



CITY OF ATASCADERO CITY COUNCIL

MINUTES

Tuesday, September 10, 2019

**City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California
(Entrance on Lewis Ave.)**

City Council Regular Session:

6:00 P.M.

**Successor Agency to the Community
Redevelopment Agency of Atascadero:**

**Immediately following
conclusion of the City
Council Regular Session**

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

Mayor Moreno called the meeting to order at 6:03 p.m. and Council Member Funk led the Pledge of Allegiance.

ROLL CALL:

Present: Council Members Fonzi, Funk, Mayor Pro Tem Bourbeau and Mayor Moreno

Absent: Council Member Newsom

Staff Present: City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Police Chief Jerel Haley, Community Development Director Phil Dunsmore, Fire Chief Casey Bryson, City Attorney Brian Pierik Deputy City Manager/City Clerk Lara Christensen and Senior Planner Kelly Gleason

APPROVAL OF AGENDA:

MOTION: By Council Member Fonzi and seconded by Mayor Pro Tem Bourbeau to:
1. Approve this agenda; and,

2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

Motion passed 4:0 by a roll-call vote. Newsom ABSENT.

PRESENTATION:

1. **Pledge to Make a Smart Commute Choice During Rideshare Week, October 7-11, 2019**

Peter Williamson of SLOCOG presented to the Council.

A. CONSENT CALENDAR:

1. **City Council Draft Action Minutes – August 13, 2019**

- Recommendation: Council approve the August 13, 2019 Draft City Council Meeting Minutes. [City Clerk]

2. **July 2019 Accounts Payable and Payroll**

- Fiscal Impact: \$5,453,235.83
- Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for July 2019. [Administrative Services]

3. **Emergency Shelter Overlay Zone Update ZCH19-0060 (El Camino Homeless Organization)**

- Fiscal Impact: None.
- Recommendation: Council adopt on second reading, by title only, Draft Ordinance A approving amendments to Atascadero Municipal Code Title 9 Chapter 3 Article 23 ES (Emergency Shelter) Overlay Zone text, based on findings. [Community Development]

4. **Property Acquisition for Via Avenue Bridge Replacement Project**

- Fiscal Impact: The total compensation to be paid is \$51,400. The HBRRP grant will cover approximately 88.5% (\$45,489) of the project costs with the remaining 11.5% (\$5,911) local share funded through Local Transportation Funds.
- Recommendation: Council adopt Draft Resolution approving compensation payments and Right-of-way Agreements for property acquisitions located at APNs 028-201-005, 028-341-008, 028-341-018, and 028-341-021 for the Via Avenue Bridge Replacement Project. [Public Works]

5. **Formation of Battalion Chief Position & Technical Support Specialist II Position**

- Fiscal Impact: The creation of the Battalion Chiefs positions is estimated to cost \$113,000 per year in budgeted funds. The creation of the Technical Support Specialist II position is estimated to cost \$76,000 in budgeted funds.
- Recommendations: Council:
 1. Authorize the City Manager to establish a new Battalion Chief position.
 2. Authorize the City Manager to establish a new Technical Support Specialist II position.

3. Amend the fiscal year 2019-2020 monthly salary schedule to include the Battalion Chief position & the Technical Support Specialist II positions as follows:

CLASSIFICATION	STEP A	STEP B	STEP C	STEP D	STEP E
Battalion Chief	\$8,074.07	\$8,477.77	\$8,901.66	\$9,346.74	\$9,814.08
Technical Support Specialist II	\$4,215.75	\$4,426.54	\$4,647.87	\$4,880.26	\$5,124.27

4. Adopt Draft Resolution for Non-Represented Professional and Management Workers and Confidential Employees.
5. Authorize the City Manager to execute a Side Letter with the SEIU MOU adding the Technical Support Specialist II at the salary range shown above. [City Manager]

6. Accept Parcel Map AT 18-0087 - 6450 Portola Road (FMP19-0016)

- Fiscal Impact: None.
- Recommendations: Council:
 1. Accept Parcel Map AT18-0087.
 2. Accept, on behalf of the public, the offer of dedication for a Public Utility Easement and the offer of dedication for a portion of Portola Road. [Public Works]

MOTION: By Council Member Funk and seconded by Council Member Fonzi to approve the Consent Calendar. (#A-3: Ordinance No. 627) (#A-4: Resolution No. 2019-073 and Contract Nos. 2019-009, 2019-010, and 2019-011) (#A-5: Resolution No. 2019-074, and Contract No. 2018-013-A2)

Motion passed 4:0 by a roll-call vote. Newsom ABSENT.

UPDATES FROM THE CITY MANAGER:

City Manager Rachelle Rickard gave an update on projects and issues within the City.

COMMUNITY FORUM:

The following citizens spoke during Community Forum: Geoff Auslen, Marcia Alter (Exhibit A), Dylan Little, Clyde Snider, Maria Cagnina, and Ellen Beraud

Mayor Moreno closed the COMMUNITY FORUM period.

B. PUBLIC HEARINGS:

1. Appeal Dove Creek Mini-storage - DEV18-0103 (Newton)

- Ex-Parte Communications:
- Fiscal Impact: There will be some level of tax revenue increase following completion and occupancy of the project.
- Recommendations: Council:
 1. Adopt Draft Resolution A upholding the Planning Commission's approval of the Dove Creek Mini-storage project, subject to findings and conditions of approval.

OR

2. Adopt Draft Resolution B overturning the Planning Commission's action and denying the Dove Creek Mini-Storage project. [Community Development]

Ex Parte Communications

Council Member Funk reported speaking with the applicant, current and former Planning Commissioners Keen, Van den Eikof, Beraud and Donovan, Mike Zappas a local developer, Dove Creek residents, participated in a forum on Nextdoor, read through and responded to correspondence received through email, and utilized Google Maps to look up comments that came through.

Council Member Fonzi reported meeting with the applicant, speaking with constituent Don Vert, and reading through and responding to correspondence received through email.

Mayor Moreno reported speaking with the applicant, Planning Commission Anderson, former Planning Commissioner Josh Donovan, former Mayor Tom O'Malley and Supervisor Debbie Arnold, Council Member Newsom, neighbors of the project, and reported that she read through and responded to correspondence received through email.

Mayor Pro Tem Bourbeau reported speaking with the applicant, former Planning Commissioner Josh Donovan, Planning Commission Chair Tom Zirk, doing research through Google, reading through all correspondence received through email, followed the conversation about the project on Nextdoor, spoke with staff, and listened to the meetings held by DRC and Planning Commission on this project.

At the request of the Mayor, Deputy City Manager/City Clerk Christensen and Community Development Director Dunsmore gave brief comments, prior to the presentation of the staff report, regarding the appeal process; the make-up and role of the Design Review Committee, Planning Commission and City Council; the Conditional Use Permit process; and the history of the project.

In response to letters delivered by an attorney representing the applicant (Scott Newton), the City Attorney asked questions of Council Member Fonzi to determine if she had any bias regarding the project. Following his questioning and hearing the answers provided by Council Member Fonzi, Attorney Pierik reported he was satisfied that Council Member Fonzi was not biased. Attorney Pierik also asked Senior Planner Gleason to respond to the Declaration of Scott Newton that was provided by Mr. Newton's attorney. Senior Planner Gleason gave her account of the interaction detailed in Mr. Newton's declaration. Under questioning of Attorney Pierik, Senior Planner Gleason reported that she did not tell the applicant that the Council would not be approving the project.

Community Development Director Dunsmore and Senior Planner Gleason gave the presentation and answered questions from the Council.

The applicant, Scott Newton, and his team made a presentation to and answered questions of the Council (Exhibit B).

Mayor Moreno recessed the meeting at 8:43 p.m.

Mayor Moreno reconvened the meeting at 8:58 p.m. with all present.

Community Development Director Dunsmore noted that the site plan presented by the applicant was not one staff has previously seen and was different than the one presented to the Planning Commission and in the City Council's agenda packet. He stated that should Council wish to approve the project, they would need to identify which site plan they were approving. Community Development Director Dunsmore noted that the Planning staff does have discretion to approve the changes as indicated on the new site plan.

PUBLIC COMMENT:

The following citizens spoke on this item: Don Vert, Bill Murrieta, Nancy Ayres, Monty Clouse, Dr. Annes, Ellen Beraud, Camille O'Brien, Geoff Auslen, Jake White, Vy Pierce (Exhibit C), Clyde Snider, Sally Dexter Smith, Daniel Neeley, Janet Murrieta, DC Carter, Anna King, Keith Vreeken, Nigel Stout, Dan Van Beveren, Rob Fell (Exhibit D), Chris Towers, Francis Romero, Lox Setterquist, Anna Callow, Mike Platter, Josh Donovan, Josh Cross, John Voget, Charlie Fruit, Dave Miller

Mayor Moreno closed the Public Comment period.

On motion by Mayor Pro Tem Bourbeau and seconded by Council Member Fonzi to extend the meeting passed 11:00 p.m.

Motion passed 4:0 by a roll-call vote. Newsom ABSENT.

MOTION: By Council Member Funk and seconded by Council Member Fonzi to adopt Draft Resolution B overturning the Planning Commission's action and denying the Dove Creek Mini-Storage project making the following revisions to Section (3)(1) of the Resolution:

Strikeout Sections A, B, C, E, F and G

Revise FACT D to read: The proposed mini-storage project is surrounded primarily by residential, parkland, child-care facilities, churches, and a seasonal creek. 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. (Resolution No. 2019-075)

Motion passed 3:1 by a roll-call vote. Bourbeau "NO". Newsom ABSENT.

Mayor Moreno recessed the meeting at 11:06 p.m.

Mayor Moreno reconvened the meeting at 11:13 p.m. with all present.

C. MANAGEMENT REPORTS: None.

D. COUNCIL ANNOUNCEMENTS AND COMMITTEE REPORTS:

The following Council Members made brief announcements and gave brief update reports on their committees since their last Council meeting:

Mayor Pro Tem Bourbeau

1. Integrated Waste Management Authority (IWMA)

Council Member Fonzi

1. SLO Local Agency Formation Commission (LAFCo)

Council Member Funk


1. Homeless Services Oversight Council

E. INDIVIDUAL DETERMINATION AND / OR ACTION: None

F. ADJOURN TO MEETING OF THE SUCCESSOR AGENCY

Mayor Moreno adjourned the meeting at 11:15 p.m. to the Meeting of the Successor Agency.

MINUTES PREPARED BY:



Lara K. Christensen
Deputy City Manager / City Clerk

The following exhibits are available for review in the City Clerk's office:

- Exhibit A – Tiny Footprint Expo flyer
- Exhibit B – Bound copies of letters regarding the Dove Creek Self Storage project
- Exhibit C – List of neighbors in Las Lomas opposed to the mini-storage project
- Exhibit D – Copy of photo published in Atascadero News – Friday, February 14, 1992

APPROVED: September 24, 2019

OCTOBER 11-13 2019
MADONNA MEADOWS, SLO

Exhibit A
FRI OCT 11 VIP 3-7 PM
SAT OCT 12 PUBLIC 10-5 PM
SUN OCT 13 PUBLIC 10-3 PM

TINY FOOTPRINT CENTRAL COAST TINY HOUSE & NET ZERO EXPO

*Tiny House Tours!
Come See Inside!*

City Council Minutes Exhibit A
Date: 9/16/19



**COME EXPLORE COOL ALTERNATIVE HOUSING OPTIONS--
FROM TINIES TO SKOOLIES, VANS & MORE**

**THREE DAYS OF INSPIRATION
LEARNING & FUN**

**A FUNDRAISER
FOR NONPROFIT
SMARTSHARE
HOUSING SOLUTIONS**



TICKETS & INFO
TINYFOOTPRINTEXPO.COM
ALSO AT SLO FOOD CO-OP
& SLO CHAMBER OF COMMERCE
\$8 ADVANCE/\$10 GATE

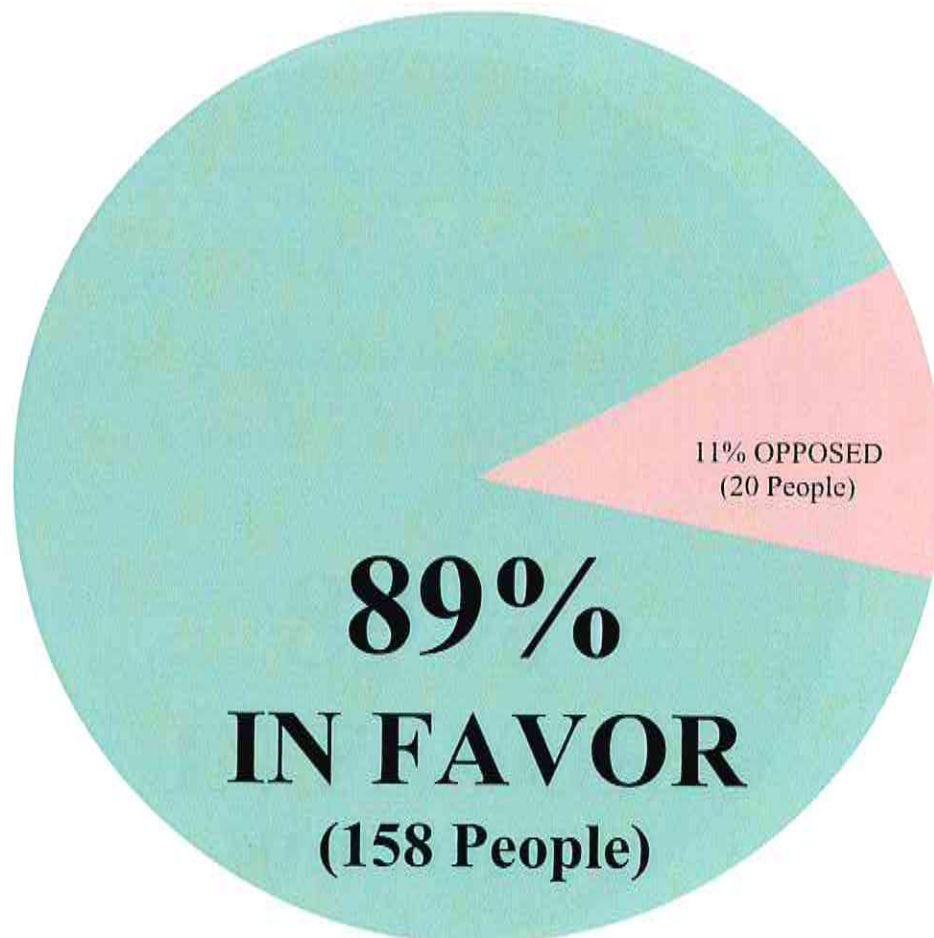
presented by SmartShare Housing Solutions and the following sponsors & community partners:



Dove Creek Self Storage

CUP

178 Public Comment Letters & Petitions



	FOR	OPPOSED
TOTAL	158 (89%)	20 (11%)
Letters- Planning Commission	14	20
Letters- City Council	53	
Petition	72	
Internet	72	
Door to Door	19	

September 10, 2019

Hon. Heather Moreno, Mayor
Members of the City Council
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422

RE: Agenda Item B1: Appeal Dove Creek Mini-Storage – DEV18-0103 (Newton)

Dear Mayor Moreno and Council Members:

Prior to Council Member Fonzi's filing of appeal of the Planning Commission approval of the Dove Creek Self-Storage proposal, only limited public outreach had been done to inform my neighbors of our plans. After the appeal was filed, the following activities were done in an effort to ensure that neighbors were informed about the project and answer their questions:

- I personally visited over **400 homes** in the Dove Creek & La Paloma neighborhoods and was fortunate to actually speak with at least **45 residents** of these homes.
- We used our Facebook page to discuss the project and answer questions. For example, when we asked on Facebook if neighbors would like us to add a **public trail** linking the Dove Creek Community to La Paloma Park, the post received **74 likes** and **seven positive comments**.
- We also used Facebook to promote our petition in support of the project on gopetition.com. As of Monday, September 9 at 8 a.m., **72 people** have signed the petition in favor of the project.

Primarily as a result of our door-to-door outreach, since in the same period, only one new letter was received by the City opposing the project, bringing the total number of opposition letters to 20.

This is over **eight-to-one** margin is attributable, I believe, to the demand for self-storage in the area, and the flood protections and neighborhood-compatible design incorporated into our plan.

Sincerely,

Handwritten signatures of Scott and Jill Newton in black ink. The signatures are fluid and cursive, with the first signature appearing to be 'Scott' and the second 'Jill Newton'.

Scott & Jill Newton
Dove Creek Self-Storage

PC Meeting of 8-6-19

Annette Manier

From: Keleen Miller
Sent: Friday, August 2, 2019 3:59 PM
To: Annette Manier
Subject: proposed Viejo Camino Self Storage

Aug 2, 2019

Re: Proposed Viejo Camino Self Storage

Dear Planning Commission,

I write in connection with the above planning application. I have examined the plans and know the site well. I wish to offer my support to the proposal.

I am aware of the concerns of some in the community that this proposal for infill development. However, I believe that most have not taken the time to review the project. Atascadero is growing quickly and the demand for this type of service is great and there is a lack of self storage inventory locally. The city has always said they wanted attractive developments along the El Camino corridor and this business has given up generous amounts of their property to preserve wetlands and will serve a great entry way into the city. The proposed project is the most attractive facility of this type I have seen and it should not be judged by the low quality construction of existing mini storages. Also based on the zoning, challenges of constructing on the property, this project is a great use of this blighted property.

Sincerely,
Keleen Miller



August 5, 2019

Secretary to the Planning Commission
6500 Palma Avenue
Atascadero, CA 93422



Dear Planning Commissioners and Staff,

I am writing to support the approval of the self storage facility on Viejo Camino.

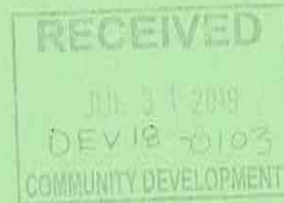
The property has looked abandoned for years and is more blight than anything else. The self storage facility would be a great in-fill project and provide a much needed service. I have seen the artistic renderings and the landscaping and building designs are very attractive. The proposed project will be a great fit for the property and the appearance will only enhance the area.

Thank you,

Sean Doyle

July 31, 2019

Secretary to the Planning Commission
6500 Palma Avenue
Atascadero, CA 93422



Dear Planning Commission,

I am writing to urge you to support the development of the self storage facility on Viejo Camino. The self storage development is critical because it assists with affordable housing by giving those who live in apartments and smaller homes a means to store their personal belongings. Having a larger home and garage is not possible for everyone and with self storage local residents can rent just the amount of additional space they need at that time. I live off San Antonio Road in an 850 sq foot house with two adults and three children. I am looking forward to getting a self storage unit here since it is close to my home and I will have easier access to my belongings. I am currently using a self storage unit in Templeton that I am unable to frequent because of my hours of work in San Luis. The things that I need on a more regular bases are stored in an ugly metal shed in my backyard which is an eye soar for my neighbors and has caused loss of some of my irreplaceable keepsakes because of leaks and moisture. I am hoping this development is done in the near future so I can utilize the facilities.

The new development replaces a virtually abandoned and dilapidated site with a balanced development that has wetland restoration and generous landscaping setbacks. It will serve as a great infill project and will be both aesthetically pleasing and provide a much needed service. I lived in the apartments across the street when I was younger and the lot has always been full of weeds and a waste of usable city space. I know from living in the area most of my life that there couldn't be a better business to come in and develop the space. It will be so usefully to all the families in the area and proved a much needed service.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anna King".

Anna King

RECEIVED

JUL 31 2019

COMMUNITY DEVELOPMENT

City of Atascadero Community Development
6500 Palma Ave
Atascadero, CA 93422

July 31, 2019

Re: Dove Creek Mini Storage



I have reviewed the information surrounding the Dove Creek Mini Storage proposed at 11450 Viejo Camino and am excited about the potential of this project. As owner of S.D. Franklin Electric, Inc., I know firsthand that many contractors are operating businesses out of their homes, they are challenged to find storage space and could greatly benefit from a facility like the one being proposed. Current availability of storage units is extremely limited, and the quality of current facilities are lacking.

The property that Scott Newton purchased had been on the market for a significant period of time and I fear will remain undeveloped should he not be allowed to move forward. This is a great opportunity for our community to enhance an unattractive area with a beautifully designed facility and simultaneously satisfy a demand for storage.

Sincerely,

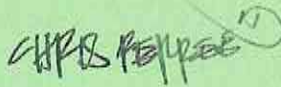
Stephen Dummit

July 30, 2019

Attention Planning Commission:

As an advocate for and supporter of personal property rights, I am concerned about the handling of the Dove Creek Mini Storage proposed at 11450 Viejo Camino. The DRC's position and subsequent recommendation by city staff to initially deny the project with an explanation of "the project is not the highest and best use of the property" is not sufficient. While it might not be the most preferred use of the property, Scott purchased that land with a mutual understanding that his mini-storage facility is indeed an allowable use with a CUP. Our Planning Commission consistently approves CUP's and I don't see any reason why this one should not be approved as well. Please allow Scott Newton to complete his project on the land he owns.

Respectfully,



Chris Ferree



Exhibit S
PC Meeting of 8-6-19

Annette Manier

From: rudy garcia
Sent: Sunday, August 4, 2019 3:12 PM
To: Annette Manier
Subject: new Storage

8/06/19

City of Atascadero Planning Commission,

The proposed self storage facility is the type of balanced development Atascadero needs. I greatly appreciate that the owners have decided to develop it with such a park like setting with the large wetlands feature and generous landscaping. It should serve as an example for other developments. Currently the property is an eyesore and there must be a reason why it has never been developed, and I assume it is due to the restrictive zoning and the challenges of the property itself. The city should gladly welcome this project and the great increase in property value (and thus property taxes).

Thank you,
Rudy Garcia
Comfort living



Annette Manier

From: Anissa Hedges
Sent: Tuesday, August 6, 2019 2:47 PM
To: Annette Manier
Subject: Mini Storage

City Staff & Planning Commissioners,

I am writing to give my support to the Dove Creek Mini-Storage Project on your agenda for 8/6. The facility is well-designed and our community is in need of additional storage facilities. It would also make that area much more attractive! Thank you for your consideration.

Anissa Hedges



Exhibit U
PC Meeting of 8-6-19

Support Letter

City of Atascadero: Community Development



7/28/19

To City Staff & Planning Commissioners,

Dove Creek Mini Storage

As residents of Dove Creek, we think it would be great to see the property developed. The proposed storage facility has a design and look that is far superior to its competitors. This side of town could really benefit from having self-storage available with all of the apartments and homes that have minimal storage space. Perhaps some businesses could take advantage of increased traffic as well. This project would be a great fit for the neighborhood, and we would like to see it approved.

Sincerely,

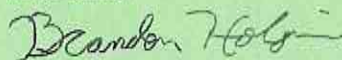
Jared & Charise Holcolm

July 27, 2019
City of Atascadero Community Development
6500 Palma Ave
Atascadero, CA 93422

To: Chairperson Tom Zirk, Vice Chairperson Mark Dariz, Commissioner Duane Anderson,
Commissioner Jan Wolf, Commissioner Michael Shaw, Commissioner Ellen Beraud
Commissioner Jeff van den Eikhof

I am writing to extend my support for the Dove Creek Mini Storage project. I have seen and heard the efforts to identify Santa Barbara exit as a gateway entrance into our community. As someone that frequently uses that exit, I can tell you it's not the gateway to Atascadero. I believe the storage facility would be a great addition. Scott has designed and is proposing something that will be visually appealing and will also provide a much-needed service. I have a very difficult time with the idea of city staff and/or officials deciding that a project should not be developed because it might not be the ideal use of the land. Is that not what municipal code and zoning is for? This CUP should be approved.

Respectfully,



Brandon Holguin



August 1, 2019
City of Atascadero Community Development
6500 Palma Ave
Atascadero, CA 93422

To: City Planning Staff, Chairperson Tom Zirk, Vice Chairperson Mark Dariz,
Commissioner Duane Anderson, Commissioner Jan Wolf, Commissioner Michael
Shaw, Commissioner Ellen Beraud, Commissioner Jeff van den Eikhof

I see that the Dove Creek mini-storage facility is finally on the Planning Commission's agenda for Tuesday 8/6. While I am encouraged to see that the DRC is recommending approval with conditions, I feel the need to express support for the project based on its history. When it was before PC previously, members of the public spoke against the project saying they would rather see it be a park or soccer field. One of those members of the public now sits on the Planning Commission and I sincerely hope that her previous position on the matter has changed. If the city was interested in having a park or recreation field at the property in discussion, they had over 7 years to purchase it and do so. Mr. Newton purchased the property knowing that his mini-storage facility was an allowable use with a CUP approval and there really are not any grounds for denying his CUP. I would like to urge the Planning Commission to approve this project and follow the DRC's recommendation.

Respectfully,



Patrick Ibarra
Ibarra Creative



July 30, 2019
City of Atascadero Community Development
6500 Palma Ave
Atascadero, CA 93422



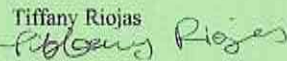
Re: Dove Creek Mini Storage

The intention of this letter is to offer my support of the Dove Creek Mini Storage proposed at 11450 Viejo Camino. It really seems as though this project has received unfair treatment based on a sentiment that "the project is not the highest and best use of the property."

A few years ago, while hearing an appeal to a previously approved CUP, Mayor Moreno (Councilmember at the time) said something along the lines of "you really don't want five people to sit up here with the power to decide which types of businesses we think are best...it has to be about what is allowable and compatible."

I would encourage the seven Planning Commissioners to take a similar approach and approve Mr. Newton's CUP so he can develop his property.

Sincerely,

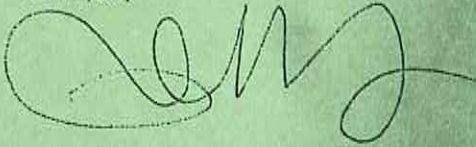
Tiffany Riojas


September 3, 2019

To whom it may concern,

My name is Maria Rios. My address is 9308 Bocina Lane # C Atascadero, Ca 93422. I have lived in Atascadero for 16 years. I do not want to see apartments go in and support the Dove Creek Self Storage project.

Thank you,

A handwritten signature in black ink, appearing to be 'Maria Rios', written in a cursive style.

August 2, 2019

Attn: Planning Commission and City Staff

Re: Dove Creek Mini Storage

I am writing in support of the Dove Creek Mini Storage proposed at 11450 Viejo Camino. There is a definite need in our community for additional storage. The current facilities available in Atascadero are either completely full, rundown, poorly managed or some combination of those three.

The mini-storage facility that is being proposed at Dove Creek brings a level of design that is far superior and will attract a higher caliber of clientele. The land in question has been undeveloped for years and this storage facility would be a great fit. Our General Plan identifies the Santa Barbara/El Camino area as a gateway. This project makes that gateway far more attractive than what currently sits there.

I hope the Planning Commission will follow through with the DRC's recommendation to approve the project.

Respectfully,



Sommer Shahan



Exhibit DD
PC Meeting of 8-6-19

July 31, 2019

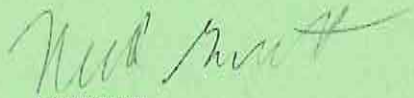
Secretary to the Planning Commission
6500 Palma Avenue
Atascadero, CA 93422

Dear Planning Commission,

I am writing to urge you to support the development of the self storage facility on Viejo Camino. The self storage development is critical because it assists with affordable housing by giving those who live in apartments and smaller homes a means to store their personal belongings. Having a larger home and garage is not possible for everyone and with self storage local residents can rent just the amount of additional space they need at that time.

The new development replaces a virtually abandoned and dilapidated site with a balanced development that has wetland restoration and generous landscaping setbacks. It will serve as a great infill project and will be both aesthetically pleasing and provide a much needed service.

Sincerely,



Mark Barnett

5325 Mercedes Ave

Atascadero CA 93422



Exhibit EE
PC Meeting of 8-6-19

July 31, 2019

Secretary to the Planning Commission
6500 Palma Avenue
Atascadero, CA 93422

Dear Planning Commission,

I am writing to urge you to support the development of the self storage facility on Viejo Camino. The self storage development is critical because it assists with affordable housing by giving those who live in apartments and smaller homes a means to store their personal belongings. Having a larger home and garage is not possible for everyone and with self storage local residents can rent just the amount of additional space they need at that time.

The new development replaces a virtually abandoned and dilapidated site with a balanced development that has wetland restoration and generous landscaping setbacks. It will serve as a great infill project and will be both aesthetically pleasing and provide a much needed service.

Sincerely,



Colleen Barnett
5325 Mercedes Ave
Atascadero CA 93422



Lara Christensen

From: Kate Neiswender <katelawventura@gmail.com>
Sent: Thursday, August 29, 2019 9:26 AM
To: Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom; Rachelle Rickard; Lara Christensen
Subject: Dove Creek Self Storage -- Hearing Sept, 10th -- CUP DEV18-0103
Attachments: DCSS-City1-ltr.pdf

Please see attached correspondence concerning the Dove Creek Self Storage Project -- Hard Copy to follow

Kate Neiswender
Law Office of K.M. Neiswender
PO Box 1225
Blue Jay CA 92317
805.654.1557
cel 805 320-2520

LAW OFFICE OF K.M. NEISWENDER

Land Use • Business • Environmental

Phone: 805.654.1557
Cel: 805.320.2520

Email: KateLawVentura@gmail.com

Ventura Office: 770 County Square Drive, #101
San Bernardino Office: 473 E. Carnegie Way, 2d Flr.

Mailing Address:
Post Office Box 1225
Blue Jay, California 92317

August 29, 2019

City Council of the
City of Atascadero
6500 Palma Drive
Atascadero CA

By Email and US Mail

Re: Dove Creek Self Storage -- Conditional Use Permit (DEV18-0103)
and Negative Declaration (SCH# 2019069058)
Hearing on Appeal From Planning Commission – September 10, 2019

To the Honorable City Council:

This office represents Scott Newton, project applicant for the Dove Creek Self Storage facility located at the intersection of 11450 Viejo Camino and 11505 El Camino Real. We write to discuss the project and the City's analysis of the project as set forth in the Planning Commission's staff report. As of this date, we have not seen the staff report prepared for your Council.

It must be noted at the outset that the appeal itself did not meet the requirements of your ordinance (9-1.111). The appeal was not filed in the form of a letter (as required), and did not state any substantive reasons for the appeal. For this reason alone, the appeal should be dismissed without hearing, as we discuss in this letter.

The Planning Commission approved this project on a 3-to-2 vote on August 6, 2019. This was preceded by an approval recommendation from the Design Review Committee, the second time the DRC heard the project. The Planning Commission found that Dove Creek Self Storage met all the requirements of the City's zoning code and General Plan. If your Council moves forward with hearing the appeal despite its procedural deficiencies, we ask the Council to find the appeal has no merit, and allow the Planning Commission approval to stand.

Project Details: The Dove Creek Self Storage facility will include more than 80,000 square feet of self-storage, storage that is desperately needed in the City. According to 2018 study by Development Services, Inc., an independent consulting firm, more than 99% of the existing self-storage units in the area are occupied. The City's recent approval of more than 900 apartment units has created a demand for additional self-storage. Townhomes, smaller single-family detached homes, and new businesses created by economic growth in the area all increase self-storage demand. The City should not punish those who live in smaller residences from having access to additional storage space.

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Just as the City considers police, fire service and utility demands created by proposed new developments, it must consider the increased demand for self-storage, with demand higher for smaller and affordable units. For example, a 1,000 square foot unit will have only a small percentage of the storage space of a larger home, yet the same number of occupants may occupy that space.

Dove Creek Self Storage was designed to avoid environmental impacts, to assist in curbing flooding in the area, and to create an aesthetically-pleasing structure that is compatible with the existing community. A wetland area will be enhanced and new wetlands created. The Department of Fish & Wildlife has already commented on the project, and we expect sign-off by the end of September. The project is in compliance with all City requirements, including General Plan consistency and zoning, as the applicant was told by City staff more than 18 months ago.

We address each of these issues below, and respond to comments on the project from staff and local residents. We are convinced that if the Council reviews this project with the facts in hand, you will recognize that Dove Creek Self Storage is a needed component of City planning, and that it enhances and blends in with the community.

Dove Creek Self Storage Has Been Designed To Blend In With The Community:

Dove Creek Self Storage is not an industrial-looking building, surrounded by chain link fencing. This project has been designed to blend in with the neighborhood. Your Design Review Committee suggested multiple changes to ensure the facility was pleasing to the eye. Staff suggested – and the applicant accepted – color and material upgrades, steeper pitched roofs, additional landscaping and setbacks. The landscaped buffer (which averages more than 39-feet) around the facility is more than three-times greater than the setback required of the Dove Creek residential subdivision across the street.

The facility includes upgraded solid walls, and soft natural colors. Modifications to the design requested by the City and accepted by the applicant will increase the costs of construction by \$300,000.00. This is the level of commitment from the applicant: he wants to insure that the project provides needed services and – at the same time – blends in with the community.

At the hearing, you will be provided with photos of the current self-storage facilities in the City. There is no comparison. Dove Creek Self Storage is not only aesthetically pleasing, but a caretaker unit is included, which will insure 24-hour monitoring of the area.

A handful of local residents expressed concern about the “look” of the facility. The renderings of the Dove Creek facility show that it will not be like the existing self-storage facilities in the City, or those in other cities. Dove Creek Self Storage was designed to be both beautiful and functional. A quick, unbiased look at the architectural renderings, especially when compared to existing self-storage, will prove this.

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GENERAL PLAN POLICIES CONCERNING AESTHETICS

All of the City's General Plan policies that apply to the aesthetics of this project support approval:

Policy 1.3(2): Require landscaping and/or screening to buffer non-residential uses from residential areas.

and

Policy 1.3(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.

"Judicious application" of landscaping and rural character site development were incorporated into the project's design by both the applicant and through the City's suggestions. The landscaping around the project was greatly increased due to City input (the landscaping budget is almost \$300,000.00), and the buffer averages 39 feet (triple the width of the buffer around the Dove Creek residential subdivision). Curbs and gutters and sidewalks are part of the project design, which enhance the area for walkers and cyclists (see Policy 2.3(3)).

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.

Special lighting conditions have been incorporated into the project design, to minimize off-site glare.

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 longterm economic viability of the community.

and

Goal LOC 3(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.

The Dove Creek Self-Storage facility meets this goal, as an attractive and efficient commercial use that provides a critically-needed service to area residents. It incorporates landscaping and pedestrian walkways.

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The Dove Creek Self Storage Design Reduces Flooding Risk: The Civil Engineering and Hydrology firm of Monsoon Consultants completed a "Drainage Report and Stormwater Control Plan" that was included with the Planning Commission's staff report.

Local residents expressed concerns about the facility increasing flood risk, but the science shows the opposite to be true. New designs in hard permeable surfaces will be utilized at the facility, such that in a typical rain event, no rain will run-off the site. The stormwater plan includes an additional 40,000 gallons of rainwater harvesting capacity. Stormwater run-off will be diverted towards the center of the drive aisles between the buildings, and the rainwater will infiltrate through a newer substance known as "porous concrete." Stormwater that does not percolate down into the ground through the porous concrete will enter a system of drainage inlets that discharge through two bubblers into a created wetland area. The wetlands portion of the project will be discussed in more detail below.

As a result of the design of the project, the rainwater harvesting component, and the created wetland area, Monsoon Consultants concluded that risk of flooding from two and five year storm events would almost be eliminated. The risk of flooding from a ten-year event would go down by two-thirds; the risk from a 25-year event would be halved. The risks from a 50-year and 100-year flood event would drop by about a third. The impacts of reducing the run-off will directly benefit the adjoining properties, as well as properties downstream. Damages from even a 100-year event will be less severe and that will benefit the City as a whole.

Local residents expressed concerns that the impermeable surfaces at Dove Creek Self Storage would increase flooding, but that is simply not the case. The engineering studies prove that. The stormwater design, the creation of and enhancement of three-quarters of an acre of wetlands, inclusion of rainwater harvesting, plus the new materials (such as porous concrete) all help in creating a project that improves percolation of stormwater, and decreases flooding risks by a significant margin.

GENERAL PLAN POLICIES CONCERNING STORMWATER

The City's General Plan policies that concern stormwater also support project approval:

Policy 8.1.11: 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.

This project will decrease flooding risks by a significant amount.

Policy 8.1.13: Support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams.

This project expands the existing .014 acres of degraded wetlands to .77 acres of enhanced wetlands, and protects it for the life of the project.

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Policy 8.5(2): Include design guidelines to minimize impervious surfaces and decrease off-site storm flows in the Appearance Review Manual.

The project includes porous concrete, to allow stormwater to percolate into the groundwater. Off-site storm flows in the area will be decreased sharply due to the design of the project and the construction of the .77 wetland area.

Policy 8.5(3): New development shall be required to maintain historic off-site storm flows unless improvements are made that maintain historic downstream and upstream flows.

This project does not "maintain" historic off-site storm flows, but actually decreases risks. Flooding from two and five year storm events would almost be eliminated. The risk of flooding from a ten-year event would go down by two-thirds; the risk from a 25-year event would be halved. The risks from a 50-year and 100-year flood event would drop by about a third. This will benefit all local residents and the City as a whole.

The Creation Of Wetlands Is A Benefit To The Project and The City: According to state and federal sources, there is a highly degraded blue line ephemeral drainage that crosses this site. Currently, that drainage passes through a culvert under El Camino Real, exits the project site via a second culvert at Viejo Camino and converges with Paloma Creek about a quarter mile east of the project site.

According to the biologists' report (Terra-Verde Environmental Consulting), the drainage is highly degraded and little quality habitat remains. Nevertheless, the project will redirect the drainage into a wetlands area. The biologists found that there are several special status wildlife species have the potential to occur on-site, but none were present. Migratory birds could potentially use the site as well, but none were found.

GENERAL PLAN POLICIES CONCERNING DRAINAGE/WETLANDS

All of the City's General Plan policies that apply to this project support approval:

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

and

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.

This project will enhance – not degrade – wetlands and other valuable habitats and may act to attract species back to the area.

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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

Due to existing development and long-term grazing, the drainage that crosses the project site is no longer "natural." It has run through culverts for some time, and the habitat is highly degraded. However, the project directs the drainage into a permanent wetlands area, which will result in enhanced habitat and potentially a return of protected species and migratory birds into the area.

Policy 8.1(3): The waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited.

Due to existing development and long-term grazing, the drainage that crosses the project site is no longer "natural." The drainage is not being sent into a concrete channel, but instead re-directed to avoid the buildings and into the wetlands. The creation of .77 acres of wetlands is a benefit to bird and plant species.

Policy 8.1(6): Prohibit new structures or disturbance of riparian habitat along creek banks except for restoration purposes.

The restoration and creation of .77 acres of wetlands is a primary component of this project.

Summary: The applicant for Dove Creek Self Storage believes that this project will be an important and valuable addition to the City and its residents, especially small businesses and residents of townhomes, apartments and smaller single-family detached homes, all of which typically lack sufficient storage space. The design and all recommended modifications have made this project one this Council can be proud to approve.

Your Council will note that most of the General Plan policies cited in this letter were not included in the staff report prepared for the Planning Commission. Frankly, we find that to be evidence of bias on the part of City staff; more on that issue is detailed below. Instead of finding that the project was in compliance with multiple City policies, the staff picked only a few policies and claimed that the analysis could go either way. We hope the analysis in this letter provides more clear direction to you.

Objections by local residents are based on a lack of information, and we are working to remedy that through community outreach. As shown by the engineering reports, this project will not increase flooding risk: it will reduce risks. The project does not harm wetlands and habitat: it will increase wetland areas and has the potential to lure special status species back to the City. It will not create a typical ugly-industrial storage area: it creates a project that blends into the community, with wide landscaped buffers and pedestrian walkways, consistent with City policies. The opposition will melt away once the details of this well-considered project are realized.

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That said, the applicant has his own concerns about the process that led us to this Council hearing.

The Validity of The Appeal and Due Process Concerns: The City's Code (Section 9-1.111) states that an appeal "shall be filed in the form of a letter setting forth the reasons for the appeal." No such letter was lodged with the City within the 14 day appeal period. Instead, there was an email, which does not meet the plain language of the code.

The code requires the appeal letter to set forth the reasons for the appeal. We would suggest that a possible reason for appeal could be that a project violates a General Plan policy, or perhaps that a project requires additional mitigation; these would be substantive reasons. Instead, there were three reasons listed for the appeal:

First, that the project was approved by a 3-to-2 vote; that is not a reason for appeal.

Second, that one of the Planning Commissioners expressed an opinion that the decision should be reviewed by the City Council, but that Commissioner did not appeal and the Commission took no action on the Commissioner's suggestion.

Third, that some area residents left the hearing feeling that their opinions had not been considered; again none of those residents appealed.

Thus, substantive reasons for the appeal were not stated. We believe that the code requires a substantive reason for appeal, not just a "feeling" that an appeal would be nice.

Furthermore, we understand that a local resident tried to appeal, but her appeal was rejected by City staff. She was informed that a City Council member was going to appeal (it had not happened yet), so her appeal and fee were returned to her. Therefore, it appears that City staff took it upon themselves to reject a legitimate appeal, and to accept an appeal in the wrong form (no letter) with no legitimate stated reasons for appeal. This seems highly irregular at best and, at worst, the rejection of the first appeal was directed by Councilmember Fonzi, the appellant here.

In addition to these irregularities, City staff appears to believe that they can direct the process unfairly and without recourse. On August 13, 2019, planner Kelly Gleason sent the applicant a letter asking him to come into City offices with a check for the posting and recording of the Notice of Determination for the Negative Declaration approved by the Planning Commission. On August 22, 2019, the applicant went to the City with a check, but the City refused to take it, stating that the City Council (which obviously had yet to hear this matter) will be denying the project (see the attached Declaration of Scott Newton for details of that interaction).

When Mr. Newton tried to give Ms. Gleason the check that she requested for the Negative Declaration filing fee, she told him to just hold on to it. She said "The County will not return your money when the project is denied." Mr. Newton replied: "Do you have a feeling that City Council will deny my CUP?" Ms. Gleason responded: "Our feeling is it will not be approved." Mr. Newton then said he thought it very odd that the City Council was denying a

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project that had been approved by the Planning Commission, without a public hearing or a staff report, or the applicant's presentation. Ms. Gleason said "Well, staff has had a problem with the Planning Commission approving every project that reaches them. This will be good for them to understand that they need to take more time to review things."

At the time, Mr. Newton did not ask Ms. Gleason about why planning staff felt that they needed to give the Planning Commissioners a lesson, so he changed the subject. As he states in the attached declaration, he was shocked that staff had decided his project should not be approved, when that was not the conclusion from the staff report given to the Planning Commission.

We did not discover until August 27, 2019, that the appeal was only to the CUP portion of this Project, and not to the approval of the Negative Declaration. We received the notice for the September 10, 2019 hearing on August 27th, and it does not mention the Negative Declaration. Therefore, it would appear that the Negative Declaration approvals are final, and the City should have arranged for publication of the document pursuant to the California Environmental Quality Act (CEQA).

Under CEQA, the lead agency (in this case, the City) must file a notice of determination within five working days (14 CCR §15075(a)). That has not happened. A fee is needed to properly process the Negative Declaration, but the City refused to accept it. If City staff intends to manipulate the process in order to insure deadlines are missed, the applicant needs the County to accept the fee and properly post the document without the City's involvement (see attached letter to County Counsel). We assume City staff is acting in lieu of the Council and without Council direction. If staff is acting at the direction of the appellant – herself a Council member – that is truly egregious.

The irregularities in the filing and processing the appeal are not inconsequential. A violation of the applicant's due process rights puts the entire process in question. *Because of this*, we ask the City Attorney to review the validity of the appeal itself: it was not in the form required by Ord. 9-1.111. There were no substantive reasons for appeal, as required by the ordinance. The appeal should be dismissed, without further action.

Conclusion: The concerns of the Design Review Committee, the Planning Commission and the public have been addressed through the design of Dove Creek Self Storage, through changes made by the DRC, and through stormwater designs and wetlands construction.

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Flooding risks, aesthetics and habitat concerns have all been addressed. If the appeal is not dismissed without action due to its procedural deficiencies, we urge the Council to approve this project, deny the appeal, and allow the Planning Commission approval to stand. The Council is also asked to instruct City staff to cooperate in the further processing of the project.

Respectfully,

Kate M. Neiswender

cc: City Manager

DECLARATION OF SCOTT NEWTON

I, SCOTT NEWTON, declare and state as follows:

1. I am the applicant for the project known as Dove Creek Self Storage, to be located at El Camino Real and Viejo Camino in Atascadero. I have personal knowledge of all facts contained in this Declaration, and if called upon could and would testify competently thereto.
2. On August 22, 2019, I went to Atascadero City Hall at approximately 10:00 am to make the requested payment for the Negative Declaration filing fee in the amount of \$2,404.75. Senior City Planner Kelly Gleason had emailed me the request on August 13, 2019. I immediately wrote back and said I would be in to make the payment on August 20th, but did not hear back. I went into the City on August 22nd with the fee. When I arrived, I met first with the receptionist and told her I had a check for a filing fee. I told her I was not sure if Ms. Gleason needed to take it or if I could just leave it with the receptionist.
3. The receptionist tried to reach Ms. Gleason, but thought she was in a meeting. Unable to reach her, the receptionist turned around asked City staff member Annette Manier if I should just leave the check with her. Ms. Manier said the receptionist should not take the check, and said she would get Ms. Gleason. The receptionist told Ms. Manier she had tried already; Ms. Manier then said Ms. Gleason was just in a meeting with "Phil" and she (Ms. Manier) would get her. While it might sound like standard back-and-forth, the situation was unusual, with Ms. Manier acting as if she was uncomfortable with me being there.
4. Ms. Manier then left and Ms. Gleason arrived at the counter shortly after. I tried to give Ms. Gleason the check that she requested for the Negative Declaration filing fee but she told me to just hold on to it. She said "The County will not return your money when the project is denied." I said "Do you have a feeling that City Council will deny my CUP?" Ms. Gleason responded: "Our feeling is it will not be approved." I told her that I thought it was very odd that the City Council was denying a project that had been approved by the Planning Commission, without a public hearing or a staff report, or the applicant's presentation. Ms. Gleason said "Well, staff has had a problem with the Planning Commission approving every project that reaches them. This will be good for them to understand that they need to take more time to review things."
5. I did not talk to Ms. Gleason about why planning staff felt that they needed to give the Planning Commissioners a lesson, so I changed the subject. I was, frankly, shocked that staff had decided my project should not be approved, when that was not the conclusion from the staff report given to the Planning Commission.

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

Dated: August 22, 2019


SCOTT NEWTON

LAW OFFICE OF K.M. NEISWENDER
Land Use • Business • Environmental

Phone: 805.654.1557
Cel: 805.320.2520

Email: KateLawVentura@gmail.com

Ventura Office: 770 County Square Drive, #101
San Bernardino Office: 473 E. Carnegie Way, 2d Flr.

Mailing Address:
Post Office Box 1225
Blue Jay, California 92317

August 28, 2019

County Counsel
County of San Luis Obispo
1055 Monterey Street
San Luis Obispo CA

Re: Negative Declaration – Submission of Filing Fee
Dove Creek Self Storage – 20019-0007 (SCH# 2019069058)

Greetings:

Attached is a check in the amount of \$2,404.75, made payable to the County of San Luis Obispo, for the recordation and posting of a Notice of Determination for a Negative Declaration for the above-referenced project. The Negative Declaration was approved by the Planning Commission of the City of Atascadero on August 6, 2019.

We understand that under normal circumstances, the City would process this fee for the County. City staff sent an email to the applicant on August 13, 2019, asking him to deliver the fee to the City. On August 22, 2019, the applicant went to the City with a check, but the City refused to take it, stating that the City Council (which has yet to hear this matter) will be denying the project; see attached Declaration for details of that interaction.

On August 27, 2019, the applicant was first informed that the appeal was to the issuance of a Conditional Use permit only, not to the approval of the Negative Declaration. The City Council hearing has been set for September 10, 2019. Therefore, under the California Environmental Quality Act, the lead agency (in this case, the City of Atascadero) must file a notice of determination within five working days (14 CCR §15075(a)), which passed two weeks ago. We are very concerned. If the fee is needed to properly process the Negative Declaration, the City has refused to accept it. If City staff intends to manipulate the process in order to insure deadlines are missed, the applicant needs the County to accept the fee and properly post the document without the City's involvement.

We ask the County to accept the fee for the Negative Declaration, so that it may properly be recorded as required by law.

Respectfully,

COPY

Kate M. Neiswender

cc: Atascadero City Council
Atascadero City Manager

Lara Christensen

From: Don Vert <Don@pasoroblesglass.com>
Sent: Thursday, August 29, 2019 10:53 AM
To: City Clerk
Subject: Dove Creek Self Storage

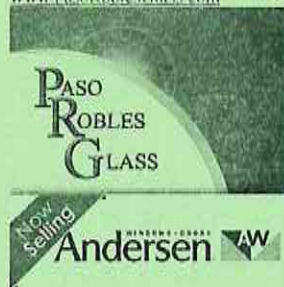
Follow Up Flag: Follow up
Flag Status: Completed

This email is to voice my approval of the Dove Creek Self Storage project. I have lived in Atascadero since 1975. Since then, I have seen many projects completed. Some good, some not so good. Having look at this project and the process it has already gone through, I feel it has more than met the criteria, in all aspects from Design through approval process. I can't help but feel that there is a hidden agenda tied to this appeal. This project is a win win for the city, property use and for the neighborhood. I urge you to please deny the appeal.

Don Vert

--
How is a replacement window installed? click link below
<https://www.youtube.com/watch?v=AJlaNKDvOjA>

Don Vert
Outside Sales
Paso Robles Glass
609 22nd st, Paso Robles
cell 805-835-5879
work 805-238-4014
www.PasoRoblesGlass.com



Lara Christensen

From: Charise Holcolm <chariseholcolm@gmail.com>
Sent: Thursday, August 29, 2019 6:52 PM
To: City Clerk; Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Dove Creek Storage
Follow Up Flag: Follow up
Flag Status: Completed

Attention City Council:

I am writing again, as a resident of Dove Creek, in support of the proposed self-storage facility. I previously submitted a letter to the Planning Commission and am disappointed to hear that their decision to approve has been appealed by a City Council member. There was a small amount of neighborhood resistance considering the size of the neighborhoods around this property. There are also neighbors that support this project. I understand at the last hearing that someone represented themselves as the President of the Dove Creek Community HOA when speaking to the Planning Commission in opposition. That person is NOT the current Dove Creek Community HOA President, the HOA has never polled us residents and he surely does not speak for me nor many of my neighbors.

I fully support the Dove Creek Mini Storage project. Currently the only storage I can find is at facilities that I would never trust to store my belongings. We deserve the option of having a high-quality, well-designed, local self-storage. Please don't let the few vocal voices deny us the needed service. I urge you to deny the appeal and to approve (again) the permit for the Dove Creek Mini Storage.

Thank You,

Jared & Charise Holcolm
9172 Golondrina Court (Dove Creek)
Atascadero, Ca 93422
(805) 712-7016
jaredholcolm@sbeglobal.net

Lara Christensen

From: Sean Doyle <dfd_bc@yahoo.com>
Sent: Friday, August 30, 2019 7:25 AM
To: City Clerk
Subject: Supporting Approval of Dove Creek Self-storage

Follow Up Flag: Follow up
Flag Status: Completed

Mayor Moreno and Members of the City Council

Re: Supporting Approval of Dove Creek Self-Storage

Dear Mayor Moreno and Council Members:

It's no secret: New homes are getting smaller. As Atascadero considers more high and medium density projects to satisfy the demands of the state to provide its share of housing to address the state's housing shortage, more townhomes and apartments will come to our town. And with that will come increased need for storage – something Atascadero currently lacks.

Just as the City considers police, fire service and utility demands created by proposed new developments, it needs to consider the self-storage demand generated by the new homes it approves and the economic growth it encourages.

In order to ensure forward-looking planning, I urge you to support the Dove Creek Self-storage project to help meet the existing demand and the new demands that will be generated by future housing projects.

Respectfully,

Sean Doyle

9545 Casa Bella Ct

Atascadero, CA 93422

Lara Christensen

From: Annette Manier
Sent: Friday, August 30, 2019 2:47 PM
To: Lara Christensen
Cc: Amanda Muther; Kelly Gleason
Subject: FW: Notice of Public Hearing Mini Storage Appeal

From: Anissa Hedges <anissabhedges@gmail.com>
Sent: Friday, August 30, 2019 2:44 PM
To: Annette Manier <amanier@atascadero.org>
Cc: Heather Moreno <hmoreno@atascadero.org>; Charles Bourbeau <cbourbeau@atascadero.org>; Roberta Fonzi <rfonzi@atascadero.org>; Susan Funk <sfunk@atascadero.org>; Heather Newsom <hnewsom@atascadero.org>
Subject: Notice of Public Hearing Mini Storage Appeal

Annette,

I appreciate being informed of the upcoming City Council hearing to consider an appeal of the Conditional Use Permit for the proposed storage facility. However, I was very disappointed to learn that this appeal was filed by a City Council Member and I would like this email to serve as my show of support for the project, for a second time. The amount of hoops that this applicant is being asked to jump through is ridiculous, especially considering that his proposed use is clearly listed as a conditionally allowed use. Considering the amount of people that live near the property, there has been a VERY small amount of opposition from people that don't want to see anything built. I have friends living in Dove Creek that would love to have close access to a storage facility like the one being proposed. This project has been approved by Planning Commission two different times now. The appeal seems unnecessary, I recommend you deny it and uphold the approval of Planning Commission to allow Mr. Newton to build his project.

Thank you,

Anissa Hedges
7000 San Andres Ave.
Atascadero, Ca 93422

Lara Christensen

From: holleybare23 <holleybare23@gmail.com>
Sent: Friday, August 30, 2019 3:11 PM
To: City Clerk
Subject: Dove Creek Mini Storage

Attention City Council:

Please accept this email as a second show of support for the Dove Creek Mini Storage project. I submitted a letter to the Planning Commission on 8/1/19 stating that current storage facilities available in Atascadero are either completely full, rundown, poorly managed or some combination of those three. The mini-storage facility that is being proposed at Dove Creek brings a level of design that is far superior and will attract a higher caliber of clientele. The land in question has been undeveloped for years and this storage facility would be a great fit.

I was glad to hear that the Planning Commission approved the CUP despite a small number of resistant neighbors from the same small neighborhood with the same argument. The PC did their job that night and it was the second time that a PC voted in favor of the project. I understand the project has now been appealed by a City Council Member and I find that to be both unnecessary and quite frankly, disrespectful. It is unnecessary from the standpoint that the project has been adequately reviewed, several times. This cannot be the intention of having an appeal process. With the appeal fee being waived, we will not be recouping any of the costs associated with bringing this before Council. I find the decision to appeal to be disrespectful toward the Planning Commissioners that were diligent about extending the noticing radius to include more neighborhood input and hearing all opinions before making their decision.

This appeal should be withdrawn or at a very minimum, denied. I am very much in favor of the Dove Creek Mini Storage and request that you uphold the Planning Commission's decision to approve the Conditional Use Permit.

Respectfully,

Holley Edwards
5191 Alamo Ave
Atascadero, Ca 93422

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone.

Amanda Muther

From: dillon little <dillonlittle1@hotmail.com>
Sent: Saturday, August 31, 2019 5:51 PM
To: City Clerk
Subject: Urge City Council support for Dove Creek Self-Storage

Follow Up Flag: Follow up
Flag Status: Flagged

City Clerk

City of Atascadero

6500 Palma Ave.

Atascadero CA 93422

cityclerk@atascadero.org

re: Urge City Council support for Dove Creek Self-Storage

Dear City Clerk:

Please share this letter with the members of the City Council and Planning staff.

As an Atascadero resident living in an apartment, I struggle with the amount of storage available in my small home. I am not sure if you are familiar with how little storage the typical apartment provides, but it is significantly less than you probably have in your home.

With local self-storage facilities at, or close to, full capacity, there are few available solutions. This is at least in part because of the amount of apartments and high-density homes you have approved in recent years.

I support the Dove Creek Self-Storage project as it will provide a place for me, and other residents, to store our treasured possessions. You should not consider adding any more high-density residential units to the city until you address its current self-storage shortage.

Thank you.

Dillon Little

Amanda Muther

From: Monte Garrison <montegarrison@icloud.com>
Sent: Sunday, September 1, 2019 3:10 PM
To: City Clerk
Follow Up Flag: Follow up
Flag Status: Flagged

Attention City Council:

I am writing to support the Dove Creek Mini Storage project. We live at the Oaks Apartments and my sister lives in Dove Creek. With so much housing in this area, having access to high-quality, well-designed, local self-storage would be a welcomed addition.

I was disappointed to learn all that has transpired with this project. It has been through Design Review Committee twice and heard by two different Planning Commissions, approved both times. It does not seem right at all that it is being appealed by a City Council Member who plans to vote on the outcome of this appeal. It should not be allowed, and the Dove Creek Mini Storage should be approved, again.

Thank you,

Monte Garrison
9349 Jornada Ln
Atascadero, CA 93422
(805) 602-7240

Sent from my iPhone

Amanda Muther

From: kyle daveiga <daveigakyle@gmail.com>
Sent: Sunday, September 1, 2019 4:55 PM
To: City Clerk
Subject: Storage Project

Follow Up Flag: Follow up
Flag Status: Flagged

Attention City Council:

I am writing to support the Dove Creek Mini Storage project. I live at the Oaks Apartments and have friends that live in Dove Creek. With so much housing in this area, having access to high-quality, well-designed, local self-storage would be a welcomed addition.

I was disappointed to learn all that has transpired with this project. It has been through Design Review Committee twice and heard by two different Planning Commissions, approved both times. It does not seem right at all that it is being appealed by a City Council Member who plans to vote on the outcome of this appeal. It should not be allowed, and the Dove Creek Mini Storage should be approved, again.

Thank you,
Kyle Daveiga
9349 Jornada Ln #6
Atascadero, CA 93422

Amanda Muther

From: BROCK MITTRY <brock4826@sbcglobal.net>
Sent: Monday, September 2, 2019 3:33 PM
To: City Clerk
Subject: Mini Storage Approval

Follow Up Flag: Follow up
Flag Status: Flagged

City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

Dear City Council,

I am protesting Council Member Fonzi's appeal of the Planning Commission's approval of the Dove Creek Self-Storage proposal.

The Planning Commission heard all offered public testimony, considered the matter in an appropriate and thoughtful manner, and approved the proposal by a majority vote as required. The appeal filed by Council Member Fonzi raises no relevant legal issues and offers no substantive reason why the Planning Commission's determination should be reconsidered.

The appeal is in direct conflict with Council Member Fonzi's list of priorities when she ran for City Council. Roberta Fonzi listed "Revamping the planning process to make it more predictable for applicants". Even she realized (at the time) how important a predictable and independent process is to attract investment in our city. Like most politicians it looks like it was just campaign fodder and she caved to someone's influence.

Hearing her appeal will set a terrible precedent for future projects in Atascadero that, like Dove Creek Self-Storage, have followed all the rules and incorporated suggestions – costly suggestions – made by the City and in response to community concerns.

Out of respect for the applicant's due process and rights, and out of concern for the harmful precedent accepting this appeal would establish, please deny the appeal.

Respectfully,
Brock Mittry

Sent from my iPhone

Amanda Muther

From: Keleen Miller <keleenmiller@yahoo.com>
Sent: Monday, September 2, 2019 8:21 PM
To: City Clerk
Subject: City Council: Self Storage Appeal

Follow Up Flag: Follow up
Flag Status: Flagged

September 2, 2019

City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

Dear City Council,

I am protesting Council Member Fonzi's appeal of the Planning Commission's approval of the Dove Creek Self-Storage proposal.

The Planning Commission heard all offered public testimony, considered the matter in an appropriate and thoughtful manner, and approved the proposal by a majority vote as required. The appeal filed by Council Member Fonzi raises no relevant legal issues and offers no substantive reason why the Planning Commission's determination should be reconsidered.

The appeal is in direct conflict with Council Member Fonzi's list of priorities when she ran for City Council. Roberta Fonzi listed "Revamping the planning process to make it more predictable for applicants". Even she realized (at the time) how important a predictable and independent process is to attract investment in our city. Like most politicians it looks like it was just campaign fodder and she caved to someone's influence.

Hearing her appeal will set a terrible precedent for future projects in Atascadero that, like Dove Creek Self-Storage, have followed all the rules and incorporated suggestions – costly suggestions – made by the City and in response to community concerns.

Out of respect for the applicant's due process and rights, and out of concern for the harmful precedent accepting this appeal would establish, please deny the appeal.

Keleen Biswell
5035 Via Colonia Ct.
Atascadero, CA 93422

Amanda Muther

From: Barak J. Miles <barakmiles@gmail.com>
Sent: Tuesday, September 3, 2019 5:28 AM
To: City Clerk
Subject: City Council Appeal's DEV18-010.3 - Project 11450 Viejo Camino

Follow Up Flag: Follow up
Flag Status: Flagged

Atascadero City Council,

I have driven by this dilapidated property for years. I always figured there had to be a reason that no one had developed it. After seeing the details of the proposed self storage I now understand why. The property will require a very substantial investment to just make it buildable, and it appears that the owner has already spent a great deal on the studies and engineering. While I can understand why some are against it, I don't think they understand the limits of what can be built there. Yes it would be nice to see a dog park, soccer field or other public usage, but the owner has the right to develop it.

Looking at the allowable uses under the Public Zoning, the owner is very limited to what they can do. At the last Planning Commission hearing many spoke of many other great uses of the property but those uses are not allowed. Staff even brought up about what zoning it "might" be in the future but that is irrelevant. The owner can not be help to what might be the best use based on what the future zoning may or may not be.

If we don't allow this project to be approved it sets off many red flags. The City has worked against the owner by discussing the future zoning at a Planning Commission meeting where the very project was being voted on. The only possible explanation is it was an attempt to sway votes. And if a property owner follows all of the rules and gets granted a permit, this demonstrates that one City official can act on their own to sabotage a project for any reason (I would hope it would be based on a legal argument).

I urge the City Council to DENY the appeal, and vote in FAVOR of the self storage project. I don't want to see the old corrupt city politics return.

Regards,

Barak Miles
5420 Honda Ave, Atascadero, CA 93422
805.305.0438

Lara Christensen

From: Chris Ferree <coachferree@gmail.com>
Sent: Tuesday, September 3, 2019 9:23 AM
To: City Clerk; Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Planning commission & City Council roles

Attention City Council:

I submitted a letter to the Planning Commission on 7/30/19 as an advocate for and supporter of personal property rights. I expressed concern about the handling of the Dove Creek Mini Storage proposed at 11450 Viejo Camino. The DRC's initial position and subsequent recommendation by city staff to initially deny the project with an explanation of "the project is not the highest and best use of the property" was definitely not sufficient. While it might not be the most preferred use of the property, Scott purchased that land with a mutual understanding that his mini-storage facility is indeed an allowable use with a CUP. I was glad to hear that the Planning Commission made the right decision.

I was, however, very disappointed to learn of a City Council member appealing the PC decision. It seems completely unwarranted and inappropriate that the appellant would then vote on the outcome of the project. Surely that is not the intention of having an appeal process and it starts to beg the question: why have a Planning Commission if you are not going to trust them to do their job. We've had a reputation for bad city politics and are just turning the corner on some of that stuff. With more public attention, this could really set us back. Please do the right thing. Withdraw this appeal, deny it at a minimum and uphold the approval of the CUP.

Respectfully,

Chris Ferree
5275 Dulzura Ave
Atascadero, Ca 93422

Lara Christensen

From: Anthony Rodriguez <anthony@centralcoastlending.com>
Sent: Tuesday, September 3, 2019 9:29 AM
To: City Clerk; Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Dove Creek mini storage

Attention City Council:

I am writing for a second time to show my support of the proposed storage facility on the south end of town near Dove Creek. I previously submitted a letter to the Planning Commission and was very disappointed to discover that their decision to approve was appealed by a City Council member. The property is zoned as Public and was listed on the market for about a decade. The City had ample time to amend the General Plan and change the zoning if there was a desire to have other uses there. Mini-storage is clearly listed as an allowable use for the zoning designation and surrounding neighbors have had several opportunities to voice their concerns. (If you're listening, the neighbors are resistant to ANY development, not just this specific use).

This project has been before the DRC twice and Planning Commission twice. I find it completely unnecessary to now dedicate more staff time and more resources to bring this before City Council simply because one Councilmember has an issue with the project. The fact that the appeal fee is waived, and we will not be recouping any of the costs associated with the process of bringing this before Council shows a disregard for fiscal responsibility, which is supposedly a priority for our Council. The handling of this project does not send a good message to developers, it does not send a good message to Planning Commissioners, it does not send a good message to our citizens.

I fully support the Dove Creek Mini Storage project and I question the merits of the appeal. The applicant has a right to develop his land and we deserve the option of having high-quality, well-designed self-storage. I urge you to do the right thing by denying the appeal and approving the permit for the Dove Creek Mini Storage.

Thank you.

Jose Anthony Rodriguez
7745 Yesal Ave
Atascadero, Ca 93422
805-712-8900

Amanda Muther

From: Patrick Ibarra <patrickibarra25@gmail.com>
Sent: Tuesday, September 3, 2019 10:12 AM
To: City Clerk; Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Dove Creek Mini Storage Appeal

Attention City Council:

I am writing for a second time to support the Dove Creek Mini Storage project. I submitted a letter to Planning Commission on 8/1/19 and was concerned about the handling of this project at *that* point in its history. The fact that this is even being brought before City Council by means of an appeal *from* a City Council member is highly concerning and looks very much like someone taking advantage of their position. The applicant owns the property, is proposing a conditionally allowed use for the property's zoning, he's been through DRC twice and heard by two different Planning Commissions. An appeal seems completely unwarranted, please do not spend any more staff time or resources on this project simply because one Council member is obviously biased toward the use. Deny the appeal, approve the CUP and amend the policies to create accountability and prevent this kind of appeal situation from happening again.

Thank you,

Patrick Ibarra
Ibarra Creative
5860 El Camino Real, Suite E
Atascadero, Ca 93422
(805) 305-1432

Amanda Muther

From: kevin ferrell <kevinferrell5@gmail.com>
Sent: Tuesday, September 3, 2019 1:02 PM
To: City Clerk
Cc: Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Mini Storage CUP

Attention City Council:

I am writing to support the Dove Creek Mini Storage. I attended the Planning Commission hearing in August after learning of the project's history. There was a small number of neighboring residents that spoke in opposition to the project. However, many of them had unfounded concerns regarding flooding, traffic and noise. A large number of them are in opposition to any development and one couple that spoke in opposition is a competitor of the applicant that owns another storage facility in town. I have several close friends that live in this area of town that recognize a need for additional storage space due to small lot sizes and small footprint housing. The handful of residents that were in opposition to the project do not represent the entirety of the residents in that part of town.

It is obvious from attending the meeting that those opposing points are not valid. My understanding is that this project may very well improve the flooding situation from its current state, and that the neighboring houses will not be impacted by development of the lot. On the contrary- the water situation may very well be improved. The other concerns- traffic and noise- are also not valid. As a resident of the north end of town (near mini storage at El Camino/Del Rio) I have never once been disturbed by traffic or noise from the nearby mini storage. Storage is a very low traffic destination. It is also very secure- with closing hours, fencing and cameras to deter any activity at night. My experience is that a storage facility is an ideal neighbor- quiet, little activity, and security.

Mr. Newton owns the property and mini storage is listed as an allowable use for land zoned "Public." It's pretty clear that "Public" is not the appropriate zoning designation for this property and it should have been changed. City Staff said as much during the hearing but went on to say they were late getting to it. It sat vacant and on the market for ten years, there was plenty of time to make a General Plan amendment and address the zoning of that property as part of a strategic plan. But when Mr. Newton came to City Staff prior to purchasing the property, he was encouraged about his proposed use. He has invested a lot of money into this project, worked with every agency along the way and wants to provide a needed service to our community. The Planning Commission made the right decision when they approved the Conditional Use Permit.

A City Council Member appealing that decision is unnecessary and has the appearances of someone abusing their position. The project was attempted to be roadblocked at DRC and has been given more than adequate attention from Staff, DRC and two Planning Commissions. Now, we are going to dedicate more staff time and more resources to this project without collecting any appeal fee to offset associated costs because a single City Council member does not agree with a project. This appeal demonstrates a lack of fiscal responsibility and a lack of accountability. This is an exciting time for Atascadero right now and something like this could be detrimental to our reputation. It is already gaining public attention and I fear it will get worse if this appeal is allowed to be heard. It should be rescinded, and Mr. Newton should be allowed to move forward with his CUP. My fear is that denial of this project will further deter others from attempting future projects that will continue to improve our city.

I would also urge the Council to address amendments to the policy and procedures surrounding appeals in an effort to prevent this kind of action in the future.

Thank you,

Kevin Ferrell, concerned Atascadero Homeowner

Amanda Muther

From: Josh Donovan <josh@joshdonovan.com>
Sent: Tuesday, September 3, 2019 1:41 PM
To: City Clerk
Cc: Heather Moreno; Charles Bourbeau; Roberta Fonzi; Susan Funk; Heather Newsom
Subject: Dove Creek Self Storage

City Council
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422
cityclerk@atascadero.org

RE: DEV 18-0103 (Dove Creek Self Storage)

Dear Atascadero Council Members:

I reviewed and voted in favor of the Dove Creek Self-Storage project as a Planning Commissioner when it came before us in January. At that time, it came with a recommendation from the DRC to deny the CUP. When I first received the staff report, the recommendation stood out to me as unusual for a couple of reasons. That was the first time I saw a recommendation coming from DRC (usually came from staff) and it was also the first time I saw a recommendation for denial. The applicant asked to meet with me ahead of the PC hearing. At that meeting, I learned that Mr. Newton discussed his intentions to build a mini-storage with City Planning Staff prior to purchasing the property. He was told that it is a conditionally allowed use and he'd need to go through Planning Commission. I confirmed this conversation with City Staff during the January hearing. In my meeting with the applicant, I also learned that perhaps some of the reason for resistance to his project at the DRC level was due to one City Council member vocally expressing strong opinions about storage not being a preferred use or the "highest and best use" of the land. The two DRC members that also serve as Planning Commissioners expressed that while the project may not be ideal, it was and is an allowable use and I was very much in agreement. They of course ended up voting in favor of the project just like we all did that night, 7-0. The only request that we made was to expand the notification radius from 300' to 1000' in an effort to see if there would be any strong neighborhood resistance.

The applicant had to go back through DRC in order to get back in front of Planning Commission. That process took 7 months which seems like an unusually long timeframe. The project was placed on the PC Agenda for a second time but now with a recommendation from the DRC to approve. I attended that PC hearing and spoke in favor of the project, sharing much of the info I've included in the first paragraph above. I felt it was important for new commissioners to be aware of the conversation Mr. Newton had with City Planning Staff prior to purchasing the property. I also pointed out that while there were some neighbors in attendance with clear opposition to development, there were also neighbors in support of the project and that the most common response was indifference. Notices were sent to a radius of 1,000', including all of Dove Creek and collectively had less than 30 residents respond, either positively or negatively. I reminded the Commissioners that Mr. Newton owns the property and mini-storage is listed as a conditionally allowed use. While the property may be very challenging to develop, Mr. Newton bought and paid for the challenge and is clearly up to the task. He has a right to build his project.

The majority of (the very small number of) neighbors that spoke in opposition to the project were from the same neighborhood (La Paloma Court) with the same exact arguments. They believe their property will flood and they really don't want anything built there. Duane Anderson said as much when he was in the process of voting: That the resistance they were hearing that night was not to the specific use, but rather to development in general. Everyone had a chance to be heard that night, even multiple times for some people, then Planning Commission made their decision.

The applicant has now been before Design Review Committee twice and has received approval from two different Planning Commissions. I was extremely disappointed to learn that an appeal had been filed by the same City Council Member that vocally expressed strong opposition to the project when it was originally presented to DRC. I have read the appeal and question its merits and its implications.

The appeal states "many left with the feeling that their opinion wasn't adequately heard or considered." The Planning Commission did not limit the number of speakers, there was a lengthy dialogue, including ample discussion of the topics raised by those who made public comments. The Planning Commission fulfilled its role and weighed the community's comments, both those in favor and those opposed to the proposal. When a vote goes against the wishes of a person or group, that does not mean "that their opinion wasn't adequately heard or considered."

We have many needs in our community and much land that could be used to meet those needs. Developers must be able to trust our City staff and our process before being willing to develop them. This appeal violates that trust.

This Council has stated that fiscal responsibility is a top priority. This appeal demonstrates a disregard for fiscal responsibility. The purpose of the appeal fee is to offset the costs associated with holding the hearing and bringing the project before Council. But that fee is waived as part of a Council member filing the appeal. So, the additional staff time and resources that will need to be dedicated yet again to this project come as a cost to the City. Where is the fiscal responsibility? Where is the accountability?

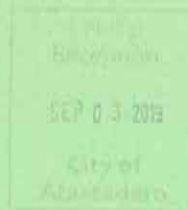
I urge the City Council members to review the appeal of DEV 18 0103 in order to prevent such a harmful precedent from occurring and exposing the City of Arascadero to potential litigation.

Respectfully,
Josh Donovan



September 2, 2019

City of Atascadero
Attn. City Clerk
6500 Palma Ave.
Atascadero, CA 93422



RE: DEV18-0103 (MINI-STORAGE)

Dear Council Members and City Staff,

I write to you today to express our companies support for the proposed mini-storage. Our business in Atascadero specializes in the Sale of Primarily New, and used Recreational Vehicles. Our business generates thousands of dollars in tax revenue every month for the City of Atascadero. Atascadero has been a successful operation for us, and we feel prideful that we are able to do good business and generate a large volume of tax revenue for such an amazing City. A major drawback of RV and camper sales is the availability of safe and indoor storage opportunities on our area. The successful opening and operation of this facility which will offer such storage, would help our company to secure additional sales. We feel this would be a win-win for both our company and the City. If we are able to secure additional sales, this would result in additional sales tax revenue for the City. In addition to providing additional storage for the community, the project appears to offer first class storage facilities which the city currently lacks. A quality business such as the proposed, in my opinion would only enhance the beauty of the city. Please do not delay such a plan, because the sooner it is operational the sooner we will secure additional sales. I appreciate your time, hard work, and all that you do for such an amazing city – Atascadero.

Kind Regards,

Shaun E. Brewer
President

2850 El Camino Real Atascadero, Ca 93422 Ph-805-464-4700 Fax- 805-464-4702

September 3, 2019



Members of the Atascadero City Council
6500 Palma Avenue
Atascadero, CA 93422

Dear Members of the Atascadero City Council,

RE: Dove Creek Mini Storage Project

The Design Review Committee initially determined this project as a mini-storage facility is not the *Highest and Best Use* of the property. As a commercial appraiser I was intrigued that the Design Review Committee used *Highest and Best Use* to determine if projects comply to their requirements or not. According to the Dictionary of Real Estate Appraisal (Appraisal Institute, Sixth Edition, 2015), the definition of *Highest and Best Use* is as follows:

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

To determine with certainty that a complex real estate project such as a storage facility with approximately 500 units is not the *Highest and Best Use* of the property it would require an extensive analysis. In researching the initial decision by the Design Review Committee, I could not find how they concluded the use as a mini-storage facility was not the *Highest and Best Use* of the property.

In a brief consideration of the requirements for the property's *Highest and Best Use*, the project meets legal permissibility with a conditional use permit. The owner is proving it physically possible with plans and working with local and state governments. The Planning Commission did determine that the proposed use was compatible with the neighborhood. Additionally, the owner has a history of successful mini-storage facilities, which have proved to be financially feasible.

The question becomes whether the project is maximally productive for the property considering the other three criteria points. The answer is very complex and something that cannot be determined without a full analysis. In analyzing the permitted uses by zone, it is clear many of the uses are not maximally productive.

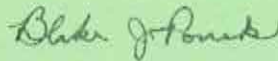
The owner is confident that developing a 500-unit mini-storage facility maximizes the property's value and has invested considerable resources thus far. To disprove this use as not the *Highest and Best Use*, one would have to analyze the finances and prove that some other use would bring more value to the property. In the Design Review Committee's initial conclusion there was no mention of this.

It appears that the Design Review Committee did not perform a *Highest and Best Use* analysis to conclude that the project is not the *Highest and Best Use* of the property. I am glad to see that since the initial conclusion, the Design Review Committee later recommended approval of the project and that the Planning Commission approved the Conditional Use Permit.

I was, however, puzzled to learn that an appeal was filed by a City Council Member. It appears that the applicant/property owner has gone to great lengths working with every necessary agency. As stated, the proposed use is listed as conditionally allowed for the zoning designation and two different Planning Commissions have voted in favor of the project.

As this project goes through the appeal process, I urge Members to consider the definition of *Highest and Best Use* and how it applies to this property.

Respectfully Submitted,



Blake J. Ponak
Certified General Appraiser
State Certification: #3000763
Date Signed: September 3, 2019

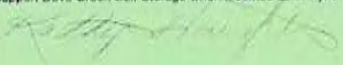


To: Atascadero City Council
cityclerk@atascadero.org
RE: Vote for Dove Creek Self-Storage

I originally had concerns about the prospects of the Dove Creek Self-Storage facility being built near my home. After meeting with the site's owner, I can see that this project was designed with the community in mind. From its pleasing architecture, large setbacks, and extensive landscaping and wetlands that will reduce flood risks to its neighbors, I feel Dove Creek Self-Storage will be a good neighbor while providing the community with additional storage capacity we desperately need.

Please support Dove Creek Self-Storage when it comes before you.


Signed,


Kathryn Houghton
8120 Castellana Ln
Atascadero, CA
93422

To the Planning Commission of Atascadero,

My name is Tadhg Morrison and I live in Atascadero at 6236 Monterey Court. I have lived in Atascadero since 2012. I know about the Dove Creek Self-Storage and am in full support of the project. I think it is a great location for a storage facility.

Sincerely,


Tadhg Morrison

City Clerk
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422
cityclerk@atascadero.org



re: Urge City Council support for Dove Creek Self-Storage

Dear City Clerk:

Please share this letter with the members of the City Council and Planning staff.

As an Atascadero resident living in an apartment, I struggle with the amount of storage available in my small home. I am not sure if you are familiar with how little storage the typical apartment provides, but it is significantly less than you probably have in your home.

With local self-storage facilities at, or close to, full capacity, there are few available solutions. This is at least in part because of the amount of apartments and high-density homes you have approved in recent years.

I support the Dove Creek Self-Storage project as it will provide a place for me, and other residents, to store our treasured possessions. You should not consider adding any more high-density residential units to the city until you address its current self-storage shortage.

Thank you.

Daniel Grantham
868 Castaneda Lane
Atascadero, Ca
93422

Heather Moreno, Mayor
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422
hmoreno@atascadero.org



RE: Dove Creek Self-Storage: Supporting Approval

Dear Mayor Moreno and members of the City Council:

I am writing in support of the Dove Creek Self-storage project. With thoughtful planning and designing with the community in mind, this project will be consistent with the look of the neighborhood.

I am particularly impressed with the deep set-backs and solid block wall, which will hide the inside view of the facility, unlike older self-storage facilities in town. The plan's pitched roofs, controlled lighting and neutral/natural color schemes also are well designed with community compatibility in mind.

Dove Creek Self-Storage will help address the storage needs of the community while providing a pleasing streetscape where there is currently a barren lot. Please support Dove Creek Self-storage.

Sincerely,

A handwritten signature in dark ink, which appears to read "Leah Grantham". The signature is fluid and cursive.

Leah Grantham
8112 Castaneda Ln
Atascadero, CA
93422

City of Atascadero
Attn: City Council
5500 Palma Ave
Atascadero, CA 93422

Re: Mini Storage Facility (DEV18-0103)

City Council

As a home developer the key to my success is a consistent and timely permit approval process. There are numerous local cities that many of us developers stay away from because they have a history of a poor approval process and this has a negative effect on the entire community with higher home prices and lack of inventory.

The details of the Dove Creek Storage permit process are a developer's nightmare. I have witnessed a City staff work against the applicant with biased Staff Reports, staff giving a negative presentation of the project (while saying they are in favor on paper but their words and actions show otherwise), and yet the project was of high enough quality to survive and receive approval from the Planning Commission twice. Now after being granted approval a lone City Council member took it upon themselves to file an appeal of the decision. After reading the appeal I am even more appalled.

"I am appealing the PC decision because: 1.) The Planning Commission's vote was 3-2, with 2 commissioners absent; 2.) One of the Planning Commissioners expressed his opinion that this decision should be reviewed by the City Council due to its controversial nature; and 3.) The Planning Commission was heavily attended by residents living near the proposed development, and many left with the feeling that their opinion wasn't adequately heard or considered." - Roberta Forzi (Appeal)

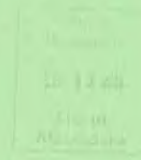
In essence she just stepped right on the Planning Commission since they had a quorum, none of the Planning Commissioners filed an appeal, and the Planning Commission had a lengthy meeting and did not limit the number of speakers. After seeing this spectacle who would want to take a gamble on another development and risk a Council Member filing an appeal that has no merit? The strongest message the City Council can do at this point is to deny this appeal and allow the permit to issued. I also strongly suggest the City review the appeal procedures so that they require legal grounds for the appeal and not expose the City to liability with such a loose procedure.

Show the public that the City is still a place of trust and let the process be honest and consistent. I can not see how there is not some type of illegality involved in this appeal. Vote no on the appeal and support the Planning Commission's approval.

Roy Degeer
Caladian Development



City Council
City of Atascadero
6500 Palma Ave
Atascadero CA 93422
cityclerk@atascadero.org



RE: Support for Dove Creek Self-Storage

Dear Atascadero Council Members:

The Dove Creek Self-Storage proposal will bring much needed improvements to flood control to this part of town, significantly reducing flood risk for my neighbors and myself. In addition, I believe the project is well designed and will make a better neighbor than another high density apartment project would.

For these reasons, I support the Dove Creek Self-storage Project and encourage you to as well.

Sincerely,

Meghan Hoetker
4500 Mananita Ave
Atascadero, CA 93422

Atascadero City Council
6500 Palma Ave.
Atascadero, CA 93422



To whom it may concern:

Opponents of Dove Creek Self-Storage tried to convince the Planning Commission that this wasn't the right kind of land use for the area and that it did not conform with the look of the neighborhood. They are wrong on both counts.

In recent years the City has approved multiple apartment and condo developments in the city's southern area, transforming it into a suburb, not a rural area. These new homes have created a need for storage in the area which makes it an appropriate use. We need to build needed services close to where the demand is.

The plans for the project make it clear that Dove Creek Self-Storage is NOTHING like other self-storage facilities in the city. Those facilities wouldn't fit in the neighborhood, but Dove Creek Self-Storage will. I am thankful that the owners have respected the neighborhood and created what looks more like a park around it. If only our other developers could be this responsible.

Opponents of this project will fight any proposal to build anything on the site. You should ignore them and give us a facility we need that will complement our part of town. Reject the appeal and vote in favor of approving the self storage.

Sincerely,

Jill Duncan
11450 Viejo Camino
Atascadero, CA 93422

City Council
City of Atascadero

September 1, 2019

City Council,

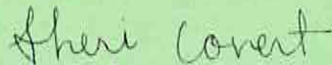
As a small business owner, I urge you to approve the Dove Creek Self-Storage Plan.

Like many small business owners, I have found that as my business grows, I need more room than my home allows. Most may think that self storage is just for residential use but that is not what I see. Me and a handful of others at the self storage I use, are dependent on our space for our business. My problem now is that I need more room in order for my business to continue to grow.

It makes far more sense to rent storage space than to move to a larger and more expensive commercial location where I can not utilize all of the space. Dove Creek Self-Storage has designed the facility to meet the needs of businesses like mine, with larger storage units designed specifically for commercial users.

Your approval of Dove Creek Self-Storage will be good news for local business owners, and I urge you to move this project forward when it comes before you on September 10.

Thank you,

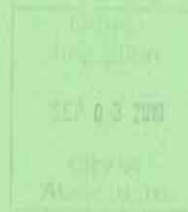


Sheri Covert
4665 San Vicente Ave.
Atascadero, CA 93422

City Council of Atascadero

Re: Mini Storage

9/02/19



To whom it may concern:

I have served in the U.S. Army 82nd Airborne Division and have been sent to Afghanistan on numerous deployments. When I was deployed I had nowhere to store my personal belongings besides the use of a self storage. If I would not have had this option, I would have had to give up my personal possessions since I had no family in the area and could not afford to pay rent while deployed. I am writing this because I think most people think of self storage as junk storage. While this may be true in other areas, quite simply prices here for storage are too high for that. For the most part people storing items here are doing so because they have no other option. Self storage fills a true community need. I urge you to visit a self storage facility and see how they are utilized.

One thing we are taught in the Army is the importance of "chain of command". From what I see is that the Planning Commission approved this project and a single City Council member took it upon themselves to appeal it. I would have no issue if the appeal had come from the community, but after reading the appeal it is very apparent that the Council member simply didn't agree with the approval and decided to act as dictator and step on the Planning Commission's approval. This appeal should not even be allowed.

I urge you to support the Dove Creek Self Storage project and deny the appeal.

Sincerely,

James W. Parsely

City Council,

I find it disheartening when I see others that have a larger home try to make it so that us that live in an apartment can't enjoy some of the luxuries that they do. I share an apartment (Bordeaux) and without a storage unit I could not enjoy some of my hobbies like hiking & camping. I simply do not have enough room in my apartment to store these items. My biggest complaint now is that I have to drive to Paso Robles since there weren't any available locally. Please don't limit the rights of renters and small home owners just because we many not have a garage or extra space at our home.

Please approve this project and let me store my belongings near my home.

Thank you,

Jesus Ruiz

Jesus Ruiz



To:

Heather Moreno, Mayor (hmoreno@atascadero.org)
Lara Christensen, City Clerk (cityclerk@atascadero.org)

6500 Palma Ave.
Atascadero CA 93422



RE: SUPPORT for Dove Creek Self Storage

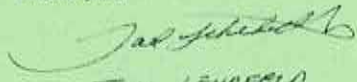
Dove Creek Self-Storage will help meet the need for storage within Atascadero, something our town desperately needs.

Existing self-storage facilities in Atascadero are full, and we are forced to travel out of town for storage space. As meeting the requirements of California's Regional Housing Needs Assessments continues to bring high density housing to our community, the shortage of self-storage units will only get worse.

As the City continues to approve more homes & apartments, it must consider the storage needs these new residents will have, as well as the needs of existing residents and businesses.

Please support the Dove Creek Self-storage project.

Thank you,


JOEL LEHNFELD
4534 MANANITA AVE
ATASCADERO, CA. 93422

Dear Atascadero City Council,

My name is Anna King and I have lived in Atascadero most of my life. I was born at Serra Vista in 1983 and lived at the Boudreaux apartments from the time I was four until I was eleven. I moved with my parents to Washington but moved back to Atascadero when I was eighteen. My first husband was in the military so I moved around a lot after that but I always came back to Atascadero so my kids were all born on the Central Coast at Twin Cities Hospital where my Grandpa Morgan was a doctor. I love Atascadero and I am very proud of my town.

My husband and I have talked about moving a lot in the last few years to a place where we could afford to buy a house but Atascadero is home. We have been renting an 850 sq ft "granny unit" off San Antonio Road for the last six years. We have a storage unit in Templeton because there wasn't a big enough unit available at the places in Atascadero; and to be honest there were a few I didn't even look at because they didn't look safe or secure. We had bought a 10x10 storage shed when we moved into our little house to keep our Christmas decoration, kid's keepsakes, and seasonal items. Most of these things have since been thrown away because they were ruined from moisture which was absolutely heartbreaking. I lost all my kids first blankets, first onesies, stuffed animals, baby spoons and hospital pictures items that in no way could ever be replaced. Now the storage shed is just an eyesore to my neighbors and self but I haven't been able to borrow a truck to haul it to the dump.

Our house is very small for two adults and three kids but we make it work because we want our kids in the Atascadero School District. Our youngest has been going to San Gabriel since Kindergarten and will start at AMS next year. Our oldest daughter will start at Atascadero high school next year and has been in the Atascadero School District since 3rd grade. My niece lives with us and goes to the Paloma High School. We want them to graduate from Atascadero like both my Dad's so they will have lifelong friends and know the people at their high school graduations. My Dad, Allen Etchison, graduated from Atascadero High in 1984 and has so many friends in the area. My Step Dad, Mark Barnett, graduated from Atascadero in 1961. My Mom graduated from Templeton High in 1982. All my aunts, uncles, cousins and living grandparents are still in this area and that makes Atascadero home.

I am in support of Dove Creek Storage because it is family run and the best use of the space. The Newton's are amazing people and I believe they will uphold Atascadero past and future. The storage facility could not be placed in a more ideal spot for my neighbors, family and friends. I remember living in Boudreaux and not being able to go into the second bathroom because my parents used it for storage. With all the apartments and houses in the area I really believe it will be the best use of the land for all concerned. I love that the Newton's are going to create a beautiful storage facility that matches the Dove Creek community. I know it won't cause the traffic that more houses or apartments would cause since I drive by the property every morning. I am so happy that they will be reverting the land back to its former and true nature by adding the native landscaping, reestablishing the creek and introducing the wetlands back to the property. Please allow the Newton's to be a part of our Community. I know they will be a wonderful addition to our already great town.

Sincerely,



Anna King

14355 San Antonio Rd #B
Atascadero CA 93422

City of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

City Council,

I see no reason to deny the Dove Creek Self Storage project. There is sufficient demand in the City to establish that it is needed, and the design of the project is sensitive so it will fit in well with the suburban area of Dove Creek.

Mr. Newton's plan meets all the tests required for its approval and conforms with current zoning. It should not be denied because some on City staff want the property to be rezoned for high density housing - a future use that those currently opposing the self-storage facility would probably oppose even more vehemently.

Do the right thing: Approve Dove Creek Self Storage.

Robert Callahan

Robert Callahan

September 3, 2019

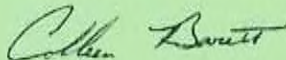
City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

Regarding: Mini Storage

Dear City Council,

I have lived in Atascadero all of my whole life. The proposed self storage is a beautiful facility and its design and landscaping make it blend in in the surrounding area perfectly. Self storage is very much needed now let alone in the future as the city continues to grow. I see more & more smaller homes and apartments being built and this will only increase the demand for this service. I am for this new storage facility and ask that you vote for its approval.

Thank you for your time & consideration,



Colleen Barnett
5325 Mercedes Ave.
Atascadero, CA 93422

City Council
City of Atascadero
6500 Palms Ave.
Atascadero CA 93422
cityclerk@atascadero.org



RE: Support for Dove Creek Self-Storage

Dear Atascadero Council Members:

The Dove Creek Self Storage proposal will bring much needed improvements to flood control in this part of town, significantly reducing flood risk for my neighbors and myself. In addition, I believe the project is well designed and will make a better neighbor than another high density apartment project would.

For these reasons, I support the Dove Creek Self storage Project and encourage you to as well.

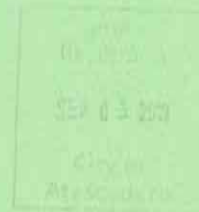
Sincerely,

Kelly McCadden

Kelly McCadden
4554 Manzanita Ave.
Atascadero CA 93422

September 2, 2019

City of Atascadero
6500 Palma Ave.
Atascadero, CA 93422



Regarding: Mini Storage Approval

City Council,

I live near the proposed mini storage on Viejo Camino. Me & my neighbors have had some entertaining discussions regarding it. It is almost like the BIG HOMES vs Renters. I feel that most of those against it have never needed a storage unit. I have utilized them for numerous reasons including; storing my mother's possessions after she passed until I had a chance to go through them, moving and storing my belongings temporarily, and for storing items I need for work. I work for an out of town company and travel for sales presentations. This requires me to have a fair amount of expensive displays and equipment. I have no way of storing this amount of equipment at home. Sadly I currently have to travel to SLO to get it since I didn't trust the mini storages we have. I would greatly appreciate it if you would approve this new facility. It would allow me to store my work required items close to home. If there wasn't any storage space available, I would not have a job.

Thank you for your time & consideration,


Vicente Guizar

Members of the City Council
c/o City Clerk cityclerk@atascadero.org

RE: SUPPORTING APPROVAL OF DOVE CREEK SELF-STORAGE

Dear Atascadero City Council Members,

I urge you to review Dove Creek Self Storage on their project, and not on preconceived ideas based on what our existing self storage places look like. As a small business owner I am in need of additional storage on a consistent basis. As of now my only options are to go out of town (since we have no local quality places that have space), travel out of town, or store my business goods in my garage (where I would prefer to park my car).

I take issue to those that oppose the new self storage facility since they don't consider the needs of others. There is NO reason to oppose Dove Creek Self Storage. It will look better than anything in the area, blend in well with the Dove Creek neighborhood, won't create traffic, all while providing the self storage that we need.

Please vote in favor of Dove Creek Self Storage!

Regards,

Noelle Pritchard
Noelle Pritchard
5770 Dobres Ave
Atascadero, CA
93422

City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

Re: Self Storage

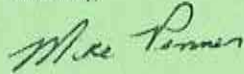
City Council,

Council member Roberta Fonzi could come up with no credible reasons for appealing the Dove Creek Self-Storage project, so the Council should be asking her what the real reason is behind her appeal.

The grounds she stated are ridiculous. A 3-2 vote counts. The comments of one Commissioner that didn't even become a motion don't count. And everyone was heard, whether they liked the outcome or not. So it's obvious this appeal was filed as some kind of back-room political favor, which begs the question: What kind of political favor is Fonzi getting in return?

That's not the way to run City Government. Council should deny this highly suspect and legally unwarranted appeal and allow the Dove Creek proposal to move forward.

Sincerely,



Mike Penner

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 5

To:

Heather Moreno, Mayor (hmoreno@atascadero.org)
Lara Christensen, City Clerk (lchristen@atascadero.org)

6500 Palma Ave
Atascadero CA 93422

RE: SUPPORT for Dove Creek Self Storage

Dove Creek Self-Storage will help meet the need for storage within Atascadero, something our town desperately needs.

Existing self-storage facilities in Atascadero are full, and we are forced to travel out of town for storage space. As meeting the requirements of California's Regional Housing Needs Assessments continues to bring high density housing to our community, the shortage of self-storage units will only get worse.

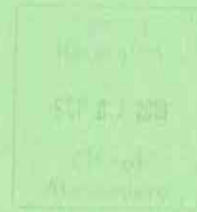
As the City continues to approve more homes & apartments, it must consider the storage needs these new residents will have, as well as the needs of existing residents and businesses.

Please support the Dove Creek Self-storage project.

Thank you,

SBurke
1101 Atascadero Ave
Atascadero, Ca
93422

City Council
City of Atascadero
6500 Palma Ave.
Atascadero, CA 93422



Subject: Dove Creek Self Storage's Changes Deserve Approval

City Council,

I have witnessed what I believe is why some of our empty properties that are in great locations, have never been developed. I received notices regarding the approval hearings for this mini storage for the past 2 years or so as did my neighbors. Now after all this time a few of my vocal neighbors are trying to get the construction approval reversed. How can people now voice their concerns when they were silent up to this point? I am sure the owners have invested a lot of money and time based on what I have seen of the plans and pictures of the self storage will look like when completed. I have no problem with neighbors having concerns and input about what is proposed near our homes, but chiming in after the approval is too late. This sends a clear signal to other property owners and investors to avoid Atascadero and reminds me of the dirty politics that we have in our past.

Please support this mini storage approval and encourage future quality development like it.

Sincerely,

NICHOLAS
GRAHAM

7050 NAVADA AVE, ATASCADERO CA
93422

August 29, 2019

Dear Mayor Moreno and Atascadero City Counsel,

I support the Dove Creek Self-Storage project as a needed and well-planned facility that will provide a necessary service to the people and businesses of Atascadero. I urge you to approve the project when it comes before you on September 10. The City should not stop them from providing a needed service to our community. Just because someone lives in a smaller home does not mean that they don't deserve the right to own additional items that may require renting storage space. I respect that fact that some may have larger homes and not need to rent a storage unit, but some of depend on it.

Thank you,


ROY FOLEY

2205 Ferro Carril Rd.

City Council of Atascadero
6500 Palma Avenue
Atascadero, CA 93422

Re: Permit for Mini Storage

Having to drive to industrial areas for residential self-storage out of town is a true burden for me. Please consider approving Dove Creek Self Storage. I rely on public transportation and the new mini storage would be much easier for me. It will meet the storage needs of the community, without added congestion, traffic, and I can avoid the long drives to out of town facilities.

This is a needed service here, especially as the town continues to build more homes.

Best Regards,



Musen M. Ilav

5035 Via Colonia Ctr Atascadero, CA

Attn: Atascadero City Council:

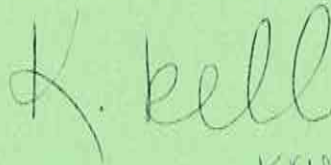
When you approved the many new homes and apartments that are being built around town and have been built in the last few years, you considered if local infrastructure was sufficient to support the new residents – enough police officers and fire fighters, enough water and sewer capacity, etc. You also need to consider whether there's enough self-storage capacity available.

Most of the units you've approved are smaller – apartments and townhomes – which provide minimal storage space. Every existing storage facility in town is at or near capacity so you have an obligation to make sure the residents of projects you approve will be able to find a place to store their "stuff" – just because they can't afford a big house with a three-car garage and lots of closets doesn't mean you shouldn't pay attention to their needs! Nor should we be forced to drive out of town for storage.

Dove Creek Self Storage meets this need in a very attractive manner. Its design is far superior to the design of any other self-storage in town and there's no reason why anyone should be upset to have it as a neighbor. I'm certainly not!

Please approve this deserving and needed proposal.

Thank you for your thoughtful consideration,



Kristina Bell

2205 Ferro Carril Rd.



City of Atascadero
City Clerk
6500 Palma
Atascadero, CA 93422

Re: Conditional User Permit (DEV18-0103)

Dear City Council,

The appeal before you on September 10 of the Planning Commission's approval of the Dove Canyon Self-Storage facility is groundless and dangerous and merits swift denial by the Council so the applicant can move forward with his project.

It is groundless because Council Member Fonzi cited nothing in Atascadero's planning, zoning or General Plan that is violated by the Dove Creek Self-Storage proposal. It is dangerous for many reasons. It would be a signal to business owners seeking to improve our local economy through their business that Atascadero is an unfriendly place and they should go elsewhere. It would establish a precedent that any project could be appealed for similarly groundless reasons. And it is dangerous, most certainly, because it would expose the city to considerable legal liability.

Do not allow this appeal to be heard. If you hear it, do not allow it to move forward.
Approve the Dove Creek Self-Storage facility.

Regards,

August 31, 2019

City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

Re: DEV18-0103 (Mini Storage)

City Council,

I was originally against this project when I heard about it and therefore decided to attend the last Planning Commission hearing. The owner clearly made his case for approval and addressed all of my concerns. I like many had a negative attitude toward it based on what I have seen of mini storages and on some of the issues I had heard from others.

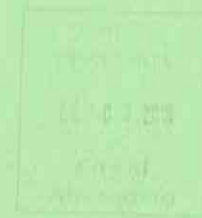
It was very clear that the owner had done his homework on this development. They demonstrated that flooding had been carefully studied and that they would have no impact, traffic was not an issue, designed a great appearance and a huge amount of land would be dedicated to wetland restoration. The only concern I have is there was a mention of a walking path along the one side. It had been in the original plans but now is not there. It would be great if there was trail connecting the Dove Creek Community to La Paloma Park. And the additional sidewalks will be nice (too bad they will be the only ones to have them).

Based on the last hearing I expect to hear the same complaints. The majority were about flooding (many of the surrounding homes should expect flooding since they built in a flood plain), some said it would be an eyesore (many told me that they had never even looked at prior), and of course some wanted it to remain as it is (owners have a right to develop it or the community should have purchased it). I don't know how much more the City could ask the owners to do. This is a top quality business that is proposed and the City should approve it. I still do not even understand why it was appealed.

Sincerely,



Dave Miller
5035 Via Colonia Ct.
Atascadero, CA 93422



City Council of Atascadero
6500 Palma Ave.
Atascadero, CA 93422

8/30/19

Re: Mini Storage Project

I wanted to voice my support for the proposed mini storage. Having traveled a lot for work in the Bay Area I have seen over the years how city planning has changed. I see self storages built in the same neighborhoods that they serve. This is smart for efficiency and works well with smaller residences becoming so popular. These new self storage places are not like the ones we currently have, they are nicely designed and landscaped and look great.

The new proposed self-storage facility is far superior aesthetically than any other such facility around. With its residential style architecture and extensive landscaping and the much-needed storage it will provide, it is a win-win for the neighborhood.

For these reasons, I support Dove Creek Self Storage and ask that you deny the appeal and approve the project.

Thank you and please vote to support this new mini storage!

Manush Koundakjian

August 31, 2019

Atascadero City Hall
Attn. City Council

To whom it may concern:

Are a few wealthy neighbors keeping self-storage from the masses?

Atascadero needs more storage facilities. This is clear. It is nearly impossible to rent a unit in our town. Dove Creek Self-Storage is well designed and is located close to the homes and businesses it will serve. It seems like a few wealthy neighbors, who probably don't need self-storage because their large homes offer plenty of closets and garages, are getting in the way of approving this thoughtful project.

Don't let the opinion of a few keep Atascadero from addressing its need for storage – especially when Dove Creek Self-Storage is well designed and will look great, blending in with the neighborhood. Once it is built I am sure it will serve the city and the naysayers will even love it.

Sincerely,

A handwritten signature in cursive script, reading "Isaac Davidian". The signature is written in dark ink and is positioned below the word "Sincerely,".

City of Atascadero
City Council
6500 Palma Ave.
Atascadero, CA 93422

September 2, 2019

Re: Mini Storage Approval

City Council:

I attended the Planning Commission meeting when the mini-storage was approved. It drew my interest since I live right by La Paloma Park in the Dove Creek Community. The majority of the concern by neighbors was flooding. They showed videos of the water being up to their homes, flooding of the park, and what can happen in extreme years. While I sympathize with their flooding problems the reality is that they bought a home in a flood plain. The flooding is there NOW and is not a result of the proposed self storage facility. In fact there is nothing the new self storage can do to fix their problem (there houses are too low and would need to be raised). The projects engineer said at the meeting that the new self storage is not allowed legally to put any additional water in the waterway and that the City engineer and Army Corp. of Engineers also review his work. The flooding concerns of the neighbors is irrelevant since the mini storage will have no impact on them.

I felt compelled to write this since it was so obvious at the meeting that the neighbors really just don't want anything to ever be built there.

Please support the mini storage and vote in favor of its approval.

Charles Fruit

To:

Heather Moreno, Mayor (hmoreno@atascadero.org)
Lara Christensen, City Clerk (cityclerk@atascadero.org)
Kelly Gleason, Senior Planner (kgleason@atascadero.org)

6500 Palma Ave.
Atascadero CA 93422

RE: SUPPORT for Dove Creek Self Storage

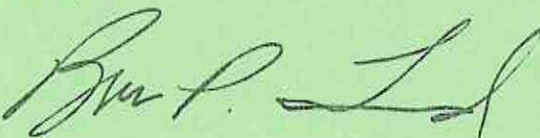
Dove Creek Self-Storage will help meet the need for storage within Atascadero, something our town desperately needs.

Existing self-storage facilities in Atascadero are nearly 1002% full. As meeting the requirements of California's Regional Housing Needs Assessments continues to bring high density housing to our community, the shortage of self-storage units will only get worse.

As the City continues to approve higher density plans, it must consider the storage needs these new residents will have, as well as the needs of existing residents and businesses.

Please support the Dove Creek Self-storage project.

Thank you,


Susan C. Townsend
10386 El Camino Real

City Council
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422
cityclerk@atascadero.org

RE: Support for Dove Creek Self-Storage

Dear Atascadero Council Members:

The Dove Creek Self-Storage proposal will bring much needed improvements to flood control to this part of town, significantly reducing flood risk for my neighbors and myself. In addition, I believe the project is well designed and will make a better neighbor than another high density apartment project would.

For these reasons, I support the Dove Creek Self-storage Project and encourage you to as well.

Sincerely,



Susan C. Townsend
10386 El Camino Real

To:

Heather Moreno, Mayor (hmoreno@atascadero.org)
Lara Christensen, City Clerk (cityclerk@atascadero.org)
Kelly Gleason, Senior Planner (kgleason@atascadero.org)

6500 Palma Ave.
Atascadero CA 93422

RE: SUPPORT for Dove Creek Self Storage

Dear Mayor Moreno and members of the City Council:

We are writing in support of the Dove Creek Self-storage project.

As a resident of Monarch Dunes, Trilogy Development in Nipomo this letter is to provide support an insight for the Dove Creek Self-Storage Project. Our townhome is within 1000 feet (or a ¼-mile) from Scott Newton's Woodlands Self Storage at Monarch Dunes. I wish to provide testimony stating that the home values continue to climb in this development, and we feel very safe and secure in this beautiful Trilogy Development. The proximity of this Storage facility has not brought in undesirable traffic or security concern but provides a needed amenity of a close, secure well-designed facility for the storage needs of the residents in this community.

We see the Scott Newton's Woodland Self Storage as a positive amenity to this community, Monarch Dunes, Trilogy.

Dove Creek Self-Storage will help address the storage needs for Atascadero while providing a pleasing streetscape where there is currently a barren lot. Please support Dove Creek Self-storage.

Thank you for your consideration

Jon and Kim Voget
1167 Spring Azure Way
Nipomo, CA. 93444

Lara Christensen

From: Max Zappas <max@zvillages.com>
Sent: Wednesday, September 4, 2019 2:44 PM
To: Phil Dunsmore; Rachelle Rickard; Heather N. Arnold
Subject: storage facility

Hi Heather, Rachelle, and Phil,

I am sure you have heard quite enough about the project located on the southern end of the city where the dome home is currently situated but I just wanted to drop a quick note in support of the project. I hope you will urge the city council to approve the project next week. There are a couple reasons I believe this is important enough to address you three specifically and I have listed them below. Thank you for taking the time to hear me out and for supporting the business community here in the region!

1. The site has very serious constraints to it and the applicant has painstakingly addressed all of them. If he doesn't build, who will? Also, to force him to go another route by changing the zoning and redesigning will cost him a lot of money in planning and higher construction costs. His extensive team of engineers and consultants have addressed the flooding and environmental concerns of the project in a way that will improve the current conditions, not make them worse. He did all of this over the course of a relatively long time in development standards and at an extreme cost relative to the value of the future asset.
2. If we want the city of Atascadero, and the region as a whole, to be generally perceived as a more "business friendly" area, we cannot block or delay businesses in this way... He has been working at this entitlement process for far too long and hearing horror stories like this forces developers to say goodbye to the city, region and state. It is just too much to bear and I feel as though his project there is already financially squeezed as is. The timing of approvals/entitlements truly need to be expedited, hold ups like this are simply not acceptable. The damage here is already done, it can only get worse if the project gets denied. Developers hear about cases like this and they run for the hills, word has already gotten out about this and it isn't good for the city of Atascadero.

It is terrifying hearing stories like this, it doesn't make me want to keep doing real estate development here. California is bad enough with all of the environmental and social requirements placed on developers/builders, we don't need local jurisdictions arbitrarily appealing approvals.... Not to mention the fiscal and legal tight rope the city is assuming when one of their council members files the appeal herself... Anyway, happy to chat more about this topic or explain more of my opinion on this particular council member.

Thank you for your time and consideration! Let me know if you'd like to talk more, good luck next week with this tough decision!

--
Thank you,

Heather Moreno, Mayor
City of Atascadero
3500 Palma Ave.
Atascadero CA 93422
hmoreno@atascadero.org

RE:Dove Creek Self-Storage: Supporting Approval

Dear Mayor Moreno and members of the City Council:

I am writing in support of the Dove Creek Self-storage project. With thoughtful planning and designing with the community in mind, this project will be consistent with the look of the neighborhood.

I am particularly impressed with the deep set-backs and solid block wall, which will hide the inside view of the facility, unlike older self-storage facilities in town. The plan's pitched roofs, controlled lighting and neutral/natural color schemes also are well designed with community compatibility in mind.

Dove Creek Self-Storage will help address the storage needs of the community while providing a pleasing streetscape where there is currently a barren lot. Please support Dove Creek Self-storage.

Sincerely,

Sierra Frazier

September 5, 2019

City Council
City of Atascadero
6500 Palma Ave.
Atascadero CA 93422

Subject: Letter of Support for the Dove Creek Self-Storage

Honorable Council Members:

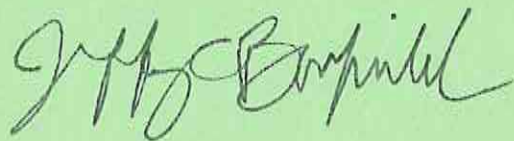
The purpose of this letter is to urge you to deny the appeal of the City Planning Commission approval of the Conditional Use Permit for Dove Creek Self-Storage. Recent home construction in the City and other areas of the County has trended towards smaller homes, townhomes, and apartments. In addition, a greater number of these smaller homes have to be anticipated for the abundance of properties nearby the Project that are zoned for multi-family development. This facility would provide greatly needed storage capacity for residents of the City and nearby communities that have or will be purchasing or renting these smaller dwellings.

Lack of adequate storage areas leads residents to use their enclosed, garage parking area for storage of their household items that simply cannot fit within smaller homes. As a result, vehicles are parked in driveways, in front yards, and on the street. This has a deleterious effect on neighborhood character, traffic circulation, bike and pedestrian safety, and emergency services.

In review of the Project's application materials, staff report, and conditions of approval, it is evident that the appeal of the Planning Commission is without any objective merit and ignores the many attributes the project provides to the community – an aesthetically pleasing architectural design and landscaping, abundant mitigation of any potential environmental impacts, additional flood protection, and importantly, additional tax revenue with little to no demand for city services.

I urge you to support Dove Creek Self-Storage, and **deny** the appeal.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Barfield". The signature is fluid and cursive, with the first name "Jeff" and last name "Barfield" clearly distinguishable.

Jeff Barfield, AICP
260 Shasta Avenue
Morro Bay, CA 93442

Petitions

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Jeannine King Signature: Jeannine King
Address: 14355 San Antonio City: Atascadero
Email: je@ Phone: 805

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

The City's approval of hundreds of new apartment and townhome units has created a need for an additional self-storage facility to serve residents of those homes since existing facilities are nearly 100% fully rented. I urge the City Council to act responsibly and provide additional self-storage capacity in Atascadero through the approval of the proposed Dove Creek Self-Storage facility.

Name: Rudi Lasslett

Signature: Rudi Lasslett

Address: 4010 Portola Rd

City: Atascadero ZIP 93422

Phone: 805 635-1487 Email: rlasslett22@gmail.com

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Mona Campbell Signature: Mona Campbell
Address: 6807 Portola Road City: Charlottesville
Email: monacampbell@yahoo.com Phone: 805-952-9617

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Cindy Taylor Signature: Cindy Taylor
Address: 8713 Scoville Rd. City: Atascadero
Email: Chapmanma1219@aol.com Phone: (559) 860-9132

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

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Name: Brooke Alvarez (Brooke ALVAREZ)

Signature: Brooke Alvarez

Address: 10807 Portola Rd.


City: Atascadero ZIP 93422

Phone: 541-212-6830 Email: ddakine1600@gmail.com

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

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Name: Jesse Miranda

Signature: 

Address: 8555 Santa Cruz Rd

City: Atascadero CA ZIP 93422

Phone: 805-655-1488 Email: JesseM@oxfordsites.com

SUPPORT FOR DOVE CREEK SELF-STORAGE


I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Cassia King Signature: Cassia King
Address: 23080 Peach Ave City: Clavis
Email: Cassia King 970 Phone: 831-756-8413
icloud.com

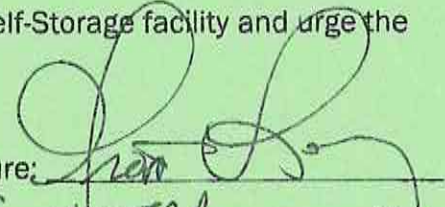
SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name:

GRANT LONG 

Signature:



Address:

355 PARKHILL RD.

City:

SANTA MARGARITA

Email:

GRANT@ERNIEBALL.COM

Phone:

916 476 7795

NEIGHBOR SUPPORT FOR DOVE CREEK SELF-STORAGE FACILITY

As a neighbor of the proposed Dove Creek Self-Storage facility, I have reviewed plans for the project and believe its architecture, set-backs, walls, color scheme, and landscaping make it compatible with our neighborhood. There is a need for self-storage units in this part of the city, and I urge the City Council to approve the project.

Name: Colleen Barnett
Signature: Colleen Barnett
Address: 5325 Mercedes Ave
City: Atascadero
State: CA ZIP 93422
Phone/Email: 805 835 9402
colleen3128@gmail.com

I have lived in Atascadero-Templeton area my whole life - This is a beautiful storage unit that ties into the surrounding community. This storage unit is much needed in Atascadero. I am for This!
Colleen Barnett

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Richard Allen Ekison Signature: Richard Allen Ekison
Address: 6540 Alameda Ave City: Alameda Ca 93422
Email: etky64@sbcglobal.net Phone: (805) 441-6412

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Wenda Erb Signature: Wenda Erb
Address: 719 Blackburn St. City: Templeton
Email: erb.tutoringservices@gmail.com Phone: (805) 423-3270

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Rodney Echison Signature: [Signature]
Address: 6540 Anasadero Rd. City: Fresno
Email: DETANKIE@TCLWD Phone: (805) 423-5959

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Sheri Covert Signature: Sheri Covert
Address: 4665 San Vicente Ave City: Atascadero
Email: covertclan@hotmail.com Phone: 805-423-2680

I've been a home owner in Atascadero for the last 17 years. Our town needs more storage units and I totally support this Dove Creek self storage project. It is proposed for a perfect location and I urge the city council to approve this!

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

The City's approval of hundreds of new apartment and townhome units has created a need for an additional self-storage facility to serve residents of those homes since existing facilities are nearly 100% fully rented. I urge the City Council to act responsibly and provide additional self-storage capacity in Atascadero through the approval of the proposed Dove Creek Self-Storage facility.

Name: Natalie Barnett

Signature: Natalie Barnett


Address: 4898 Sepulveda Ave

City: Atascadero ZIP 93422

Phone: 805-335-6398 Email: Natalie_barnett8191a@hotmail.com

NEIGHBOR SUPPORT FOR DOVE CREEK SELF-STORAGE FACILITY

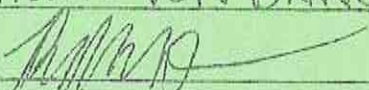
As a neighbor of the proposed Dove Creek Self-Storage facility, I have reviewed plans for the project and believe its architecture, set-backs, walls, color scheme, and landscaping make it compatible with our neighborhood. There is a need for self-storage units in this part of the city, and I urge the City Council to approve the project.

Name: Mark Barnett
Signature: 
Address: 5325 Mercedes Ave
City: Atascadero
State: CA ZIP 93422
Phone/Email: 805-835-9462

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

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Name: RYLAN VON BARGEN

Signature: 

Address: 4898 Seperado Ave.

City: Atascadero ZIP 93422

Phone: 805-8353595 Email: _____

**STATEMENT OF SUPPORT FOR APPROVAL OF
DOVE CREEK SELF-STORAGE FACILITY**

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Name: Stacey W. Ideman
Signature: Stacey W. Ideman
Address: 6540 Atascadero Ave.
City: Atascadero ZIP 93422
Phone: ⁸⁰⁵ 835-8515 Email:

**STATEMENT OF SUPPORT FOR APPROVAL OF
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Name: Ethan King

Signature: 

Address: 3042 Triangle Pk. rd

City: Mariposa ZIP 98338

Phone: (508) 514-3005 Email: Kingethan44@gmail.com

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Hata K.S. Signature: Hata K.S.
Address: 355 Parkhill Rd. City: Santa Margarita
Email: xking2373@gmail.com Phone: _____

SUPPORT FOR DOVE CREEK SELF-STORAGE

I am familiar with the plans for the proposed Dove Creek Self-Storage facility and urge the City Council to approve it.

Name: Tina King Signature: 
Address: 3042 Triangles Park Rd. City: Mariposa
Email: tina.king75@gmail.com Phone: 515-574-3018

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

Dear Members of the City Council,

With existing self-storage facilities at or near capacity and some 900 storage-short apartments recently approved by the Council, Dove Creek Self-Storage will bring much-needed storage space to the city of Atascadero. The City Council needs to address this shortage, or it will be turning its back on the needs of its residents.

Dove Creek Self-Storage can fill the shortfall in a sensitive manner. The owner has made costly changes requested by the Planning Commission and City staff to ensure the facility fits in with the neighborhood, including setbacks three times deeper than those of neighboring subdivisions, solid exterior walls and residential style architecture with pitched roofs.

Additionally, the flood control improvements incorporated into the Dove Creek Self-Storage Plan will benefit residents of this flood-prone area by reducing the flood risk of 5-10 year storms by 70-80% and the flood risk of 50-100 year storms by one-third.

I urge you to deny Council Member Fonzi's unwarranted appeal of the Planning Commission's approval of this sensitively designed and much-needed project.

Thank you,

Roy Degeer

2830 Peaceful Point

Arroyo Grande 93420

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Scott Newton

11450 Viejo Camino

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Jill Newton

11505 El Camino Real

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Heather Pryor

267 polk 76 west

Mena 71953

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Sean Doyle

9545 Casa Bella

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Alexandrea Cini

13155 San Antonio Road

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Judy Hoffman

13155 San Antonio Rd

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Keleen Miller

5035 via Colonia Ct

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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Thank you,

Emma Stramberg

Lawrence 66049

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Layla Reeder

14221 e 74th st

Cushing 74023

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

Dear Members of the City Council,

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Thank you,

John Rankin

534 5th street

Orange cove 93646

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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Thank you,

Dave Miller

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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Thank you,

Mason Miller

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Hunter Miller

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

Dear Members of the City Council,

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Dove Creek Self-Storage can fill the shortfall in a sensitive manner. The owner has made costly changes requested by the Planning Commission and City staff to ensure the facility fits in with the neighborhood, including setbacks three times deeper than those of neighboring subdivisions, solid exterior walls and residential style architecture with pitched roofs.

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I urge you to deny Council Member Fonzi's unwarranted appeal of the Planning Commission's approval of this sensitively designed and much-needed project.

Thank you,

Donovan Reeder

2611 Solano

Pismo Beach 93449

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Hunter Miller

5035 Via Colonia Court

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

J Ramirez

Atascadero 93422

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Thank you,

Anna King

14255 San Antonio Rd B

Atascadero 93422

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Thank you,

Denise Armstrong

9900 Santa Lucia rd

Atascadero 93422

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Thank you,

Charissa Kier

Atascadero 93422

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Thank you,

Sofi Rountree

Atascadero 93422

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Thank you,

Taylor Vaughn

4355 Del Rio rd

Atascadero 93422

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Thank you,

Justina VanEck

Atascadero 93422

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Thank you,

Anthony Brescia

289 Leeward Ave

Pismo Beach 93449

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Thank you,

Mike Oliver

679 Camino Caballo

Nipomo 93444

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Thank you,

Jennifer Rice

6823 Santa Lucia

Atascadero 93422

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Thank you,

Julie Medders

701 E Adelaide Way

Dinuba 93618

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Thank you,

Maria Rios

9308 Bocina Lane #C

Atascadero 93422

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Blake Ponek

3525 Colima Rd.

Atascadero 93422

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Thank you,

Kelly McCrudden

4534 Mananita Ave.

Atascadero 93422

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Autumn Burkey

9104 Atascadero Ave.

Atascadero 93422

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Noelle Pritchard

5770 Dolores Ave.

Atascadero 93422

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Mike Penner

9309 Bocina Ln.

Atascadero 93422

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Colleen Barnett

5325 Mercedes Ave.

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Vicente Guizar

13155 San Antonio Rd.

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Charles Fruit

7315 El Camoni Real

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Robert Callahan

11153 El Camino Real

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Joel Lehrfeld

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Thank you,

Sheri Covert

4665 San Vicente Ave.

Atascadero 93422

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Thank you,

Tadhg Morrison

6236 Monterey Court

Atascadero 93422

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Thank you,

Jesus Rios

9300 El Bordo Ave.

Atascadero 93422

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I urge you to deny Council Member Fonzi's unwarranted appeal of the Planning Commission's approval of this sensitively designed and much-needed project.

Thank you,

Meghan Hoetker

4500 Mananita Ave.

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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Thank you,

Leah Grantham

8122 Castenada Ln.

Atascadero 93422

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Thank you,

Daniel Grantham

8122 Castenada Lane

Atascadero 93422

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Thank you,

Shaun Brewer

2850 El Camino Real

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Kathryn Houghton
8120 Castenada Ln.
Atascadero 93422

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Thank you,

Anissa Hedges

7000 San Andres Ave.

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Monte Garrison

9349 Jornada Ln

Atascadero 93422

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Thank you,

Holley Edwards

5191 Alamo Ave

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

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Thank you,

Kyle Daveiga

9349 Jornada Ln #6

Atascadero 93422

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Thank you,

Jose Anthony Rodriguez

7745 Yesal Ave

Atascadero 93422

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Thank you,

Patrick Ibarra

5860 El Camino Real, Suite E

Atascadero 93422

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Thank you,

Chris Ferree

5275 Dulzura Ave

Atascadero 93422

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Thank you,

Kevin Ferrell

9180 Seville Ln.

Atascadero 93422

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Thank you,

Jarek Holcolm

7325 Santa Ysabel Ave

Atascadero 93422

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Tiffany Riojas

8364 Santa Ynez Ave

Atascadero 93422

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Thank you,

Rudy Garcia

9015 Ramage Ave

Atascadero 93422

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Thank you,

Branden Holguin

9027 Cascada Rd

Atascadero 93422

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Thank you,

Stephen Dummit

4235 Traffic Way

Atascadero 93422

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Thank you,

Susan Townsend

10386 El Camino Real

Atascadero 93422

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Bruce Townsend

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Thank you,

Steve Payton

Ca

Tulare 93274

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Thank you,

Matthew Simas

855 n blossom

Santa maria 93454

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Thank you,

Renee Saxman

Visalia 93277

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Thank you,

Susan Vaughn
Atascadero, CA

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Kevin Wolf
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Thank you,

Gary Medders

701 E Adelaide

Dinuba 93618

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Thank you,

Nicholas Graham

7050 Navajo Ave.

Atascadero 93422

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Dear Members of the City Council,

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Dove Creek Self-Storage can fill the shortfall in a sensitive manner. The owner has made costly changes requested by the Planning Commission and City staff to ensure the facility fits in with the neighborhood, including setbacks three times deeper than those of neighboring subdivisions, solid exterior walls and residential style architecture with pitched roofs.

Additionally, the flood control improvements incorporated into the Dove Creek Self-Storage Plan will benefit residents of this flood-prone area by reducing the flood risk of 5-10 year storms by 70-80% and the flood risk of 50-100 year storms by one-third.

I urge you to deny Council Member Fonzi's unwarranted appeal of the Planning Commission's approval of this sensitively designed and much-needed project.

Thank you,

Roy Foley

2205 Ferro Carril Rd.

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

Dear Members of the City Council,

With existing self-storage facilities at or near capacity and some 900 storage-short apartments recently approved by the Council, Dove Creek Self-Storage will bring much-needed storage space to the city of Atascadero. The City Council needs to address this shortage, or it will be turning its back on the needs of its residents.

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Thank you,

Mason Miller

5035 Via Colonia Ct.

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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I urge you to deny Council Member Fonzi's unwarranted appeal of the Planning Commission's approval of this sensitively designed and much-needed project.

Thank you,

Kristina Bell

2205 Carril Rd.

Atascadero 93422

To: Atascadero City Council (cityclerk@atascadero.org)

Title: Deny Dove Creek Self-Storage Appeal

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Thank you,

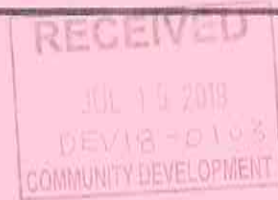
Diana Davidian

9365 N Santa Margarita

Atascadero 93422

Annette Manier

From: CLYDE W SNIDER
Sent: Monday, July 15, 2019 9:35 AM
To: Annette Manier
Cc: Kelly Gleason
Subject: Mini-storage project Dove Creek (DEV18-0103)



Members of the Planning Commission:

As a homeowner and resident of the south Atascadero Dove Creek area, I write in opposition to the granting of a conditional use permit for this project. Since moving here I frequently use the park and neighboring walking trails, and relish the rural/suburban mix of the area. The walk from my home to the park means a chance to enjoy the seasonal changes in the wetlands meadow where the sheep from the neighboring Colony house graze and rest. A storage facility on a flattened landscape would permanently alter the character of this city gateway entrance, and not serve the interests of immediate neighbors or the population of Atascadero in general.

This Public zoning district does not allow for any commercial development other than mini-storage units, which was tacked onto the end of a list of public use facilities- educational, religious, cultural as well as single family homes. How that came to be is a question of citizen interest in itself, and leads to speculation over what closed door agreements might have lead to this outlier. The Parham Group self-storage consultants estimate a "typical" ROI of 29.6%- an attractive business model indeed!

The original recommendation of the Design Review Committee in November of 2018 was to deny the application based on its failure to meet elements of the city's General Plan, which I believe far outweigh the adoption of a Mitigated Negative Declaration that the Planning Commission directed the DRC to draft after the review of the DRC report January 14 2019.

After reviewing the 89 page report in the hearing the Commission determined that the project "might" be in the public interest because of the service it could provide to multi-family housing, and possibly small businesses in the area. This was despite the multitude of factors that the DRC cited as contrary to elements of the general plan, culminating in the observation that the proposed project is not in "the highest and best interests" of the use of that parcel. These include:

- "Mini-storage units are not generally considered a desirable land use. They require a large amount of flat lands (6500 cu yards of cut and 13,000 cu yards of fill over 4.2 acres for this project), and provide neither sales tax revenue, nor a significant number of jobs. The proposed project does not contribute to the jobs/housing imbalance in the City nor will the project generate tax revenue for the city" (Developer's architect claims property tax increase with change from single family residence). The only revenue the city will receive is the paltry \$2 annual fee for each unit (470 per developer)- under \$1000 yearly, while being provided basic city police, fire, etc services.
- Project is not consistent with the General Plan Goal 13 to "Beautify the City's primary entryways by creating Civic Gateways. Approaches to Atascadero shall be made shall be made more attractive through judicious application of the elements including landscaping, civic monuments and rural character site development. The proposed project is incompatible with the character and setting of the neighborhood." I would suggest, for example, the site could serve as "Gateway to the Salinas Valley", an educational and touristic introduction to the city and region if the city were serious about Goal 13 (and willing to purchase the parcel).
- "Storage buildings are typically unattractive long, narrow, featureless, meta-buildings." Despite the developer's architects efforts to work with the city to enhance the appearance of the facades, ambitious landscaping plans, wetlands mitigation, etc., this remains to my mind the proverbial "lipstick on the pig." Great for an upscale industrial park in Thousand Oaks or Walnut Creek, but not for this residential area of Atascadero. The updated DRC findings state having the project at this location would "...potentially increase aesthetics elsewhere in the City"- which just reinforces the initial analysis. There are already plenty of storage facilities available in Atascadero along El Camino Real, Traffic Way, etc. I had no problem finding storage 1/2 mile from my home when I moved here four years ago. There is no compelling reason for another, other than the developer's bottom line, in this neighborhood.

Environmental issues

- This is a designated wetlands and blue-line (seasonal) creek, and any alteration and mitigation must be approved by several relevant state and federal stake-holders, as well as be compliant with the Atascadero General Plan LOC policy 8.1 to ensure "that development does not interrupt natural flows or adversely impact riparian ecosystems. Areas subject to flooding shall be protected from unsound development. " including prohibition of concrete channelization. My hope, and expectation, is that even if the Planning Commission approves this project, the permitting would be rejected by either state or federal authorities, despite the developer's recognition that a substantial work would be need to be done on creek diversion and wetlands mitigation just to meet minimum standards in order to alter the rest of the site

Construction and increased traffic:

- This intersection is already heavily traveled and the condition of El Camino Real is currently poor- road surface and markings- and unsafe for pedestrians with traffic entering the residential area at 45-55 mph. Construction activity is disruptive, loud and dirty, and the increased storage customer traffic would significantly impact the quality of life in the neighborhood. While the developer's architect's presentation contends "Almost no traffic or noise pollution" associated with the project, the professional estimate (Institute of Transportation Engineers) cited by the DRC is over 150 trips a day.

I plan on attending the Planning Commission hearing on 6 August to comment on these elements. I will also be interested in the nature and specifics of the ex-parte communications between Mr. Newton and Commissioners Donovan and Dariz reported in the minutes of the 15 January meeting, and any subsequent communications or discussions not on record currently.

Sincerely,

Clyde Snider

Atascadero, CA
July 15, 2019

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3

Annette Manier

From: Rosaline Rancour
Sent: Tuesday, January 15, 2019 5:58 PM
To: Annette Manier
Subject: Proposed project @ 11405 Viejo Camino - mini storage

To: Atascadero Planning Commission:

I am not in favor of the proposed project (mini storage) located at 11405 Viejo Camino and 11505 El Camino Real for several reasons. Here is a brief list:

1. There is a seasonal creek that flows through the property. There is so much water that usually a small lake shows up. There is enough water to even attract a couple of ducks. I personally would miss the beauty of this natural low land filling with water each year.
2. Without the water flowing above ground we would lose our natural frog population, which keeps the mosquito population down.
3. A storage unit would look terrible in this neighborhood (Viejo Camino). It doesn't fit in a family neighborhood diagonally across from a beautiful country city park.

Please feel free to contact me for any other information by phone or mail (I don't regularly check e-mail).

Thank you.

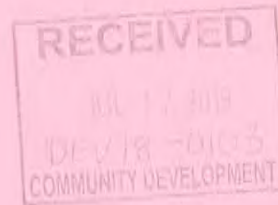
Sincerely,

Rosaline Jo Rancour



Rosaline Jo Rancour

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3



SECRETARY OF PLANNING COMMISSION
6500 PALMA AVENUE
ATASCADERO, CA. 93422

FROM: ALAN I INDICTOR AND MARLENE K. INDICTOR

RE: MINI STORAGE FACILITY
11450 VIEJO CAMINO AND
11505 EL CAMINO REAL

We are against the project. it is not appropriate for the location which has substantial residential housing.
(DOVE CREEK) across from it.

Thank you for your kind consideration in this matter.

ALAN AND MARLENE INDICTOR

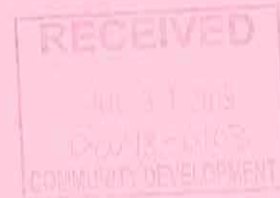
A handwritten signature in cursive script, appearing to read "Alan and Marlene Indictor".

July 13, 2019

Jack R. & Barbara Bridwell

Atascadero, CA 92422

July 27, 2019



To Whom It May Concern:

We are respectfully requesting that the proposed Dove Creek Self Storage facility project on Viejo Camino be denied until which time a complete Environmental Impact Report can be performed.

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 underground and above ground.

The existing Dove Creek Housing Project required the city sewer pipe to go through our property. Because they surrounded the pipe with gravel it inadvertently created a French drain that flooded out our septic system which has worked for 40 years with zero issues. As a result we had to hook up to City Sewer System. Our contractor could not pump the water out fast enough with four large pumps while attempting to reach the stub out to hook up to the City Sewer pipe. He almost required diving equipment to get to the pipe. Because we live in a flood plain we are required to have flood insurance. Because this sewer project cost us thousands of dollars we turned it in to our insurance company. They came out and after finding out all the flooding resulted from underground flooding they would not cover any of our expenses. These projects can have devastating unknown consequences to the surrounding properties and environment. I know the proposed project states that the water table is far below ground which is not true. Our contractor only dug an 18 inch trench which immediately filled with water. Then had to dig 15 feet to reach the stub out. This immediately filled with water and became a lake which required four pumps to continuous pump. It was a nightmare.

To redirect this seasonal creek and flood plain from two acres to 16 feet to accommodate this project would be devastating to our property. On several occasions we have been flooded in the past. The worst being in February of 1992, we had two foot of water on our property which wiped out all of our landscaping and damaged wood on our house, barns and garage. I can't imagine what would happen if we have a 100 year rain as we did in 1992 with the 2 acre watershed area removed by this proposed project. If they take away all of this watershed perking area and concentrate it to this small proposed ditch that would obviously result in major flooding of our home underground and above ground. To authorize this project without a complete Environmental Impact Report would be negligent.

Sincerely,

Jack & Barbara Bridwell

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3

To whom it may concern,

A mini storage (DEV18-0103) facility next to a large number of residential homes in Dove Creek community (and others) is not appropriate city planning and we feel it would lower property values. We expect a mini storage facility should be placed near other commercial properties instead. We also fear that mini storage may increase crime near our neighborhood in Dove Creek and surrounding creek areas. This is a family housing section of town and I hope the city can keep this spirit in mind.

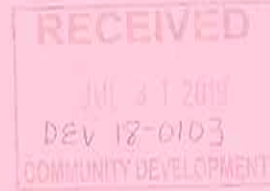
Thank you,
John & Brandi Zolezzi



Atascadero, CA 93422



ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3



July 30, 2019

City of Atascadero
Kelly Gleason, Community Development Department
6500 Palma Ave
Atascadero CA 93422

Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

I became a resident of Atascadero and moved to La Paloma Ct last year. Having spent most of my life in San Diego, I decided to get away from the congestion and pollution and move to this city where my wife's family resides. My wife and I are retired and wanted to live somewhere peaceful and bucolic as well.

Our real estate agent showed us several homes for sale in the area. Upon seeing our present home, we were taken by the rural beauty of Paloma Creek and the adjacent park. The quiet calm neighborhood made this location a "no brainer" for buying our home here. It crushes me and my wife to think that someone (a non-resident), wants to tear up our lovely meadow and destroy the seasonal creek to build an unnecessary storage facility when there are three or four of them on El Camino Real only a few miles from the proposed site.

We live across the road from an historic home built in 1914 which becomes a veritable island when we experience moderate to heavy rainfall. Paving the area proposed, won't allow any absorption by the meadow which feeds our aquifers and drains into the Salinas River and will cause the Paloma Creek to overflow its banks and threaten home owners downstream. Please deny this request for building the facility and preserve the value and safety of our homes.

Sincerely,

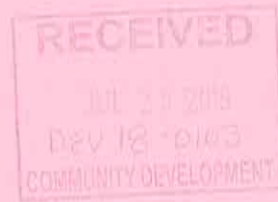
Richard Smith

July 22, 2019

To: Planning Commission
City of Atascadero

Re: Proposed Mini-Storage project 11450//11505 El Camino

From: Steven Davis
Atascadero, Ca 93422



This letter is to inform the commission that I would like to go on record opposing the granting of a Conditional Use Permit for this project.

This land is a Public Zoning District and should not be used for this commercial purpose.

It is a State designated wetlands and a Federal designated flood plain. Diversion and mitigation of this land will adversely impact water diversion and ecosystems, especially during a storm event. This will impact the surrounding neighborhoods, including Los Lomas, Dove Creek, the new home project on Viejo Camino as well as the apartment complexes in the area.

This project will not improve property values and will more likely lower them in the future for the surrounding residential areas.

This type of development is not in line with the character of this area: Palomar Park is a well attended recreational area serving the citizens of Atascadero. At times it can be very busy and crowded along Viejo Camino. This project will create additional safety concerns along that street, which also serves the surrounding housing, previously mentioned.

This area is close to the southern entry to the city off of Highway 101. This project is not consistent with the General Plan Goal: to Beautify the City's primary entryways. It may actually have the opposite effect.

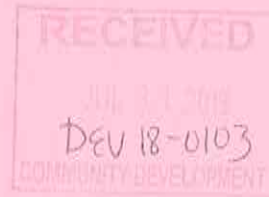
I feel that an example of "best use" for this property would be a recreational facility that would be compatible with Palomar Park. It would serve all citizens of the city and could be a county destination. It would create a minimal environmental impact, add to the values of the surrounding area, and provide an attractive entry to the city as a recreational highlight.

I thank you for your time in this matter and hope you will take these issues into consideration.



Steven Davis

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3



July 31, 2019

City of Atascadero
Kelly Gleason, Community Development Department
6500 Palma Ave
Atascadero CA 93422

Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

My name is Rosemary Dexter. I am 94 years old and have lived in Atascadero for over 40 years. [I am a founding member of the United Methodist Church overlooking the proposed storage facility.] Some people make fun of the name "Atascadero" [Spanish for *mudhole*], but I think it is so appropriate. We do have mudholes in the area which have been here for Centuries. There are not many left but this particular piece of real estate is one of the few remaining mudholes in our city. It is actually divided by Camino Real and it appears to be somewhat cared for on the west side.

I have been by them thousands of times and loved the openness and lovely green grass that grows there. We need open space—we need the water it holds to percolate down to our aquifer. We need this tiny bit of mudhole left in our city.

I beg you to preserve it for future generations to enjoy [by denying the application for this project]. It is a tiny jewel to be cherished.

Sincerely,

Rosemary Dexter

My name is Rosemary Verta. I am
94 years old and have lived in
Atascadero for over 40 years. Some
people make fun of the name
Atascadero but I think it is so
appropriate. We do have mesquites
in the area which have been here for
centuries. There are not many left
but the particular piece of real estate
is one of the few remaining wood holes
in our city. It is actually divided by
Pamino Road and it appears to be
somewhat flat on the west side.

I have been big tree there in the
of times and loved the space near
and lovely green of nature that grows there.
We need open space - we need the
signage. We need to have some
bit of wildlife left in our city.
I began to preserve it, we protect
it - to save it. It is a
tiny jewel to be cherished.



July 31, 2019

City of Atascadero
Kelly Gleason, Community Development Department
6500 Palma Ave
Atascadero CA 93422

Re: Project No. DEV18-0103, Mini Storage

Dear Ms. Gleason and members of the Planning Commission,

I live on La Paloma Ct, a circle of nineteen homes directly across Viejo Camino from the proposed Mini Storage facility you are considering for approval. I do not believe the project is a good fit for the property at the addresses listed, and urge you to deny the application.

My husband and I moved to Atascadero from the San Diego area a year and a half ago. When our realtor drove us into the neighborhood, we were struck by the active outdoor character of the area. This is a lively neighborhood with people out walking (with and without dogs), riding bikes, gardening, and enjoying Paloma Creek Park. There are single family homes (including an historic Colony Home adjacent to the project location), apartments, two churches, a community garden, two day care facilities, many beautiful trees, two blue line creeks, and a very large park with sports fields, playgrounds, walking paths, and an equestrian area. All of the other seven mini storage facilities in Atascadero are surrounded by commercial/industrial type businesses that are compatible with the appearance of those storage facilities. A rural appearing neighborhood of homes, churches, parks, and day care is not the place for an 81,000 sq ft project of mini garages surrounded by pavement and walls. We believe the established character of the neighborhood would be negatively impacted with the building of the proposed self-storage facility.

In addition, the rerouting of the blue line creek on the property would cause environmental harm to a seasonal wetland that percolates water back into our aquifer and keeps downstream homes safe from the winter deluges. I have read the mitigation proposals for rerouting the creek into $\frac{1}{4}$ of an acre that would then flow in a straight line past the Colony Home, into the culvert under Viejo Camino, and into the creek bordering six homes on La Paloma Ct. I do not understand how that small amount of wetland restoration can handle the amount of water that would sheet off the buildings and pavement of the mini storage facility when the entire acreage currently acts as a floodplain to mitigate the amount of water flowing into the creek. The environmental impact seems extreme, not only for the possibility of flooding, but for the

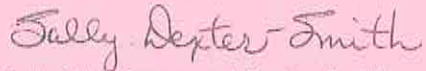
Re: Project No. DEV18-0103, Mini Storage

decimated wildlife habitat and the reduction of available land for percolation of rainfall into our aquifer.

Finally, the project calls for a caretaker's residence as part of the facility. Atascadero Public Zone Uses calls out a caretaker's residence as an approved use in Zone L, but not in Zone P. I understand that a *single family residence* is an approved use in Zone P. But if this is part of a business, the residence would not be available to the general public. I believe this is an unapproved zoning use.

For the protection of the character of an established semi-rural neighborhood, the environmental harm that the project would do, and the zoning restrictions being bypassed, I urge you to deny the application for the Mini Storage facility Project No. DEV18-0103.

Thank you for your thoughtful consideration,



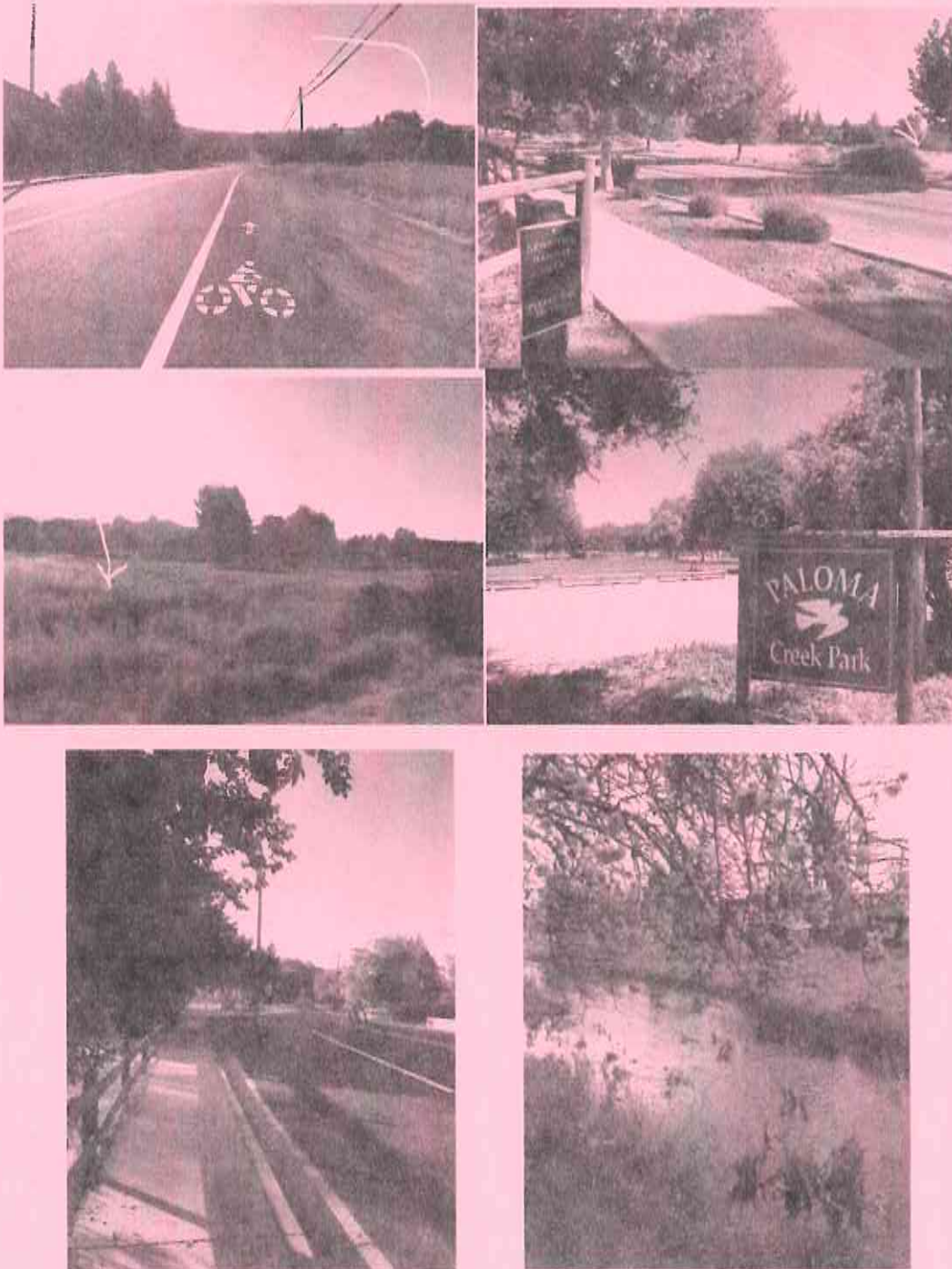
Sally (AKA Rosemary) Dexter-Smith

Att: Photos of neighborhood

Re: Project No. DEV18-0103, Mini Storage



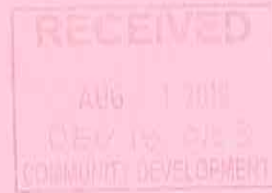
Re: Project No. DEV18-0103, Mini Storage



ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3

City of Atascadero
Community Development Department
Attn: Kelly Gleason
6500 Palma Avenue
Atascadero, CA 93422

RE: Mini Storage, *Project No. DEV18-0103*
Document Number 2019-0007
11450 Viejo Camino, APN 045-342-009
11505 El Camino, APN 045-341-010



Dear Ms. Gleason,

I am writing to address my concerns with this above mention project. I have reviewed several documents regarding this project the most important of which is the CEQA Report. This CEQA Report identifies several environmental issues and mitigation plans but in my opinion does not comprehensively address a realistic mitigation plan for many of the issues. By realistic, I am referring to the unrealistic and unreasonable mitigation proposals to the issues identified. This all looks good on paper but in reality will not work.

The negative environmental impact this project is going to have on the proposed project site is devastating. One of my main concerns is the overload of water that will flow into the Viejo Camino culvert. I have reviewed the mitigation plan, specifically the issue of diverting the natural water run-off and realigning the Blue Line Creek etc...but I do not see the issue of the change in the percolation rate due to paving the area and the new rate in which the culvert will fill on normal to heavy seasonal rain fall being addressed, which is a very serious issue. The south side of La Paloma Ct. where the culvert is located has and will continue to reach maximum plus capacity with heavy rain fall, flooding the park and possibly the homes on that side of the court. I have owned my property at 9312 La Paloma Ct. since April 2013 and have seen this scenario happen twice, once in 2014 and again during our most recent rain fall season. My fellow neighbors on La Paloma Ct. and Viejo Camino that have lived in this neighborhood for twenty, thirty, forty plus year can attest first-hand to the reality of what happens to this area when the culvert cannot handle the rain fall and run off.

In addition to the inevitable flooding issues, I have great concerns regarding the wildlife that live or migrate to the site for this projected plan. Again, living in the neighborhood for six years, I have been fortunate enough to experience first-hand migration of deer with their fawns, ducks with their chicks and other various wildlife, a fox or two, we even had a few geese migrate to the site this year. I believe the wildlife in this area thrive due to the surrounding sense of security from predators and the water that naturally flows from creek and additional ponding on this site during the rainy months.

I do respect the time, effort and those involved in putting the CEQA Report together, I just wish they could experience what we as a neighborhood see on a daily basis. Taking this away from us will only have a negative impact on the amazing characteristics of our charming community and neighborhood.

I strongly disagree with this project and ask that it is not approved.

Best regards,

Janet Murrieta

457

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 3

ITEM 5 | 8/6/2019
Mini-Storage
DEV 18-0103 / Newton

From: Brady Thomason
Sent: Thursday, November 29, 2018 5:47 PM
To: Heather Moreno
Subject: CUP: 11405 El Camino Real

Hi Heather,

I'm concerned about what types of businesses the city decides to approve for development on El Camino. The identity of our city is at a crossroads. I've noticed some pushes and movement in the right direction lately, and would hate to see that thwarted by decisions that impact the image of our city and its main street. As a Dove Creek homeowner, one project I'm specifically concerned about is the mini-storage facility CUP for 11405 El Camino. Not only would this affect home values in the area, it would also be unsightly and a high risk addition near a liquor store for riff raff. I know I speak for most citizens of South Atascadero when I say we're opposed to this type of business in this area. Please consider these thoughts on this project, and know we're rooting for you!

Thank you,

Brady Thomason



ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 4

Lara Christensen

From: Roberta Fonzi <robertafonzi@yahoo.com>
Sent: Friday, August 16, 2019 6:45 PM
To: Lara Christensen
Subject: Mini- Storage: PC Decision Appeal

Lara, Thank you for your email regarding the appeal of the Planning Commission decision on a proposed mini-storage complex located between El Camino Real and Viejo Camino.

I am appealing the decision because: 1.) The Planning Commission's vote was 3-2, with 2 commissioners absent; 2.) One of the Planning Commissioners expressed his opinion that this decision should be reviewed by the City Council due to it's controversial nature; and 3.) The Planning Commission was heavily attended by residents living near the proposed development, and many left with the feeling that their opinion wasn't adequately considered.

Based upon these concerns, I felt that the City Council should review the decision made, and requested the appeal to allow further review. Regards,

Roberta Fonzi
Atascadero City Council

Annette Manier

From: Friday, August 2, 2019 7:16 PM
Sent: Tom Zirk; Mark Dariz; Ellen Beraud; Duane Anderson; Mike Shaw; Jan Wolff; Jeff van den Eikhof
To:
Cc: Kelly Gleason; Annette Manier; Phil Dunsmore
Subject: Proposed Mini Storage Project, DEV2018-0103

August 2, 2019

City of Atascadero Planning Commission
6500 Palma Avenue
Atascadero, CA 93422
Sent via email

Subject: Proposed Mini Storage Project, DEV2018-0103



Members of the City of Atascadero Planning Commission

I am a Civil Engineer with over 25 years of experience in private development and municipal government. Having designed and managed site development projects throughout my career, including those which involved creek realignment and permitting through State and Federal resource agencies, I am a strong believer of the right of land-owners to develop their property, so long as the development is consistent with environmental law, properly mitigates for environmental impacts, and complies with land use and zoning regulations. I have lived in the same home in the La Paloma Court neighborhood for the past 18 years, and I am writing to express strong opposition regarding the Mini Storage project proposed for 11450 and 11505 Viejo Camino.

I have reviewed the proposed project and its Initial Study / Mitigated Negative Declaration, and believe that the proposed project is inconsistent with City planning guidelines as a gateway into the City, falls short of its proposed mitigation to environmental damage which would occur as a result of this project, is in violation of local policy regarding preservation of natural watercourses, and is inconsistent with character of the neighborhood. Those concerns are discussed as follows:

Gateway into the City of Atascadero

Land Use, Open Space, and Conservation Element (LOC) Program 1.3.8 requires vehicular approaches to Atascadero "to be made more attractive through judicious application of the elements including landscaping, civic monuments, and rural character site development." The site is located along El Camino Real, a popular route into the southern end of the city, is approximately a quarter mile within the city limits and is a designated city gateway. Is a mini-storage facility really the first impression we want to give to someone entering this southern city gateway? It is quite the opposite of a rural character site development this policy requires.

Floodplain and Onsite Wetlands

The US Fish and Wildlife Service has indicated that 1.8 acres of the 4.2-acre site may be classified as jurisdictional wetlands. This 1.8 acres of wetlands is consistent with my own observations of how the site accommodates rainfall runoff. Following periods of heavy rains, the seasonal creek which meanders through the property expands into a very wide and shallow flood terrace covering approximately half of the site with water. This annual rainy season occurrence helps to recharge the groundwater aquifer, and is a natural feature enjoyed by migratory birds and other animals. In

years where we enjoy higher than average rainfall, the spring season brings an abundance of insects, which in turn bring frogs to our neighborhood, and bats which appear shortly after sunset as they feed off the evening insects.

The proposed project would replace this existing floodplain/wetland area with pavement and storage structures, thus destroying one of the few natural water resources remaining in this area.

The proposed wetland restoration area, in my opinion, falls drastically short in mitigating the environmental damage associated with the destruction of the wetland. It is tucked away in the far corner of the site, adjacent to a noisy high-speed roadway, and is not even within the existing 100-year floodplain, the existing wetland area, or within the natural drainage course of the existing creek.

Realignment of the Creek

LOC Program 8.1 requires development along blue line creeks to "not interrupt natural flows or adversely impact riparian ecosystems and water quality." In addition, it states that "the waterways in the City shall be maintained in a natural state and concrete channelization creeks shall be prohibited," and that project "support the establishment and protection of floodable terraces, wetlands, and revegetation along creeks and streams." Everything about this project is in violation of this policy given that the project proposed to interrupt the natural drainage course by redirecting the natural drainage flow around the site through a confining masonry wall and the complete elimination of the existing floodable terraces.

Inconsistency with the Character of the Neighborhood

The neighborhood in the immediate vicinity of the proposed project includes high-density multi-family apartments, single family homes, a neighborhood market, a community garden, and Paloma Creek Park which is a popular neighborhood destination. The site is located adjacent to the heavily-used walking route in between the high-density housing area and the park & community garden. As families walk from their homes toward the park, it is quite apparent that this natural floodplain and wetland area is a natural resource enjoyed by families en-route to the park or community garden, and for that matter, the entire neighborhood. Replacing it with the proposed mini-storage would result in the loss of this resource and could only be characterized as being detrimental and inconsistent with the current character of this neighborhood. Based on this issue alone, the Planning Commission has the responsibility to deny this project.

In conclusion, I find that this proposed development contains multiple features in conflict with good land use planning and local development guidelines. I urge you to act responsibly and deny this Conditional Use Permit.

Respectfully,

Daniel Van Beveren

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Exhibit L
PC Meeting of 8-6-19

Sally Dexter Smith

(Video)

File located in DEV18-0103 on t: drive

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 5

Exhibit M
PC Meeting of 8-6-19

Mail body: Mini Storage facility August...

Mini Storage facility August 1, 2019
Project No. DEV18-0103

My wife and I have lived on Paloma Ct. now since 1995. We are one of the few originals left in our neighborhood. My wife has really seen Atascadero grow, since she has been in Atascadero most of her life. We strongly believe the project that is up for approval, be denied. We don't feel its a good fit for our neighborhood at all. We are surrounded by homes, condos and apartment buildings, a large set of metal buildings just doesn't fit. Every morning at 6:45am I leave our street with my dog to go to Atascadero Lake Park for our morning walk. As I'm leaving our street there are small children walking to Paloma Park to catch the school bus. A lot of them from the Bordo Apartments, and some come up threw our street. They are walking right along side where the proposed driveway to this facility. Along with regular traffic from our Park, people going to work, sand trucks driving to and from the river bed. A real busy place all day long. Not to mention, when school gets out we have the same problems. I not sure if anyone has taken this into thought with a environmental report. That's just one of my concerns.

2 Since I've been here since 1995, I've seen just about everything as far as weather is concerned. From rain, snow and drought. During the first year of living here we experienced El Niño, which we got a lot of rain. I've seen all of Paloma Park, under water. My living room window looks right out to the park. During that time I was really concerned about where was all that water going to go. The creek directly across from my house was a raging river. As I looked down our street in the direction of were this project will be, that whole area was under water for weeks. After doing some checking with the city, that's what that property was designed to do. So I was a little at ease.

For the next few years, we didn't have anything close to the same amount of rain, but, even with a regular storm the water would stay on that lot for days before it could drain down threw our creek. Also in the past few years the have been many housing projects, condos all funneling the drainage water right down threw our creek, as drainage was a concern for all of those projects. At this point, we are mixed out. There is no place for the water to go except up past the banks of the creek into the backs of our homes. Some have retaining walls, if this project is aloud to be built, the water will be up in our homes. Our drainage outlet here can't handle anymore water.

Lord, help us we have a heavy raining season again.

We feel the lot where the proposed project is, stay as is.

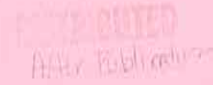
If this is approved, this will be a cement highway for all the drainage water, for that area to come threw our homes. This is not a good fit for our community. I urge that the city denies the project to move forward.

Let's keep this neighborhood, a neighborhood with family homes not cement driveways and metal buildings.

Thank you, and we hope you will consider our concerns.

Rob & June Fell





Dear Planning Commission,

July 31, 2019

My name is Susan Riojas, and I live on La Paloma Court. I am writing you about the proposed Mini Storage project (NO. DEV18-0103,) that is up for approval on August 6, 2019. My husband and I bought our house on La Paloma Ct. in 1995. When the homes were first built. We loved the area of the home, at the time it was in the San Gabriel school boundaries, so my children did not have to change schools. We felt this was a good place for us to raise our children.

In addition, we liked the neighborhood, a small group of homes with our back yard sitting right next to La Paloma Creek and overlooking the park, it is very beautiful in the mornings looking out at all trees and wildlife that is at the park.

However, I do have a few of concerns concerning the project that is being proposed for the meadow on Viejo Camino. But I will focus on the problem it is going to create with the creek that flows behind our back yard. The property that this storage facility will be built on serves a process for our community. It has a creek that runs though it during the rainy seasons. The water flows though the meadow, under Viejo Camino Road and into the creek that runs between the houses and the park.

With this letter I have taken the liberty of including some pictures taken of the creek behind my house, these pictures were taken in January 2017 and that wasn't even a bad rainy year. You can see how the water comes up to the park. So, if the Mini Storage facility was built, the water would have nowhere to go. It would flood, the Colony Home that sits next to the meadow, then it would flood the creek, the park and the homes that sit adjacent to the creek.

In conclusion, I would encourage you to take a good look at this proposal and make sure that it is a good fit for our neighborhood.

Thank you for your time,

A handwritten signature in black ink that reads "Susan Riojas".

Susan Riojas

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This is a Current
Picture of the
meadow.

Thank you

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Exhibit O
PC Meeting of 8-6-19

Daniel Neeley

(Video)

File located in DEV18-0103 on t: drive

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 5

Annette Manier

From: Kelly Gleason
Sent: Friday, August 2, 2019 2:21 PM
To: Annette Manier
Subject: Fwd: Protesting Project No. DEV18-0103, Mini Storage

Kelly Gleason
Senior Planner
City of Atascadero
805-470-3446



----- Original message -----

From: Sydney Li
Date: 8/2/19 9:39 AM (GMT-08:00)
To: Kelly Gleason <kgleason@atascadero.org>
Subject: Protesting Project No. DEV18-0103, Mini Storage

Hello Kelly,

If someone takes \$50,000 out of my pocket, against my will, and put it in his own pocket, that is robbery.

Should there be a hearing on whether he should do the robbery, or not do it? Obviously not. He should not do it, period.

But this Project No. DEV18-0103, Mini Storage near the intersection of El Camino and Viejo Camino, where we are going to have a hearing on Aug. 6, is essentially the same thing. Someone will be taking more than \$50,000 out of my pocket, for his own benefit.

I am a homeowner at _____ in Atascadero, across the street from the proposed mini storage. If the mini storage is built, my home value will go down for more than \$50,000.

You belong to the "Community Development Department" of the City of Atascadero. We should develop communities, make them better. But this mini storage is going to do the exact opposite. It is going to destroy this community, making it much worse.

This is such a beautiful, quiet, residential community we have here. But someone wants to put a mini storage right in the middle of it. It will be such an ugly sore. It will change the nature and the outside perception of the community forever, for the worse. Traffic will increase. All kinds of shady people will come and go at the mini storage. Streets will be littered with trash from time to time, maybe even syringes, used condoms, and feces.

That is not "Community Development". That is not community development at all !

Will you want a mini storage right next to your home? I bet you will not.

For those supporting, wanting this mini storage, will they really want one right next to a home they own and they live in? I bet most normal people will not.

Then, why doing this to us? Why forcing this on us?

Even if the City of Atascadero does not really care about us, who owns homes in this beautiful neighborhood, even if the Community Development Department does not really have the best interest of this community in its heart, I hope the City will at least consider its own long-term best interest when deciding on this project. Once the neighborhood goes down, property value goes down, good people will be moving out. And property value will go down further, which is usually a self fulfilling death spiral. Just think about those inner city areas in Chicago, Detroit, or Atlanta, those places you don't want to go to even during the day. If you go back many decades, those were once nice, prosperous neighborhoods. It is a very sad thing. Once neighborhoods go down, property values go down, property tax revenues for the City go down, too.

Best regards,
Shuyun Li

City of Atascadero
Community Development Department
Attn: Kelly Gleason
6500 Palma Avenue
Atascadero, CA 93422

RE: Mini Storage, Scott Newton
11450 Viejo Camino, APN 045-342-009
11505 El Camino, APN 045-341-010



Dear Ms. Gleason

I am writing to express my acrimonious opposition to the 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 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, I would like to express serious concerns of the impact this development would have on seasonal rain run off 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 run off 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.

Finally, 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

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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

To conclude, this development project should simply not be approved for the above reasons. Approval of a development in this location is irresponsible and un-warranted. Your consideration in this matter is greatly appreciated

Sincerely

Bill Murrieta

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Annette Manier

From: Chris Neary
Sent: Monday, August 5, 2019 4:15 PM
To: Annette Manier
Subject: City Hall Connection: You are the new Rep For Chris Neary



DISTRIBUTED
A Day Publications

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

DO NOT REPLY DIRECTLY TO THIS EMAIL!!!

Please Click Link Below to View The request and respond from there.
https://www.atascadero.org/legacysites/index.php?option=com_chc&page=ticketinternal&tracking_id=2468

ITEM NUMBER: B-1
DATE: 09/10/19
ATTACHMENT: 5

Annette Manier

From: Kelly Gleason
Sent: Friday, August 2, 2019 8:17 AM
To: Annette Manier
Subject: FW: Project No. DEV18-0103, Mini Storage

Kelly Gleason
Senior Planner | City of Atascadero
805.470.3446 | kgleason@atascadero.org



From:
Sent: Friday, August 02, 2019 6:51 AM
To: Kelly Gleason
Subject: Project No. DEV18-0103, Mini Storage

Kelly,

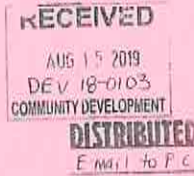
I am writing to you in regards to the above project stated in the subject matter box. I have been living in the La Paloma Ct. neighborhood for seven years and did not buy my home with the thought of having a storage facility across the street. This neighborhood is the closest thing I have to owning property that is quiet, well kept, full of active individuals that take pride in our homes that are affordable. This past winter has been very advantageous with all of the rain. Our homes have good drainage and no water flow issues that may cause flooding. Working for Caltrans for 21 years and at one time holding the Storm Water Coordinator position I understand what can happen when new assets are introduced into an environment that work well for the occupants as well as the wildlife. Bringing in a storage facility with many different types of renters brings with it a whole lot of possible scenarios that may affect drainage and runoff contamination. Vehicles that come and go that may possess fuel, oil and other hazardous issues. Storage units that may house items of hazardous waste or other liquid that can get into water ways from drainage at the storage facility pose danger to all in the surrounding area. Keep in mind that there are churches, daycare facility, community garden, livestock, a park where many enjoy sport activities and areas to walk and enjoy dog time. All of that can be destroyed or negatively affected with mismanagement of the storage facility. I strongly urge you to reject this proposal and respect all those that have occupied the surrounding area of this project. There are many other areas of Atascadero that this type of a facility would be better suited for, for instance closer to the Del Rio area where there are other storage facilities and business areas. I thank you for your time and welcome any questions you may have.

Sincerely,
Carol Salas

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From: CLYDE W SNIDER
Sent: Thursday, August 15, 2019 1:55 PM
To: Phil Dunsmore <pdunsmore@atascadero.org>
Subject: Public comment on DEV 18-0103



Dear Mr Dunsmore,

Please include these comments in the City Council appeal file on this project.
Also, please forward to Planning Commission members as feedback on the conditional use resolution hearing of 6 August 2019.

Thank you,
Clyde Snider

Members of the Planning Commission

As a homeowner/neighbor in the Paloma Creek area, I both wrote a letter and spoke against this project, along with at least 20 of my neighbors. Despite the overwhelming opposition to the project by residents and property owners, particularly those with hydrology/flood control concerns, the Planning Commission voted 3-2 to adopt the draft resolution approving the conditional use permit for applicant Newton.

The developer's interests were represented by hired professionals, himself, business associates from around the county as well as Atascadero business people who live in other neighborhoods, including a business owner who formerly sat on the Commission (potential conflict of interest/unethical lobbying?)

My understanding, perhaps misplaced, is that public input is intended to gauge the impact of the project on the neighborhood, not to be a forum for the developer's advocates supporting a commercial enterprise, particularly one that provides little to no revenue, jobs or value to the city.

Mini-storage units typically are cash machines generating 30% ROI- the negligible fees they generate would be gobbled up by any significant public safety response at the business. This semi-industrial "infill" does not generate jobs or contribute any significant way to the balanced economic development of Atascadero. The fact that the developer has put

significant resources into the project should not be a basis on which to make a poor decision; it should be whether it meets General Plan community criteria.

It appears that passage of the draft resolution was pretty much baked in after the Commission instructed the DRC to develop a modified use plan after the January meeting, despite initial recommendation of denial in November 2018.

It also seems that all the pertinent elements of the General Plan were basically ignored (civic gateway, beautification and maintaining rural character, semi-industrial building in a residential neighborhood, no significant economic impact to the city, watershed and flood management) in favor of a finding that General Plan requirements are met by providing "infill".

Allow me to comment on the discussion including the mixed, and to me, not always coherent response and votes from the Commissioners.

Ms. Keen: congratulations on joining the Commission and for your "no" vote succinctly summarized-- the project is not compatible with the neighborhood.

Chairman Zirk - I am still not clear over the rationale for your "no" vote: "send it back to City Council"? Was told it meant decision can be appealed. Wouldn't that have been the case even with a "yes" vote? You obviously have a good understanding of the moving/storage business, but I didn't hear you explain the vote. It seemed to me you ran the meeting very "flexibly" - many were permitted to speak well beyond the two minute period many spoke after the public comment period closed, some for second time. In retrospect I wish I had spoken again in summation as my initial presentation was not very articulate.

Ms. Wolff: You seemed uncertain and tentative, a reluctant "yes" vote, no explanation given. No principled stand or illuminating questions during presentation and comments.

Mr. Anderson: Lost in among the trees in the forest. Too many minutiae questions, no sense of overarching planning issues. "If the zoning permits a parking lot, why not mini-storage units"? Where was the focus for "highest and best use"? AWOL: just what can we do with this problem child site? Nature center, park perhaps too obvious.

Mr. Danz: in your seconding statement you sneered at the stated concern of neighbors wanting to preserve the natural rural character of the site and neighborhood. You stated "I've got plenty of nature out my back yard. I don't want to see that lot sit empty." Wrong, Mr. Danz, it is not about you, it's about appropriate land use, and the concerns of the neighborhood residents. No empty lot not worthy of grading in your eyes, apparently. Atascadero open for business: long live the strip malling of the city.

Sincerely,
Clyde Snider

Date: 9/10/19

List of names of neighbors who could not attend at short notice but who signed on to support:

Scott & Amoreena Anker, 9505 Alcotan Ln scotteanker@gmail.com

amoreena_scott@yahoo.com

Nina Lu and Gaobo Fang, 9505 Azor Lane xiaojun.hang2008@gmail.com

Justin Crawford, 11360 Eliano Street justin@alumni.calpoly.edu

Cathy and Jerry LeMoine, 11385 Eliano St cathylouiselemoire@gmail.com

Susan and Eric Sparling, 11400 Eliano St ssparling@charter.net

Irma Yelinek, 11200 Avion Road samtuscany@att.net

Steve and Melissa Holder, 11220 Eliano St

Joe Larson and Paula Toscano, 9352 Riberena Circle

Greg and Carrie Squires, Via Cielo gsquires@gmail.com

Lisa Gattuso, 9515 Via Cielo lfgattuso@yahoo.com

Monty Clouse, 11305 Eliano St mclouse@pacbell.net

Erick Pierce, 11415 Eliano St erickpierce@gmail.com

Steve Wheeler, Via Cielo paycsw@att.net

20 Atascadero residents

Please do not post email addresses publicly into the record.
Names and street addresses are ok.

Atascadero News

Vol. 76

No. 14

Friday, Feb. 14, 1992

Atascadero, California

35 cents a copy

race seats ouncil

candidates interested
to a seat on the Atas-
cadero Council June 2.
The city clerk's office,
in Atascadero busi-
ness center, has
opened out nomination
for a seat on the council.
The seats are up for grabs,
and the city clerk's office
invites Mayor Alden
Dexter and Robert

been taken out nomina-
tion by George Luna,
city planning com-
missioner and thematics professor
at the California
State University, Benc, retired, cur-
rently the city's parks and
recreation director; Dale Crad-
ock, at the California
State University, San Luis Obispo;
and, a teacher at Tem-
pele School.

Others who were also candi-
dates in the last election were
out of a field of seven
candidates. Luna was third highest vote
getter, followed by Cradock in sixth place. The
election was held two years ago
in November and Bonita
won the seat for herself four-

ants dy' ency

Little house on the -- water!



The family living at 11600 Viejo Camino woke up to a new view Thursday morning. They now have lake front property! The waters flowed down from the surrounding hillsides and filled the area in front, beside and behind the single-family residence. Although it doesn't show from this angle, there is one car in the garage. The home is across the street from Paloma Creek Park. News Photo by L.W. Allan.

Zoning maps to be

Atascadero Planning Commission now that it has finished its general plan, will be making changes to the zoning map (7 p.m. Ken Benc is the school district representative on West Mall). The repair in city hall carrying people to room.

Under California law, within the city limits, the ordinance with the chapter of the city's new general plan will be the city council on Henry Engen, comment director, has a finding be made. Changes will not be made in the environment other than discussed in and with the general plan available for review in city hall.

The various pieces will be affected by the changes are located through the city. Anyone interested in points for or against proposed zone changes should contact the planning commission.

Now can