

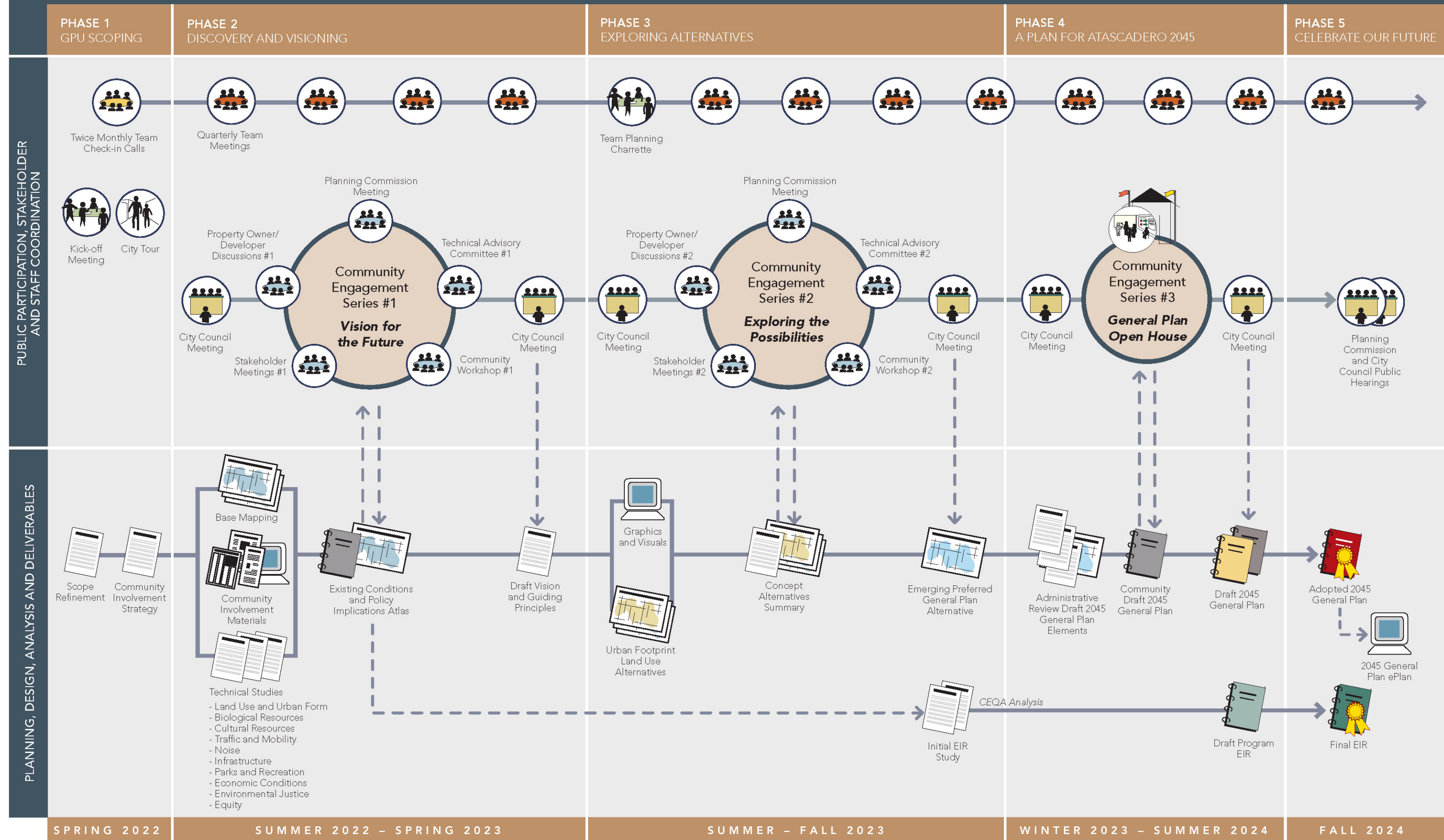
# GENERAL PLAN ALTERNATIVES

City Council Special Meeting / August 30, 2023



# Authentic Atascadero: 2045 General Plan Update

PROCESS SCHEDULE  
REVISED: 05/08/23





# Authentic Atascadero: 2045 General Plan Update

PROJECT SCHEDULE  
November 2022 -

PHASE 1  
GPU SCOPING

PHASE 2  
DISCOVERY AND VISIONING

PHASE 3  
EXPLORING ALTERNATIVES

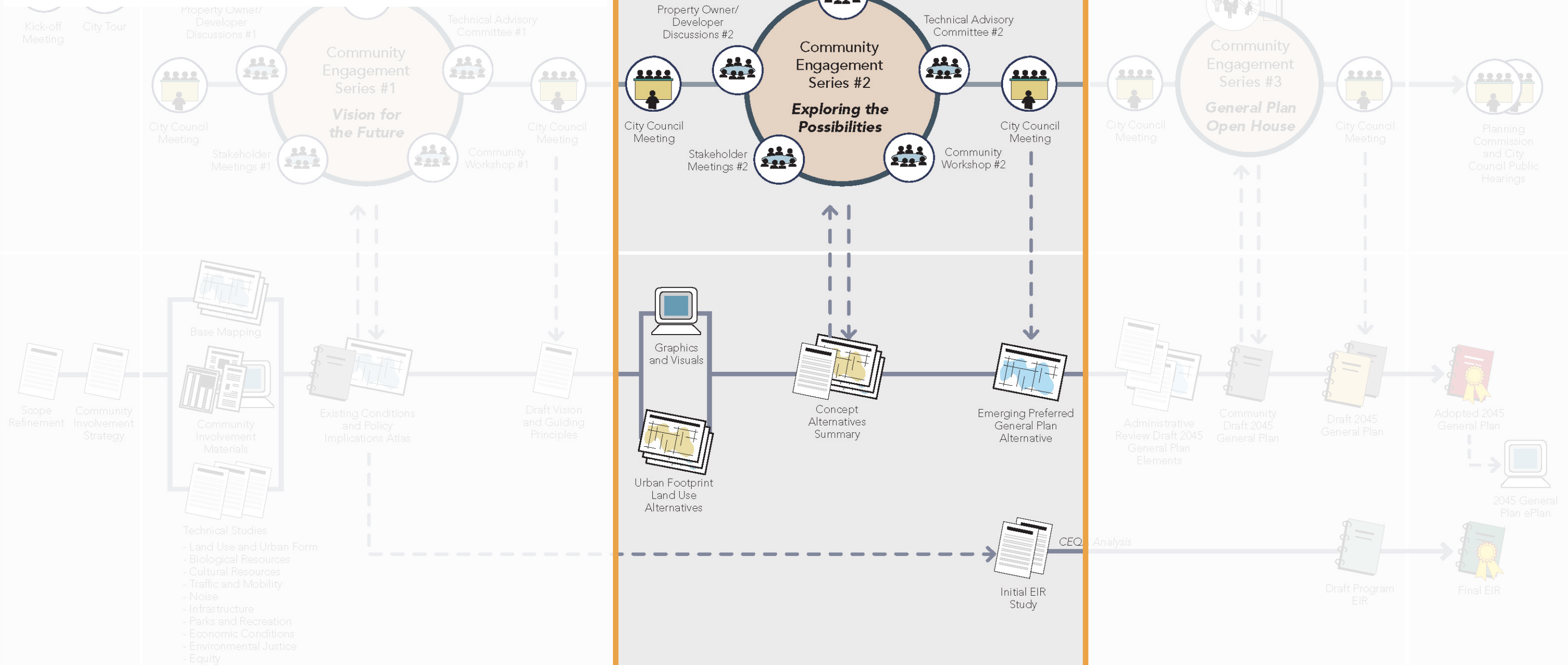
PHASE 4  
A PLAN FOR ATASCADERO 2045

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

SUMMER 2022 – SPRING 2023

SUMMER – FALL 2023

WINTER 2023 – SUMMER 2024

SPRING 2024



# PROJECT WEBSITE



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



SCHEDULE | EVENTS CALENDAR | CONTACT US | CITY OF ATASCADERO

Select Language ▼

Search for...

Q

ABOUT THE PLAN | KEY TOPICS | DOCUMENTS | SIGN UP FOR UPDATES

Latest News

SEE ALL

THANK YOU FOR YOUR INPUT!

Thank you to everyone who stopped by our tent at Cruisin' Weekend and Dancing in the Streets or engaged with us during Colony Days. Learning about your experiences and hearing your feedback is a crucial part of updating the City's General Plan.

WHAT'S YOUR BIG IDEA FOR ATASCADERO?

As we start to connect with Atascadero residents, we want to hear your big ideas for the future of our city! Share your vision for Atascadero by submitting this brief form.



Welcome

You represent the future of Atascadero. Join your neighbors and Atascadero businesses in sharing your big ideas for our city. From new homes and businesses to improved parks and traffic circulation, the General Plan Update will shape how our city might change over the next 20 years. We look forward to hearing from you!




Get Involved

LEARN MORE



Documents



LEARN MORE



Share Your Ideas

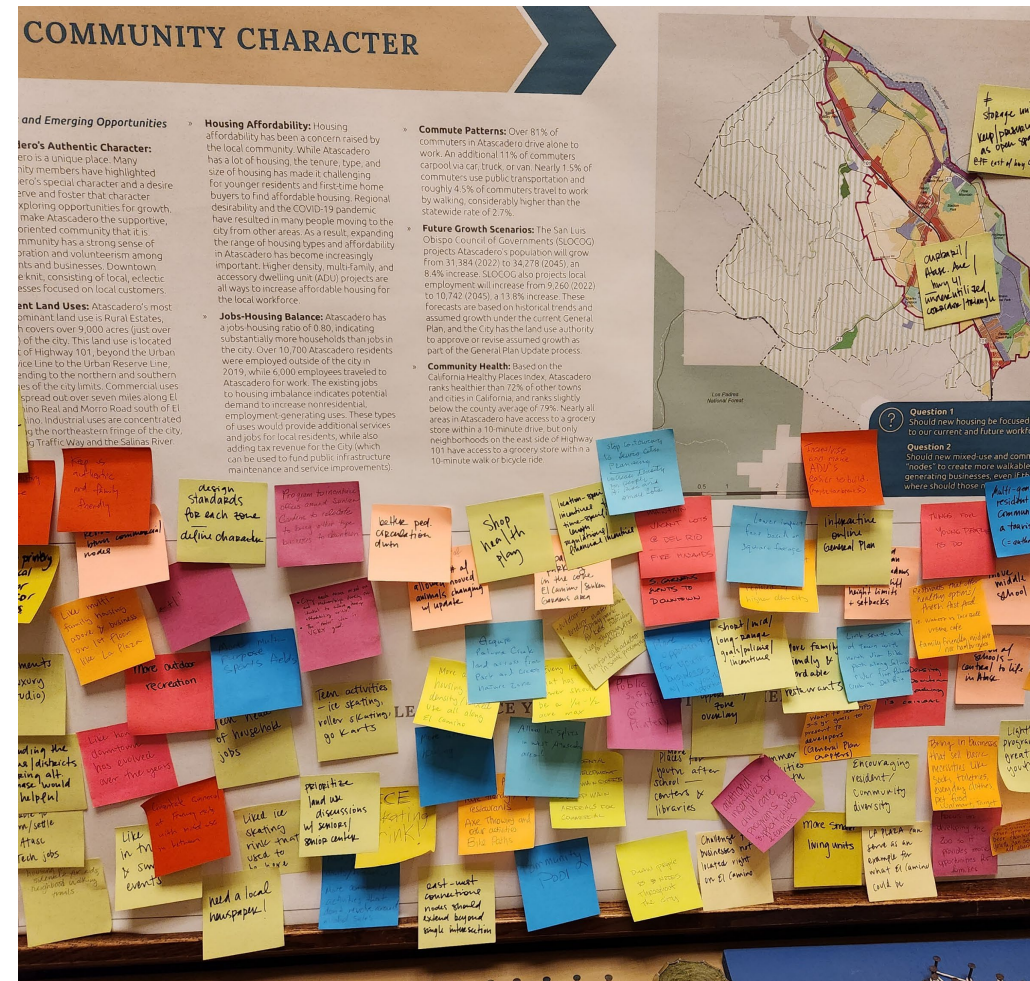
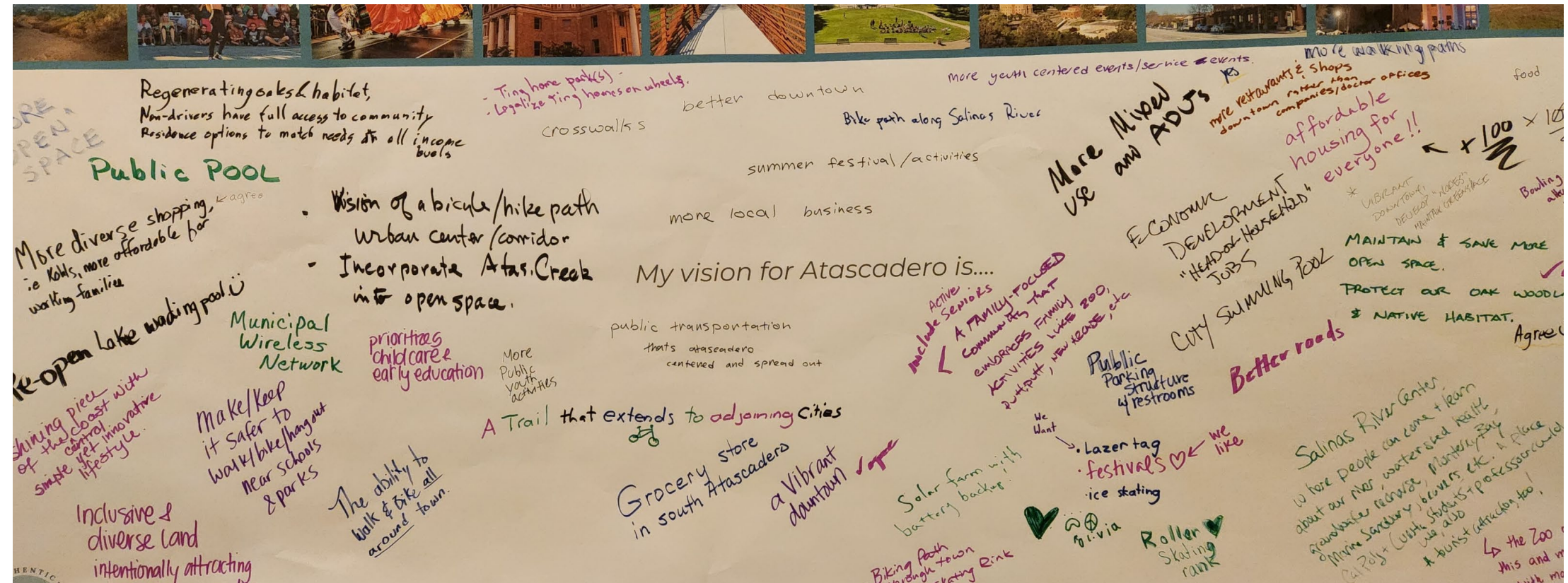
LEARN MORE

Privacy Policy | Accessibility | Contact Us





# ENGAGEMENT ACTIVITIES | Community Open Houses



## Open Houses

City Staff (Jan 25, 2023, 9:00am - 11:00am)

Business Community (Jan 25, 2023, 11:00am - 1:00pm)

General Public (Jan 25, 2023, 3:00pm - 7:00pm)

CBO and Community Groups (Jan 24, 2023, 12:00pm - 2:00pm)

Downtown Merchants (Jan 24, 2023, 2:00pm - 4:00pm)

Youth Night (Jan 24, 2023, 4:00pm - 6:00pm)

Latino Community (Jan 24, 2023, 6:00pm - 8:00pm)











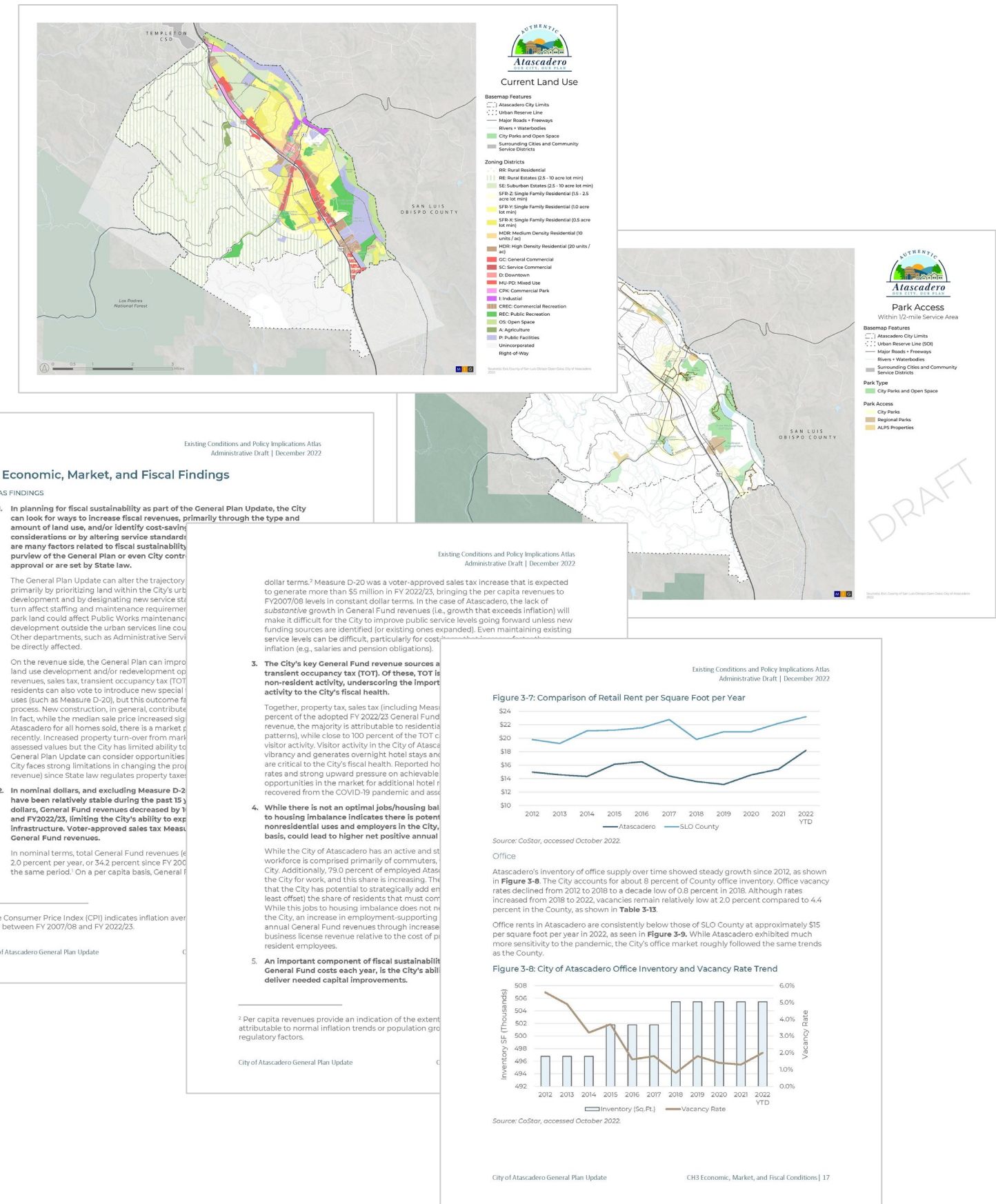
# PROJECT UPDATES | Existing Conditions Report

The Project Team has prepared a comprehensive existing conditions analysis organized by topic:

- Land Use and Community Form
- Economic, Market, and Fiscal Conditions
- Circulation and Mobility
- Biological Resources
- Cultural Resources
- Parks and Recreation
- Noise
- Infrastructure
- Community Health
- Vulnerability Assessment

AGPU Existing Conditions Reports available online at:

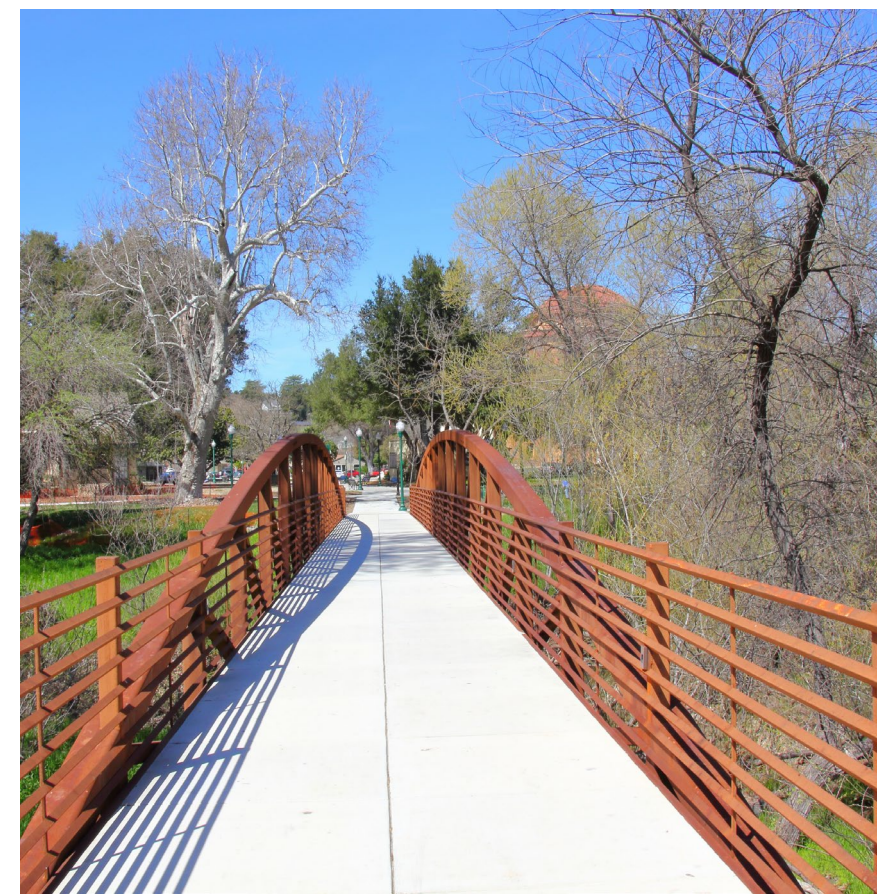
[www.Atascadero2045.org/documents](http://www.Atascadero2045.org/documents)





# TONIGHT'S DISCUSSION | Framing the General Plan Alternatives

- A. General Plan Vision and Guiding Principles
- B. Property Owner General Plan Land Use Change Requests
- C. General Plan Population and Employment Growth Projections
- D. Updated Land Use Designations (Placetypes)
- E. Focus Areas
- F. General Plan Update Alternatives Approach





## **A. General Plan Vision and Guiding Principles**



# A. VISION AND GUIDING PRINCIPLES

The Council **reviewed and provided direction** on the draft Vision and Guiding Principles at the May 9, 2023, meeting. Following that meeting, the Project Team incorporated Council feedback into a revised Vision and Guiding Principles.





## **B. Property Owner General Plan Land Use Change Requests**



## B. PROPERTY OWNER CHANGE REQUESTS

Since initiating the General Plan Update process in 2021, the City has **received 22 applications** from property owners and/or developers requesting General Plan Amendments.



## **C. General Plan Population and Employment Growth Projections**



# C. POPULATION AND GROWTH PROJECTIONS

	2022	2025	2030	2035	2040	2045	Net Growth (2022-2045)
Population	30,480	31,336	32,762	34,188	35,614	36,758	6,278
Dwelling Units	12,297	12,501	12,841	13,181	13,521	13,871	1,574
Employment – Low (jobs) <sup>1</sup>	10,398	10,485	10,630	10,775	10,920	11,064	666
Employment – Medium (jobs) <sup>1</sup>	10,398	10,552	10,809	11,066	11,322	11,579	1,181
Employment – High (jobs) <sup>1</sup>	10,398	10,655	11,084	11,513	11,942	12,371	1,973
Jobs/Housing Balance (jobs per dwelling unit)	0.85	0.84 - 0.85	0.83 - 0.86	0.82 - 0.87	0.81 - 0.88	0.80 - 0.89	(0.05) - 0.04

Source(s): JobsEQ 2022Q1; SLOCOG 2050 Regional Growth Forecast

**Note(s):**

<sup>1</sup> Projections use the 2022Q1 estimate from JobsEQ as the base number for 2022, consistent with the existing conditions report. Absolute job growth (i.e., the number of net new jobs) is based on the SLOCOG Low, Medium, and High projections for 2020 and 2045 and adjusted to reflect 2022 as the base year. EPS calculated the number of jobs in 2022 by evaluating the number of jobs projected for 2020 and 2025 and extrapolating, assuming level growth each year (as opposed to compound annual growth).



## **D. Updated Land Use Designations (Placetypes)**



## D. UPDATED LAND USES/PLACETYPES

The Project Team is developing an updated set of land use **“Placetypes.”** These Placetypes are similar to land use designations but also include **detail on the character** of the various types of uses, such as the scale, design quality, and relationship to the street.





## **E. Focus Areas**



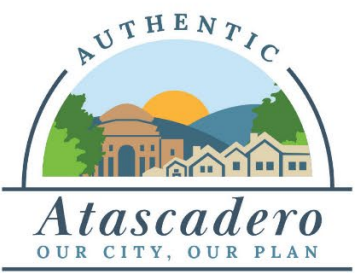
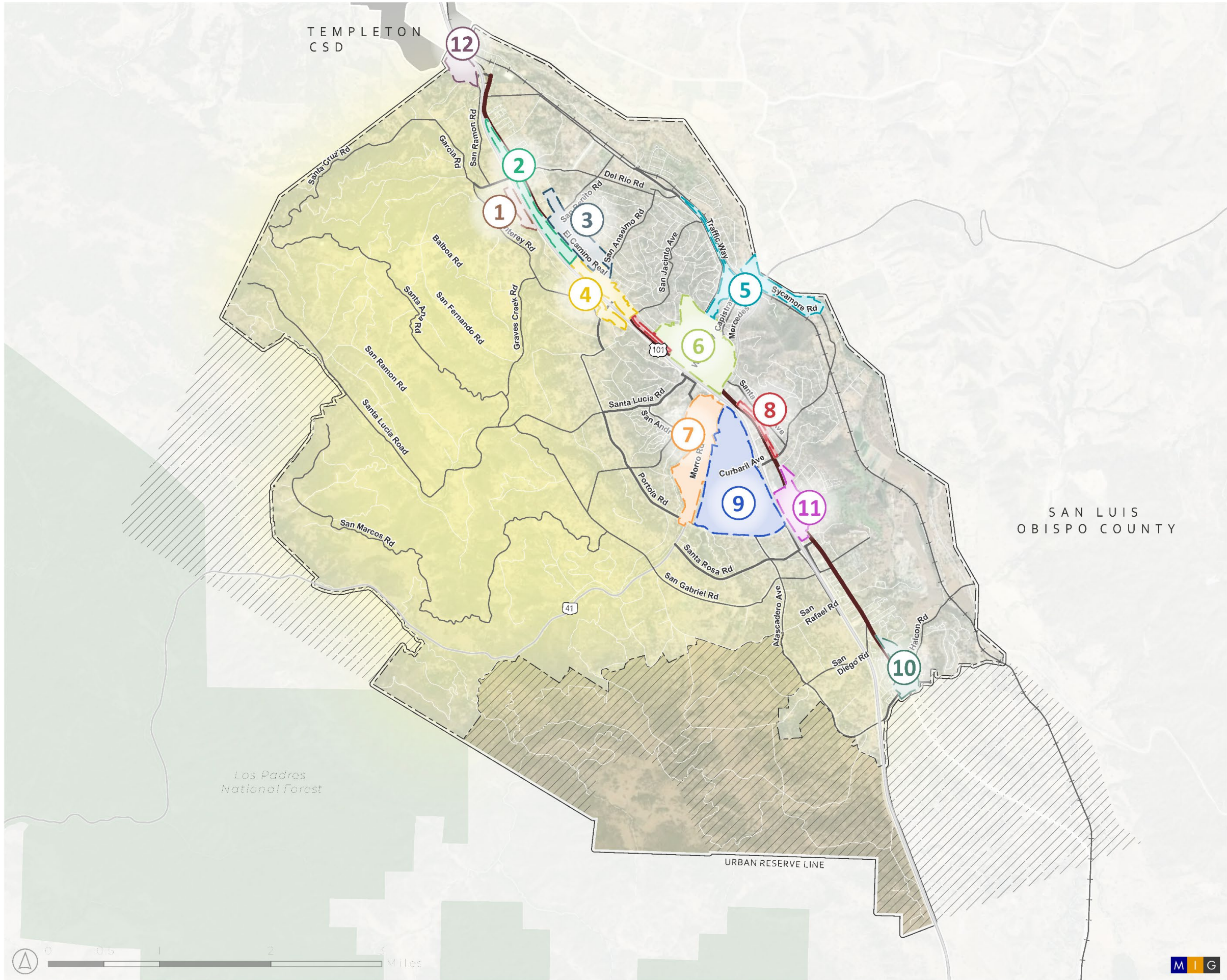
## E. FOCUS AREAS

The Project Team is developing a series of Focus Areas that will be the **primary opportunity areas** for the General Plan alternatives discussion 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.**







# Vision Framework Diagram

DRAFT - 08/22/2023

## LEGEND

- Atascadero City Limits
- Urban Reserve Line (Planning Area)
- Major Roads + Freeways
- Rivers + Waterbodies
- Rural Residential
- Sphere of Influence
- Unincorporated

## Focus Areas

- 1 Ramona Road (Public)
- 2 Del Rio
- 3 San Benito / El Camino Real
- 4 San Anselmo
- 5 Traffic Way / Sycamore Road (Industrial Zones)
- 6 Downtown / Residential
- 7 Morro Road
- 8 Infill Flex Zone
- 9 Triangle Neighborhood (Residential Infill)
- 10 South Gateway
- 11 South Atascadero Commercial
- 12 San Ramon

Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



## E. FOCUS AREAS

The Focus Areas were identified based on several factors:

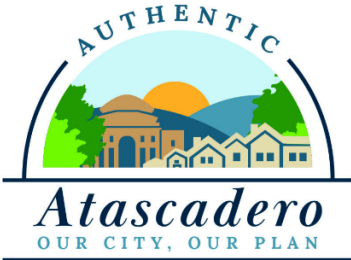
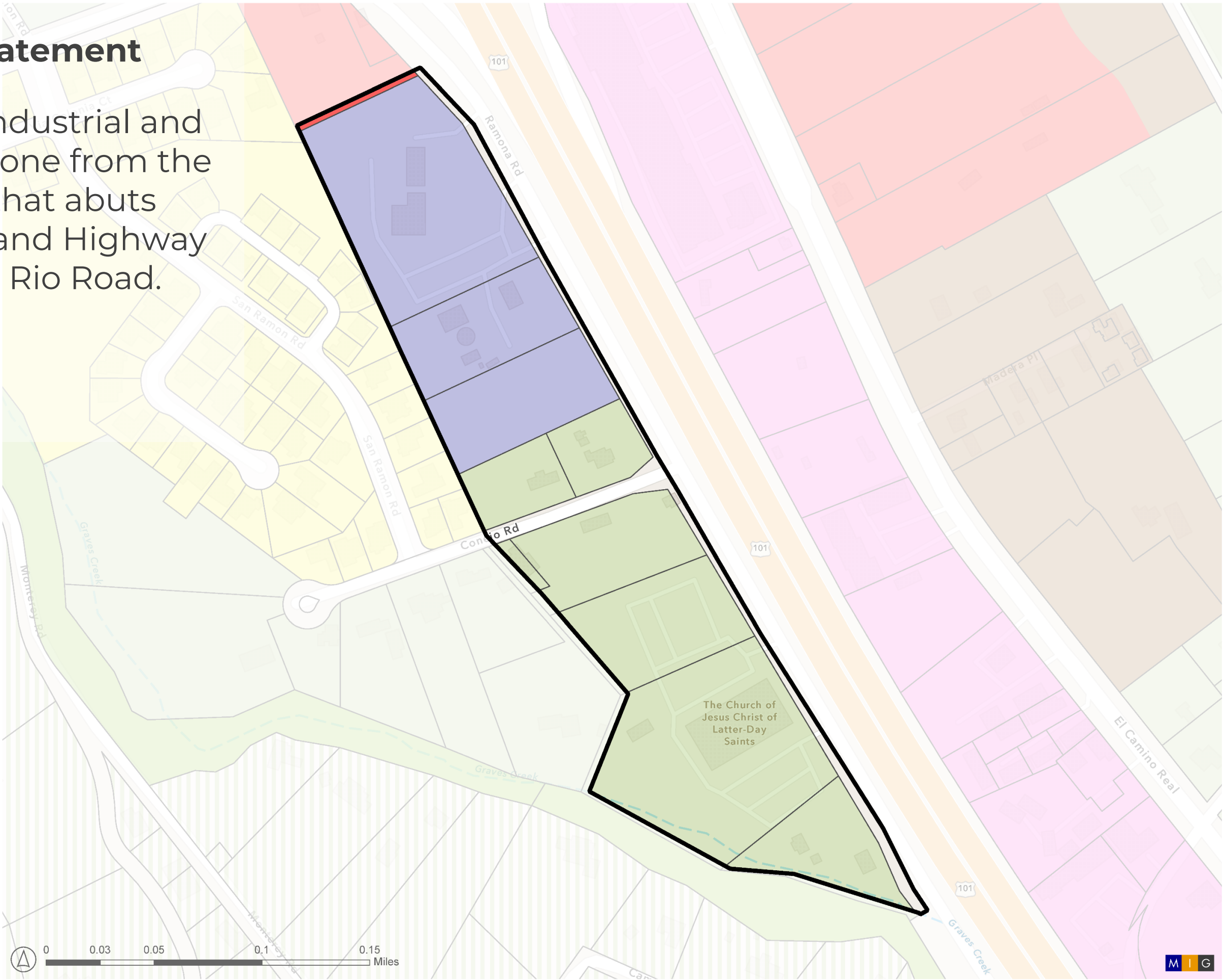
- Areas that **support the growth and community design objectives** outlined in the Vision Statement and Guiding Principles
- Areas **currently designated** for commercial, office, mixed use, or industrial uses
- Areas along major corridors and near Highway 101 that have **good access** to local and 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





# Draft Intent Statement

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



## Focus Area 1: Ramona Road (Public)

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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



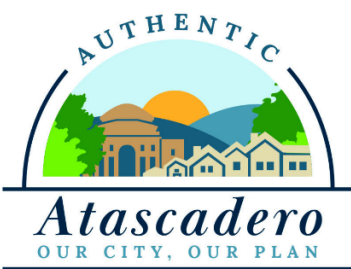
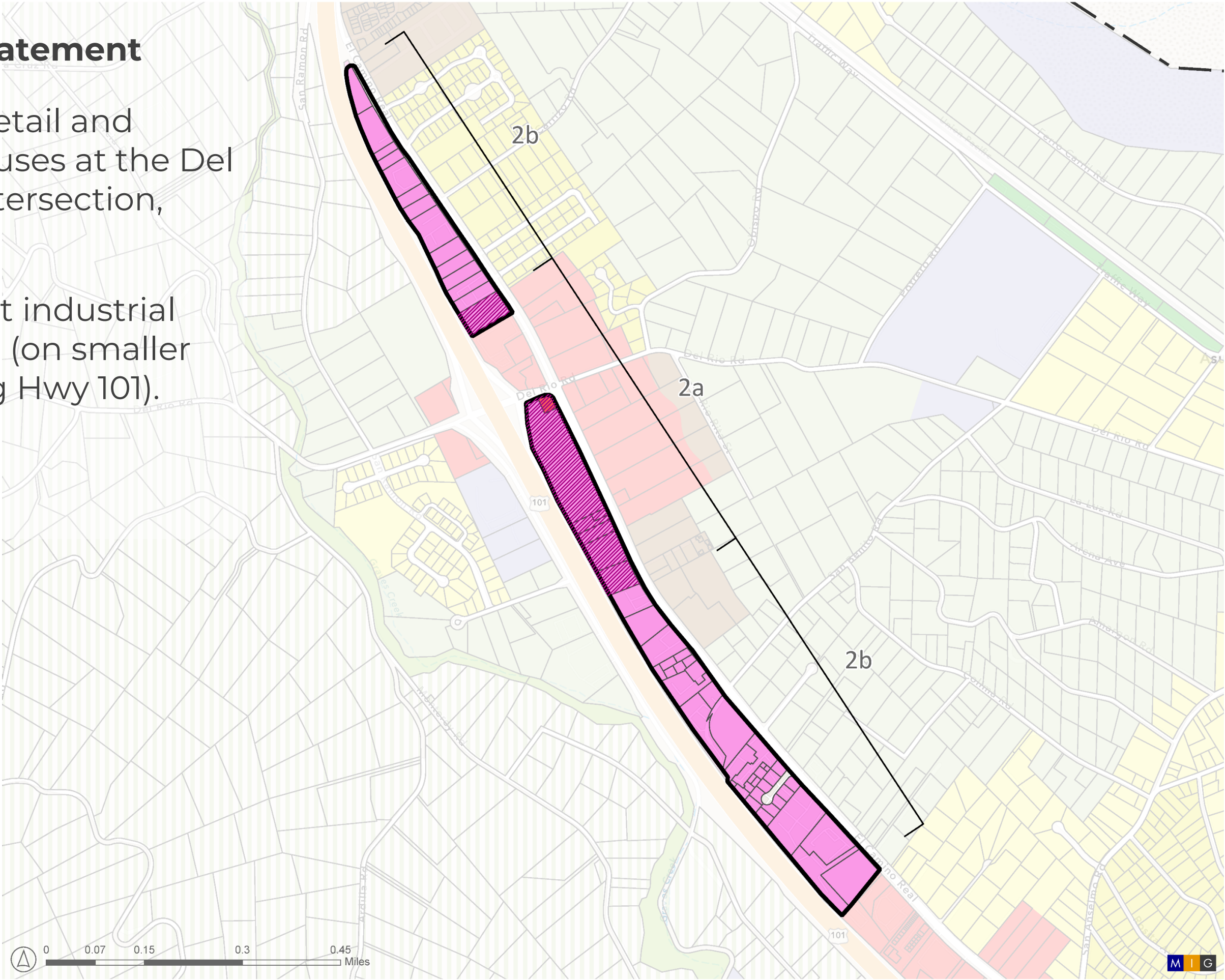
Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

2a. Designate retail and tourist serving uses at the Del Rio Rd / ECR intersection, and

2b. Expand light industrial uses along ECR (on smaller parcels fronting Hwy 101).



## Focus Area 2: Del Rio

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

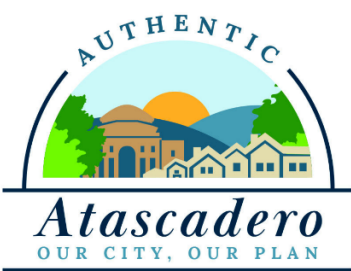
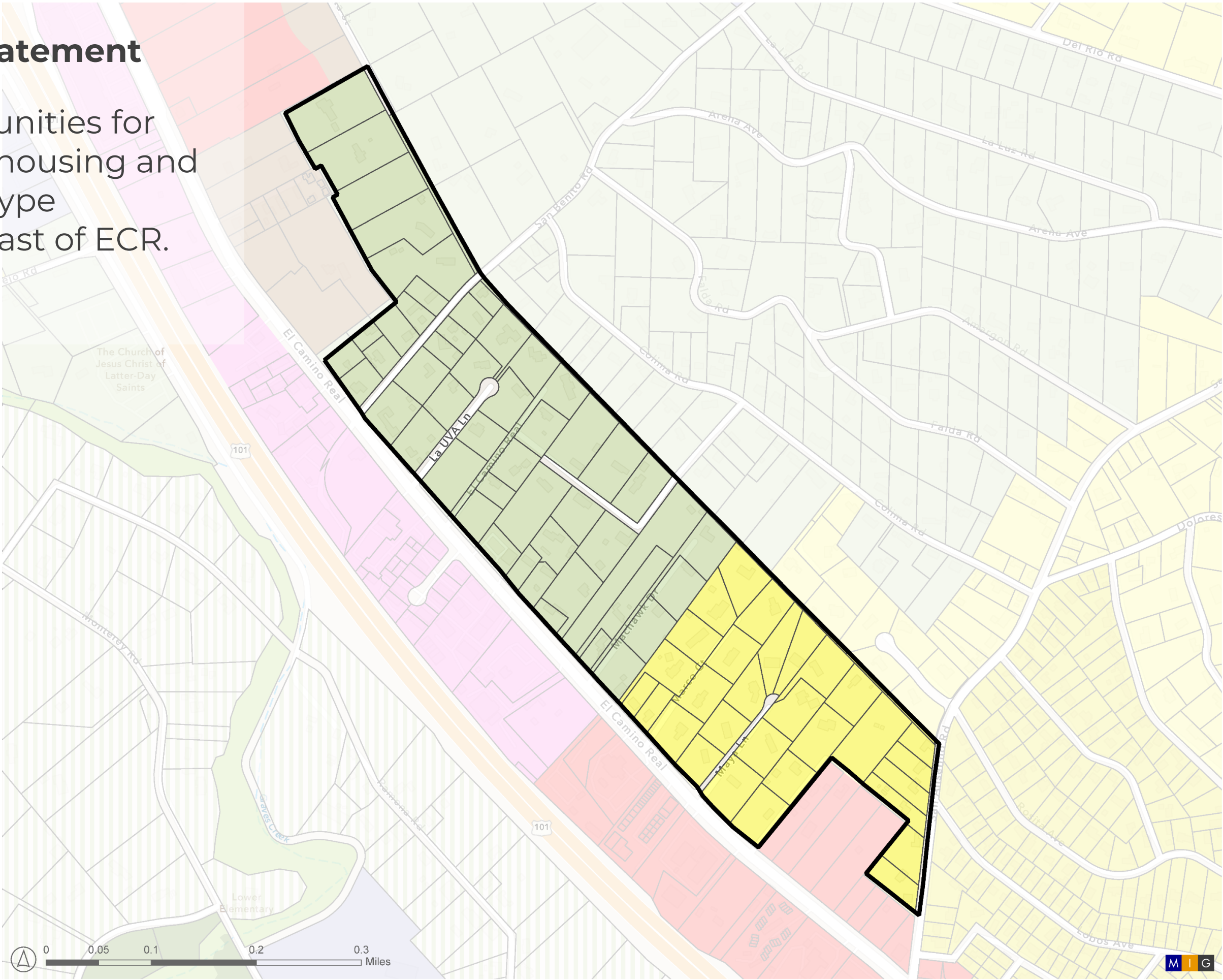


Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

Explore opportunities for higher density housing and cottage-court type development east of ECR.



## Focus Area 3: San Benito / El Camino Real

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

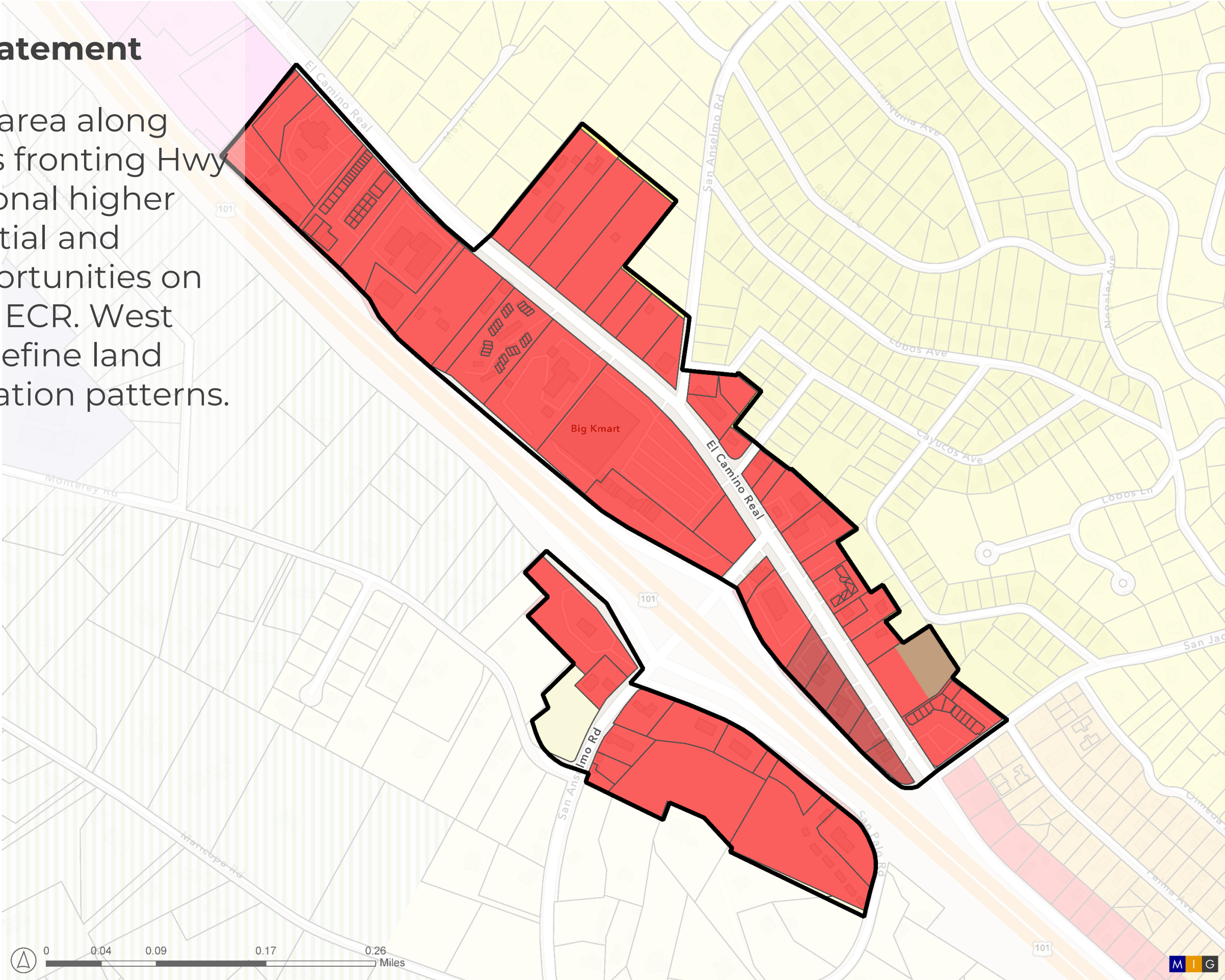


Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

Create an R&D area along ECR (on parcels fronting Hwy 101) with additional higher density residential and mixed-use opportunities on the east side of ECR. West side of the 101, refine land uses and circulation patterns.



## Focus Area 4: San Anselmo

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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



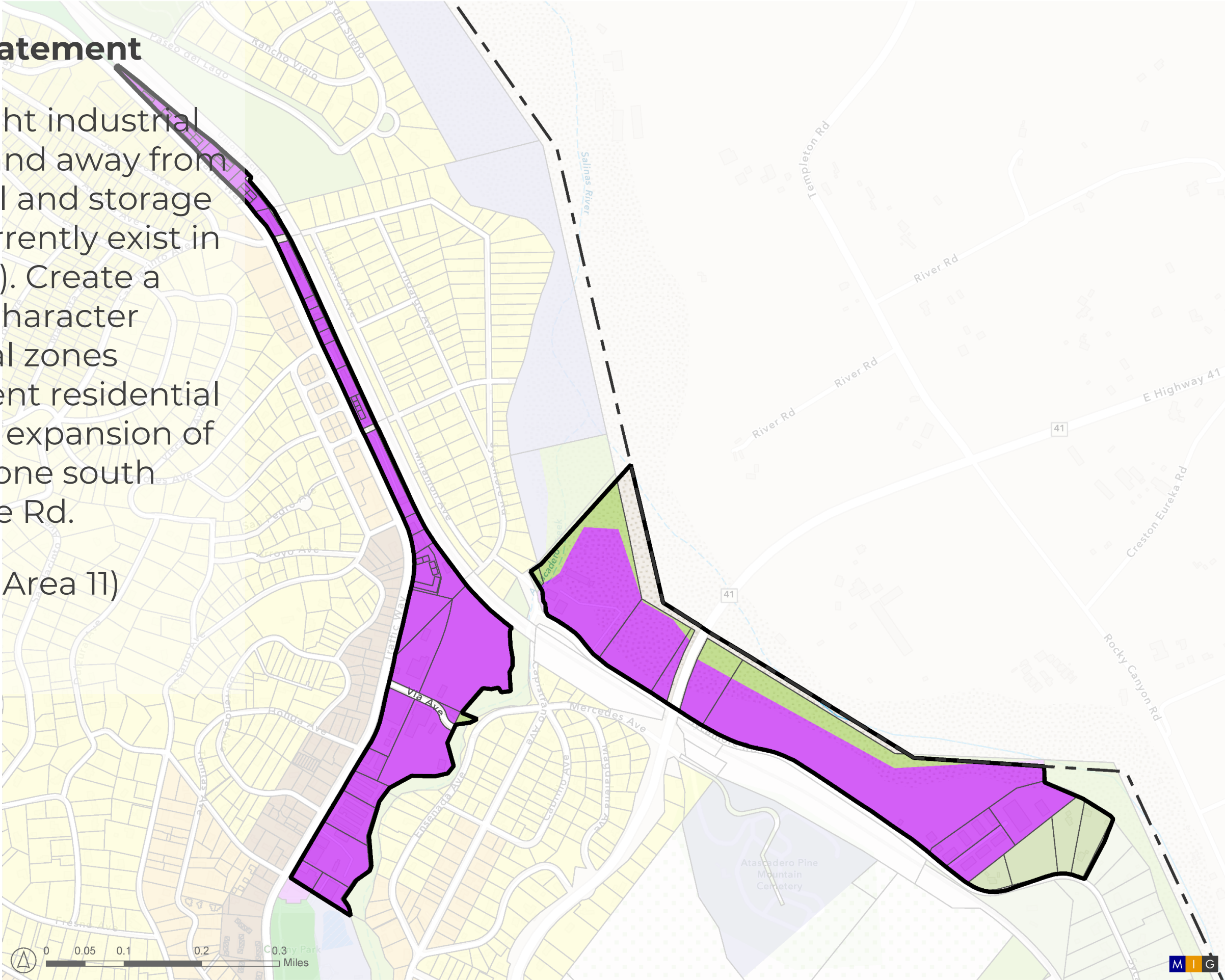
Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

Transition to light industrial and R&D uses and away from heavy industrial and storage uses (which currently exist in this Focus Area). Create a business park character where industrial zones consider adjacent residential areas. Consider expansion of the industrial zone south along Sycamore Rd.

(see also Focus Area 11)



## Focus Area 5: Traffic Way / Sycamore Road (Industrial Zones)

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

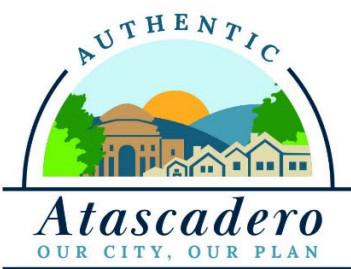
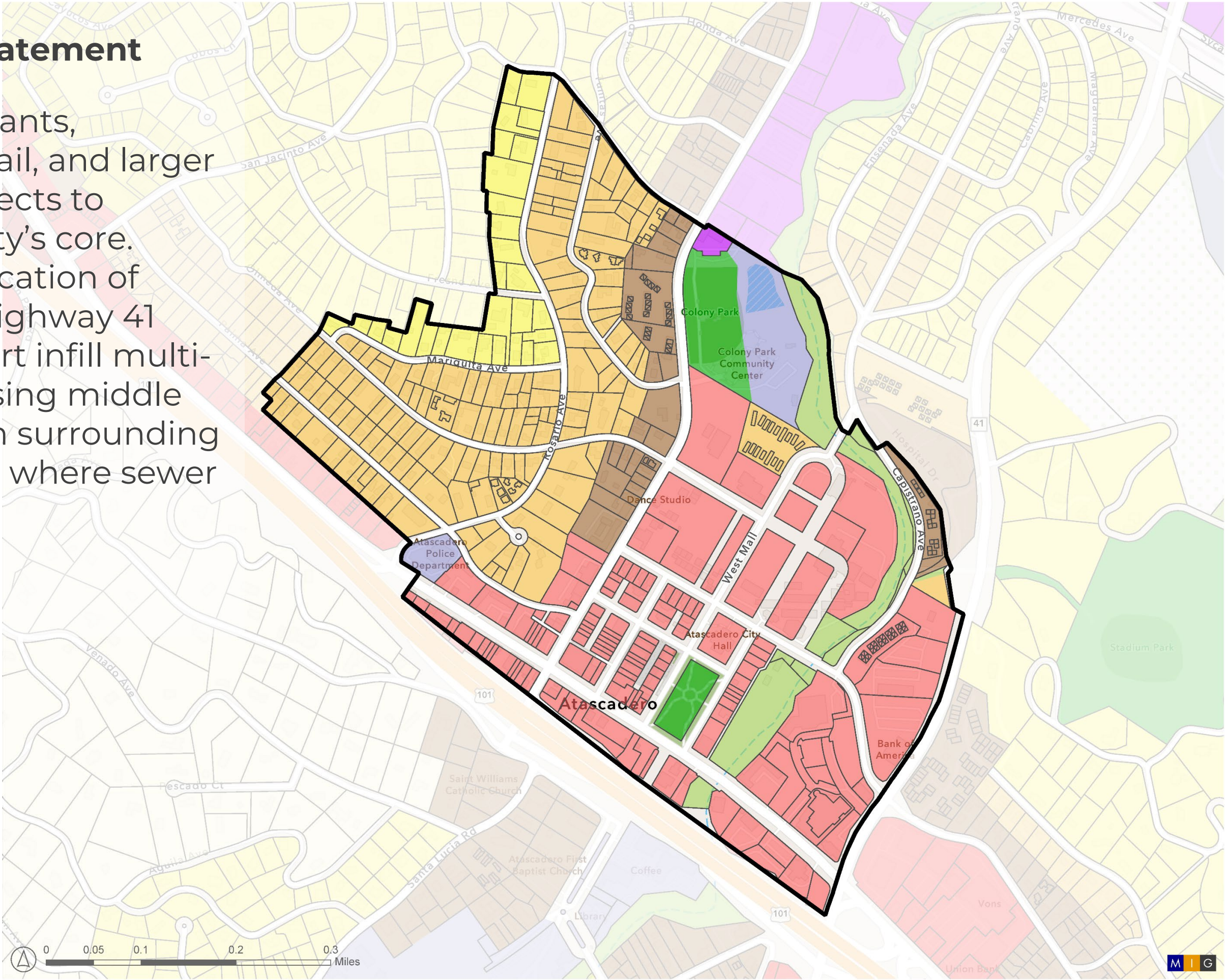


Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

Expand restaurants, community retail, and larger mixed-use projects to intensify the City’s core. Incentivize relocation of offices to the Highway 41 corridor. Support infill multi-family and missing middle development in surrounding neighborhoods where sewer is available.



## Focus Area 6: Downtown / Residential

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

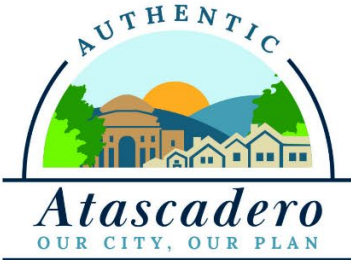
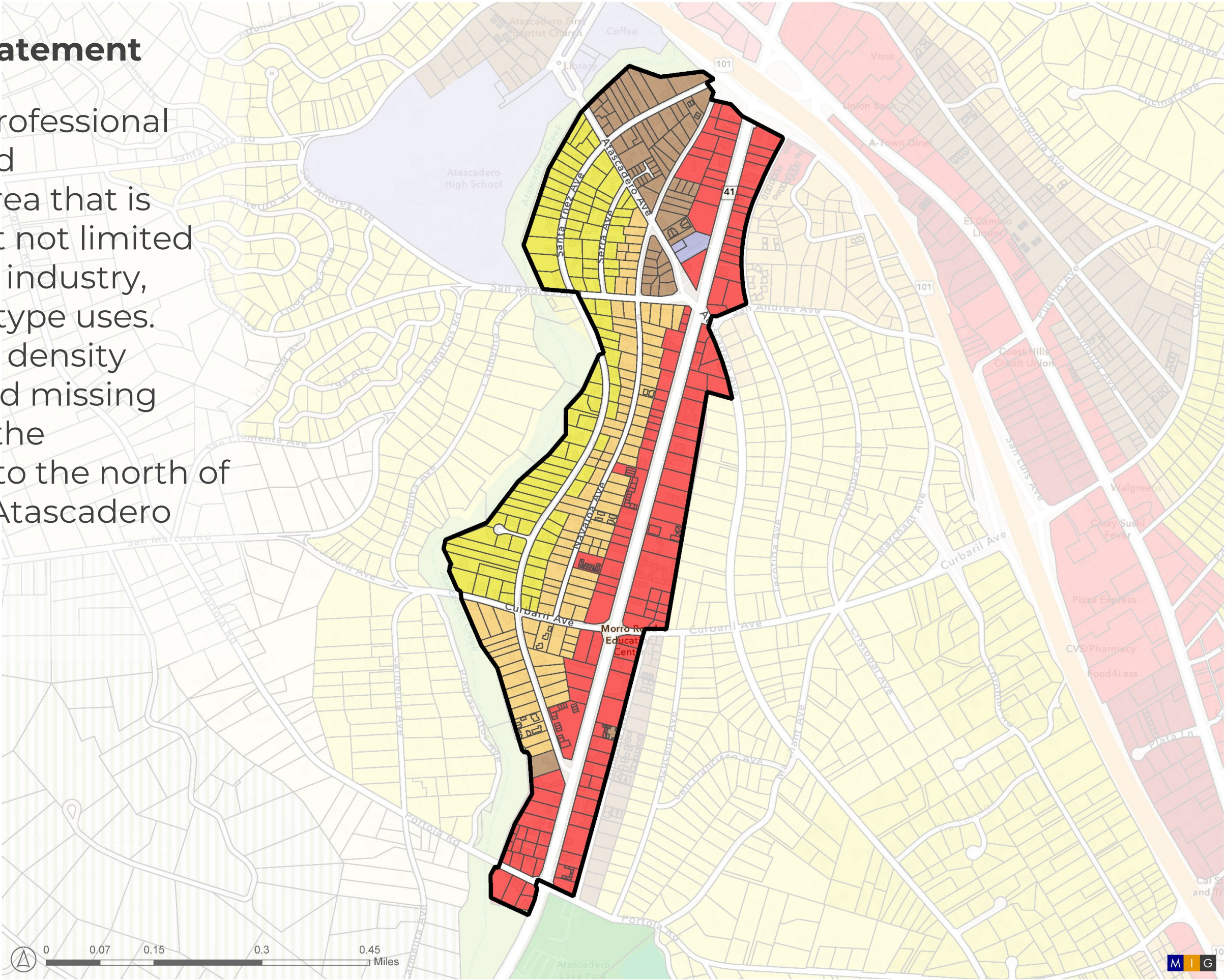


Source(s): Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

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



## Focus Area 7: Morro Road

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

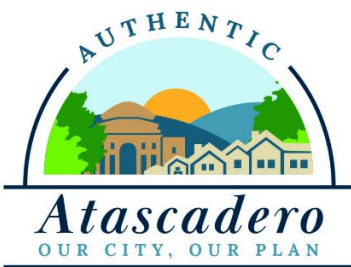
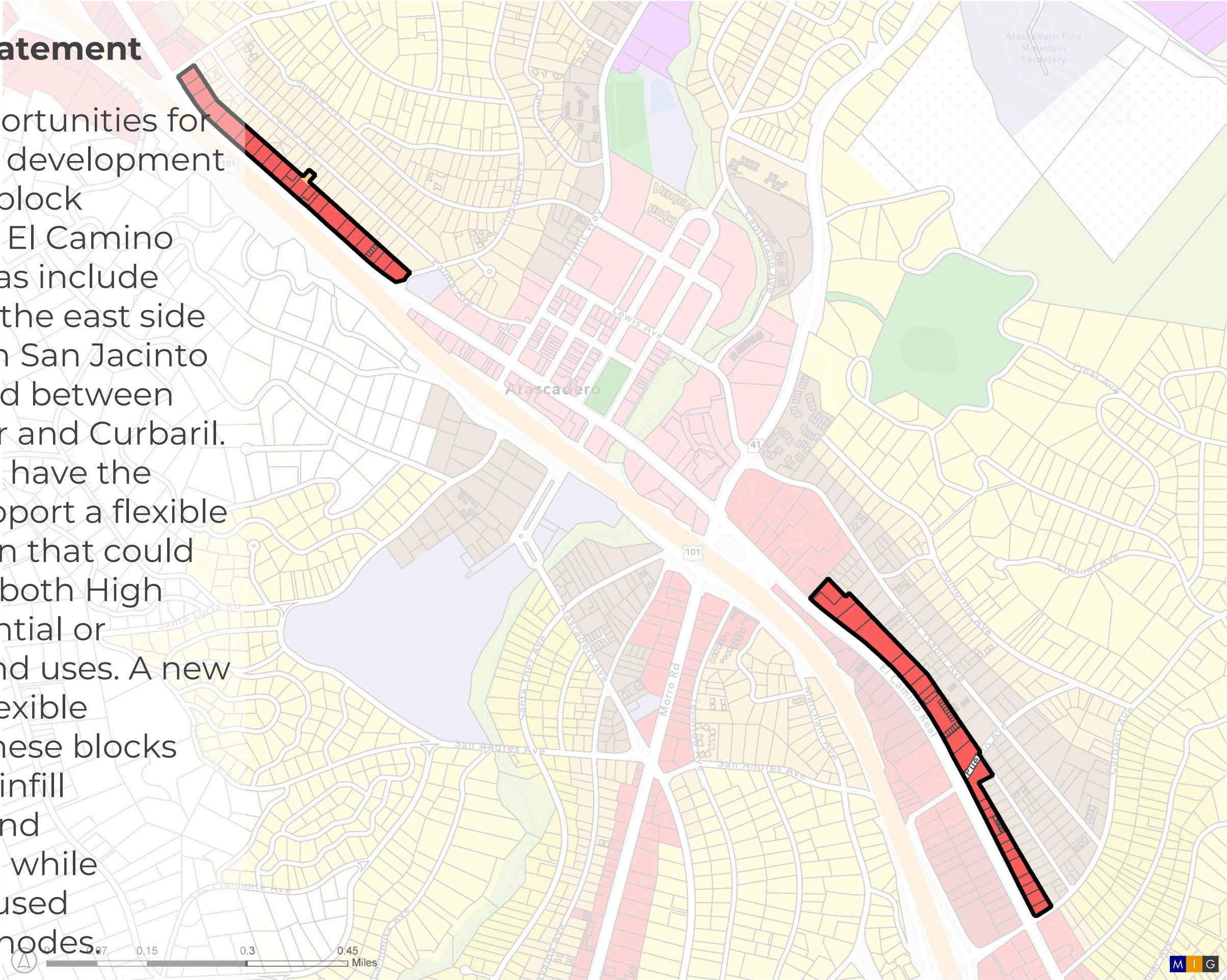


Source(s): Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



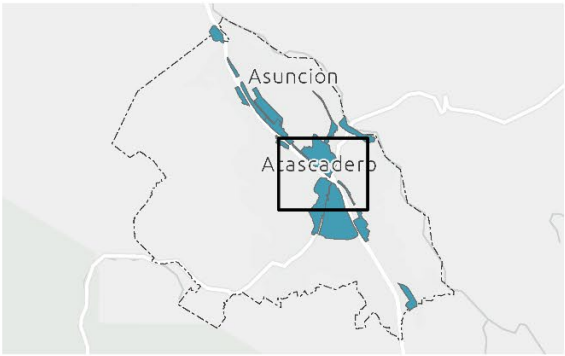
# Draft Intent Statement

Encourage opportunities for infill residential development at various mid-block locations along El Camino Real. Focus areas include shallow lots on the east side of ECR between San Jacinto and Rosario, and between the Vons center and Curbaril. These locations have the potential to support a flexible land use pattern that could accommodate both High Density Residential or Commercial land uses. A new mixed-use or flexible Placetype for these blocks could facilitate infill development and redevelopment while supporting focused commercial at nodes.



## Focus Area 8: Infill Flex Zone

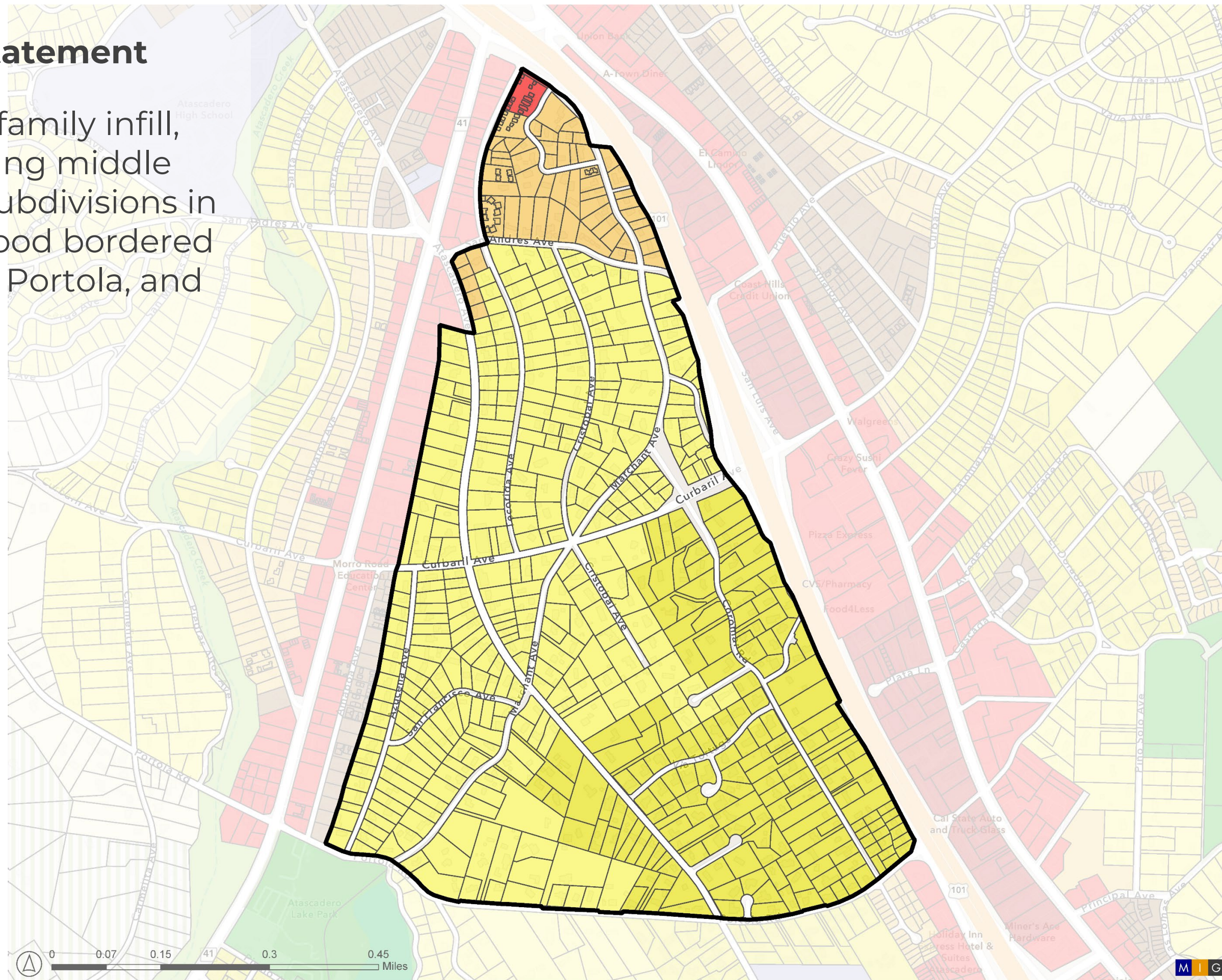
- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- RR: Rural Residential
  - RE: Rural Estates (2.5-10 ac lot)
  - SE: Suburban Estates (2.5-10 ac lot)
  - SFR-Z: Single Family Residential (1.5-2.5 ac lot)
  - SFR-Y: Single Family Residential (1.0 ac lot)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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, City of Atascadero 2023.



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



-  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)
-  SFR-X: Single Family Residential (0.5 ac lot)
-  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

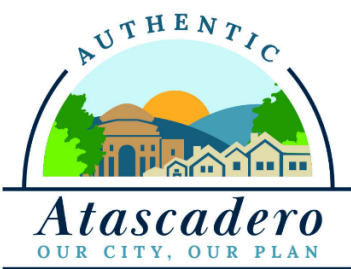
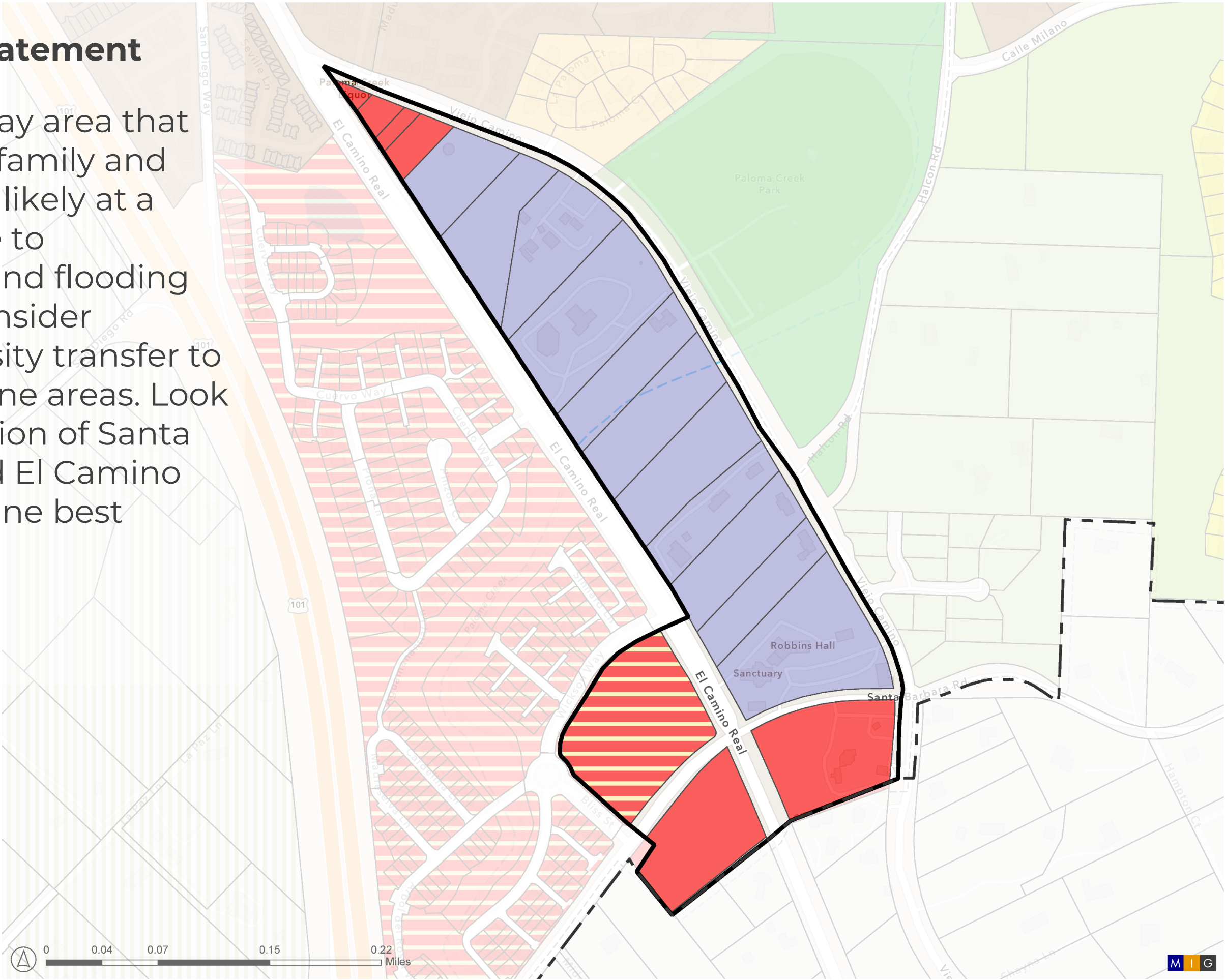


Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

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.



## Focus Area 10: South Gateway

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

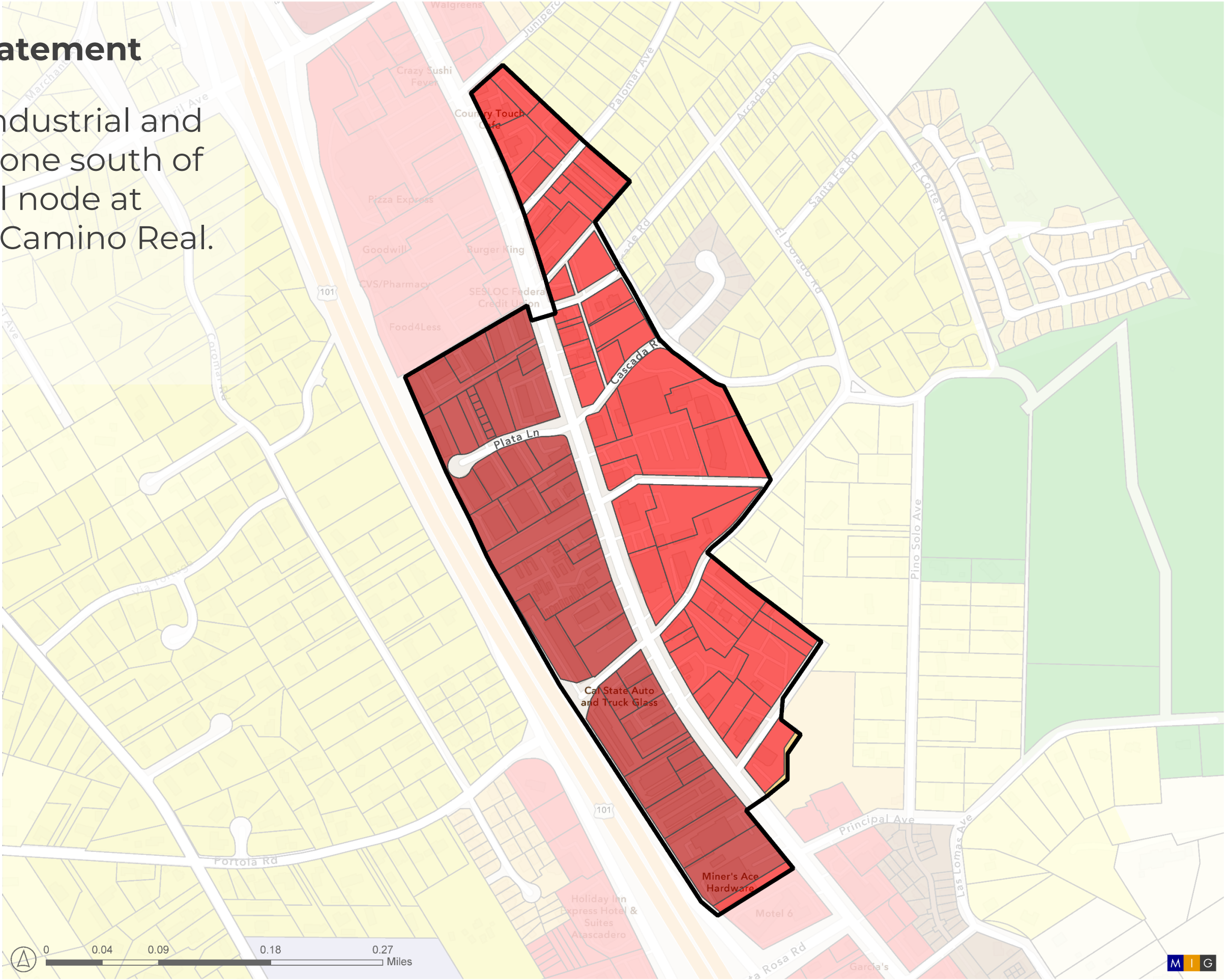


Source(s): Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

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



## Focus Area 11: South Atascadero Commercial

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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

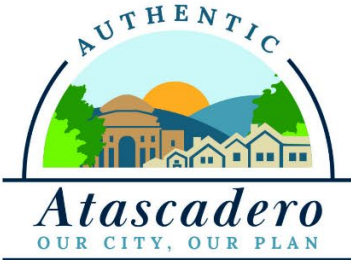
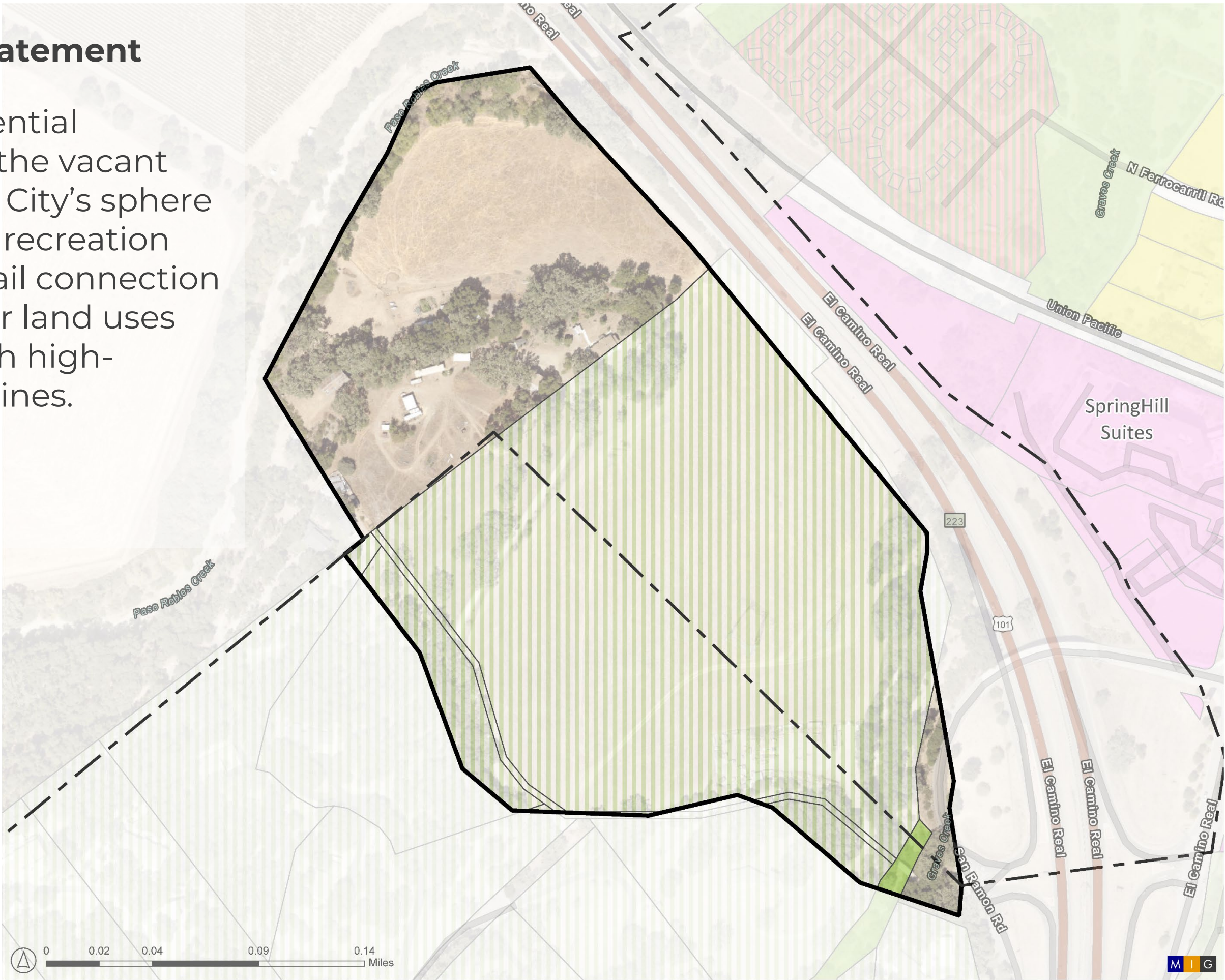


Source(s):  
Esri, US Census, County of San Luis Obispo Open Data, City of Atascadero 2023.



# Draft Intent Statement

Consider a potential annexation for the vacant land within the City’s sphere of influence for recreation and regional trail connection opportunities or land uses compatible with high-voltage power lines.



## Focus Area 12: San Ramon

- Basemap Features
- Atascadero City Limits
  - Focus Area
- Zoning Districts
- 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)
  - SFR-X: Single Family Residential (0.5 ac lot)
  - 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, City of Atascadero 2023.



# Next Steps



# Authentic Atascadero: 2045 General Plan Update

PROJECT SCHEDULE  
REVISION 001

PHASE 1  
GPU SCOPING

PHASE 2  
DISCOVERY AND VISIONING

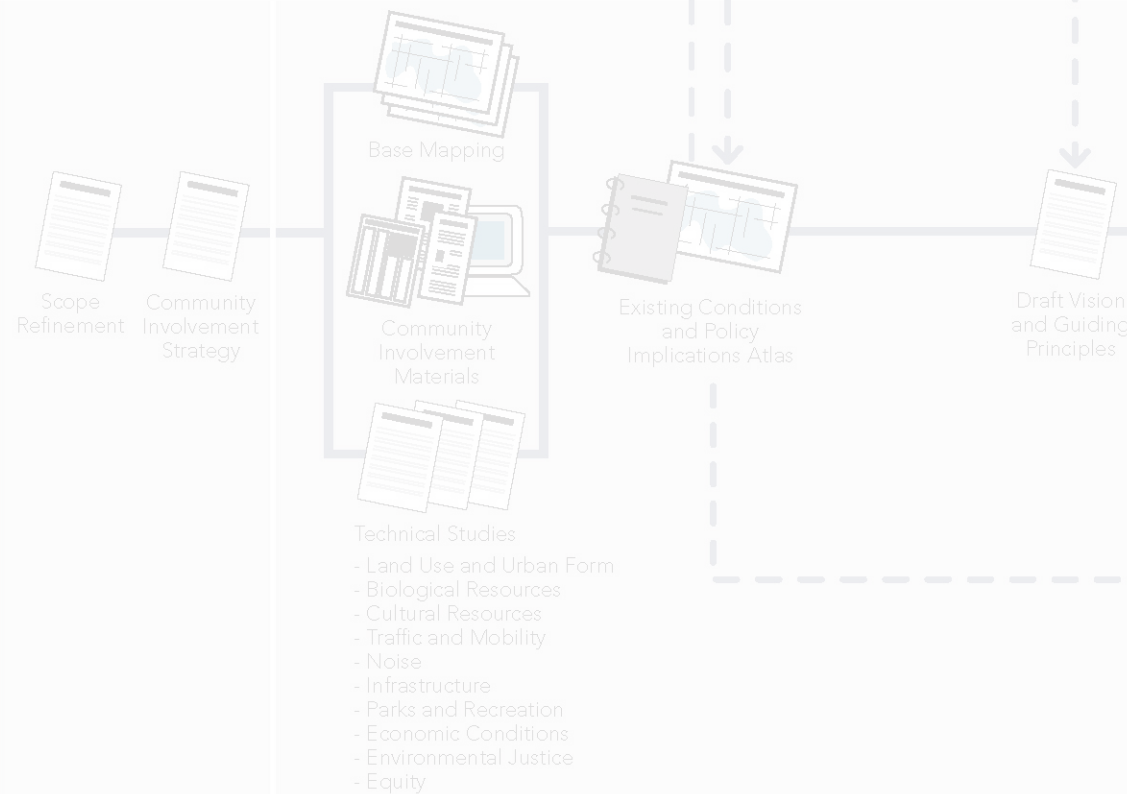
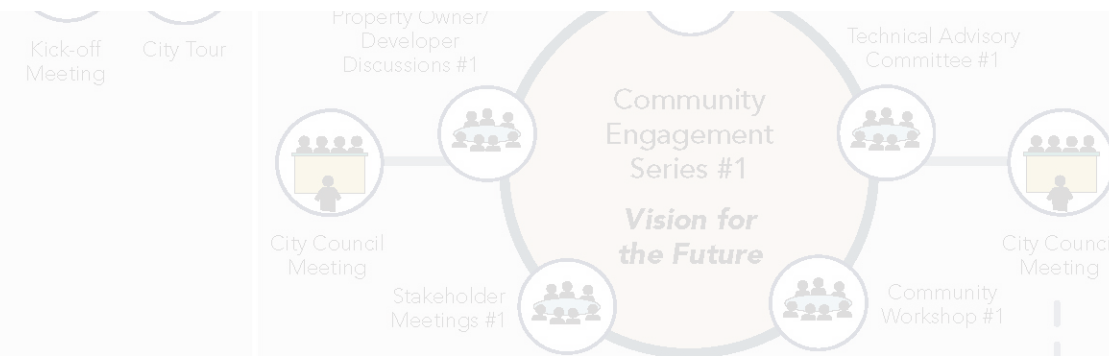
PHASE 3  
EXPLORING ALTERNATIVES

PHASE 4  
A PLAN FOR ATASCADERO 2045

PHASE 5  
CELEBRATE OUR FUTURE

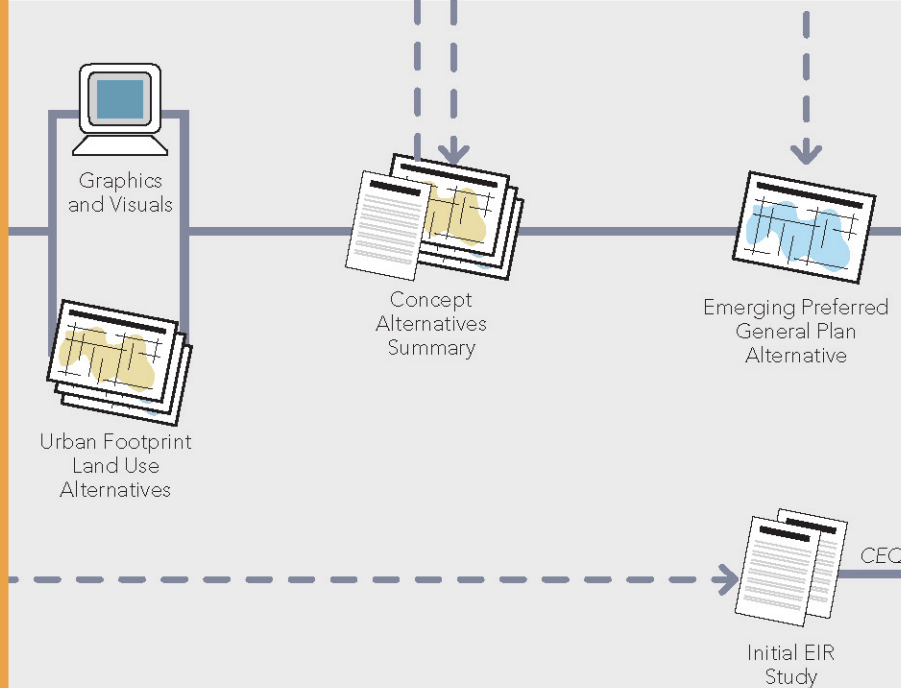
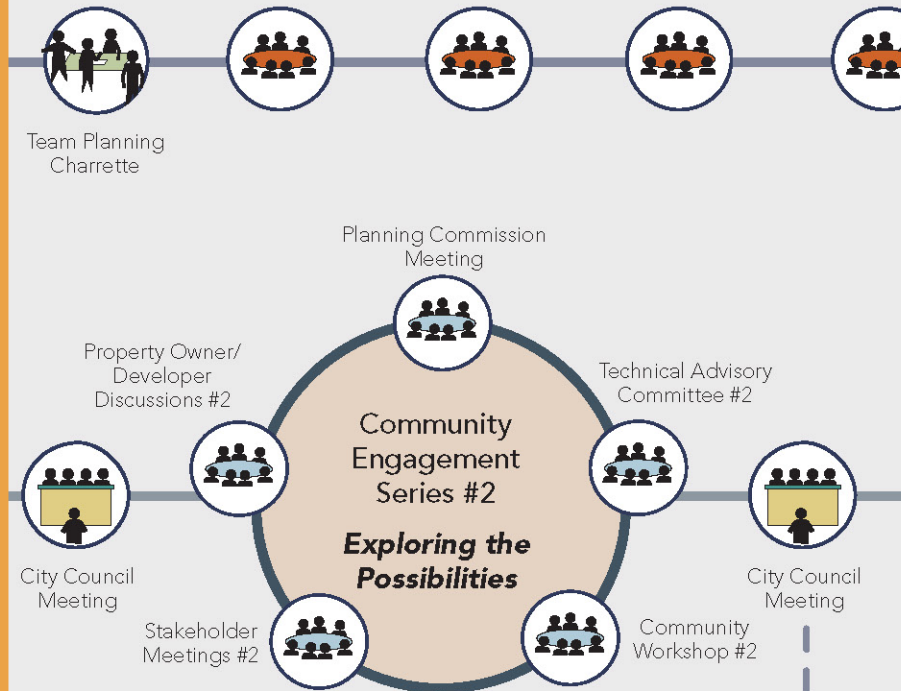
## We are currently in Phase 3: Exploring Alternatives

PUBLIC PARTICIPATION, STAKEHOLDER  
AND STAFF COORDINATION

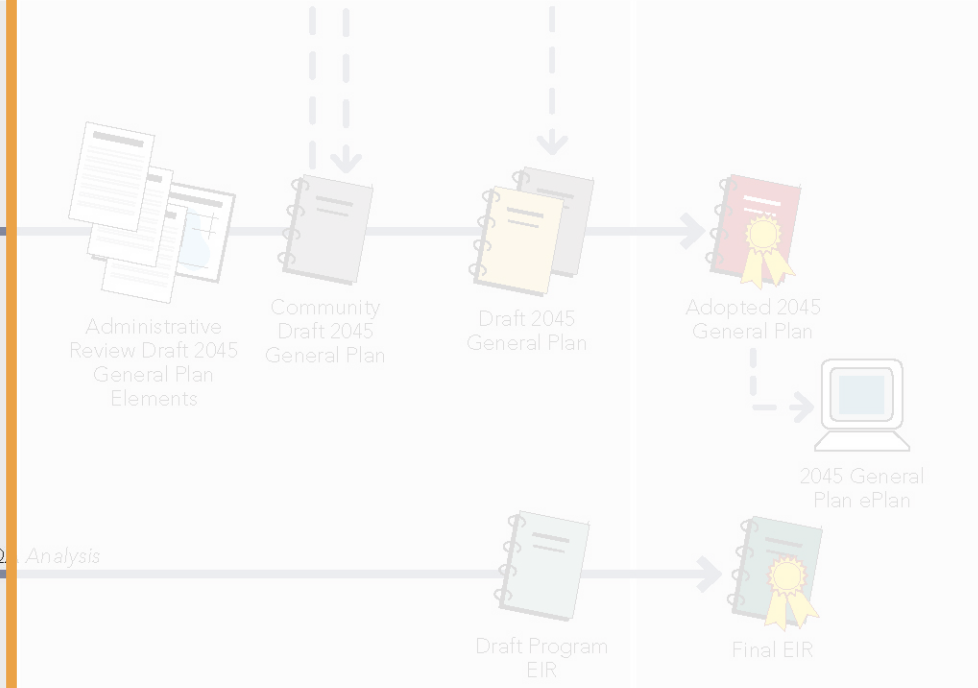
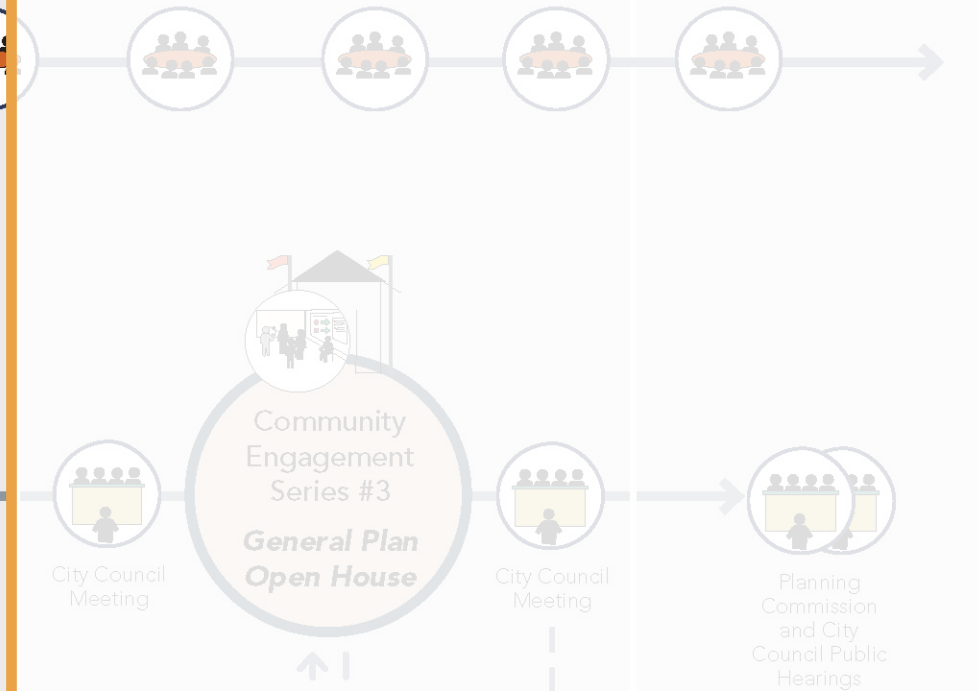


SPRING 2022

SUMMER 2022 – SPRING 2023



SUMMER – FALL 2023



WINTER 2023 – SUMMER 2024

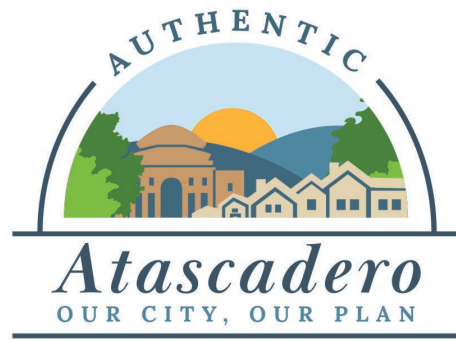
SPRING 2024



## **NEXT STEPS** | Phase 3 Schedule *(Summer – Fall 2023)*

- Concept Alternatives Summary
- Community Engagement Series #2
  - Staff Technical Advisory Committee (STAC) Meeting
  - Focus Group Meetings/Interviews
  - Property Owner/Developer Discussions
  - Community Workshop
  - Planning Commission Meeting
- City Council Study Session on the Preferred Alternative





# GENERAL PLAN ALTERNATIVES

City Council Special Meeting / August 30, 2023



# Extra Slides



## A. VISION AND GUIDING PRINCIPLES | Actions for City Council

1. Do the updated Vision and Guiding Principles reflect Council direction and are they **ready to be applied** to the General Plan Alternatives process?



## B. PROPERTY OWNER CHANGE REQUESTS | Actions for City Council

2. Provide direction on the type of amendments that should be **incorporated and evaluated during the Alternatives process**. If desired, the Council may choose to add, delete, or provide input on specific amendment requests. This action would not pre-approve any particular request; rather, it would mean the request(s) would be evaluated as part of the General Plan Alternatives analysis.



## C. PROJECTIONS | Actions for City Council

3. Provide input on draft population and employment growth projections.
4. Provide input on potential strategies to attract and support additional jobs that should be considered in the General Plan Update process, such as:
  - a. Supporting larger-scale development at commercial nodes; and
  - b. Refinement of commercial land-uses and zoning districts for underutilized areas to incentivize synergy and attraction of quality jobs centers.



## D. UPDATED LAND USE/PLACETYPES | Actions for City Council

5. Should the maximum density in the High-Density Multi-Family designation be increased from 24 du/ac to 30 du/ac (or higher) to allow for higher density projects?
6. Should we modify the intent of or eliminate the Neighborhood Commercial zoning designation?
7. Should we create an additional multi-family zoning district to refine transition zones?
9. Should we refine the industrial and service designations (I, IP, CS, CPK) so that we maximize our infill development and head of household job potential?
  - a. Consider the reduction of outdoor storage uses in the industrial zone to focus on industrial and business park development.
  - b. Refine the list of uses within these zones to create more clearly defined places.
  - c. Consider expanding the Sycamore Industrial Zone to the south.



## E. FOCUS AREAS | Actions for City Council

8. Provide input on Focus Area boundaries. Input areas may be modified, added to or deleted.
10. What factors should be considered when determining the best land use for the City's two Public Designated areas that are in private ownership (South Atascadero, Ramona Road). Factors such as slope, environmental constraints, adjacent land uses, freeway visibility, potential economic development opportunities can be considered.
11. Provide input on the two mid-block areas (Focus Area 8) and whether a new land use district, or expanded role of the existing Mixed-Use designation, that allows for both residential and commercial projects could be utilized.



## 2045 General Plan Vision Statement

Atascadero is a complete city that provides opportunities for all residents and business owners to thrive. Our community-focused culture pursues investments that create a diversity of housing and business types, support all types of mobility, ensure access to nature, and preserve environmental resources. Collective community actions improve conditions for current and future generations.

## Guiding Principles

The following Guiding Principles are rooted in community voices. They will both guide crafting the 2045 General Plan and provide a decision-making lens for City officials, staff, and decision-makers implementing the Plan.

- Respect and maintain Atascadero's character-defining qualities as the community evolves.
- 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.
- Invest in a vibrant downtown core that serves the needs of local businesses and residents, while providing a quality experience for visitors.
- Create vibrant public spaces that encourage community connections, from daily gatherings to larger events.
- Promote synergistic commercial and residential uses along El Camino Real to support long-term viability.
- Target growth to serve community needs and enhance the quality of life.
- 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.
- Improve and expand City parks, trails, and facilities to provide for a variety of recreation experiences.
- Increase access to and between local and regional major destinations and recreation opportunities.
- Preserve and protect Atascadero's natural, historic, and cultural landscape and resources.
- Prioritize safe circulation and access for all modes of transportation.
- Provide safe, convenient, and comfortable connections for people of all abilities and in different stages of life.
- Maintain and enhance efficient and sustainable infrastructure systems.
- Provide all neighborhoods and business districts with adequate and equal access to public services and emergency response.
- Plan and prepare for community safety from evolving climate threats, natural, and human-caused hazards.



Address	Applicant	Current Designation	Requested Designation	Inside USL	Sewer?	Other Factors
3105 El Camino Real	Knoph	Residential Suburban	RMF or Mixed-Use	Yes	Yes	
5655 Capistrano Ave	Knoph	Medium Density Multi-Family	High-Density Multi-Family	Yes	Yes	Slope
2425 El Camino Real	Cal Coastal	Residential Suburban	High Density Multi-Family	Yes	Possible with Extension (anticipated with Del Rio Specific Plan)	Road and sewer extension through Del Rio Ranch needed
11450 Viejo Camino Viejo / Camino 11505 El Camino Real	Newton	Public	High Density Multi-Family	Yes	Yes	Flood Plain
2400 Ramona Rd	Cagnina / Finnocchiaro	Public	Commercial	Yes	Possible with Extension	
10080 Atascadero Ave	Cleveland	Residential Suburban	½ acre lot Single-Family	No	Yes	At the edge of the USL
5205 Carrizo	Hawkins	Residential Suburban	½ acre lot Single-Family	Yes	Possible with Extension	
5255 Carrizo	Hawkins	Residential Suburban	½ acre lot Single-Family	Yes	Possible with Extension	
3995 Monterey Rd @ San Anselmo	Hawkins	1.5-2.5 acre Single-Family	Commercial	Yes	Yes	Slope
8559 Santa Rosa	Armet	1 acre Single-Family	½ acre lot Single-Family	Yes	Yes	
8496 Santa Rosa	Villa	1 acre Single-Family	Increased density	Yes	Yes	
8011-8045 Curbaril	Zappas	Commercial	High density Multi-Family	Yes	Yes	
7900 Portola	Jenne	Commercial	Residential	Yes	Yes	Portion in Flood Plain
3200 Silla Rd	Trupe	Residential Suburban	Increased residential density	Yes	Possible with Extension	
9900 Santa Lucia	Stark / Armstrong	Residential Suburban	1.5-2.5 acre Single-Family	No	No	Historic Property
5705 Olmeda	Family Care Network	Medium Density Multi-Family	High Density Multi-Family	Yes	Yes	
9040-9050 Ramage Dr	Gouff / Sedley	1.5-2.5 acre Single-Family	½ or 1 acre lot Single-Family	Yes	No	
2555 El Camino Real	Laughlin	Residential Suburban	High Density Multi-Family	Yes	Possible with Extension (anticipated	Road and sewer extension through



# UPDATED LAND USES/PLACETYPES | Overview

- Combining the Rural Residential, Rural Estates, and Suburban Estates designations into a one new single Rural Residential designation for residential properties in the rural areas.
- Removing the Commercial Recreation designation (maintain an Open Space and/or Parks designation).
- Changing “Medium” Density Residential (10 units per acre) to “Lower” Density multi-family Residential, to serve as a transition zone between single-family neighborhoods and higher-density residential/commercial/mixed use.
- Adding a new Medium Density Multi-Family Residential designation to allow for maximum 16 to 18 du/ac development and provide greater layer of transition.
- Increasing the maximum density in Downtown from 20 to 24 du/ac to match the General Commercial, and High-Density Residential designations.
- Increasing density in the High-Density Residential Multi-Family zone to 30 units per acre.
- Refining the Industrial and Industrial Park Zone to prioritize job and economic development supporting land uses while reducing outdoor storage and underutilization.



Land Use Designation (Placetype)	Maximum Density	Average Floor Area Ratio (FAR)	Minimum Lot Size	Acres (ac)	Projected Dwelling Units (du)	Projected 2045 Population (PP)*
Rural Residential	0.1 - 0.4 unit/acre gross***	-	2.5 -10 ac	9,340.4 ac	3,634 du	9,630 pp
SFR-Z	1.0 unit/acre gross***	-	1.5 - 2.5 ac	655.2 ac	652 du	1,728 pp
SFR-Y	2.0 units/acre gross	-	1.0 ac	1,579.5 ac	2,831du	7,503pp
SFR-X	4.0 units/acre net**	-	0.5 ac	472.7 ac	1,380 du	3,658 pp
LDR	10 units/acre net	-	0.5 ac	217.1 ac	1,116 du	2,958 pp
MDR	16 - 18 units/acre net	-	0.5 ac	-	-	-
HDR	24 units/acre net (minimum 20 units/acre net)	-	0.5 ac	303.0 ac	3,801du	10,070 pp
GC	24 units/acre net	0.3 FAR	-	292.1 ac	194 du	514 pp
SC		0.4 FAR	-	41.8 ac	-	-
D	24 units/acre net	3.0 FAR	-	62.3 ac	55 du	146 pp
MU	24 units/acre net	0.3 FAR	-	66.6 ac	208 du	551 pp
CPK		0.4 FAR	-	82.9 ac	-	-
CREC	10 units/acre net	0.1 FAR	-	6.7 ac	-	-
IND		0.4 FAR	-	65.2 ac	-	-
AG	0.1 - 0.4 units/acre gross***	-	2.5 - 10 ac	43.9 ac	-	-
REC	-	-	-	501.7 ac	-	-
PUB	-	0.4 FAR	-	1,174.3 ac	-	-
OS	-	-	-	277.4 ac	-	-
Total (2045)	-	-	-	15,182.6 ac	13,871 du	36,758
Total (2022)				15,182.6 ac	12,297	30,480
Difference				-	+1,574	+ 6,278

**Notes:**

“Net” shall mean minimum lot size exclusive of private or publicly owned abutting road rights-of-way while “Gross” shall include abutting road right-of-way to center line.

FAR (Floor Area Ratio): The FAR expresses the percentage of a site area that could be covered by a building. The FAR is not considered an absolute cap under this General Plan but is used as an overall land use designation average to calculate traffic and job generation related to the uses. Actual site utilization restrictions are determined by the zoning ordinance's setback, landscaping, parking and height standards.

Downtown FAR is assumed with an average of 0.4 with a max of 3.0.

\* Assumes 2.65 people per unit.

\*\* The maximum density sets a limit to the number of units that may be developed in each land use designation. The General Plan also sets minimum lots size areas that are allowed through the subdivision process consistent with the "Elbow Room" principle. The minimum lot sizes are more restrictive than the maximum densities to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.

\*\*\* Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.