

From: [Charles Bourbeau](#)
Sent: Wednesday, June 9, 2021 4:08 PM
To: [Rachelle Rickard](#); [Lara Christensen](#); [Phil Dunsmore](#)
Subject: Fwd: Section AA with Dome House / Bldg A outline
Attachments: Site Section AA.pdf

When I met with the applicant's representative I asked how building A would compare in height to the geodesic dome house and was provided this email. It might be of interest to all councilmembers and possibly for the presentation.

CB

Sent from my iPhone

Begin forwarded message:

From: Frances Romero [REDACTED]
Date: June 7, 2021 at 7:15:28 PM PDT
To: Charles Bourbeau <cbourbeau@atascadero.org>
Subject: Fwd: Section AA with Dome House / Bldg A outline

Dear Charles,

Thank you for taking the time for the site visit today. Please see the attached revision to Section AA with the dome house. Does this help with visualizing the scale of what is proposed?

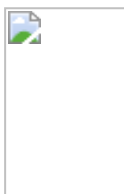
I confirmed with our architect that Building A will be on an area of the site that is cut rather than filled. I have asked our architect to attend on Wednesday night should any of the Council have questions about the grading plan or the architectural plans.

Loch will try to have something prepared in advance for your review regarding your concerns about the appearance of the roof.

Let me know if you have any questions.

Thanks again,

Frances Romero
SENIOR PLANNER



TW LAND PLANNING & DEVELOPMENT, LLC
SANTA BARBARA • SANTA MARIA/ ORCUTT • VENTURA
195 S. Broadway Street, Suite #209
Orcutt, CA 93455



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

From: Loch Soderquist [REDACTED]

Date: Mon, Jun 7, 2021 at 7:03 PM
Subject: Section AA with Dome House / Bldg A outline
To: Frances Romero [REDACTED]
Cc: Scott Newton [REDACTED]

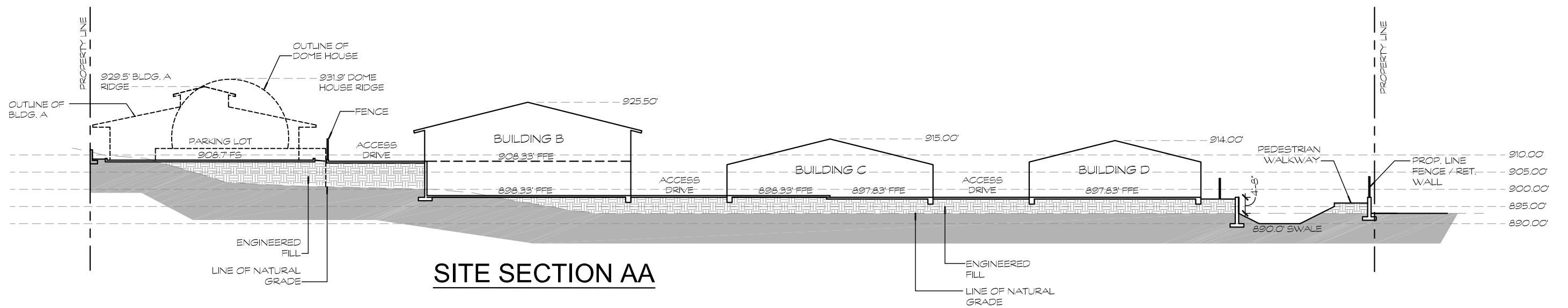
Frances,
Find attached: Updated Section

Respectfully,

Loch Soderquist
[REDACTED]

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From: [REDACTED]
Sent: Wednesday, June 9, 2021 4:43 PM
To: [Heather Moreno](#); [Susan Funk](#); [Lara Christensen](#); [Mark Dariz](#);
[Heather Newsom](#); [Charles Bourbeau](#)
Subject: RE: Conditional Use Permit for a Self-Storage Facility

Lara - I am unable to speak at the City Council hearing tonight. Would you please read my letter into the public comments regarding the Conditional Use Permit for a Self-Storage Facility. - Thanks.

My name is Josh Cross and I am a resident of Dove Creek with twenty years experience as an urban planning and economic development professional. One of the hats I currently wear is as a professor of urban design at Cal Poly (CRP 202 & 213). Among the first assignments I provide my students is to evaluate the surrounding physical environment in order to determine the appropriate land use, scale, architecture, and landscape that would be appropriate to the site.

In no way, would a mini storage be a use that an urban designer would propose because it is not reflective or characteristic of the surrounding residential and park uses. This use is simply not compatible and is why I recommend adoption of Resolution B that allows you to deny the Dove Creek Mini-Storage project.

One resident commented that by denying this project, the City would be sending a message to developers that Atascadero is not development friendly. However, this resident should realize that other successful developers are engaging with the surrounding neighbors to discuss what an appropriate project would look like, thereby gaining supporters. To my knowledge, this developer has not conducted neighborhood outreach and is basically submitting a refined version of the project that was denied by the Council in 2018. Denying this project will send a message that developers should engage with surrounding residents.

Speaking of engaging with surrounding residents. Let's talk about next steps and solutions. If the project is denied today and the applicant wishes to move forward, I would recommend pursuing one of two projects.

- First would be to evaluate a small-lot residential or multifamily residential project. This would be compatible with surrounding land uses and would be an appropriate use to include next to Paloma Park. Unsightly fencing would not be necessary and the pedestrian experience along El Camino Real and Viejo Camino would be improved.
- The second project would be to explore converting the existing design into a light commercial business park that would create jobs on the south end of town and add economic vibrancy.

With help from the Community Development department, either or both concepts would work nicely on the site and could fit within the area proposed for building pads.

We need projects that create jobs, we need projects that activate and enhance the El Camino Real Corridor, and we need a developer that listens to the Community and Council. We don't need this project. Once again, please deny the project as currently proposed with mini storage uses.

Thank You,

JOSH CROSS

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From: [Heather Moreno](#)
Sent: Monday, May 31, 2021 6:17 PM
To: [REDACTED]
Cc: [Lara Christensen](#); [Rachelle Rickard](#)
Subject: Re: Dove Creek Mini Storage Project

Mr. Davis.

Thank you for sharing your concerns - I take public input very seriously.

As to your two questions at the end, I'm copying the City Manager's office so that these can be answered either via email or during the hearing next week.

As to your

Warm regards,

Heather Moreno
Mayor, City of Atascadero

"Your representative owes you, not his industry only, but his judgment; and he betrays instead of serving you if he sacrifices it to your opinion." ~ Edmund Burke

From: Steven Davis [REDACTED]
Sent: Monday, May 31, 2021 3:52 PM
To: City Council <CityCouncil@atascadero.org>
Subject: Dove Creek Mini Storage Project

May 31 2021

To: City Council
Re: Dove Creek Mini Storage Project

I want to notify the council of my opposition to this project.

This project has very little community support as you are probably aware.

It is not a suitable project for the zoning and for the continuity of the current pattern of development that is taking place in the area, which is primarily residential. Also it does not comply with the City's General Plan or the Specific Plan for the Los Lomas Neighborhood.

I believe that adequate attention to the Environmental Impacts, noted in the Negative Declaration, was not given by the Planning Commission.

There is no mention of an independent third party examining the findings of the applicants consultants, there is no requirement for an Environmental Impact Statement.

The impacts noted on the Negative Declaration are Significant and were not thoroughly vetted by the City Staff or the Planning Commission, indicating a lack of Due Diligence and the possibility of City Liability for property damage from the diverted water from a Flood Hazard area within 100yr Flood Plain to downstream residents.

This may not appear as an issue during a drought period but rain cycles will occur. There is plenty of evidence of the water and the blue line creek that absorb and disperse that water during the winter season.

Does the City intend to Replace and Maintain the antiquated culvert that passes beneath Viejo Camino which is supposed to carry that diverted water into the surrounding residential area??

Does the City intend to repair any flood related damage to that area of Paloma Creek Park??

This is not a simple project on a simple lot for development.

It is a flood hazard area and 100yr flood plain and should be recognized as such.

Thank you for your time in this matter.

Steven Davis

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From: [REDACTED]
Sent: Wednesday, June 9, 2021 1:10 PM
To: [City Clerk](#); [Annette Manier](#)
Subject: Special Session City Council: Please Read into Public Comment

Hello City Council,

My name is Zoe Zappas, Atascadero resident, and real estate manager and developer.

I am writing in support of this proposed Self Storage Facility located at 11450 Viejo Camino. As a resident that lives in the area around this proposed project, I see no issue with it's compatibility with the surrounding neighborhood. In fact, this might be the most beautiful and well designed storage facility that I have ever seen. The neighborhood is fairly quiet and calm and a self storage facility fits within the noise threshold that this neighborhood values.

I have also been in this community long enough to remember when El Nino hit and Paloma Park was basically a large puddle. With the extensive water mitigation this project is taking on it will basically ensure that our park and surrounding neighborhood stays in a well maintained state when that next big storm comes.

It's pretty unfortunate to hear the extreme NIMBY (Not In My Back Yard) mentality coming out in full force opposition to this project. While I enjoy a healthy discourse about smart city planning, I fail to see a strong argument against this project. It's pretty straight forward, this is a neighborhood filled with multi-family housing and single family homes that need commercial services. From our experience managing apartment complexes, we know that residents are always looking for more storage, not to mention the potential fire hazard and neighborhood parking problems that residents impose upon themselves when they use their garages for storage.

Thank you.

Thank you,



Zoe Zappas
Z Villages Management &
Development
6100 El Camino Real
Suite C
[REDACTED]
[REDACTED]

CONFIDENTIAL
COMMUNICATION

From: [REDACTED]
Sent: Wednesday, June 9, 2021 10:12 AM
To: [City Clerk](#)
Subject: Appeal Dove Creek Mini-Storage - DEV20-0076

Dear Mayor Moreno and City Council members:

I drive on Viejo Camino past this property at least four times a day taking my children to and from school because Viejo Camino is a collector street for the Las Lomas neighborhood. My husband and I bought our home in Las Lomas because we love this walkable neighborhood and great community in which to raise our children. I am opposed to the development of this mini storage facility in the southern gateway of Atascadero for several reasons.

This 56,000 sq foot self storage facility is incompatible with the character of our neighborhood and would not lead to orderly development. These long, large buildings with roll-up garage doors and asphalt would stand out as industrial and mini storage no matter how much landscape or how many trees you plant. There are risks involved with not knowing what gets stored or is done in the units because, honestly, who is checking. Also, mini storage is difficult to convert to any other use and it doesn't generate a lot of revenue or jobs. Lastly, if you approve one self storage project, it makes it hard to deny more storage projects in our community in the future. There are at least two other empty parcels on Santa Barbara Rd.

Atascadero's General Plan Update of 2000 outlined Smart Growth Principles to maximize use of existing infrastructure, support vibrant city centers, and build strong communities that improve the character of Atascadero. This public zoned parcel has so much potential to make benefit our southern gateway and the local residents. There is a regional transit bus stop right in front and directly on the other side of this site. The Atascadero Unified School District also has a bus stop at Paloma Creek Park. This project does not take advantage of this existing infrastructure. There is a mix of apartments, condos, and single family homes providing plenty of people who could generate a lot of foot traffic and need for services to support working families. Arguments about protecting the environment by decreasing people having to drive far to access their storage units could be turned around to argue for offering services for working families so we don't have to drive across town.

The General Plan also talks about preserving critical areas of open space and environmental habitats and protecting the natural environment, specifically creeks and the Salinas River. I have concerns about the proposed realignment of the creek and its ability to handle the runoff water. I hope you will take a minute to watch this short video that I recorded on January 28, 2021 when we had over 3 inches of rainfall. It shows the large amount of water that collects and flows through the site of the proposed Dove Creek Self-Storage Facility. <https://youtu.be/NWg0VxG-h34> This area very often floods during rainstorms. If this is the runoff in these parcels now, please imagine how much water there will be if the majority of this land is paved over and developed into self-storage units.

I am not against development. In fact, I support smart, thoughtful development that makes the best use of our resources, respects the natural environment, and would best serve our

community. An argument has been made that the owner of these two parcels has the right to develop them as he wishes. Mr. Newton purchased the 4.3 acre parcels for around \$400,000 knowing that he would have to obtain a Conditional Use Permit in order to build self-storage units. There are dozens of homeowners and neighbors who have voiced our opposition to the project because we have a vested financial and personal interest that, combined, far exceeds Mr. Newton's investment. What about our right to maintain the quality and character of our neighborhood?

I urge you to deny a conditional use permit for this project and uphold the City Council's decision in 2019 that a self storage facility is inconsistent with the character of the neighborhood and would not lead to orderly development. Atascadero's southern gateway has great potential to be a vibrant city center that gets people to come, stay, and enjoy its amenities instead of driving through. Thank you for your time and consideration.

Sincerely,

Vy Pierce

██████████

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From: [REDACTED]
Sent: Wednesday, June 9, 2021 1:10 AM
To: [City Clerk](#); [City Council](#)
Subject: Appeal Dove Creek Mini-Storage -DEV20-007 (Newton) - proposed Dove Creek ministorage facility - PLEASE VOTE TO REJECT APPLICATION
Attachments: AtasGP-CH2-LU.Con.OS - LOC Element in GP 2016 revision.pdf

Atascadero City Council Members,

I continue to have serious objections about the proposed mini-storage facility, and think the Planning Commission's recent approval ignored many, many homeowners'/residents' objections. That is a potentially hazardous position for the City (through its Planning Commission) to have taken. Approving this proposed project may well harm our property values and our established neighborhoods' long-term viability. We won't abandon those.

Reasons:

One Planning Commissioner stated 5/4/21, "The General Plan [GP] is not meant to be static, it's meant to be molded and played with over time, because things do change and do happen." His statement is absurd on its face, implying the GP is only whatever a majority of the Planning Commissioners consider it to be. Can that be procedurally sound, or legally defensible?

The findings published for the 4/20/21 Planning Commission meeting show most Commissioners that date endorsed findings which simply ignored or refuted the GP's priorities, as two examples illustrate (*italicized text from GP*; *text in blue from 4/20/21 Planning Commission's Findings*):

4. FINDING: *"On-site creeks, riparian areas, and site improvements will not be negatively impacted by a reduced creek setback."*

7. FINDING: *"This project includes the realignment and restoration of the existing ephemeral stream.. currently meanders through the center of the site ..." and "... has been degraded due to drought and grazing over the last few years."*

It's still a highly-functioning wetland. Residents who've lived in South Atascadero three or more decades have described how well the seasonal blue-line creek handles heavy rains and runoff in the immediate drainage area. Why would Atascadero need or want to change that creek's course unnecessarily? That could easily invite threats of legal actions, or actual litigation

"Goal LOC 8. Watershed areas of Atascadero shall be protected."

Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

The Commissioners who've supported this CUP's approval directly ignored GP priorities: Those of us who know from years of experience how the area's waterways function have been ignored, while consultants who know the seasonal creek through the briefest acquaintance appear to be uncritically accepted by the Planning Commission and other City employees, which is truly unacceptable.

The applicant has worked to design the project for visual compatibility with the vicinity.... the

revised project includes design features that negate incompatibilities with the surrounding neighborhood.” A huge majority of citizens’ comments to the Commission have strenuously asserted that the proposed ministorage facility is highly inconsistent with surrounding south Atascadero neighborhoods. Despite revisions, it’s still going to be a huge, unattractive facility, light industrial in character and appearance, surrounded by public use, recreational parkland space, and mixed residential usages. The mini-storage facility will look, and definitely will be, far out of place, and will only disrupt and degrade the orderly development of surrounding neighborhoods.

Sincerely yours,

Harland (Monty) Clouse

████████████████████

Atascadero, CA 93422

(... the text of the main comment above is 484 words, not including the salutation or my closing ...).

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II. Land Use, Open Space & Conservation Element

A. Introduction

The Land Use, Open Space and Conservation (LOC) Element is intended to guide development and revitalization projects consistent with community values. Three mandatory General Plan elements have been consolidated to ensure internal consistency and to address the importance of Open Space and Conservation issues within the community. An optional Recreation Element of the previous General Plan has also been consolidated within the LOC Element. This change has been made to ensure that recreation and land use issues are given equal consideration. Detailed park improvement standards of the previous Recreation Element will be addressed in Park Master Plans. Optional Economic and Fiscal Elements of the previous General Plan have also been consolidated under the LOC Element.

The LOC Element designates the general distribution and intensity of land uses, including housing, commercial, business, industry, open space, conservation areas, recreation areas, and public facilities. Table II-2 summarizes existing development in the City. Table II-3 General Plan Land Use – Projected Potential Development and the Land Use Diagram control the land use distribution and the maximum development potential for the City in 2025

The guiding principle of the LOC Element is to retain the historic Colony land use pattern and rural character of the City. This will be achieved by focusing mixed uses and moderate densities into the downtown and nodes along the Urban Core of El Camino Real and Morro Road, and by preserving natural resources, open space, and "elbow room" with rural density surrounding the Urban Core. The Urban Form Diagram (Figure II-3) depicts a distinct downtown at the center of the Urban Core. Radiating out along El Camino Real is a series of mixed-use nodes surrounded by lower-density single family residential neighborhoods. Areas beyond the Urban Core are designated as rural residential up to the Colony boundary and an open space greenbelt is designated as a buffer surrounding the Colony.

B. Population

Demographics and population projections are fundamental to a General Plan. Detailed demographic and socioeconomic information and analysis is contained in the Housing Element (Section V). The LOC Element deals primarily with population on a dwelling unit basis. In 2001, the City had approximately 3,000,000 square feet of commercial and industrial buildings and 10,000± dwelling units. The 2000 Census population estimate was 26,411 persons which included the 1999 annexation of approximate 1,200 persons at the Atascadero State Hospital (ASH).

Historically, the City of Atascadero experienced periods of explosive growth rates following World War II. During the decade of the 1990's these rates began to stabilize into more sustainable growth rates averaging between 1% and 2% annually. The General Plan assumes that an annual growth rate averaging 1.25% will be sustained during the next 20 years. Based on this assumption the General Plan buildout would be reached around 2025 (Table II-1). Table II-3 General Plan Land Use – Projected Potential Development provides a statistical summary of the land uses and population that could be accommodated within the General Plan Land Use Diagram Figure II-2.

Table II-1 General Plan Population Projection

Year	Population	10 Year Average Growth Rate
1940	2,600 pp	
1950	3,400 pp	31%
1960	4,583 pp	35%
1970	9,100 pp	99%
1980	16,232 pp	78%
1990	23,138 pp	43%
2000	26,411 pp	14%
2010	29,904 pp	13%
2020	33,860 pp	13%
2025	36,030 pp	

Table II-2 Existing Development, 2001

Land Use Type	Sq. Ft.
Commercial	2,683,000 sf
Industrial	416,000 sf
Residential	Units
<i>Group Quarters</i>	260 du's
<i>Single-Family Detached</i>	6,768 du's
<i>Single-Family attached</i>	280 du's
<i>2-to-4 Unit</i>	869 du's
<i>5-plus Unit</i>	1,217 du's
<i>Mobile Home</i>	601 du's
Total Units	9,995 du's
Population	26,411 persons

- Source: Department of Finance 2000, GIS Floor Area Analysis, 2000 Census

C. Urban Reserve Line

The City of Atascadero covers 15,600± acres of the original 29,980± acres of the historic Colony. The Urban Reserve Line (URL) includes portions of the Colony area that are planned for urban and suburban uses with City services and facilities. The Urban Reserve Line generally coincides with the historic Atascadero Colony boundary. The URL is largely dictated by topographic considerations, existing land use patterns, and community desires to maintain the existing Colony Boundary.

The primary area of possible future expansion of the City limits is planned to be the Eagle Ranch. The Eagle Ranch consists of 400± undeveloped Colony lots that are entitled to water service as shareholders of the Atascadero Mutual Water Company. Since it is likely these existing lots would be developed in the County once the Williamson Act Contracts expire in 2009, the General Plan's policy is that this development should occur within the City. Development within the City would provide the City with best mechanisms to control the project's impacts to the City's circulation system, public facilities and emergency services.

The Urban Reserve Area is divided into two sub-areas, the Urban Services Area and the Rural Services Area. The Urban Service Area includes urban and suburban land planned to receive higher levels of services such as parks, drainage, emergency services, and street maintenance and is designated by the Urban Services Line (USL). The General Plan calls for infill development inside the USL where services can be provided in a cost-efficient manner. Beyond the USL, the plan intends for the Rural Service Area to retain rural residential to reinforce the City's identity and maintain open space characteristics.

D. Land Use Designations

The Land Use Element and Diagram establish distinct residential and non-residential land use categories that identify where certain types of uses may occur. While the General Plan outlines overall development parameters, the Zoning Ordinance implements these designations through regulations for specific districts and allowed uses. Table II-3 General Plan Land Use - Projected Potential Development establishes the land use designations of the General Plan and lists maximum potential development for each designation.

Table II-3 General Plan Land Use – Projected Potential Development

Land Use Designation	Maximum Density	Average FAR	Minimum Lot Size	Acres (ac)	Projected Dwelling Units (du)	Projected Population 2.65 people/unit (pp)
RR / RE / SE	0.1 - 0.4 unit/acre gross**		2.5 -10 ac	9,340.4 ac	3,634 du	9630 pp
SFR-Z	1.0 unit/acre gross**		1.5 - 2.5 ac	655.2 ac	652 du	1728pp
SFR-Y	2.0 units/acre gross		1.0 ac	1,579.5 ac	2,831du	7503pp
SFR-X	4.0 units/acre net*		0.5 ac	472.7 ac	1,380 du	3658 pp
MDR	10 units/acre net		0.5 ac	217.1 ac	1,116 du	2958 pp
HDR	24 units/acre net (minimum 20 units/acre net)		0.5 ac	303.0 ac	3,801du	10,070 pp
GC	20 units/acre net	0.3 FAR		292.1 ac	194 du	514 pp
SC		0.4 FAR		41.8 ac		
D	20 units/acre net	3.0 FAR		62.3 ac	55 du	146 pp
MU	20 units/acre net	0.3 FAR		66.6 ac	208 du	551 pp
CPK		0.4 FAR		82.9 ac		
CREC	10 units/acre net	0.1 FAR		6.7 ac		
IND		0.4 FAR		65.2 ac		
AG	0.1 - 0.4 units/acre gross**		2.5 - 10 ac	43.9 ac		
REC				501.7 ac		
PUB		0.4 FAR		1,174.3 ac		
OS				277.4 ac		
Total				15,182.6 ac	13,871 du	36,758 pp

- “Net” shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while “Gross” shall include abutting road right-of-way to center line.
FAR (Floor Area Ratio): The FAR expresses the percentage of a site area that could be covered by a building. The FAR is not considered an absolute cap under this General Plan but is used as an overall land use designation average to calculate traffic and job generation related to the uses. Actually site utilization restrictions are determined by the zoning ordinance's setback, landscaping, parking and height standards.
Downtown FAR is assumed with an average of 0.4 with a max of 3.0.
- * The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.
** Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.

Residential density (the number of dwelling units allowed per acre, calculated prior to dedications for streets and other improvements) may decrease due to site constraints or increase if State-required affordable housing density bonuses are incorporated. Non-residential uses allowed in residential districts, such as schools and churches, can reduce potential population, while population can grow if group quarters increase.

1. Residential Land Use Designations

This section provides a description of each of the official residential land use designations and the corresponding zoning districts. The Rural Estates areas are beyond the USL and tend to have large lots, while Suburban Estates, Rural Residential and Single Family Residential areas are inside the USL and range from large lots to suburban densities. Densities generally decrease with distance from the Urban Core to maintain the rural atmosphere of the community and preserve the large lots that are a distinguishing feature of Atascadero.

Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE)

These areas are intended for detached single-family homes on lots sizes of 2.5-10 acres gross with allowable accessory agricultural and livestock uses. Allowable lot size is based on performance standards that include neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access.

Corresponding zoning districts are RR, RS, P, L, and OS.

Single-Family Residential (SFR)

These areas are intended for detached single-family homes on lots sizes of 0.5-2.5 acres with densities ranging from 1.0 du/acres to 4.0 du's/acre, depending on neighborhood and site characteristics. Lower densities are applied in areas with relatively steep topography, oak woodlands, and areas further from the downtown. Accessory agricultural and farm animal raising may be allowed based on zoning.

Within the SFR designation, there are three distinct minimum lot size designations: SFR-Z, SFR-Y, and SFR-X.

SFR-Z:

The minimum lot size ranges from 1.5 to 2.5 acres gross based on performance standards. Lot size is calculated based on neighborhood and site characteristics including slope, distance from the center of the community, average neighborhood lot size, soil percolation and adequacy of access.

Corresponding zoning districts are RSF-Z, LSF-Z, P, L and OS.

SFR-Y:

The minimum lot size is 1.0 acre gross with or without sewer service. Second dwelling units may be permitted within this designation based on zoning standards.

Corresponding zoning districts are RSF-Y, LSF-Y, P, L and OS.

SFR-X:

The SFR-X designation has a maximum density of 4.0 dwelling units per acre (du/ac) with a minimum lot area of 0.5 acres net. Smaller lot sizes allowing up to 4.0 du/ac may be allowed through a planned development overlay process.

Corresponding zoning districts are RSF-X, LSF-X, P, L, and OS.

Medium-Density Residential (MDR)

These areas are intended for up to ten attached or detached residences per acre. In addition to apartments and townhouses, this designation allows mobile home subdivisions and mobile home parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-10, P, and L with appearance review required.

High-Density Residential (HDR)

These areas are intended for a minimum of 20 and a maximum of 24, multi-family residences per acre, including mobile homes parks. The minimum lot area is 0.5 acres net, although smaller lot sizes may be allowed through a planned development overlay process. Zoning standards require adequate parking, setbacks, landscaping, on-site recreation areas, individual storage, and building and parking area screening from abutting lower density single-family areas. Maximum densities shall be reduced based on lot slopes. All development within this district is subject to appearance review.

The corresponding zoning districts are RMF-20, P and L with appearance review required.

2. Mixed Use Designations

This section provides a description of each of the official mixed use land use designations and the corresponding zoning districts. The mixed use districts are primarily commercial districts where multi-family residential uses may be appropriate on a conditional basis.

General Commercial (GC)

This designation includes office, neighborhood, retail and tourist commercial zoning districts.

Office areas allow a range of professional, business, and administrative service uses with small-scale retail uses. Mixed-use development with attached multi-family residential up to 20 du/ac may be conditionally permitted by zoning.

Neighborhood commercial areas accommodate daily shopping and service needs of surrounding residents, with businesses such as small markets, convenience stores, drug stores, salons, and other personal services. Neighborhood convenience centers should be concentrated at intersections of collector or arterial streets.

Retail commercial zoning districts are provided to meet both the comparison and convenience shopping needs of residents in the City and surrounding area. The intended principal tenants of retail commercial areas include specialty and department stores, and supermarkets. Retail nodes should be located at the intersections of arterial streets (including state highways) and major collector streets. A master plan of development is required for prime undeveloped commercial sites to prevent fragmented development from occurring that would comprise the retail potential of these sites. Mixed-use multi-family residential development maybe conditionally allowed up to 20 du/ac based on zoning. Exclusive development of multi-family may be allowed along the El Camino Real corridor provided they are located on mid-block infill lots that are not best reserved for commercial development. Along Morro Road, mixed use multi-family and commercial projects are permitted in the GC land use provide a commercial or office use is provided along the street frontage.

The tourist commercial zoning districts provides for uses that serve the traveling public, such as motels, restaurants, automotive services, and other compatible uses. Tourist commercial nodes are appropriately located along Highway 101 interchanges.

Corresponding zoning districts are CP, CN, CR and CT with appearance review required.

Downtown (D)

This designation allows a mix of retail, office, restaurant, personal service, commercial and residential uses. To encourage pedestrian orientation, businesses are encouraged to occupy small lots with sidewalk storefronts, and residences are allowed on upper floors. Mixed-use multi-family residential development is conditionally allowed up to 20 du/ac, higher densities may be approved through a planned development process. Design and parking standards are different from other areas to encourage a development pattern consistent with a historic Downtown. Development within the Downtown will be consistent with the Downtown Revitalization Plan and support the Atascadero Main Street Program.

Corresponding zoning districts are DC and DO with appearance review required.

Mixed Use (MU)

This designation is intended to encourage a mix of retail, office and residential uses within individual projects to encourage pedestrian orientation and create a synergy between housing and goods and services needed by surrounding residents. Housing can occur alongside or above non-residential uses. All mixed-use designations shall be accompanied by a planned development overlay that will establish a master plan of development for the site and all mixes of uses. The maximum residential density shall be 20 du/ac.

The corresponding zoning district is a MU/PD overlay in a CR or CP district with appearance review required and a Planned Development Overlay.

Commercial Recreation (CREC)

This designation allows private recreational land uses, including private parks for active and passive recreation, playgrounds, playfields, swimming pools, and golf courses as well as tourist

recreation such as RV parks. Multi-family uses such as mobile home parks may be conditionally allowed up to a maximum residential density of 20 du/ac.

The corresponding zoning district is LS, OS, and P with appearance review required.

3. Non-Residential Designations

Non-residential designations are intended to concentrate businesses, industry and services in appropriate locations that serve the community, rely on existing infrastructure, and protect residential neighborhoods. Site-specific zoning requirements (such as screening outdoor storage lighting from off-site) are often required to mitigate impacts associated with high-intensity uses. All non-residential uses are subject to appearance review.

Service Commercial (SC)

This designation accommodates more intensive uses than allowed in other commercial areas, such as lumberyards, building material supply, wholesaling, storage, auto sales, auto and equipment repair, and printing establishments. These areas are appropriate for uses that would be detrimental to or not benefit from pedestrian orientation, and that frequently have outdoor storage needs involving trucking activity and movement of large products. Locations for this designation include districts along freeway frontage or with direct access to arterial streets (to preclude truck traffic using local residential streets).

The corresponding zoning district is CS with appearance review required.

Commercial Park (CPK)

This designation applies to areas along the northern portion of El Camino Real to accommodate uses that require large parcels, such as automobile and mobile home sales, factory outlet centers, traveler destination and recreation complexes, craft uses, nurseries and planned commercial developments. Certain types of light industrial uses, including research and development facilities and clean manufacturing facilities, along with office parks and business uses may also be appropriate in this area.

The corresponding zoning is CPK with appearance review required.

Industrial (IND)

This designation provides for a range of uses, from intensive individual operations such as auto body shops, contractor staging areas, outdoor storage facilities, and manufacturing plants, to lower intensity businesses in light industrial park developments master planned on large parcels. Typical industrial park uses include small-scale manufacturing, assembly, research and development, computer-based services, and product fabrication. Campus-type site development is required for larger industrial park projects.

The corresponding zoning districts are I and IPK with appearance review required.

Agriculture (AG)

This designation is limited to several parcels along Graves Creek that are used for crop production. It is not expected that this designation will be expanded to additional parcels in the planning area.

The corresponding zoning districts are RR, RS, A and OS.

Public Facilities (PUB)

This designation, which applies to parcels that are publicly owned and/or house publicly operated facilities, is intended to meet the public service, institutional, educational, religious, and cultural needs of the community. This designation includes the Atascadero State Hospital, which the General Plan allows as a mental health facility use. Community facilities require large areas of land and may have specialized site location requirements.

The corresponding zoning districts are P and L with appearance review required.

Public Recreation (REC)

This designation is reserved for public park and recreation facilities available for public use and owned by a public entity. Residential subdivisions are not allowed under this designation. Future park sites may be designated with a non-site specific (REC) designation.

The corresponding zoning districts are L, P, and OS with appearance review required.

Open Space (OS)

This designation covers areas with environmentally sensitive natural or cultural resources, areas to be used for the managed production of natural resources, and areas subject to natural hazards such as floods or landslides. Open Space land generally is intended to remain free of structures but may be developed with low intensity recreational improvements such as trails, landscaping and tot lots. Open Space may be developed with public-serving facilities and utilities provided by the City and Water Company including the development, production, treatment and transmission of the public water supply.

The corresponding zoning districts are L, P, and OS with appearance review required.

4. Corresponding Zoning Districts

Table II-4 establishes the corresponding Zoning Districts that are consistent with the General Plan Land Use Designations and appearance review requirements. Zoning Consistency determinations with the General Plan shall be consistent with Table II-4.

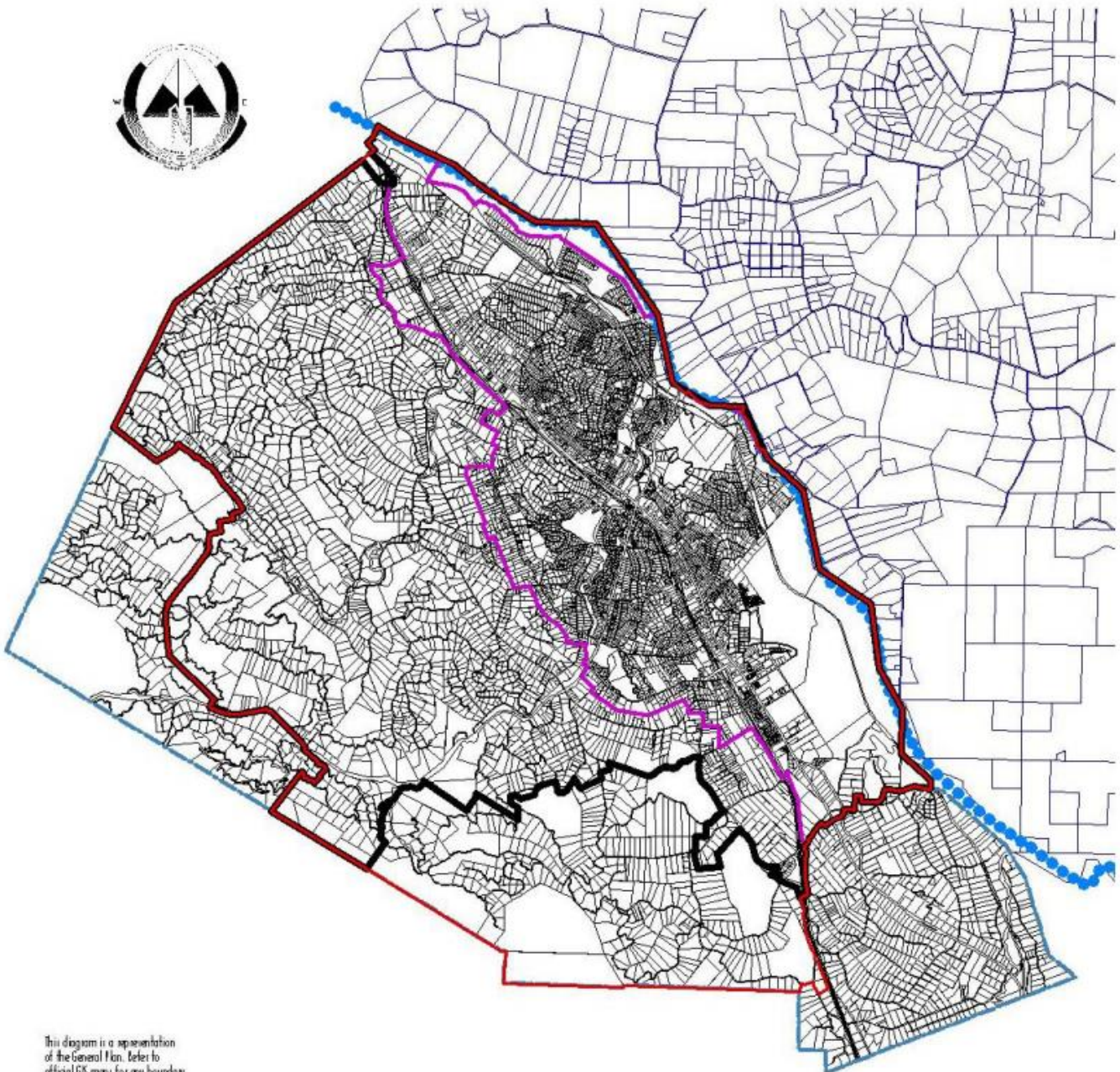
Table II-4: General Plan Land Use Designation and Corresponding Zoning

Land Use Designation	Corresponding Zoning Districts	Appearance Review Requirement
RR/RE/SE	RR, RS, P, L, OS	Grading Only
SFR-Z	RSF-Z, LSF-Z, P, L, OS	Grading Only
SFR-Y	RSF-Y, LSF-Y, P, L, OS	Grading Only
SFR-X	RSF-X, LSF-X, P, L, OS	Grading Only
MDR	RMF-10, P, L	Yes
HDR	RMF-20, P, L	Yes
GC	CP, CN, CR, CT	Yes
SC	CS	Yes
D	DC, DO	Yes
MU	CR, CP: (MU/PD overlay)	Yes
CPK	CPK	Yes
CREC	LS, OS, P	Yes
IND	I, IPK	Yes
AG	RR, RS, A, OS	Grading Only
REC	L, P, OS	Yes
PUB	P, L	Yes
OS	L, P, and OS	Yes

Figure II-1: General Plan Setting

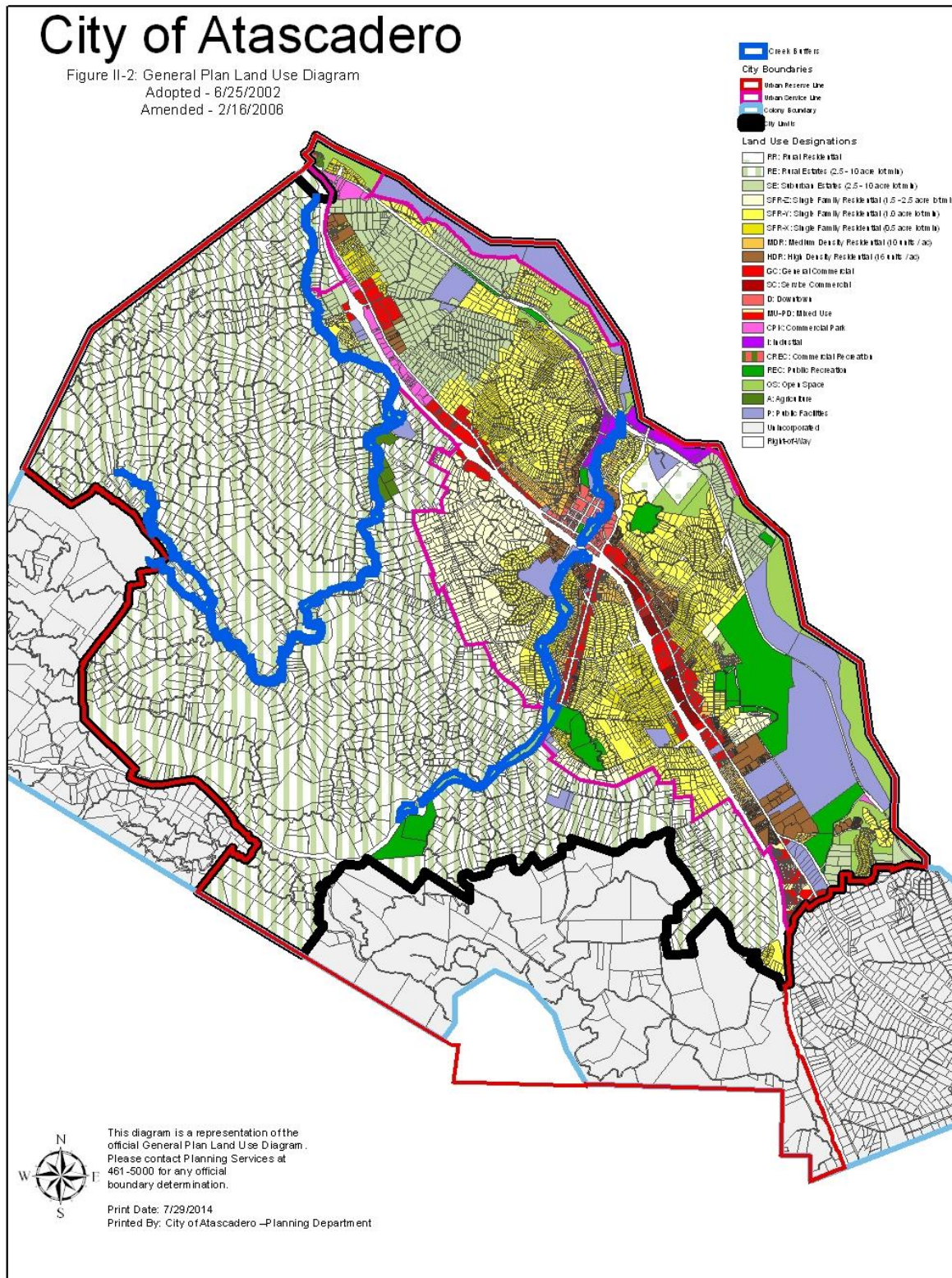
LEGEND

- City Boundaries
-  City Limits
 -  Urban Service Line
 -  Colony Boundary
 -  Urban Reserve Line
 -  Salinas River



This diagram is a representation of the General Plan. Refer to official GIS maps for any boundary determination.

Figure II-2 General Plan Land Use Diagram



E. Land Use, Open Space, and Conservation Goals, Policies and Programs

The overall guiding principle of the General Plan is to maintain the rural character and identity of Atascadero while assuring orderly development and infill and efficiently providing needed goods and services to the community within the Urban Core. The following goals, policies and programs are designed to help the community achieve this objective.

1. Land Use and Rural Character Policies

Atascadero combines city and country elements in a woodland setting with rugged hillsides, abundant vegetation, and creeks that require careful planning and development. Throughout the City live oak, valley oak, and blue oak woodlands define the character of Atascadero with pines found on the higher ridges, which top 2,000 feet at the southwest City limit. South-facing slopes are home to chaparral vegetation, while willows, sycamores, bay laurel and cottonwoods line the creeks. The Salinas River defines the eastern boundary of Atascadero and at 1,332 feet, Pine Mountain is the most prominent hill Downtown.

In accordance with the original Colony design, the historic downtown is ringed by residential neighborhoods that transition into lower-density rural areas. A number of landowners raise animals, including domestic pets, livestock and horses. Commercial activity is focused along El Camino Real, Morro Road and near Highway 101 interchanges with mixed-use nodes planned at Del Rio and El Camino Real, Downtown, Curbaril and El Camino Real, and Santa Barbara and El Camino Real.

Goal LOC 1. Protect and preserve the rural atmosphere of the community by assuring “elbow room” for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the Urban Core.

Policy 1.1. Preserve the rural atmosphere of the community and assure “elbow room” in areas designated for lower density development by guiding new development into the Urban Core to conform to the historic Colony land use patterns of the City and to respect the natural environment, hillside areas, and existing neighborhoods.

Programs:

1. Atascadero should retain its overall character and rural atmosphere with the long-term protection of the environment as primary guiding criteria for public policy decisions.
2. Concentrate higher density development downtown and within the Urban Core, and focus master planned commercial uses at distinct nodes along arterial corridors.

3. Require residential densities to decrease as distance from the Urban Core increases.
4. Outside of the Urban Core and Single Family Neighborhoods, maintain lot sizes of 2.5 to 10 acres based on performance standards and natural constraints including slope, distance from the center of the community, average neighborhood lot size, soil percolation capability, and adequacy of access,
5. Update and maintain the Appearance Review Manual to include provisions for incorporating local cultural and architectural themes into site and building design that are appropriate for each land use designation.
6. Update and maintain the Zoning Ordinance to address the size, use, and appearance of accessory structures to ensure neighborhood compatibility.
7. Within the Urban Core encourage infill development or the revitalization or reuse of land already committed to urban development where utilities and public services exist.
8. Appropriate land use and corresponding lot size and density shall be determined by site conditions, slope, neighborhood characteristics, and proximity to the Urban Core rather than by the availability of sewer.
9. Require the approval of specific plans consistent with Government Code Section 65450 for single family residential project of 100-units or greater.
10. Require the comprehensive master planning of large development projects to minimize environmental impacts and maximize community compatibility. Projects identified in and shall be required to have an approved Master Plan of Development prior to any site development. The Master Plan of Development may be approved in the form of Conditional Use Permit, Planned Development, or Specific Plan.

Table II-5: Master Plan of Development Overlay Areas

Overlay Number	Location	EIR Maximum Density	Special Features
1	Rochelle Single Family Project	50 single family residential units max.	<ul style="list-style-type: none"> Equestrian staging area with Salinas River / De Anza Trail access required. Trail connection to El Camino Real required
2	Woodlands Specific Plan	269 residential units max: <ul style="list-style-type: none"> 143 single family units max 126 multi-family units max 	<ul style="list-style-type: none"> Specific Plan approval required Minimum 40% open space required.
3.	Dove Creek Mixed Used Center	200 dwelling units max 300,000 square feet of commercial development max	<ul style="list-style-type: none"> Site design issues will be addressed in the Master Site Plan, which will require approval from the City Council.
4.	Neighborhood Shopping Center: South San Anselmo at El Camino Real	Commercial Center 80,000 sf	<ul style="list-style-type: none"> Mixed use preferred as residential transition
5	Neighborhood Shopping Center: Northeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> Preferred site for a neighborhood shopping center with grocery store
6	Southeast Del Rio at El Camino Real	Commercial Center 150,000 sf	<ul style="list-style-type: none"> Site of master plan commercial center compatible with Factory Outlets.
7	Single Family Cluster Development	56 clustered market rate units at ½ acre density. 14 deed restricted affordable bonus units (moderate income) [25% density bonus]	<ul style="list-style-type: none"> Public access and buffering of Graves Creek ±6.5 acre public park sewer service required
8.	Mixed Use Center: Portola / US 101	Mixed Use Commercial Center 170,000 sf	<ul style="list-style-type: none"> Single family residential buffers required.
9.	Neighborhood Shopping Center Southeast Curbaril at El Camino Real	Neighborhood Commercial Center 20,000 square feet	<ul style="list-style-type: none"> Circulation and driveways locations of all parcels to be shared and minimized.
10.	Northend Annexation	No increased intensity modeled.	<ul style="list-style-type: none"> Future use to provide an attractive Civic Gateway appearance. Public access to Paso Robles Creek required.
11.	Eagle Ranch Annexation	Development of existing 400 colony lots	<ul style="list-style-type: none"> Specific Plan required Historic colony lots and roads to be reconfigured and clustered to minimize impacts. Public open space, trails and parks to be provided. Resort facilities
12.	Atascadero Avenue Triangle	<ul style="list-style-type: none"> 10 dwelling units combined max on Lots 2 & 3 2 dwelling units max on Lot 1 	<ul style="list-style-type: none"> Development on Lot 1 shall include additional landscape buffer

Policy 1.2: Ensure the rural character of Atascadero is preserved by respecting the historic Colony boundaries and cooperate with the County on regional planning issues surrounding the Colony.

Programs:

1. The ultimate General Plan development boundary shall be the Urban Reserve Line shown in Figure II-5. The Urban Reserve line approximates the historic 1913 Atascadero Colony boundary and is recognized as the ultimate boundary for the City of Atascadero, expansion beyond this boundary is inconsistent with the General Plan.
2. Develop agreements with the County to maintain rural residential, agricultural and open space uses beyond the Urban Reserve Line, including continuation of existing agricultural uses.
3. Work with the County to maintain a greenbelt and rural land use patterns outside the Urban Reserve Line and to create an agricultural buffer around the original Colony boundary.
4. In cooperation with the County, consider establishing a greenbelt or other type of buffer between Atascadero and Templeton.
5. Oppose any land use changes east of the Salinas River that would result in more intensive or higher density development.
6. Oppose any land use changes by the County within unincorporated portions of the Colony that would result in more intensive or higher density development.
7. Execute a Memorandum of Understanding whereby the County seeks City comment on development proposals in the area between Vineyard Drive and Cuesta Grade, between the ridges east of the Salinas River and Cerro Alto Campground.
8. Cooperate with LAFCO and the County to incorporate the Eagle Ranch into the City's Sphere of Influence for eventual annexation.
9. It is the City's position, that Eagle Ranch shall be developed within the City and any development of the site prior to annexation will be opposed.
10. Prior to the annexation of Eagle Ranch a Specific Plan shall be approved by the City which will provide a comprehensive development plan for the property that address issues including, clustering of Colony lots, public facilities, circulation facilities, parks, open space, conservation easements, and a fiscal analysis of service costs.
11. Update and maintain the Zoning Ordinance to designate the Eagle Ranch property as a future Specific Plan area to be subject to future environmental and site-specific review prior to annexation.
12. Require the approval of a planned development and master plan of development prior to supporting any LAFCO annexation request of property located north of the San Ramon interchange on the west side of US 101.

FIGURE II-3: Urban Form of Atascadero

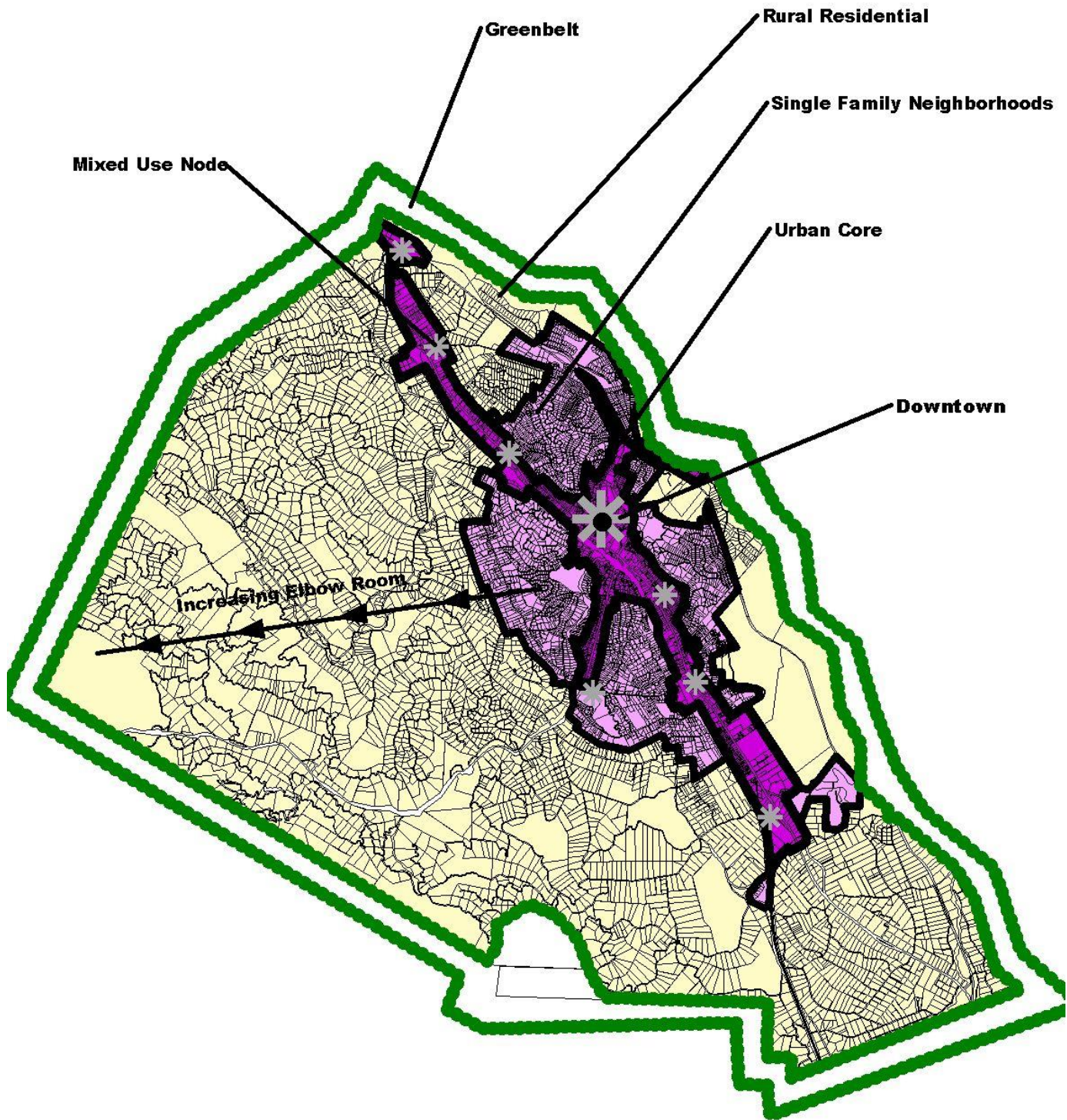
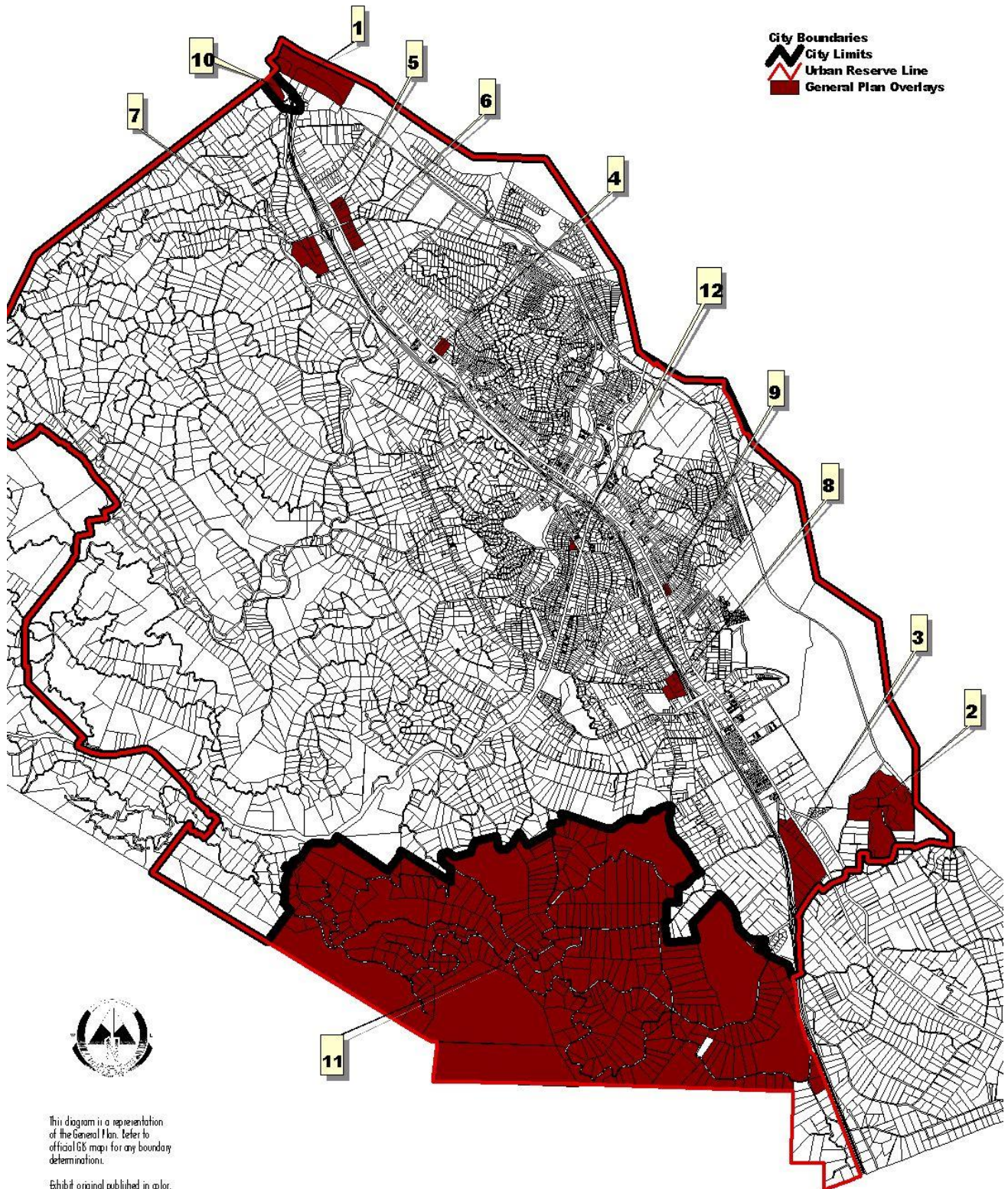


Figure II-4: Master Plan of Development Overlay Areas



Policy 1.3: Enhance the rural character and appearance of the City, including commercial corridors, gateways and public facilities.

Programs:

1. Update and maintain the Appearance Review Manual to include provisions for rural character design features, street trees, landscaping, parking, fencing, screening, and architectural design (except for single family development), with standards tailored to specific areas of the City, including commercial corridors, and gateways such as Highway 101 and Morro Road.
2. Require landscaping and/or screening to buffer non-residential uses from residential areas.
3. Continue to support the Neighborhood Preservation Program.
4. Update and maintain the Sign Ordinance with higher standards for the quality and visual impact of signs.
5. Develop incentives to encourage existing uses to upgrade to contemporary design standards, including frontage and parking lot landscaping, and the screening of loading and service areas.
6. Work with Caltrans to implement a freeway landscape and maintenance plan for the Highway 101 corridor.
7. Develop a program to abate uses solely devoted to outdoor storage.
8. Beautify the City's primary entryways indicated in by creating Civic Gateways. The freeway and other vehicular approaches to Atascadero shall be made more attractive through judicious application of the elements including landscaping, civic monuments, and rural character site development.
9. Continue abatement programs to remove unsafe buildings, and require the cleanup of premises and vacant lots with code violations. Clean-up campaigns and beautification of existing facilities and neighborhoods shall be encouraged.
10. The City will develop standards and undergrounding districts to require the undergrounding of existing utilities within the Urban Core.
11. New utilities will be undergrounded in all proposed subdivisions and development projects.

Policy 1.4: Ensure that “darkness” remain a rural characteristic by requiring that all exterior lighting does not result in significant off-site spillage or glare.

Programs:

1. Amend and maintain the Sign and Zoning Ordinances to require that all non-decorative exterior lighting shall be shielded to direct light toward buildings or the ground.
2. Provide street lights only in the Downtown, along El Camino Real, at major intersections, and locations where street safety is of concern.

Goal LOC 2. Preserve residential neighborhoods and the winding tree-lined nature of the street and road system.

Policy 2.1: Ensure that new development is compatible with existing and surrounding neighborhoods.

Programs:

1. Require that the appearance, mass and scale of multi-family development is compatible with adjacent single-family neighborhoods.
2. Develop standards and procedures to allow the Planning Commission to grant up to a 15% density bonus for attached multi-family project of exceptionally high design quality through the Conditional Use Permit process.
3. Update Public Works standards for roadways to provide for street trees and landscaping consistent with the community's rural character.
4. Allow for alternate road standards in rural areas in order to minimize grading and tree removals.
5. Do not allow single-family planned developments on prime multi-family sites with all of the following characteristics:
 - a) site area greater than two acres
 - b) slopes less than 10%
 - c) arterial or collector street frontage
 - d) neighborhood is appropriate for multi-family development.
6. Require Conditional Use Permit approval for social establishments, including senior citizen facilities, in residential areas.
7. Residential second units shall be permitted in all single-family residential districts consistent with the requirements of the zoning ordinance. “Guesthouses” and “granny units” shall be considered second units for purposes of issuing building permits and collecting capital facility impact fees.

Figure II-5 Urban Reserve Diagram

City Boundaries
City Limits
City Boundaries
Urban Reserve Line

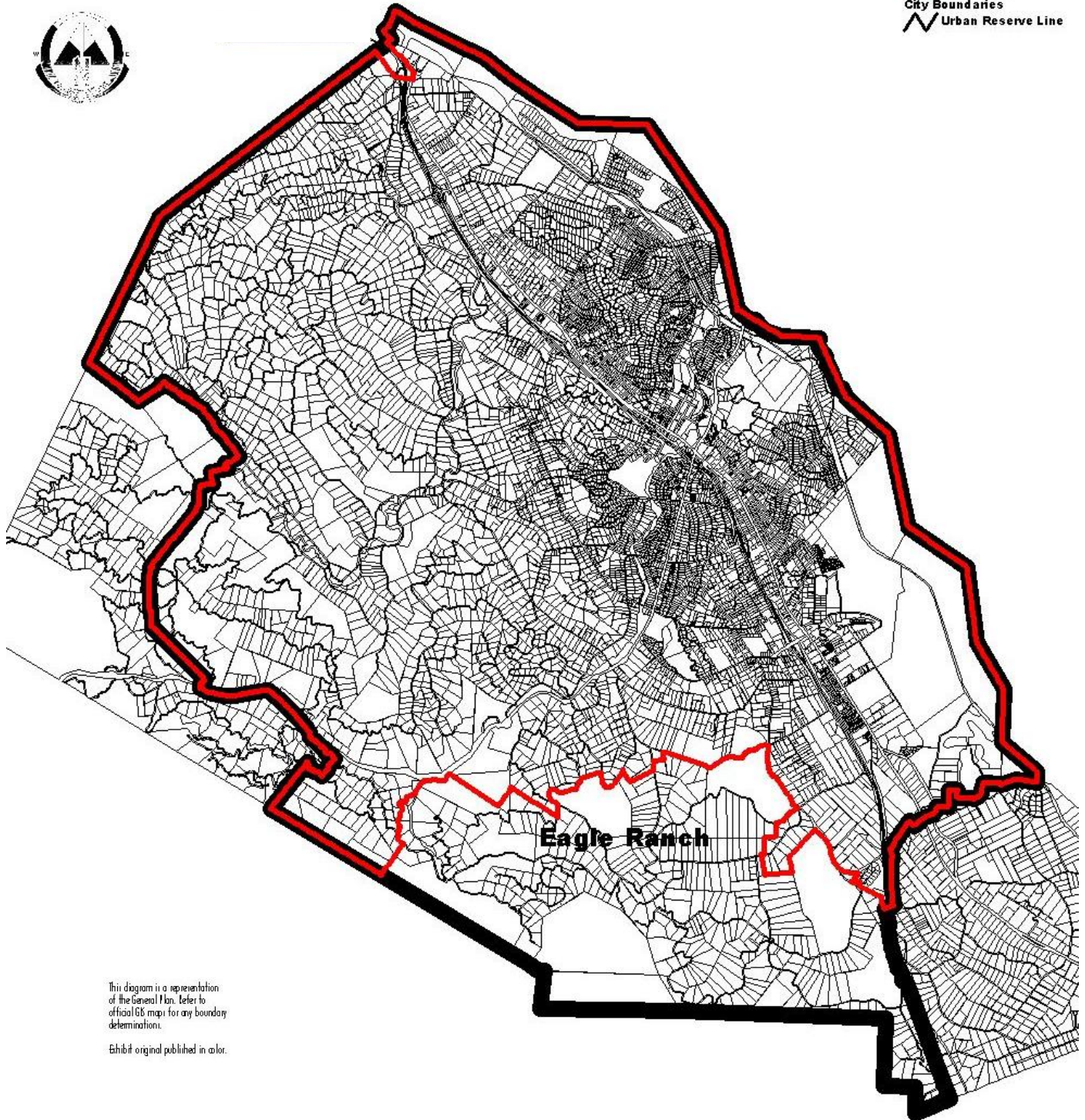
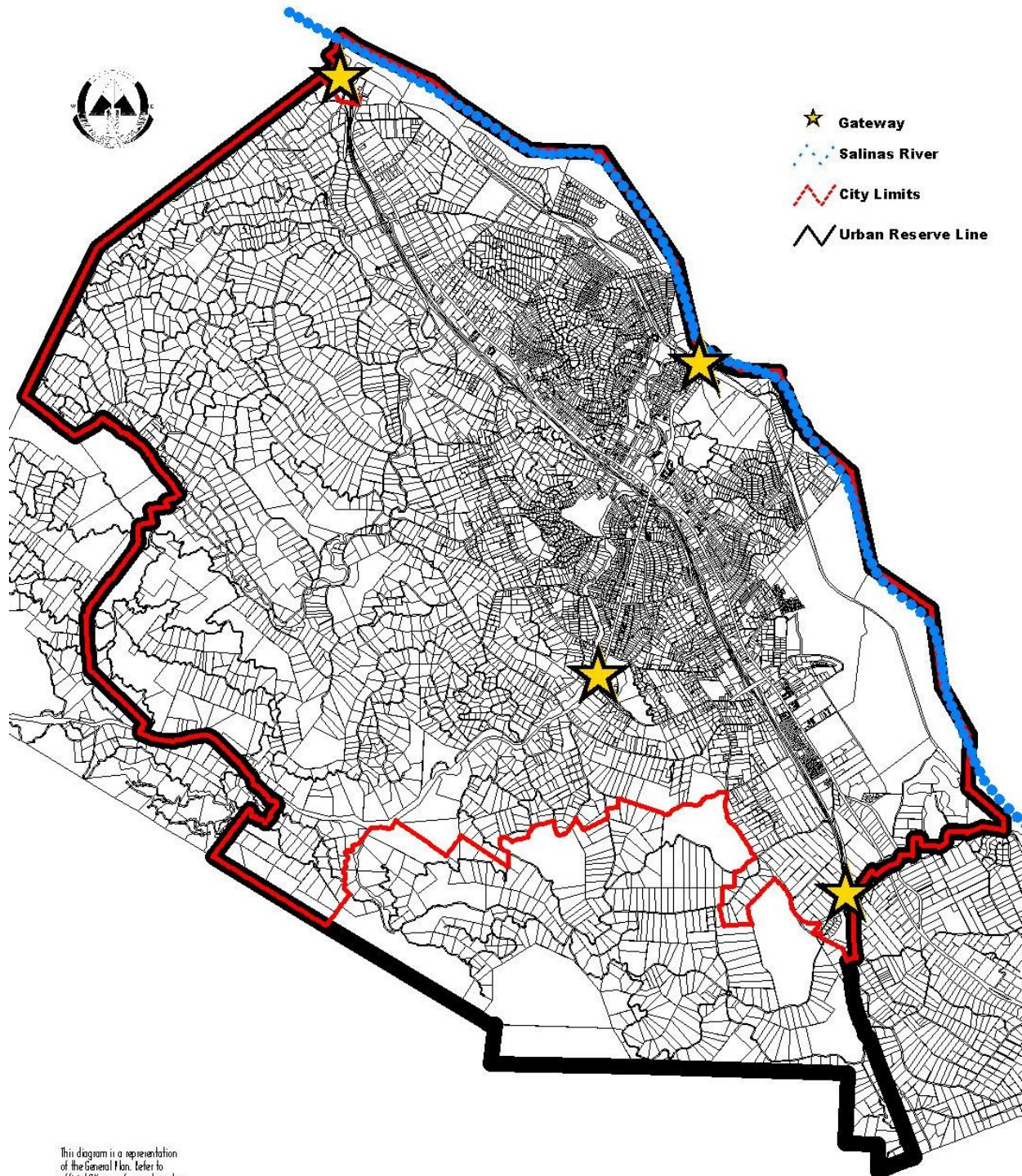


Figure II-6: Civic Gateways



This diagram is a representation
of the General Plan. Refer to
official GP maps for any boundary
determination.

Exhibit original published in color.

Policy 2.2: **Allow for the orderly development of neighborhoods by allowing for the consideration of lot size reductions for lots that are significantly larger than the surrounding neighborhood.**

Programs:

1. Within the Urban Services Line allow for planned developments to approve lot sizes below district minimums in the SE, SFR-Z and SRF-Y land use areas only, when no more than two (2) lots are surrounded on all sides within the same land use designation by non-conforming lots. Minimum lot sizes shall not exceed maximum General Plan densities of the next lowest single-family land use designation.

Policy 2.3 **Incorporate Pedestrian and Transit Oriented design concepts into new residential and commercial development within the Urban Core.**

Programs:

1. Incorporate urban design concepts from the Air Pollution Control District's Transit Oriented Design Guidelines into new projects within the Urban Core.
2. Update the Appearance Review Manual to include pedestrian and transit oriented design concepts.
3. Pedestrian walkways shall be prioritized in new residential developments and between residential developments and commercial areas.

Goal LOC 3. **Transform the existing El Camino Real “strip” into a distinctive, attractive and efficient commercial, office and industrial park area which can provide for the long-term economic viability of the community.**

Policy 3.1: **Encourage retail businesses at efficient and attractive nodes along El Camino Real and Morro Road with mixed office and residential uses between those nodes.**

Programs:

1. Designate the southeast corner of the Curbaril Avenue and ECR intersection for a master planned retail commercial use.
2. Designate and protect the east side of the Del Rio Road and El Camino Real intersection for a master planned retail commercial use.
3. Designate parcels northwest of the Santa Barbara and El Camino Real intersection known as Dove Creek for a mixed-use planned development.
4. Designate the area between San Jacinto Avenue and Rosario Avenue along El Camino Real for neighborhood commercial and office uses.
5. Develop incentives to attract new businesses to under utilized locations along El Camino Real.

6. Require new development to comply with provisions of the Appearance Review Manual specific to the El Camino Real corridor, including the incorporation of landscaping and pedestrian walkways, and providing reciprocal driveway access easements between sites, where feasible.
7. Conditionally allow mixed-use or exclusive multi-family infill development in the mid-block portions of General Commercial areas along El Camino Real.
8. Preserve primary intersections for commercial development with a land use overlay that requires the approval of an overall Master Site Development Plan prior to approval of any development plans.
9. Conditionally allow, mixed-use office and multi-family development along Morro Road, provided each development has an office or commercial frontage use with recessed parking.
10. Utilize the Capital Improvement Program to prioritize street tree planting, streetscape improvements and street repair projects along El Camino Real.
11. Amend and maintain the zoning ordinance to require Conditional Use Permit approvals of bars, dance halls, night clubs, drive through restaurants, and service stations (all gasoline sales uses).
12. Develop street design standards for El Camino Real that provide for street trees, landscaping, and pedestrian comfort.

Goal LOC 4. Provide for a strong and distinctive Downtown Area.

Policy 4.1: Cooperate with the Atascadero Main Street Organization to promote downtown as the City's cultural, entertainment, and commercial center, and to concentrate governmental facilities downtown.

Programs:

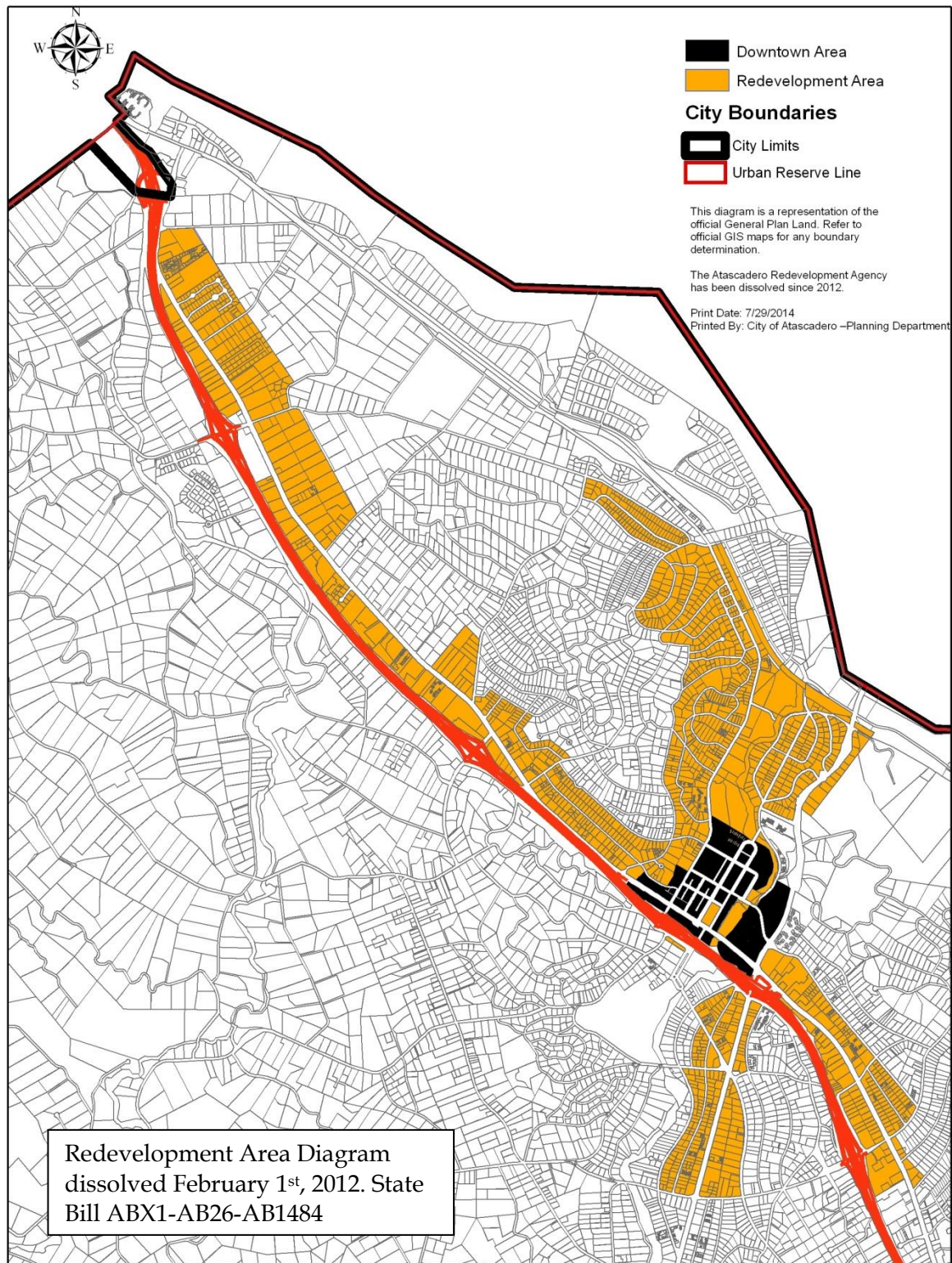
1. Provide mixed-use/pedestrian scale zoning and development standards for the downtown. Encourage government, arts, entertainment, recreation, business facilities and residential uses to be mixed in multi-story buildings with sidewalk orientation and recessed or off-site parking.
2. Continue to implement the Main Street Program and the Downtown Revitalization Plan.
3. Develop a master plan for the Sunken Garden and surrounding block to establish the area as a vibrant dining, community gathering area and civic destination.
4. Integrate Atascadero Creek and Stadium Park into the function and experience of Downtown.
5. Encourage the relocation of the Junior High School to an area outside of the Downtown.
6. Mixed-use multi-family residential development is allowed up to 20 du/ac, higher densities may be approved through a planned development process.

Policy 4.2: Enhance the appearance of the downtown area and improve pedestrian circulation.

Programs:

1. Update and maintain the Appearance Review Manual to specify pedestrian oriented design requirements for the Downtown area.
2. Review all architectural design, signs, parking, and circulation for development within the "D" land use category to ensure compatibility with the Downtown Revitalization Plan.
3. Develop a comprehensive streetscape and pedestrian access plan for the Downtown area.

Figure II- 7: Downtown / Redevelopment Area Diagram



2. Open Space Policies

Open space is land where basic natural features have been retained. It can include wilderness areas as well as a small park in the heart of the City. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture, forestry, or water supply. Open space lands can also have a protective function as in the case of flood plains or limitations on developments in watershed areas. A third function of open space is structural, which has to do with helping shape the form of the community by establishment of urban reserve lines surrounded by green belt uses.

Passive recreation is an additional important function of open space. There is also a scenic function of open space recognizing natural, visual relief of a mountain, hill, and forest in contrast to the man-built environment. The varying functions of open space generally do not occur separately. A stream has protective value as a flood channel as well as for wildlife habitat, recreational, and scenic values. This multiple use and value concept of open space should be stressed and recognized. Any government action to improve one of the functions of open space should be taken with assurance that other values are not damaged or destroyed. Towards this end the following goals and policies are established to guide community decision-making:

Goal LOC 5. Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for the design of the structure.

Policy 5.1: Reduce multi-family densities and increase single-family lot sizes as site slope increases.

Policy 5.2: Require hillside development and subdivisions to blend in with surrounding topography.

Programs:

1. Update and maintain the Appearance Review Manual to include standards for hillside design and grading including driveway design and slopes, undergrounding of utilities, and erosion control.
2. Update and maintain the Zoning Ordinance to require structures to be located below prominent ridgelines visible from City streets, when alternative building sites are available.
3. Update the Zoning Ordinance to include standards for minimizing hillside grading, cuts, fills, and ridgeline disturbance.
4. Prohibit development on slopes 30% or greater, unless no other feasible building site exists.

5. New lots with slope averaging 30% or greater are not permitted except when they contain building envelopes with less than 20% average slope (including driveways and leach fields), and when the creation of such parcels includes an offer of public dedication or easement that would directly benefit City residents, and where native tree impacts are minimal.
6. Require the building envelopes, driveways, leach fields with schematic grading plans to be provided for all lot line adjustments, parcel maps, and tract maps proposed on sites with slopes greater than 10%.
7. The City shall require open space uses in hazard lands including those areas subject to inundation, high wildland fire risk, and high levels of seismic or other geological hazard as identified in the Safety Element.

Policy 5.3: Prevent unnecessarily intensive grading of development sites.

Programs:

1. Update and maintain the Municipal Code to require approval of grading plans prior to any site disturbance.
2. Limit grading to the minimum area necessary to accomplish site development.

Goal LOC 6. Preserve natural flora and fauna and protect scenic lands, sensitive natural areas, historic buildings and cultural resources.

Policy 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.

Programs:

1. Encourage use of planned developments to cluster projects around open space easements, parks, open space dedication and minimize impacts to natural resources.
2. Seek funding to purchase or require dedication of areas of unique habitats or scenic value, especially in areas lacking adequate park facilities and open space.
3. Require native trees and plant species to be incorporated into landscaping plans.
4. Scenic and sensitive lands including creeks, riparian corridors, wetlands and other areas of significant habitat value shall be protected from destruction, overuse, and misuse by the use of zoning, tax incentives, easements, or fee acquisition.
5. Public and private development in close proximity to scenic and sensitive lands, including creek reservations, wooded areas, flood plains, prominent view sheds and historic sites shall be designed to minimize impacts.
6. Scenic and open space easements, parklands and open space dedications shall be required as mitigation for subdivisions and development projects that impact, floodplains, creek reservations, wooded areas, scenic backdrops, sensitive areas, historic sites, cultural sites, and similar areas.

7. The City shall carefully evaluate both public and private projects to require the preservation of trees, watersheds, natural slopes, and other natural features.
8. Subdivisions shall be reviewed in accordance with the Appearance Review Manual and the principle of maintaining the rural and natural character of the community.
9. Attention shall be paid to the aesthetic result of land division. Building sites shall minimize disruption of natural slopes, native vegetation and watersheds by the careful selection of building sites, leach fields and driveways. Building designs inappropriate for hillside locations shall not be approved.

Policy 6.2: Protect prehistoric cultural resources from disturbance associated with development.

Programs:

1. Maintain a current GIS-based map of generalized areas of known archaeological resources.
2. For discretionary projects within the generalized areas of archaeological resources, require Phase I surveys to determine the extent and significance of archaeological sites prior to approval.
3. For discretionary projects located in areas of known resources, require Phase II surveys to determine the significance and mitigation requirements for identified resources.
4. Require short and long-term mitigation measures for significant archaeological resource sites; include avoidance of impacts, burial under sterile fill, and/or monitoring of earthmoving activities.
5. If determined appropriate by a qualified archaeologist, actively involve Native Americans with any work located within known archaeological sites.
6. If archaeological resources are unearthed during construction, suspend all earth-disturbing work until appropriate mitigation is established.

Policy 6.3: Encourage conservation and preservation of neighborhoods, Colony Homes and sound housing, including places and buildings of historical and architectural significance.

Programs:

1. Actively utilize the Historic Overlay zoning district to protect known historic structures, significant Colony homes and colony sites.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Amend zoning map with Historic Overlays in 2003.

2. Develop a GIS based mapping inventory and protection ordinance for the historic Colony homes.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt ordinance in 2003.

Policy 6.4: Encourage conservation and preservation of structures and houses that have historical and architectural significance.

Programs:

1. Protect historic buildings and sites. Atascadero's historic buildings and features shall be preserved and protected in recognition of the role the community's past plays in its present and future. Historic overlay zoning shall be utilized to protect appropriate historic districts.
2. Utilize the State Historic Building Code to encourage rehabilitation, preservation, restoration or relocation of historic buildings listed or deemed on the local, State or Federal register.
3. Implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.
 - a) Develop and adopt a comprehensive inventory of historic resources.
 - b) Identify (HS) overlay boundaries on zoning map.
4. Utilize the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Properties to assess proposed improvements to historic properties.
5. Update the PD (Planned Development) overlay zone to include retention and rehabilitation of historic resources as a primary justification for PD zoning regulation standards.
6. Update the City's Appearance Review Manual to include preservation guidelines for preservation, rehabilitation, and maintenance of historic properties.
7. Develop incentives for retaining and rehabilitating Atascadero's historic resources including:
 - a) Exceptions to development regulations;
 - b) Conservation districts;
 - c) Staff technical assistance;
 - d) Program to facilitate relocation instead of demolition; and
 - e) Mill's Act contracts.

Goal LOC 7. Tree-covered hills shall be preserved to retain the distinctive scenic quality of the community.

Policy 7.1: Ensure that the native trees of Atascadero are protected from new development in

order to retain the natural character of the community.

Programs:

1. Enforce all provisions of the Atascadero Native Tree Ordinance as a high priority.
2. Maintain a current Geographic Information System (GIS) based inventory map of all native woodlands, plant communities, sensitive habitats, connective habitat and wildlife corridors. Require lot line adjustments, subdivision maps, and development permits to minimize impacts on mapped resources that are identified as sensitive, and provide mitigation as requirement by the Native Tree Ordinance.

Responsibility: Community Development Department / Environmental Consultant
Timeframe: 2003-04.
3. Update and maintain the Appearance Review Manual to include standards requiring building siting, mass and scale to be compatible with surrounding natural features.
4. Require lot line adjustments and tentative subdivision maps on sites with 25 percent or greater native tree canopy cover to establish locations of building sites, driveways, and leach fields that will minimize native tree impacts.

Policy 7.2: Protect and replenish native tree populations, including saplings.

Programs:

1. Continue to implement and enforce the Native Tree Ordinance to protect and replenish native tree species within the City. Construction permits for both residential and non-residential development shall be required to preserve as many native trees as possible. Buildings shall be designed to utilize existing trees in the landscaping pattern. Any trees removed shall either (1) be replaced with like species, (2) in-lieu contributions made to the City's tree replacement fund or (3) have Planning Commission approved conservation easements created depending on the characteristics of the affected site.
2. Augment the City Geographic Information System to include a native tree GIS database to assist decision-makers with analyzing development proposals.
3. The City shall implement a comprehensive program for street tree planting and maintenance within the Urban Core and all major routes and approaches to the community.
4. Require planting of large canopy shade trees in new projects, in part to provide shading adjacent to buildings to conserve energy use.

Goal LOC 8. Watershed areas of Atascadero shall be protected.

Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

Programs:

1. Work with other agencies to implement the Erosion Control Assistance Program for review of development proposals to minimize sedimentation of creeks and the Salinas River.
2. Update the Appearance Review Manual to include provisions for preserving, reclaiming and incorporating riparian features in conjunction with new development.
3. The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.
4. The City shall strongly discourage underground piping, and unnecessary disturbance of creeks and streams, and encourage use of bridges and arched culverts. Any alterations required for public safety will be guided by this policy.
5. Allow flood protection measures (such as selective brush cleaning), low-impact trail development, streambed maintenance and bank protection along streams where appropriate with necessary permits.
6. Prohibit new structures or disturbance of riparian habitat along creek banks except for restoration purposes.
7. Maintain a current GIS-based map of the riparian areas within Atascadero.
8. Prior to permit approval, refer projects along blue-line creeks to the Corps of Engineers, Department of Fish and Game, Regional Water Quality Control, and Upper Salinas-Las Tablas Resource Conservation District.
9. Creek reservations and the Salinas River shall be preserved for open space and recreational use, with appropriate areas left in their natural state for public enjoyment and habitat purposes. Any recreational use of the River and creeks shall minimize its impact on the habitat value and open space qualities of the creeks.
10. Land disturbance shall be minimized in proximity to watercourses including necessary flood protection measures, such as selective brush clearing, and low-impact trail development.
11. Areas subject to flooding, as identified through flood hazard overlay zoning and flood maps, shall be protected from unsound development consistent with the City's flood hazard ordinance requirements.
12. Wellhead and Aquifer Recharge Area Protection Zones
The City shall adopt and maintain an ordinance that identifies existing and potential well sites and aquifer recharge areas, including sufficient buffers to protect them from contamination. The ordinance shall define restricted and prohibited land uses within the wellhead/recharge protection zones and provide for the review and approval by both the City and the Atascadero Mutual Water Company of any project or development within the specified zones. The ordinance will establish a policy to provide for the monitoring of activities within these protection zones.
13. Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.

Policy 8.2: Establish and maintain setbacks and development standards for creek side development.

Program:

1. Adopt and maintain a creek setback ordinance that will establish building setbacks and development standards along the banks of Atascadero Creek, Graves Creek, blue line creeks and the Salinas River to ensure the uninterrupted natural flow of the streams and protection of the riparian ecosystem with flexible standards for the downtown area.

Responsibility: CDD, Planning Commission, City Council
Timeframe: Adopt Ordinance in 2005.

2. Prior to adoption of a creek setback ordinance an interim 35-foot creek setback shall be in effect along Atascadero Creek and Graves Creek until March 1, 2005. All other 7.5 min USGS quadrangle blue line creeks shall have an interim 20-foot setback. The interim setbacks shall be subject to the following:
 - a) On Atascadero Creek and Graves Creek setbacks shall be measured from the edge of the creek reservation.
 - b) All other blue line creek setbacks shall be measured from ordinary high water mark.
 - c) The Planning Commission may approve exceptions to the interim creek setbacks in the form of a Conditional Use Permit if the finding can be made that creeks, riparian areas and site improvement will not be negatively impacted by the exception.

Policy 8.3: Preserve public creek reserves for public access, and ensure that recreational use does not impact habitat value and open space qualities.

Programs:

1. Develop park, trail, and recreational amenities where appropriate in public creek reserves.
2. Require the dedication of trail easements and access points as part of subdivision maps or development permits consistent with the Circulation Element.

Policy 8.4: Review and regulate all proposed on-site wastewater disposal systems to protect public health and water quality.

Programs:

1. Update and support a Memorandum of Understanding or similar agreement between the City of Atascadero and Regional Water Quality Control Board regarding the standards for the design, approval, exception process, installation, and maintenance of on-site wastewater disposal systems.
2. Require percolation testing of all proposed subdivision lots that will not be served by sewer.

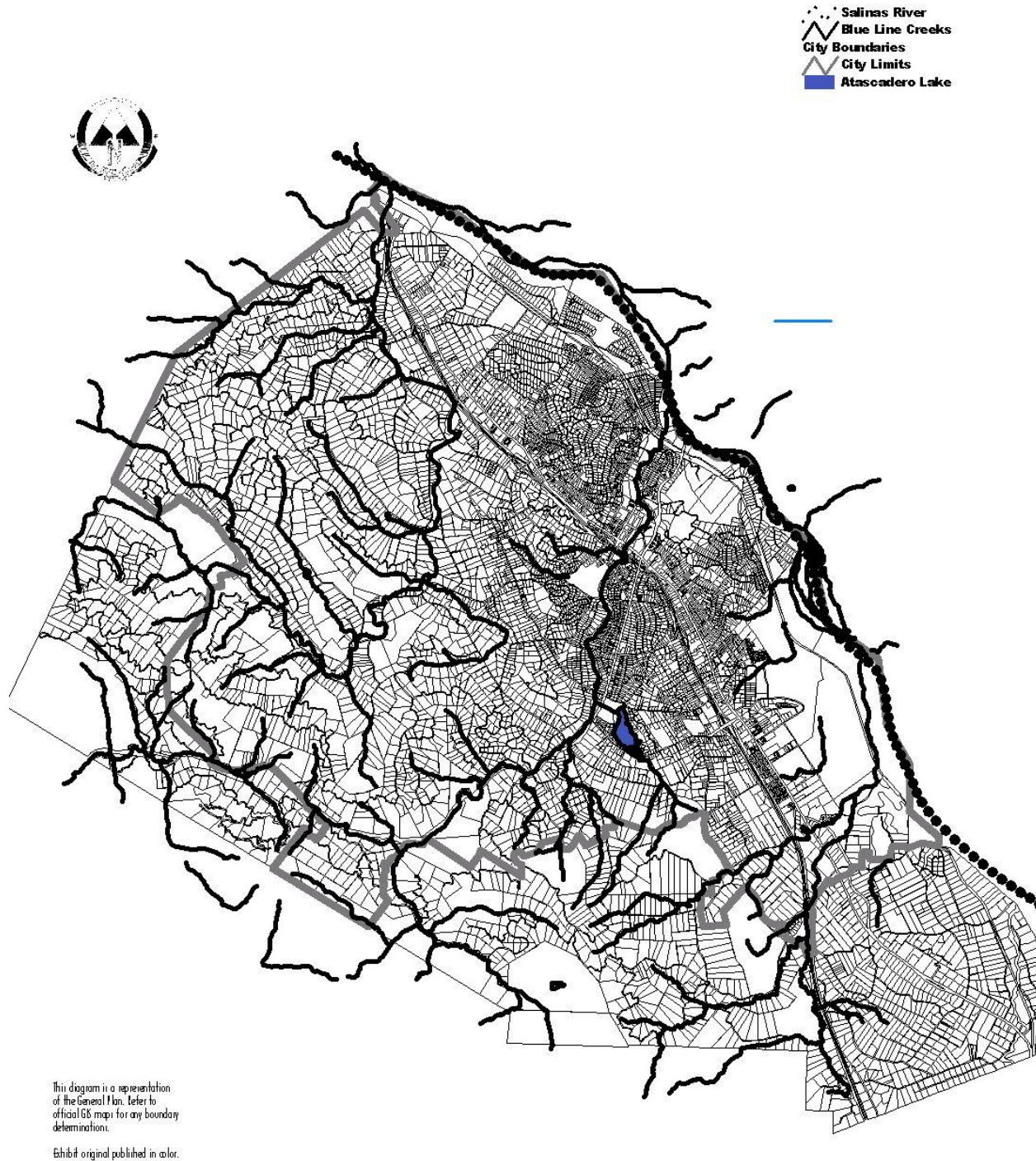
3. The City's Sewer Master Plan shall address sewerage areas with a high concentration of existing lots below 1/2 acre and areas with extremely severe soil percolation constraints.

Policy 8.5: The City shall implement a storm water control program consistent with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit Program (Phase II).

Programs:

1. Adopt and implement an Urban Storm Water Quality Management and Discharge Control ordinance.
2. Include design guidelines to minimize impervious surfaces and decrease off-site storm flows in the Appearance Review Manual.
3. New development shall be required to maintain historic off-site storm flows unless improvements are made that maintain historic downstream and upstream flows.
4. The City will develop a storm water master plan including shared detention facilities.
5. Require Erosion Control Plans and Storm Water Pollution Prevention Plans (SWPPP) for development on sites of 1-acre or more and on smaller sites with slopes over 10%.
6. The City will continue to notify project applicants and actively inspect sediment and erosion control mitigation measures from October 15 to April 15 of each year.

Figure II-8: Blue Line Creek Diagram



Goal LOC 9. Designate areas where livestock can be owned and maintained.

- Policy 9.1. Allow agricultural practices, including keeping livestock and farm animals, on parcels of appropriate size in Rural Estate, Suburban Estate, and Single Family Residential areas, provided that natural features and residential neighbors will not be adversely impacted.**
- Policy 9.2 Adequately regulate allowed agricultural practices and keeping of domestic animals on rural and agricultural lands consistent with the farm animal regulations of the City Zoning Ordinance.**

3. Conservation Policies

Conservation in the context of the General Plan is concerned with preservation and protection of natural resources. For example, policies within the General Plan and within the conservation section provide direction for environmentally sensitive development throughout the community. Responsible stewardship to conserve our land, air, water quality, and energy resources is at the heart of the following conservation goals and policies:

Goal LOC 10. Conserve energy and resources by preventing or correcting degradation of the environment.

- Policy 10.1: Ensure efficient and adequate solid waste disposal by reducing waste volumes through recycling and other methods.**

Programs:

1. Pursuant to State law, institute a program to achieve maximum recycling of waste products generated by the community to prolong the useful life of landfill.
2. Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery, in cooperation with the Integrated Waste Management Board (SLO IWMA).
3. Develop effective and efficient recycling programs for multi-family developments and businesses.
4. Encourage recycling programs at City facilities, projects, and programs to the maximum extent feasible.
5. Support actions which conserve energy and encourage energy conservation. Consumption of non-renewable resources should be minimized. Renewable resources should be recycled or replenished.

Policy 10.2: Support ongoing water conservation efforts.

Program:

1. Coordinate water conservation programs with AMWC as required by State Water Efficiency Regulations.
2. Consider expansion of reclaimed water use.
3. Encourage the incorporation of water conservation measures in new development.

Policy 10.3: Support regional efforts to maintain clean air.

Programs:

1. Require dust control and emissions limitations during project construction.
2. Adopt circulation policies that encourage vehicle trip reductions.
3. Concentrate new intensive development at identified nodes to help reduce vehicle trips.
4. Support regional programs to maintain clean air by adopting transportation and land use policies which encourage vehicular trip reductions.
5. Support the development of park and ride locations in appropriate locations.

Policy 10.4: Ensure that development in mineral resource areas is appropriate and compatible with existing uses.

Programs:

1. Review extraction proposals for conformity with the State Surface Mining and Reclamation Act.
2. Review the Zoning Ordinance to identify compatibility issues for uses in the vicinity of mining areas, and amend the Ordinance as appropriate.
3. Carefully evaluate proposals to extract mineral resources from the Salinas River channel to ensure conformity with the State Surface Mining and Reclamation Act and all other applicable resource agencies, surface mining criteria contained within the Zoning Ordinance, and flood hazard zoning standards.

Policy 10.5: Encourage soil conservation by minimizing grading and preventing erosion.

Programs:

1. Require soil retention and erosion control as conditions of approval for development projects consistent with standards of the Regional Water Quality Control Board.
2. Amend the Municipal Code to require sediment and erosion control measures on projects, consistent with National Pollution Discharge Elimination System requirements.

Policy 10.6: Utilize new technologies to improve convenience for City residents, reduce

dependency on nonrenewable resources, increase ecological and financial efficiencies, and better inform the citizenry

Programs:

1. Facilitate and support development of infrastructure necessary for all residents to use and benefit from new communication technologies.
2. Monitor information technology development to ensure compatibility with City infrastructure.
3. Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.
4. Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.
5. Review all proposed residential subdivision maps for consistency with section 66473 of the Subdivision Map Act requiring lot orientation to consider passive and natural heating and cooling opportunities.

4. Park and Recreation Policies

Public parks and recreation facilities are an important part of the quality of life of a community. Parks provide a variety of benefits to the community in the form of active recreation and passive enjoyment. Active parks include sports fields, play areas, and gathering places that are essential to the physical and social health of residents, both young and old. Passive parks offer access to scenic areas and they protect sensitive environmental areas and historic sites for the future. Atascadero has a unique variety of parklands and facilities that range from the Historic Sunken Garden to the Lake Park and Zoo. The following goals and policies seek to maintain and expand the City's park and recreation facilities as the City continues to grow.

Goal LOC 11. Provide an adequate supply of City park facilities to all Atascadero residents.

Policy 11.1: Acquire parkland needed for future development of park and recreation facilities and ensure that park improvements are consistent with adopted master plans to accommodate future growth.

Programs:

1. Develop an overall Parks and Recreation Master Plan to provide for the long-term needs of all City residents. All planned major facilities shall be incorporated into the General Plan Land Use Element.
2. Prepare and maintain master plans for all City park facilities, including management requirements.

3. Provide recreation opportunities in each quadrant of the City, including multi-purpose sports complexes, tennis courts, play areas for children, equestrian trails, bikeways, jogging paths, and community centers.
4. Parkland shall be acquired and /or dedicated at a ratio of 5 acres /1000 residents consistent with the Quimby Act.
5. Encourage the acquisition of open space and sensitive lands beyond the ratio of 5 acres /1000 residents.
6. Pursue ownership of Paloma Creek Park, and /or execute a long-term agreement with the State to acquire or lease the site, and analyze its expansion into a regional sports facility.
7. Require new subdivisions along the Salinas River to provide controlled public access to the Salinas River and De Anza Trail for pedestrian and equestrian recreation.
8. Support the development of equestrian staging areas and trail systems throughout the community including a Salinas River / De Anza trailhead at the north end of town and other appropriate locations.
9. Acquire and improve a neighborhood park site in the vicinity of Del Rio Road and El Camino Real.
10. Require a pocket park to be dedicated and improved on the triangular lot west of the library in conjunction with any residential development of the parcel.
11. Future development of the Eagle Ranch property shall include a system of parks, recreation facilities, trails, and equestrian facilities.

Policy 11.2: Encourage joint use of school facilities for public recreation purposes.

Program:

1. Work with the School District to formulate a program for joint use of facilities to attain a system of school-park complexes.

Policy 11.3: Encourage park development on or adjacent to schools where appropriate.

Program:

1. Work with the schools to acquire and develop parks and facilities as appropriate, and execute necessary agreements to allocate maintenance and operation costs for joint use.

Policy 11.4: Encourage cooperative park and facility development programs.

Program:

1. Work with the County and other agencies to acquire and develop parks and facilities as appropriate.

Policy 11.5: Develop a method of financing park and recreational facilities and services throughout the City using a variety of revenue sources.

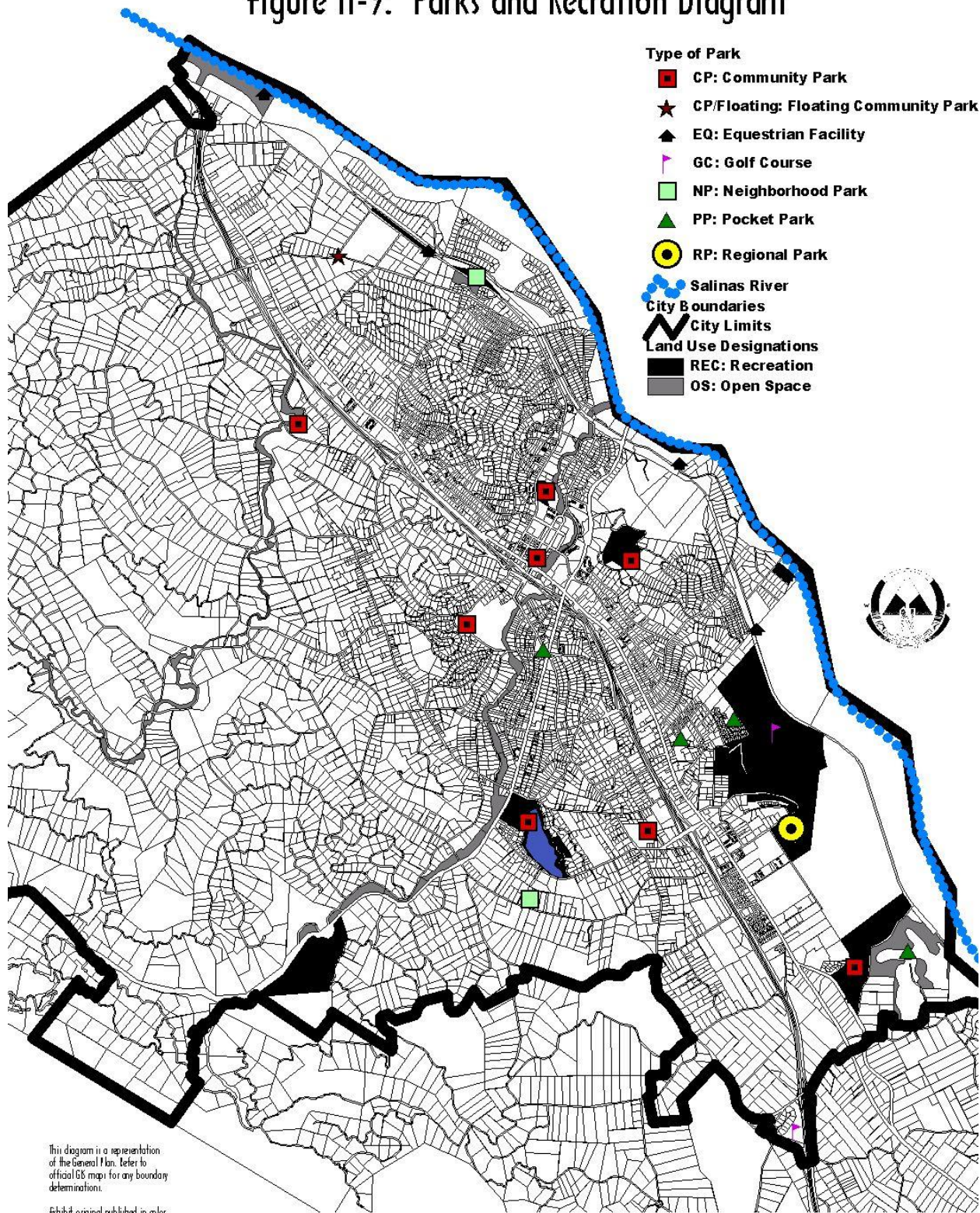
Programs:

1. Acquire parkland through developer dedications (updating fee levels as necessary) or other financing mechanisms.
2. Use in-lieu fees to develop mini-parks.
3. Finance park operations in part through user fees where appropriate.

Table II-6: General Plan Park Sites

Park Site	Acreage
Atascadero Lake Park	57 acres
Paloma Creek Park	65 acres
Heilman Park	15 acres
Sunken Gardens	2 acres
Traffic Way Park	11 acres
Chico Road Park	6 acres
Stadium Park	26 acres
Future Del Rio Park	5 acres
Library Pocket Park	½ acre
Total	187 acres

Figure II-9: Parks and Recreation Diagram



Goal LOC 12. Provide a wide range of recreational activities and leisure experiences for all age groups, designed to foster a healthy community for residents and visitors.

Policy 12.1: Provide specialized recreation opportunities based on projected needs and standards identified in parks master plans.

Program:

1. Plan for funding on-going operations and maintenance to finance development of special facilities, a multi-purpose sports complex, tennis courts, recreation centers, play areas for children, equestrian trails, bike and jogging paths, and community centers.

Policy 12.2: Emphasize the importance of recreation facilities as community resources.

Programs:

1. Promote the Zoo, Lake Park, and other City parks as unique and valuable attractions.
2. Establish a community/youth recreation center in the vicinity of downtown.
3. Provide for public transportation connections to public parks and recreation facilities.
4. Provide a comprehensive signage program for pedestrian walkways, bikeways, equestrian trails, and recreation trails.

Policy 12.3: Develop and implement a program to improve water quality in Atascadero Lake with specific water quality standards to be provided in the Parks and Recreation Master Plan.

5. Economic Development Policies

Intensification of commercial uses downtown and at nodes along major corridors will help increase economic activity while ensuring that goods and services are available at appropriate and convenient locations. Diversifying the local economic base by attracting new businesses will help stabilize the long-term commercial and fiscal health of the City. Streetscape, site, landscaping and other improvements will be necessary to enhance the appearance and function of the commercial corridors, especially El Camino Real.

Goal LOC 13. Provide for a sound economic base to sustain the City's unique character by establishing a range of employment and business opportunities and generate sufficient revenue to support adequate levels of public services, and environmental, social and educational quality.

Policy 13.1: Facilitate convenient location of goods and services needed by local residents.

Programs:

1. Update and maintain the Zoning Ordinance to allow grocery stores and medical and professional offices at appropriate neighborhood nodes.
2. Update and maintain the Zoning Ordinance to allow office, business, and health care services in the Commercial Park Zoning District.

Policy 13.2: Encourage planned office development in appropriate locations.

Programs:

1. Formulate a planned development process for office uses.

Policy 13.3: Expand tourist commercial nodes to serve the traveling public at freeway interchanges and develop tourist destinations based on the Atascadero's rural character.

Programs:

1. Promote tourism and travel industries.
2. Encourage hotel, conference, and resort development and protect potential sites from conversion to other uses.
3. Update and maintain the Zoning Ordinance to allow additional uses in the Tourist Commercial zoning district.
4. Promote the community's rural character, open space and oak woodlands in attracting tourist and develop tourist destinations based on these features.

Policy 13.4: The City shall continue to take a long range view of its fiscal condition, and specifically the possibility of enhancing revenues, in order to maintain and, where ever possible and desirable, enhance current levels of service.

Programs:

1. The City will work towards preparing a long range economic plan (often called a "strategic plan") to develop a strategy for future fiscal health so that projected levels of service can be maintained and enhanced.

2. The City will annually adjust its long range revenue and expenditure projections to track changes in the City's fiscal situation, so that both problems and opportunities can be anticipated and planned for.
3. New development should pay its share of the costs of providing all capital facilities needed to support it; payment may be in the form of actual construction of facilities where appropriate as conditions of approval and/or by the payment of fees.
4. The City will review its developer fees on a regular basis.
5. The City will minimize its road maintenance responsibilities by requiring private funding mechanisms such as assessment districts for the maintenance of new local streets.

Goal LOC 14. Retain and expand existing businesses and attract new businesses to improve the availability of goods and services.

Policy 14.1: Encourage existing uses to continue providing needed products and services.

Programs:

1. Continue to support Chamber of Commerce efforts to market goods and services available in Atascadero, including those produced locally.
2. Identify locations with adequate land to accommodate new commercial and industrial development.

Policy 14.2: Attract new development and land uses that provide jobs and services for residents, provided that those uses are consistent with the City's character.

Programs:

1. Update the Zoning Ordinance to allow craft uses in appropriate locations, including multi-tenant incubator spaces.
2. Update the Municipal Code to adequately regulate home occupation uses.
3. Update the Zoning Ordinance to allow commercial recreation development at the northern gateway to the City.

Policy 14.3: Plan for a regional commercial center near Highway 101.

Programs:

1. Update the Zoning Ordinance to allow regional retail (including auto and home furnishing) uses in appropriate locations.

Policy 14.4: Ensure that City regulations and processes support economic development opportunities.

Programs:

1. Review and Update the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

6. Public Services Policies

The City provides a variety of services, including building inspection, storm drainage, flood control, fire protection, police, parks, recreation services, sewage disposal, and street maintenance. Garbage collection and disposal is contracted with private firms. Most water in the City is supplied and distributed by the Atascadero Mutual Water Company which is a private company separate from the City. San Luis Obispo County operates the Atascadero Branch Library, and public schools are run by the Atascadero Unified School District.

The City does not expect to be able to provide the same levels of services to all properties, especially in lower-density hillside areas. New development is required to pay its share of costs for services and mitigate its impacts on infrastructure, and growth should be directed to areas where services can be provided in a cost-effective manner.

Goal LOC 15. Provide adequate public services for high-quality, orderly and sensible growth.

Policy 15.1: Growth should be directed to areas where services can be provided in a cost-effective manner.

Policy 15.2: Maintain an updated Capital Improvements Program (CIP) that forecasts needs at least five years into the future and conforms to General Plan policies and programs.

Programs:

1. The Planning Commission shall annually review the Capital Improvement Program for consistency with the General Plan and forward its findings to the City Council
2. Prepare and implement master storm drainage plans.

Policy 15.3: Ensure that adequate service capacity and facilities exist prior to approving new development.

Programs:

1. Coordinate with the Atascadero Municipal Water Company to provide for adequate facilities and water supplies.

2. Require all new projects and new development requiring domestic water to be served by the Atascadero Municipal Water Company unless a waiver is granted by the Planning Commission through a Conditional Use Permit.
3. Coordinate with other local and regional public service providers to identify and ensure adequate service levels for all public services and facilities.
4. Update the municipal code to require new single-family residential development on lots within 200-feet of an existing public sewer system to be required to extend and connect to the public sewer when topographically possible.
5. Continue to support regional planning for solid and hazardous waste disposal.
6. Continue to provide police and fire staffing and facilities as necessary to meet community needs.
7. Incorporate public safety measures in development project design.
8. All residential projects of 100 or more dwelling units shall be required to prepare a Fiscal Impact Report prior to any discretionary approvals. The Fiscal Impact Report shall analyze all revenues, service costs and facilities costs associated with a project. The City shall require the establishment of Facilities Districts and / or Maintenance Districts to cover revenue short falls on a project.

Policy 15.4: Extend services only when the City has funding for additional improvements identified in the CIP.

Programs:

1. Include in the CIP a prioritized list of projects, timing, cost estimates, responsible department, and funding sources.

Policy 15.5: Two tiers of public service will be provided within the City based on the Urban Services Line (USL).

Program:

1. The Urban Services Line defines the area that will eventually be furnished with major public and quasi-public services. This area will be served by some or all of the essential urban services, including :
 - a) Creekway & Horse Trails
 - b) Solid Waste Disposal
 - c) Cultural Facilities
 - d) Storm Drainage (based Master storm drainage plans for selected sub-drainage basins)
 - e) Streets and sidewalks
 - f) Improvement Districts
 - g) Street Sweeping
 - h) County Library
 - i) Street Trees
 - j) Parks
 - k) Public Utilities
 - l) Emergency Services (Level of Service 1)

- m) Water
- n) Sewers

2. The Rural Services Area is the area outside of the USL and consists of the remainder of the City within the City boundaries. Services to be provided are:
 - a) Creekway & Horse Trails
 - b) Rural Streets
 - c) Solid Waste Disposal
 - d) Improvement Districts
 - e) Public Utilities
 - f) Water
 - g) Emergency Services (Level of Service 2 & 3)
 - h) Fire risk management program with backyard burning
 - i) Sewering of areas with poor percolation and high rates of septic system failure.

Policy 15.6: Ensure that new development pays the cost of providing and/or installing all capital facilities needed to support it, including the infrastructure necessary to attract high-tech and professional support businesses.

Programs:

1. Continue to condition approval of new development on collection of impact fees and/or construction of facilities, as appropriate, adequate to fund facilities to serve new development.

Policy 15.7: Continue to support effective regional planning for solid and hazardous waste disposal.

Programs:

1. Continue to require solid waste collection within the City.
2. Maintain on going communication with solid waste disposal service providers.

Policy 15.8: Support expansion of the County library.

Programs:

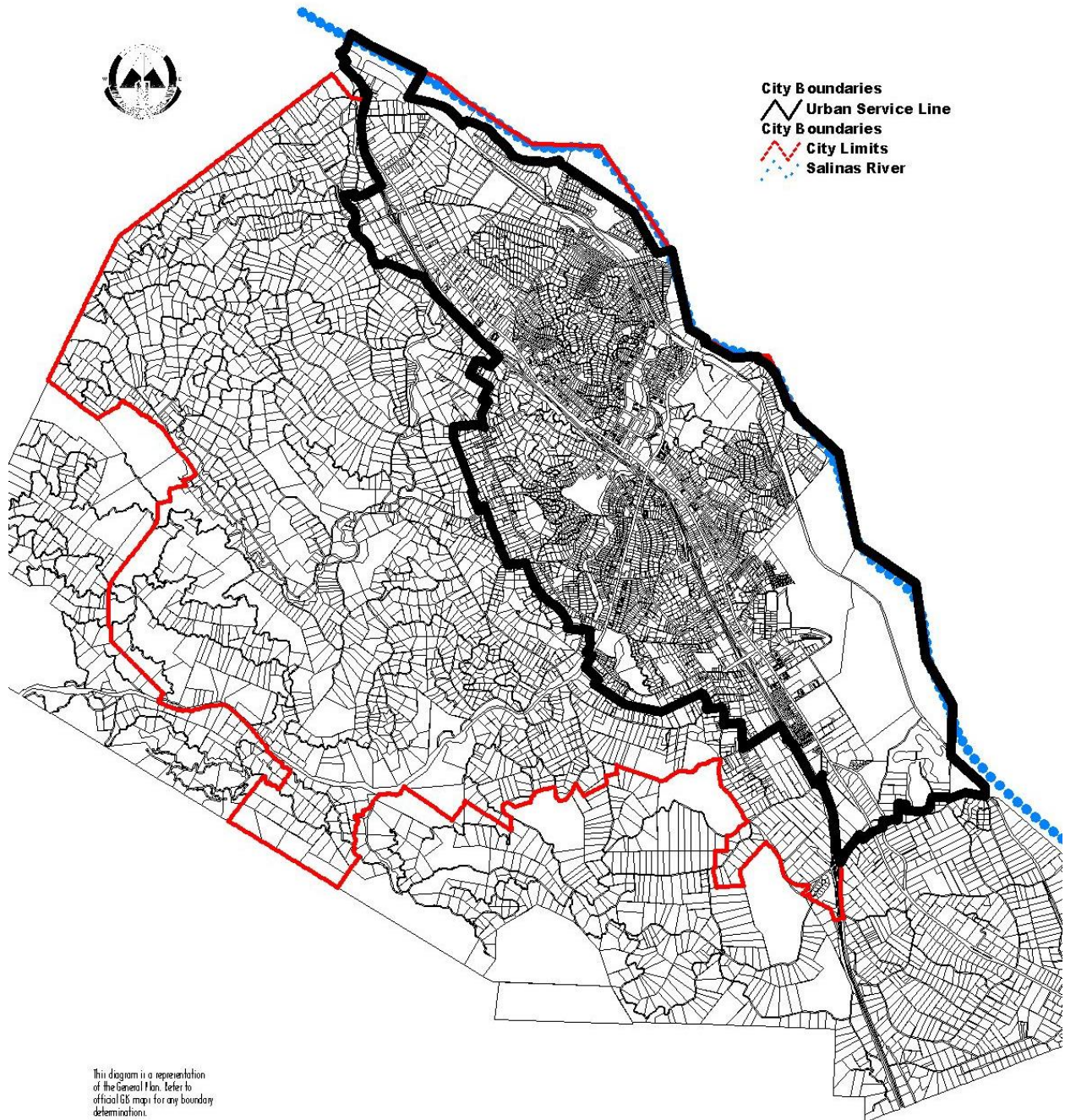
1. Work with the County to designate an appropriate site for an expanded County library, including adequate parking.

Policy 15.9: Ensure high quality educational facilities and services are provided to the community.

Programs:

1. Work with the School District to review land use decisions involving provision of educational facilities.

Figure II-10: Urban Services Line



Policy 15.10: Require public agency and private utilities development projects in the City to conform to City site improvement standards.

Programs:

1. Support expansion of Atascadero State Hospital facilities and functions only when impacts can be adequately mitigated.
2. Require all local utilities to notify the City of projects and comply with all applicable ordinances.

F. Implementation and Adoption

Once adopted, local units of government are mandated to implement general plans (Government Code Section 65103(c)). State law also requires local governments to have a subdivision ordinance, building regulations and open space zoning, all of which are tools for plan implementation. Other plan implementation measures are derived from State laws requiring consistency of local actions with the adopted general plan including the zoning ordinance, subdivision ordinance, specific plans and the capital improvement program.

Policy 16.1: The General Plan shall be adopted by City Council resolution.

G. General Plan Amendments

1. General Plan Amendment Process

Over time, various sections of the General Plan will need to be updated or revised to respond to changing conditions. The policies presented in the General Plan contain some degree of flexibility, but any General Plan Amendments must be judged by relatively fixed criteria. The following process must be followed in reviewing and approving any proposed General Plan Amendments

2. Amendment Applications

Applications to amend the General Plan shall be accompanied by detailed information to document the scope and impact of the amendment request. This information should include revised text, tables and diagrams for all affected elements. For example a change to the Land Use Element must include an analysis of impacts to the Housing and Circulation Elements. Pursuant to the requirements of the California Environmental Quality Act, all application amendments shall include an environmental analysis for consistency with the certified EIR and mitigation monitoring program.

Since a significant amount of public resources has been invested in the preparation of the General Plan and EIR any proposals to amend the General Plan must document the need for such changes. The application will include a discussion of the environmental, economic, social, or technical issues which justify the need to amend the General Plan.

3. Submittal of Supplemental Studies

Any application to amend the General Plan must be accompanied by studies which analyze the Amendment's effects, compared to the adopted General Plan and EIR. At a minimum the following issues must be addressed:

General Plan Amendment Requirements

- Conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the Plan.
- Compatibility with existing development, neighborhoods, and the environment.
- Analysis of traffic, infrastructure, and public service impacts.
- Consistency with adopted EIR and mitigation monitoring program.

4. Staff Analysis

City staff will review all of the above submitted material and provide a staff report to the Planning Commission and the City Council. Staff may also request additional information beyond the studies mentioned above. The staff report will analyze whether the proposed General Plan Amendment is consistent with the General Plan and whether the need to amend the General Plan can be supported by the conclusions of the supplemental studies.

5. Public Hearings

Consistent with section 65358(b), no element of the General Plan shall be amended more than four (4) times per calendar year. Two cycles of amendments shall be reserved for City use and the remaining two cycles shall be available for other amendment applications. More than one amendment application may be considered during a cycle provided it is heard on the same public hearing date. The dates for the non-reserved General Plan amendment cycles shall be as follows, the City Council may grant exceptions to the dates prior to Planning Commission hearing.

General Plan Amendment Cycles

Cycle A	Planning Commission	1 st Tuesday of March
	City Council	4 th Tuesday of March

Cycle B	Planning Commission City Council	1 st Tuesday of September 4 th Tuesday of September
Cycle C	Reserved for City amendments (may be heard at any meeting)	
Cycle D	Reserved for City amendments (may be heard at any meeting)	

Both the Planning Commission and the City Council shall hold a public hearing on the General Plan Amendment application, in accordance State Law Government Code. In approving the amendment the following findings shall be made.

General Plan Amendment Findings

1. The proposed amendment is in the public interest.
2. The proposed amendment is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.
3. The proposed amendment is compatible with existing development, neighborhoods and the environment.
4. The proposed amendment will not create any new significant and unavoidable impacts to traffic, infrastructure, or public services.
5. The proposed amendment is consistent with adopted EIR and mitigation monitoring program.

6. Exceptions

Minor adjustments to General Plan boundaries and diagrams may be approved with a simplified process that does not require additional studies. Minor adjustments would include changes that modify boundaries to follow more logical locations without increasing density or changing entitlements.

H. Severability Clause

In the event that any goal, policy, or program, or portion of any element of the General Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining portions there.

I. Environmental Impact Report / Mitigation Monitoring Program

In conjunction with the preparation of the General Plan an Environmental Impact Report (GPEIR) #SCH 2001121027 was prepared consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR was certified with a Statement of Overriding Considerations and Mitigation Monitoring Program. The Mitigation Monitoring Program is incorporated into the General Plan to ensure implementation (Table II-7). The General Plan EIR is intended to be utilized for "Tiering" consistent with Section 15152 of the CEQA Guidelines. Projects that are determined to be consistent with the General Plan and the EIR may incorporate the analysis, mitigation, and overriding considerations into subsequent Negative Declarations.

Table II-7 General Plan EIR Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Geology			
<p>Cumulative Impacts.</p> <p>Eagle Ranch appears to abut or include a designated geologically sensitive area as shown in the Salinas River Area Plan.</p> <p><i>Eagle Ranch.</i> Amend the Draft Plan to include the following policy:</p> <p>Prior to development, the Geologically Sensitive Combining Designation shown in the Salinas River Area Plan shall be further studied for its application to the Eagle Ranch property.</p>	Prior to Eagle Ranch development approvals	Community Development Department (CDD)	Ensure that consideration of the Combining Designation is reflected in environmental documentation prepared for any proposal on the property, and in site designs.
Hydrology and Water Quality			
<p>Water Quality.</p> <p><i>Implement Best Management Practices for Water Quality Improvement.</i> Condition project approval to include Best Management Practices in construction and operation. Options include, but are not limited to:</p> <p>Regular inspection, maintenance and clean out of stormwater retention or detention structures</p> <p>Regular inspection, maintenance and clean out of oil and water separators</p> <p>Regular inspection maintenance and clean out of sediment traps.</p> <p>Promotion of self-directed removal of on-site trash, dead vegetation and leaf litter.</p> <p>Promotion of use of biodegradable herbicides and pesticides and encouragement of the use of biologically-sensitive landscape management</p> <p>Conduction of regularly scheduled creek clean-ups</p> <p>Conduction of regular maintenance of City fleets</p> <p>Provision of worker education programs</p> <p><i>Create guidelines for City facilities and discretionary projects to improve the quality of runoff water.</i> Considerations may include:</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements, the CDD shall assure that all adopted measures are complied with for sites with the potential to result in water quality degradation.

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>Install and maintain appropriately sized stormwater retention or detention structures</p> <p>Install and maintain oil and water separators</p> <p>Install and maintain appropriately sized sediment traps</p> <p>Install and maintain drought tolerant landscaping</p> <p>Install and maintain landscaping which does not require excessive application of fertilizers and pesticides</p> <p>Do not permit use of sprinkler and spray systems in areas less than eight feet wide (City facilities)</p> <p>Encourage the use of drip systems</p> <p>Encourage the use of more permeable paving materials (not feasible for applications where fueling and vehicle maintenance take place.</p>			
<p>Drainage and Flooding.</p> <p><i>Ensure Consistency with Applicable Drainage-Related Plans.</i> All new development in or near existing drainage systems and associated tributaries shall be assessed for consistency with applicable existing drainage, grading, erosion control, and water quality-related policies, standards, and programs including but not limited to the following:</p> <p>Water Quality Control Plan – Central Coast Basin including Best Management Practices (BMPs)</p> <p>San Luis Obispo County Master Water Plan Update (1998)</p> <p>Paso Robles Formation Study (in progress).</p> <p>Future recovery plans for the Salinas River and Atascadero Creek.</p> <p>Urban Water Management Plan (in progress).</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements, the CDD shall assure that compliance with all applicable plans and regulations is attained.</p>
<p><i>Stormwater Infrastructure.</i> Prior to approval of stormwater infrastructure improvements, ensure that adequate environmental review has been completed.</p>	<p>Prior to approval of infrastructure improvements</p>	<p>CDD</p>	<p>Upon review of infrastructures improvements, ensure that adequate environmental review is provided.</p>
<p><i>Compliance with SB 221.</i> All applicable development projects under the General Plan</p>	<p>Prior to discretionary</p>	<p>CDD</p>	<p>Upon review of discretionary</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
shall comply with the recent legislation governing water supplies and development approval. Any subdivision proposing 400 or more units shall be subject to the provisions of this legislation.	approval of development applications meeting criteria		entitlements meeting specific size and service connection criteria, the CDD shall assure compliance with applicable regulations
Compliance with SB 610. Incorporate the recommendations of the Urban Water Management Plan and amend the General Plan as necessary.	Upon completion of the Urban Water Management Plan	CDD	Upon completion of the Urban Water Management Plan, make necessary amendments to the General Plan to comply with recommendations.
Biological Resources			
<p>Sensitive and/or Special Status Species.</p> <p><i>Impacts to Sensitive Species.</i> The City shall condition project approval, where it has jurisdiction, and recommend conditioning of project approval, in areas outside its jurisdiction, with the following measures:</p> <p><i>Implement sediment reduction measures.</i> Implement drainage measures recommended in Section V.III to reduce downstream impacts of sediment.</p> <p><i>Plant/Animal Survey procedures.</i> Until such time that a city ordinance is adopted, surveys for endangered and sensitive plant and animal species shall be conducted during proper seasons and in accordance with standard methodologies. Surveys will be prepared on sites with established vegetation, relatively undisturbed character and/or proximity to known occurrences of sensitive species. Appropriate mitigation measures in accordance with California Department of Fish and Game guidelines shall be developed where necessary to reduce impacts to sensitive species to a level of insignificance.</p> <p><i>Construction Activity Timing.</i> Where sensitive species are known to occur within a proposed project area, construction activities shall occur outside of species breeding and/or migration seasons in order to minimize impacts. These limitations are often included as provisions within associated permits. For example, construction occurring in or directly adjacent to</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements meeting criteria for biological sensitivity, the CDD shall assure compliance with mitigation measures

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>a perennial stream may be limited to the summer months in order to minimize disturbance of steelhead spawning activities as part of a Section 1601 or 1603 DFG streambed alteration agreement.</p> <p><i>Prepare and Submit a Revegetation Plan.</i> For all development expected to result in removal or significant disturbance of native vegetation, the applicant shall contact the City to determine their responsibilities in terms of revegetation and restoration. The plans shall be prepared by a qualified botanist, restoration specialist, or other qualified firm. The plan shall address all natural communities impacted by all phases of the proposed project including chaparral, annual grassland, and oak woodland. The plan shall provide detailed specifications for replacement and restoration of all affected natural communities, including appropriate replacement ratios for disturbed native plants, and shall specify the duration and frequency of monitoring associated with restoration/revegetation efforts.</p> <p><i>Implement the Pre-approved Revegetation Plan.</i> Upon completion of construction for all new development, the applicant shall implement the pre-approved Revegetation and restoration plan described above. Following completion of construction, immediately revegetate all areas previously containing natural vegetation and disturbed because of project implementation. Revegetate only with appropriate native and indigenous vegetation. At a minimum, the structure and composition of habitats restored shall reflect pre-project site conditions or better. The health and maintenance of all replacement vegetation shall be monitored and/or otherwise supported for a sufficient duration and frequency to ensure successful establishment of the vegetation.</p> <p><i>Control Further Introduction of Invasive Exotic Plants at New Development Sites.</i> During and upon completion of construction, the proponent shall be required to control further introduction of invasive exotic plants. The project proponent shall implement the following measures:</p> <p>Use only clean fill material within all construction zones.</p> <p>Prohibit planting or seeding of disturbed</p>			

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>portions of natural communities with non-native plant species.</p> <p><i>Avoid Disturbance of Special-status Plants at New Development Sites.</i> During construction associated with all new development, avoid or minimize disturbance of special-status plants. Implement the measures identified below to avoid or minimize unnecessary disturbance of special-status plants either known of having potential to occur in the project area.</p> <p>Retain a qualified biologist and/or botanist to conduct focused surveys for special-status plant species during the appropriate flowering periods for various species having potential to occur in the project area.</p> <p>Clearly map and identify each individual or group of special-status plants observed during the surveys with highly visible flagging, and then completely avoid during construction</p> <p>In the event rare plants cannot be avoided during construction, applicable resource agencies should be contacted to determine appropriate avoidance measures before construction. Various measures may include relocation and transplanting of individual plants, and/or stockpiling of existing soils to retain the seedbank.</p> <p><i>Invasive Exotics.</i> The City shall develop and revise current landscaping plan guidelines to include prohibition of the planting of invasive exotics designated by CNPS</p>			
<p>Riparian, Wetland and other Sensitive Communities.</p> <p><i>Riparian/wetland habitat avoidance.</i> Until such time as a creek setback and mitigation program is adopted by the City, condition approval of development proposed to be located within 100 feet of a riparian or wetland area, and implement the following:</p> <p>Adjacent riparian or wetland resources shall be evaluated by a qualified biologist</p> <p>Development shall be sited at an adequate distance from riparian or wetland areas as determined necessary by a qualified biologist.</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements proximate to riparian areas, the CDD shall assure compliance with mitigation measures</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
<p>Setbacks for non-significant riparian or wetland areas shall be determined based on recommendations of the qualified biologist.</p> <p>Construction and development activities shall employ measures designed to reduce impacts to riparian areas, in addition to respecting specified setbacks. Measures include, but are not limited to:</p> <p>Clearly delineate construction areas through physical and/or visual barriers.</p> <p>Do not allow location of fueling or staging areas proximate to waterways when feasible. When no other options exist, protect waterways by berming or otherwise creating barriers to soil and fuel movement.</p> <p>Do not allow washwater from construction to enter waterways.</p> <p>The City should develop a preferred set of Best Management Practices to be implemented by developers.</p> <p><i>Implement Erosion and Spill Control Measures during Construction.</i> To reduce the potential for inadvertent release of sediment or fuel from construction areas to adjacent drainage and wetland areas, the following measures shall be implemented as part of all development projects.</p> <p>During construction, avoid all cleaning and refueling of equipment and vehicles near existing drainages and associated seasonal wetland habitat.</p> <p>Following completion of construction-related activities, revegetate all disturbed and barren areas with appropriate native vegetation to reduce the risk of erosion and sedimentation in adjacent drainage areas.</p>			
<p><i>Movement and Migration Corridors.</i> Condition project approval in rural areas based on an assessment of the project's impacts on migration and movement corridors, including but not limited to, waterways, intact woodland areas, and fringe areas that abut intact habitat. The City should identify important corridor areas and aim for their preservation through</p>	<p>Prior to discretionary approval of development applications</p>	<p>CDD</p>	<p>Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures</p>

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
conservation easements, where feasible, and through site design.			
<i>Consistency with Regional, Species Specific Recovery Plans and Other Habitat Conservation Efforts.</i> Project approval shall be conditioned on consideration of consistency with regional conservation plans, including critical habitat designations and recovery plans, where applicable.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Agriculture			
<p>Evaluation and Mitigation. Prior to approval of development on parcels listed with potential for supporting important farmland, evaluate the following criteria:</p> <p>Do the on-site soils exhibit the necessary characteristics for farmland of local potential? Is the parcel large enough to support agriculture (refer to the County minimums)?</p> <p>If the parcel meets all of the above criteria, condition development approval with offsets of at least 1:1 offsite.</p>	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Circulation			
<i>Implement Recommended Intersection Mitigation.</i> The following policy will be included in the Draft Plan: Incorporate the recommendations of the traffic engineers to remedy existing intersection deficiencies.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Air Quality			
Short-Term (Construction-related) Impacts. <i>Construction.</i> The City shall incorporate APCD recommendations for all construction in the City. Measures include the use of catalyzed particulate filters for both off- and on-road vehicles.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures
Noise			
<i>Vibration.</i> When reviewing project-specific applications for vibration-sensitive construction within 100 feet of the centerline of the railroad tracks, project approval will be conditioned pending results of vibration studies. Mitigation such as setback or vibration reduction treatments shall be included in the project design and specifications.	Prior to discretionary approval of development applications	CDD	Upon review of discretionary entitlements the CDD shall assure compliance with mitigation measures

City of Atascadero
General Plan Land Use, Open Space and Conservation Element

MITIGATION MONITORING PROGRAM			
Mitigation Measures	Timing	Responsible Person/Agency	Compliance Standards
Public Services.			
<i>Fiscal Analysis.</i> The City shall prepare a citywide fiscal analysis outlining funding required to support staffing for police and fire throughout buildout of the Draft Plan. The analysis will identify methods to fund staffing, milestones for new hires based on projected growth, and specific policies for implementation of funding methods.	Adoption of General Plan	CDD	Amend policies to reflect language
Aesthetics			
Light and Glare. Additional recommended General Plan policies: <i>Glare.</i> The City shall assess the potential glare impacts of a proposed project and apply the following: Do not allow large expanses of reflective glass or reflective metal roofing in locations visible to residents and/or traffic. The City shall consider establishing minimum and maximum light levels for each of the proposed land uses.	Adoption of General Plan	CDD	Amend policies to reflect suggested language

From: [REDACTED]
Sent: Tuesday, June 8, 2021 9:09 PM
To: [City Clerk](#)
Subject: Appeal Dove Creek Mini-Storage -DEV20-007 (Newton)

Members of the City Council:

I am Christian Marano, an Atascadero resident living in the Las Lomas neighborhood with my family of four since 2015, and I have worked in Atascadero continuously since 2002. I am writing to express my strong opposition to the proposed self-storage facility at 11450 Viejo Camino and 11505 El Camino Real. At the core of this issue is the unequivocal fact that this type of structure at the noted locations is not consistent with the provision stipulated in the Atascadero General Plan 2025 which states: "***Ensure that new development is compatible with existing and surrounding neighborhoods***" (Policy 2.1).

Despite any structural redesign, landscaping, or architectural features that may be applied to this project, the fact that it is a storage facility is in itself **INCOMPATIBLE** with the surrounding multi- and single-family neighborhood and parkland. Determining how a storage facility can be compatible with the neighborhood goes against Policy 2.1 of the Atascadero General Plan. Contrary to the findings, the visual aspect should not be the criteria which determines compatibility of any development with existing and surrounding neighborhoods. The character of surrounding areas goes deeper than the superficial appearance. Families and residents live and play in this area. What does a storage facility add to the character of our neighborhood? It does not add adequate jobs nor does it contribute to our quality of life.

My opposition is also based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Decreased natural appeal of the nearby Paloma Creek Park where many children and families play, walk, and bike
- A decrease in the market value of my home and my neighbors' homes
- There will be Increased traffic congestion adding to an already dangerous situation and rapidly deteriorating roads on Viejo Camino and Santa Barbara Road owing to large construction trucks and high-volume traffic and parking along Viejo Camino during sporting and equestrian events on Paloma Creek Park
- The likely destruction of wetlands and subsequent detrimental effects on nature
- Once the facility is granted approval, the developer may change the original concept with minimal oversight

I urge you to please exercise prudence and **DO NOT approve** the Dove Creek Self-storage.

Sincerely,
Christian Marano



Atascadero, CA 93422

ATTENTION:

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

From: [REDACTED]
Sent: Wednesday, June 9, 2021 8:52 AM
To: [City Clerk](#); [City Council](#)
Subject: FW: we're trying to protect one of Atascadero's Colony Homes -- please read

As requested below, the email immediately below is from Lon Allan.

Monty Clouse

From: Lon Allan [REDACTED]
Sent: Tuesday, June 8, 2021 1:36 PM
To: Monty Clouse, Ph.D. [REDACTED]
Subject: Re: we're trying to protect one of Atascadero's Colony Homes -- please read

This city has never seen a commercial project it didn't like. There is no thought to "does this fit being here"

I remember taking a picture of that beautiful home surrounded by water. I believe inserting a storage facility onto that site would cause nearby flooding.

It simply doesn't belong there; it would ruin the rural nature of the neighborhood. That home was built in 1916 according to Historical Society records by someone named Hubbard.

At one time Atascadero's general plan called for "preservation of our rural lifestyle. Inserting a mini-storage anywhere in this neighborhood would violate the quality of life here.

Sorry I didn't respond sooner. I've been away. You may forward this letter to the city if you please.

On Tue, Jun 8, 2021 at 11:10 AM Monty Clouse, Ph.D. [REDACTED] wrote:

Hi Lon,

Hope you're doing well. We talked a few years ago when I was researching Atascadero's founding for the city's centennial.

Today I'm writing about the Colony Home at [REDACTED], Atascadero, CA 93422, where Jack and Barbara Bridwell live. There's a developer who's trying to talk the city into allowing him a Conditional Use Permit (CUP) so he can build a massive mini-storage (AKA self-storage) facility immediately adjacent to their property, and we're close to defeating it. (The Planning Commission voted to approve the CUP, but two City Council members appealed that, so the Council will review and decide it tomorrow night, 6/9 at 6:00 PM).

The proposed mini-storage facility would bring many, many problems to South Atascadero (not consistent with the character of the area, environmentally reckless since it would try to move a seasonal blue-line creek, and on and on). But this message to you is because the Bridwells are opposing the project, fearing that moving the creek could lead to property damage for them and the Colony Home (see below).

If you or other Atascadero historians would be willing to write to the City Council before tomorrow evening's meeting, or even speak up at the (virtual) meeting like many of us are going to do, that would be so very much appreciated. We're close to defeating this ill-sited, ill-scaled behemoth of a development project, and your voice might make the difference.

Please email me ([REDACTED]) or call me on my cell phone at [REDACTED] if I can explain further, or if you have any ideas, guidance, or other assistance. Thank you,

Monty Clouse

From: Barbara Bridwell [REDACTED]
Sent: Monday, June 7, 2021 3:43 PM
To: Monty Clouse, Ph.D. [REDACTED]
Subject: Re: Meeting with Lawyer

Thank you Monty. Yes, any help we can get from Historical Society might help the No votes. We do work hard to keep this old lady together and shining in her Colonial Charm. Our fear is that we have underground flooding that causes damage to our home.

Hope to see you tomorrow to chat.

Thank you for your care and concern.

Barb Bridwell.

[Sent from AT&T Yahoo Mail for iPhone](#)

On Monday, June 7, 2021, 1:37 PM, Monty Clouse, Ph.D. [REDACTED] > wrote:

Hi Barbara,

I hope to be able to attend the gathering at your place tomorrow evening, and thanks so much for your generous invitation. Several years ago, I toured your lovely place during an Atascadero Open House event of some Colony Homes, and really enjoyed seeing it.

This morning, while thinking about the historic contributions to City planning in Atascadero from it's earliest days, it occurred to me to ask if there's any chance the Atascadero Historical Society might weigh in on the decision facing the City Council. Logically, protecting Colony Homes such as yours from poor development decisions next door (with more traffic, noise, etc.) and decisions that negatively affect the seasonal wetland next to your property might be reasonable for them to speak up about. Or possibly one of the older Atascadero historians, like Lon Allen or Bob Wilkins, might want to speak up. Those are all voices the City Council might favorably consider.

If there's anything in this vein I could assist with, please let me know.

Monty Clouse

[REDACTED]

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From: [REDACTED]
Sent: Wednesday, June 9, 2021 12:09 PM
To: [City Clerk](#)
Subject: Meeting 6/9 Appeal Dove Creek Mini Storage


Hello

my name is Haley Pinney

I would like to say that I am opposed to the building of Dove Creek Mini Storage Facility. I have lived in Atascadero my whole life and for 13 of those years I was at The Bordeaux Apartments, right across the street from where the mini storage is planned. The last thing people need on the south side of Atascadero is mini storage especially when our town already has 7 other mini storages. A lot of people in the Bordeaux and the other surrounding apartments, mobile home units, and senior living areas can't really afford the extra monthly cost of a storage unit. I think the land could be used to serve the people in a different way. The United Methodist up the street started have a community garden, the city can have one too. Lower income families can plant their own food, the wetlands won't be as effected by development, and we can plant native species to support pollinators and local wildlife. Or if y'all don't like that plan we can always use more low income housing or A locally owned grocery store, it's hard to get to the other side of town for essentials, especially if RTA is your only choice. Don't build the mini storage, we don't need it, south Atascadero was a wonderful place to grow up and we can make it even better, a mini storage is basically a parking lot for stuff and we shouldn't waste more land on it.

ATTENTION:

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

From: 
Sent: Wednesday, June 9, 2021 9:27 AM
To: [City Clerk](#)
Subject: Public Comment on Dove Creek Appeal
Attachments: Nipomo Woodlands Mini Storage (small).pdf

To the Atascadero City Council:

My name is Tori Keen and I am a Planning Commissioner and resident of Atascadero.

I do not support the Dove Creek Mini-Storage for various reasons.

First, it does not conform with the surrounding neighborhood. Mini Storage is not only industrial in nature, the buildings are large footprints of hardscape. While efforts were made by the developer to make it more attractive, it doesn't change the fact there are multiple large, long buildings with asphalt between. The southern face of the project is a large wall facing the gateway to our city. While there are landscape plans, it will take years for the trees and other greenery to grow large enough to make it attractive. There is also a fence that encircles the property, closing it off to any other uses.

Second, there is also the redirection of the creek the project proposes. This is in direct opposition to the Atascadero City General Plan.

There have been quite a few references to a "similar" project in Nipomo. The mini storage is located in the Trilogy development. I drove to Nipomo to see this property and have enclosed pictures of them.

Woodlands Mini Storage is not in the middle of the development. It is on the southwestern outskirts of the Trilogy neighborhood in a small industrial park. One does not have to ever see the mini storage when driving through the Trilogy neighborhood. As you can see, the Woodlands Mini Storage is a typical looking mini storage with rows of metal buildings. Unless one knows its there, the houses on the hill above, might never notice it. To me, that is the proper place and

acknowledgment of a mini-storage. It does not belong on the main corridor of Atascadero in the middle of a residential neighborhood.

I do not believe approving this Conditional Use Permit will help with Atascadero's economic development in any way. It does not bring jobs or tax revenue to the city, two goals I believe are important to the city's future. While I understand this is a difficult piece of property to develop, I hope that rather than develop for development's case, the City Council can focus on this strip of Public Use land and rezone it in the future during the General plan update in order to open up more and different options for developers moving forward.

Photos:

117: Street view of Woodlands Mini Storage

118: View from street, Woodlands Mini Storage, Trilogy Neighborhood up the hill behind it

121: Undeveloped Industrial Park

122: Undeveloped Industrial Park with Trilogy Neighborhood up the hill

123: From the Trilogy Neighborhood, this service road runs down the hill to the entrance in photo 118

126: Panoramic view from top of hill: Water treatment plant on left side, Woodlands Mini Storage left center, undeveloped (future plan for expansion of mini storage) center right

128: Agricultural field, and future expansion of Woodlands Mini Storage

130: Taken from southwestern most cul-de-sac; water treatment plant to the south of mini storage

131: Taken from southwestern most cul-de-sac in Trilogy; houses with walls along property line, Mini storage is off to the left, outside of the photograph.

Please contact me if you need any more information.

Tori Keen

Planning Commissioner

██████████

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117: Street view of Woodlands Mini Storage



118: View from street, Woodlands Mini Storage, Trilogy Neighborhood up the hill behind it



121: Undeveloped Industrial Park



122: Undeveloped Industrial Park with Trilogy Neighborhood up the hill



123: From the Trilogy Neighborhood, this service road runs down the hill to the entrance in photo 118



126: Panoramic view from top of hill: Water treatment plan on left side, Woodlands Mini Storage left center, undeveloped (future plan for expansion of mini storage) center right



128: Agricultural field, and future expansion of Woodlands Mini Storage



130: Taken from southwestern most cul-de-sac; water treatment plant to the south of mini storage



131: Taken from southwestern most cul-de-sac in Trilogy; houses with walls along property line, Mini storage is off to the left, outside of the photograph.

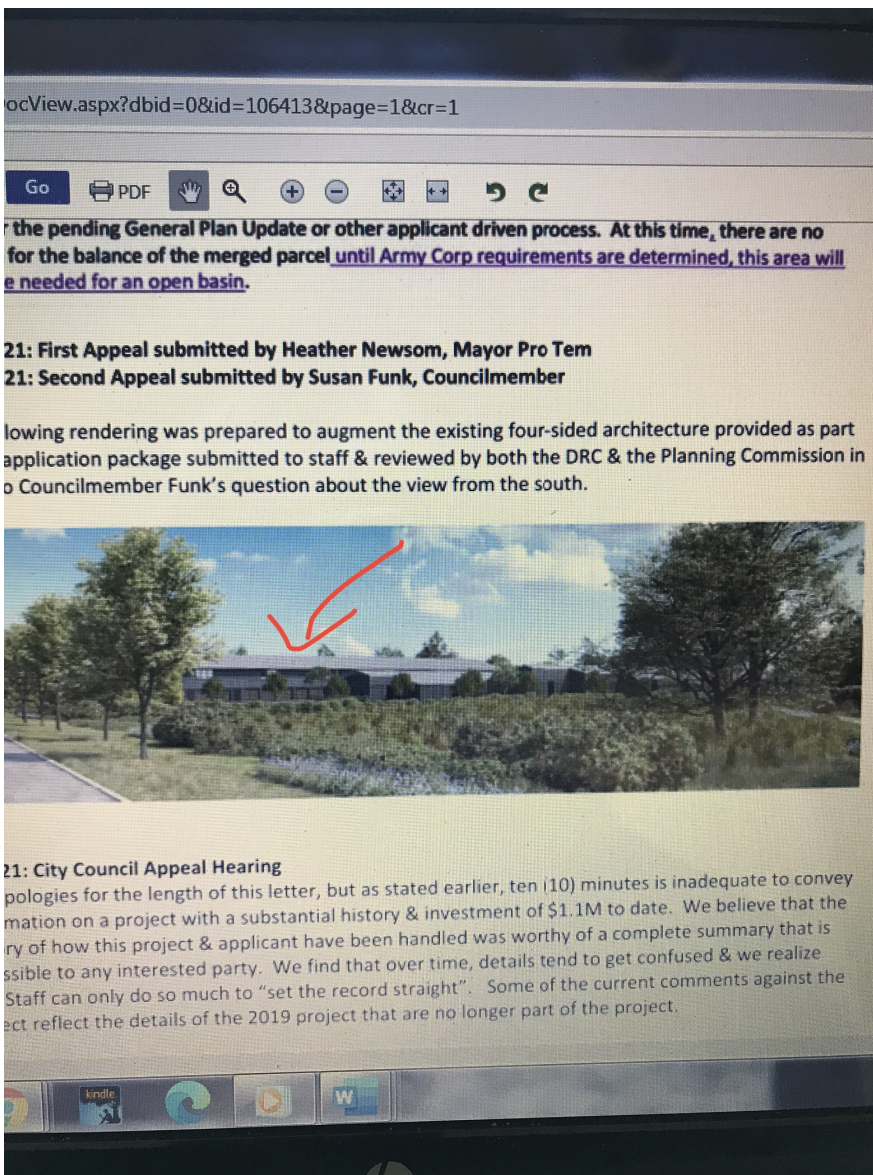


From: colleen annes [REDACTED]
Sent: Wednesday, June 9, 2021 9:54 AM
To: City Clerk; City Council
Subject: View of Dove Creek storage units on ECR

If you look at the artist's rendition of the view of the storage units driving north on ECR (pg 406 of web packet) but without the imaginary trees or the barely drawn in roll up doors, it's obvious it will look exactly as I showed you using Mr Newton's crown jewel in the photographs I took. While the road in that location runs in a different direction I took the photo oriented to how the view will be for us. Ink is cheap and trees and shrubs are lush on paper, not so much in the Atascadero summer. Or, it appears, the Trilogy Nipomo weather either since these were built several years ago

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Please don't make our neighborhood become the warning photos for his next project in some other unsuspecting city

Colleen Annes



FARMER & READY

A Law Corporation

PAUL F. READY

LESLIE A. TOS

DAVID Y. FARMER * RETIRED

1254 MARSH STREET

POST OFFICE BOX 1443

San Luis Obispo, California 93406

Telephone: (805) 541-1626

Facsimile: (805) 541-0769

June 4, 2021

Council Member Charles Bourbeau
Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422

Via Email and U.S. Mail
cbourbeau@atascadero.org

RE: Appeal of Planning Commission approval of a Conditional Use Permit for the
56,000.00 square foot Dove Creek Self Storage Project: June 9, 2021

Dear Council Member Bourbeau,

This firm has been retained to address the concerns of numerous residents and homeowners who live within the residential neighborhoods that surround the proposed Dove Creek Storage project property.

As you know this is the second time that the approval of a CUP for the project by the Planning Commission has been appealed to your City Council. As far as my clients within the surrounding residential neighborhood are concerned, the City Council got this one right the first go around.

As previously stated by the council in its findings, the neighborhood around the proposed project consists primarily of residential housing, parkland, child care facilities, churches and a seasonal blue line stream. Allowing a 56,330-square foot mini-storage facility to be constructed at this location ignores the significant concerns of many if not most of the surrounding residents. The very purpose of a general plan is to look towards the future, and consider the concerns and visions of local residents. If the Council is looking towards the orderly development of the surrounding neighborhood, a huge walled storage unit facility simply doesn't serve that goal.

As additionally noted by the City Council at the September 10, 2019 hearing on the initial appeal:

“A mini-storage project and use is incompatible with the surrounding neighborhood and is a departure from the established land use pattern. It is also contrary to the orderly development of the immediate neighborhood”.

Beyond being inconsistent with the surrounding neighborhood, the adjoining residents have no idea or control over what might end up within the proposed storage units: drugs, explosives, stolen merchandise or even dangerous chemicals are among the frightening possibilities of the things that could end up in my clients' neighborhood. How can approval of the project ensure that the health, safety and welfare of the general public or persons residing in the neighborhood will be protected?

It certainly cannot be seriously considered that the proposed 56,330 square foot facility located on El Camino Real complies with Atascadero's General Plan Land Use, Open Space and Conservation Element (L.O.C.) Policy 1.3. 8, seeking to beautify the City's primary entryways "...through judicious application of the elements including.....rural character site development".

While the project qualified for a negative declaration, that doesn't require this Council to ignore other stated L.O.C. policies as well.

As expressed in in L.O.C. Policy 8.1:

"Ensure that development along.....blue line creeks,.....,or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality"

It defies logic how relocating and realigning the creek, cannot be considered as directly conflicting with this specific LOC Policy. The Northern Chumash Tribal Council expressed its lack of support with respect to the proposed realignment of the creek, but their concerns, not unlike L.O.C. Policy 8.1 were apparently ignored by the Planning Commission.

Also ignored was the goal expressed in L.O.C. Policy 8.2:

"Establish and maintain setbacks and development standards of Creekside development".

The very purpose of a creek setback is to avoid adverse impacts on riparian ecosystems and water quality. The closer people and buildings get to creeks, the more likely that trash and pollution find their way into riparian corridors. Like the proposed realignment of the creek bed, these aspects of the proposed project fly directly in the face of the General Plan LOC. If the City recognized the need for protecting creeks and natural habitats, why don't these considerations deserve more weight? Why did the negative impact of reducing creek setbacks on "site improvement" even come into play as a finding by the Planning Commission and serve as a basis for supporting exceptions to the creek setbacks? (See P.C. Findings Section 3 No.2)

To the extent you receive a number of "Petitions" in support of the project, as was the case with the prior appeal before you in September of 2019, I hope you'll take the time to review them with an eye on determining how many of them are actually signed, and whether or not they are presented to you by homeowners within the residential neighborhoods which actually surround the project. I reviewed the petitions as originally presented to you prior to your September 10, 2019 appeal hearing and was amazed to discover that the majority of those petitions of support were **unsigned**, and many of them were from "supporters" who have no apparent connection to your city. Some these petitioners were from distant venues, such as Oklahoma, Kansas and Arkansas. Not a single homeowner disclosing an address within a mile of the project had presented a signed petition in support of the project according to the minutes of your September 2019 appeal hearing. (See Exhibit B for details.)

Council Member Bourbeau
Atascadero City Council
June 4, 2021
Page Three

On behalf of the residents listed on Exhibit "A", I urge you to deny the project once again, as not being in conformance with the LOC and with an eye on the best interests of the surrounding neighborhoods, as herein addressed.

Sincerely,



Paul F. Ready

Enclosure
PFR/tlw
cc: Clients

EXHIBIT A

Jessica Sohi, [REDACTED], Atascadero, CA
Colleen Annes, [REDACTED], Atascadero, CA
Caroline and Ron Tobin, [REDACTED], Atascadero, CA
Chris Neary and Tracy Adams, [REDACTED] Rd., Atascadero, CA
Erich and Sara Tucker, [REDACTED], Atascadero, CA
Eric and Susan Sparling, [REDACTED], Atascadero, CA
Monty Clouse and Killorin Riddle, [REDACTED], Atascadero, CA
Arlene Cruz, [REDACTED], Atascadero, CA
Janet Murrieta, [REDACTED], Atascadero, CA
Eileen Smith, [REDACTED], Atascadero, CA
Kristen Kate Smith and Nick Zoetewey, [REDACTED], Atascadero, CA
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Steve Maloney, Atascadero, CA
Cathy and Jerry LeMoine, [REDACTED], Atascadero, CA
Nancy Ayres And Steven Davis, [REDACTED], Atascadero, CA

EXHIBIT B

RE: Petitions supporting the project as previously presented to the City Council with respect to the September 10, 2019 appeal of the initial Planning Commission.

Charles Fruit

[REDACTED] Bank of the Sierra

Atascadero

Unsigned

Approximately 2.4 miles north of the Project

Robert Callahan

1 [REDACTED]: Mira Vista Apartments

Atascadero,

Unsigned

1/10 of one mile from the Project

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[REDACTED]
Pismo Beach, CA

Unsigned

Approximately 23.5 miles south of the project

Hunter Miller

[REDACTED]
(2) petitions both **Unsigned**

Approximately 5.8 miles from project

J Ramirez

No address

Atascadero C

Unsigned

Denise Armstrong

[REDACTED]
Atascadero, CA

Unsigned

Approximately 4.4 miles north of the Project

Charissa Kiere

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Unsigned

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Approximately 6.5 miles north of the project

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No Address
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Nipomo,
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Approximately 3.3 miles north of the project

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Adjacent to project

Scott Newton Applicant

[REDACTED]

Atascadero, CA 93422

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Project site

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Arroyo Grande, CA 93420

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[REDACTED]

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Approximately 4.5 miles north of the project

Jeanne King (signed)
Anna King (unsigned)
[REDACTED]

Atascadero
Approximately 2.3 miles south of the project

FARMER & READY

A Law Corporation

1254 MARSH STREET

POST OFFICE BOX 1443

San Luis Obispo, California 93406

Telephone: (805) 541-1626

Facsimile: (805) 541-0769

PAUL F. READY

LESLIE A. TOS

DAVID Y. FARMER * RETIRED

June 4, 2021

Council Member Mark Dariz
Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422

Via Email and U.S. Mail
mdariz@atascadero.org

RE: Appeal of Planning Commission approval of a Conditional Use Permit for the
56,000.00 square foot Dove Creek Self Storage Project: June 9, 2021

Dear Council Member Dariz,

This firm has been retained to address the concerns of numerous residents and homeowners who live within the residential neighborhoods that surround the proposed Dove Creek Storage project property.

As you know this is the second time that the approval of a CUP for the project by the Planning Commission has been appealed to your City Council. As far as my clients within the surrounding residential neighborhood are concerned, the City Council got this one right the first go around.

As previously stated by the council in its findings, the neighborhood around the proposed project consists primarily of residential housing, parkland, child care facilities, churches and a seasonal blue line stream. Allowing a 56,330-square foot mini-storage facility to be constructed at this location ignores the significant concerns of many if not most of the surrounding residents. The very purpose of a general plan is to look towards the future, and consider the concerns and visions of local residents. If the Council is looking towards the orderly development of the surrounding neighborhood, a huge walled storage unit facility simply doesn't serve that goal.

As additionally noted by the City Council at the September 10, 2019 hearing on the initial appeal:

"A mini-storage project and use is incompatible with the surrounding neighborhood and is a departure from the established land use pattern. It is also contrary to the orderly development of the immediate neighborhood".

Beyond being inconsistent with the surrounding neighborhood, the adjoining residents have no idea or control over what might end up within the proposed storage units: drugs, explosives, stolen merchandise or even dangerous chemicals are among the frightening possibilities of the things that could end up in my clients' neighborhood. How can approval of the project ensure that the health, safety and welfare of the general public or persons residing in the neighborhood will be protected?

It certainly cannot be seriously considered that the proposed 56,330 square foot facility located on El Camino Real complies with Atascadero's General Plan Land Use, Open Space and Conservation Element (L.O.C.) Policy 1.3. 8, seeking to beautify the City's primary entryways "...through judicious application of the elements including.....rural character site development".

While the project qualified for a negative declaration, that doesn't require this Council to ignore other stated L.O.C. policies as well.

As expressed in in L.O.C. Policy 8.1:

"Ensure that development along.....blue line creeks,.....,or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality"

It defies logic how relocating and realigning the creek, cannot be considered as directly conflicting with this specific LOC Policy. The Northern Chumash Tribal Council expressed its lack of support with respect to the proposed realignment of the creek, but their concerns, not unlike L.O.C. Policy 8.1 were apparently ignored by the Planning Commission.

Also ignored was the goal expressed in L.O.C. Policy 8.2:

"Establish and maintain setbacks and development standards of Creekside development".

The very purpose of a creek setback is to avoid adverse impacts on riparian ecosystems and water quality. The closer people and buildings get to creeks, the more likely that trash and pollution find their way into riparian corridors. Like the proposed realignment of the creek bed, these aspects of the proposed project fly directly in the face of the General Plan LOC. If the City recognized the need for protecting creeks and natural habitats, why don't these considerations deserve more weight? Why did the negative impact of reducing creek setbacks on "site improvement" even come into play as a finding by the Planning Commission and serve as a basis for supporting exceptions to the creek setbacks? (See P.C. Findings Section 3 No.2)

To the extent you receive a number of "Petitions" in support of the project, as was the case with the prior appeal before you in September of 2019, I hope you'll take the time to review them with an eye on determining how many of them are actually signed, and whether or not they are presented to you by homeowners within the residential neighborhoods which actually surround the project. I reviewed the petitions as originally presented to you prior to your September 10, 2019 appeal hearing and was amazed to discover that the majority of those petitions of support were **unsigned**, and many of them were from "supporters" who have no apparent connection to your city. Some these petitioners were from distant venues, such as Oklahoma, Kansas and Arkansas. Not a single homeowner disclosing an address within a mile of the project had presented a signed petition in support of the project according to the minutes of your September 2019 appeal hearing. (See Exhibit B for details.)

Council Member Dariz
Atascadero City Council
June 4, 2021
Page Three

On behalf of the residents listed on Exhibit "A", I urge you to deny the project once again, as not being in conformance with the LOC and with an eye on the best interests of the surrounding neighborhoods, as herein addressed.

Sincerely,



Paul F. Ready

Enclosure
PFR/tlw
cc: Clients

EXHIBIT A

Jessica Sohi, [REDACTED], Atascadero, CA
Colleen Annes, [REDACTED], Atascadero, CA
Caroline and Ron Tobin, [REDACTED], Atascadero, CA
Chris Neary and Tracy Adams, [REDACTED] Rd., Atascadero, CA
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Nancy Ayres And Steven Davis, [REDACTED], Atascadero, CA

EXHIBIT B

RE: Petitions supporting the project as previously presented to the City Council with respect to the September 10, 2019 appeal of the initial Planning Commission.

Charles Fruit

[REDACTED] Bank of the Sierra

Atascadero

Unsigned

Approximately 2.4 miles north of the Project

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1 [REDACTED]: Mira Vista Apartments

Atascadero,

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1/10 of one mile from the Project

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No address

Atascadero C

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Approximately 6.5 miles north of the project

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Approximately 25 miles south of the project

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Approximately 40 miles south of the project

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Gary Medders (1)
[REDACTED]
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Atascadero, CA

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Atascadero

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[REDACTED]

Atascadero

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Patrick Ibarra

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Address unknown

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1254 MARSH STREET

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Telephone: (805) 541-1626

Facsimile: (805) 541-0769

June 4, 2021

Council Member Susan Funk
Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422

Via Email and U.S. Mail
sfunk@atascadero.org

RE: Appeal of Planning Commission approval of a Conditional Use Permit for the
56,000.00 square foot Dove Creek Self Storage Project: June 9, 2021

Dear Council Member Funk,

This firm has been retained to address the concerns of numerous residents and homeowners who live within the residential neighborhoods that surround the proposed Dove Creek Storage project property.

As you know this is the second time that the approval of a CUP for the project by the Planning Commission has been appealed to your City Council. As far as my clients within the surrounding residential neighborhood are concerned, the City Council got this one right the first go around.

As previously stated by the council in its findings, the neighborhood around the proposed project consists primarily of residential housing, parkland, child care facilities, churches and a seasonal blue line stream. Allowing a 56,330-square foot mini-storage facility to be constructed at this location ignores the significant concerns of many if not most of the surrounding residents. The very purpose of a general plan is to look towards the future, and consider the concerns and visions of local residents. If the Council is looking towards the orderly development of the surrounding neighborhood, a huge walled storage unit facility simply doesn't serve that goal.

As additionally noted by the City Council at the September 10, 2019 hearing on the initial appeal:

"A mini-storage project and use is incompatible with the surrounding neighborhood and is a departure from the established land use pattern. It is also contrary to the orderly development of the immediate neighborhood".

Beyond being inconsistent with the surrounding neighborhood, the adjoining residents have no idea or control over what might end up within the proposed storage units: drugs, explosives, stolen merchandise or even dangerous chemicals are among the frightening possibilities of the things that could end up in my clients' neighborhood. How can approval of the project ensure that the health, safety and welfare of the general public or persons residing in the neighborhood will be protected?

It certainly cannot be seriously considered that the proposed 56,330 square foot facility located on El Camino Real complies with Atascadero's General Plan Land Use, Open Space and Conservation Element (L.O.C.) Policy 1.3. 8, seeking to beautify the City's primary entryways "...through judicious application of the elements including.....rural character site development".

While the project qualified for a negative declaration, that doesn't require this Council to ignore other stated L.O.C. policies as well.

As expressed in in L.O.C. Policy 8.1:

"Ensure that development along.....blue line creeks,.....or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality"

It defies logic how relocating and realigning the creek, cannot be considered as directly conflicting with this specific LOC Policy. The Northern Chumash Tribal Council expressed its lack of support with respect to the proposed realignment of the creek, but their concerns, not unlike L.O.C. Policy 8.1 were apparently ignored by the Planning Commission.

Also ignored was the goal expressed in L.O.C. Policy 8.2:

"Establish and maintain setbacks and development standards of Creekside development".

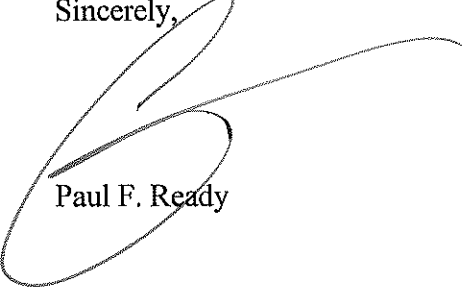
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To the extent you receive a number of "Petitions" in support of the project, as was the case with the prior appeal before you in September of 2019, I hope you'll take the time to review them with an eye on determining how many of them are actually signed, and whether or not they are presented to you by homeowners within the residential neighborhoods which actually surround the project. I reviewed the petitions as originally presented to you prior to your September 10, 2019 appeal hearing and was amazed to discover that the majority of those petitions of support were **unsigned**, and many of them were from "supporters" who have no apparent connection to your city. Some these petitioners were from distant venues, such as Oklahoma, Kansas and Arkansas. Not a single homeowner disclosing an address within a mile of the project had presented a signed petition in support of the project according to the minutes of your September 2019 appeal hearing. (See Exhibit B for details.)

Council Member Funk
Atascadero City Council
June 4, 2021
Page Three

On behalf of the residents listed on Exhibit "A", I urge you to deny the project once again, as not being in conformance with the LOC and with an eye on the best interests of the surrounding neighborhoods, as herein addressed.

Sincerely,



Paul F. Ready

Enclosure
PFR/tlw
cc: Clients

EXHIBIT A

Jessica Sohi, [REDACTED], Atascadero, CA
Colleen Annes, [REDACTED], Atascadero, CA
Caroline and Ron Tobin, [REDACTED], Atascadero, CA
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Janet Murrieta, [REDACTED], Atascadero, CA
Eileen Smith, [REDACTED], Atascadero, CA
Kristen Kate Smith and Nick Zoetewey, [REDACTED], Atascadero, CA
Kristen and Craig Darnell, [REDACTED], Atascadero, CA
Vy and Erick Pierce, [REDACTED], Atascadero, CA
Margaret Herzik, [REDACTED], Atascadero, CA
Richard and Sally Smith, [REDACTED], Atascadero, CA
Camille O'Bryant, [REDACTED], Atascadero, CA
Jack and Barbara Bridwell, [REDACTED], Atascadero, CA
Steve Maloney, Atascadero, CA
Cathy and Jerry LeMoine, [REDACTED], Atascadero, CA
Nancy Ayres And Steven Davis, [REDACTED], Atascadero, CA

EXHIBIT B

RE: Petitions supporting the project as previously presented to the City Council with respect to the September 10, 2019 appeal of the initial Planning Commission.

Charles Fruit

[REDACTED] Bank of the Sierra

Atascadero

Unsigned

Approximately 2.4 miles north of the Project

Robert Callahan

1 [REDACTED]: Mira Vista Apartments

Atascadero,

Unsigned

1/10 of one mile from the Project

Donovan Reeder

[REDACTED]
Pismo Beach, CA

Unsigned

Approximately 23.5 miles south of the project

Hunter Miller

[REDACTED]
(2) petitions both **Unsigned**

Approximately 5.8 miles from project

J Ramirez

No address

Atascadero C

Unsigned

Denise Armstrong

[REDACTED]
Atascadero, CA

Unsigned

Approximately 4.4 miles north of the Project

Charissa Kiere

Atascadero, CA

Unsigned

Sofi Rountree

Atascadero, CA

Unsigned

Taylor Vaughn

[REDACTED]
Atascadero

Unsigned

Approximately 6.5 miles north of the project

Justina Van Eck
No Address
Atascadero CA
Unsigned

Anthony Brescia
[REDACTED]

Pismo Beach, CA
Unsigned
Approximately 25 miles south of the project

Mike Oliver
[REDACTED]

Nipomo,
Unsigned
Approximately 40 miles south of the project

Jennifer Rice
[REDACTED]

Atascadero,
Unsigned
Approximately 3.3 miles north of the project

Julie Medders (1)
Gary Medders (1)
[REDACTED]
Dinuba, Ca 93618
Unsigned
Approximately 131 miles north east of the Project

Rod Foley (1)
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[REDACTED]

Atascadero
Unsigned
Approximately 6.2 miles north of the project

Diana Davidian
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[REDACTED]

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Approximately 1/3 mile from project

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Atascadero, CA

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No Address

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Adjacent to project

Scott Newton Applicant

[REDACTED]

Atascadero, CA 93422

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Project site

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Arroyo Grande, CA 93420

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Approximately 34 miles south of project

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Ethan King

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Mariposa, CA

Approximately 186 miles from the project

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Approximately 25 miles south of the Project

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Richard Allen Etchison

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(2) Unsigned

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Mona Campbell
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Atascadero,
Approximately 3 miles west of project

Cindy Taylor
[REDACTED]

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Approximately 1.7 miles north of project

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[REDACTED]

Atascadero, CA
Approximately 4.5 miles north of the project

Jeanne King (signed)
Anna King (unsigned)
[REDACTED]

Atascadero
Approximately 2.3 miles south of the project

FARMER & READY

A Law Corporation

1254 MARSH STREET

POST OFFICE BOX 1443

San Luis Obispo, California 93406

Telephone: (805) 541-1626

Facsimile: (805) 541-0769

PAUL F. READY

LESLIE A. TOS

DAVID Y. FARMER * RETIRED

June 4, 2021

Mayor Heather Moreno
Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422

Via Email and U.S. Mail
hmoreno@atascadero.org

RE: Appeal of Planning Commission approval of a Conditional Use Permit for the
56,000.00 square foot Dove Creek Self Storage Project: June 9, 2021

Dear Mayor Moreno,

This firm has been retained to address the concerns of numerous residents and homeowners who live within the residential neighborhoods that surround the proposed Dove Creek Storage project property.

As you know this is the second time that the approval of a CUP for the project by the Planning Commission has been appealed to your City Council. As far as my clients within the surrounding residential neighborhood are concerned, the City Council got this one right the first go around.

As previously stated by the council in its findings, the neighborhood around the proposed project consists primarily of residential housing, parkland, child care facilities, churches and a seasonal blue line stream. Allowing a 56,330-square foot mini-storage facility to be constructed at this location ignores the significant concerns of many if not most of the surrounding residents. The very purpose of a general plan is to look towards the future, and consider the concerns and visions of local residents. If the Council is looking towards the orderly development of the surrounding neighborhood, a huge walled storage unit facility simply doesn't serve that goal.

As additionally noted by the City Council at the September 10, 2019 hearing on the initial appeal:

"A mini-storage project and use is incompatible with the surrounding neighborhood and is a departure from the established land use pattern. It is also contrary to the orderly development of the immediate neighborhood".

Beyond being inconsistent with the surrounding neighborhood, the adjoining residents have no idea or control over what might end up within the proposed storage units: drugs, explosives, stolen merchandise or even dangerous chemicals are among the frightening possibilities of the things that could end up in my clients' neighborhood. How can approval of the project ensure that the health, safety and welfare of the general public or persons residing in the neighborhood will be protected?

Mayor Heather Moreno
Atascadero City Council
June 4, 2021
Page Two

It certainly cannot be seriously considered that the proposed 56,330 square foot facility located on El Camino Real complies with Atascadero's General Plan Land Use, Open Space and Conservation Element (L.O.C.) Policy 1.3. 8, seeking to beautify the City's primary entryways "...through judicious application of the elements including.....rural character site development".

While the project qualified for a negative declaration, that doesn't require this Council to ignore other stated L.O.C. policies as well.

As expressed in in L.O.C. Policy 8.1:

"Ensure that development along.....blue line creeks,.....,or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality"

It defies logic how relocating and realigning the creek, cannot be considered as directly conflicting with this specific LOC Policy. The Northern Chumash Tribal Council expressed its lack of support with respect to the proposed realignment of the creek, but their concerns, not unlike L.O.C. Policy 8.1 were apparently ignored by the Planning Commission.

Also ignored was the goal expressed in L.O.C. Policy 8.2:

"Establish and maintain setbacks and development standards of Creekside development".

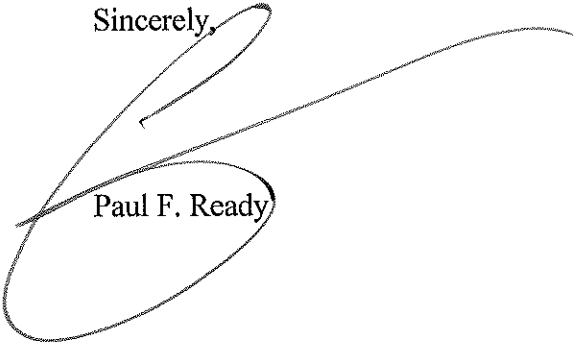
The very purpose of a creek setback is to avoid adverse impacts on riparian ecosystems and water quality. The closer people and buildings get to creeks, the more likely that trash and pollution find their way into riparian corridors. Like the proposed realignment of the creek bed, these aspects of the proposed project fly directly in the face of the General Plan LOC. If the City recognized the need for protecting creeks and natural habitats, why don't these considerations deserve more weight? Why did the negative impact of reducing creek setbacks on "site improvement" even come into play as a finding by the Planning Commission and serve as a basis for supporting exceptions to the creek setbacks? (See P.C. Findings Section 3 No.2)

To the extent you receive a number of "Petitions" in support of the project, as was the case with the prior appeal before you in September of 2019, I hope you'll take the time to review them with an eye on determining how many of them are actually signed, and whether or not they are presented to you by homeowners within the residential neighborhoods which actually surround the project. I reviewed the petitions as originally presented to you prior to your September 10, 2019 appeal hearing and was amazed to discover that the majority of those petitions of support were **unsigned**, and many of them were from "supporters" who have no apparent connection to your city. Some these petitioners were from distant venues, such as Oklahoma, Kansas and Arkansas. Not a single homeowner disclosing an address within a mile of the project had presented a signed petition in support of the project according to the minutes of your September 2019 appeal hearing. (See Exhibit B for details.)

Mayor Heather Moreno
Atascadero City Council
June 4, 2021
Page Three

On behalf of the residents listed on Exhibit "A", I urge you to deny the project once again, as not being in conformance with the LOC and with an eye on the best interests of the surrounding neighborhoods, as herein addressed.

Sincerely,



Paul F. Ready

Enclosure
PFR/tlw
cc: Clients

EXHIBIT A

Jessica Sohi, [REDACTED], Atascadero, CA
Colleen Annes, [REDACTED], Atascadero, CA
Caroline and Ron Tobin, [REDACTED], Atascadero, CA
Chris Neary and Tracy Adams, [REDACTED] Rd., Atascadero, CA
Erich and Sara Tucker, [REDACTED], Atascadero, CA
Eric and Susan Sparling, [REDACTED], Atascadero, CA
Monty Clouse and Killorin Riddle, [REDACTED], Atascadero, CA
Arlene Cruz, [REDACTED], Atascadero, CA
Janet Murrieta, [REDACTED], Atascadero, CA
Eileen Smith, [REDACTED], Atascadero, CA
Kristen Kate Smith and Nick Zoetewey, [REDACTED], Atascadero, CA
Kristen and Craig Darnell, [REDACTED], Atascadero, CA
Vy and Erick Pierce, [REDACTED], Atascadero, CA
Margaret Herzik, [REDACTED], Atascadero, CA
Richard and Sally Smith, [REDACTED], Atascadero, CA
Camille O'Bryant, [REDACTED], Atascadero, CA
Jack and Barbara Bridwell, [REDACTED], Atascadero, CA
Steve Maloney, Atascadero, CA
Cathy and Jerry LeMoine, [REDACTED], Atascadero, CA
Nancy Ayres And Steven Davis, [REDACTED], Atascadero, CA

EXHIBIT B

RE: Petitions supporting the project as previously presented to the City Council with respect to the September 10, 2019 appeal of the initial Planning Commission.

Charles Fruit

[REDACTED] Bank of the Sierra

Atascadero

Unsigned

Approximately 2.4 miles north of the Project

Robert Callahan

1 [REDACTED]: Mira Vista Apartments

Atascadero,

Unsigned

1/10 of one mile from the Project

Donovan Reeder

[REDACTED]
Pismo Beach, CA

Unsigned

Approximately 23.5 miles south of the project

Hunter Miller

[REDACTED]
(2) petitions both **Unsigned**

Approximately 5.8 miles from project

J Ramirez

No address

Atascadero C

Unsigned

Denise Armstrong

[REDACTED]
Atascadero, CA

Unsigned

Approximately 4.4 miles north of the Project

Charissa Kiere

Atascadero, CA

Unsigned

Sofi Rountree

Atascadero, CA

Unsigned

Taylor Vaughn

[REDACTED]
Atascadero

Unsigned

Approximately 6.5 miles north of the project

Justina Van Eck
No Address
Atascadero CA
Unsigned

Anthony Brescia
[REDACTED]

Pismo Beach, CA
Unsigned
Approximately 25 miles south of the project

Mike Oliver
[REDACTED]

Nipomo,
Unsigned
Approximately 40 miles south of the project

Jennifer Rice
[REDACTED]

Atascadero,
Unsigned
Approximately 3.3 miles north of the project

Julie Medders (1)
Gary Medders (1)
[REDACTED]
Dinuba, Ca 93618
Unsigned
Approximately 131 miles north east of the Project

Rod Foley (1)
Kristina Bell (1)
[REDACTED]

Atascadero
Unsigned
Approximately 6.2 miles north of the project

Diana Davidian
[REDACTED]

Atascadero,
Unsigned
Approximately 1.5 miles north of the project

Nicholas Graham
[REDACTED]

Atascadero
Unsigned
Approximately 2.9 miles north of the project

Maria Rios
[REDACTED]

Atascadero,
Unsigned
Approximately 1/3 mile from project

Blake Ponak

Atascadero, CA

Unsigned

Approximately 5.1 miles north of project

Tadhg Morrison

Atascadero

Unsigned

Approximately 4.5 miles north of the project

Jesse Rios

Atascadero,

Unsigned

Approximately 1 mile from the project

Meghan Hoetker

Atascadero

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Approximately 4.9 miles north of the project

Leah Grantham

Daniel Grantham

Atascadero

Unsigned

Approximately 4.2 miles west of the project

Shaun Brewer

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Approximately 5.1 miles north of the project

Kathryn Houghton

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Approximately 4.2 miles west of the project

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Atascadero, CA

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Kyle Daveiga (unit 6)

Atascadero,

Unsigned

Approximately 4/10 of one mile from the Project

Holly Edwards

[REDACTED]

Atascadero

Unsigned

Approximately 4.1 miles from the project

Jose A. Rodriguez

[REDACTED]

Atascadero

Unsigned

Approximately 2.6 miles from the project

Patrick Ibarra

[REDACTED]

Atascadero, CA

Unsigned

Approximately 3.3 miles north of the project

Chris Ferree

[REDACTED]

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[REDACTED]

Atascadero

Unsigned

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Steve Payton

Tulare CA

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Approximately 113 miles from the project

Matthew Simas

Santa Maria, California

Unsigned

Approximately 46 miles south of the project

Renee Saxman

Visalia, CA

Unsigned

Approximately 121 miles north east of the project

Susan Vaughn

No Address

Atascadero, CA

Unsigned

Kevin Wolf

No Address

Atascadero, CA

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Joel Lehrfeld

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Approximately 6 miles away from project

Coleen Barnett (2-unsigned/1-signed)

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Dave Miller

Mason Miller

Hunter Miller

Address unknown

Unsigned

John Rankin

Orange Cove 93646

Unsigned

Approximately 145 miles away from the project

Layla Reeder

Cushing, (Oklahoma) 74023

Unsigned

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Adjacent to project

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Atascadero, CA 93422

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FARMER & READY

A Law Corporation

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Facsimile: (805) 541-0769

June 4, 2021

Mayor Pro Tem Heather Newsom
Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422

Via Email and U.S. Mail
hnewsom@atascadero.org

RE: Appeal of Planning Commission approval of a Conditional Use Permit for the
56,000.00 square foot Dove Creek Self Storage Project: June 9, 2021

Dear Mayor Pro Tem Newsom,

This firm has been retained to address the concerns of numerous residents and homeowners who live within the residential neighborhoods that surround the proposed Dove Creek Storage project property.

As you know this is the second time that the approval of a CUP for the project by the Planning Commission has been appealed to your City Council. As far as my clients within the surrounding residential neighborhood are concerned, the City Council got this one right the first go around.

As previously stated by the council in its findings, the neighborhood around the proposed project consists primarily of residential housing, parkland, child care facilities, churches and a seasonal blue line stream. Allowing a 56,330-square foot mini-storage facility to be constructed at this location ignores the significant concerns of many if not most of the surrounding residents. The very purpose of a general plan is to look towards the future, and consider the concerns and visions of local residents. If the Council is looking towards the orderly development of the surrounding neighborhood, a huge walled storage unit facility simply doesn't serve that goal.

As additionally noted by the City Council at the September 10, 2019 hearing on the initial appeal:

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Beyond being inconsistent with the surrounding neighborhood, the adjoining residents have no idea or control over what might end up within the proposed storage units: drugs, explosives, stolen merchandise or even dangerous chemicals are among the frightening possibilities of the things that could end up in my clients' neighborhood. How can approval of the project ensure that the health, safety and welfare of the general public or persons residing in the neighborhood will be protected?

It certainly cannot be seriously considered that the proposed 56,330 square foot facility located on El Camino Real complies with Atascadero's General Plan Land Use, Open Space and Conservation Element (L.O.C.) Policy 1.3. 8, seeking to beautify the City's primary entryways "...through judicious application of the elements including.....rural character site development".

While the project qualified for a negative declaration, that doesn't require this Council to ignore other stated L.O.C. policies as well.

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It defies logic how relocating and realigning the creek, cannot be considered as directly conflicting with this specific LOC Policy. The Northern Chumash Tribal Council expressed its lack of support with respect to the proposed realignment of the creek, but their concerns, not unlike L.O.C. Policy 8.1 were apparently ignored by the Planning Commission.

Also ignored was the goal expressed in L.O.C. Policy 8.2:

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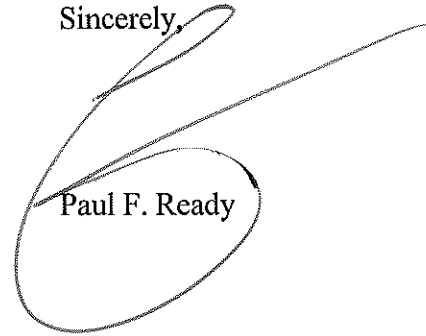
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Mayor Pro Tem Newsom
Atascadero City Council
June 4, 2021
Page Three

On behalf of the residents listed on Exhibit "A", I urge you to deny the project once again, as not being in conformance with the LOC and with an eye on the best interests of the surrounding neighborhoods, as herein addressed.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by 'F. Ready'. The signature is written over the printed name 'Paul F. Ready'.

Paul F. Ready

Enclosure
PFR/tlw
cc: Clients

EXHIBIT A

Jessica Sohi, [REDACTED], Atascadero, CA
Colleen Annes, [REDACTED], Atascadero, CA
Caroline and Ron Tobin, [REDACTED], Atascadero, CA
Chris Neary and Tracy Adams, [REDACTED] Rd., Atascadero, CA
Erich and Sara Tucker, [REDACTED], Atascadero, CA
Eric and Susan Sparling, [REDACTED], Atascadero, CA
Monty Clouse and Killorin Riddle, [REDACTED], Atascadero, CA
Arlene Cruz, [REDACTED], Atascadero, CA
Janet Murrieta, [REDACTED], Atascadero, CA
Eileen Smith, [REDACTED], Atascadero, CA
Kristen Kate Smith and Nick Zoetewey, [REDACTED], Atascadero, CA
Kristen and Craig Darnell, [REDACTED], Atascadero, CA
Vy and Erick Pierce, [REDACTED], Atascadero, CA
Margaret Herzik, [REDACTED], Atascadero, CA
Richard and Sally Smith, [REDACTED], Atascadero, CA
Camille O'Bryant, [REDACTED], Atascadero, CA
Jack and Barbara Bridwell, [REDACTED], Atascadero, CA
Steve Maloney, Atascadero, CA
Cathy and Jerry LeMoine, [REDACTED], Atascadero, CA
Nancy Ayres And Steven Davis, [REDACTED], Atascadero, CA

EXHIBIT B

RE: Petitions supporting the project as previously presented to the City Council with respect to the September 10, 2019 appeal of the initial Planning Commission.

Charles Fruit

[REDACTED] Bank of the Sierra

Atascadero

Unsigned

Approximately 2.4 miles north of the Project

Robert Callahan

1 [REDACTED]: Mira Vista Apartments

Atascadero,

Unsigned

1/10 of one mile from the Project

Donovan Reeder

[REDACTED]
Pismo Beach, CA

Unsigned

Approximately 23.5 miles south of the project

Hunter Miller

[REDACTED]
(2) petitions both **Unsigned**

Approximately 5.8 miles from project

J Ramirez

No address

Atascadero C

Unsigned

Denise Armstrong

[REDACTED]
Atascadero, CA

Unsigned

Approximately 4.4 miles north of the Project

Charissa Kiere

Atascadero, CA

Unsigned

Sofi Rountree

Atascadero, CA

Unsigned

Taylor Vaughn

[REDACTED]
Atascadero

Unsigned

Approximately 6.5 miles north of the project

Justina Van Eck
No Address
Atascadero CA
Unsigned

Anthony Brescia
[REDACTED]

Pismo Beach, CA
Unsigned
Approximately 25 miles south of the project

Mike Oliver
[REDACTED]

Nipomo,
Unsigned
Approximately 40 miles south of the project

Jennifer Rice
[REDACTED]

Atascadero,
Unsigned
Approximately 3.3 miles north of the project

Julie Medders (1)
Gary Medders (1)
[REDACTED]
Dinuba, Ca 93618
Unsigned
Approximately 131 miles north east of the Project

Rod Foley (1)
Kristina Bell (1)
[REDACTED]

Atascadero
Unsigned
Approximately 6.2 miles north of the project

Diana Davidian
[REDACTED]

Atascadero,
Unsigned
Approximately 1.5 miles north of the project

Nicholas Graham
[REDACTED]

Atascadero
Unsigned
Approximately 2.9 miles north of the project

Maria Rios
[REDACTED]

Atascadero,
Unsigned
Approximately 1/3 mile from project

Blake Ponak

Atascadero, CA

Unsigned

Approximately 5.1 miles north of project

Tadhg Morrison

Atascadero

Unsigned

Approximately 4.5 miles north of the project

Jesse Rios

Atascadero,

Unsigned

Approximately 1 mile from the project

Meghan Hoetker

Atascadero

Unsigned

Approximately 4.9 miles north of the project

Leah Grantham

Daniel Grantham

Atascadero

Unsigned

Approximately 4.2 miles west of the project

Shaun Brewer

Atascadero

Unsigned

Approximately 5.1 miles north of the project

Kathryn Houghton

Atascadero

Unsigned

Approximately 4.2 miles west of the project

Anissa Hedges

Atascadero, CA

Unsigned

Approximately 3.2 miles north of the project

Monte Garrison

Kyle Daveiga (unit 6)

Atascadero,

Unsigned

Approximately 4/10 of one mile from the Project

Holly Edwards

[REDACTED]

Atascadero

Unsigned

Approximately 4.1 miles from the project

Jose A. Rodriguez

[REDACTED]

Atascadero

Unsigned

Approximately 2.6 miles from the project

Patrick Ibarra

[REDACTED]

Atascadero, CA

Unsigned

Approximately 3.3 miles north of the project

Chris Ferree

[REDACTED]

Atascadero, CA

Unsigned

Approximately 4.2 miles north of the project

Kevin Ferrell

[REDACTED]

Atascadero,

Unsigned

Approximately 3/10's of one mile from the project

Jarek Holcolm

[REDACTED]

Atascadero

Unsigned

Approximately 2.5 miles north of the project

Tiffany Riojas

[REDACTED]

Atascadero,

Unsigned

Approximately 3 miles north of the project

Rudy Garcia

[REDACTED]

Atascadero CA

Unsigned

Approximately 4.1 miles north of the project

Branden Holguin

[REDACTED]

Atascadero,

Unsigned

Approximately 1.7 miles north of the project

Stephen Dummit

Atascadero,

Unsigned

Approximately 4.8 miles north of the project

Susan Townsend

Bruce Townsend

Atascadero

Unsigned

Approximately ½ mile from the project

Steve Payton

Tulare CA

Unsigned

Approximately 113 miles from the project

Matthew Simas

Santa Maria, California

Unsigned

Approximately 46 miles south of the project

Renee Saxman

Visalia, CA

Unsigned

Approximately 121 miles north east of the project

Susan Vaughn

No Address

Atascadero, CA

Unsigned

Kevin Wolf

No Address

Atascadero, CA

Unsigned

Kelly McCrudden

Joel Lehrfeld

Atascadero

Unsigned

Approximately 5 miles north of the project

Autumn Burkey

Atascadero

Unsigned

Approximately 1.8 miles north of the project

Noelle Pritchard

Atascadero, CA

Unsigned

Approximately 4.6 miles north of the project

Mike Penner

Atascadero

Approximately 2/10's of a mile from the Project

Vincent Guizar

Unsigned

Approximately 6 miles away from project

Coleen Barnett (2-unsigned/1-signed)

Mark Barnett (signed)

Approximately 3.5 miles away from project

Dave Miller

Mason Miller

Hunter Miller

Address unknown

Unsigned

John Rankin

Orange Cove 93646

Unsigned

Approximately 145 miles away from the project

Layla Reeder

Cushing, (Oklahoma) 74023

Unsigned

Approximately 1500 miles away from project

Emma Stramberg

Lawrence (Kansas) 66049

Unsigned

Approximately 1700 milies away from project

Keleen Miller (1)

Mason Miler (1)

Atascadero,

Unsigned

Approximately 6 miles from the project

Judy Hoffman

Alexandrea Cini

Atascadero

Unsigned

Approximately 1.3 miles south of the Project

Sean Doyle

Atascadero, Ca

Unsigned

Approximately 3.5 miles north of the project

Heather Pryor

[REDACTED]

Mena (Arkansas) 71953

Unsigned

Approximately 1700 miles away from project

Jill Newton

[REDACTED]

Atascadero, CA

Adjacent to project

Scott Newton Applicant

[REDACTED]

Atascadero, CA 93422

Unsigned

Project site

Roy Degeer

[REDACTED]

Arroyo Grande, CA 93420

Unsigned

Approximately 34 miles south of project

Tina King

Ethan King

[REDACTED]

Mariposa, CA

Approximately 186 miles from the project

Katee King

Grant Long

[REDACTED]

Approximately 25 miles south of the Project

Stacey Wideman

Rodney Etchison

Richard Allen Etchison

[REDACTED]

Atascadero, CA

Approximately 3.5 miles north of the Project

Rylan Von Bargen

Natalie Barnett

[REDACTED]

Atascadero, CA

Approximately 4.5 miles north of the Project

Sheri Covert

(1) Signed

(2) Unsigned

[REDACTED]

Atascadero, CA

Approximately 5 miles north of the project

Wenda Erb

[REDACTED]

Templeton, CA

Approximately 8.5 miles north of Project

Gerwin King
3080 Ranch Ave, Clovis CA
128 miles north east of Project

Jesse Miranden
[REDACTED]

Atascadero, CA
Approximately 8 miles from the project

Brooke Alvarez
Mona Campbell
[REDACTED]

Atascadero,
Approximately 3 miles west of project

Cindy Taylor
[REDACTED]

Atascadero
Approximately 1.7 miles north of project

Ruddi Lasslett
[REDACTED]

Atascadero, CA
Approximately 4.5 miles north of the project

Jeanne King (signed)
Anna King (unsigned)
[REDACTED]

Atascadero
Approximately 2.3 miles south of the project

From: [REDACTED]
Sent: Tuesday, June 8, 2021 12:00 PM
To: [City Clerk](#)
Subject: 11450 & 11505 El Camino Real Storage Facility Opposition

Atascadero Planning Commission,

I wanted to write to you that I strongly oppose the development of the Dove Creek Mini Storage project. Owning a construction company myself, I can appreciate the value of development but in a responsible manner. I've never been in a town where there are more storage facilities and adding another doesn't seem logical. In addition, the location of the proposed development will significantly reduce the value, charm and quality of our South Atascadero area.

Please do NOT approve this development and please consider a more responsible project for our community.

Sincerely,

Steve M. Silva
President



ATTENTION:

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From: [REDACTED]
Sent: Tuesday, June 8, 2021 10:48 AM
To: [Annette Manier](#); [City Clerk](#)
Subject: City council hearing message to be read in public comment

My name is Max Zappas, I am an Atascadero resident, real estate broker, and developer with Z Villages Management and Development. Thank you for reading this message for me, I appreciate the opportunity to weigh in on this project.

This is a tough project for all of the council members here tonight, thank you all for taking the time to review this project and for giving the applicant another chance. I commend your patience and commitment to bettering our community.

This has been a controversial project from the beginning and any decision you make will be met with frustration from at least a portion of the Atascadero residents that are concerned about the project for conflicting reasons.

There will likely be many people speaking their opinion tonight but there is a larger portion of our Atascadero population that will not voice their opinion or cannot voice it tonight. The renter population. Our company manages over 300 rental units here in town and we are well aware of the storage constraints our renter population faces. It is a problem and a fire hazard. Garages are full, closets are full, and existing rental storage units in our city have very low vacancy rates compared to other cities. Our renter residents need more storage and the largest concentration of rental housing in our city is surrounding this proposed project. It is the perfect location for a storage facility as it will cut commute times for our lowest income residents reducing greenhouse gases and wasted time for them. It will help foster the small business community that desperately needs storage/light industrial spaces and it will fill a very big need for that lower income portion of our population that needs an affordable storage solution nearby. More than half of the population in town are renters and renters are much more likely to need storage than homeowners who have more room. These folks do not have time to attend hours-long hearings like this one tonight and do not typically write in letters of support for projects in general so you likely won't hear from them. However, you must realize that you represent those people as well and they are not as vocal as others but are the larger percentage of your constituents compared to any/all homeowners speaking tonight.

A large concern for the surrounding community members is the compatibility with the neighborhood. Neighborhood compatibility is an opinion and it is problematic to give too much weight to this portion of the approval process because it is subjective. A beautifully designed storage facility will add to property values in the neighborhood, it will encourage further development in the area, and it will fulfill a big need that is very apparent here in Atascadero but particularly this neighborhood. The neighborhood would be enhanced by

this project and other proposed projects such as the one on the corner of Santa Barbara which is also being met by similar NIMBY opposition. When you consider the alternatives for the site, there isn't really much that would be compatible here besides more of the same and more of the same would squash out any hopes of orderly development or diversity of property uses. The design that has been proposed fits as well as it possibly can with the neighborhood characteristics. Nearby residents also felt the project proposed on the corner of Santa Barbara would not fit with their neighborhood characteristics but good planning is not all the same use in a given area, there has to be diversity and, more than that, there has to be viable businesses to service the needs of the community members.

Lastly, denying this project sends a very clear message to the real estate development community and the business community that the city of Atascadero's approval process is risky and the decision makers are extremely unpredictable. Projects in Atascadero are therefore more inherently risky and risk is the biggest consideration for business owners and lenders alike. Large businesses looking to locate here see and hear about these types of things and it is impossible to attract them if you can't deliver their facility or project in a timely manner. Risk, time, and continuous design changes kill projects. Every developer in the county is aware of this project and they are watching to see how the city handles the approval process this time around. Our company works with the REACH organization that is trying to attract more jobs to the area to help offset the Diablo Power Plant closure but we will never be able to get those new jobs if we can't get out of our own way and get things built for them. How can we expect to attract businesses like a large manufacturing facility, an amazon distribution center, a cloud computing facility, a large custom office build out, if it will take 2-3 years to deliver it for them? They need things approved and under construction in 6 months or less and the state of California is already hard enough to deal with. They look at the City of Atascadero with a 3 year runway vs the city of Salt Lake City where they get paid to locate there and are open within a year.

I encourage you to approve this project tonight, thank you for your time and consideration."

--

Thank you,



Max
Zappas

Z Villages Management &
Development
6100 El Camino Real
Suite C



CONFIDENTIAL COMMUNICATION

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From: [REDACTED]
Sent: Sunday, June 6, 2021 8:36 AM
To: [Heather Moreno](#); [City Council](#); [City Clerk](#)
Cc: [Janet](#); [Kelly Gleason](#)
Subject: DEV 20-0076, Dove Creek Mini Storage Project Comments

To whom it may concern,

My property is located on [REDACTED] I purchased my home in 2013, which is directly across the street from the proposed site for the Mini Storage Facility. The main reason I purchased my home is that I liked the location, it was close to the park, churches and was surrounded by open space where I could get out and enjoy a long sunrise run. I also felt a sense of community amongst the neighbors, which made it the perfect place for me to live.

Fast forward to 2019 when this project came to be. I was very confused by the scope of this project, as it did not fit in with the neighborhood whatsoever. My neighbors and I did our research and worked hard to defend the integrity of our neighborhood. We were very happy when our efforts paid off and the City Council denied this project in 2019.

Now in 2021 we are sadly here again having to defend our beautiful neighborhood. No matter what my and my neighbor's personal reasons are for wanting to preserve not only the integrity of our neighborhood but that of this particular piece of property, the project does not meet the city's General Plan Use. Several suggestions for appropriate uses of this property have been sent to the City Council and Planning Commission over the last few years, uses that do not interfere with the existing character of the neighborhood, affect the environmental impact on the land, compromise the overall general safety and wellbeing of the neighbors, or disrupt the natural water flow of the blue line creek.

Although the applicant has made changes to this project from his original plan, the obvious issues with this project have not changed, it is still a mini storage facility. This project does not meet many of the required findings set forth by the city, such as item numbers 1, 4, 5 and the second item number 1, previously noted as item 7. During the City Council Appeals meeting for this project on September 10, 2019, the council ultimately denied the project, based on these findings. Simply put, the location of the projected mini storage facility is not cohesive with a residential neighborhood.

I ask the City Council to deny this project once again from moving forward.

Warmest regards,

Janet Murrieta

ATTENTION:

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From: Bill Murrieta [REDACTED]
Sent: Monday, June 7, 2021 5:32 PM
To: City Council; City Clerk
Cc: Bill Murrieta Murrieta; Kelly Gleason
Subject: DEV 20-0076 Dove Creek Mini Storage Project

City of Atascadero
Community Development Department
Attn: Kelly Gleason

RE: Mini Storage, Scott Newton
11450 Viejo Camino, APN 045-342-009
11505 El Camino, APN 045-341-010
Re: Subject DEV 20-0076

To whom it may concern,

I am writing to express my total opposition to the re-designed development planned for 11505 El Camino Real and 11450 Viejo Camino. I am strongly opposed to this development for the following reasons:

Seasonal rain watershed, indigenous wildlife displacement, and traffic congestions, impact as well as assorted safety issues.

I am a resident of the south side of the La Paloma neighborhood, specifically [REDACTED] and have resided here for over 9 years.

During the past 9 years, I have personally witnessed seasonal rain off drainage, traffic, as well as safety concerns. Allowing a development of this magnitude will only exasperate the existing concerns and challenges of the neighborhood.

To begin, even though this project has been re-designed and re-submitted for approval, it is simply the "same ole pig with new lipstick" I would like to express the same serious concerns of the impact this development would have on seasonal rain runoff drainage.

According to a study reported by Michael Brandman and Associates (Draft EIR\36220001 sec 03-05), The United States Department of Agriculture Soil Services indicates that the Atascadero soils comprise of Arnold Loamy sand 9 to 13 percent slopes, Oceano loamy sand 2 to 9 percent slope, Lockwood shaly loam 2 to 29 percent slopes and Handford and Greenfield soils 2 to 9 percent slopes. This type of soil has an average percolation rate of 1-8 inches per hour. Paving or concreting over this area would add approximately 6 acre feet of water runoff per hour or approximately 1.99 million gallons of water per hour or 32585 gallons per minute. Runoff of this extreme magnitude is documented as producing moderate to extreme property damage or loss and extreme erosion.

Secondly, I would like to address the impact this development would have on regional and indigenous wildlife. This area is known, as well as documented, as a natural migration route for resident deer and seasonal waterfowl as well as other environmentally sensitive wildlife. Blocking this area from these natural migration routes and seasonal habitats would significantly displace and affect, as well as possibly causing a significant decline in the local wildlife populations.

Thirdly, I would like to express concern regarding traffic congestion, impact and safety. Currently, the road infrastructure cannot handle the projected impact in traffic or type of vehicle that would be traveling down Viejo Camino. For example, the concrete bridge on the south side of La Paloma

Park measures exactly 20 feet wide with no shoulder. Given the average width of a semi-truck, or large moving van, or fifth wheel trailer being approximately 9.5 feet (including mirrors) only allows a clearance between vehicles of approximately 1 foot. An increase in this type of vehicular crossing traffic on this bridge is extremely unsafe. A significant increase in this type vehicle traveling on Viejo Camino will statistically increase the occurrences of vehicle collisions

Finally, Santa Barbara Road is the southern gateway to beautiful Atascadero. Why should we subject visitors to the first vision of Atascadero by an enormous industrial blight? Simply, the project does not belong in this area in Atascadero, it is not cohesive with the neighborhood and neighborhood values.

To conclude, even though this project design has minimally changed and has been resubmitted, this development project should simply not be approved for the above reasons. Approval of a development in this location is unwarranted. The responsible consideration from the council in this matter is greatly appreciated.

Let's face it, the City Council made a mature and extremely responsible decision for the community and environment by denying this project on September 10, 2019. The Dove creek community is hoping the City Council will once again make the same responsible and mature decision.

Sincerely

Bill Murrieta

██████████ Atascadero

ATTENTION:

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From: [REDACTED]
Sent: Tuesday, June 8, 2021 6:41 PM
To: [Lara Christensen](#)
Cc: [Kelly Gleason](#); [Phil Dunsmore](#); [Annette Manier](#)
Subject: Dove Creek Compatibility Review
Attachments: DoveCreekCompatibilityReview.pdf

Hi Lara,

Please forward to each City Council Member for their review.

Thank you,

Frances Romero

SENIOR PLANNER

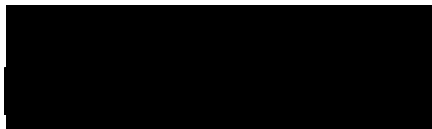


TW LAND PLANNING & DEVELOPMENT, LLC

SANTA BARBARA · SANTA MARIA/ ORCUTT · VENTURA

195 S. Broadway Street, Suite #209

Orcutt, CA 93455



www.twlandplan.com

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JAY HIGGINS
LAND PLANNER | ACQUISITIONS

An Examination of Atascadero Municipal Code 9-2.110 IV D as it relates to Dove Creek Self Storage

Introduction

The Atascadero Municipal Code contains the requirements for the approval of a Conditional Use Permit (CUP) in section 9-2.110. The purpose of this examination is to determine if the Dove Creek Self Storage proposal meets the requirements of Atascadero Municipal Code 9-2.110 IV D; “The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development.”

Dove Creek Self Storage Description

The Dove Creek Self Storage proposal would be located at 11405 and 11505 El Camino Real, Atascadero, California. The facility would have five (5) buildings with a building footprint of 47,250 square feet with a total square footage of 61,740 on 4.2 acres. The business use of the facility is for storage of household and business items.

Architectural Design and Style

The buildings of Dove Creek Self Storage feature agrarian inspired design. This style generally demonstrates a rustic and rural feel. The buildings are single story with the exception of one two-story building. The two-story building is built into the natural slope of the parcel and thus appears single-story on one side.

Zoning

Dove Creek Self Storage is located on two parcels that are zoned Public (P). The Atascadero Municipal Code defines the Public Zone as; “This zone is established to provide suitable locations and standards for the maintenance and development of public and quasi-public facilities and services.” The properties surrounding the subject property includes six (6) different zone classifications; Commercial Neighborhood (CN), Public (P), Residential Multi-Family 10 (RMF-10), Residential Multi-Family 20 (RMF-20), Open Space (OS) and Parks (P).

The allowable uses within these zones include; Adult Daycare, Daycare, Mobile Homes, Multi-Family, Assisted Living, Single Family Dwelling, Temporary Events, Ag Produce Stands, ATM, Childcare Center, Recycle Collection Center, Eating & Drinking Places, Financial Services & Banks, General Retail, Government Offices & Facilities, Libraries, Museums, Micro Brewery, Mobile Eating & Drinking Vendors, Offices, Personal Services, Assisted Living, Tasting Room, Temporary or Seasonal Sales, Utility Infrastructure, Parks & Playgrounds, Broadcast Studios, Farmers Market, Indoor Recreation Services, Outdoor Recreation Services, Parking Lots, Public Assembly & Entertainment, Schools, Temporary Office, Accessory Storage, Amusement Services, Bed & Breakfast, General Retail, and Membership Organizations. These listed allowable uses do not include the uses allowed with a Conditional Use Permit (CUP).

Defining “Neighborhood” and “Immediate Neighborhood”

Neighborhood can be defined by its geography, its ethnic or racial makeup, its architectural style, its history, its function (multi-family housing, for instance), its political status (precinct, school district), its gathering places (pubs, social clubs), its transportation hubs, or its designation by civic authorities. In addition to its residential component, a neighborhood is made up of the landmarks, historic buildings and monuments, parks, stores and services, municipal or other government offices, transportation features (roads, railroad tracks, bus and subway stops, etc.), and industry contained within its boundaries.

Immediate Neighborhood is the area that has direct contact with the subject property, and not separated by space. In land planning and land use the immediate neighborhood is generally limited to the adjoining properties but it can be even further reduced in size. Road types & classifications also can influence what is considered an “immediate neighborhood”.

Defining “Compatible”

The term compatible is used in many locations in the code, but no definition is provided. One general definition that is widely accepted; a development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing and location on its site. Or one can view other municipal codes that seek to qualify the term ‘compatible’ by way of a series of questions:

1. Does the proposed development fully comply with the applicable Municipal Code requirements?
2. Is the design of the proposed development compatible with the distinctive architectural character of the neighborhood and with the desirable qualities of the neighborhood surrounding or adjacent to the project?
3. Is the size, mass, bulk, height, and scale of the proposed development appropriate for its neighborhood?
4. Is the design of the proposed development appropriately sensitive to adjacent City, State, or National Landmarks and other designated historic resources, including designated historic structures of merit, sites, or natural features?
5. Does the design of the proposed project respond appropriately to established public views?
6. Does the design of the proposed development include an appropriate amount of project open space and landscaping?

Defining “Orderly Development”

The term “orderly development” is not defined in the Atascadero Municipal Code. The courts have defined it as “will the proposed project unduly interfere with the orderly development of the neighborhood” as opposed to isolated impacts on a limited number of residences or businesses (Impact Food Sales v Evans).

Discussion and Separation of the Standards

For the analysis of the Municipal Code section 9-2.110 it is best to examine it as two separate requirements. “The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development” will be reviewed separately as; “The proposed project or use will not be inconsistent with the character of the immediate neighborhood” and “The proposed project or use will not be contrary to its orderly development of the immediate neighborhood.”

The proposed project or use will not be inconsistent with the character of the immediate neighborhood

This standard is not defined in the Atascadero Municipal Code so it is unclear if its purpose is to regulate design (aesthetics), proposed uses, or both. We will assume therefore that the City's intention is to analyze both as per the plain language of the statute.

The proposed project supports an excellent example of design that compliments the rural nature of Atascadero. It also offers a great example of land use transition that is complicated by the six neighboring zoning classifications. Dove Creek Self Storage is consistent with the neighborhood design including height, setbacks, massing, design standards, landscape and lighting.

The proposed use of the project is benign. Self-storage has a history of no negative impacts on noise, traffic, crime, or overutilization of resources (i.e., water, power, wastewater generation). The usage would have less impact than most of the uses that are allowed by right (per the existing zoning).

The most significant aspect of this statute is the term "immediate neighborhood". The immediate neighborhood to Dove Creek Self Storage is limited to Commercial Neighborhood (CN) and Public (P) zoned properties. These zones are non-residential zone classifications. The design and appearance of the Dove Creek Self Storage meets the standard of being consistent with the character of the immediate neighborhood. If you examine beyond the immediate neighborhood, which the statute is limited to, the proposed project remains consistent and offers a transition between properties with multiple zoning classifications.

The proposed project or use will not be contrary to its orderly development of the immediate neighborhood.

The immediate area currently consists of a neighborhood liquor store, three empty parcels in the Commercial Neighborhood Zone, and one residence located on the Public Zone property. The parcels for the Dove Creek Self Storage were listed for sale in excess of five (5) years. In fact the argument could be made that the project would encourage further the orderly development of the immediate neighborhood.

Conclusion

The Public Zone provides a land use transition between the six (6) neighboring zones. The adjacent Commercial Neighborhood Zone is designed to serve the limited shopping and service needs of the immediately surrounding residential area. Dove Creek Self Storage will also provide a needed service to the surrounding residential neighborhood and will complement the Commercial Neighborhood businesses and the adjacent residential uses that are already developed.

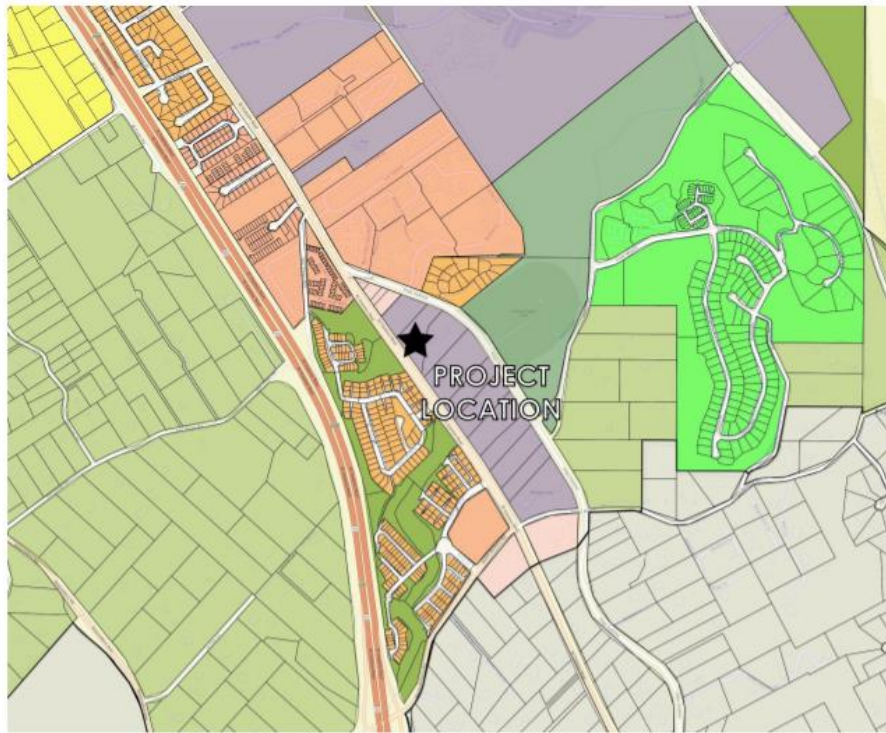
Dove Creek Self Storage does meet or exceed the standard of "The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development." The limitation of the statute to the immediate neighborhood only further strengthens the fact that Dove Creek Self Storage fulfills this requirement.

Comments

Self-storage has traditionally been restricted to industrial zoning. That trend has recently begun to cease as cities recognize the need to preserve industrial zoning for job creation. Local governments are taking an active role in determining where self-storage best fits and suits the needs of the community. A

growing number of cities now allow self-storage in residential zoned property with the goal of placing services where they are needed. High quality and thoughtful design have made this possible.

Our analysis did not analyze road classification. It is worth noting that the subject property is bordered by an arterial road and a collector road, both of which are not found in residential neighborhoods. Local roads service neighborhoods. This further demonstrates that Dove Creek Self Storage is not part of the neighborhoods across El Camino Real nor Viejo Camino. This further demonstrates that Dove Creek Self Storage is part of a transition zone between neighborhoods on opposite sides of El Camino real and Viejo Camino.



- RMF-10: Residential Multiple Family (10 units / ac)
- RMF-20: Residential Multiple Family (Min 20 - Max 24 units / ac)
- CN: Commercial Neighborhood
- L: Recreation
- OS: Open Space
- P: Public Facilities

ABOUT THE AUTHOR

Jay D. Higgins, AICP

Mr. Higgins is a land use planning consultant with 35-years of professional experience. Organizations or individuals that hire him are typically developers, property owners or their tenants, public agencies and law firms that require his independent representation and management through the acquisition and development review process. In his spare time, he serves on the City of Santa Barbara Planning Commission and on various non-profit boards where he promotes leadership opportunities in the real estate and land use community.

He has two degrees: a BA from UCSB in Environmental Studies and Urban Planning, and a MA from Antioch University in Organizational Management. For 10 years, he traveled nationally as a project manager and land planner in the telecommunications, public affairs and mining industries; and internationally in Honduras for the Inter-American Development Bank.

His non-profit experience extends well into the housing and land use industry with a 6-year term on the local Habitat for Humanity Board of Directors (three on their Executive Committee), and an eight year term on the local American Planning Association Board of Directors (two as their Director) and a separate two-year term on the California Chapter of the American Planning Association as their Planning Commission Representative. He is a 20-year member of the [American Institute of Certified Planners](#) whose mission is to represent the rights of others in the community planning process, and to provide educational outreach and advocacy for sound, sustainable and ethical decision making in local government. He has held a California Department of Real Estate Sales License for 10-years.

From: Navi [REDACTED]
Sent: Tuesday, June 8, 2021 2:53 PM
To: City Council
Cc: City Clerk
Subject: Dove Creek Mini Storage

I object to the city's plan for this storage. One side San Luis, paso and five cities are bring service to their communities.

Atascadero town Palmer is working on building storages for them.what a poor vision for the town. Plan for a growth which serves the community.

Not the Self operated storages or motels.

Navtej Singh
[REDACTED]

Sent from my iPhone

ATTENTION:

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

From: Scott Head [REDACTED]
Sent: Tuesday, June 8, 2021 5:06 PM
To: City Council
Cc: City Clerk
Subject: Dove Creek Mini Storage

Dear Atascadero City Council,

My family are residents at [REDACTED] near the proposed site for Dove Creek Mini Storage. I urge you to appeal the Planning Commission's decision and deny a Conditional Use Permit for Dove Creek Mini Storage. We love this side of town and are eager to see it developed in a manner that supports its residents well. What we could use are more grocery stores, restaurants, and other retail commercial services. Those that use Paloma Park would also benefit from more services on this side of town. There are already 7 other mini-storage facilities in Atascadero. It's simply not what we need on this side of town. That type of facility is better suited for the far outskirts of town or somewhere in a more industrialized environment which the currently proposed area is not at all. I urge you to put this area to better use and bring services that will make our neighborhood even better. This project was denied a permit in 2019 as well.

Regards,
Scott Head

ATTENTION:

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

From: [REDACTED]
Sent: Sunday, June 6, 2021 9:34 AM
To: [City Clerk](#)
Subject: Dove Creek Mini-Storage (Agenda Item DEV20-0076)

Dear Council Members:

My wife and I are residents in the neighborhood where the Dove Creek Mini-Storage is proposed.

We provided comments on the original proposed project which the Council did not approve in 2019 (attached below). We agree with the basis of that disapproval and believe that basis remains valid for the proposed project now before you.

The current project has been revised to (1) reduce the square footage of the buildings, (2) change the appearance of the buildings, and (3) plant landscaping.

None of these revisions invalidate the reason the Council disapproved the project in 2019: It is fundamentally incompatible with the surrounding neighborhood, including the adjacent farmhouse which dates back to the original Colony, as well as Paloma Creek Park.

Since the project is proposed within a designated "Gateway" into the City the development is in conflict with General Plan Policy 1.3 Item 8 and should not be approved.

Thank you for your attention,

Chris Neary & Tracey Adams

A staff member has submitted a resolution to your online request.

DETAILS:

RE: Use permit for 11450 Viejo Camino & 111505 El Camino Real (Mini Storage)

As a landowner near the proposed project, I wish to register my opposition based on the following reasons:

- 1) The proposed replacement of the natural "blue line" drainage with an engineered wetland and channelized drainage does not comply with the General Plan policy for a 20-foot setback from all jurisdictional creeks and watercourses. The proposed channelized drainage will have no setback from one project building and will move the drainage to within 25 feet of the adjacent property, increasing flooding risk for the owner of this Colony home.
- 2) The proposed project will create a solid wall of buildings to the north of the adjacent residential property, replacing their rural view with a simulation of a prison wall. No effective mitigation is proposed.
- 3) The proposed project would allow general lighting until 11PM, inconsistent with the surrounding neighborhood. The adjacent Paloma Park only permits lighting until 9PM, which I can see from my property which is 1/4 mile away. My family normally goes to sleep at 9:30, so the project lighting will likely disrupt our routine.
- 4) The Environmental Analysis screened Agricultural Resources impacts as "Not Applicable" by relying on web-based tool, ignoring the Terra-Verde's finding that property is regularly grazed by goats. The inconsistency of these two findings ignore reality and only serve to further the applicant's desired use.

For all these reasons, I urge the Planning Commission to deny this request.

Chris Neary

RESOLUTION:

Thank you. I will make sure the Commission gets these comments.

This request has been closed. Click On The Link Below To View This Ticket

https://www.atascadero.org/legacysites/index.php?option=com_chc&page=ticket&tracking_id=2468

Should you have any questions regarding the system please call (805) 470-3400.

ATTENTION:

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

From: [REDACTED]
Sent: Sunday, June 6, 2021 7:58 AM
To: [City Clerk](#); [Heather Moreno](#); [Heather Newsom](#); [Charles Bourbeau](#); [Mark Dariz](#); [Susan Funk](#)
Subject: Mini Storage at 11450 Viejo Camino

Please deny the Mini Storage facility as presented. In my previous correspondence I mentioned our concerns:

Traffic over the narrow bridge on Viejo Camino;

Large tow vehicles and vans coming by the entrance to Paloma Park;

The size of the project;

The interference with the creek ;

The poor maintenance this owner has shown at his other facilities;

Ruining a beautiful piece of property that is at a gateway location to our City.

There are so many better uses for this very visible piece of property. Please deny this project as presented. We are long time Atascadero City residents and our home is our biggest investment. This project will not add value to our home or our community.

Jerry & Cathy LeMoine

[REDACTED] from 1/2006 to present homeowner

[REDACTED] from 1986--2001 homeowner

[REDACTED]

ATTENTION:

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

From: [REDACTED]
Sent: Tuesday, June 8, 2021 1:50 PM
To: [City Council](#); [City Clerk](#)
Subject: Mini Storage Project by Dove Creek

To whom it may concern,

I am *strongly* opposed to the mini storage project by Dove Creek and ask you to please consider not approving this project. A mini storage facility is not consistent with the family-friendly activities and atmosphere we enjoy in our neighborhood and would add unnecessary traffic and parking concerns. My children regularly play at Paloma Creek Park and utilize the sports fields and I really worry about added cars going down an already busy road. Because we live in the Southern part of Atascadero and truly act as a gateway into the rest of the city, it would make so much more sense to bring retail in that provides food, breweries, wine tasting, family-friendly activities, etc to this part of town to for all the families on this side of town to enjoy, but also to really welcome visitors in.

I urge you to reconsider this project and please do not allow it to be approved. Thank you for your consideration.

Ashley Fry

[REDACTED], [Atascadero, CA 93422](#)

ATTENTION:

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

From: [REDACTED]
Sent: Tuesday, June 8, 2021 4:25 PM
To: [City Council](#); [City Clerk](#)
Subject: Mini Storage Project by Dove Creek

To whom it may concern,

I am *strongly* opposed to the mini storage project by Dove Creek and ask you to please consider not approving this project.

Our town already has at least 7 mini-storage locations, and adding another one doesn't seem like the type of business the attract new people and tourism to our town.

Setting up a retail area in this location would be much better suited as it would attract people who are at the park, as well as the various neighborhoods that have sprung up all around there.

Even the little liquor store that is right there has a lot of traffic going to it. Imagine if there was more supporting infrastructure for the south end of our town; it could attract people from Santa Margarita and SLO as a destination, much like people from Atascadero travel to Paso Robles for wining and dining.

I urge you to reconsider this project and please do not allow it to be approved. Thank you for your consideration

//Trevor Fry

[REDACTED]
[REDACTED]

Atascadero, CA
93422

ATTENTION:

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

From: [REDACTED]
Sent: Sunday, June 6, 2021 8:37 AM
To: [City Clerk](#)
Subject: Public comments for the June 9 City Council meeting, Re SELF-STORAGE FACILITY AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL

Dear Members of the City Council,

I own a house on La Paloma Court. I oppose Scott Newton's self storage project in my neighborhood.

Putting a business facility of that size right in the middle of a residential neighborhood is unheard of, and is just a plainly awful thing to do. It's going to hurt the neighbors all around it, and depress the real estate values of the entire neighborhood.

The value of my home is affected by the values of homes around it. When the price of a house on one side of my house goes down, it will drag down the value of my house. After my house price goes down, it will in turn drag down the price of the house on the other side. This propagates. Prices of the houses in the immediate neighborhood go down first, then farther out, then even farther out. It's going to hurt a lot of people.

I have been to the inner city neighborhoods of Detroit, Chicago, and other places. Those horrible neighborhoods, they all once had a prosperous past. The change and decline were never overnight. Very often, the decline of the real estate prices was the first thing to happen. Next, people who can afford to move out, they move out of the neighborhood. People who cannot afford to live anywhere else, they move in. Then, you have more crimes, trash on the sidewalk, graffiti on the walls. Eventually, you have boarded-up windows, metal window bars, with feces, used condoms, syringes on the sidewalk. It's like rolling a boulder down the hill. Once it starts rolling, it's very hard to stop the decline. If 20 years down the road, this part of Atascadero declines into that, do you think the rest of Atascadero can remain a land of oasis?

There are many, unexpected ways the plight of this part of Atascadero can spread and infect far and wide. Robert Putnam is a professor of Public Policy at Harvard. In his book, *Our Kids: The American Dream in Crisis*, on page 77, he wrote: Parental incarceration is a strong predictor of bad educational outcomes. Indeed, the pernicious effects of

incarceration "spill over" onto the classmates of kids whose dads are imprisoned, even if the dads of those classmates are not in prison.

If you live in Atascadero, no matter how far from the site of the self storage, I urge you to vote against the project. Given time, this project is going to hurt us all. As Ernest Hemingway wrote in his novel For Whom the Bell Tolls : "never send to know for whom the bell tolls; it tolls for you."

Sincerely,

Caroline Li

[REDACTED]

Atascadero, CA 93422

ATTENTION:

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

From: [REDACTED]
Sent: Sunday, June 6, 2021 8:41 AM
To: [City Clerk](#)
Subject: Public comments for the June 9 City Council meeting, Re SELF-STORAGE FACILITY AT 11450 VIEJO CAMINO AND 11505 EL CAMINO REAL

To the City Council:

I live on [REDACTED]. I oppose Scott Newton's Dove Creek self-storage project.

In 2019, Scott Newton lost his appeal to the Atascadero City Council for his proposed mini-storage project at the same site. Part of that was due to strong opposition from most of us living in the neighborhood. A mere one year later, he is allowed to give it another try? What if Scott Newton tries it for a third time? What if a fourth time? Do we have any respect to the City Council's decision in 2019?

I am sure the mini-storage will ask the tenants to sign a document on what cannot be stored. But my own experiences with other mini-storages is that they had very little checking on what goes into those storage units. What if something dangerous gets stored there? Some poisonous chemicals that eventually leak out to sicken or kill many in the community, or something inflammable or explosive that one day incinerates the entire neighborhood.

Most economists would agree that free market is a good thing, except when there is externality. Externality is just when it hurts a bystander, and that's when the government should come in and intervene to protect the innocent bystander.

Scott Newton's project is going to hurt a lot of innocent bystanders. This is a beautiful residential neighborhood. Putting a business facility of that size right in the heart of a residential neighborhood, that's very unusual, and something I have never heard of before. It's going to forever change the characteristic of the neighborhood, and depress the real estate prices in the entire neighborhood and beyond. When the value of my home goes down, I am hurt by the project, and I won't be alone.

In situations like this, governments should come in and stop that person from hurting many innocent bystanders. But in Atascadero, if the City permits Scott Newton to build the mini-storage, the government will be helping him instead.

Yes, the storage facility may bring some tax revenue. But once it depresses house prices in the neighborhood, how much property tax revenue are we going to lose? Is it really worth it, even just from a purely financial view? If we add the environmental damage, the traffic impact, etc. , all those hidden costs, the picture is even worse. Why would the City even consider a project that brings no net benefit to the city, over the opposition of many of its residents?

An apple rots a bit first, then the rot gets bigger and bigger over time, till eventually the whole apple is gone. The decline of a neighborhood or a city is the same. When we look back 20 years later, this putting a mini-storage facility in the middle of a beautiful residential neighborhood, may very well be that first bit of rot that eventually brings down the whole apple. Please, please, don't let that happen.

Bing Anderson

[REDACTED]

Atascadero, CA 93422

ATTENTION:

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

From: anna.king824@gmail.com [REDACTED]
Sent: Monday, June 7, 2021 8:50 AM
To: City Council <CityCouncil@atascadero.org>
Subject: Dove Creek Self Storage

Dear Planning Commission,

I have listened to many that oppose this mini storage. The problem is they are using so many false arguments against it that they have lost much of their credibility with me. There is no way you can say a mini storage will cause any traffic problems and will create too much noise. If this were true, then I guess nothing can ever be built on this property.

And to add to their attempts to stop this project, they say that it is a wetland and has a stream. I sure hope you have looked at this property for yourselves. It surely is no wetland, rather it is just a dirt field filled with weeds. And you don't have to believe me, the city staff said the same thing at the last online planning commission zoom meeting. The stream my neighbors talk about is a real stretch of the word "stream" for sure. Yes water runs across it after huge storms, but it is water from the roads. This year was dry but the water that did pool in the field was absorbed and gone within a day. You can't even see anything that resembles what you & I would call a stream. I would invite anyone to point out where this stream is. Yes I have seen the flood plane photos but I have also lived on the south side of Atascadero for the last seven plus years and have lived in Atascadero most of my life. I don't believe in all my years I would ever have referred to it as a stream just a muddy field with goats.

I urge you to separate myth from reality. Don't let those that simply believe that if they rally together that they can avoid anything ever being built here. Property owners have rights and Atascadero needs to grow. If we aren't growing and moving forward we will fall behind. I am so proud of the growth I have seen in the last year in my town. I used to say business come to Atascadero to die and I have known my fair share of owners that this was true for. I believe in growth and I approve this project. I ask that you vote "YES" to approve the mini storage.

Anna King
Sent from my iPhone

ATTENTION:

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From: Josh Thus [REDACTED]
Sent: Monday, June 7, 2021 1:41 PM
To: City Council <CityCouncil@atascadero.org>
Subject: Project: Dove Creek Storage

Project: Dove Creek Self Storage

Hi my name is Josh Thus, I am a Contractor and resident of Atascadero. I support the Dove Creek Self Storage project. Secure off site storage is a huge benefit to small businesses like mine.

Sent from my iPhone

ATTENTION:

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

From: [REDACTED]
Sent: Saturday, June 5, 2021 3:03 PM
To: [City Clerk](#)
Cc: [Heather Moreno](#); [Heather Newsom](#); [Charles Bourbeau](#); [Mark Dariz](#); [Susan Funk](#)
Subject: Request to deny DEV 20-0076 Dove Creek Mini Storage

To the Atascadero City Council:

My husband and I live within sight of the property for the proposed Dove Creek Mini Storage project. We had strenuous objections to the project when it came before the City Council in November 2019. Although there have been some revisions to the plans, this continues to be a proposal for a business that is completely inappropriate for the neighborhood. Every other mini storage in Atascadero is located in a commercial or industrial area of the city. To have a mini storage taking up this highly visible and potentially useful PUBLIC zoned parcel is not the best use of property within this thriving residential neighborhood.

We would much rather get behind a public use project that would benefit those who live in this area for years to come, especially at the southern entry to the city. There are many children here who would be served by offering childcare options, such as a Boys and Girls Club or other multi use public buildings. What about a pool facility that would be publicly available and welcome during our blistering summers? Or an extension of Paloma Creek Park with amenities like pickleball courts, walking paths, or even landscaped parking for those who use the athletic fields (lots of trees for Tree City!). The blue line creek could be left intact with some rehabilitation of the natural channel, a stated LOC policy which should not be ignored.

We're sorry that the owner of the property has spent so much money trying to make the mini storage palatable. It was a gamble when the property was purchased with that usage in mind, and it remains an outlier in use and scope for the neighborhood. Please retain the integrity of the city's General Plan Land Use, Conservation and Open Space blueprint by denying the permit for DEV 20-0076, Dove Creek Mini Storage.

Richard and Sally Smith

[REDACTED]

Atascadero CA 93422

Sent from [Mail](#) for Windows 10

ATTENTION:

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

From: [REDACTED]
Sent: Tuesday, June 8, 2021 12:15 PM
To: [City Council](#); [City Clerk](#); [Susan Funk](#); [Heather Moreno](#); [Heather Newsom](#)
Subject: Storage Facility across from Paloma Creek Park

Hello all

We are writing to express our continued opposition to the Mini Storage Facility on Camino Viejo, across from Paloma Creek Park.

We believe the project is not consistent with the orderly development of Atascadero and does not fit in the city plan to have an attractive gateway to our city. The City Council has rejected the project just two years ago and there have been no substantive changes to the design that would make it more appropriate to the proposed location.

The buildings would be some of the first visitors and residents would see as they enter Atascadero from the south. Sitting high on the land, compared to other developments, it would literally overshadow the houses and natural spaces along Camino Viejo. Additionally, as time goes on this project could only be used as a storage unit as they are not easily converted to other businesses, meaning approving this would change the potential of South Atascadero for decades to come.

Furthermore, once one Mini Storage is approved for a CUP others will follow and the City Council would have a hard time denying future permits if they approve this one. Atascadero should not become a city of Mini Storage when other businesses that would not only contribute more to the tax bases but also employment and quality of life could be built on available land.

We hope the City Council takes the interests of the citizens of Atascadero and reject this CUP.

Sincerely,

The Anker Family

[REDACTED]

ATTENTION:

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

From: [REDACTED]
Sent: Tuesday, June 8, 2021 11:23 AM
To: [City Clerk](#)
Subject: Submittal to be included in the City Council agenda RE: Appeal meeting on DEV 20-0076
Attachments: APPEAL SUBMITTAL June 8, 2021.docx

Respectfully submitted as an attachment.

Thank you,

Jack R and Barbara Bridwell

ATTENTION:

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

Jack R. & Barbara Bridwell

██████████ Atascadero, CA 92422

██

June 8, 2021

To the City Council:

RE: Dove Creek Mini Storage Project 11450 and 11505 El Camino Real.

It is very frustrating and disheartening that we must continually make our voices heard in opposition to the same project being presented over and over with minor revisions. Thrown at us again and again until we wear down and succumb! This proposed project is STILL NOT CONDUSIVE to our family neighborhood at the southern gateway of Atascadero. The City Council made the correct decision the first time.

My husband and I live next door to this project in a 1914 Colony Home. It is causing us great anxiety that our property may be destroyed due to flooding above ground and the very real and past experienced underground flooding.

We would love to get behind and fully support a project that falls under the existing General Plan, current zoning and LOC Policy 8.2. Such as a public pool, sports facility and Pavilion, etc.

We are pleading to your better judgement, care and concern for our neighborhood and the Southern Gateway to our great city. Please do not approve DEV 20-0076 Dove Creek Mini Storage as it does not fit with our beautiful family neighborhood. To authorize the destruction and rerouting of the existing wetlands and blue line creek flies in the face of LOC Policy 8.2. It would be destined to cause permanent damage to our Historical 1914 Colony Home.

Sincerely,

Jack & Barbara Bridwell