

# **SPECIAL MEETING AGENDA**

**Atascadero City Council**

**Thursday, July 11, 2019**

**Atascadero City Hall Council Chambers, 4<sup>th</sup> Floor  
6500 Palma Avenue, Atascadero, California  
(Enter from Lewis Avenue)**

**City Council Special Meeting:**

**6:00 P.M.**

**City Council / Planning Commission  
Special Joint Meeting – ECR Plan:**

**During Recess of the City  
Council Special Meeting**

**ROLL CALL:**

**DISCUSSION:**

1. **Establishment of Improvement Area No. 1 of Community Facilities District No. 2005-1**
  - Fiscal Impact: None.
  - Recommendation: Council continue the item to a date certain to hold a public hearing related to the establishment of Improvement Area No. 1 to Community Facilities District No. 2005-1 (CFD No. 2005-1 IA 1), the extent of CFD No. 2005-1 IA 1, the financing of certain types of services by CFD No. 2005-1 IA 1 and all other related matters.

**RECESS: The Mayor will call a recess for the City Council / Planning Commission Joint Special Meeting on the El Camino Real Plan**

**RECONVENE: The Mayor will reconvene the City Council at the conclusion of the City Council / Planning Commission Joint Special Meeting**

**ADJOURNMENT:**

The City Council will adjourn to its next Regular Session on August 13, 2019.

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STATE OF CALIFORNIA                     )  
COUNTY OF SAN LUIS OBISPO        )  
CITY OF ATASCADERO                    )

I, AMANDA MUTHER, Deputy City Clerk, being duly sworn, depose that on July 5, 2019, a copy of the foregoing Notice of Special Meeting was posted at the Atascadero City Hall, 6500 Palma Avenue, Atascadero, California and was available for public review in the Customer Service Center at that location.



# ***Atascadero City Council***

## ***Staff Report – Community Development Department***

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### **Establishment of Improvement Area No. 1 of Community Facilities District 2005-1 (6300, 6320, 6420, 6450, 6490, and 6500 El Camino Real: Parcel Map AT 17-0088)**

#### **RECOMMENDATION:**

Council continue the item to a date certain to hold a public hearing related to the establishment of Improvement Area No. 1 to Community Facilities District No. 2005-1 (CFD No. 2005-1 IA 1), the extent of CFD No. 2005-1 IA 1, the financing of certain types of services by CFD No. 2005-1 IA 1 and all other related matters.

#### **DISCUSSION:**

The La Plaza Mixed-Use project is located in the downtown and was approved in 2018. The applicant, Z 3 LLC, is required to provide means to ensure their project is fiscally neutral to the City as a condition to finalize their subdivision maps and fulfill the conditions of approval. This process can be accomplished through annexation into a Community Facilities District that is proposed to be designed for Downtown Mixed-use projects.

A proposed annexation into the Citywide CFD was reviewed by the City Council on May 28, 2019. At that meeting, following discussion by the applicant and Council, an ad hoc Committee was formed to review the merits of a discounted tax rate to mixed-use development in the Downtown. On June 11, 2019, a CFD proposal was brought before Council, which included the establishment of Improvement Area No. 1 to the existing Citywide CFD. The improvement area would have its own rate and Method of Apportionment (RMA) to determine the annual tax amount. At that meeting, the Council adopted a Resolution of Intention to establish Improvement Area 1 to CFD No. 2005-1 and set July 11, 2019 as the date for the public hearing.

Due to a noticing oversight, the scheduled public hearing cannot be held and the item will need to be continued to a date certain to provide public notice for the hearing date. However, since the hearing date was set by the Resolution of Intention for July 11, 2019, any interested parties in attendance should be given the opportunity to speak on the item.

At the time of publication, a new hearing date had not yet been finalized. Staff is working to set a new hearing date and will announce the date during the discussion of this item.

**FISCAL IMPACT:**

None.