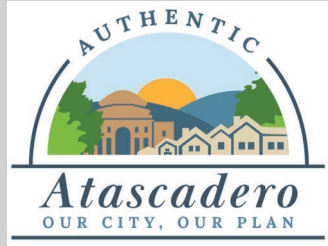


GENERAL PLAN UPDATE

Planning Commission Meeting / April 1, 2025

GENERAL PLAN OVERVIEW



What is a General Plan?

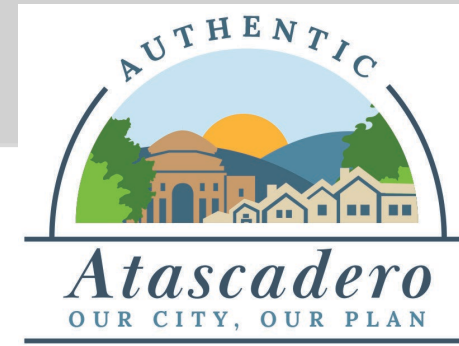
A General Plan is a **comprehensive policy document** that provides the general framework for all land use and zoning decisions within a community. It establishes a community's long-term vision for the future and contains **goals** and **policies** that will shape future housing, support economic development and job growth, foster healthy and resilient neighborhoods, protect and manage natural resources, ensure community safety, and promote social and economic equity.

The City of Atascadero's [current General Plan](#) was last comprehensively updated in 2002 (General Plan 2025). The State of California recommends that cities update their General Plans approximately every 15 to 20 years. The State also provides guidance on the required and suggested content for General Plans. However, each community is encouraged to identify policy and program solutions in their General Plan that **address local community needs and desires**.

Why is the General Plan Important

The General Plan **frames the community vision** for how Atascadero should grow and change over the coming years and decades. It is important for the document to reflect community priorities and values while shaping this future. As the City's overarching policy document, every land use, mobility, infrastructure, program, and environmental decisions made by the City Council, Planning Commission, other commissions, and City staff needs to be consistent with the vision, goals, policies, programs, and actions included in the General Plan.

GENERAL PLAN OVERVIEW



7 required elements: City can combine

1. Land Use →

Land Use and Community Form

2. Open Space →

Recreation, Open Space and
Natural Resources

3. Conservation →

4. Housing (adopted separately) →

Mobility

5. Circulation →

Public Services and Infrastructure

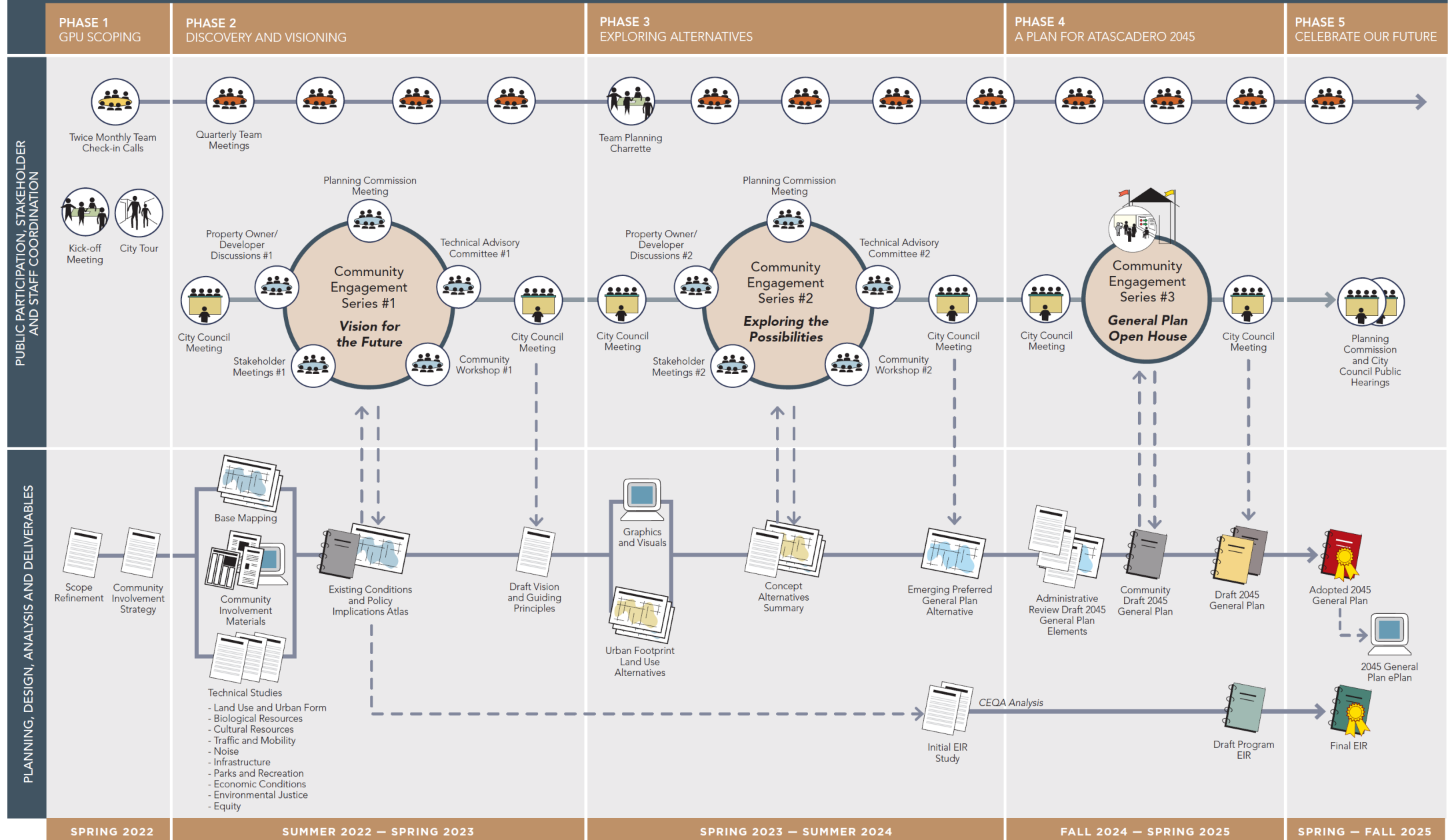
6. Noise →

7. Safety →

Safety

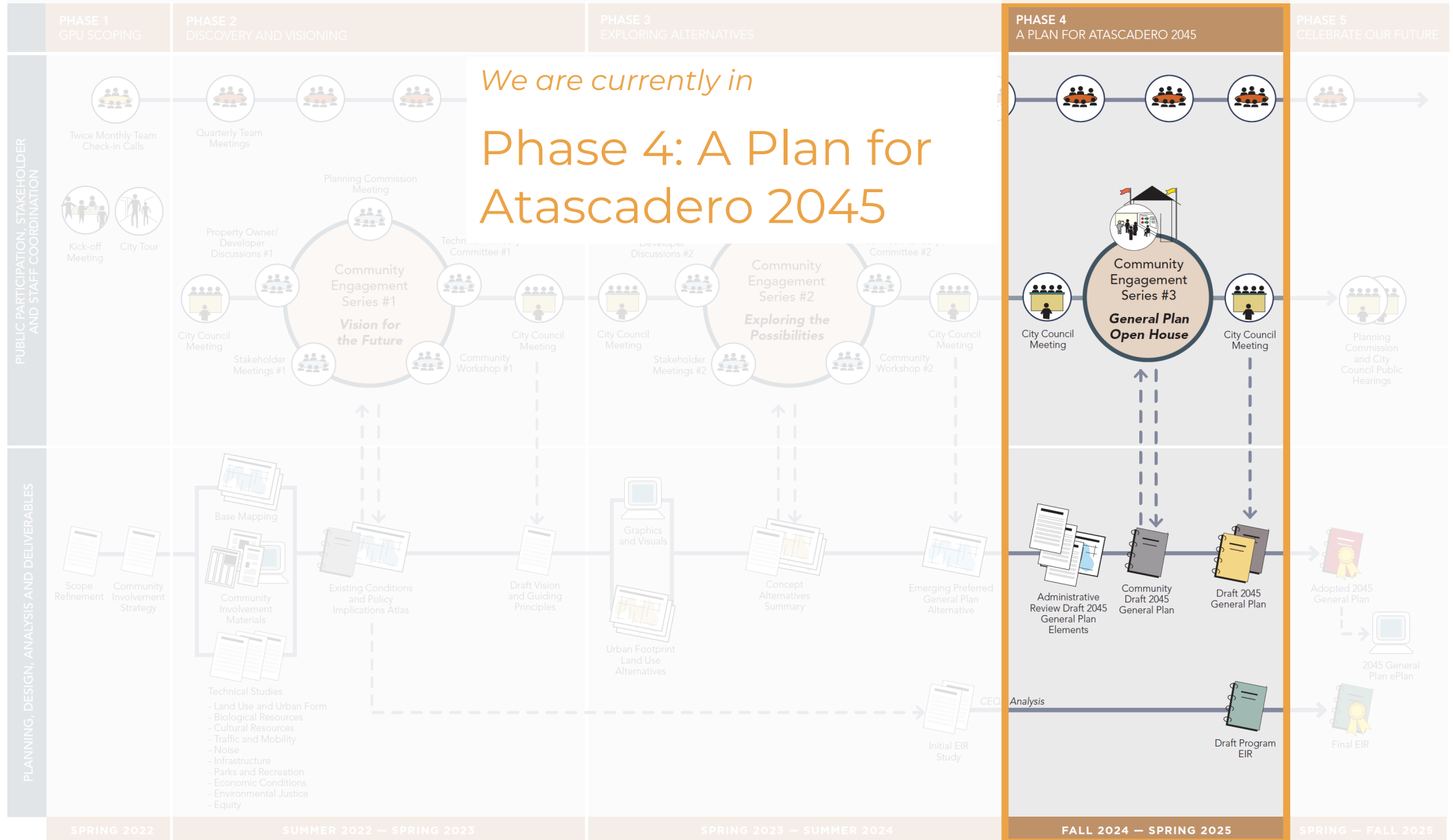
Authentic Atascadero: 2045 General Plan Update

PROCESS SCHEDULE
REVISED: 03/24/2025



Authentic Atascadero: 2045 General Plan Update

PROCESS SCHEDULE
FROM 2022 TO 2025

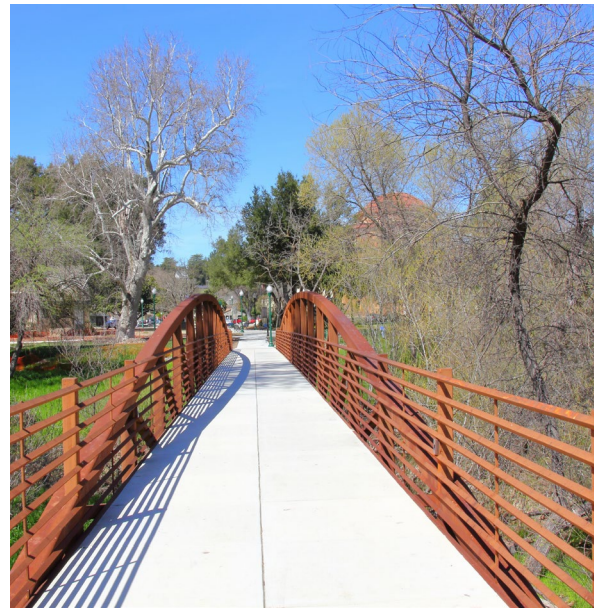


We are currently in

Phase 4: A Plan for Atascadero 2045

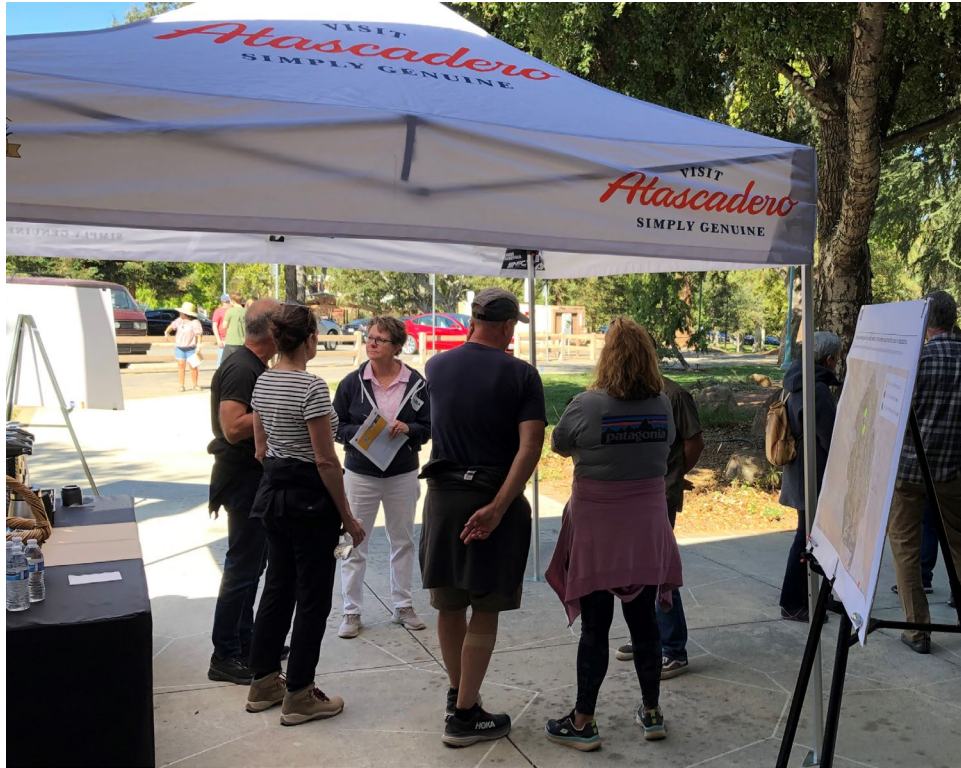
TONIGHT'S DISCUSSION

- I. Community Engagement Background
- II. Major Policy Approaches
 - Big Moves
 - Placetypes
 - Preferred Alternative Map
- III. Next Steps



I. Community Engagement Background

COMMUNITY ENGAGEMENT SERIES | Pop-ups and Open House



- Pop-up held at the Lake Park and 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

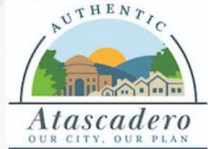


COMMUNITY ENGAGEMENT SERIES | Online Survey

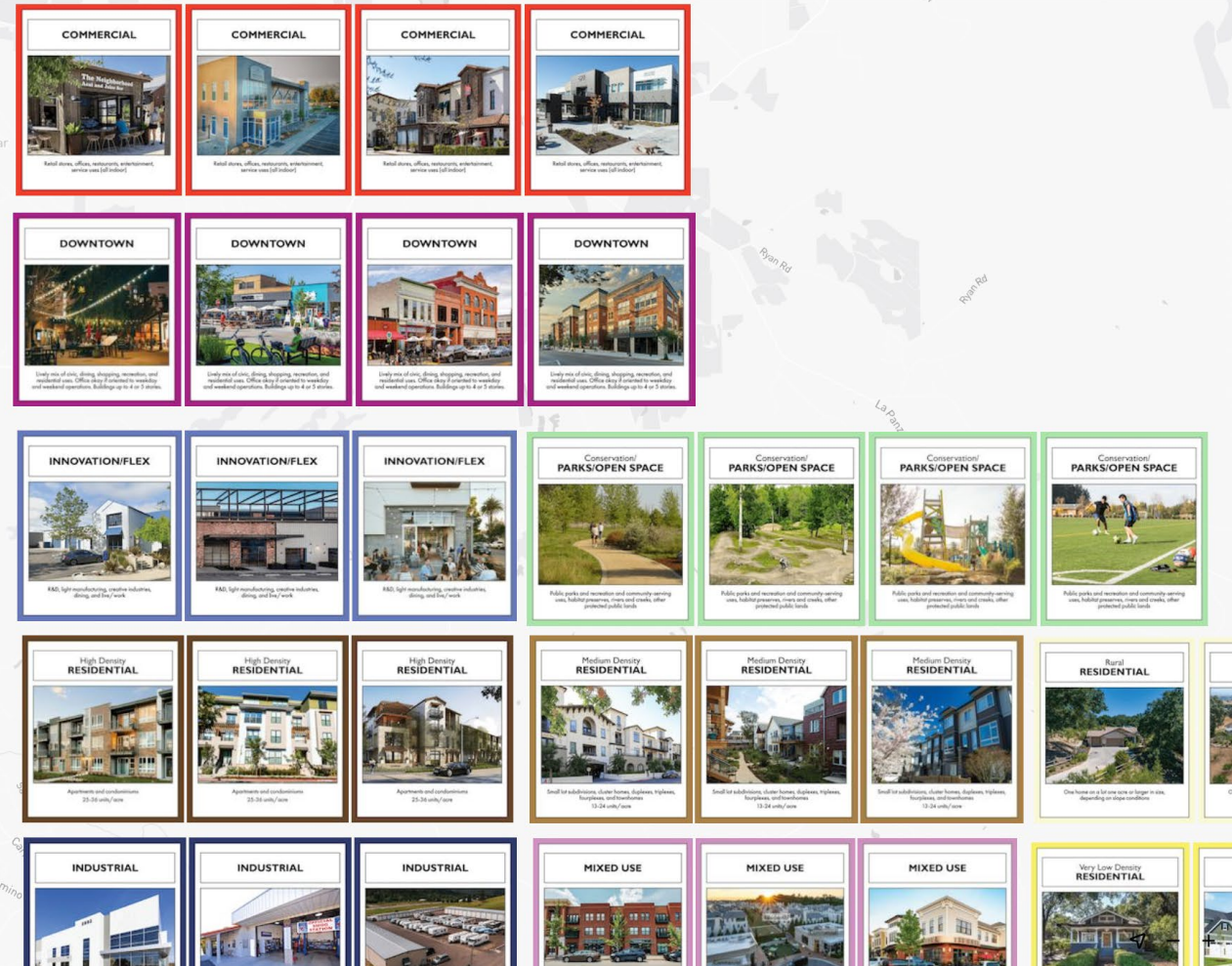
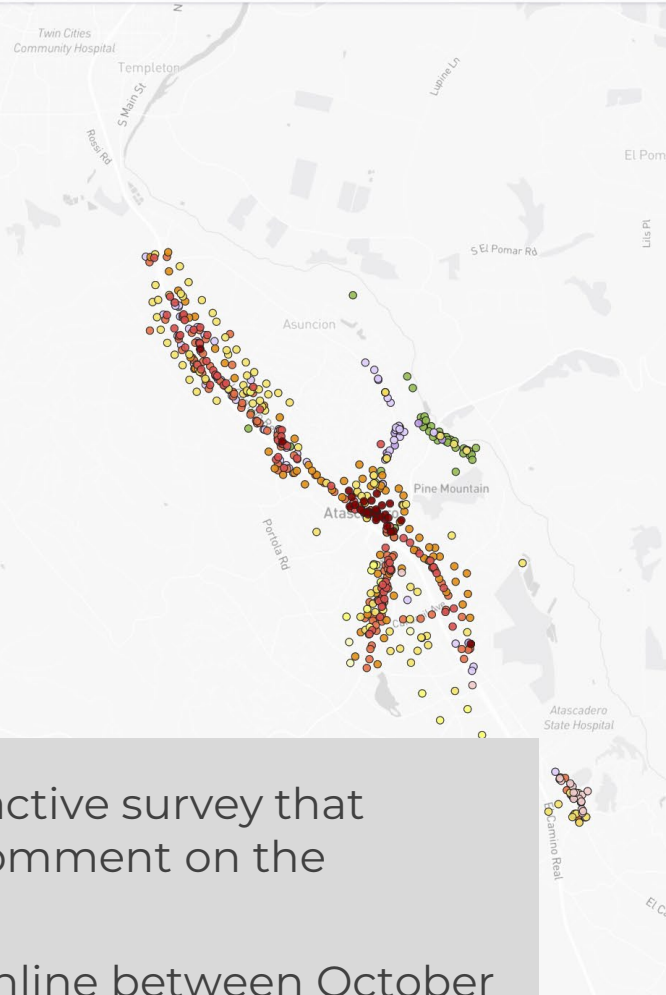
Felt Atascadero GPU Maptionnaire Results Review

Created with Felt Sign up Comment

13.19 Share

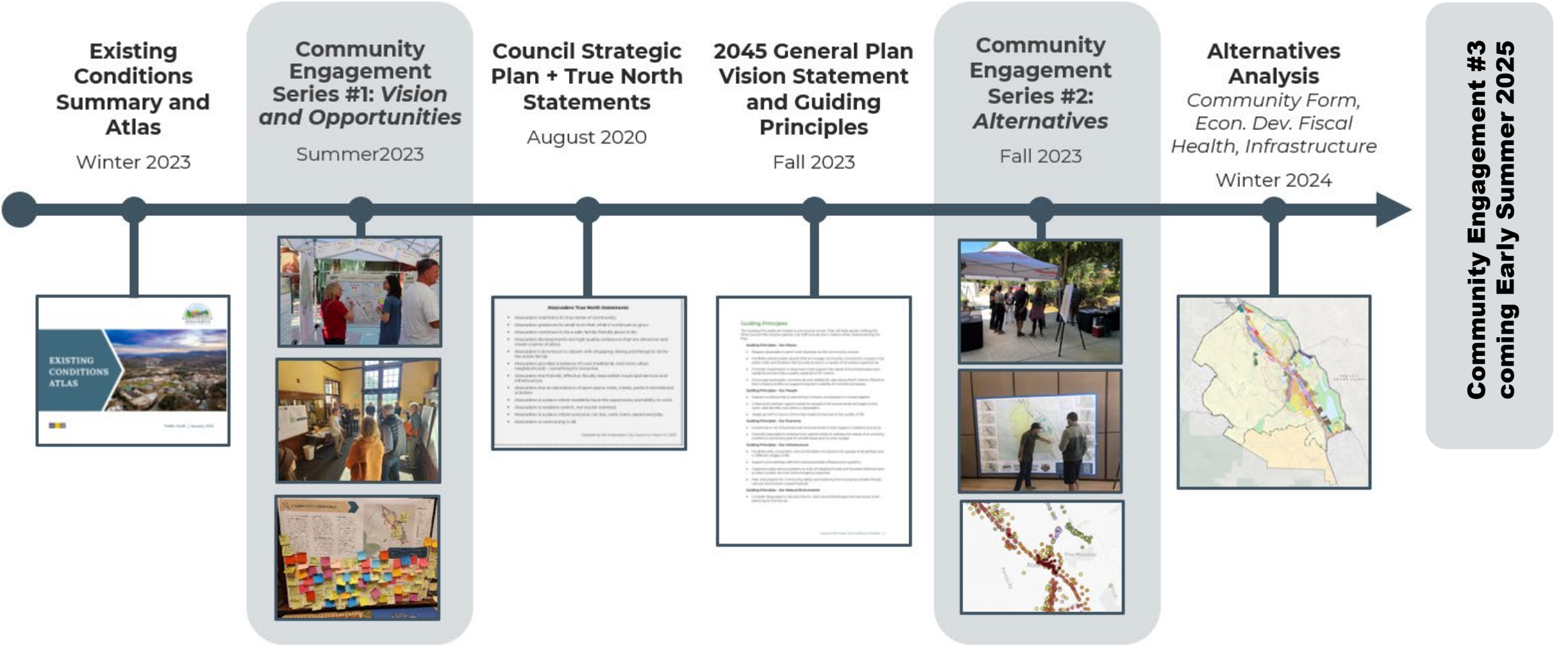


- Commercial 1-4
- Commercial Recreation 1-3
- AGPU_FocusAreas
- Downtown
- Commercial
- Commercial Recreation
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Innovation Flex
- Industrial
- Parks Open Space Conservation
-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



- 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

LAND USE POLICY INPUTS



II. Major Policy Approaches:

“Big Moves”

Placetypes

Preferred Land Use Alternative Map

“BIG MOVES”

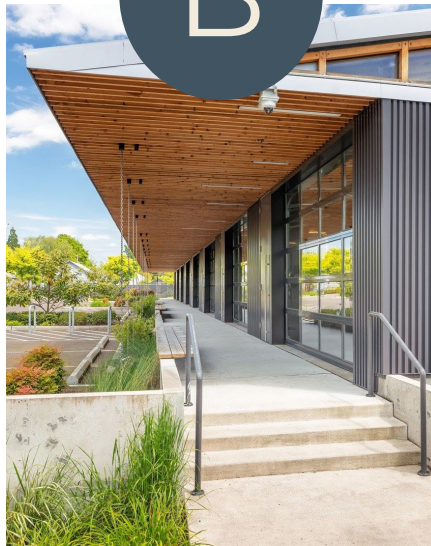
The Big Moves represent key land use objectives and strategies that will help advance the Council’s True North Statements, General Plan Vision and Guiding Principles, and community desires . . .

A



CREATE A MIX OF
HOUSING TYPES

B



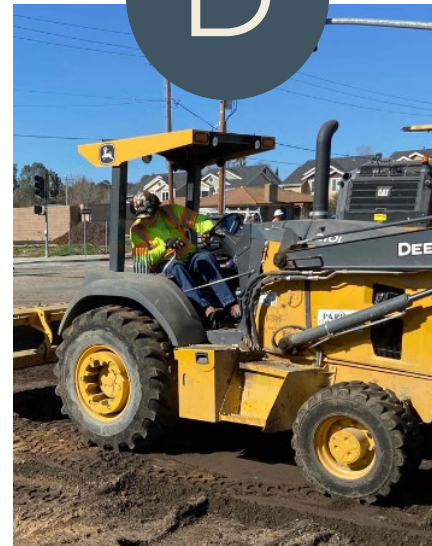
ATTRACT NEW
INDUSTRIES AND
HIGHER WAGE JOBS

C



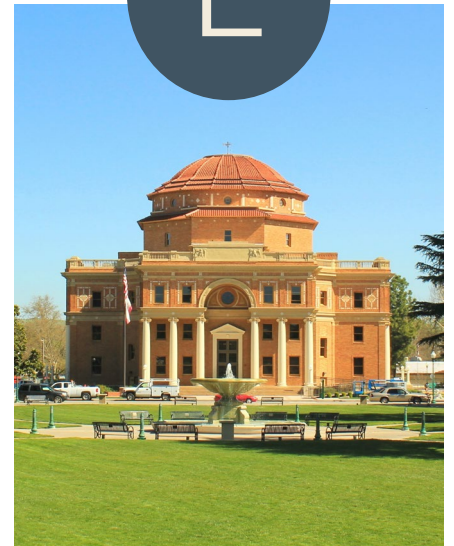
IMPROVE MOBILITY,
ACCESS, AND SAFETY

D



ADDRESS PUBLIC
INFRASTRUCTURE
NEEDS

E



ENSURE FISCAL
SUSTAINABILITY

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 – .67 du/ac | One home on a lot one acre or larger in size, depending on slope conditions

Rural
RESIDENTIAL



Rural
RESIDENTIAL

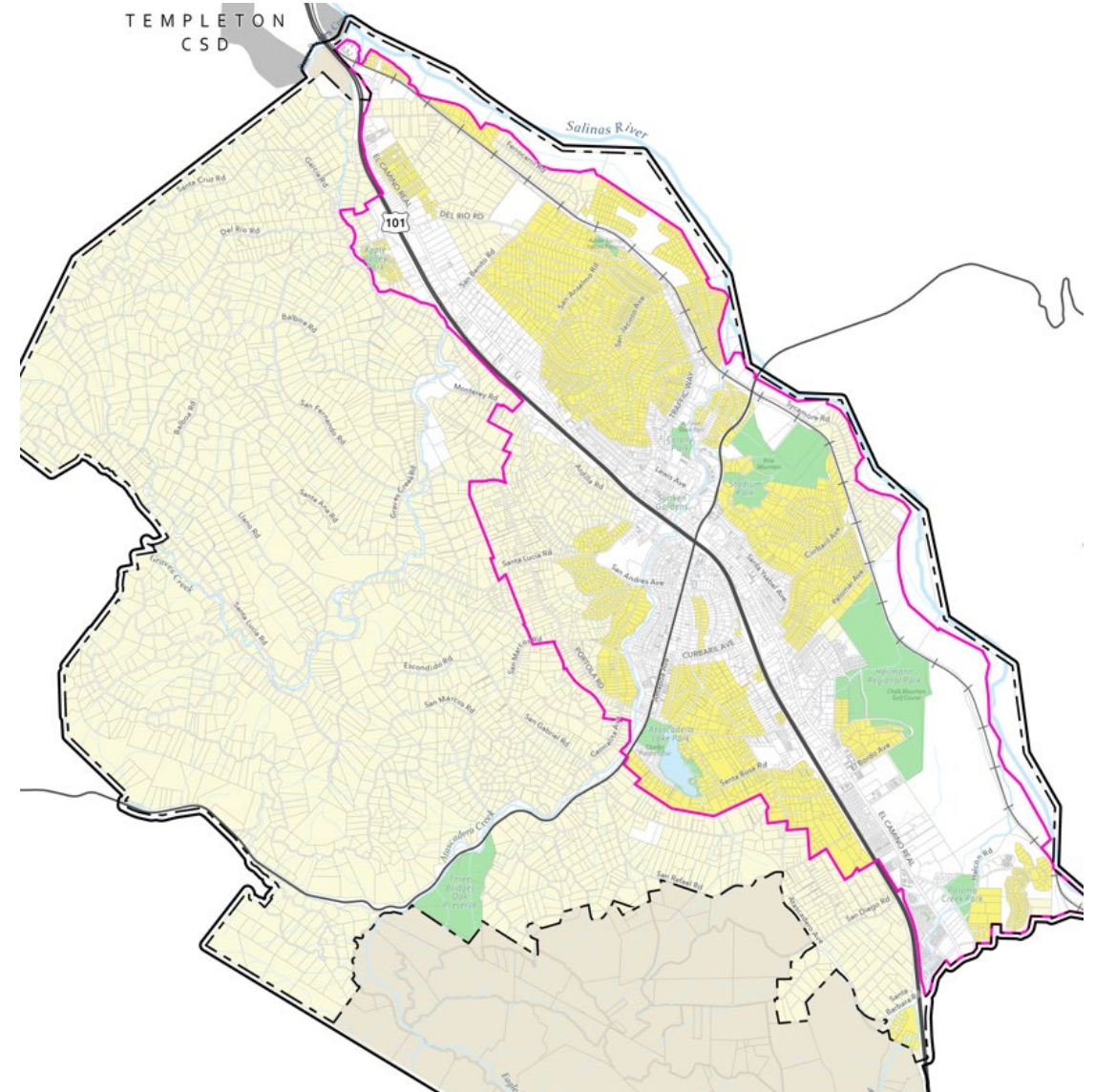


SINGLE-FAMILY RESIDENTIAL | 1 - 4 du/ac | One home on a lot generally less than one acre in size

Single-family
RESIDENTIAL



Single-family
RESIDENTIAL



PLACETYPES

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

Low Density
MULTI-FAMILY



Low Density
MULTI-FAMILY



Low Density
MULTI-FAMILY



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

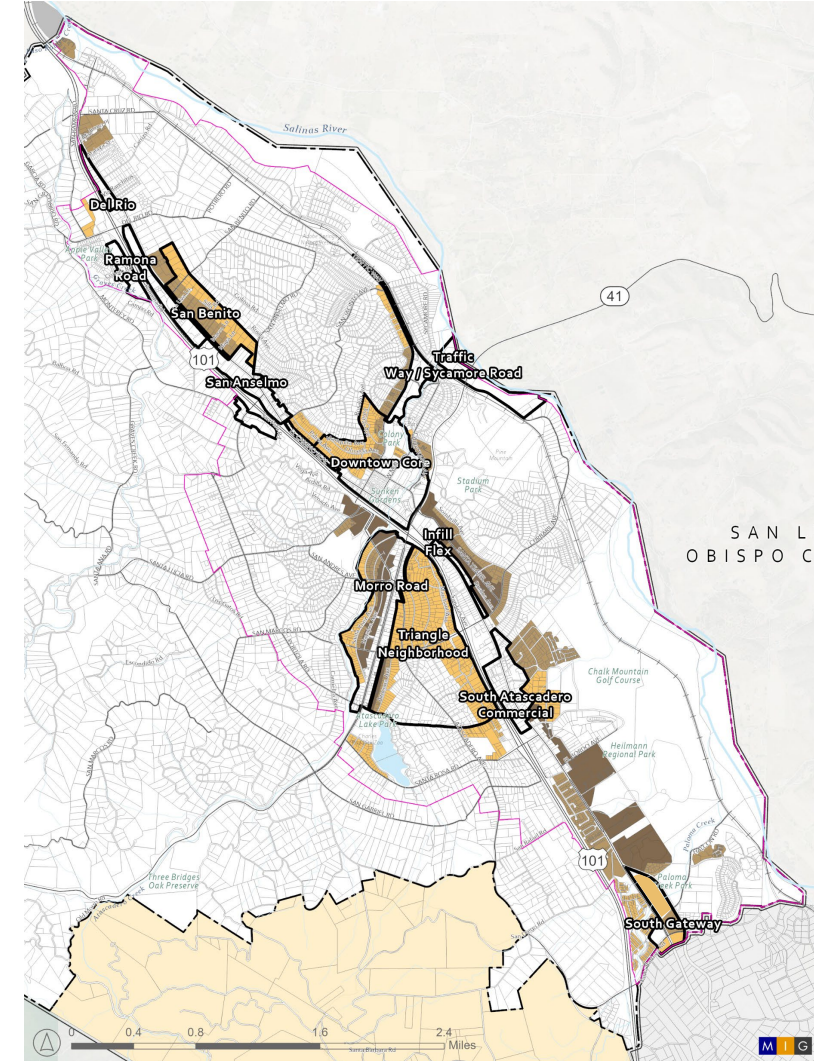
Medium Density
MULTI-FAMILY



Medium Density
MULTI-FAMILY



Medium Density
MULTI-FAMILY



PLACETYPES

HIGH DENSITY MULTI-FAMILY | 25 - 36 du/ac | Apartments and condominiums

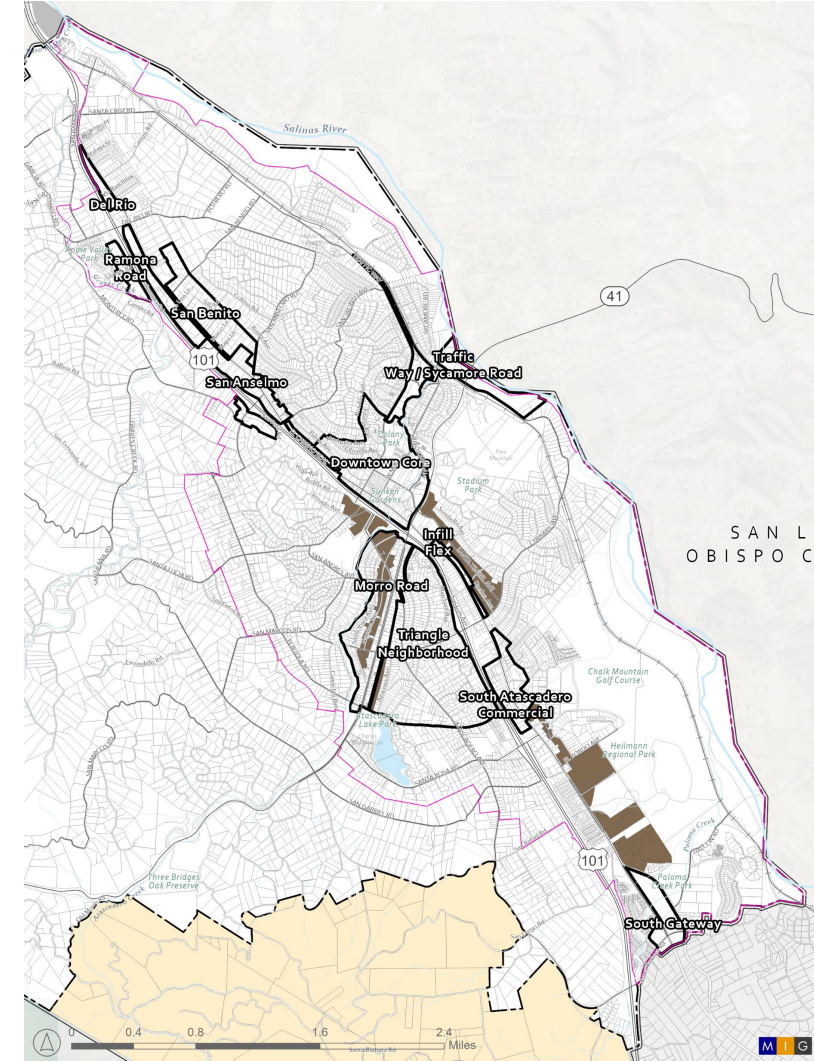
High Density
MULTI-FAMILY



High Density
MULTI-FAMILY



High Density
MULTI-FAMILY



PLACETYPES

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

MIXED USE



MIXED USE



MIXED USE



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

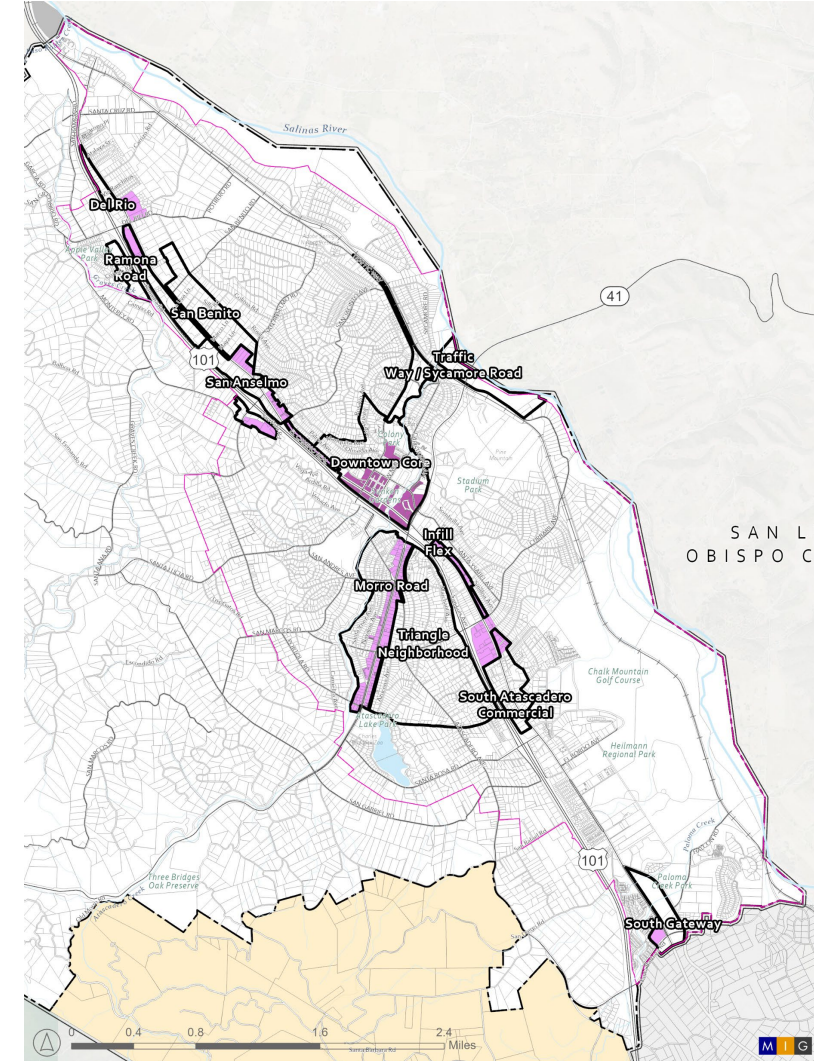
DOWNTOWN



DOWNTOWN



DOWNTOWN



PLACETYPES

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

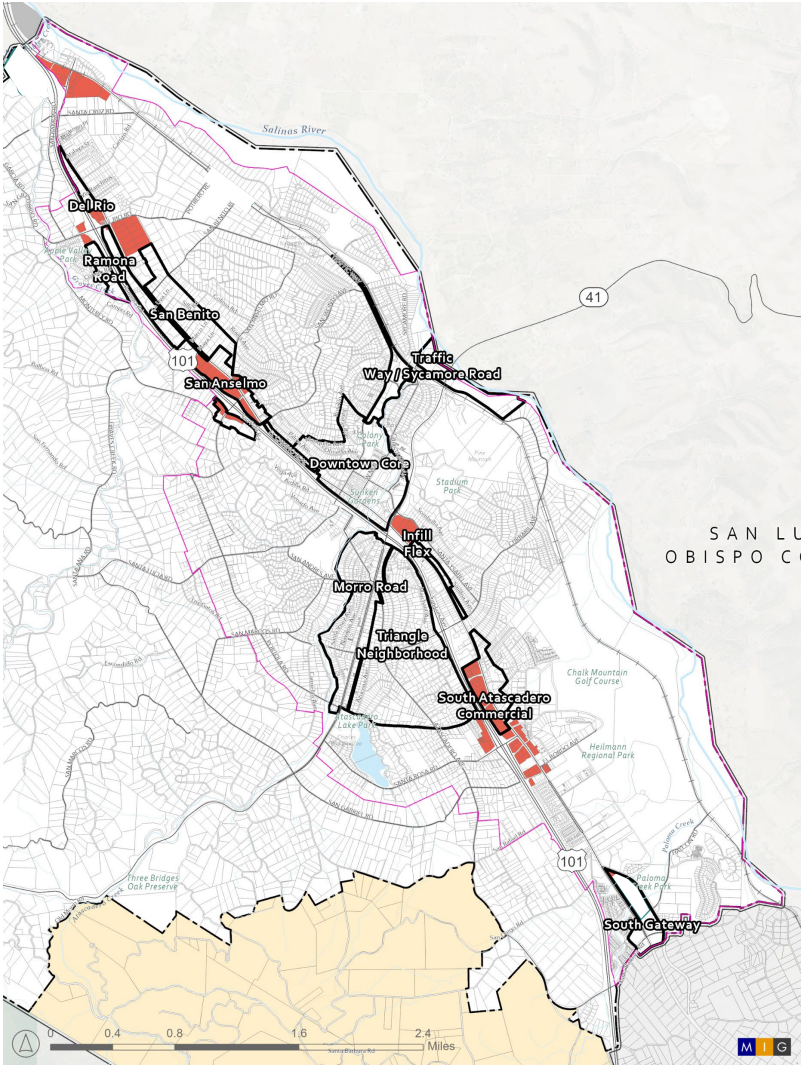
COMMERCIAL



COMMERCIAL



COMMERCIAL



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

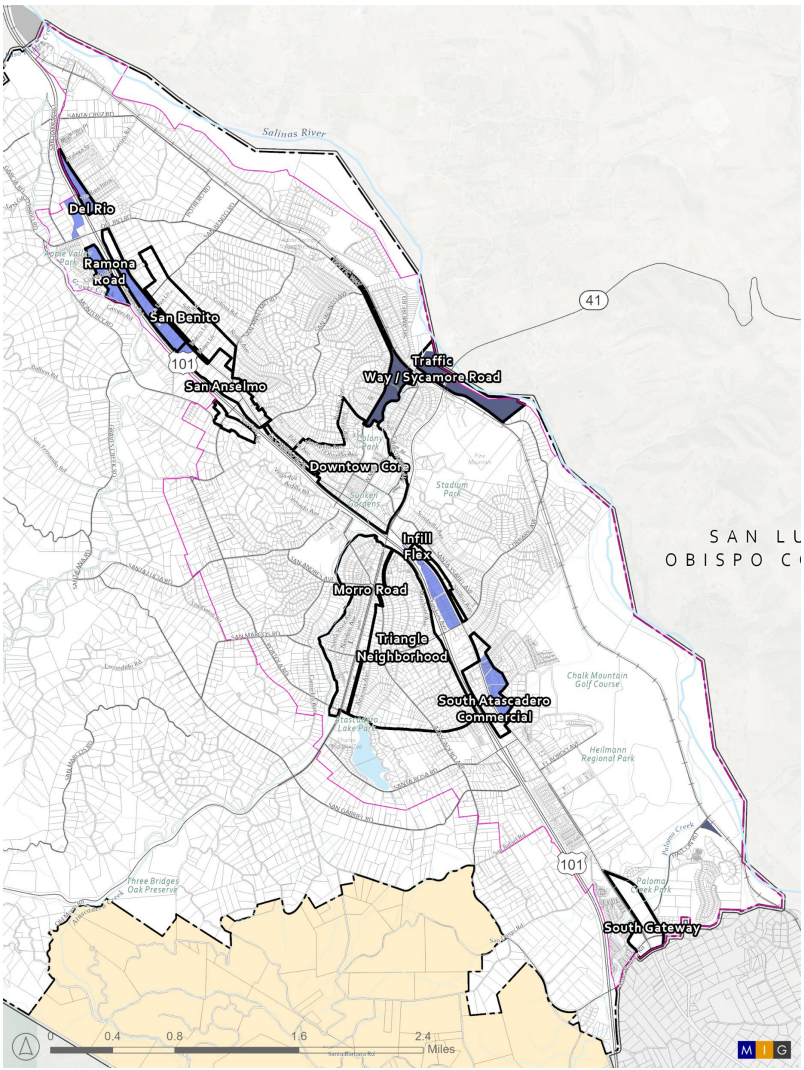
INDUSTRIAL



INDUSTRIAL



INDUSTRIAL

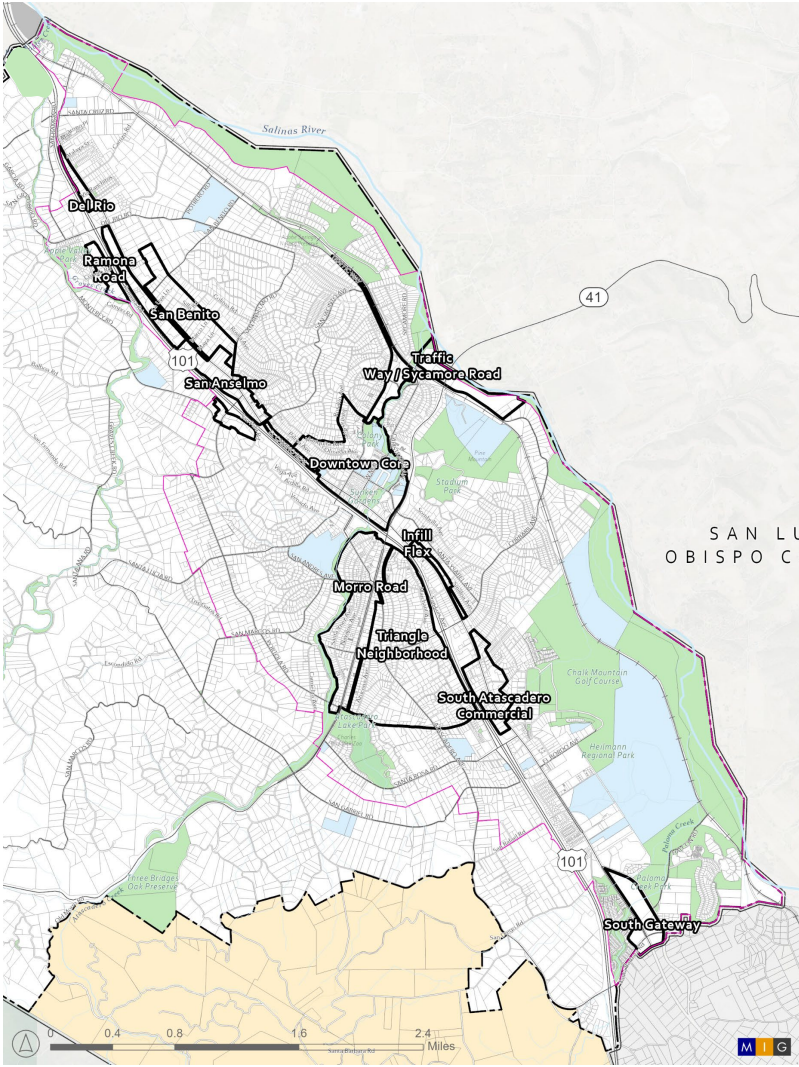
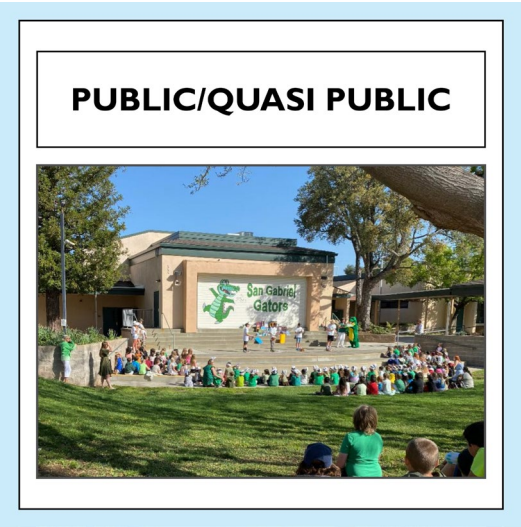
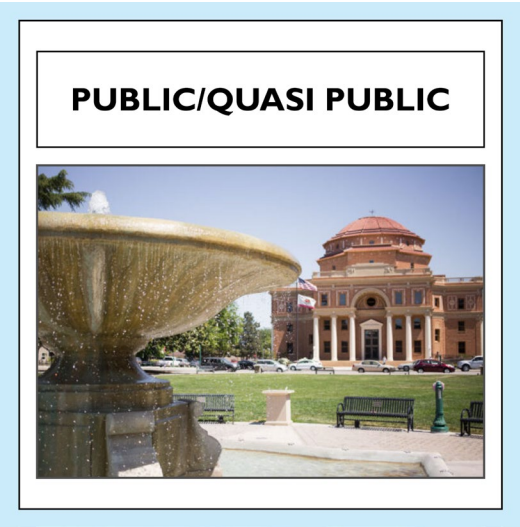


PLACETYPES

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



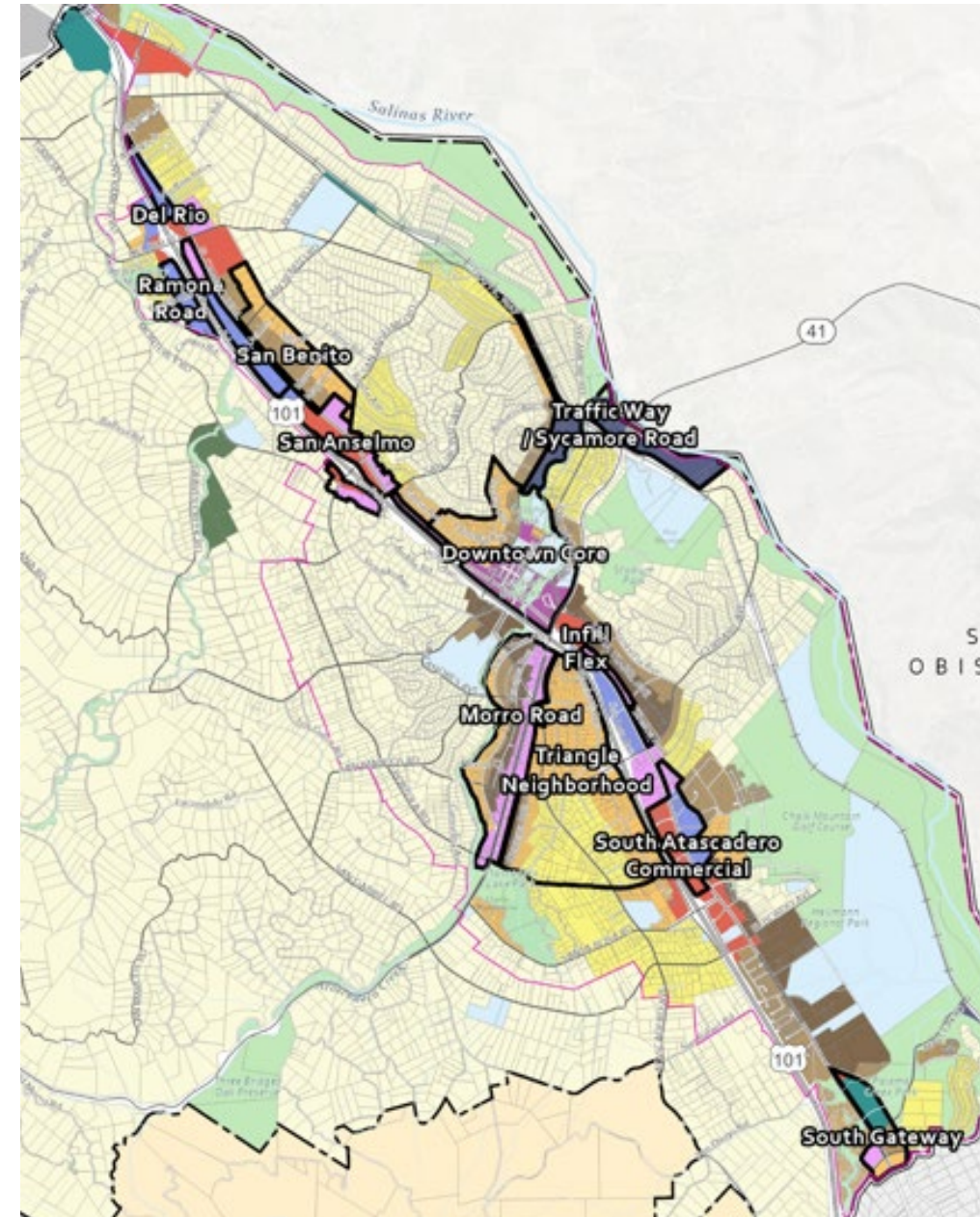
PUBLIC/QUASI PUBLIC | Government facilities, public schools, and private utilities



FOCUS AREAS

Analysis began with Focus Areas that represented primary opportunity areas for new buildings, uses, activities, and investments based on Council, Commission, STAC, and community input.

- A. Ramona Road
- B. Del Rio
- C. San Benito
- D. San Anselmo
- E. Traffic Way / Sycamore
- F. Downtown
- G. ECR Infill/Flex
- H. Morro Rd
- I. "Triangle" Neighborhood
- J. South Atascadero Commercial
- K. South Gateway

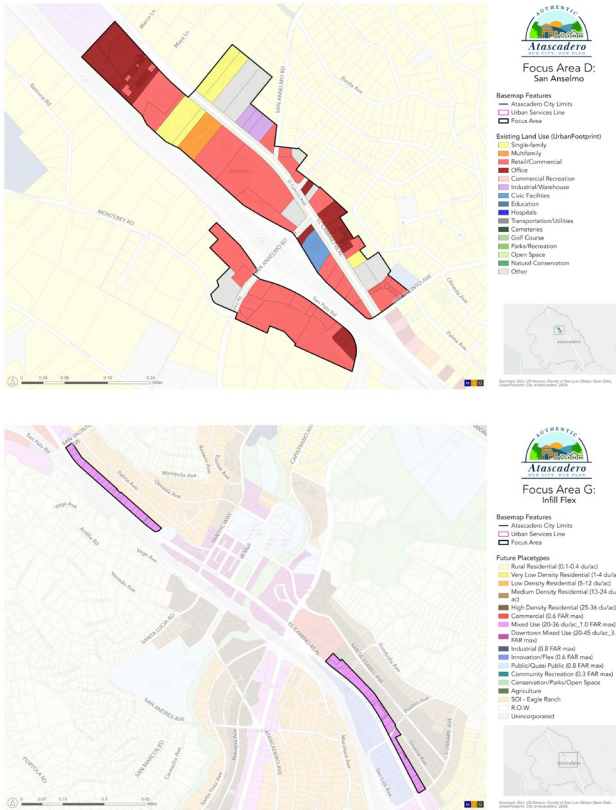
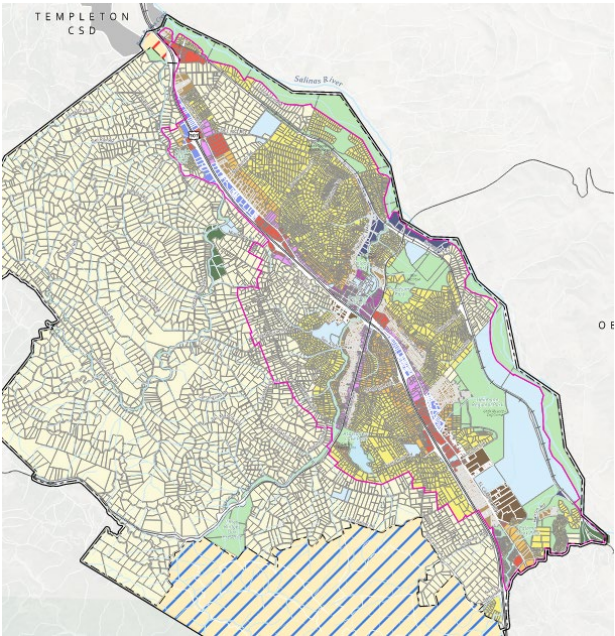


EMERGING PREFERRED ALTERNATIVE

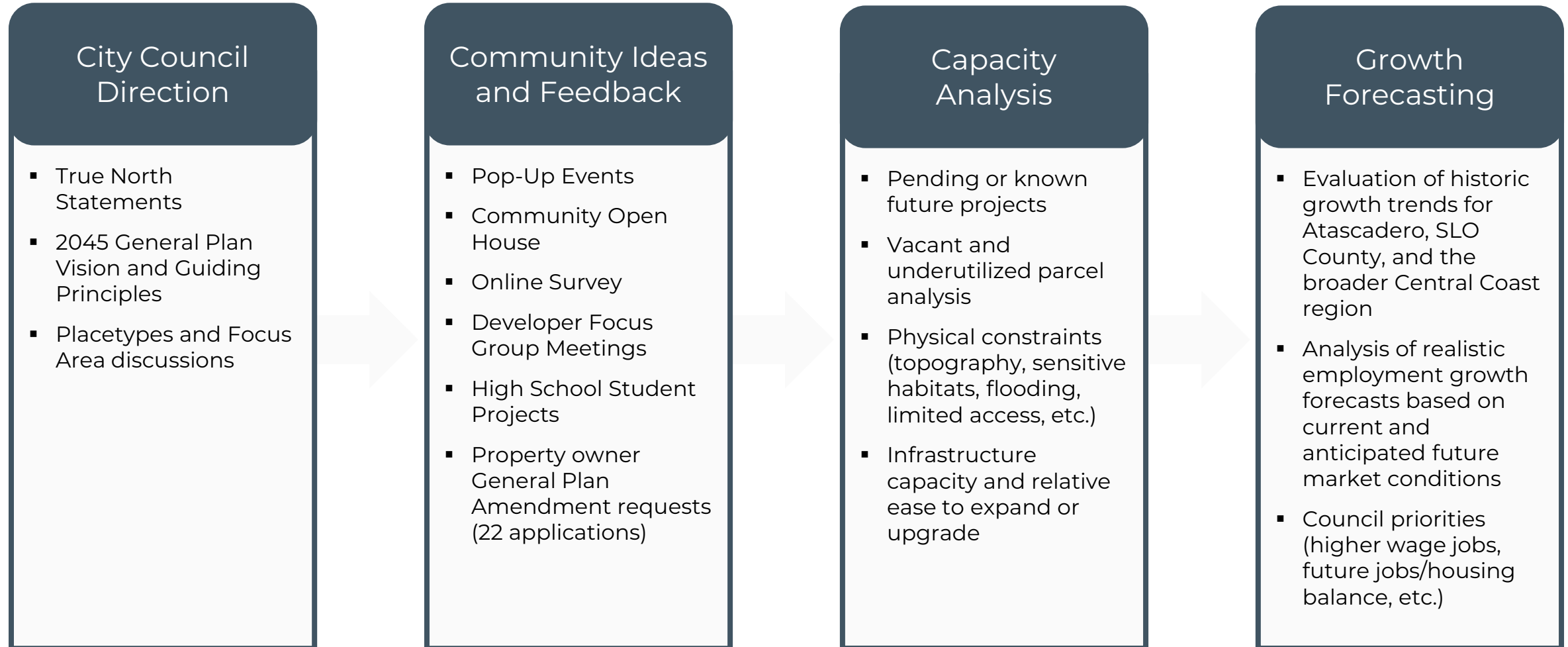
Placetypes

Citywide Diagram

Focus Areas



2045 CITYWIDE DIAGRAM | Methodology



PREFERRED LAND USE ALTERNATIVE

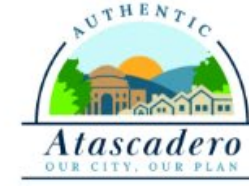
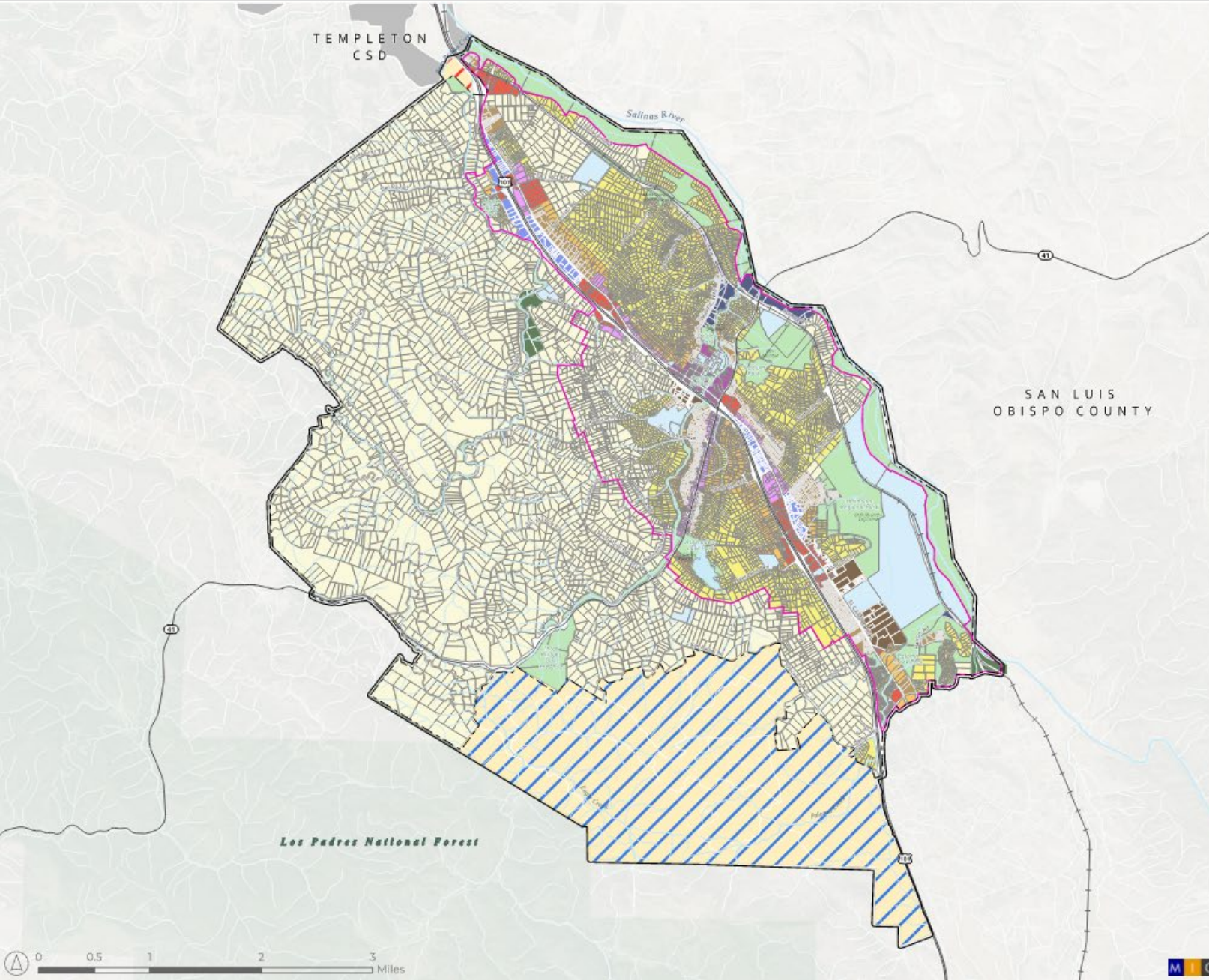


Figure 3-1
Land Use Plan

Basemap Features

- Atascadero Planning Area
- Atascadero City Limit
- Urban Services Line
- Rivers + Waterbodies

Placetypes

- Rural Residential
- Single-Family Residential
- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mixed Use
- Downtown Mixed Use
- Commercial
- Industrial
- Innovation/Flex
- Public/Quasi-Public
- Agriculture
- Conservation/Parks/Open Space
- R.O.W.
- Rural Residential (SOI)
- Conservation/Parks/Open Space (SOI)

ATASCADERO GENERAL PLAN CHAPTERS

1. Introduction
2. Vision and Guiding Principles
3. Land Use and City Form
4. Economic Development
5. Housing
6. Mobility
7. Recreation, Open Space and Natural Resources
8. Public Services and Infrastructure
9. Safety and emergency Preparedness

III. Next Steps

2045 CITYWIDE DIAGRAM | Methodology

PHASE 5 CELEBRATE OUR FUTURE



1. Community Engagement #3

- a. Draft EIR
- b. Draft General Plan Chapters
- c. Final Draft land Use Map

Zoning Ordinance to be updated concurrently or just after General Plan



Planning Commission and City Council Public Hearings

2. Planning Commission Hearing

- a. Recommendation to Council on EIR and General Plan document

3. City Council Hearing

- a. Adoption of 2045 General Plan
- b. Certification of final EIR



Adopted 2045 General Plan

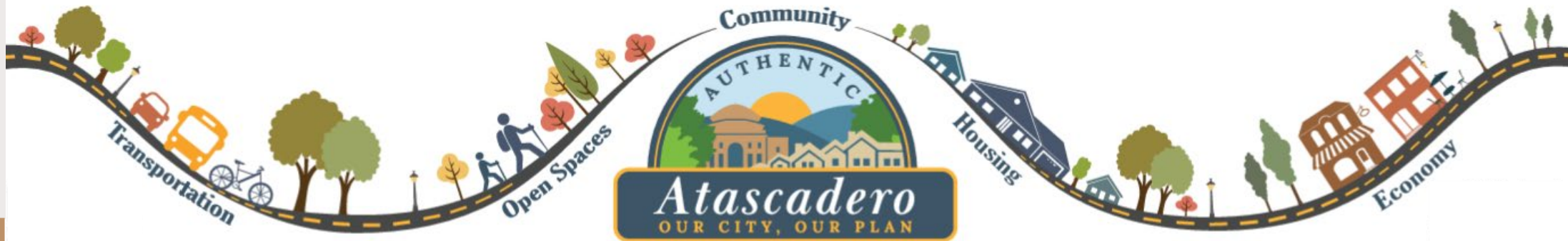


2045 General Plan ePlan



Final EIR

SPRING — FALL 2025



A map of a city area, likely a riverfront or waterfront development. The map shows a dense grid of streets and building footprints in the center, with a river or waterway running along the right side. Various colored zones are delineated: a large yellow area in the center, a green area on the right, and a blue area along the river. A pink line outlines a specific area, possibly a project boundary. The text "QUESTIONS?" is overlaid in the center of the map.

QUESTIONS?