

# GENERAL PLAN PREFERRED LAND USE ALTERNATIVE

City Council Meeting / March 26, 2024

# TONIGHT'S DISCUSSION | Emerging Preferred Land Use Alternative

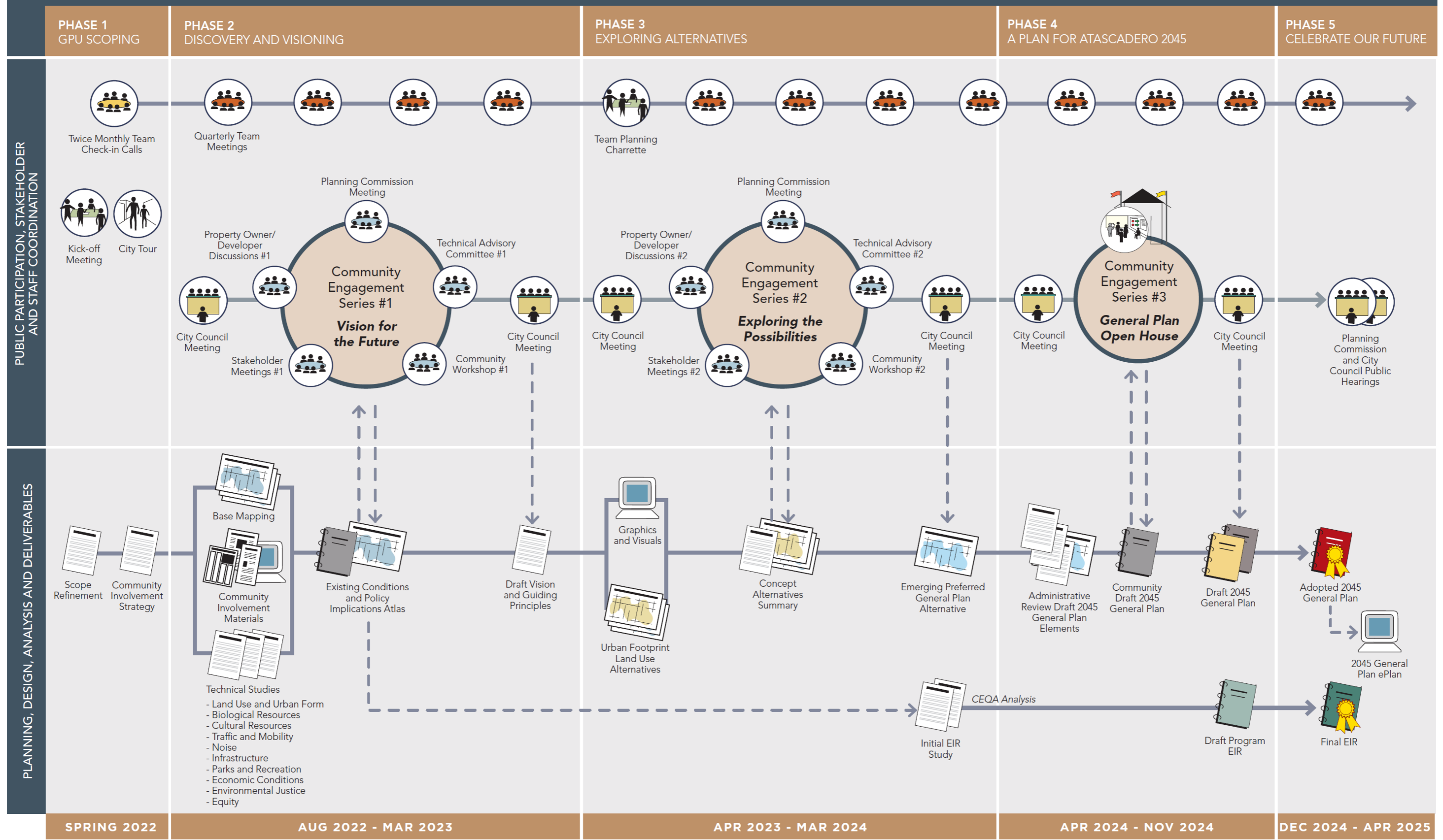
- I. Project Updates
- II. Key Policy Approaches: "Big Moves"
- III. Emerging Preferred Alternative
- IV. Next Steps



# **I. Project Updates**

# Authentic Atascadero: 2045 General Plan Update

PROCESS SCHEDULE  
REVISED: 02/22/24



# Authentic Atascadero: 2045 General Plan Update

PROCESS SCHEDULE  
Revised 02/23/24

PHASE 1  
GPU SCOPING

PHASE 2  
DISCOVERY AND VISIONING

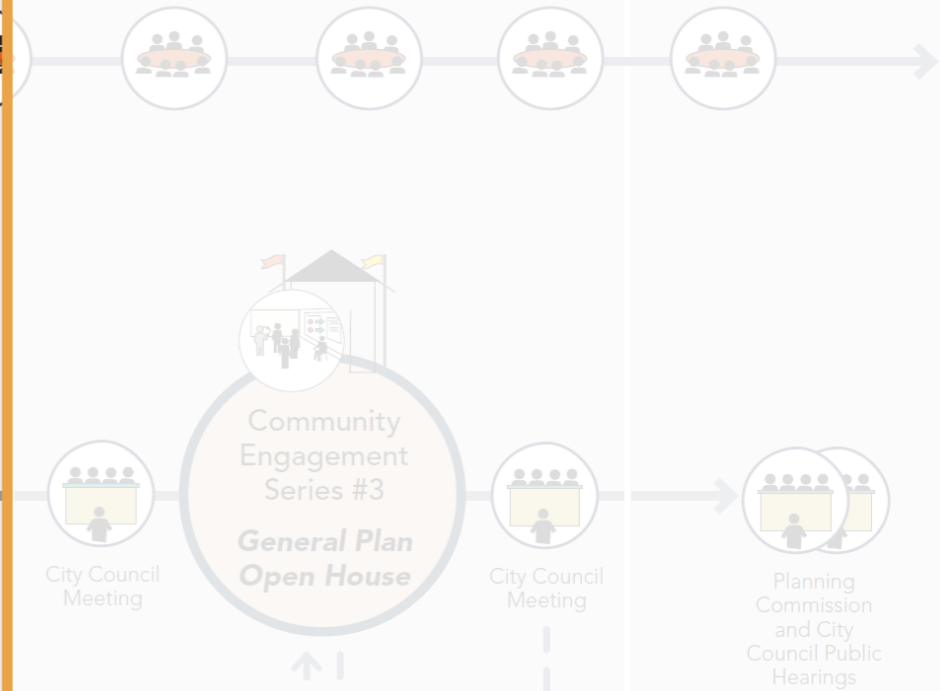
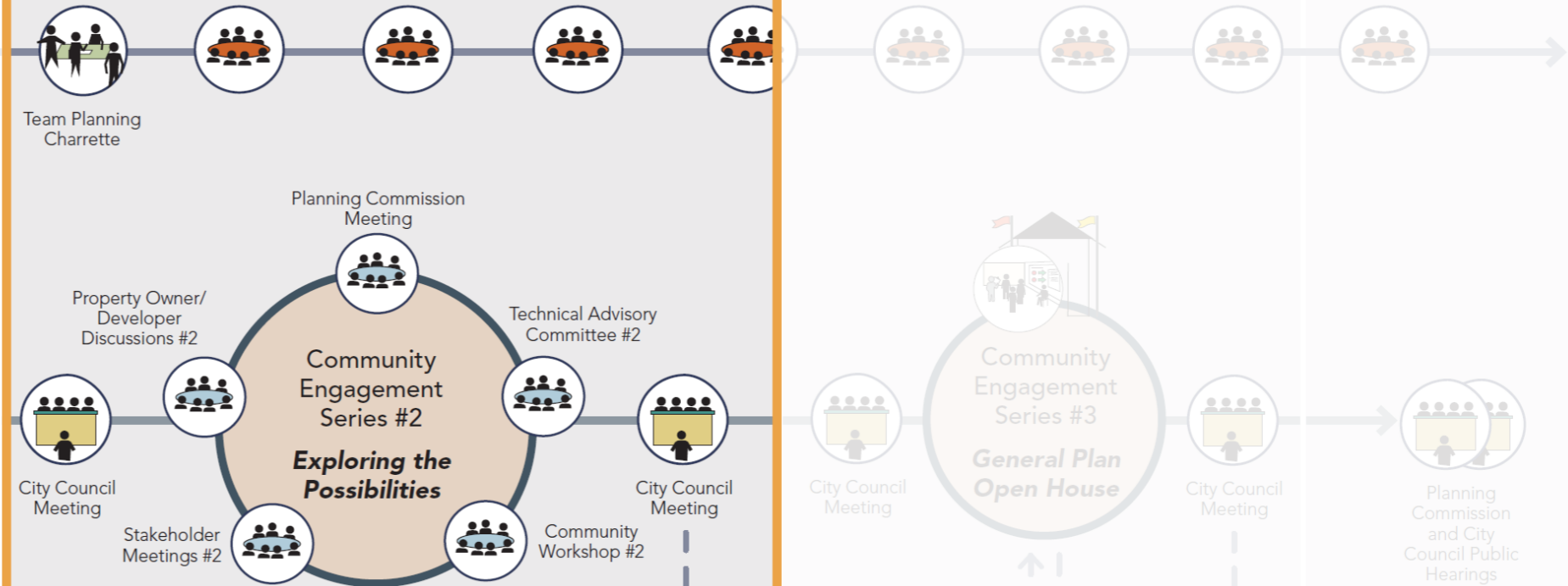
PHASE 3  
EXPLORING ALTERNATIVES

PHASE 4  
A PLAN FOR ATASCADERO 2045

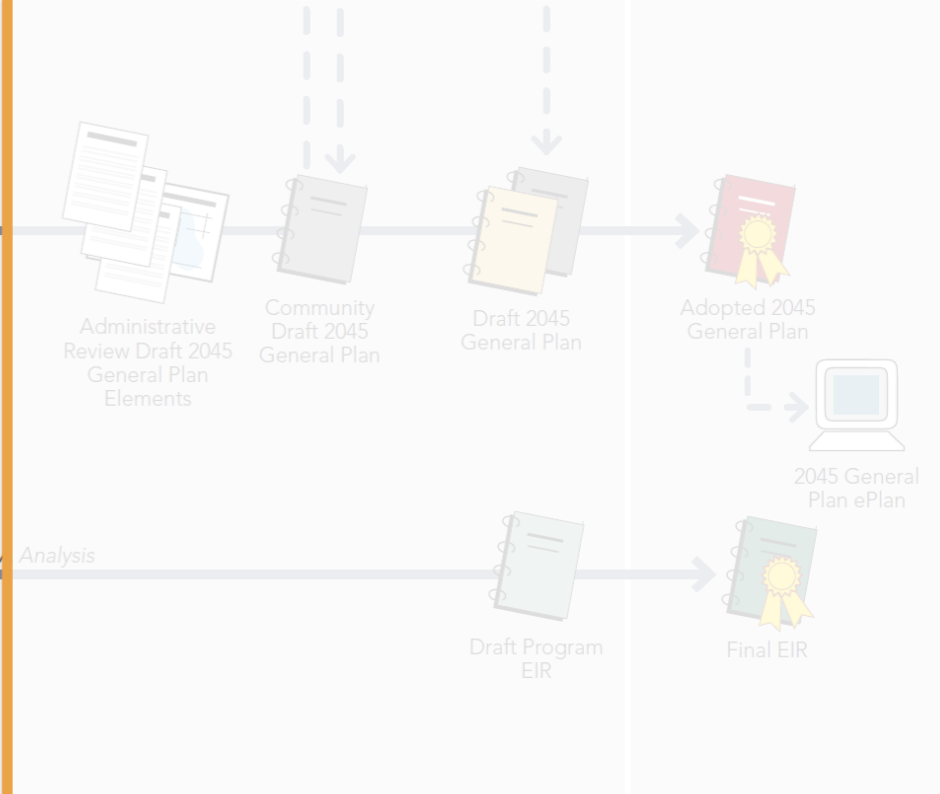
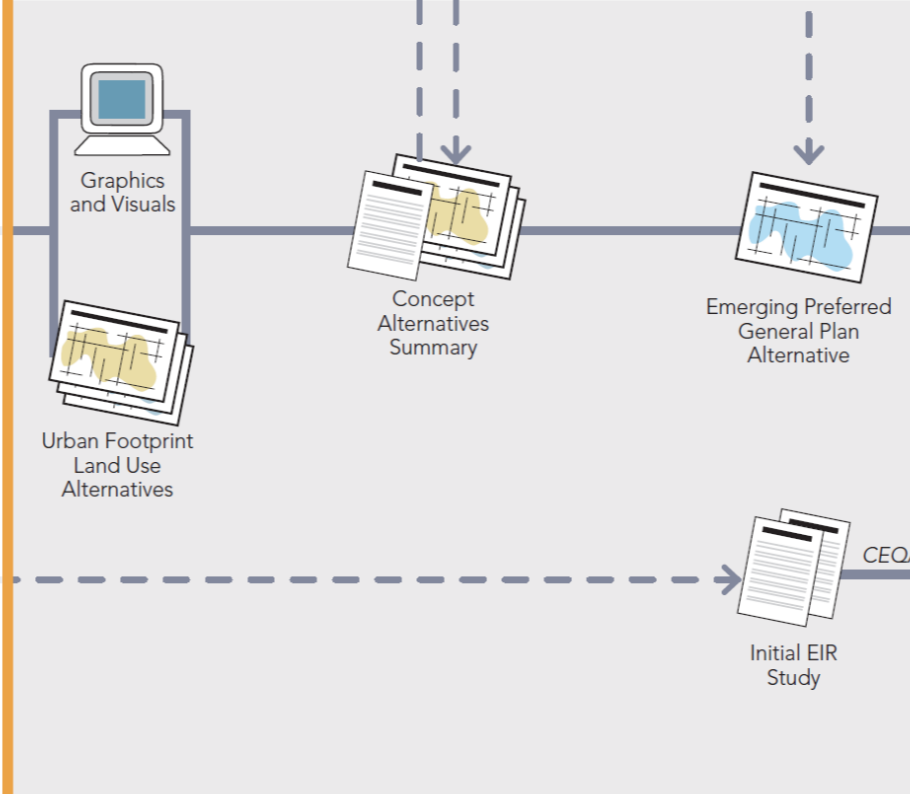
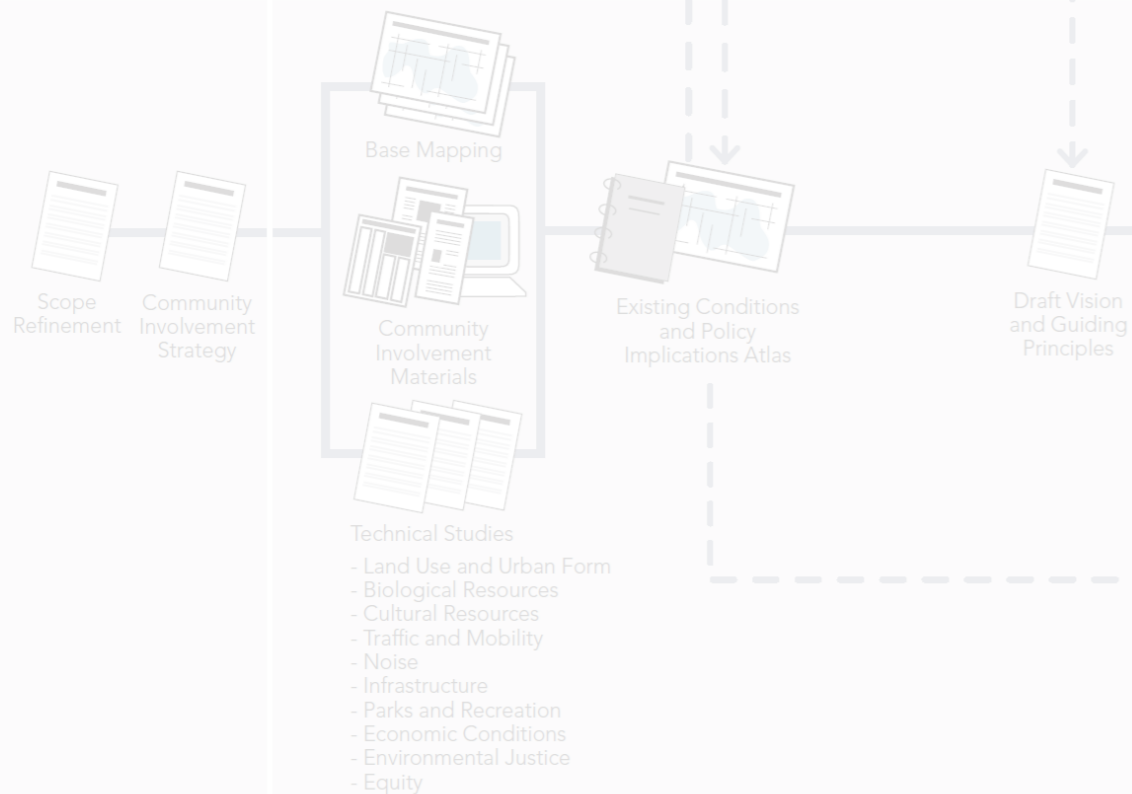
PHASE 5  
CELEBRATE OUR FUTURE

## We are currently in Phase 3: Exploring Alternatives

PUBLIC PARTICIPATION, STAKEHOLDER AND STAFF COORDINATION



PLANNING, DESIGN, ANALYSIS AND DELIVERABLES



SPRING 2022

AUG 2022 - MAR 2023

APR 2023 - MAR 2024

APR 2024 - NOV 2024

DEC 2024 - APR 2025

# COMMUNITY ENGAGEMENT SERIES #2 | Pop-ups and Open House



- Pop-up held on October 07, 2023, during Colony Days
- Community Open House held on October 14, 2023, at Lakeside Pavilion
- Provided community an opportunity to view land use and policy alternatives

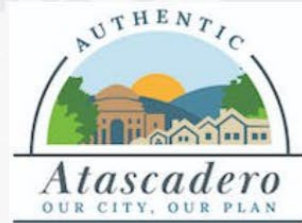


# COMMUNITY ENGAGEMENT SERIES #2 | Online Survey

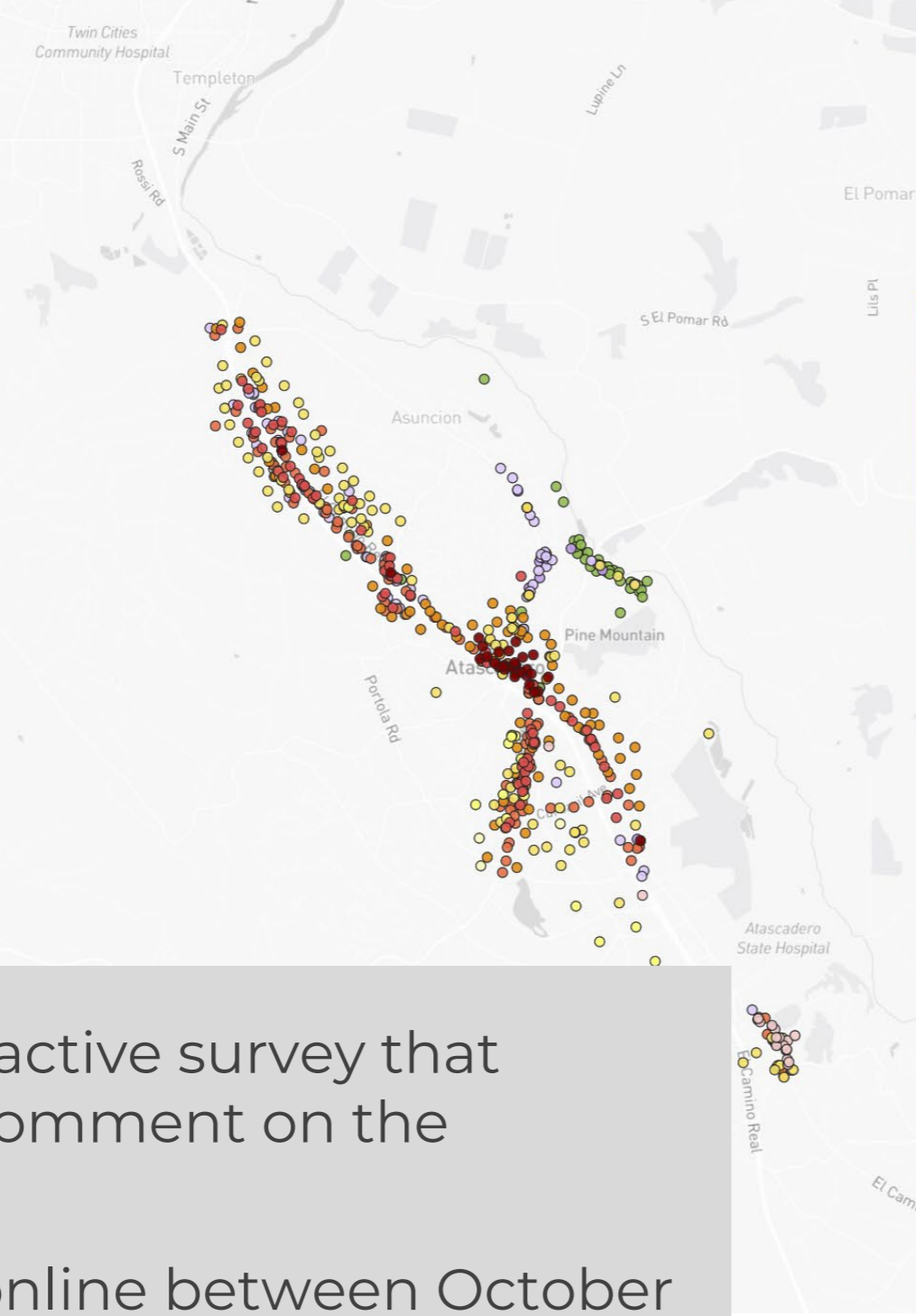
Felt Atascadero GPU Maptionnaire Results Review

Created with Felt · Sign up Comment

13.19 Share



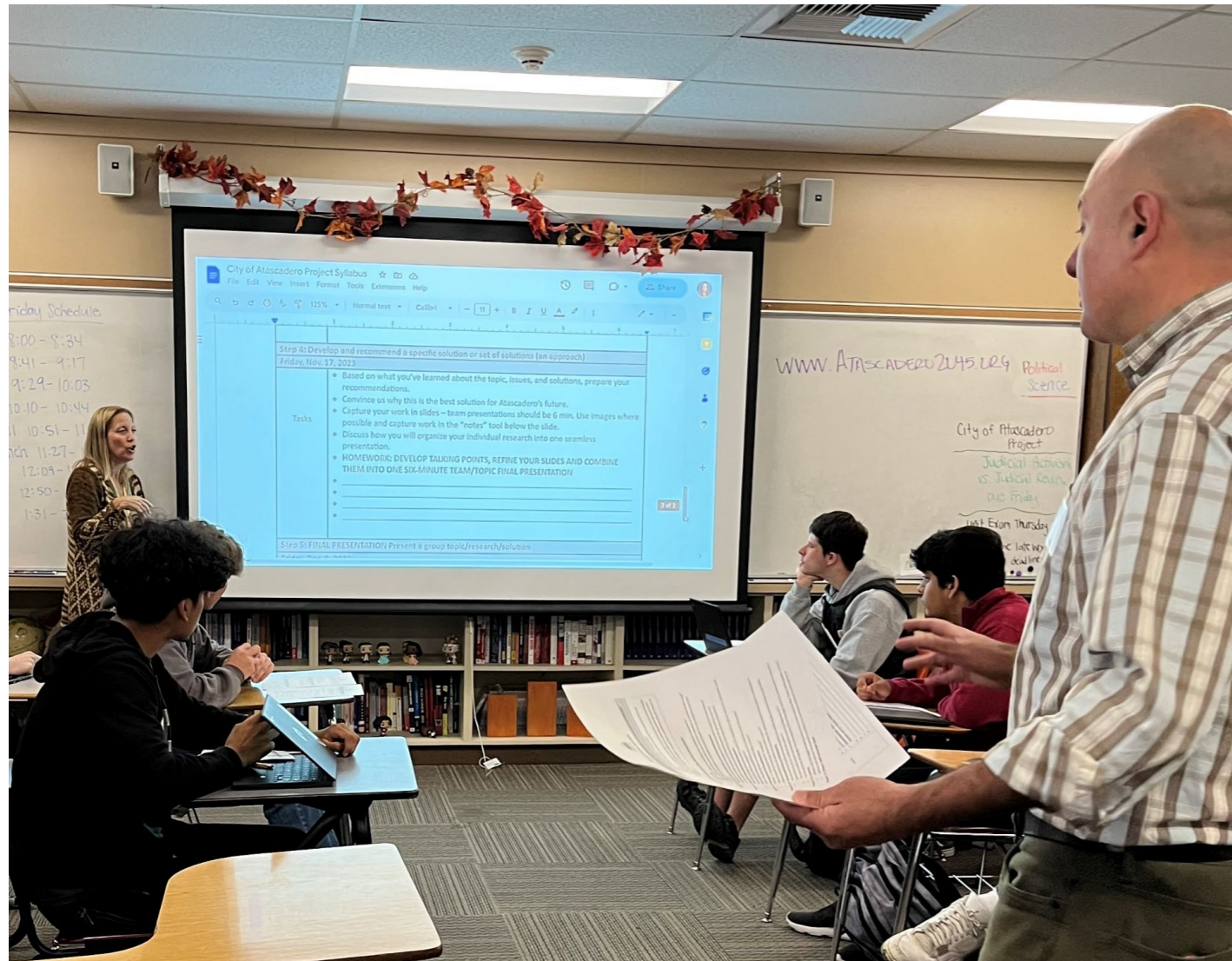
- Commercial 1-4
- Commercial Recreation 1-3
- AGPU\_FocusAreas
- Downtown
- Commercial
- Commercial Recreation
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Innovation Flex
- Industrial
- Parks Open Space Conservation
- Public Quasi Public
- A RamonaRoad



<b>COMMERCIAL</b> Retail stores, offices, restaurants, entertainment, service uses (all indoor)	<b>COMMERCIAL</b> Retail stores, offices, restaurants, entertainment, service uses (all indoor)	<b>COMMERCIAL</b> Retail stores, offices, restaurants, entertainment, service uses (all indoor)	<b>COMMERCIAL</b> Retail stores, offices, restaurants, entertainment, service uses (all indoor)			
<b>DOWNTOWN</b> Lively mix of civic, dining, shopping, recreation, and residential uses. Office hours 9 am-5 pm, weekend and weekend operations. Buildings up to 4 or 5 stories.	<b>DOWNTOWN</b> Lively mix of civic, dining, shopping, recreation, and residential uses. Office hours 9 am-5 pm, weekend and weekend operations. Buildings up to 4 or 5 stories.	<b>DOWNTOWN</b> Lively mix of civic, dining, shopping, recreation, and residential uses. Office hours 9 am-5 pm, weekend and weekend operations. Buildings up to 4 or 5 stories.	<b>DOWNTOWN</b> Lively mix of civic, dining, shopping, recreation, and residential uses. Office hours 9 am-5 pm, weekend and weekend operations. Buildings up to 4 or 5 stories.			
<b>INNOVATION/FLEX</b> R&D, light manufacturing, creative industries, dining, and live/work	<b>INNOVATION/FLEX</b> R&D, light manufacturing, creative industries, dining, and live/work	<b>INNOVATION/FLEX</b> R&D, light manufacturing, creative industries, dining, and live/work	<b>Conservation/ PARKS/OPEN SPACE</b> Public parks and recreation and community-serving uses, habitat preserves, trails and creeks, other protected public lands	<b>Conservation/ PARKS/OPEN SPACE</b> Public parks and recreation and community-serving uses, habitat preserves, trails and creeks, other protected public lands	<b>Conservation/ PARKS/OPEN SPACE</b> Public parks and recreation and community-serving uses, habitat preserves, trails and creeks, other protected public lands	<b>Conservation/ PARKS/OPEN SPACE</b> Public parks and recreation and community-serving uses, habitat preserves, trails and creeks, other protected public lands
<b>High Density RESIDENTIAL</b> Apartments and condominiums 25-36 units/acre	<b>High Density RESIDENTIAL</b> Apartments and condominiums 25-36 units/acre	<b>High Density RESIDENTIAL</b> Apartments and condominiums 25-36 units/acre	<b>Medium Density RESIDENTIAL</b> Small lot subdivisions, cluster homes, duplexes, triplexes, fourplexes, and townhomes 13-24 units/acre	<b>Medium Density RESIDENTIAL</b> Small lot subdivisions, cluster homes, duplexes, triplexes, fourplexes, and townhomes 13-24 units/acre	<b>Medium Density RESIDENTIAL</b> Small lot subdivisions, cluster homes, duplexes, triplexes, fourplexes, and townhomes 13-24 units/acre	<b>Rural RESIDENTIAL</b> One home on a lot one acre or larger in size, depending on slope conditions
<b>INDUSTRIAL</b>	<b>INDUSTRIAL</b>	<b>INDUSTRIAL</b>	<b>MIXED USE</b>	<b>MIXED USE</b>	<b>MIXED USE</b>	<b>Very Low Density RESIDENTIAL</b>

- Conducted an interactive survey that allowed people to comment on the alternatives
- The survey posted online between October 6, 2023, and November 4, 2023
- 645 people took the survey, submitting over 274 selections, comments, and ideas

# COMMUNITY ENGAGEMENT SERIES #2 | High School Student Projects



## Land Use In Atascadero: General Plan

Priscilla M, Violette V, Bianca M, Jaslynn M, Mya H

Land Use

Public Outreach

Public Outreach Results

Case Study

Recommendations

- 1. V
- 2. V
- 3. C

**Age Groups**

- Mini shopping center with event center/stage
  - For smaller bands
  - Shops for the youth to come together as a hangout place
  - Food places:
    - Chick-Fil-A
    - Urbane Cafe
  - Encourage tourists
    - By having live events with the event center or performing stage

**Topic: Jobs and economics**

- 1) In Atascadero one common issue is the lack of money that you make trying to live here.
- 2) Getting jobs to families and young people providing them with a sustainable income.
- 3) Minimum wage does not equal living wage.

**Public Outreach**  
**Home based tech jobs**

Knowing that this town is relatively small and does many new things, working from home seems like a money

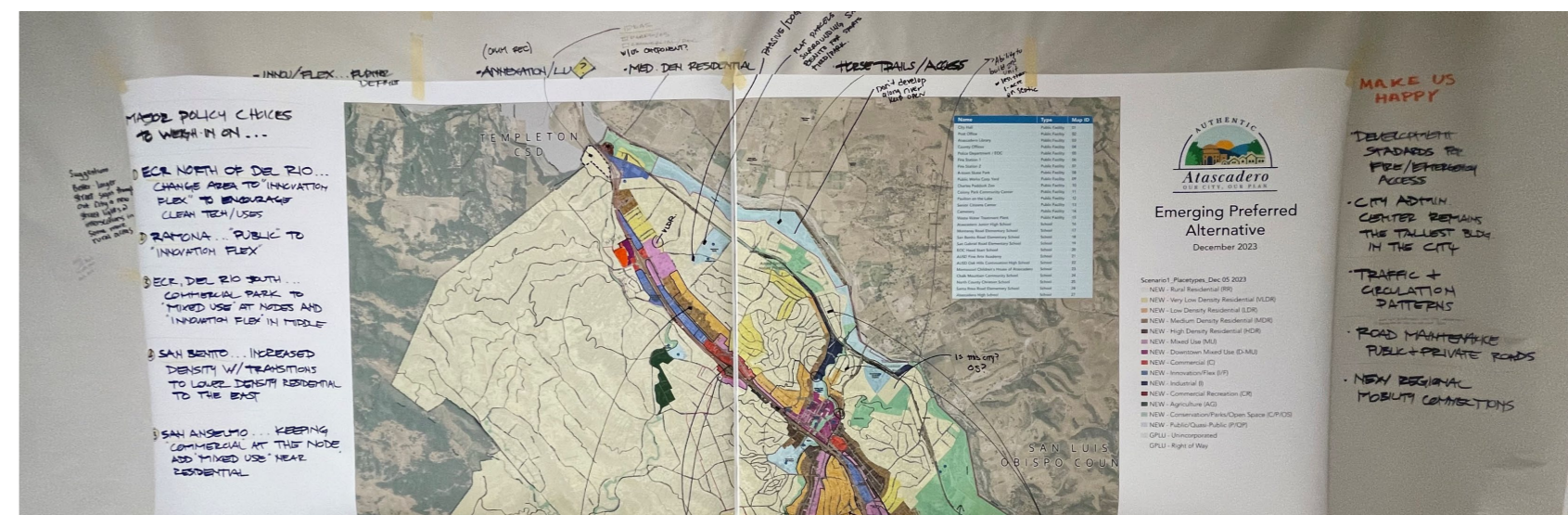
**Public Outreach**  
**Retail and local shopping stores**

Places like Walmart, Target, clothing, and shoe stores would make great jobs for people like teens, young adults, and any other people who struggle to find a job.

- Fall Semester 2023/24
- Assignment:
  - Collaborate in small groups of 6 students
  - Select a general topic and follow key lines of inquiry
  - Conduct field research and record community input
  - Find case studies and suggest key lessons for Atascadero to adapt
  - Meet and work with City staff 5 times over the course of the semester



# COMMUNITY ENGAGEMENT SERIES #2 | Staff and STAC Meetings

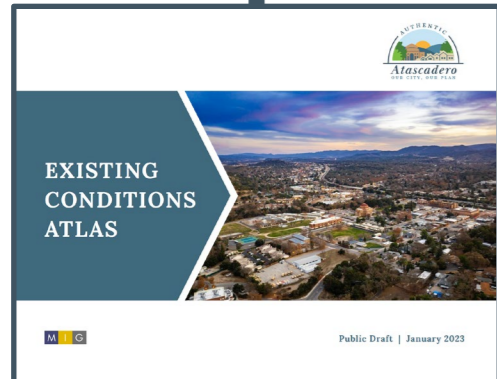


Held on September 25, 2023

# LAND USE POLICY INPUTS

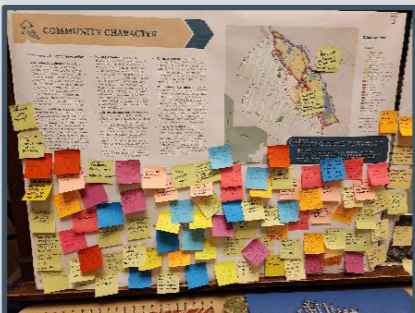
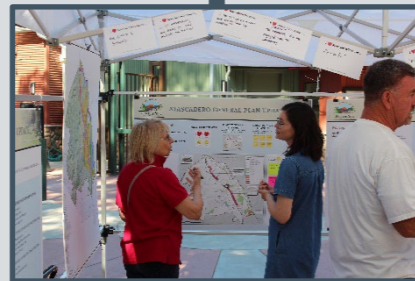
## Existing Conditions Summary and Atlas

Winter 2023



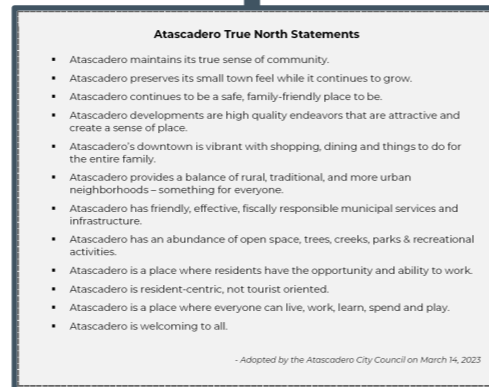
## Community Engagement Series #1: Vision and Opportunities

Summer 2023



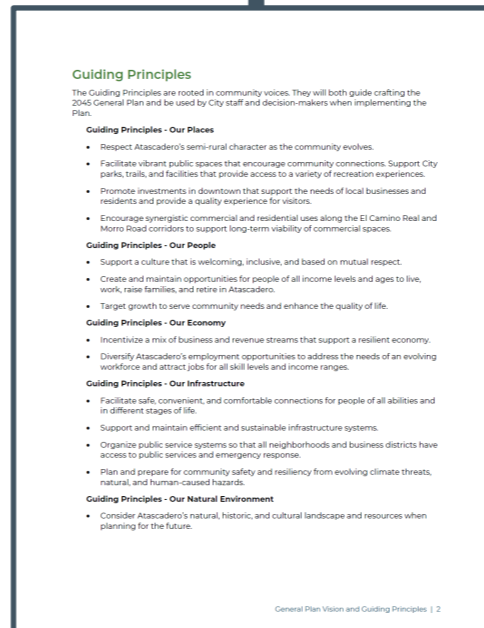
## Council Strategic Plan + True North Statements

August 2020



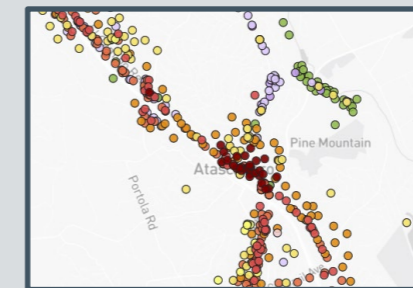
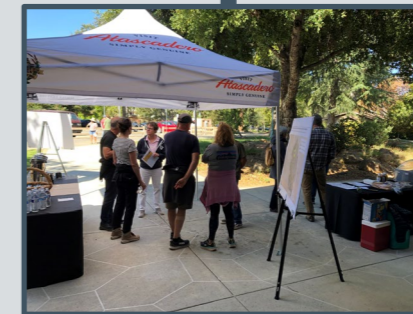
## 2045 General Plan Vision Statement and Guiding Principles

Fall 2023



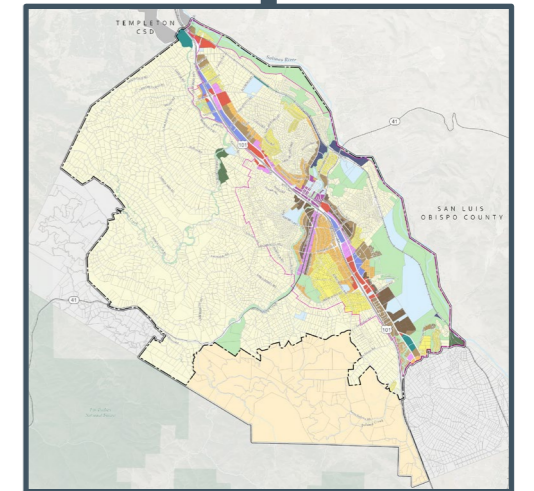
## Community Engagement Series #2: Alternatives

Fall 2023



## Alternatives Analysis Community Form, Econ. Dev. Fiscal Health, Infrastructure

Winter 2024



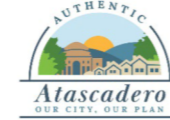
## **II. Major Policy Approaches: “Big Moves”**

## Atascadero True North Statements

- Atascadero maintains its true sense of community.
- Atascadero preserves its small town feel while it continues to grow.
- Atascadero continues to be a safe, family-friendly place to be.
- Atascadero developments are high quality endeavors that are attractive and create a sense of place.
- Atascadero's downtown is vibrant with shopping, dining and things to do for the entire family.
- Atascadero provides a balance of rural, traditional, and more urban neighborhoods – something for everyone.
- Atascadero has friendly, effective, fiscally responsible municipal services and infrastructure.
- Atascadero has an abundance of open space, trees, creeks, parks & recreational activities.
- Atascadero is a place where residents have the opportunity and ability to work.
- Atascadero is resident-centric, not tourist oriented.
- Atascadero is a place where everyone can live, work, learn, spend and play.
- Atascadero is welcoming to all.

*- Adopted by the Atascadero City Council on March 14, 2023*





## 2045 General Plan Update Vision and Guiding Principles

Final Draft | October 6, 2023

The foundations for the General Plan are the Vision Statement and Guiding Principles. All goals, policies, strategies, and actions contained in the General Plan must be consistent with the Vision Statement and Guiding Principles.

### Vision Statement

This Vision Statement reflects input from residents, local business and property owners, and elected and appointed officials. The statement expresses the vision for Atascadero, both as an end goal and the lens through which long-term planning decisions will be made.

#### 2045 General Plan Vision Statement

Atascadero provides opportunities for all residents and business owners to thrive. Our community-focused culture pursues investments and land use strategies that create a diversity of housing types, support local businesses, improve all mobility modes, and respect our natural environment. Collective community actions improve conditions for current and future generations.

### Guiding Principles

The Guiding Principles are rooted in community voices. They will both guide crafting the 2045 General Plan and be used by City staff and decision-makers when implementing the Plan.

#### Guiding Principles - Our Places

- Respect Atascadero's semi-rural character as the community evolves.
- Facilitate vibrant public spaces that encourage community connections. Support City parks, trails, and facilities that provide access to a variety of recreation experiences.
- Promote investments in downtown that support the needs of local businesses and residents and provide a quality experience for visitors.
- Encourage synergistic commercial and residential uses along the El Camino Real and Morro Road corridors to support long-term viability of commercial spaces.

#### Guiding Principles - Our People

- Support a culture that is welcoming, inclusive, and based on mutual respect.
- Create and maintain opportunities for people of all income levels and ages to live, work, raise families, and retire in Atascadero.
- Target growth to serve community needs and enhance the quality of life.

#### Guiding Principles - Our Economy

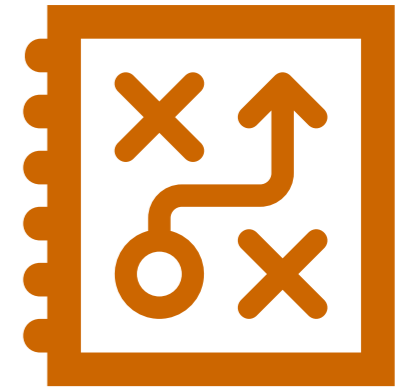
- Incentivize a mix of business and revenue streams that support a resilient economy.
- Diversify Atascadero's employment opportunities to address the needs of an evolving workforce and attract jobs for all skill levels and income ranges.

#### Guiding Principles - Our Infrastructure

- Facilitate safe, convenient, and comfortable connections for people of all abilities and in different stages of life.
- Support and maintain efficient and sustainable infrastructure systems.
- Organize public service systems so that all neighborhoods and business districts have access to public services and emergency response.
- Plan and prepare for community safety and resiliency from evolving climate threats, natural, and human-caused hazards.

#### Guiding Principles - Our Natural Environment

- Consider Atascadero's natural, historic, and cultural landscape and resources when planning for the future.



# “BIG MOVES”

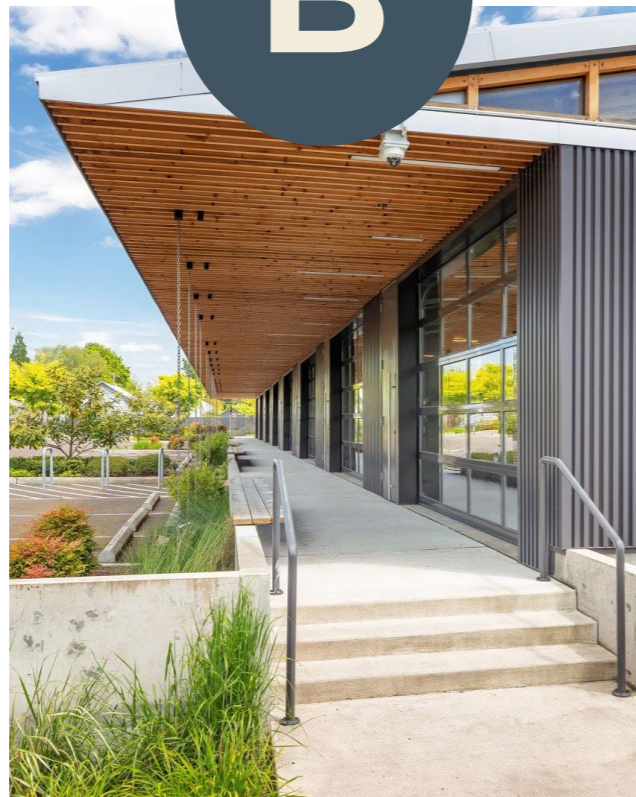
The Big Moves represent key **land use objectives and strategies** that will help advance the Council’s True North Statements, General Plan Vision and Guiding Principles, and community desires . . .

A



**CREATE A MIX OF HOUSING TYPES**

B



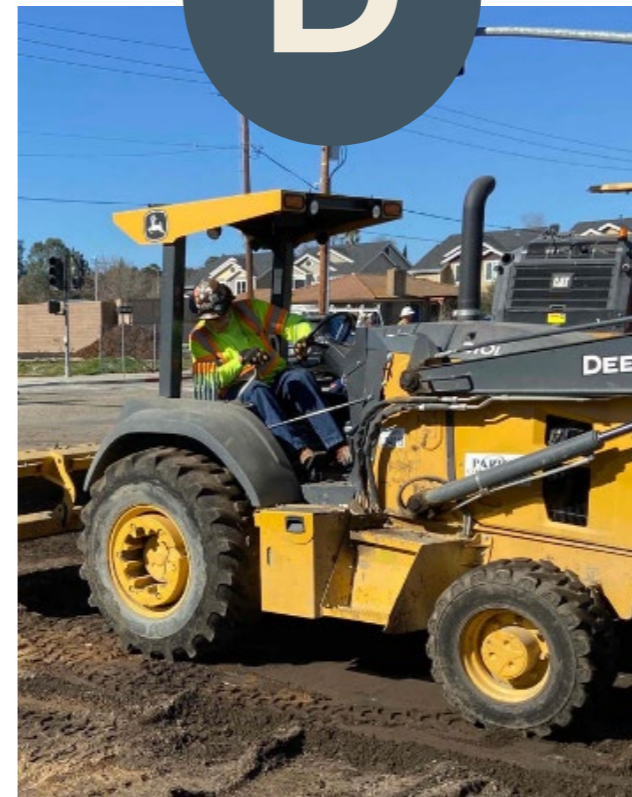
**ATTRACT NEW INDUSTRIES AND HIGHER WAGE JOBS**

C



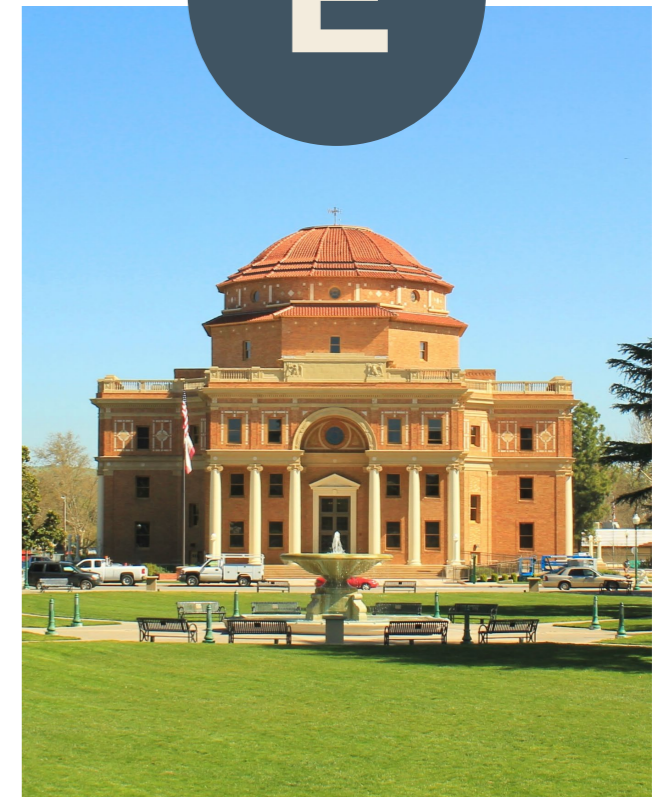
**IMPROVE MOBILITY, ACCESS, AND SAFETY**

D



**ADDRESS PUBLIC INFRASTRUCTURE NEEDS**

E



**ENSURE FISCAL SUSTAINABILITY**

A



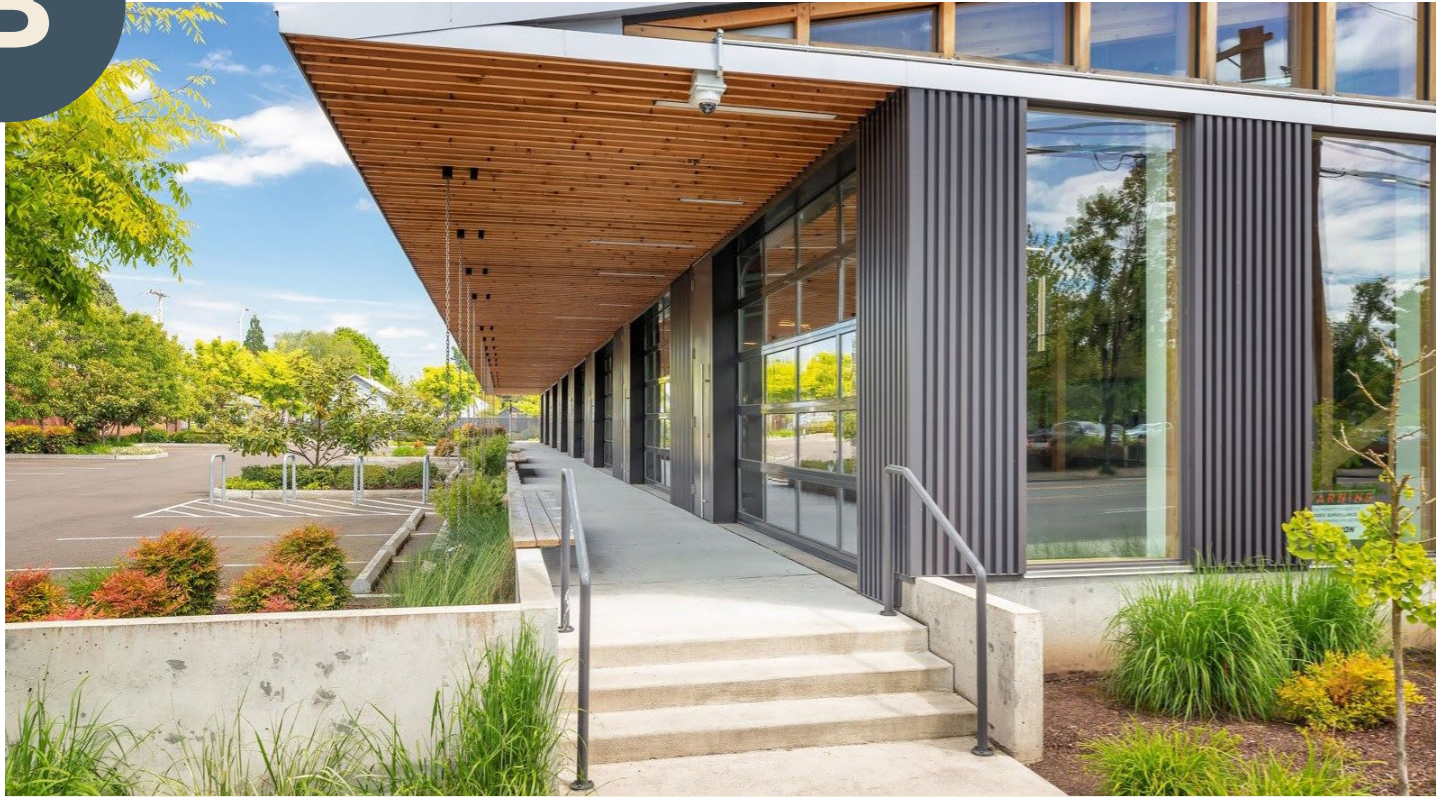
## CREATE A MIX OF HOUSING TYPES

Support current and future community needs and choices by expanding the types, formats, and affordabilities of new housing in Atascadero.

## Key Policy Considerations

1. Allow higher-density residential and mixed-use projects within downtown and along key parts of El Camino Real that are accessible to a range of community services, amenities, and activities.
2. Consider development incentives for projects that provide needed workforce housing near areas of employment.
3. Encourage incremental infill housing in traditionally single-family areas that is in character with the neighborhood scale (second units, duplexes).

## B



### **ATTRACT NEW INDUSTRIES AND HIGHER WAGE JOBS**

Cultivate a successful, resilient, and diverse business environment that supports existing and new businesses, attracts innovative and emerging industries, and increases higher wage jobs in Atascadero.

### **Key Policy Considerations**

1. Encourage business investment within key Focus Areas through targeted regulatory and financial incentives (onsite parking reductions, infrastructure upgrades).
2. Actively market Atascadero as a business-friendly city, and engage technology, research and development, and similar industries to locate in the city.
3. Provide opportunities for flexible building uses and conversion of spaces within key commercial and mixed-use Focus Areas.



# “BIG MOVES”

C



## IMPROVE MOBILITY, ACCESS, AND SAFETY

Create and maintain a citywide circulation network that provides safe, efficient, and convenient mobility choices for all people in Atascadero.

## Key Policy Considerations

1. Enhance multi-modal street design and amenities along El Camino Real and Morro Road within housing and employment Focus Areas to encourage and accommodate more walking and biking.
2. Create a network of emergency routes for wildfire-prone areas that provide both safe evacuation for residents and efficient entry for first responders.

# “BIG MOVES”

D



## ADDRESS PUBLIC INFRASTRUCTURE NEEDS

Maintain adequate and efficient backbone infrastructure to support current and future community, business, and development needs in Atascadero.

## Key Policy Considerations

1. Expand telecommunications infrastructure and public utilities to and within key employment Focus Areas.
2. Implement streetscape improvements along El Camino Real and Morro Road near major planned residential and employment nodes to incentivize new development.

## E



### **ENSURE FISCAL SUSTAINABILITY**

Balance new public investment and private development to maintain sustainable and resilient fiscal resources for the City of Atascadero.

### **Key Policy Considerations**

1. Prioritize public investments that have a positive influence on long-term economic growth, including focusing infrastructure improvements within employment-generating Focus Areas.
2. Use financing mechanisms that provide for new development that contributes to both near-term investment and long-term infrastructure maintenance.
3. Acknowledge the fiscal implications of different land use types and the necessity of maintaining a balanced land use mix to mitigate fiscal vulnerabilities during variable market cycles.

## **III. Emerging Preferred Alternative**

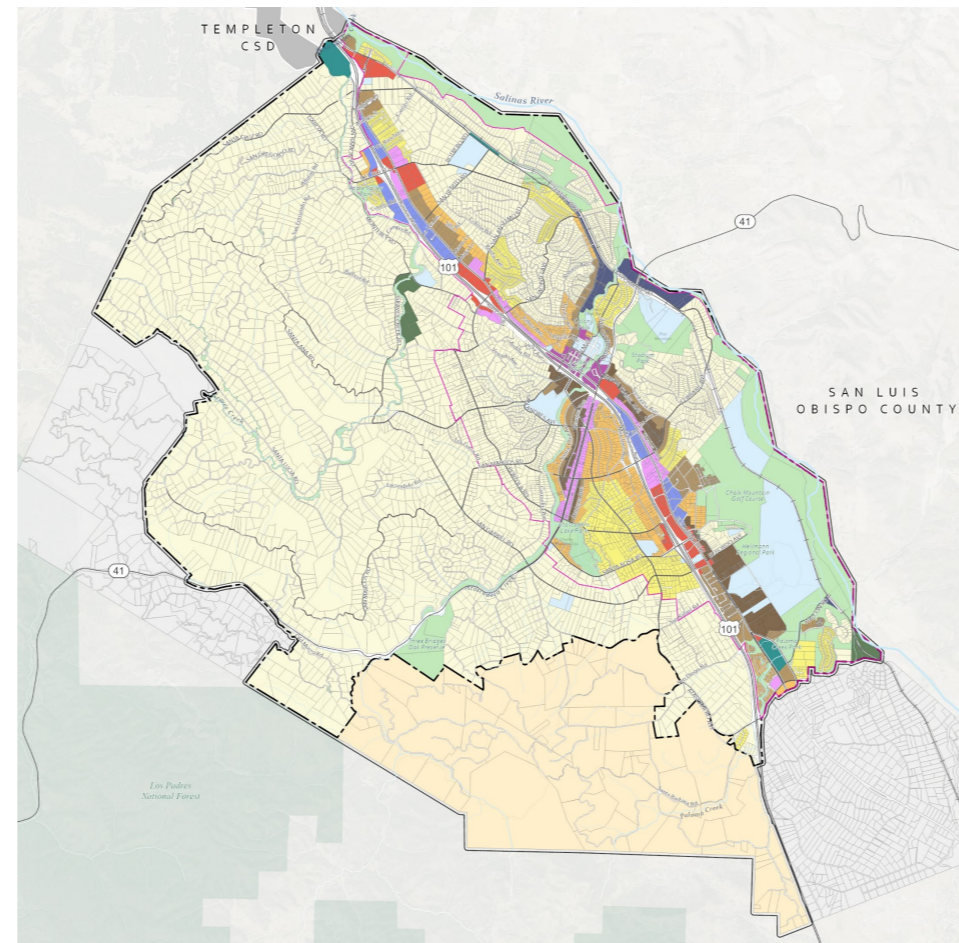
# EMERGING PREFERRED ALTERNATIVE | Overview

## Placetypes

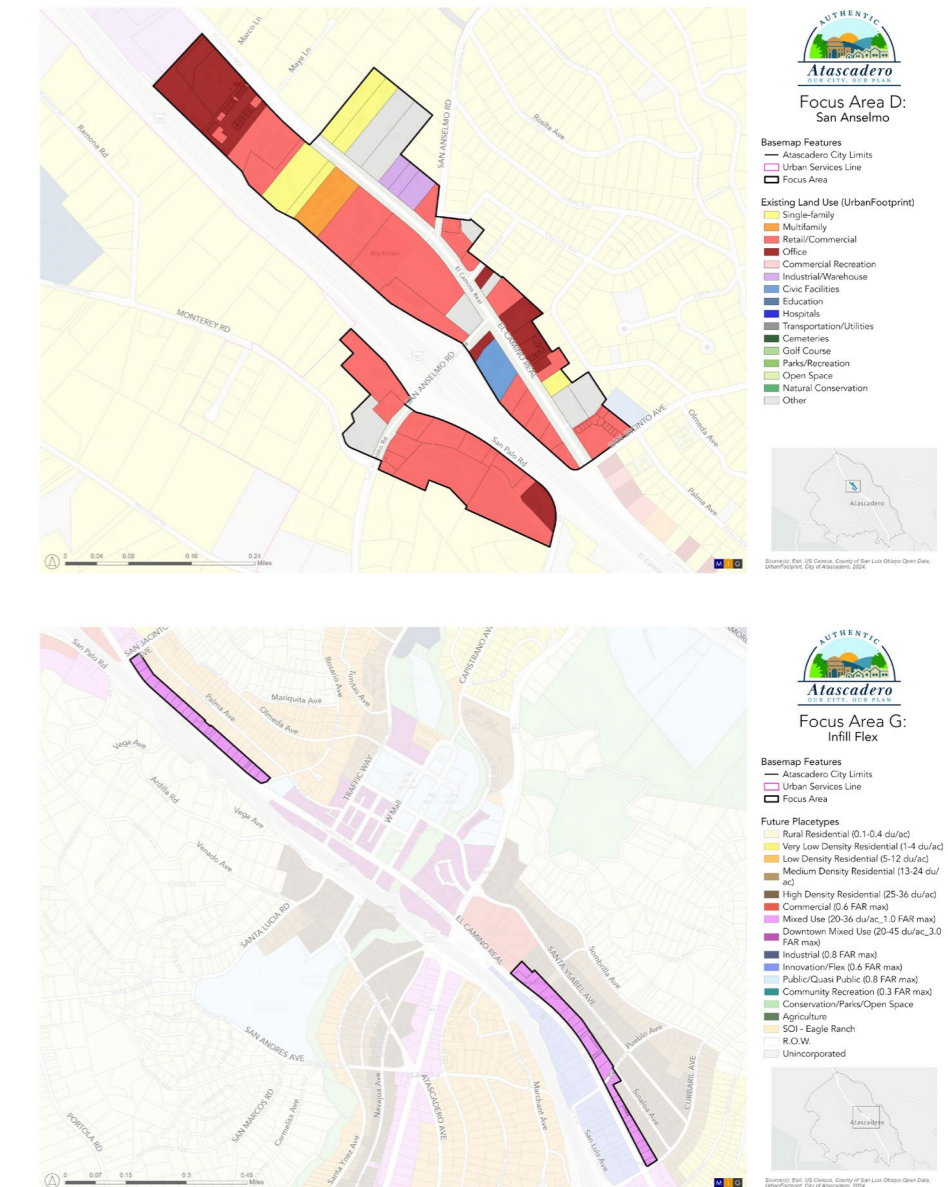
**ATASCADERO GENERAL PLAN UPDATE**

<b>Basic Residential</b> Single-family detached, two-story, with front porch and lawn.	<b>Basic Residential</b> Single-family detached, two-story, with front porch and lawn.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.
<b>Medium Density Residential</b> Two-story townhomes or row houses with shared walls.	<b>Medium Density Residential</b> Two-story townhomes or row houses with shared walls.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.
<b>Low Density Residential</b> Single-family detached, one-and-a-half-story, with front porch.	<b>Low Density Residential</b> Single-family detached, one-and-a-half-story, with front porch.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.	<b>Community Recreation</b> Community recreation facilities such as sports fields and playgrounds.
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<b>High Density Residential</b> Multi-story apartment buildings or townhomes.	<b>High Density Residential</b> Multi-story apartment buildings or townhomes.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.	<b>Community Recreation</b> Community recreation facilities such as sports fields and playgrounds.
<b>Industrial</b> Industrial buildings and facilities.	<b>Industrial</b> Industrial buildings and facilities.	<b>Community Parks/Open Space</b> Community parks and open spaces with trails and recreational facilities.	<b>Community Recreation</b> Community recreation facilities such as sports fields and playgrounds.

## Citywide Diagram



## Focus Areas



# PLACETYPES

The new Placetypes are similar to land use designations but also include **details regarding the character** of the various types of uses, such as scale, design quality, and relationship to the street.



# PLACETYPES

**RURAL RESIDENTIAL** | 0.1 – 1 du/ac | One home on a lot one acre or larger in size, depending on slope conditions

Rural  
**RESIDENTIAL**



Rural  
**RESIDENTIAL**

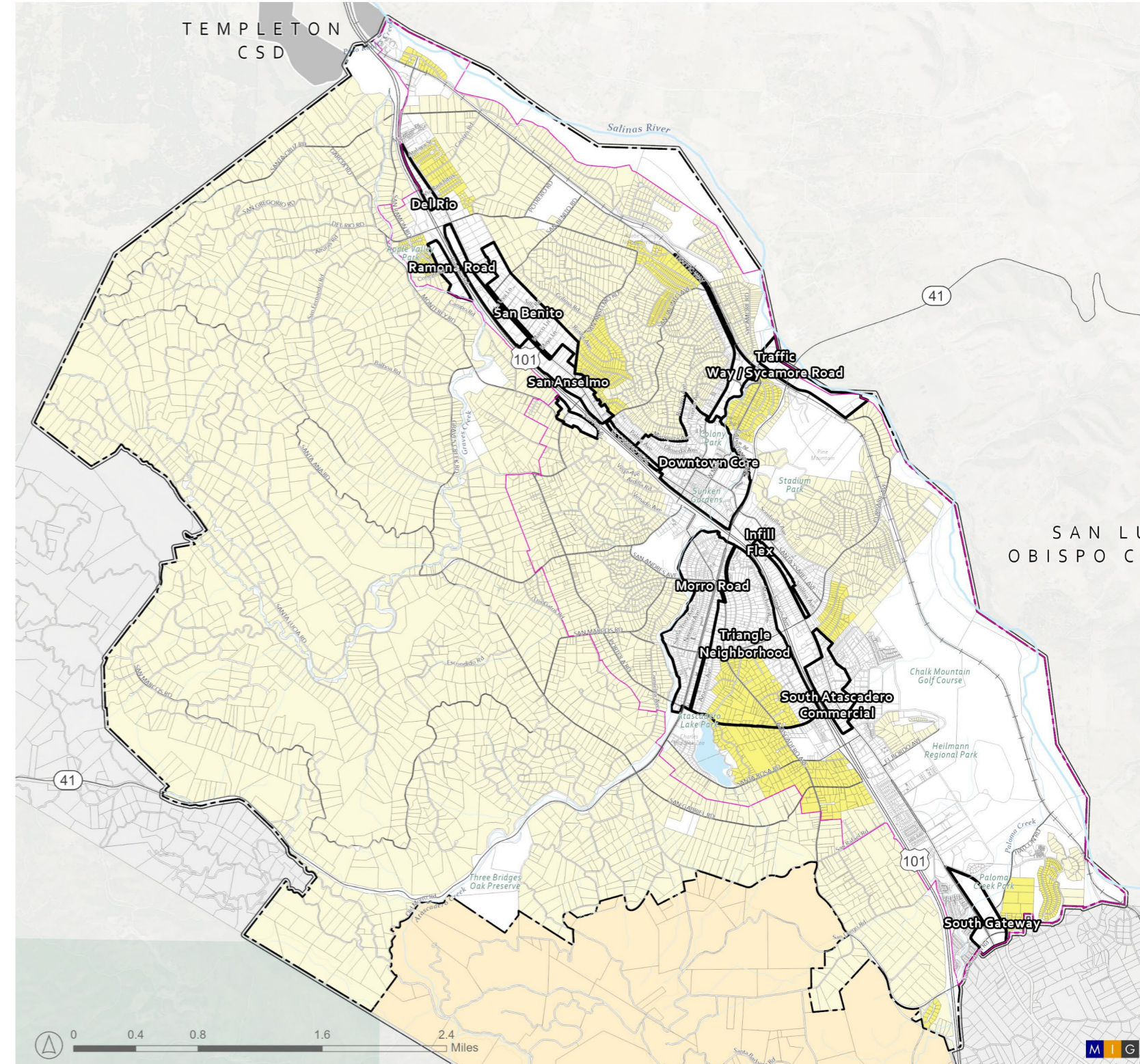


**VERY LOW DENSITY RESIDENTIAL** | 1 - 4 du/ac | One home on a lot generally less than one acre in size

Very Low Density  
**RESIDENTIAL**

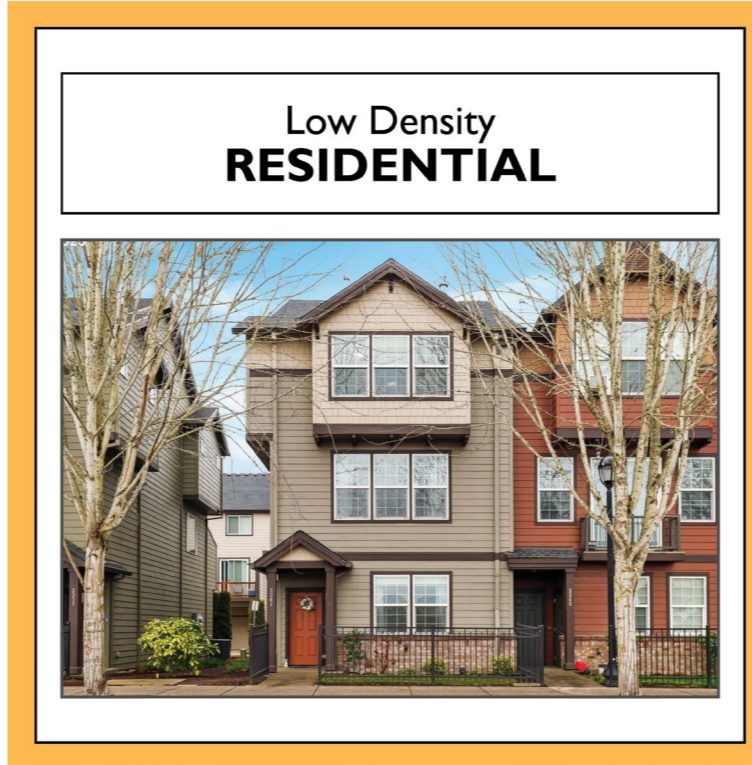
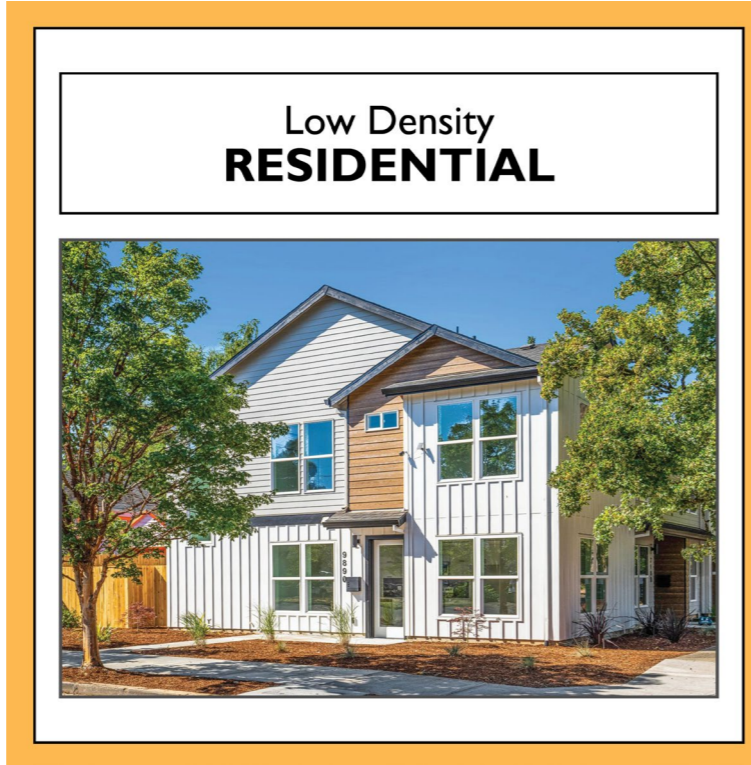
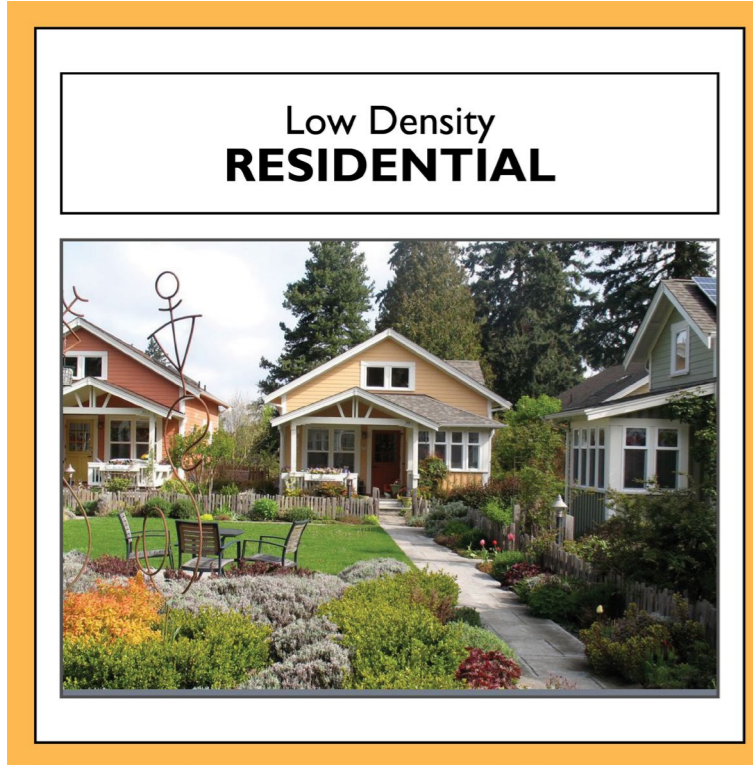


Very Low Density  
**RESIDENTIAL**

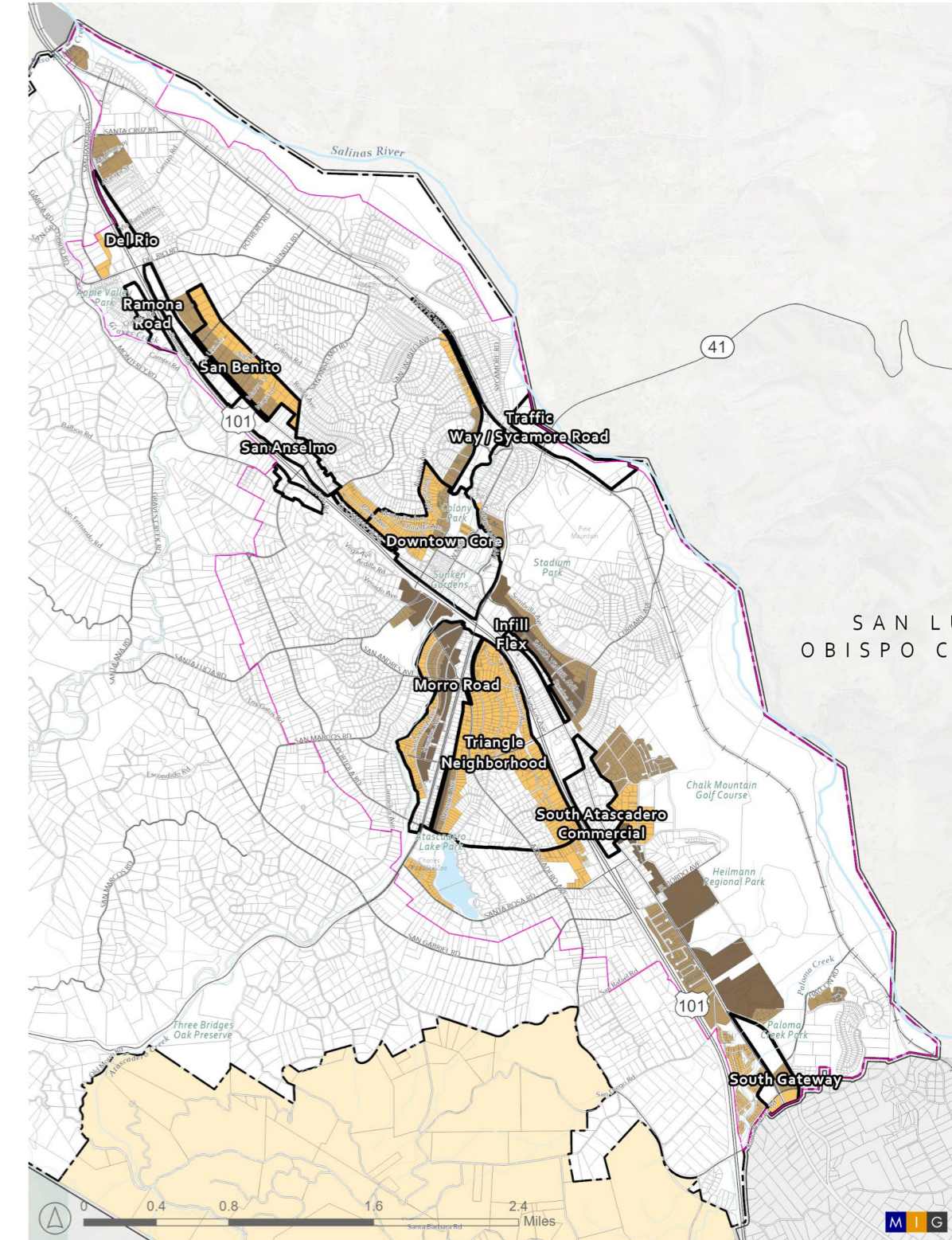
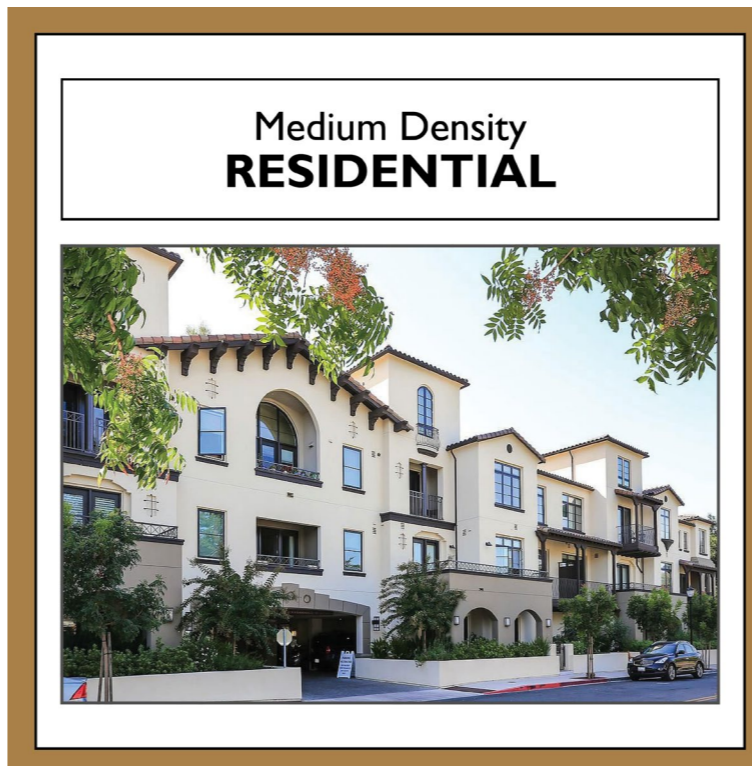
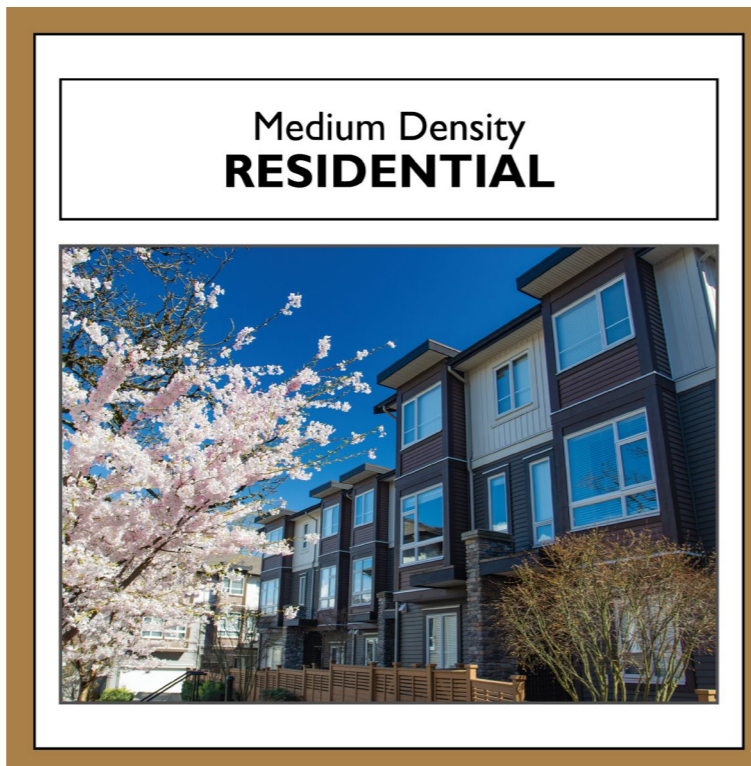
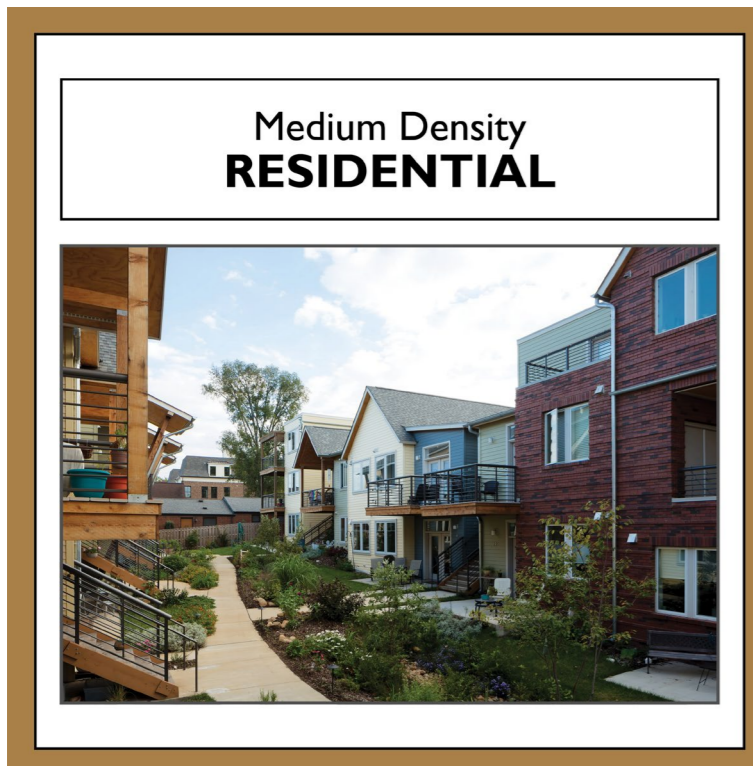


# PLACETYPES

**LOW DENSITY RESIDENTIAL** | 5 - 12 du/ac | Detached and attached single-unit homes, duplexes, triplexes, fourplexes, and cottage courts



**MEDIUM DENSITY RESIDENTIAL** | 13 - 24 du/ac | Cottage clusters, duplexes, triplexes, fourplexes, and townhomes





# PLACETYPES

**HIGH DENSITY RESIDENTIAL** | 25 - 36 du/ac | Apartments and condominiums

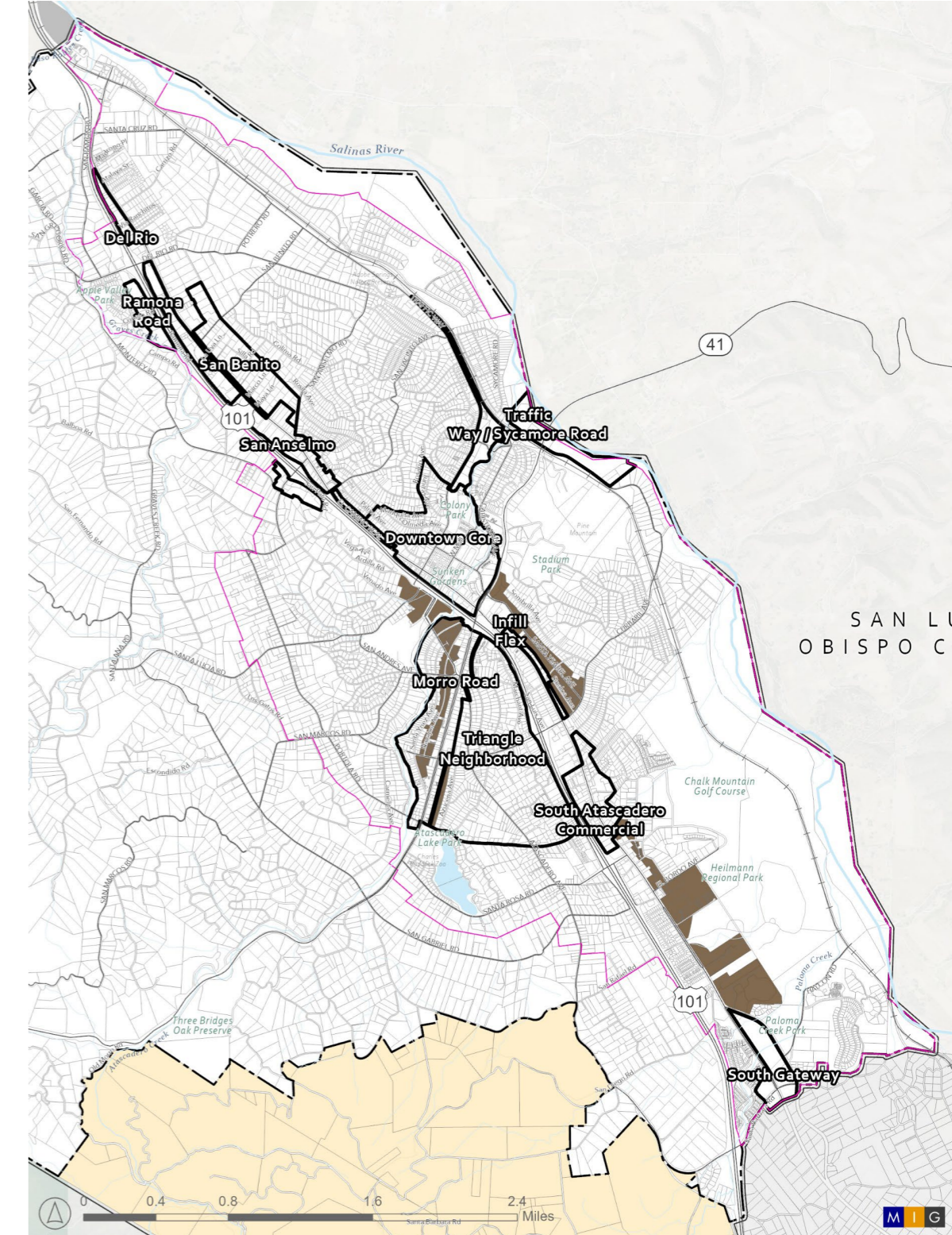
High Density  
**RESIDENTIAL**



High Density  
**RESIDENTIAL**

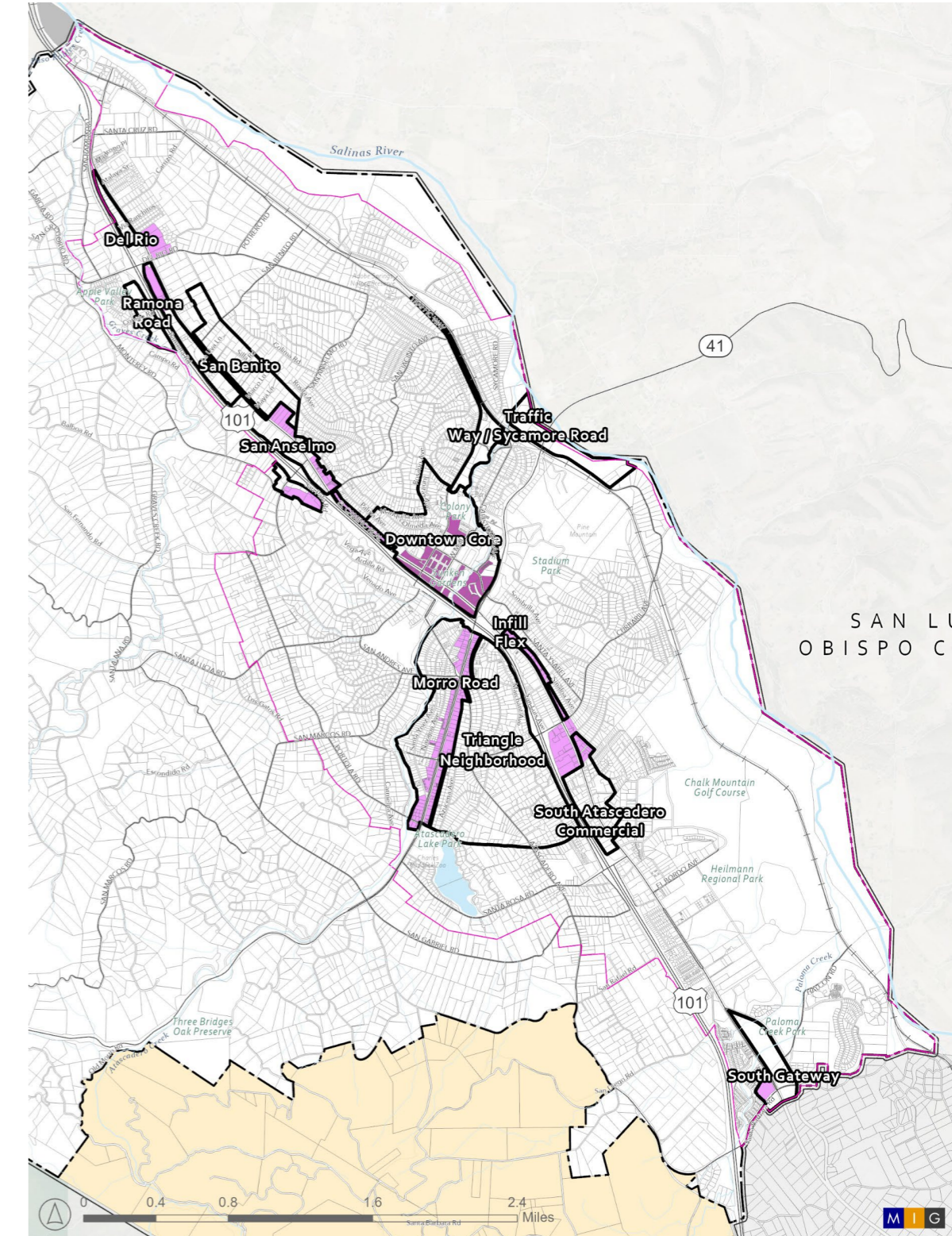


High Density  
**RESIDENTIAL**

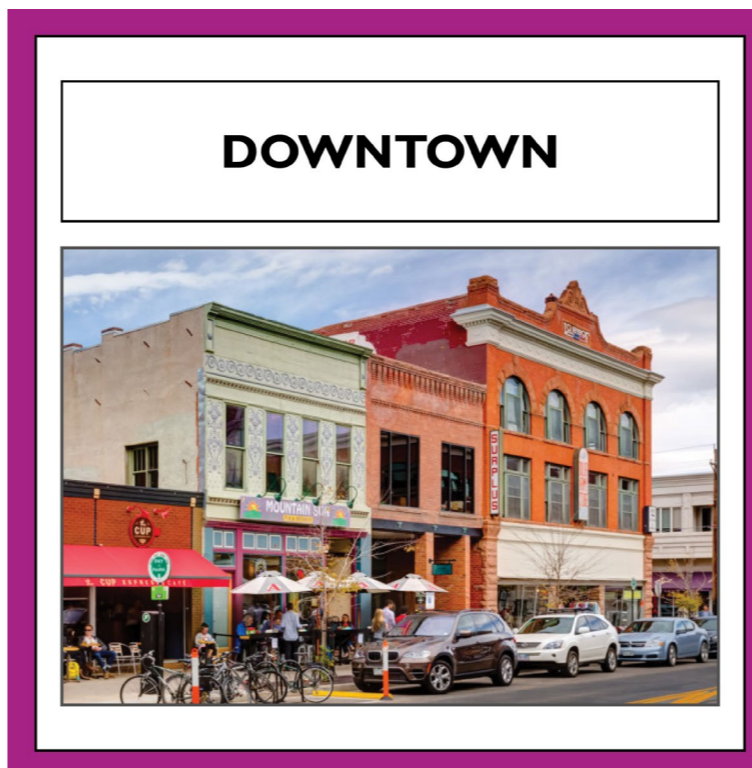


# PLACETYPES

**MIXED USE** | 20 - 36 du/ac | Combined commercial and residential uses within a project site



**DOWNTOWN MIXED USE** | 20 - 45 du/ac | Mix of civic, dining, shopping, recreation, residential, and other pedestrian oriented uses



# PLACETYPES

**COMMERCIAL** | Retail stores, offices, restaurants, entertainment, service uses

**COMMERCIAL**



**COMMERCIAL**



**COMMERCIAL**



**COMMUNITY RECREATION** | 0.3 FAR max | Privately developed and managed recreation and community-serving uses

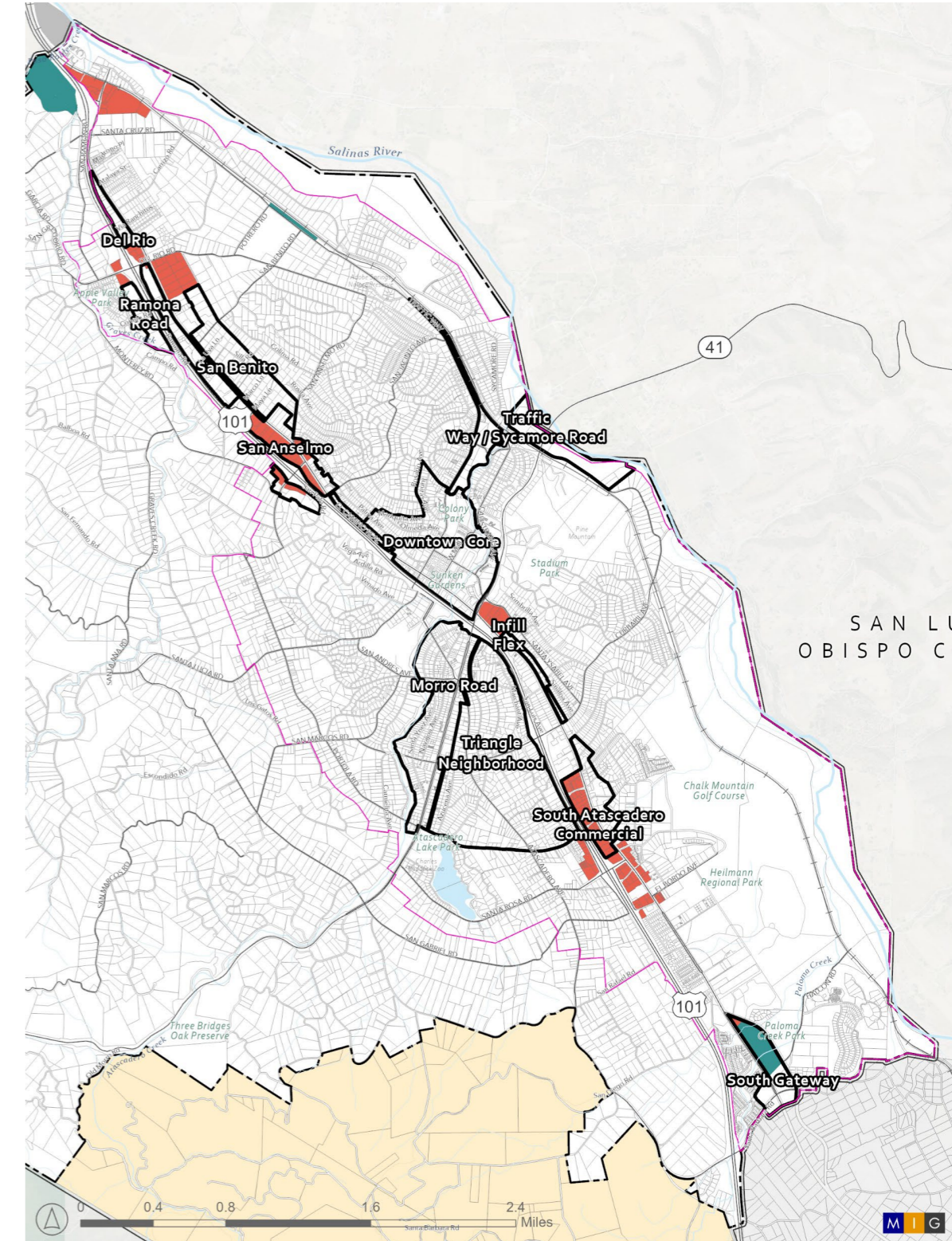
Community  
**RECREATION**



Community  
**RECREATION**



Community  
**RECREATION**



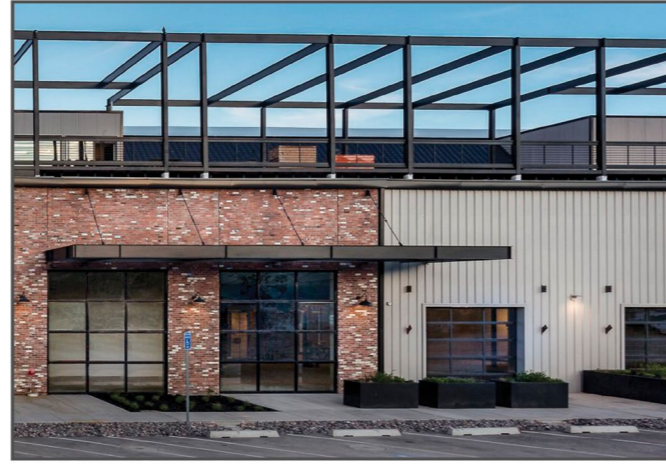
# PLACETYPES

**INNOVATION/FLEX** | R&D, light manufacturing, creative industries, and dining

**INNOVATION/FLEX**



**INNOVATION/FLEX**



**INNOVATION/FLEX**



**INDUSTRIAL** | Manufacturing, materials processing, assembly, and equipment and more intensive service uses than other commercial areas

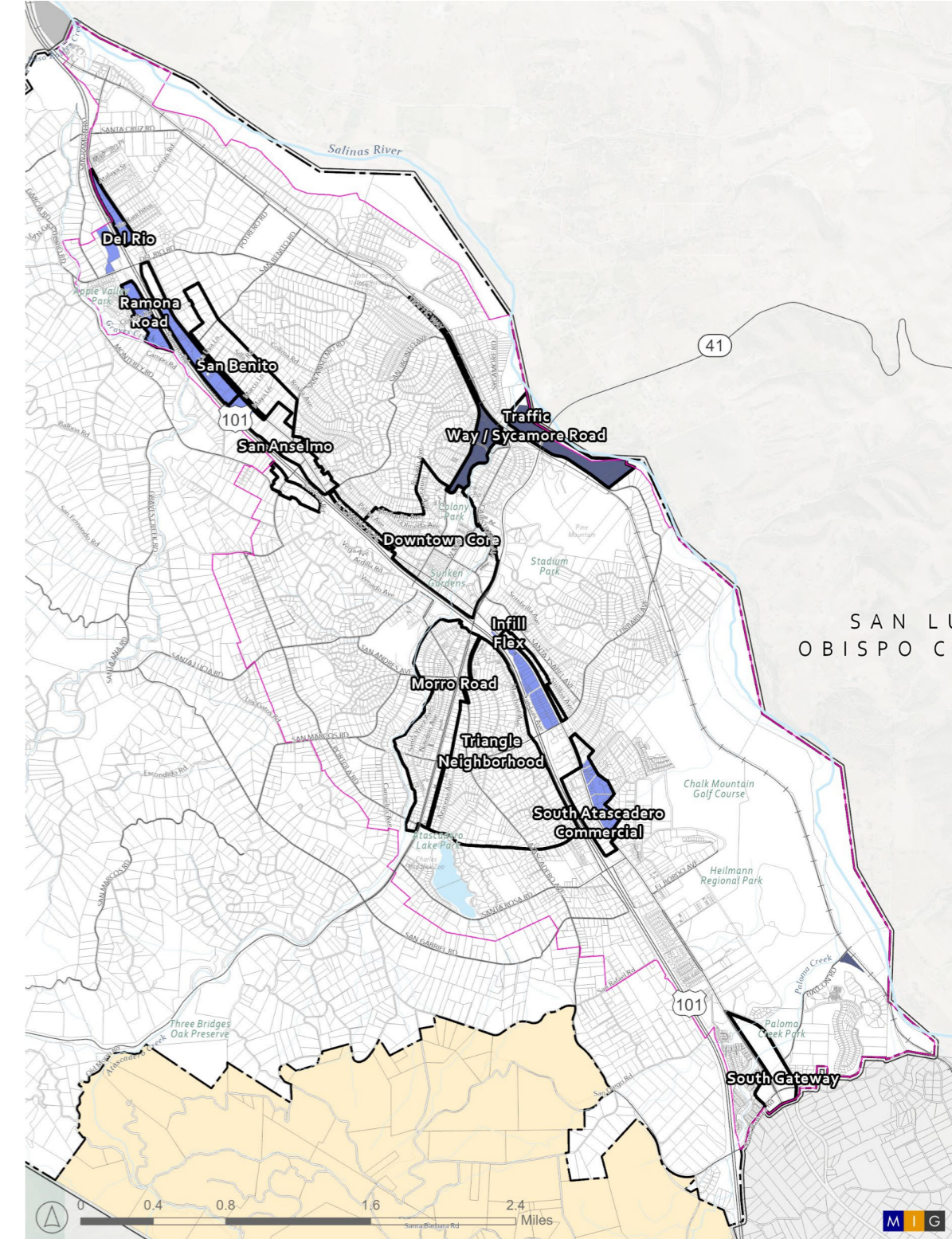
**INDUSTRIAL**



**INDUSTRIAL**



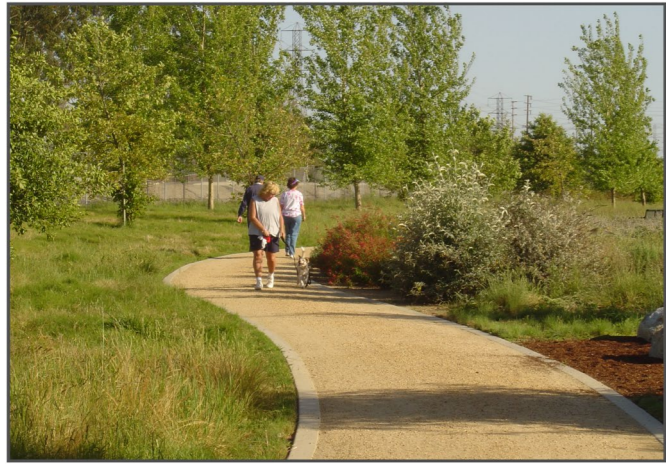
**INDUSTRIAL**



# PLACETYPES

**CONSERVATION/PARKS/OPEN SPACE** | Parks and recreation and community-serving uses, habitat preserves, rivers and creeks, other protected lands

Conservation/  
**PARKS/OPEN SPACE**



Conservation/  
**PARKS/OPEN SPACE**

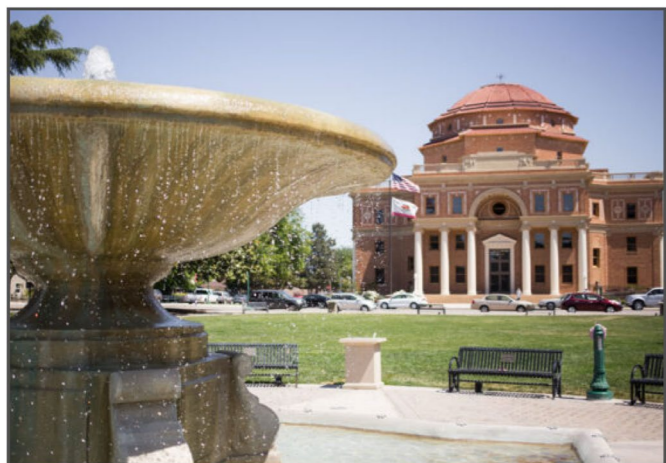


Conservation/  
**PARKS/OPEN SPACE**



**PUBLIC/QUASI PUBLIC** | Government facilities, public schools, and private utilities

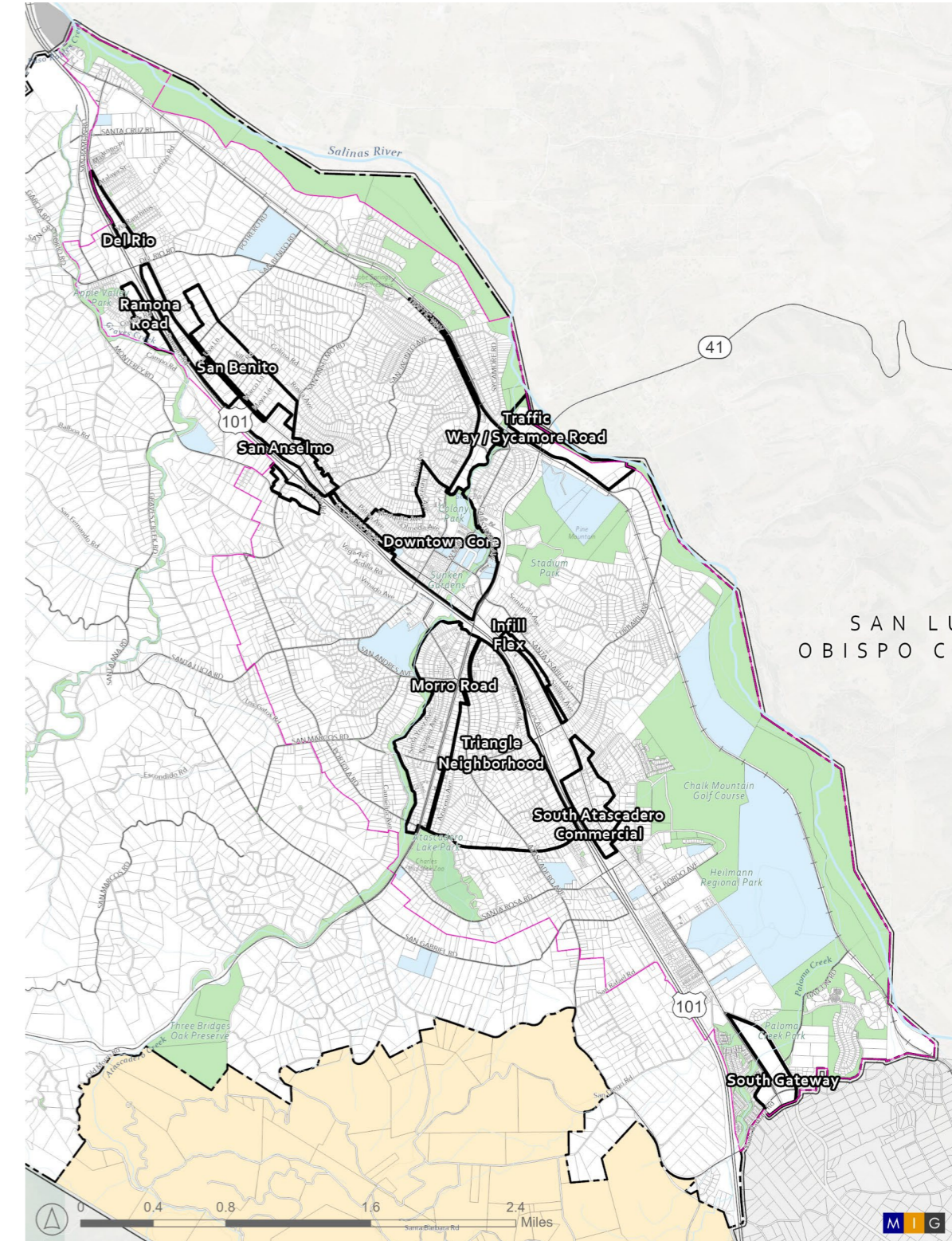
**PUBLIC/QUASI PUBLIC**



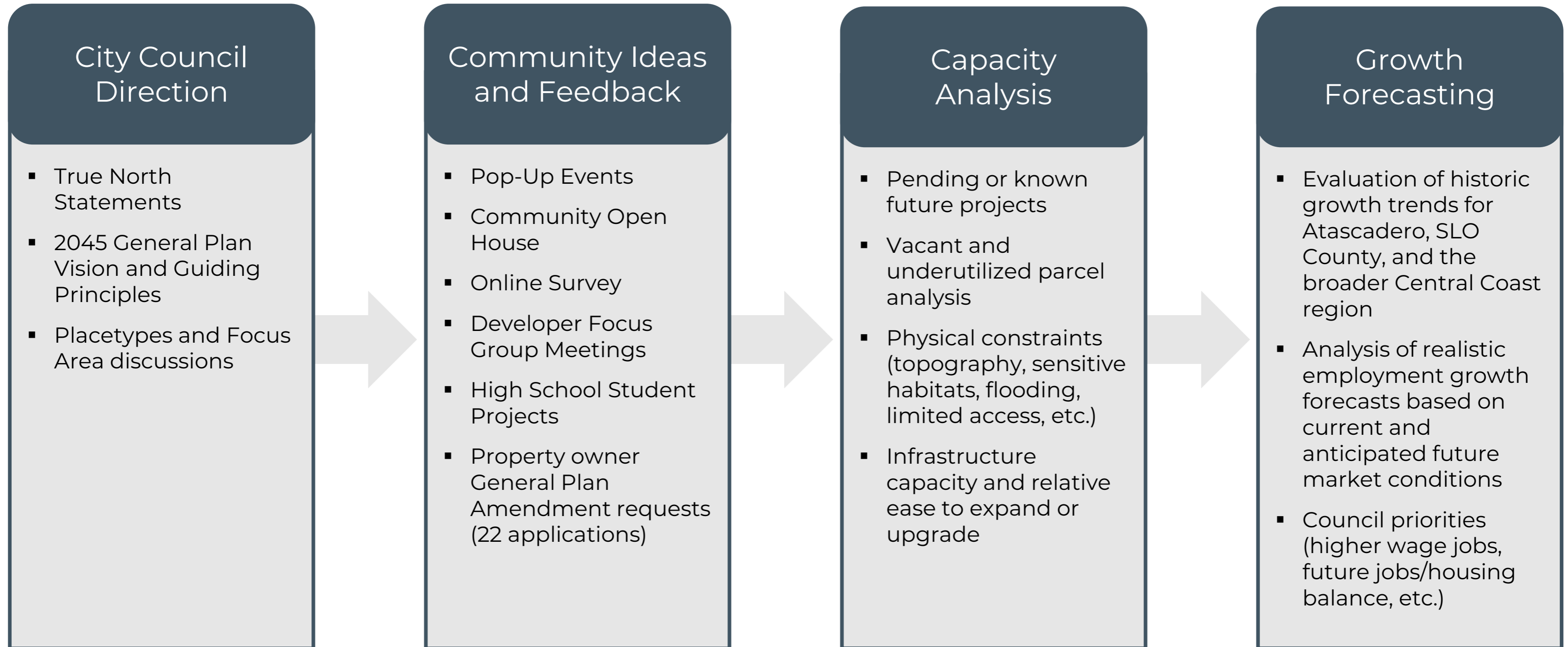
**PUBLIC/QUASI PUBLIC**

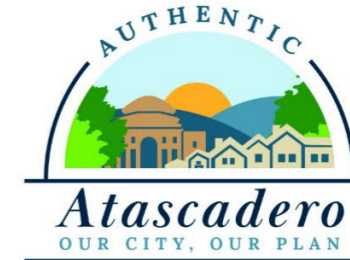


**PUBLIC/QUASI PUBLIC**



# 2045 CITYWIDE DIAGRAM | Methodology





## Emerging Preferred Alternative

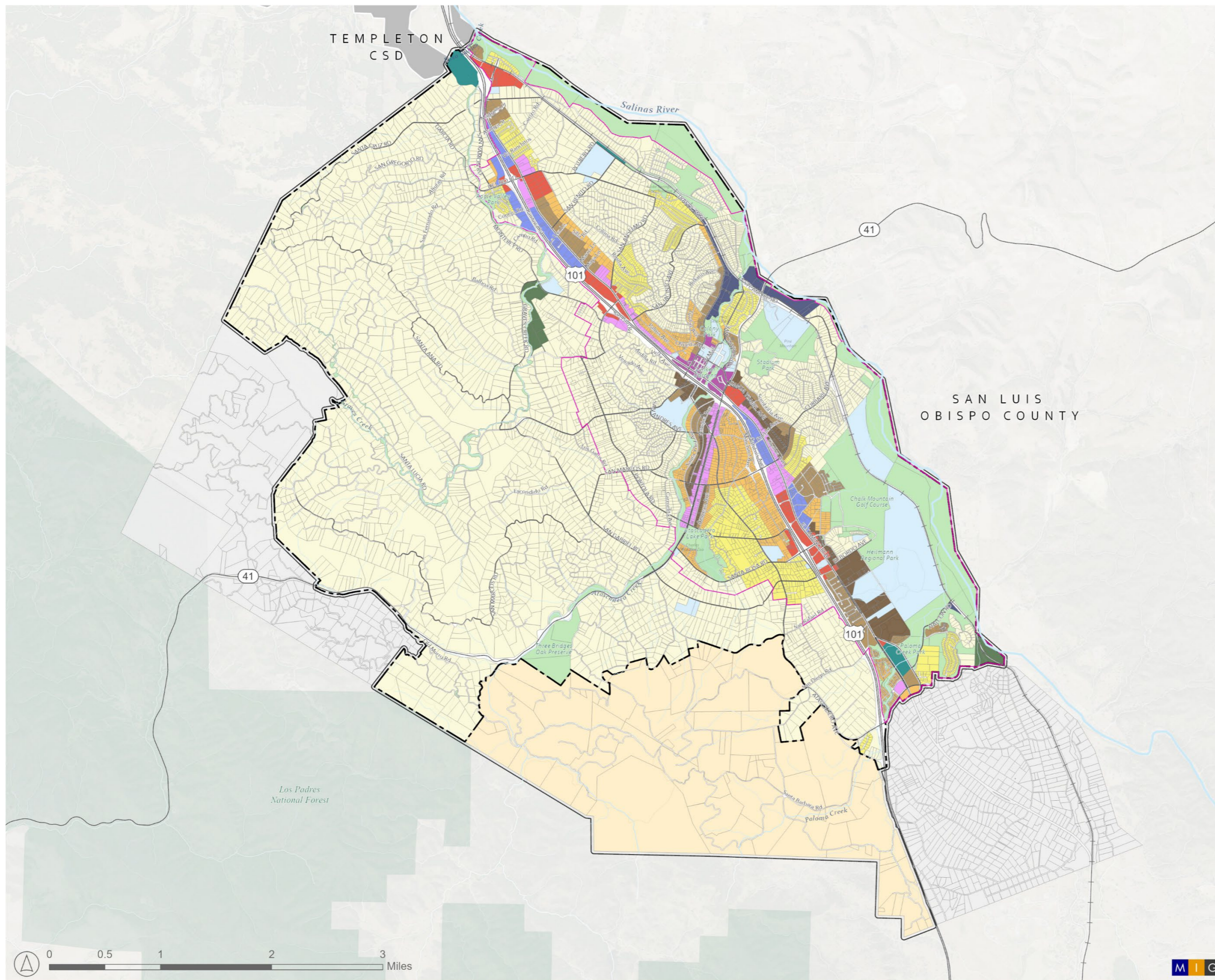
DRAFT | March 2024

### Basemap Features

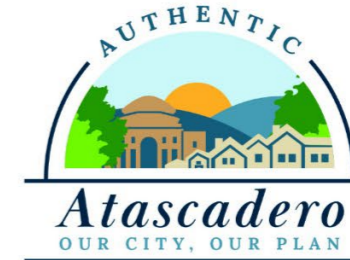
- Atascadero City Limits
- Atascadero Planning Area
- Urban Services Line

### Future Placetypes

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac\_1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac\_3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated



Source(s):  
Esri, CA State Open Data, County of San Luis Obispo, City of Atascadero, 2024.



## Emerging Preferred Alternative

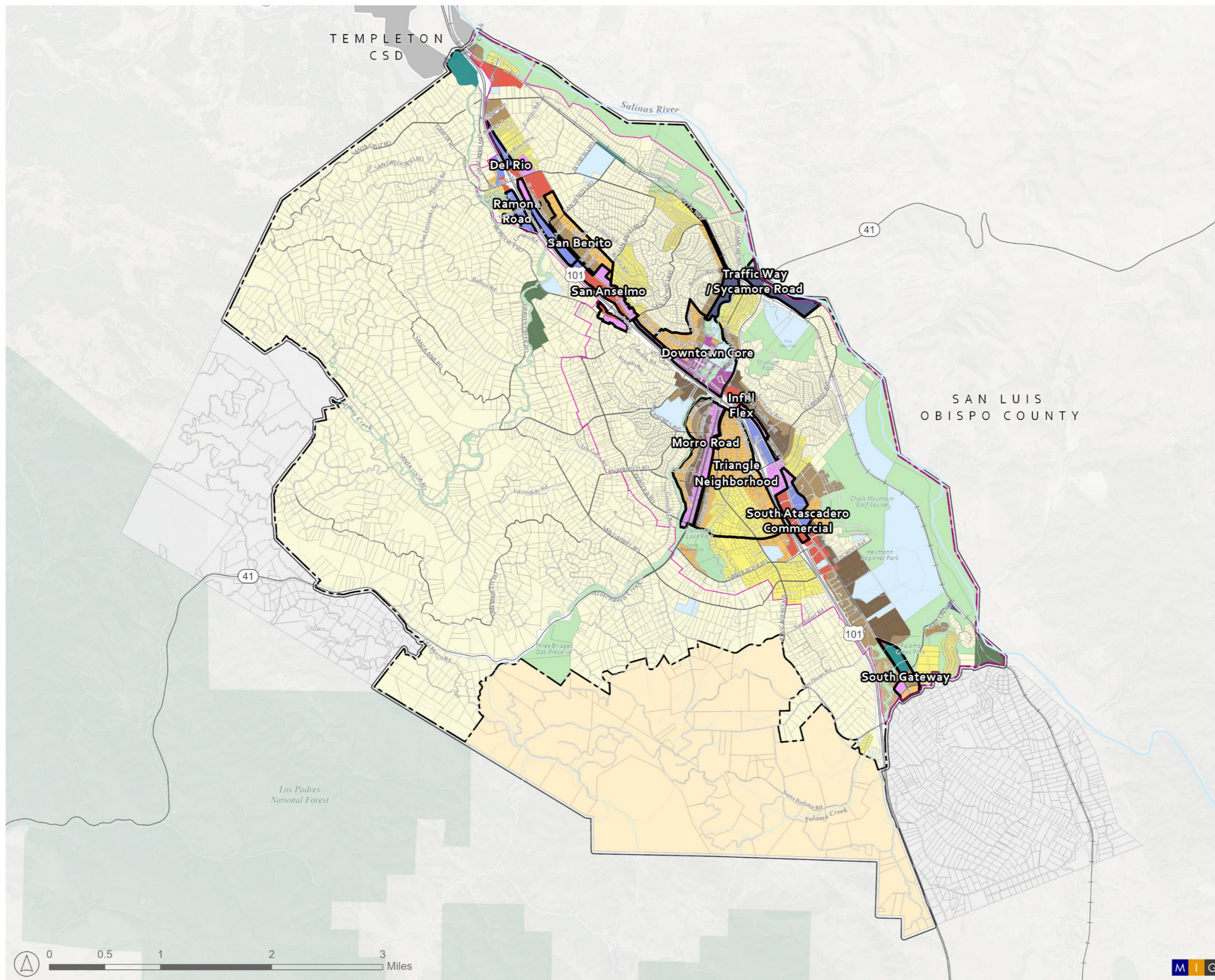
DRAFT | March 2024

### Basemap Features

- Atascadero City Limits
- Atascadero Planning Area
- Urban Services Line
- Focus Areas

### Future Placetypes

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac\_1.0 FAR max)
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- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated



Source(s):  
Esri, CA State Open Data, County of San Luis Obispo, City of Atascadero, 2024.



# FOCUS AREAS

The Focus Areas represent **primary opportunity areas** for new buildings, uses, activities, and investments based on Council, Commission, STAC, and community input.

Each Focus Area is envisioned to have a **distinctive set of land uses, community amenities, and other features.**



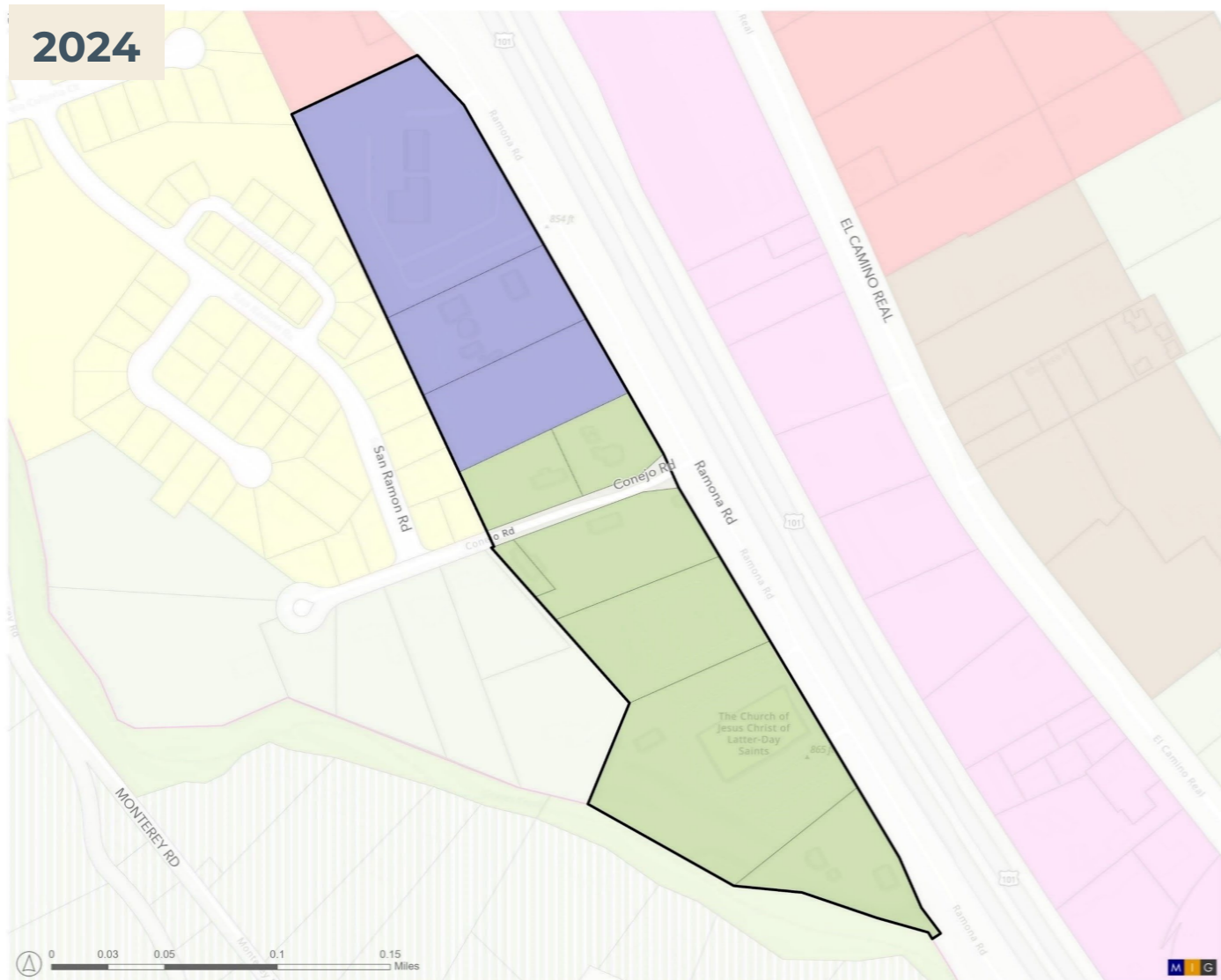
# FOCUS AREAS

The Focus Areas were identified based on several factors:

- Areas that **support the growth and community design objectives** outlined in the Vision Statement and Guiding Principles
- Areas **currently designated** for commercial, office, mixed use, or industrial uses
- Areas along major corridors and near Highway 101 that have **good access** to local and regional road networks, pedestrian and bicycle amenities, and civic destinations
- Areas that have **infrastructure available** to support new and more intensive commercial and residential development
- Areas that have the **potential to become more walkable and economically viable** as new and more intensive development occurs



# A. Ramona Road Focus Area



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**Focus Area A:  
Ramona Road**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-Z: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
- SFR-X: Single-family Residential (0.5 ac lot min)
- MDR: Medium Density Residential (10 du/ac)
- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



**Atascadero**  
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**Focus Area A:  
Ramona Road**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Create a light industrial and business park zone from the Public District that abuts Ramona Road and Highway 101 south of Del Rio Road.

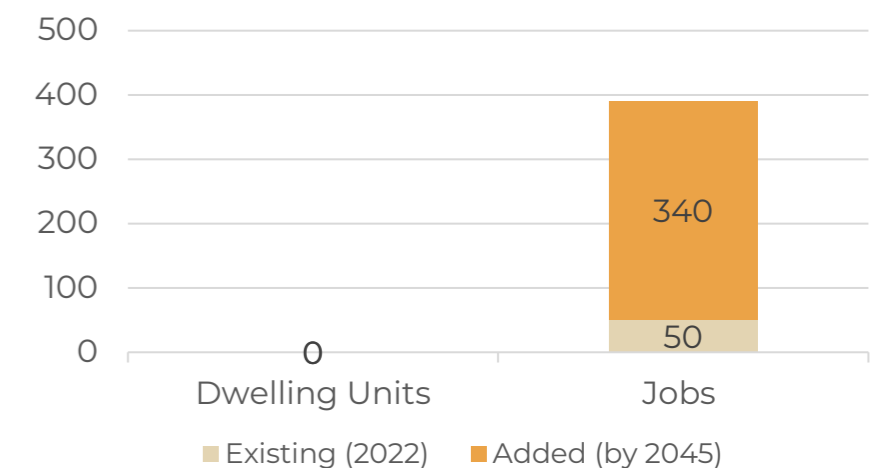
## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree."

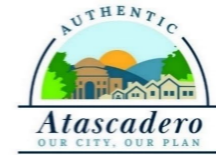
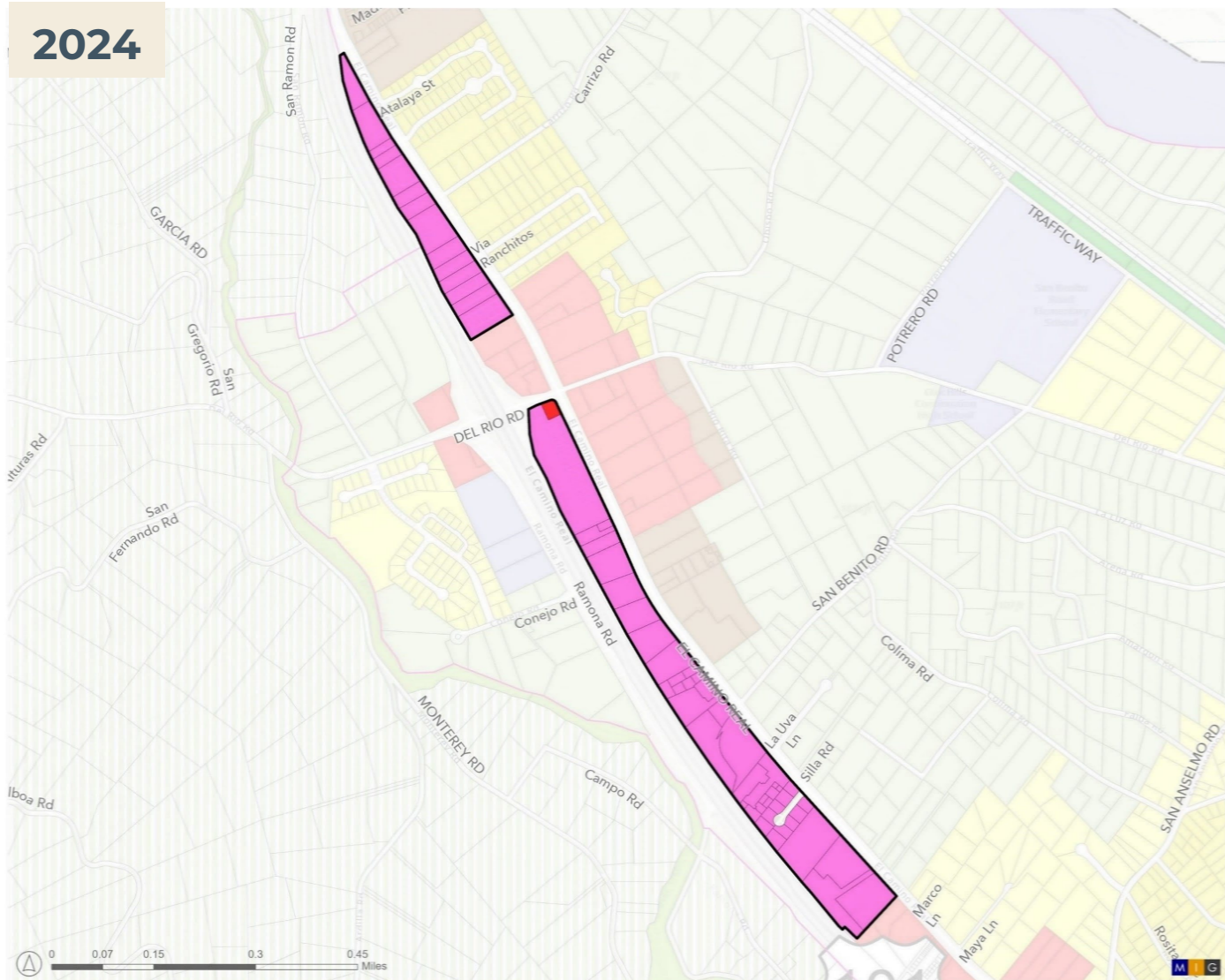
Create a light industrial and business park zone. **64%**

Concentrate employment-generating uses at the Del Rio Road/Highway 101 intersection. **73%**

## Dwelling Units and Jobs



# B. Del Rio Focus Area

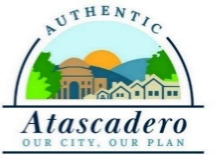
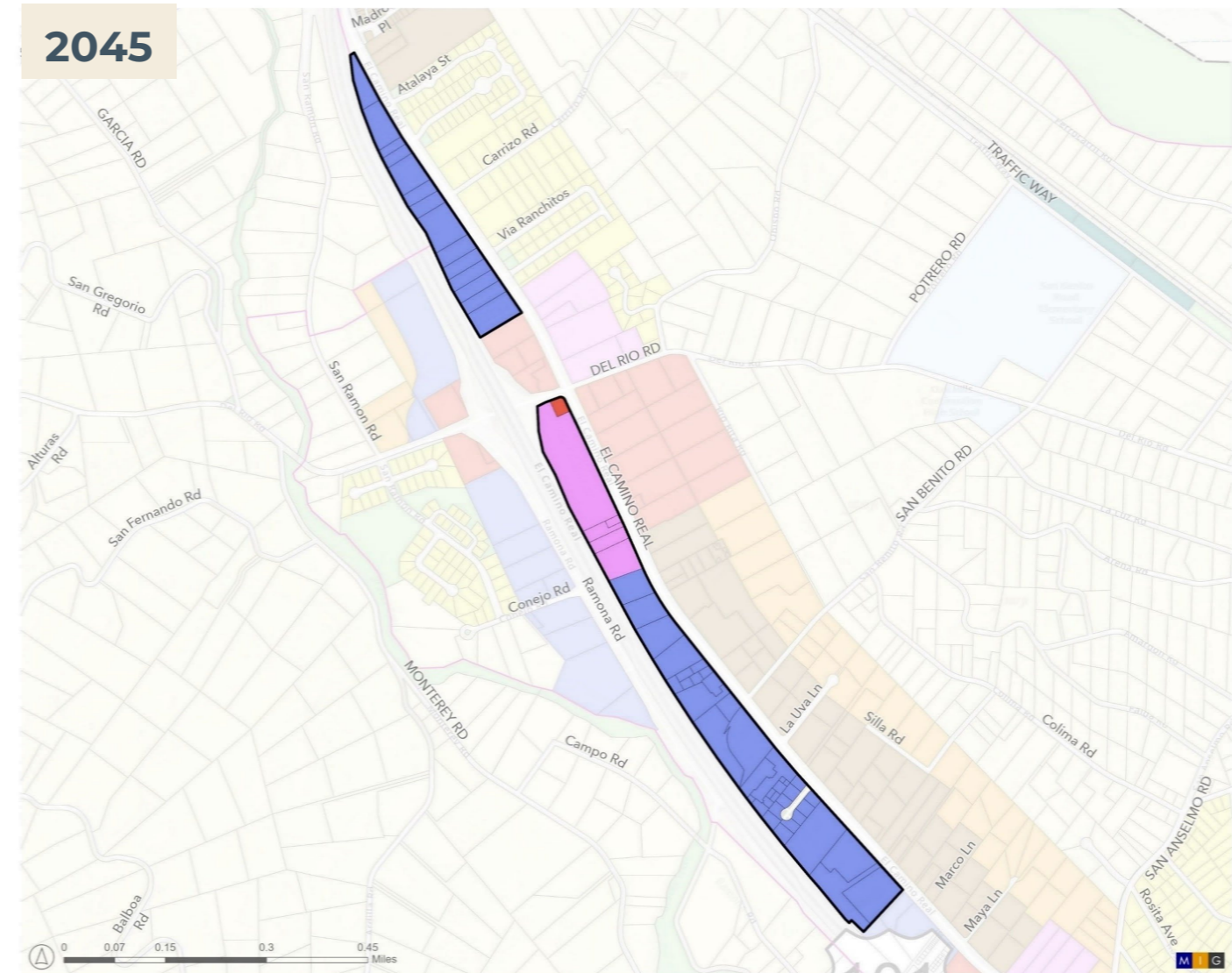


## Focus Area B: Del Rio

- Basemap Features**
- Atascadero City Limits
  - Urban Services Line
  - Focus Area
- Current GP Land Use Designations**
- RR: Rural Residential
  - RE: Rural Estates (2.5-10 ac lot)
  - SE: Suburban Estates (2.5-10 ac lot)
  - SFR-Z: Single-family Residential (1.5-2.5 ac lot)
  - SFR-Y: Single-family Residential (1.0 ac lot min)
  - SFR-X: Single-family Residential (0.5 ac lot min)
  - MDR: Medium Density Residential (10 du/ac)
  - HDR: High Density Residential (20 du/ac)
  - GC: General Commercial
  - SC: Service Commercial
  - D: Downtown
  - MU-PD: Mixed Use
  - CPK: Commercial Park
  - I: Industrial
  - CREC: Commercial Recreation
  - REC: Public Recreation
  - OS: Open Space
  - A: Agriculture
  - P: Public Facilities
  - Unincorporated
  - Right-of-Way



Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



## Focus Area B: Del Rio

- Basemap Features**
- Atascadero City Limits
  - Urban Services Line
  - Focus Area
- Future Placetypes**
- Rural Residential (0.1-0.4 du/ac)
  - Very Low Density Residential (1-4 du/ac)
  - Low Density Residential (5-12 du/ac)
  - Medium Density Residential (13-24 du/ac)
  - High Density Residential (25-36 du/ac)
  - Commercial (0.6 FAR max)
  - Mixed Use (20-36 du/ac, 1.0 FAR max)
  - Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
  - Industrial (0.8 FAR max)
  - Innovation/Flex (0.6 FAR max)
  - Public/Quasi Public (0.8 FAR max)
  - Community Recreation (0.3 FAR max)
  - Conservation/Parks/Open Space
  - Agriculture
  - SOI - Eagle Ranch
  - R.O.W.
  - Unincorporated



Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Designate retail and tourist-serving uses at the Del Rio Road/El Camino Real intersection.
- Expand light industrial uses along El Camino Real on smaller parcels fronting Highway 101.

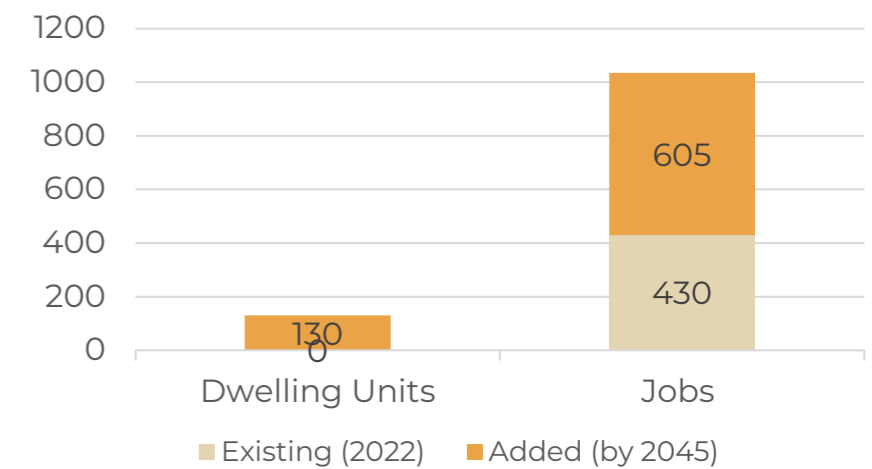
## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree."

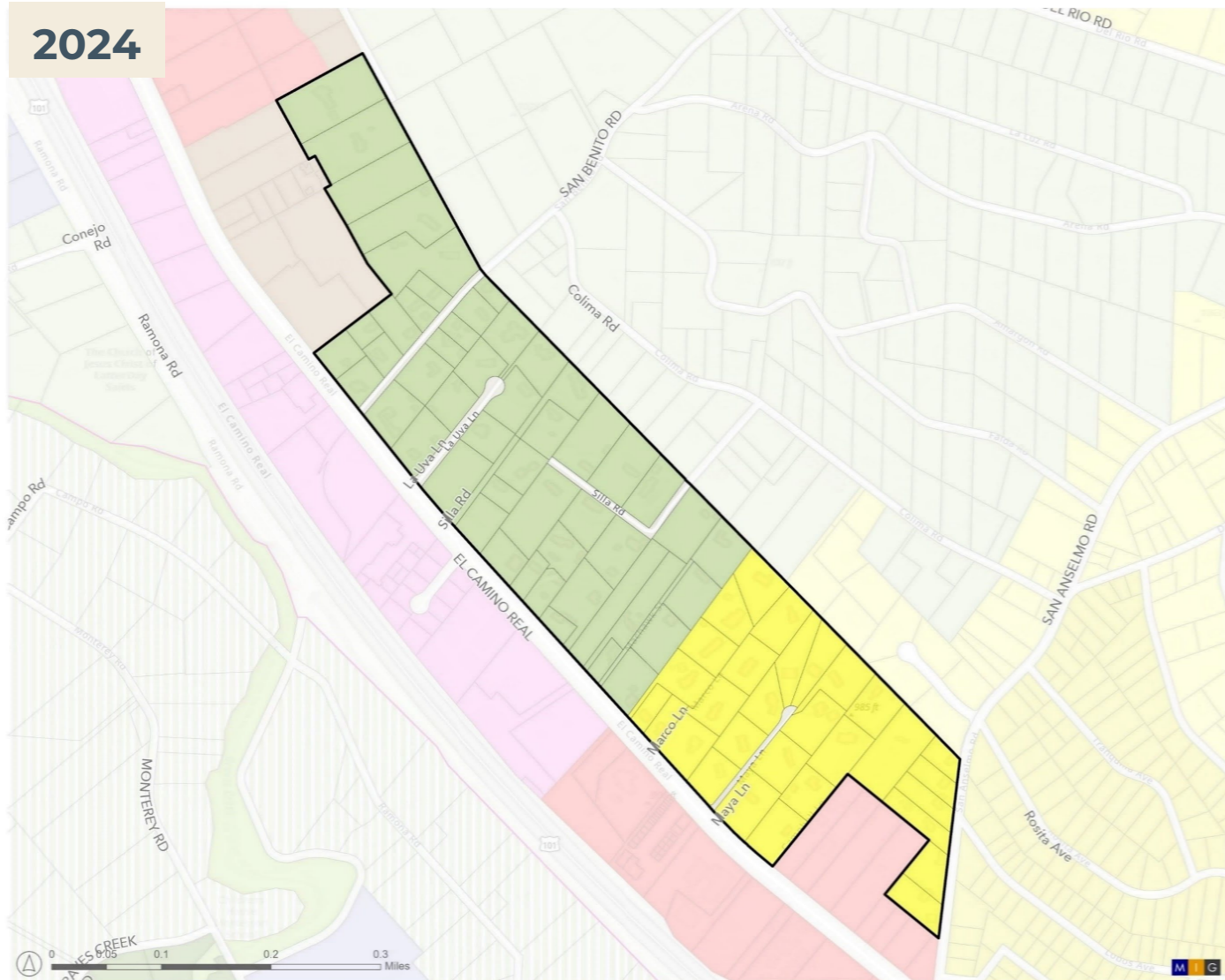
Designate retail and tourist-serving uses at all four corners of the Del Rio/ El Camino Real intersection. **77%**

Expand clean industrial and innovation flex uses along El Camino Real on parcels that front Highway 101. **84%**

## Dwelling Units and Jobs



# C. San Benito Focus Area



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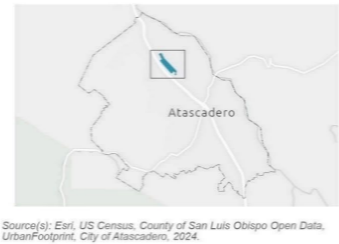
**Focus Area C:  
San Benito**

**Basemap Features**

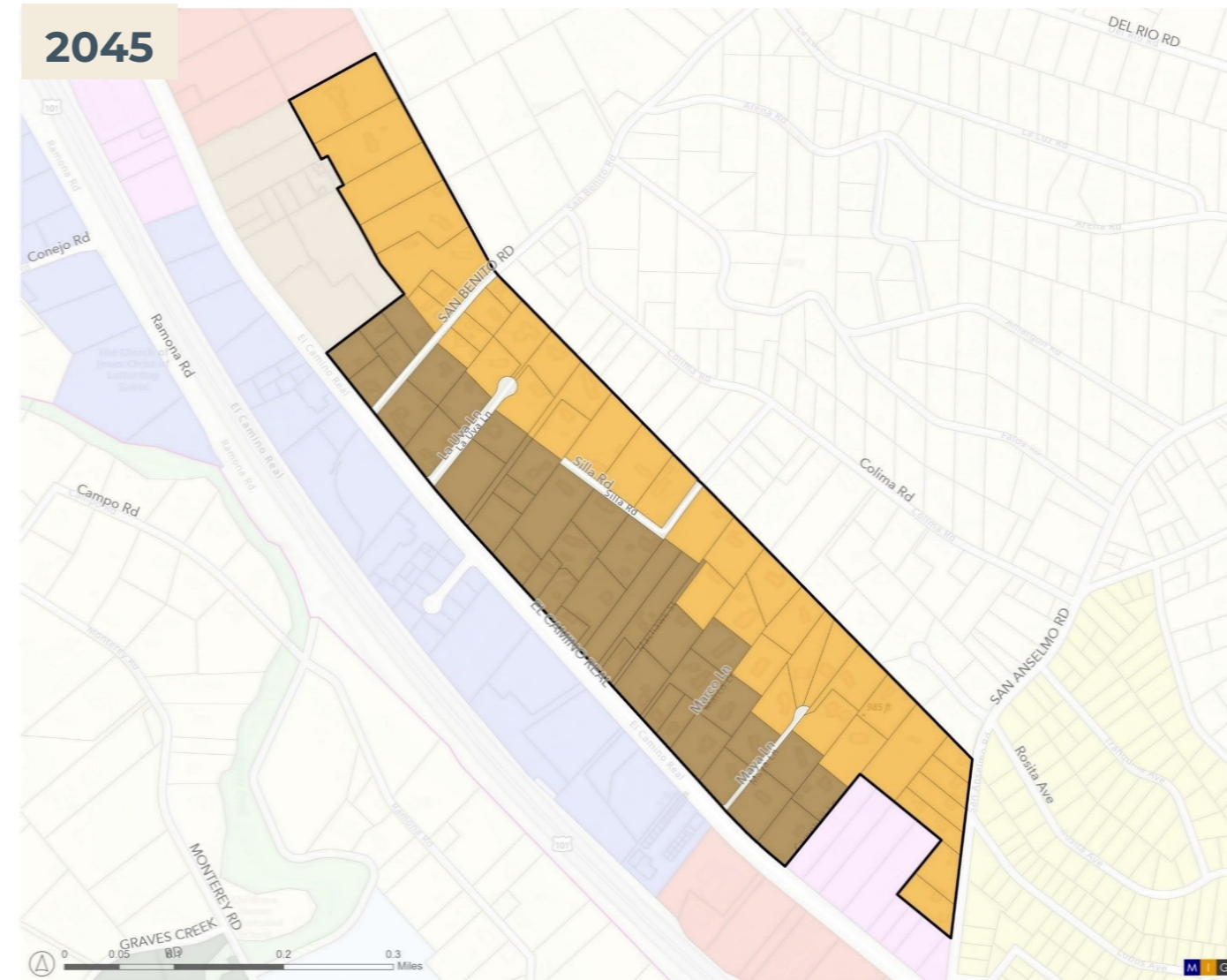
- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-Z: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
- SFR-X: Single-family Residential (0.5 ac lot min)
- MDR: Medium Density Residential (10 du/ac)
- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way



Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



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**Focus Area C:  
San Benito**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated



Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Explore opportunities for higher density housing and cottage-court type development east of El Camino Real.
- Create a transition in density of development on large parcels moving back from El Camino Real.

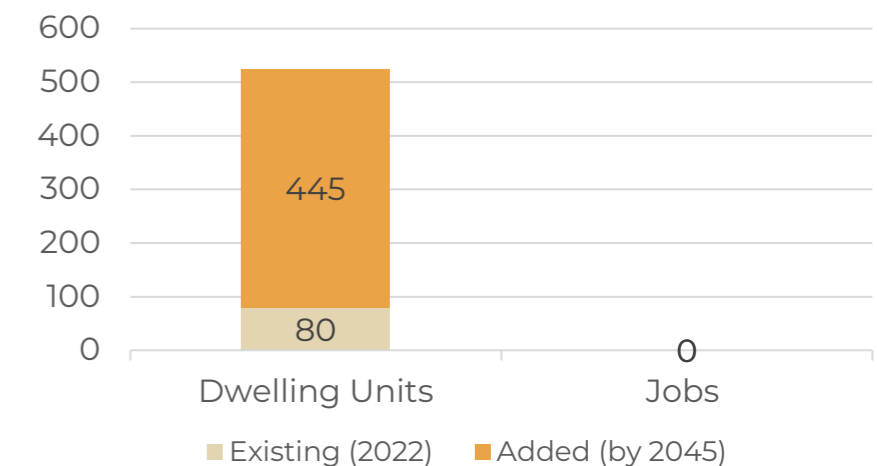
## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree."

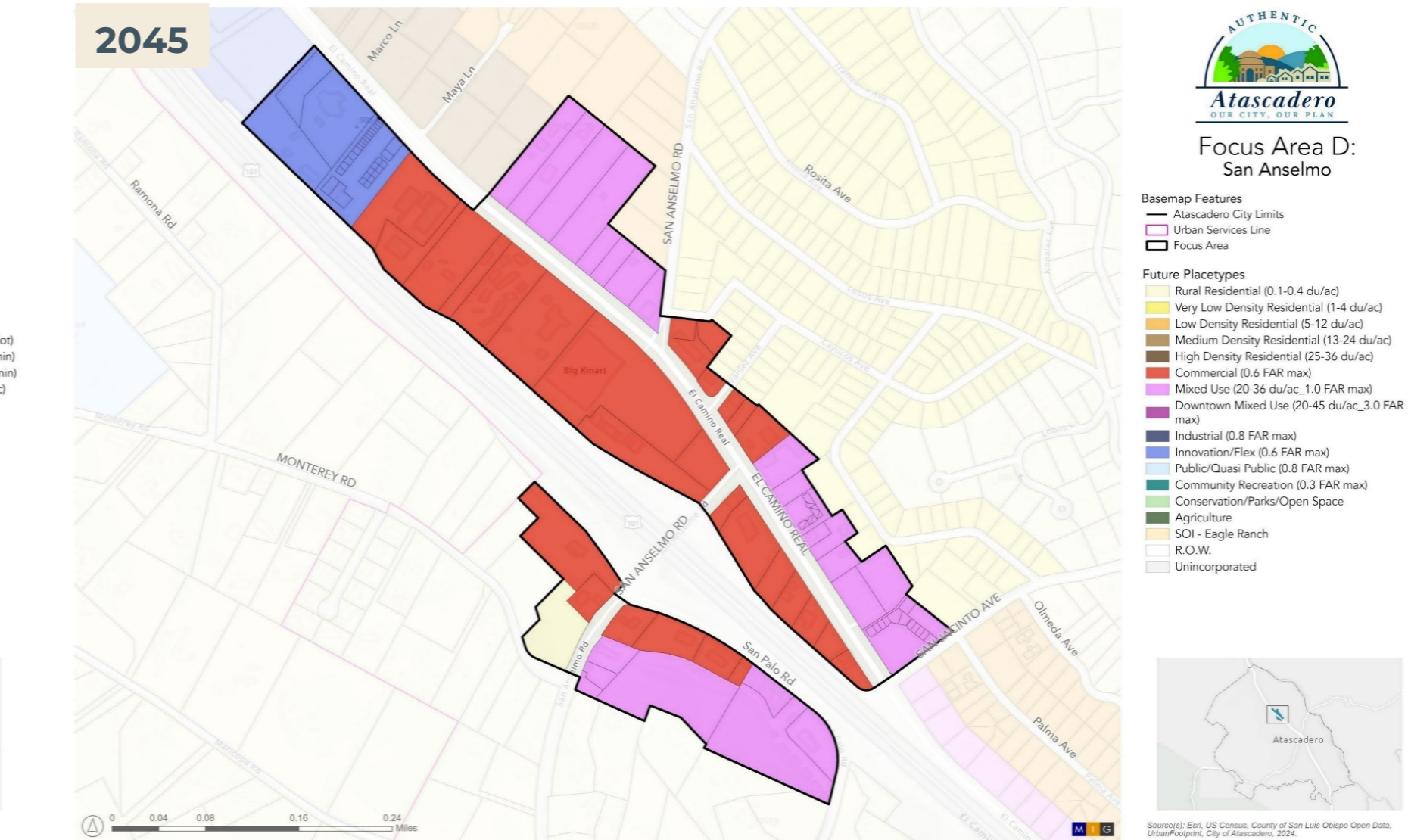
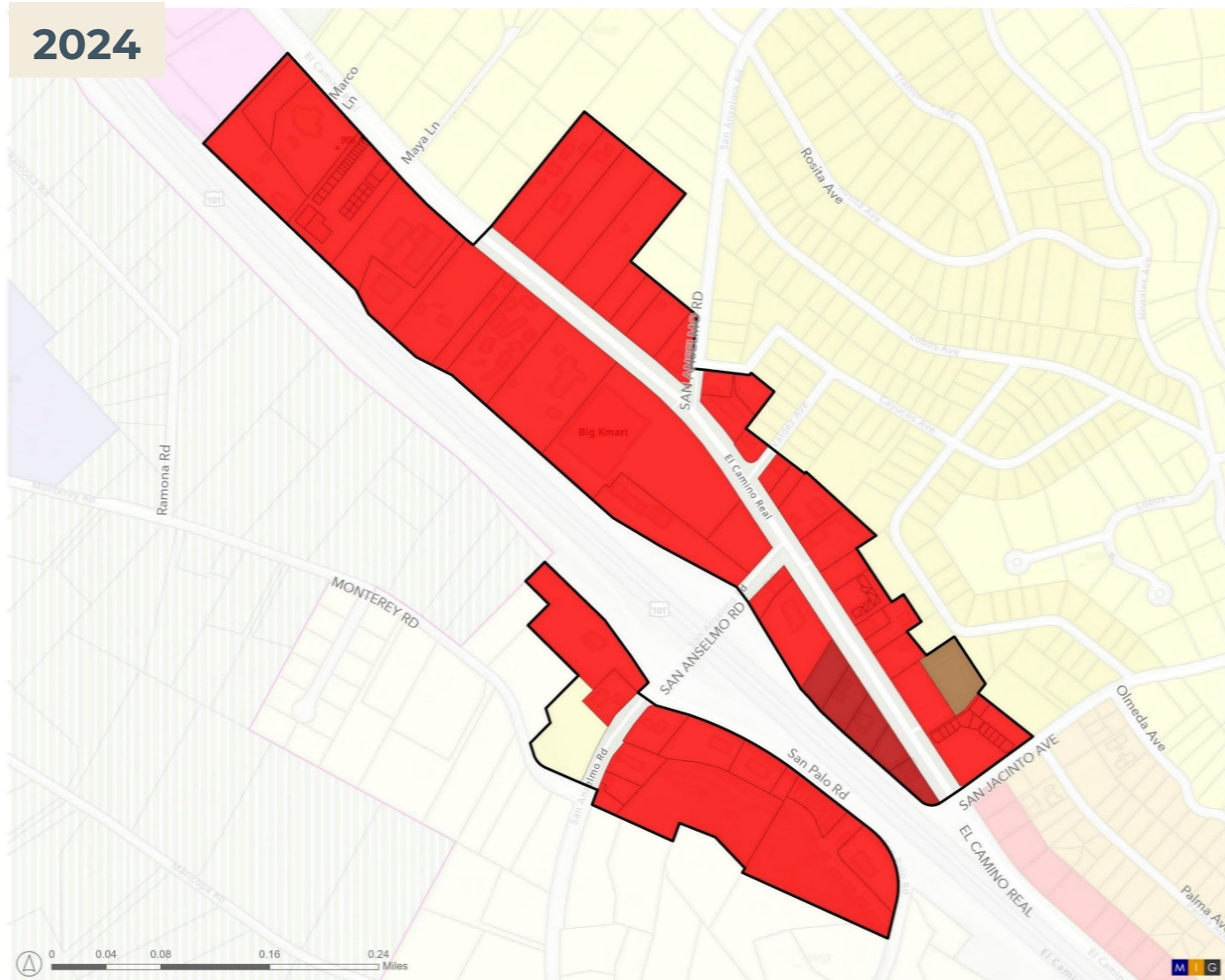
Allow for additional residential density in the area to create more opportunities for infill housing. **71%**

Ensure there are adequate transition zones between more intense uses fronting El Camino Real and surrounding residential neighborhoods. **87%**

## Dwelling Units and Jobs



# D. San Anselmo Focus Area



## Key New Concepts and Changes

- Create a research & development area along El Camino Real on parcels fronting Highway 101.
- Allow additional higher density residential and mixed-use opportunities on the east side of El Camino Real.
- Refine land uses to focus on job growth and clarify circulation patterns on the west side of Highway 101.

## Community Feedback on Policy Questions

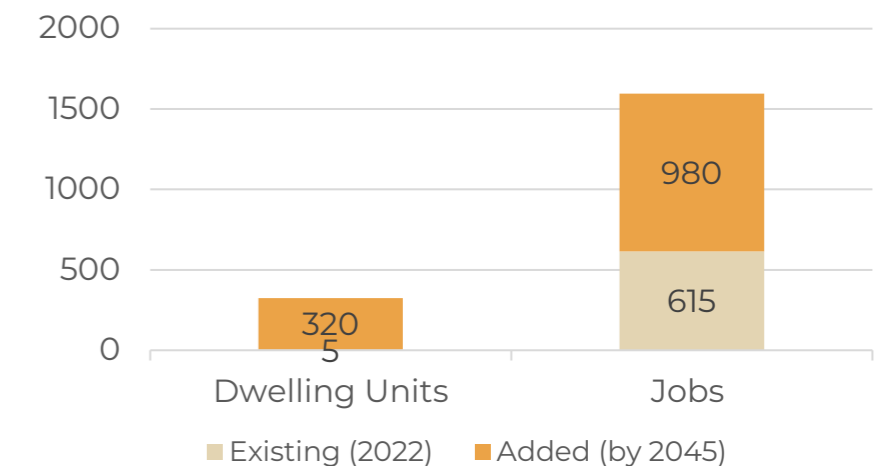
The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree."

Create a research/development focused area between El Camino Real and Highway 101, north of San Anselmo Road. **59%**

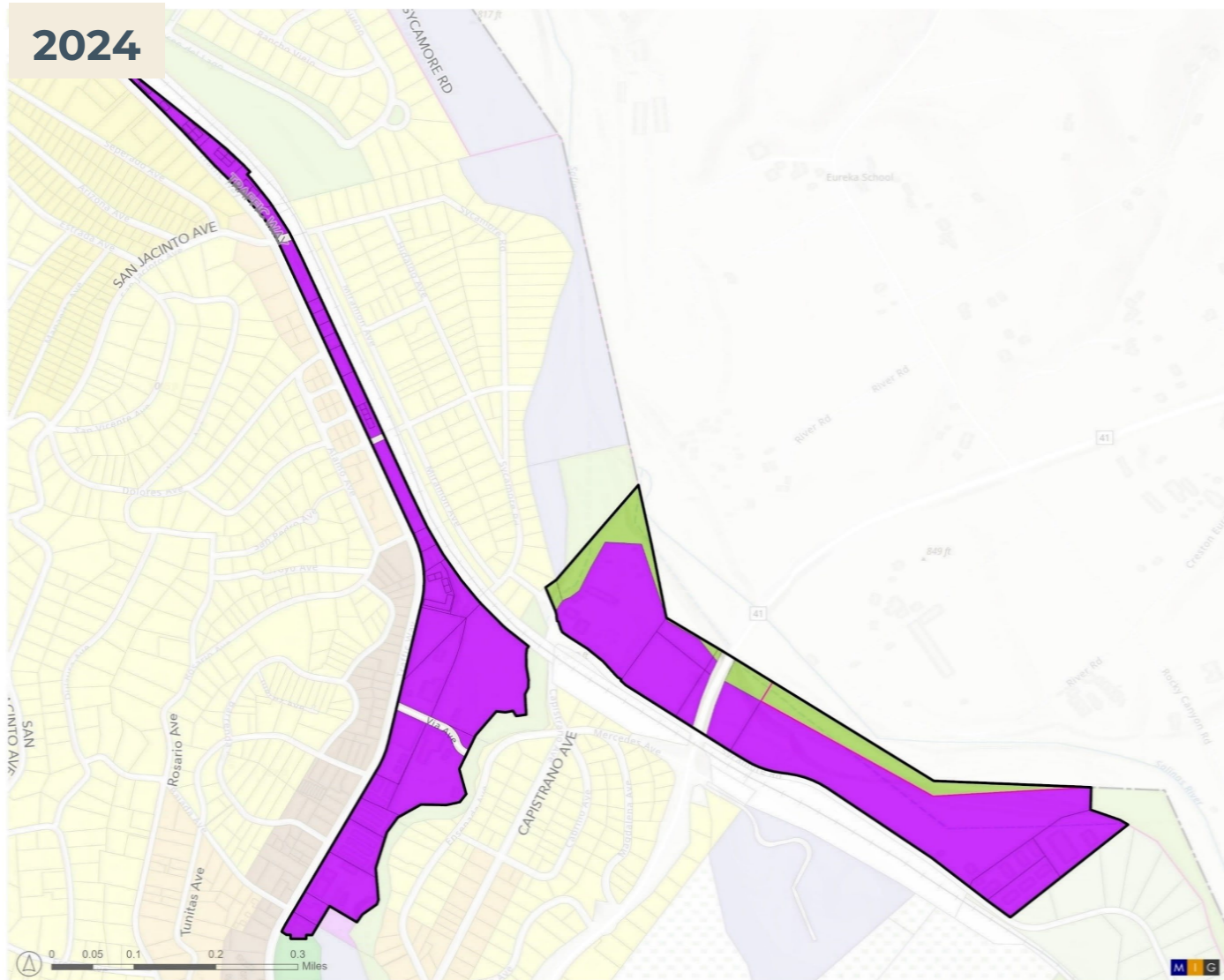
Explore opportunities for horizontal mixed use on deeper lots on the East Side of El Camino Real (e.g., commercial and office uses fronting El Camino Real with residential in the back). **81%**

Preserve the retail space on the former K-Mart site instead of transitioning to research/development. **50%**

## Dwelling Units and Jobs



# E. Traffic Way / Sycamore Road Focus Area



**Focus Area E:  
Traffic Way / Sycamore Road**

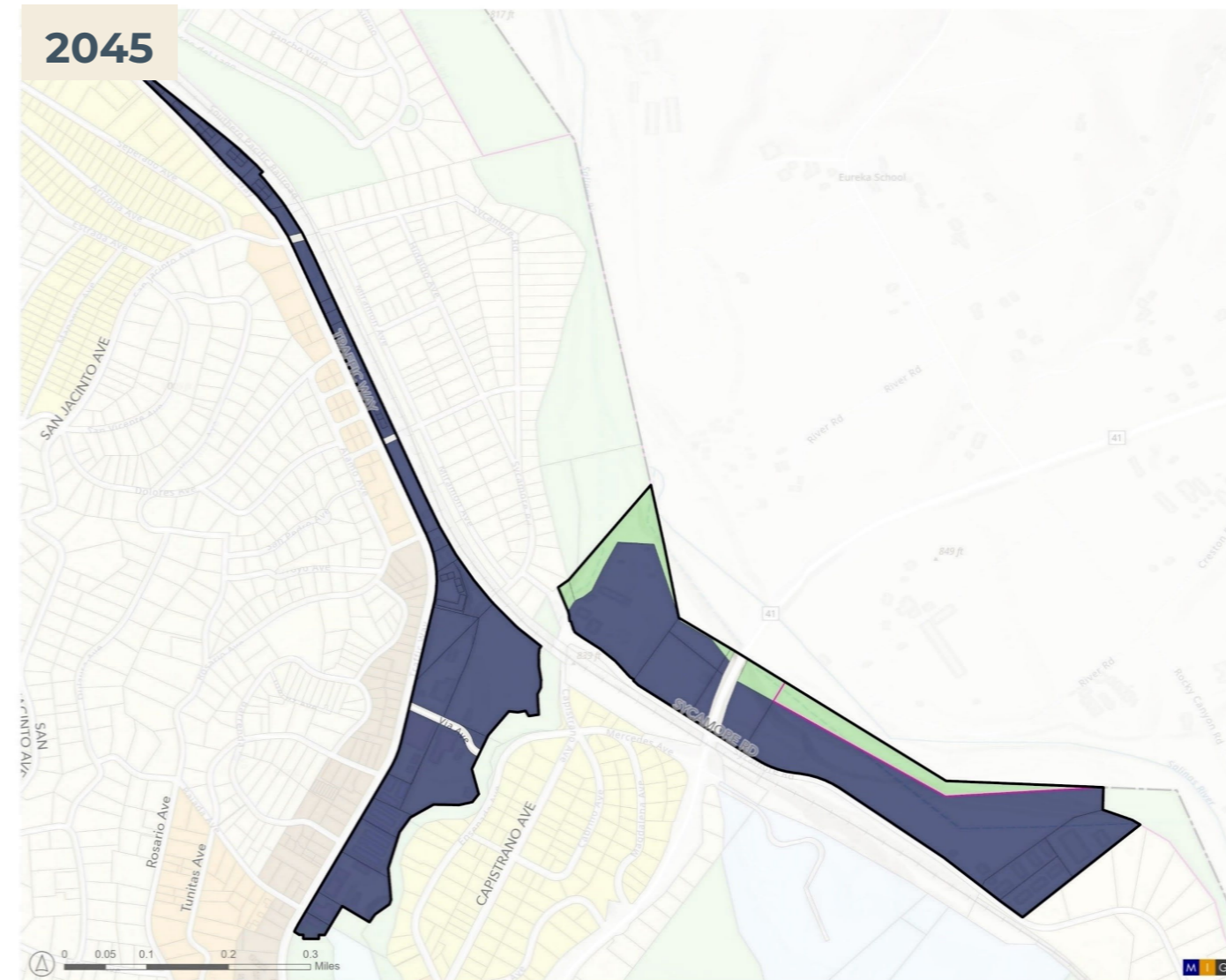
**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-Z: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
- SFR-X: Single-family Residential (0.5 ac lot min)
- MDR: Medium Density Residential (10 du/ac)
- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



**Focus Area E:  
Traffic Way / Sycamore Road**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Transition away from heavy industrial and storage uses in favor of light industrial and research & development uses.
- Create a business park character where industrial zones consider adjacent residential areas (and create buffers/transitions).
- Consider expanding the light industrial area south along Sycamore Road.

## Community Feedback on Policy Questions

*The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree."*

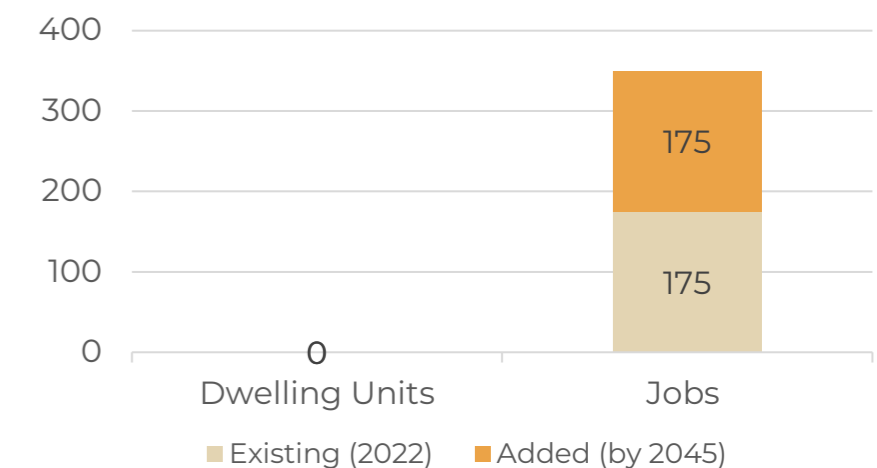
Transition to light industrial and research/development uses and away from heavier industrial and outdoor storage uses. **77%**

Create a business park zone east of Traffic Way that is less impactful on adjacent residential neighborhoods, maintaining indoor uses. **73%**

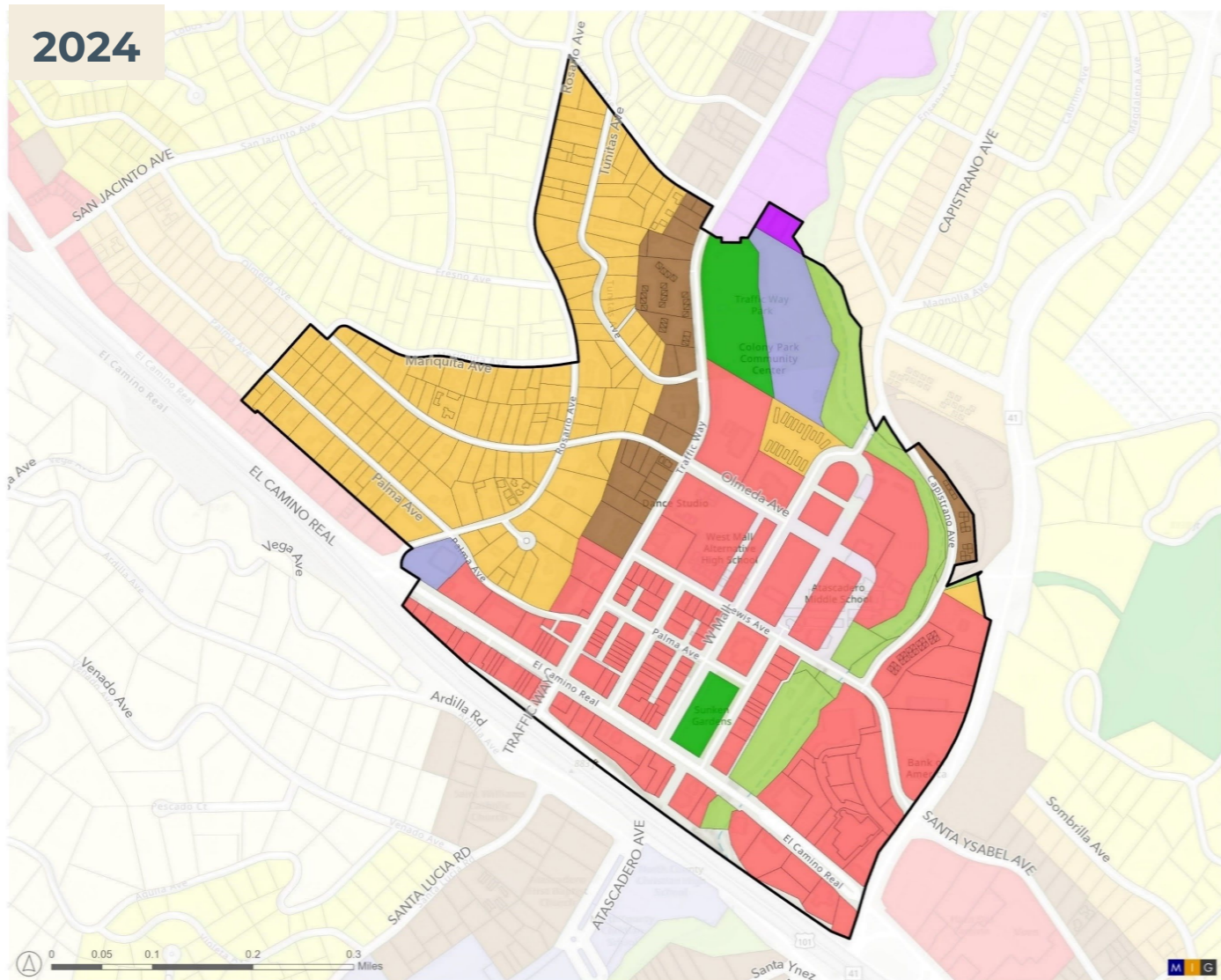
Limit new industrial uses near the Salinas River. **68%**

Create greater access/recreational opportunities to the Salinas River. **73%**

## Dwelling Units and Jobs



# F. Downtown Core Focus Area



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**Focus Area F:  
Downtown Core**

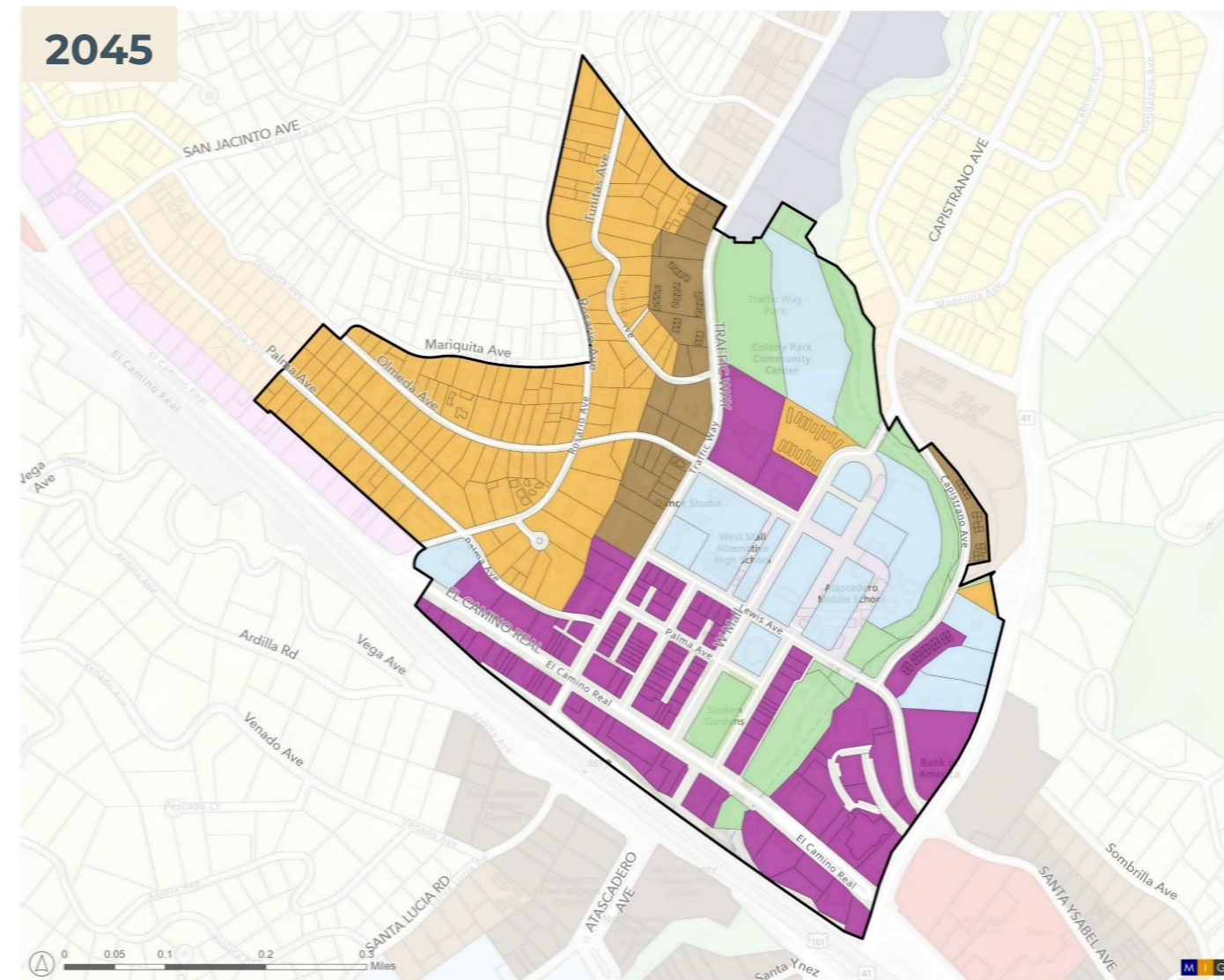
**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-Z: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
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- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



**ATHEUTIC**  
**Atascadero**  
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**Focus Area F:  
Downtown Core**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Expand restaurants, community retail, and larger mixed-use projects to contribute vitality to the City's core.
- Incentivize non-retail businesses in Downtown to relocate to the Highway 41 corridor.
- Support infill multi-family and missing middle development in surrounding neighborhoods where sewer service is available.

## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"

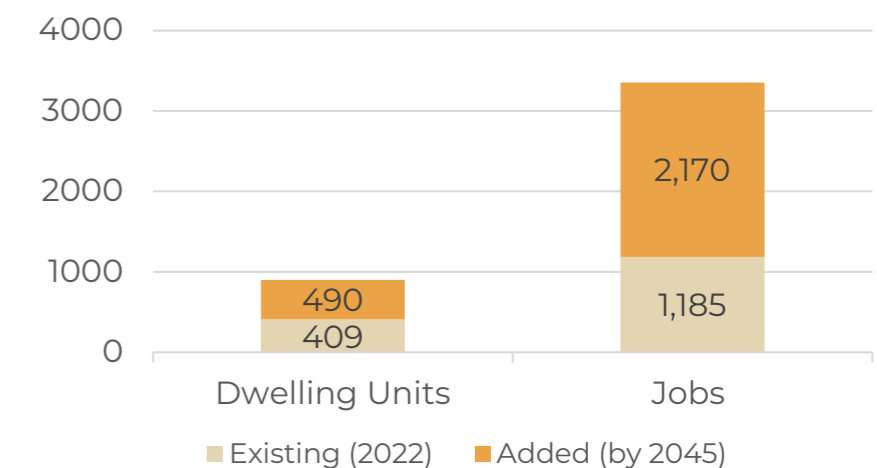
Continue to develop restaurant, retail, and larger mixed-use projects in the area to intensify the Downtown core. **89%**

Incentivize the relocation of medical offices to the Morro Road corridor. **88%**

Support infill multi-family and missing middle development in surrounding neighborhoods where sewer is available. **81%**

Allow mixed-use buildings up to four/five stories high in the Downtown core to create more local housing and employment uses. **58%**

## Dwelling Units and Jobs





# G. Infill Flex Focus Area



## Key New Concepts and Changes

- Establish a flexible land use pattern on shallow lots on the east side of El Camino Real (between San Jacinto and Rosario and between the Vons center and Curbaril) that can accommodate both high density residential and commercial uses.
- Encourage infill residential development at mid-block locations along El Camino Real.
- Encourage focused commercial at major intersections and key nodes.

## Community Feedback on Policy Questions

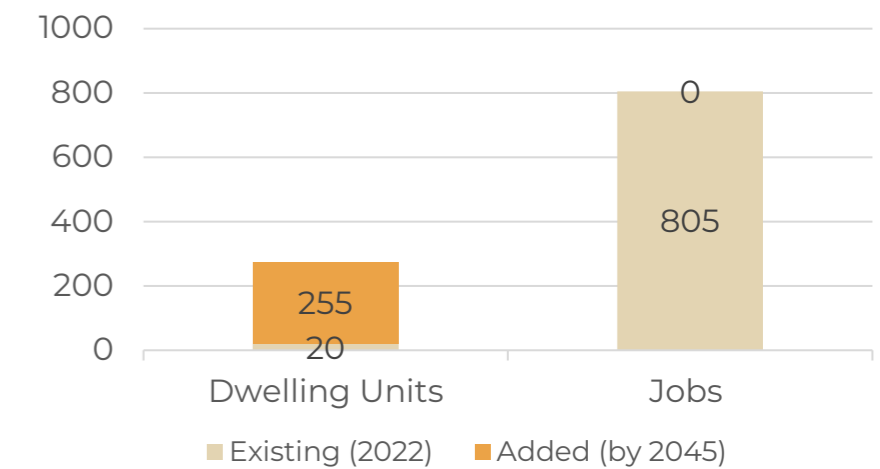
*The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"*

Encourage infill residential development. **72%**

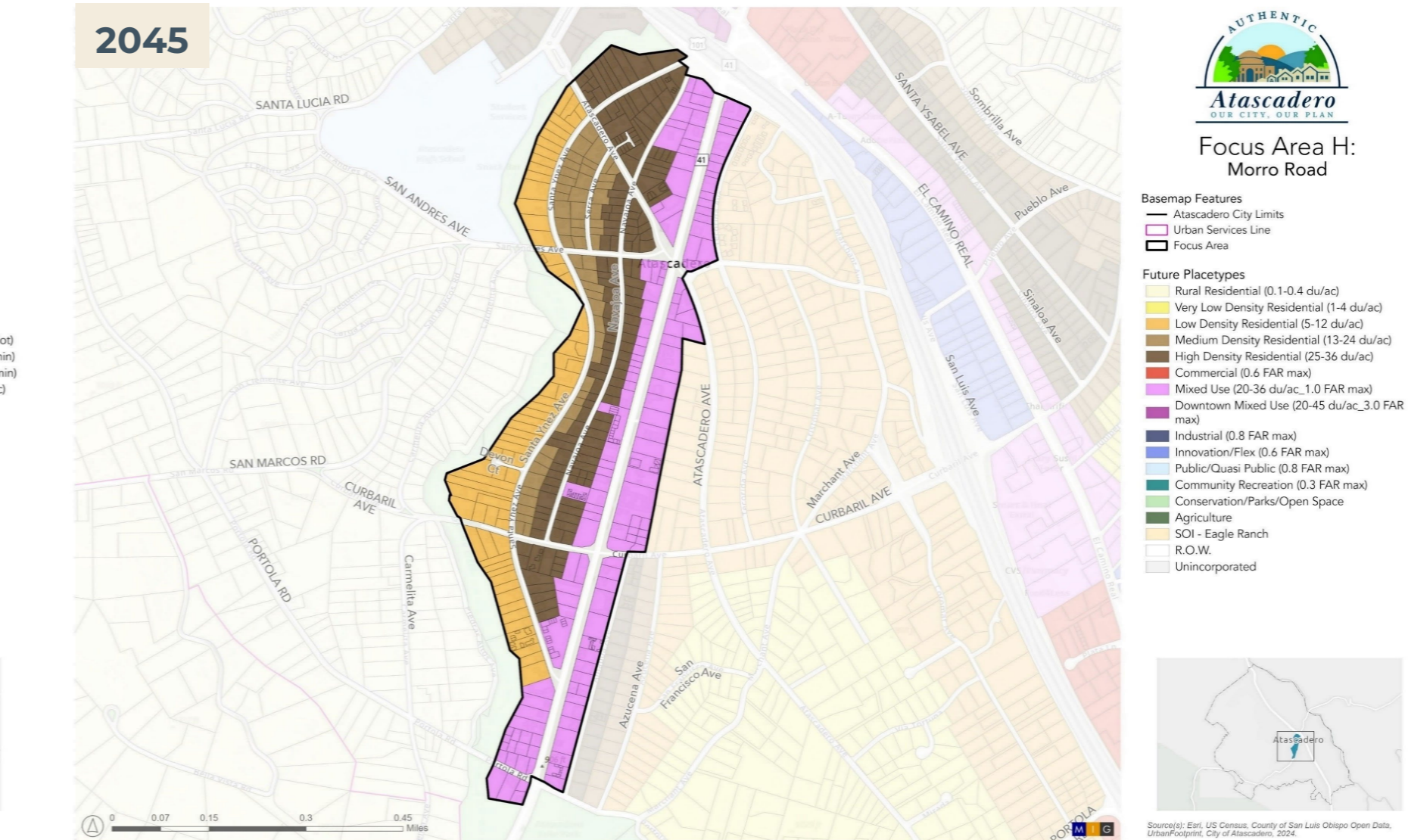
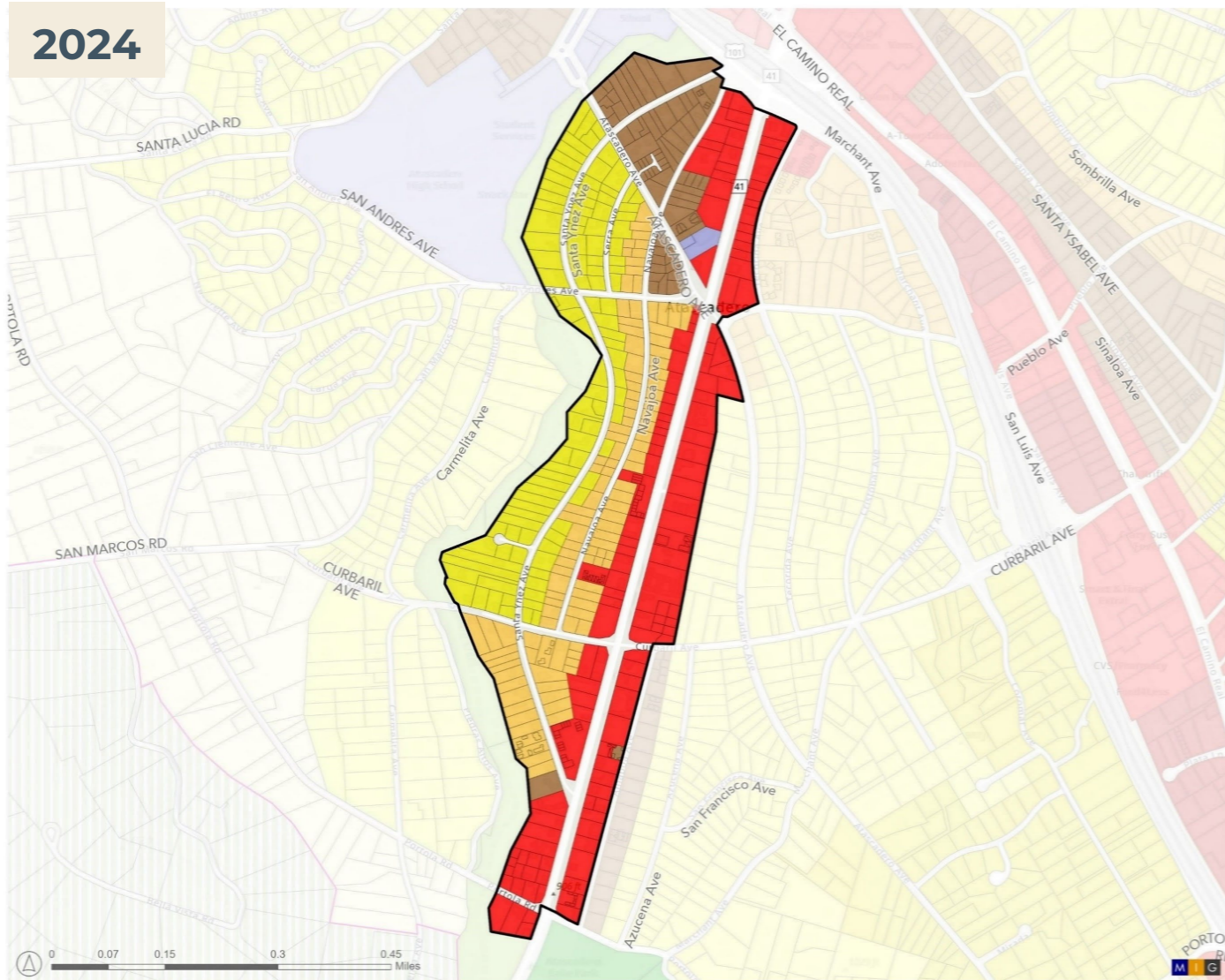
Create flexibility by allowing horizontal (commercial in front of residential) and vertical (residential above commercial) mixed use. **78%**

Concentrate and intensify commercial use at key intersections. **80%**

## Dwelling Units and Jobs



# H. Morro Road Focus Area



## Key New Concepts and Changes

- Create a new professional office, retail, and employment area focused on (but not limited to) the medical industry, including research & development uses.
- Support higher density multi-family and missing middle infill housing in the neighborhood north of Highway 41 to Atascadero Creek.

## Community Feedback on Policy Questions

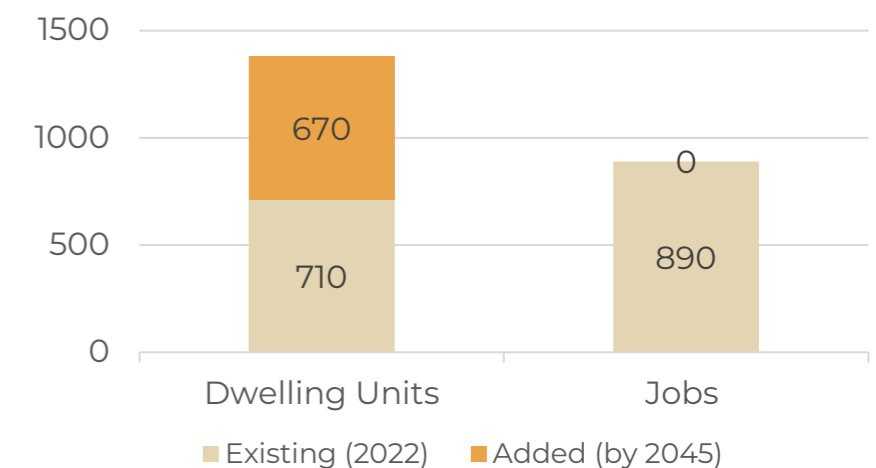
The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"

Create a new professional office, retail, and employment area that is focused on (but not limited to) the medical industry, including research/development type uses. **81%**

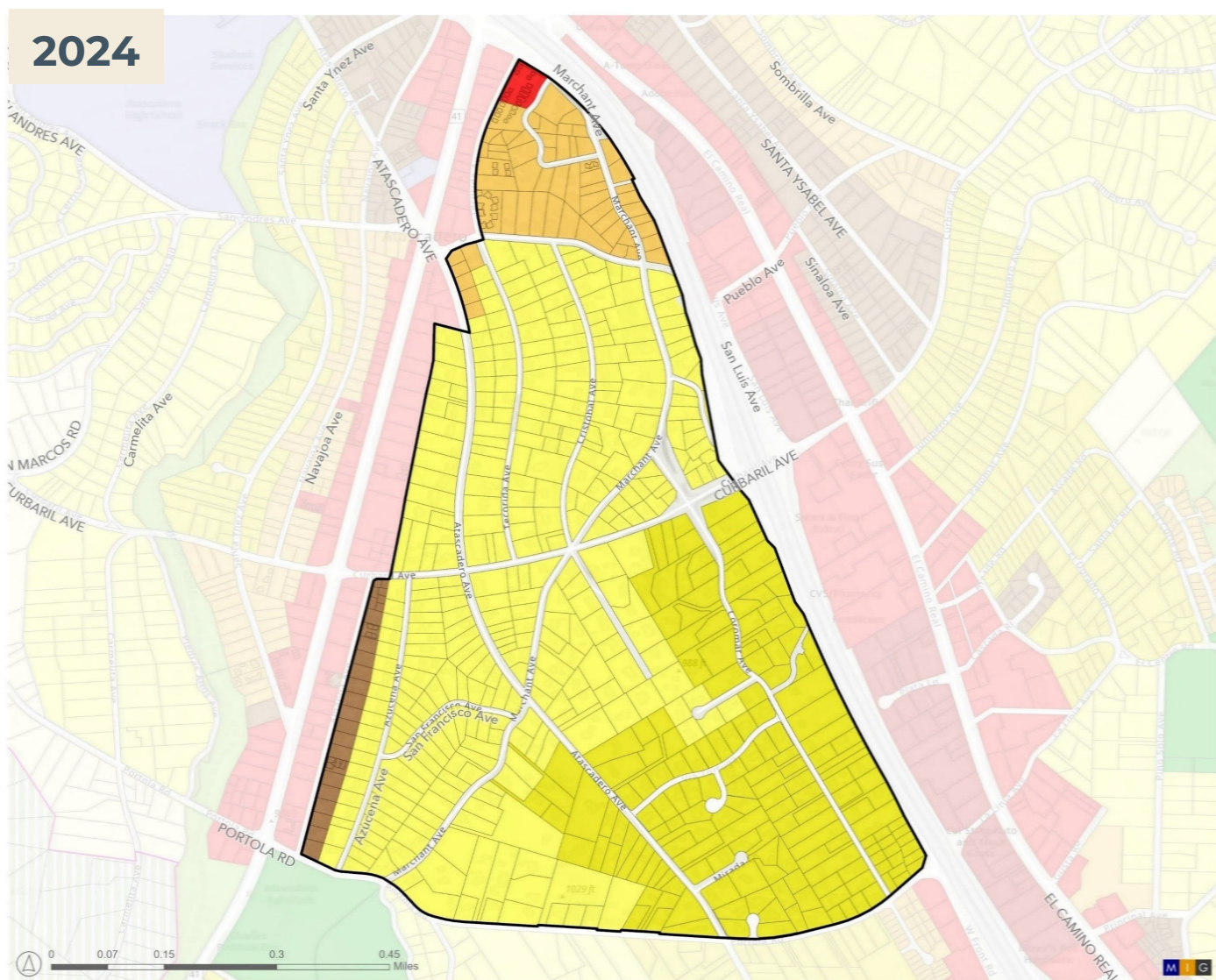
Support higher density multi-family and missing middle infill in the neighborhood to the north of Highway 41 to Atascadero Creek. **57%**

Explore opportunities for horizontal (commercial in the front and residential in the back) mixed-use deeper lots. **71%**

## Dwelling Units and Jobs



# I. Triangle Neighborhood Focus Area



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**Focus Area I:  
Triangle Neighborhood**

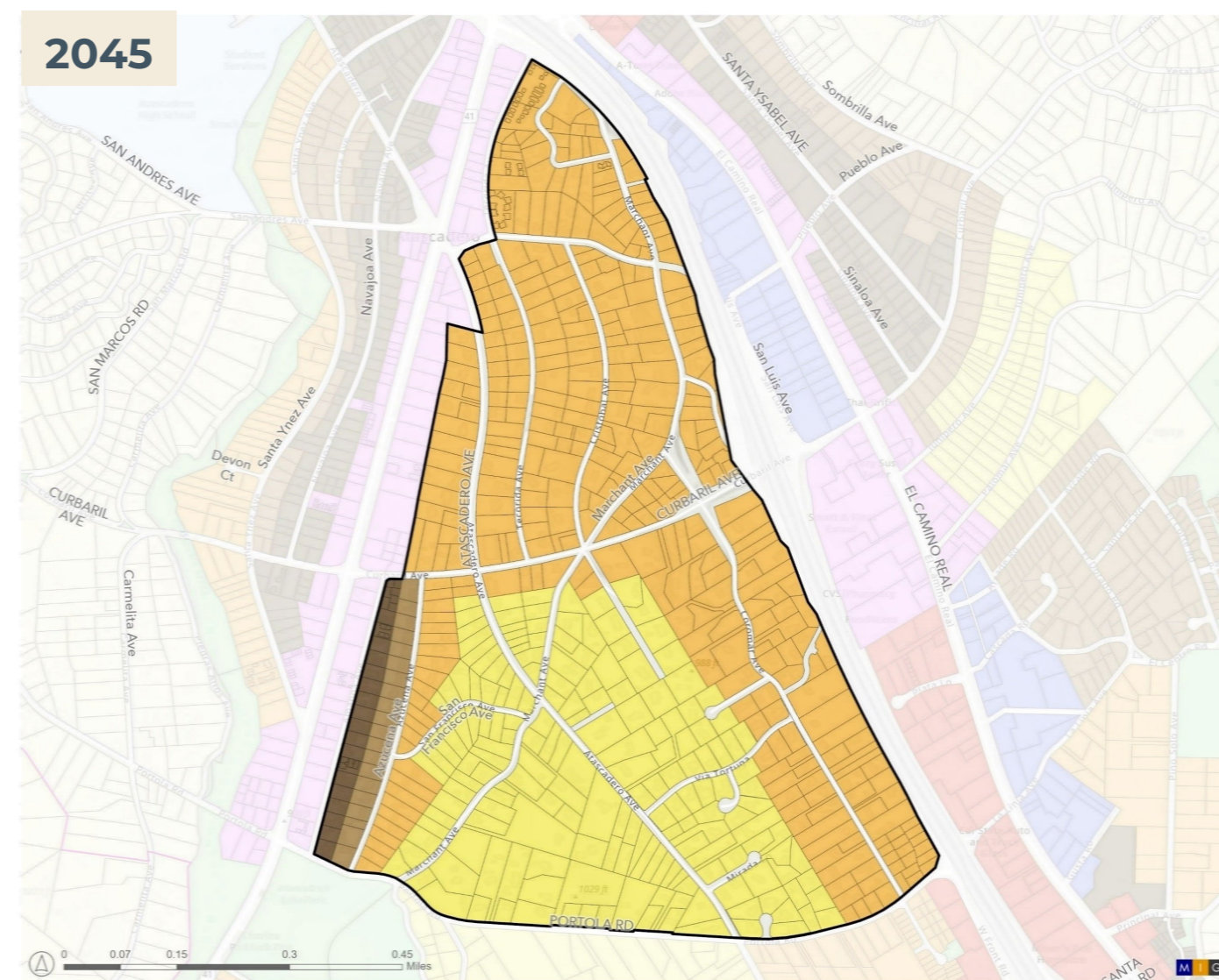
**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

- RR: Rural Residential
- RE: Rural Estates (2.5-10 ac lot)
- SE: Suburban Estates (2.5-10 ac lot)
- SFR-Z: Single-family Residential (1.5-2.5 ac lot)
- SFR-Y: Single-family Residential (1.0 ac lot min)
- SFR-X: Single-family Residential (0.5 ac lot min)
- MDR: Medium Density Residential (10 du/ac)
- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

Sources: Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



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**Focus Area I:  
Triangle Neighborhood**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

Sources: Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

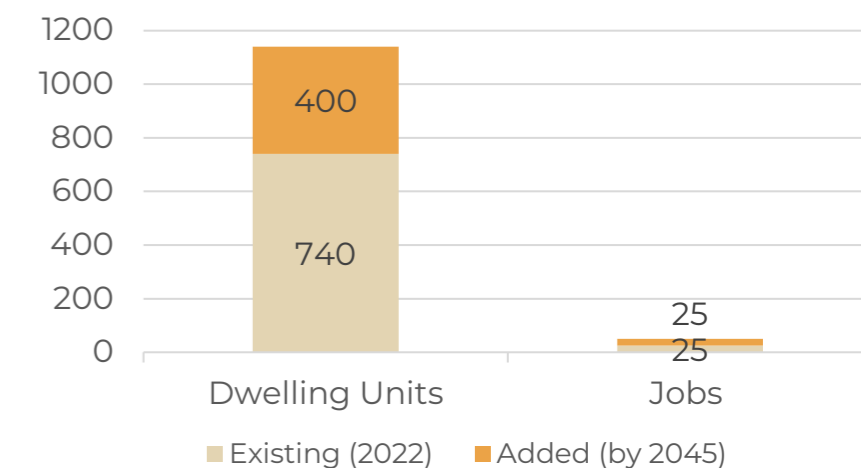
- Support multi-family infill housing, including missing middle and small-lot subdivisions in the neighborhood bordered by Highway 41, Portola Road, and Highway 101.

## Community Feedback on Policy Questions

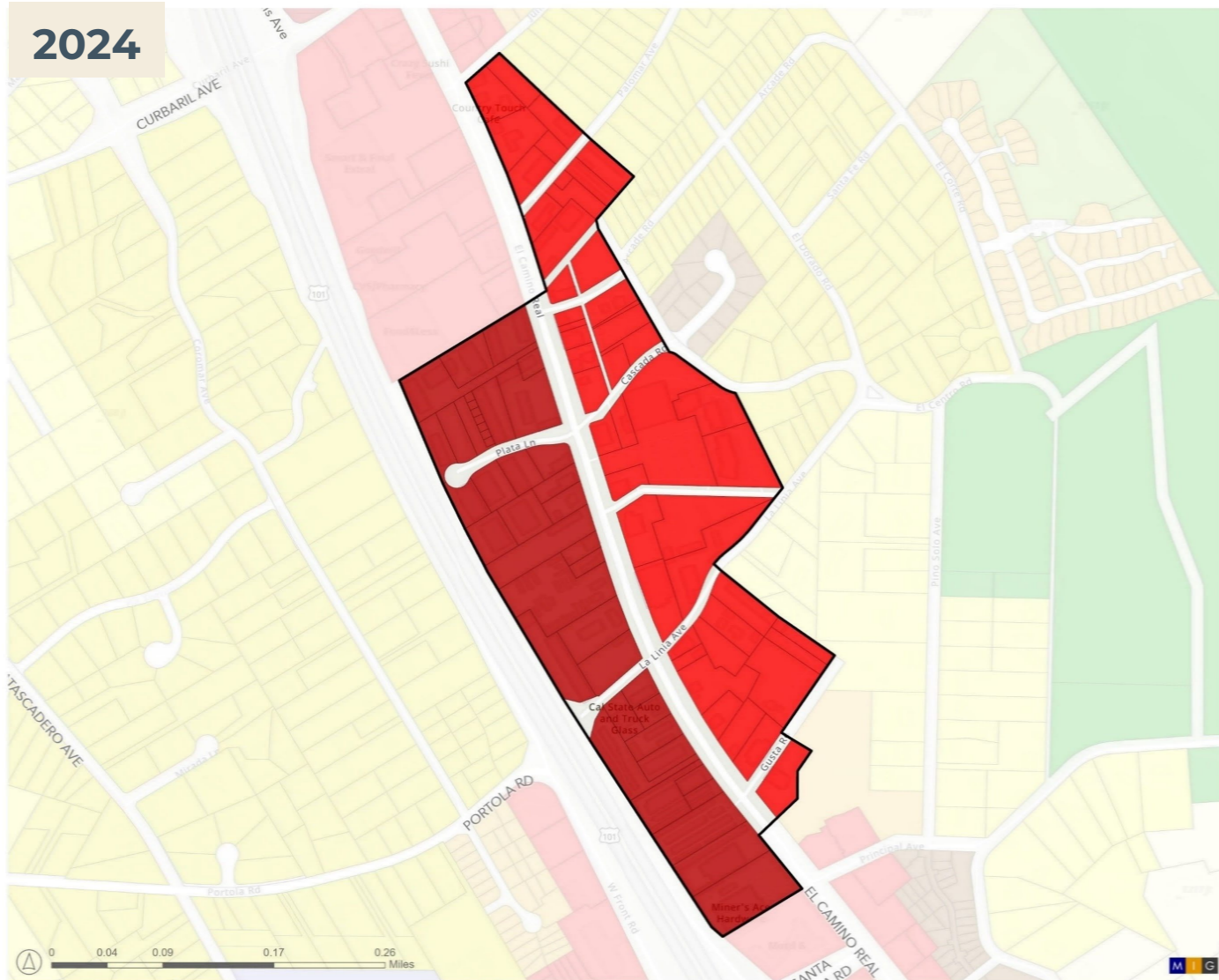
*The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"*

Support multi-family infill, including missing middle and small-lot subdivisions, in the neighborhood bordered by Highway 41, Portola Road, and Highway 101. **69%**

## Dwelling Units and Jobs



# J. South Atascadero Commercial Focus Area



## Key New Concepts and Changes

- Create a light industrial and business park zone south of the Curbaril Avenue and El Camino Real commercial node.

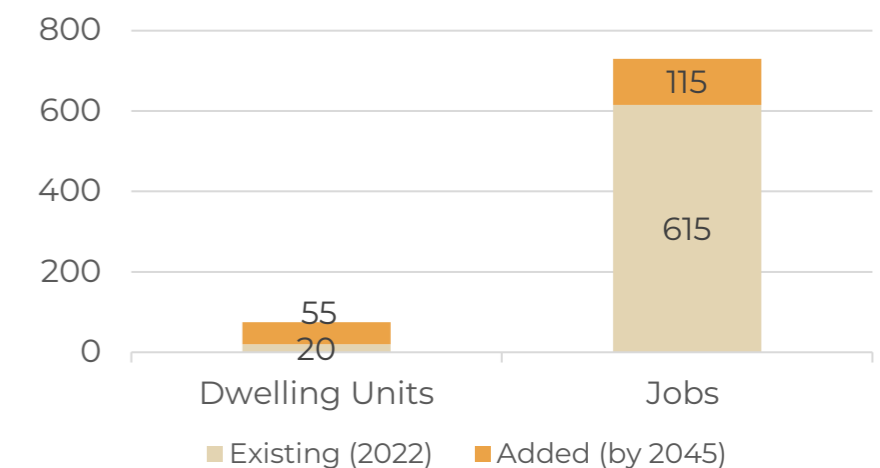
## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"

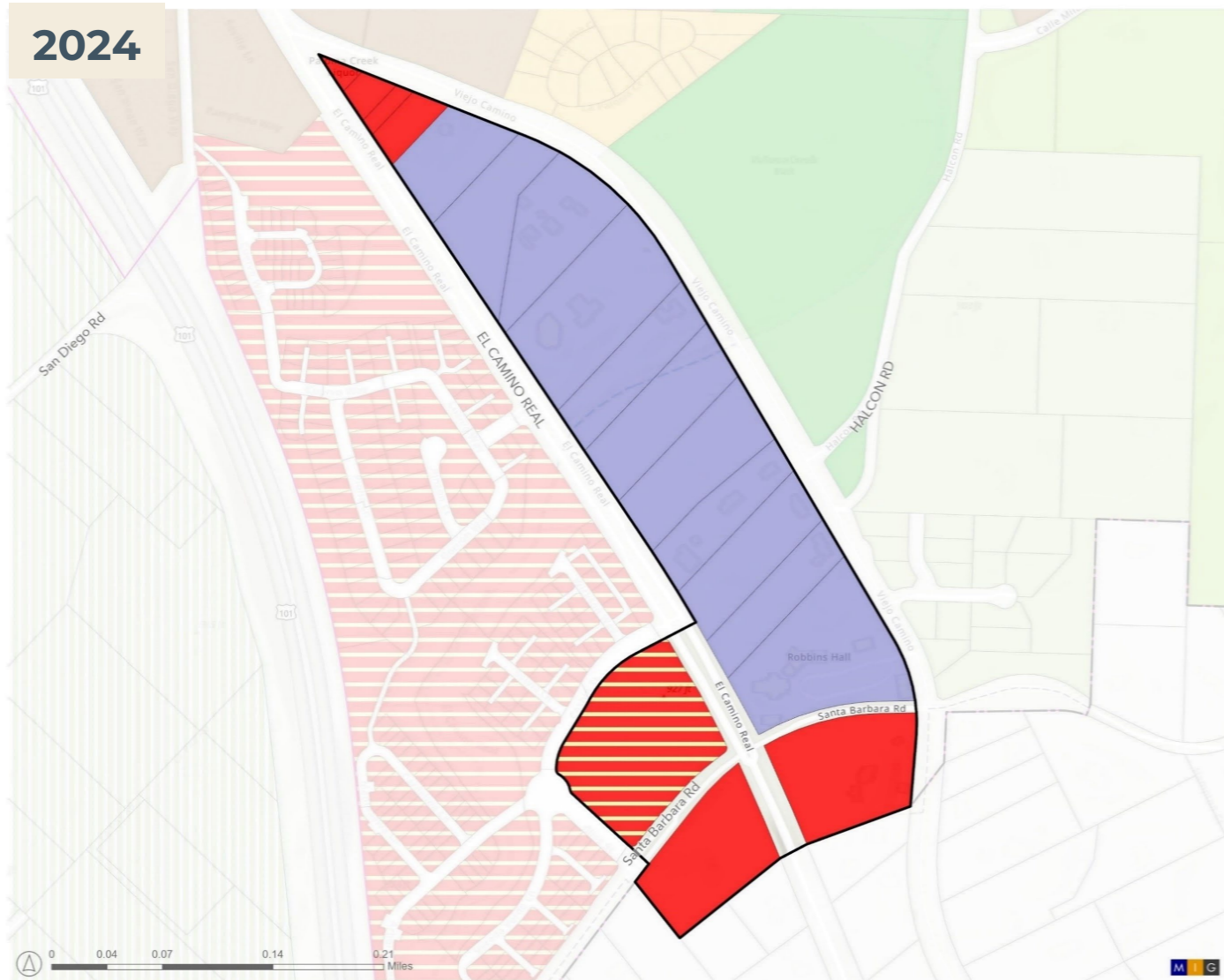
Create a service-oriented industrial and business park zone south of the commercial node at Curbaril Avenue and El Camino Real. **67%**

Concentrate and intensify neighborhood-serving commercial uses at key intersections. **81%**

## Dwelling Units and Jobs



# K. South Gateway Focus Area



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**Focus Area K:  
South Gateway**

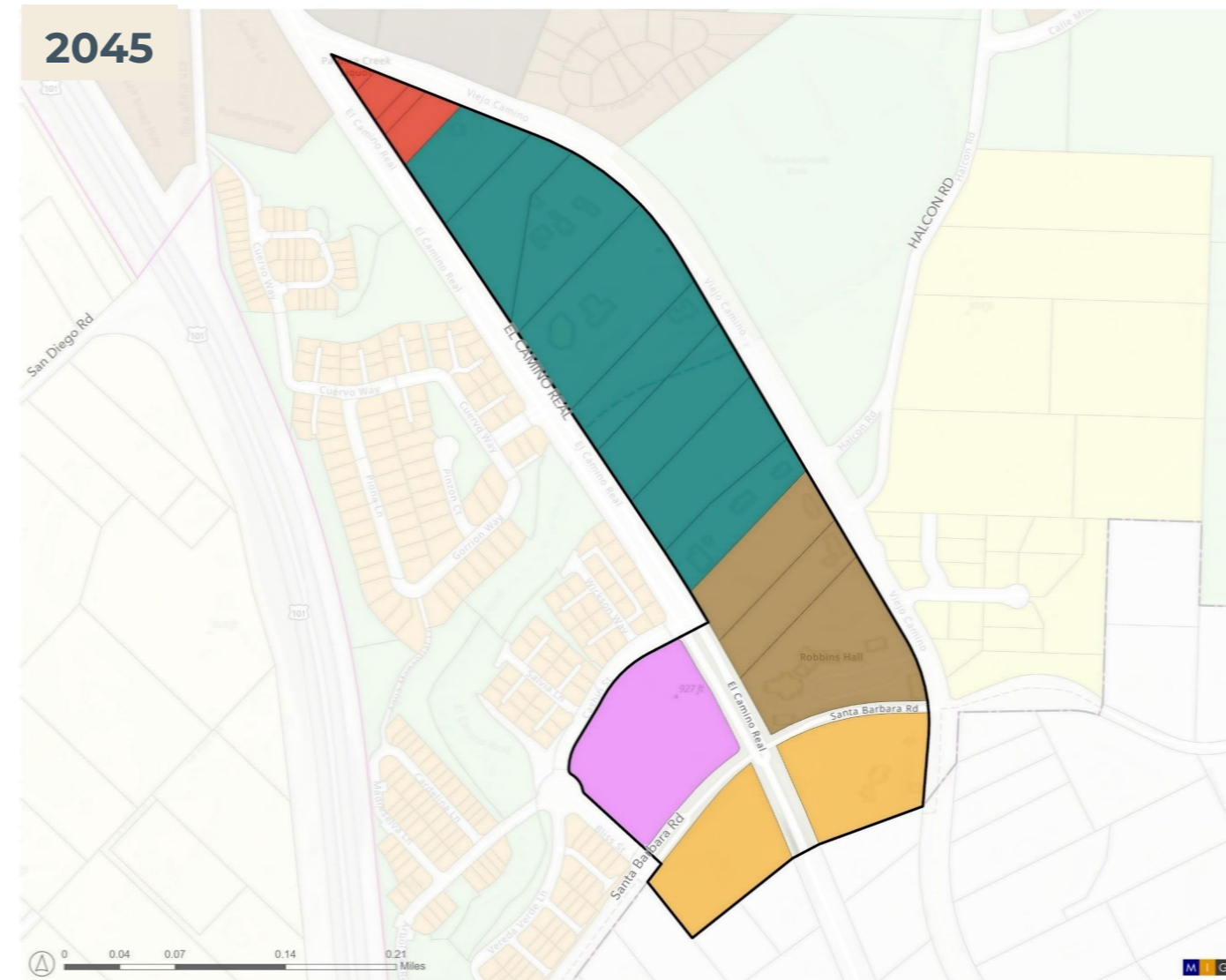
**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Current GP Land Use Designations**

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- SE: Suburban Estates (2.5-10 ac lot)
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- HDR: High Density Residential (20 du/ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.



**Atascadero**  
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**Focus Area K:  
South Gateway**

**Basemap Features**

- Atascadero City Limits
- Urban Services Line
- Focus Area

**Future Placetypes**

- Rural Residential (0.1-0.4 du/ac)
- Very Low Density Residential (1-4 du/ac)
- Low Density Residential (5-12 du/ac)
- Medium Density Residential (13-24 du/ac)
- High Density Residential (25-36 du/ac)
- Commercial (0.6 FAR max)
- Mixed Use (20-36 du/ac, 1.0 FAR max)
- Downtown Mixed Use (20-45 du/ac, 3.0 FAR max)
- Industrial (0.8 FAR max)
- Innovation/Flex (0.6 FAR max)
- Public/Quasi Public (0.8 FAR max)
- Community Recreation (0.3 FAR max)
- Conservation/Parks/Open Space
- Agriculture
- SOI - Eagle Ranch
- R.O.W.
- Unincorporated

Source(s): Esri, US Census, County of San Luis Obispo Open Data, UrbanFootprint, City of Atascadero, 2024.

## Key New Concepts and Changes

- Create a gateway area that includes multi-family and mixed-use, but likely at a lower scale due to infrastructure and flooding constraints.
- Consider clustering/density transfer to avoid flood-prone areas. Look at the intersection of Santa Barbara Rd and El Camino Real to determine best gateway uses.

## Community Feedback on Policy Questions

The numbers represent the percentage of respondents who selected either "Strongly Agree" or "Agree"

Allow clustering of residential units and the reassignment of allowed development potential to avoid developing in flood-prone areas. **85%**

Allow for a mix of commercial and office uses along the El Camino Real frontage, with residential uses on the rear portions of lots. **78%**

Incentivize commercial recreation and community-serving uses in this area. **90%**

Allow residential on sites currently designated for commercial uses south of Santa Barbara Road. **81%**

## Dwelling Units and Jobs



# PROPERTY OWNER LAND USE REQUESTS

Incorporated on draft map	Incorporated on draft map, but different than property owner request	Not incorporated on draft map
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	Address	APN	Applicant	Current map	Request	Sewer	Focus Area	In Emerging plan?
1	3105 El Camino Real	049-152-039	Knoph	Residential Suburban	RMF or Mixed-Use	Yes	C San Benito	<b>Yes</b> – Medium Density Residential
2	5655 Capistrano Ave	029-105-014	Knoph	Medium Density Multi-Family	High-Density Multi-Family	Yes	F Downtown Core	Changed to low density multi-family
3	2425 El Camino Real	049-151-057	Cal Coastal	Residential Suburban	High Density Multi-Family	Possible with Extension	C San Benito	Changed to low density multi-family
4	11450 Viejo Camino 11505 El Camino Real	045-342-009 045-342-010	Newton	Public	High Density Multi-Family	Yes	K South Gateway	Changed to Community Recreation
5	2400 Ramona Rd	049-141-035	Cagnina / Finnocchiaro	Public	Commercial	Possible with Extension	A Ramona Road	<b>Yes</b> – Changed to Commercial/Flex
6	10080 Atascadero Ave	056-271-011	Cleveland	Residential Suburban	½ acre lot Single-Family	Yes	No	<b>Yes</b> – Changed to very low density ½ acre
7	5205 Carrizo	049-102-057	Hawkins	Residential Suburban	½ acre lot Single-Family	Possible with Extension	No	<b>No</b> – no sewer available
8	5255 Carrizo	049-102-058	Hawkins	Residential Suburban	½ acre lot Single-Family	Possible with Extension	No	<b>No</b> – no sewer available
9	3995 Monterey Rd @ San Anselmo	049-221-072	Hawkins	1.5-2.5 acre Single-Family	Commercial	Yes	D San Anselmo	<b>No</b> – environmental constraints
10	8559 Santa Rosa	056-301-042	Armet	1 acre Single-Family	½ acre lot Single-Family	Yes	No	<b>Yes</b> – Redesignated very low density single-family
11	8496 Santa Rosa	056-261-072	Villa	1 acre Single-Family	Increased density	Yes	No	<b>Yes</b> – Redesignated very low density single-family
12	8011-8045 Curbaril	031-161-046 thru -051	Zappas	Commercial	High density Multi-Family	Yes	H Morro Road	Designated Mixed-Use – ground floor residential to be determined by future zoning
13	7900 Portola	031-351-006	Jenne	Commercial	Residential	Yes	H Morro Road	Designated Mixed-Use – ground floor residential to be determined by future zoning
14	3200 Silla Rd	049-163-065	Trupe	Residential Suburban	Increased residential density	Possible with Extension	C San Benito	<b>Yes</b> – Designated medium density residential (24 units/acre)
15	9900 Santa Lucia	054-102-024	Stark / Armstrong	Residential Suburban	1.5-2.5 acre Single-Family	No	No	<b>No</b> – no sewer available, community character wildfire risk

	Address	APN	Applicant	Current map	Request	Sewer	Focus Area	In Emerging plan?
16	5705 Olmeda	029-253-016	Family Care Network	Medium Density Multi-Family	High Density Multi-Family	Yes	F Downtown Core	<b>Yes</b> – Designated medium density residential (24 units/acre)
17	9040-9050 Ramage Dr	054-051-041 054-051-062	Gouff / Sedley	1.5-2.5 acre Single-Family	½ or 1 acre lot Single-Family	No	No	<b>No</b> – no sewer available, community character, wildfire risk
18	2555 El Camino Real	049-151-062	Laughlin	Residential Suburban	High Density Multi-Family	Possible with Extension (anticipated with Del Rio Specific Plan)	C San Benito	<b>Yes</b> – Changed to medium density multi-family (24 units/acre)
19	7775 and 7725 Gabarda Rd	028-412-011 028-412-010	Shannon	Residential Suburban	Higher density	No	No	<b>No</b> – no sewer available
20	2450 / 2470 El Camino Real	049-141-022 049-141-057	Morrison	Commercial Park	Allowance for Mixed-Use	Yes	B Del Rio	<b>Yes</b> – Changed to mixed-use designation
21	7275 Portola	054-081-045	Athey	1.5-2.5 acre Single-Family	½ or 1 acre lot Single-Family	No	No	<b>No</b> – no sewer available, community character, wildfire risk
22	11750 Viejo Camino	045-332-010		Public	High Density Multi-Family	Yes	K South Gateway	Changed to community recreation
23	11920 Viejo Camino	045-332-003	Dove Creek Church	Public	Multi-Family	Yes	K South Gateway	<b>Yes</b> – Changed to medium density multi-family (24 units/acre)
24	8005 San Gabriel Rd	054-151-059	Smith – Hope ELCA	Residential Suburban	Multi-Family	Yes	No	<b>No</b> – surrounded by rural area – SB4 potential path forward

# 2045 GENERAL PLAN GROWTH FORECASTS

## Dwelling Units

2022 vs. 2045

Residential (Dwelling Units)	Existing <sup>1</sup> (2022)
Single-family	9,231
Multifamily	3,056
<b>Total</b>	<b>12,287</b>

Residential (Dwelling Units)	General Plan Horizon (2045)
Rural Residential	5,264
Very Low Density Residential	1,513
Low Density Residential	1,932
Medium Density Residential	2,230
High Density Residential	2,183
Mixed Use	1,923
Downtown Mixed Use	567
<b>Total</b>	<b>15,612</b>

## Jobs

2022 vs. 2045

Non-Residential (Jobs)	Existing <sup>1</sup> (2022)
Commercial	5,438
Industrial	419
Civic/Institutional	2,936
Other	8
<b>Total</b>	<b>8,805</b>

Non-Residential (Jobs)	General Plan Horizon (2045)
Mixed Use	2,340
Downtown Mixed Use	3,201
Commercial	3,765
Innovation/Flex	2,018
Industrial	193
Community Recreation	79
Public/Quasi-Public	2,546
<b>Total</b>	<b>14,142</b>

## Forecasted Growth Summary

	Existing (2022)	GP Horizon (2045)	Net Change (2022-2045)
Dwelling Units	12,287	15,612	<b>+3,325</b>
Population <sup>2</sup>	29,857	37,937	<b>+8,080</b>
Jobs	8,805	14,142	<b>+5,337</b>

## Jobs/Housing Ratio

Existing (2022)	General Plan Horizon (2045)
0.72	0.91

### Sources

City of Atascadero GIS (2023), SLO County Assessor (2022), Urban Footprint (2024), California DOF (2023), EPS (2024), and MIG (2024).

### Notes

- Existing land use represents what is currently "on the ground" in 2022. It is based on a combination of County Assessor information, data from UrbanFootprint, and review of recent aerials.
- Population estimates assume a 2.43 person per household ratio, based on demographic trends.

## **IV. Next Steps**



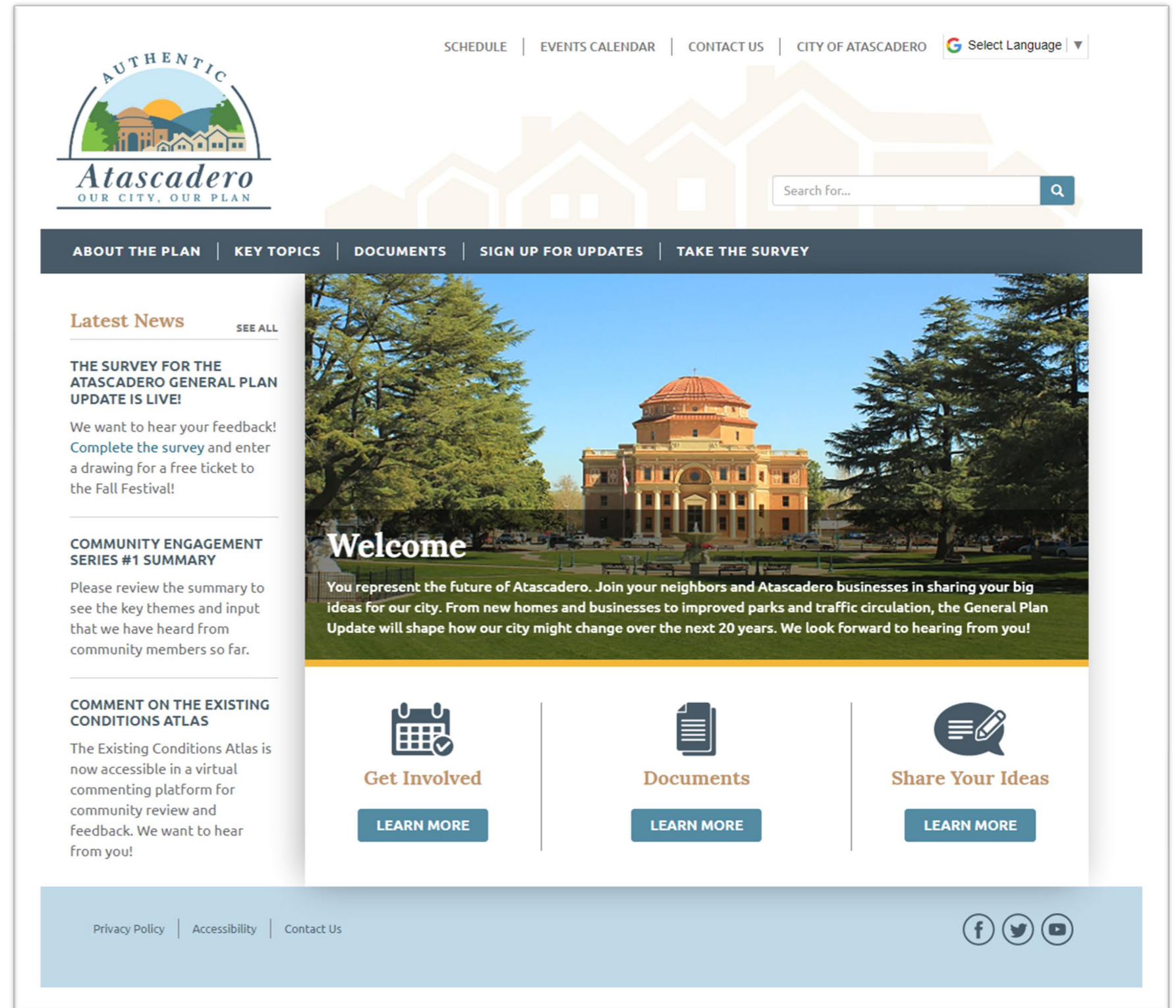
# NEXT STEPS | Moving into Phase 4

- EIR Notice of Preparation *(Spring 2024)*
  - Project Description
  - Scoping Meeting
- Draft General Plan *(Summer – Fall 2024)*
- Draft Environmental Impact Report *(Summer – Fall 2024)*
- Community Engagement Series #3 *(Fall 2024)*
  - Staff Technical Advisory Committee Meeting
  - General Plan Open House
  - Planning Commission Meeting

# PROJECT WEBSITE



[www.atascadero2045.org](http://www.atascadero2045.org)



The screenshot shows the homepage of the Atascadero project website. At the top left is the logo with the text "AUTHENTIC Atascadero OUR CITY, OUR PLAN". To the right is a navigation menu with links for "SCHEDULE", "EVENTS CALENDAR", "CONTACT US", and "CITY OF ATASCADERO", along with a "Select Language" dropdown. Below the navigation is a search bar. A dark blue horizontal bar contains the main navigation links: "ABOUT THE PLAN", "KEY TOPICS", "DOCUMENTS", "SIGN UP FOR UPDATES", and "TAKE THE SURVEY". The main content area features a "Latest News" section with a "SEE ALL" link. The first news item is titled "THE SURVEY FOR THE ATASCADERO GENERAL PLAN UPDATE IS LIVE!" and includes a call to action to complete the survey for a chance to win a ticket to the Fall Festival. Below this is a "COMMUNITY ENGAGEMENT SERIES #1 SUMMARY" section, followed by a "COMMENT ON THE EXISTING CONDITIONS ATLAS" section. A large "Welcome" banner features a photo of the Atascadero Courthouse and a message encouraging community input. At the bottom of the main content area are three call-to-action buttons: "Get Involved", "Documents", and "Share Your Ideas", each with a "LEARN MORE" button. The footer contains links for "Privacy Policy", "Accessibility", and "Contact Us", and social media icons for Facebook, Twitter, and YouTube.