
From: Lara Christensen on behalf of City Clerk
Sent: Tuesday, November 16, 2021 9:51 AM
To: Planning Commission Public Comments
Subject: FW: ITEM 2. NEW APARTMENT BUILDING 10165 EL CAMINO REAL (CA MANOR II)
Attachments: 211111 Atascadero Planning Project.pdf

From: Gary Havas
Sent: Monday, November 15, 2021 3:40 PM
To: City Clerk <cityclerk@atascadero.org>
Subject: RE: ITEM 2. NEW APARTMENT BUILDING 10165 EL CAMINO REAL (CA MANOR II)

Greetings Chairperson van den Eikhof and Commissioners Keen, Anderson, Carranza, Hughes, McIntyre, and Schmidt!

Please find attached a response from Bike SLO County to the above referenced project, and thank you!

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Cheers!

Gary Havas
Board President, Bike SLO County





November 11, 2021

To: CITY OF ATASCADERO PLANNING COMMISSION

City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422
cityclerk@atascadero.org

RE: ITEM 2. NEW APARTMENT BUILDING 10165 EL CAMINO REAL (CA MANOR II)

Greetings Chairperson van den Eikhof and Commissioners Keen, Anderson, Carranza, Hughes, McIntyre, and Schmidt!

Bike SLO County is committed to serving our community by promoting improved bicycle use and safety through education and expanded infrastructure. We feel that infrastructure is not limited to our roads and pathways, and includes projects such as the one proposed here. We have examined this project's details and have found nothing to promote bicycle use by the residents and visitors to this site. We have also examined the [City of Atascadero Zoning Handbook](#) where we have found support of cycling under Residential Development in 2.7.3 Parking & Loading (AMC 9-4.114) page 2-23 stating

"Bicycle Spaces

Lots with twenty (20) or more spaces may substitute a bicycle rack providing space for at least five (5) bicycles at a ratio of one (1) bicycle rack for each twenty (20) spaces. It is recommended that all shopping centers provide some bicycle spaces in the project."

While we feel this would be a minimum, more encouragement to bicycle or walk instead of a car trip will help promote a healthy community and reduce GHG, something our county, state, and nation strive for. The proposed groups served by this project are precisely those served best by bicycling including the senior living section. The San Luis Obispo Bicycle Club, with whom we partner, has many senior members active cycling well into their 70's and 80's, are a social group, and enjoy shared activities. Those with lower incomes frequently cannot afford a motor vehicle and rely on walking or biking, or public transportation or all three as a means of travel. We encourage you to work with the developer to go beyond minimum code requirements and provide robust bicycle facilities on this project such as a bicycle work room, hi-lo bike rack parking for residents and visitors, and bike charging stations or provisions for future such facilities for e-bikes and scooters. And Bike SLO County applauds again the infrastructure improvements on El Camino Real, something this project can integrate well with. Thank you!

Sincerely,

Gary Havas
Board President

Rick Ellison
Executive Director

From: Claudia Harris
Sent: Monday, November 15, 2021 8:33 PM
To: Planning Commission Public Comments
Subject: 030-461-029/DEV21-0045

Can't overstate how much angst this proposed project is causing since hearing there is a developer who wants to turn a peaceful piece of property into more buildings, more traffic and all the disruption this will cause. Worst of all by far was his callous and unthinking remark about removing "only 15 trees." These are stunning very mature oaks that are probably at least 50 years old and are a source of beauty, privacy, air quality and home to birds, nests and small wildlife. Most of the trees line the del bordo fence while others give the Calif. manor occupants enjoyment especially in the hot summer months. We know this project will bring a huge disruption for everyone however the trees would provide a buffer to the inevitable noise, dust, traffic, and aftermath. It is impossible to comprehend how this builder could be so dismissive and not find ways to work around and include the trees. I have been told over the years that "Atascadero doesn't have a soul." Am hoping you will prove them wrong. I can't imagine living here without the huge beautiful oak that borders the fence and is the main reason I moved here...and I have heard others say the same.

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From: Jeri Heit
Sent: Tuesday, November 16, 2021 9:07 AM
To: Planning Commission Public Comments
Cc: Jeri Heit; DRC Public Comment
Subject: Expansion of California Manor - 10165 El Camino Real

TO: City of Atascadero

RE: Questions and concerns regarding the expansion of California Manor - DEV21-0045 10165 El Camino Real

1. Why do any of the mature beautiful trees (the Oaks as well as the willows) behind the fence that separates the two properties need to be removed? We can understand trimming them up but removal is of deep concern for many reasons. I can gladly repeat the multiple reasons why I, and a few others, strongly oppose this proposal but in the interest of time can you please just let us know if there is compromise on this issue for the trees that _back up to our fences_?
2. Our water drains go under the fence to drain out and down into this area. If the years old oaks / roots are not there to soak up the water drainage where will that water go?
3. What will be the lighting situation with a three story build? Please consider that tall lights placed could shine down on our homes / bedrooms.
4. Approximately when will ground breaking and construction begin and approximately _how long will it take_? There are quite a few reasons to please get this question answered.

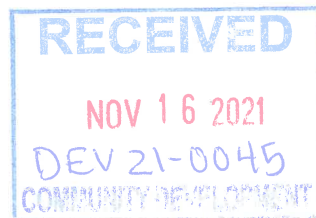
Thank you for the opportunity to get all of these questions answered.

NOTE: I do hope you fixed the bug with the last "virtual" meeting whereby quite a few of us could not get into the web zoom to see the actual material and visual presentation of this development. The document states we do not need a passcode however we could not get beyond that part to tap into the zoom. I do hope that has been rectified.

Jeri Heit

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From: Judy Vosburgh
Sent: Tuesday, November 16, 2021 11:45 AM
To: Planning Commission Public Comments
Subject: Planning Commission Meeting, agenda item #2

Dear Planning Commission,

Our city needs more senior housing but to keep our city nice, we need to do it in a reasonable and safe manner, within our municipal code standards. The proposed California Manor II will impact our city by not providing enough parking for the residents, much less for their guests. This will increase competition for the street parking, and will encourage illegal parking in neighboring housing lots and driveways. Although I do not live in that neighborhood, I do regularly visit my mother who does and I witness the existing issues firsthand and hope any development provides enough parking to not acerbate the current situation.

Our beautiful tree-filled city also does not need a development that will remove important, soil securing trees that are part of an existing small greenspace between developments. The new residents could appreciate the greenspace as well if the complex is sized to preserve it instead of remove it. Removing old lovely trees and replacing them with new little trees would not just be less attractive, but also detrimental to the environment, the creatures who currently reside there, and could cause erosion and drainage problems.

Lastly, making it three stories and so close to other developments reduces the character of our colony and affects the views and privacy of your current taxpayers who chose to live next to a greenspace with oaks.

I am just asking that you do not approve the exceptions requested. Our codes are in place to preserve our lovely city and should be observed rather than overlooked. This development should only proceed within the limitations our municipality has deemed appropriate.

Thank you,

Judy Vosburgh
Atascadero



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