. The City issued over 60 residential units in accordance with State density Bonus law.
Program 1.1 - 9. Continue to monitor the impact of the City's current inclusionary housing policy on production of market rate housing in response to market conditions. If the policy presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the policy accordingly	N/A	Ongoing	The City is reviewing the inclusionary housing policy and looking at ways to encourage the development of residential units that are affordable-by-design, including reducing impact fees for smaller units and capping unit sizes for high density residential projects. There are economic challenges to requirements for affordable housing production for smaller projects and infill development, especially units that are deed restricted and allow for minimal equity gains at the low and very-low income level. The State is also focused on streamling housing projects limiting the ability of City's to apply increased affordability standards to housing projects through descresionary action. As part of the City's Housing Element UpdDate, options for affordable impact fees and restructuring of the existing Inclusionary Housing Policy are being contemplated
Program 1.1 - 10. Adopt an inclusionary housing ordinance that requires residential developments to provide deed-restricted, affordable units or an in-lieu fee. The inclusionary ordinance shall be consistent with State rent control laws for rental housing	70	2017	The City Council may direct Staff to craft affordable housing ordinance as a part of its strategic planning innatives. The current policy allows for use of the State Density Bonus program inn-lieu of the city's more striingent affordable housing requirement. Because density bonus law requires only moderate level deed restriction of for sale units, the City is limited in our ability to require low or very-low income units at this time and will focus on affordable by design and affordable housing impact fees on larger houses moving forward.
Program 1.1 - 11. To encourage the development of second units, the City will evaluate the development standards and update the Zoning Ordinance for second units (secondary residential units). For example, the City will explore incentives such as eliminating the covered parking requirement for a secondary residential unit	10 units	2016	The city is in the proccess of updating the ordinance to be consistent with new State law. Since 2014 the City has issued over 30 permits for ADUs.
Program 1.1 - 12. To encourage the development of second units, the City should consider reduced development impact fees for second units as part of an AB 1600 study. The City will also work with Atascadero Mutual Water Company to investigate the possibility of reductions to water connection fees for second units	15	2015	Part of the City's current development impact fee study efforts include examining development impact fees in relation to second unites and units size to provide incentives for the development of units that are affordable-by-design. It is also the city's understanding that the Atascadero Mutual Water Company continues to evaluate and reduce water meter fees for accessory dwelling units.

Program 1.1 - 13 The City will consider an amnesty program that would reduce or eliminate fees for unpermitted second units		15	2017	The City's fees for unpermitted construction continue to be nominal. A majority of permits submitted to legalize unpermitted second units relate to the conversion of a permitted guesthouse to a second unit. Fees for these permits are relatively low as development impact fees were paid for all guesthouse upon initial construction. Since 2014, the City has legalized approximately 7 previously unpermitted ADUs.
Program 1.1 - 14. Continue to maintain Chapter 12 of the Zoning Ordinance (Condo Conversion Ordinance) in order to reduce the impacts of condo conversions on lower cost rental housing.	N/A		ongoing	The city intends to maintain this ordinance
Program 1.1 - 15. Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new units for extremely low-, very low-, low-, and moderate-income families.	50 units		Ongoing	Staff has worked with PSHH and produced 11 low income units and worked with Corporation for a Better Housing to produce 60 very low and low income units since 2014. In addition, another 51 units are in the pipeline and have received preliminary approval. The city continues to work with non-profit organizations to provide opportunities for extremely-low, very-low, low, and moderate income families. The city utilizes funds from our inclusionary housing fund to assist with these projects.
Program 1.1 - 16. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multifamily rental housing for low income households. This will be accomplished by working with appropriate non-profit organizations, such as People's Self Help Housing and the San Luis Obispo County Housing Trust Fund to identify opportunities.	N/A		Ongoing	Staff provides necessary assistance in completing applications for funds.
Program 1.1 - 17. Continue to contract with the San Luis Obispo Housing Authority for administration of the Section 8 housing voucher program. The City utilizes this relationship for program implementation and income verifications, and will apply for additional Section 8 vouchers, as appropriate.	N/A		Ongoing	The City continues its contract with the San Luis Obispo Housing Agency.
Program 1.1 - 18. Amend the Zoning Ordinance to allow a waiver of the two story height limit in the RMF Zone through the Minor Use Permit process. This option applies to projects that are not using the Planned Development option.	N/A		2016	Staff has yet to commence this ordinance. This will be reviewed and carry over into next housing element cycle. Currently height waivers require a Major CUP application. The change to this code section is scheduled for Spring 2021.

Program 1.1 - 19. To encourage and facilitate development of a variety of housing types, the City should consider amending the Zoning Ordinance to establish standards, policies, and procedures for efficiency or micro detached units consistent with the California Building Code. The ordinance should provide a definition of efficiency or micro detached unit as a single habitable living unit, separate from and not including a single-room occupancy unit.	N/A	2017	The building code was updated to include minimum standards for efficiency units. As part of the current Housing Element Update process, the City is considering objective design standards that encourage a variety of housing types and limiting the size of residential units on multi-family zoned properties to encourage units that are affordable by design.
Program 1.1 - 20. To reduce constraints to multi-family housing production the City will amend the zoning ordinance to modify Conditional Use Permit requirements for multi-family housing. A CUP will be required only for multi-family projects greater than 50 units. This will not affect the 'by right' approval of multi-family projects in the RMF-20 zone, which are not subject to a CUP or a Specific Plan. The City will periodically evaluate the approval process for projects requiring a CUP and monitor the impact the requirement has on project certainty, cost, and approval time.	N/A	2016	Staff has yet to commence this ordinance. This will be reviewed and carry over into next housing element cycle.
Program 1.1 - 21. The housing needs of persons with disabilities, including persons with developmental disabilities are typically not specifically addressed by Title 9 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement the following programs: • The City shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. • The City shall provide regulatory incentives, such as expedited permit	10 units	Apply for funding - at least once during the planning period; develop informational material - within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities- on-going	The City works diligently to identify grant and other funding opportunities to support housing rehabilitation. The city is also in contact with multiple non-profit organizations and makes available to them pre-planning and other services to streamline these types of projects. At the end of 2020, over 30 units are in the pipeline for rehabilitation.

Program 2.1 – 1. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units (see also Program 4.3.3 for potential rehabilitation funding). Utilize code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.	30 units	Ongoing	While this is on-going, the City has lost its primary funding tool when the RDA was dissolved. The City will continue to find ways to rehabilitate structures. City Staff will be exploring Block grants and other funding mechanisms to achieve this goal.
Program 2.1 – 2. Continue to participate in federal grant programs, such as Community Development Block Grants (CDBG), to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units.	25 units	Ongoing	The City will continue to participate in obtaining these funds and will seek how to gain additional grants with the loss of the RDA.
Program 2.1 – 3. Continue to maintain the sliding density scale for sloped lots in the Zoning Ordinance.	N/A	Ongoing	
Program 2.1 – 4. The City shall continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at-risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units, and, when feasible, keep track of and apply for funding opportunities to preserve at-risk units, and assist other organizations in applying for funding to acquire at-risk units.	N/A	Ongoing	City Staff continues to monitor the status of affordable housing rental units and for sale units in partnership with the SLO County Housing Authority
Program 2.2 – 1. Continue to implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.	N/A	Ongoing	The City will continue to maintain this overlay zone to preserve and protect historic colony homes. The City continues to maintain GIS data in regards to historic buildings and sites. City staff continues to work with developers and homeowners to avoid environmental impacts and promote sustainable building practices.
Program 2.2 – 2. Continue to maintain a GIS based map of historic buildings and sites.	N/A	Ongoing	
Program 3.1 – 1. Promote environmentally sustainable building practices that provide cost savings to homeowners and developers	N/A	Ongoing	

Program 3.1 – 2. Make available in the Community Development Department brochures from PG&E and others that detail energy conservation measures for new and existing buildings.	N/A	Ongoing	In partnership with PG&E and San Luis Obispo Green Build, there are various brochures available to homeowners that detail energy conservation.
Program 3.1- 3. Continue to strictly enforce the State energy standards of Title 24.	N/A	Ongoing	The City's Building Department continues to enforce Title 24 requirements upon review of building plans that require energy reports.
Program 3.1- 4. Enhance partnerships with Solar Providers for installation of PV panels and other alternative electrical services for low-income households.	N/A	Ongoing	The City will continue to partner with non-profits by providing housing lists and affordable unit locations to assist in targeting these income groups.
Program 4.1 – 1. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.	N/A	Ongoing	The City continues to encourage local churches to provide temporary shelters for the homeless population. The City adopted Appendix O for emergency shelters during the latest Building Code Update cycle.
Program 4.1 – 2. Continue to support local motel voucher programs for temporarily displaced and extremely low-income persons. The motel voucher program is funded through the City's CDBG funding. Motel vouchers are available to aid residents experiencing emergency situations, such as a house fire, in finding temporary housing. The City works with non-profit organizations (such as Loaves and Fishes) to aid the residents in need and provide technical support for the motel voucher program.	N/A	Ongoing	The City will continue to work with local non-profits and obtain CDBG grant funding for this program
Program 4.1 – 3. Continue to allow small (6 or fewer) group housing (residential care facilities) by right in all residential zones and large (7 or more) residential care facilities in the Residential Multi Family (RMF) zone. The City should also consider allowing large residential care facilities by right in additional residential, commercial, public, and/or industrial zones, such as LSFX and RSFX zones, where sewer is available.	N/A	Ongoing	The City continues to support proper permitting of group housing in accordance with State law. The City completed changes to the RMF Zoning that clarifies that both small and large residential care facilities are permitted by right.
Program 4.1 – 4. Consider amending the Zoning Ordinance to expand the Emergency Shelter (ES) Overlay Zone to other appropriate properties, subject to the same or similar, as appropriate, locational and operational criteria as outlined in the Zoning Ordinance.	N/A	2015	City Staff will continue to monitor the City's Emergency Shelter Overlay Zone for consistency with State Housing Policy.

Program 4.1 – 5 Continue to provide information and complaint referral services for those persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, or disability, family status, sexual orientation, source of income, or political affiliation. The City will educate Community Development Department staff on how to respond to complaints received regarding potential claims of housing discrimination. Staff will be trained to provide the person with an informational handout detailing the process of reporting and filing a claim through the California Department of Fair Employment and Housing. The staff will notify the City Manager and the City Attorney's office of the intent to file a claim and will be available to provide	N/A		2016	Information is provided at City Hall.
Program 4.1 – 6 The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation", and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household...no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone".	N/A		2016	This was completed as a part of the Land Use definition update in 2017.
Program 4.2 – 1. Continue to ensure full compliance with the California Disability Guidelines and enforce the complementary provisions of the Uniform Building Code. The Zoning Ordinance will be evaluated on an ongoing basis and amended as necessary, to ensure ADA compliance and remove governmental constraints on the production of housing for persons with disabilities.	N/A	Ongoing		City Staff continues to comply with ADA standards for new and change of occupancy building projects.
Program 4.3 – 1 Adopt a policy to determine allocation of the City Affordable Housing In-Lieu funds to support the creation of new affordable housing units in Atascadero.	N/A		2015	This has not yet been completed.

Program 4.3 – 2. Work with nonprofits and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.	5 units	Ongoing	RDA funds are no longer available. City Staff will work with non-profits for any grant funding opportunities.
Program 5.1 – 1. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.	N/A	Ongoing	City Staff attend economic roundtables and other events as continuing education of these impacts.
Program 5.1 – 2. Continue to work with development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback.	N/A	Ongoing	City Staff continues to work with developers, key stakeholders, and property owners on overcoming constraints in project design to help facilitate financing.
Program 5.2 – 1. Continue to monitor and evaluate development standards and advances in housing construction methods.	N/A	Ongoing	As City staff identifies issues with the municipal code and advance construction methods, the City will amend the code as necessary. The City tracks all housing projects and provides status updates to both the Council and Planning Commission.
Program 5.2 – 2. Continue to track the affordability of housing projects and progress toward meeting regional housing needs. Reports should be provided semi-annually to the Planning Commission and annually to the City Council and the California Department of Housing and Community Development.	N/A	Ongoing	
Program 6.1 – 1. Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda	N/A	Ongoing	
Program 6.1 – 2. Continue to review minor project modifications through the Design Review Committee and more substantial changes through a conditional use process.	N/A	Ongoing	
Program 6.1 – 3. Continue to review and revise local review procedures to streamline the process	N/A	Ongoing	
Program 6.1 – 4. Continue to maintain pre-approved stock development plans to streamline the plan check process.	N/A	Ongoing	The City created the Design Review Committee in 2010 to help with project streamlining and review. The DRC has been helpful in working out issues that normally would have been dealt by Planning Commission. Stock plans are available for projects that include the construction of 3 or more of the same unit. This process allows for cost and time savings through the process.
Program 6.1 – 5. Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible.	N/A	Ongoing	

Program 6.1 – 6. Provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. Atascadero will promote these incentives to developers on the City's website (http://www.atascadero.org) and during the application process.	N/A	Ongoing	The City's process streamlining is already expediting projects. Developers can defer development impact fees until final occupancy.
Program 6.1 – 7. The City should consider amending the zoning ordinance to allow single-room occupancy units (SROs) by right in the Residential Multi-Family (RMF) zone	N/A	2015	This will be completed with future Zoning Ordinance Work Plans
Program 6.1 – 8. To encourage affordability by design, the City shall modify the Capital Facility Fee schedule to index fees based on size of unit, providing lower rates for small units. Indexed rate shall apply to apartments and second units.	N/A	Ongoing	City Staff solicited a proposal for completion of this. Expected adoption in 2021.
Program 6.1 – 9. The City shall continue to monitor impact fees and the Capital Facility Fee schedule to identify barriers to housing development, particularly affordable units. If constraints are identified, the City shall revise the fee schedule accordingly.	N/A	Ongoing	City Staff solicited a proposal for completion of this. The consultant will look at proposals for encouraging residential units that are affordable-by-design.
6.2.1 1. Following amendment of the General Plan Conservation and Safety Elements to comply with AB 162 related to floodplain mapping, the City will amend the Housing Element, if needed, for consistency	N/A	2023	This has been completed as a part of the 2014-2019 Housing Element update.

Jurisdiction	0
Reporting Year	2020 (Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		36
Total Units		45

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	42
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas