



Atascadero Planning Commission

Staff Report – Community Development Department

Del Rio Ranch AMND21-0020

RECOMMENDATIONS:

Staff recommends Planning Commission:

1. Adopt the Draft Resolution recommending the City Council approve General Plan Amendments, Specific Plan Amendments, a Zoning Map Amendment, Concept Master Plan of Development, and Conditional Use Permit for the Del Rio Ranch project.

DISCUSSION:

Project History:

The Del Rio Commercial Area Specific Plan was originally approved in 2012 and was subsequently amended in 2020. This amendment broadened the list of allowable uses on site and allowed for the site to be planned without a large-scale retailer. The primary intent of the amendments was to reduce the need for substantial traffic improvements at the Del Rio overpass by eliminating fuel stations and drive-through restaurants, and assume a land use pattern that results in reduced traffic impacts with tiered improvement triggers based on traffic levels.

The former Walmart property (South-East corner of Del Rio and El Camino Real), within the Specific Plan area, is currently in escrow and a request was submitted in February for a resort development concept. The Council authorized the application to proceed with a General Plan and Specific Plan Amendment and the applicant has submitted a refined design concept. The Specific Plan currently allows for tourist-serving uses including five (5) acres of RV resort in addition to entertainment, restaurant and office uses. The Specific Plan also includes a multi-family residential site that is requested to be reconfigured and slightly increased in size.

The concept plans were reviewed and endorsed by the Design Review Committee on May 13, 2021. The plans propose a variety of uses that are blended together to achieve economic viability and synergy with a goal of long-term success. The current project proposal relies on experience-based land uses, which include visitor-serving uses combined with entertainment and retail-focused uses and some mixed-use with residential-above-commercial uses. Unlike traditional retail centers, this new concept is consistent with the current trend for commercial properties and provides a mix of uses that help support local economic variety while integrating tourism opportunities.

In order to proceed with the project, a General Plan Amendment, Specific Plan Amendment, Master Plan of Development and use permit approval will be required. Although the proposed list of land uses is already allowed or conditionally allowed within the Specific Plan, there are three (3) items that trigger the need for a heightened level of review:

1. The adjustment to the residential district triggers the need for a General Plan Amendment (GP designation map and Housing Element by-right site location modification) and Zoning Map Change.
2. Changes to the onsite road pattern (circulation plan) and the location of the new public road triggers the need for a Specific Plan Amendment.
3. The introduction of a new site plan and building designs triggers the need for a Master Plan of Development.

As identified in the Specific Plan, a new Master Plan of Development is required before any new development project can proceed, regardless of changes to the Specific Plan or General Plan. The currently proposed Master Plan of Development will be a high-level master site and use plan that will be augmented by future approvals. The current plan will identify land use areas and circulation as well as an overall development theme.

The concept includes:

- 3.6 net acres of residential multi-family zoned property (an increase of 0.6 acres)
- A tourist-serving resort including 4.85 acres of RV sites, additional areas for cabins and glamping, and a 100-room hotel (glamping is defined as lodging sites developed with permanently affixed lodging structures that comply with the California Building Code).
- An amphitheater designed to accommodate performing arts, community events and small music venues with seating capacity for 300
- A 15,000 square-foot conference center
- A 30,000 square-foot entertainment center
- 24,000 square feet of mixed-use buildings
- A parking garage

Should the concept plan be approved, the development will require additional Planning Commission review to ensure implementation of conditions and consistency of design details prior to issuance of construction permits. Components requiring subsequent review include the following:

- RV resort
- Glamping units (luxury fixed camping/lodging sites)
- Commercial/Entertainment/Conference uses
- Amphitheater

DRC review will be required prior to permitting of the multi-family development to ensure design consistency with applicable codes. An AUP may also be required for special events and extended hours for the amphitheater and/or entertainment center when an operator is secured for these uses.

Analysis:

Specific Plan

The project site is included in the Del Rio Road Commercial Area Specific Plan. The Specific Plan sets standards and requirements for development of all properties within the plan boundary. Uses are controlled by the underlying zoning district (Commercial Retail and Residential Multi-Family); however, the Specific Plan modifies the list of allowed uses to eliminate incompatible land uses and add uses that will enhance the economic vitality of the site and the surrounding commercial node. The Specific Plan currently allows for entertainment, commercial, and light-industrial uses and conditionally allows for RV parks (limited to 20% of the South-East site), conference facilities, and vertical mixed-use buildings.

Requested Entitlements include:

1. General Plan Amendment to modify the location of the residentially zoned portion of the property and increase the developable area of multi-family residential by 0.6 acres.
2. Zoning Map amendment to relocate the high-density residential zoning district.
3. Specific Plan Amendment to relocate the location of the high-density residential and modify the location of the dedicated public road.
4. Master Plan of Development to establish the proposed concept plan.
5. Conditional Use Permit to allow RV resort, conference facility, and upper-floor residential uses to be established on-site subject to future Master Plan of Development approval (Note that a future use permit will still be required to approve site and building details prior to construction permits).

The Specific Plan also contains traffic improvement triggers, required frontage improvements, and architectural design guidelines. Compliance with the Specific Plan is included in the analysis below.

Site Design:

The proposed development includes the entire 26-acre site divided into three overall use areas:

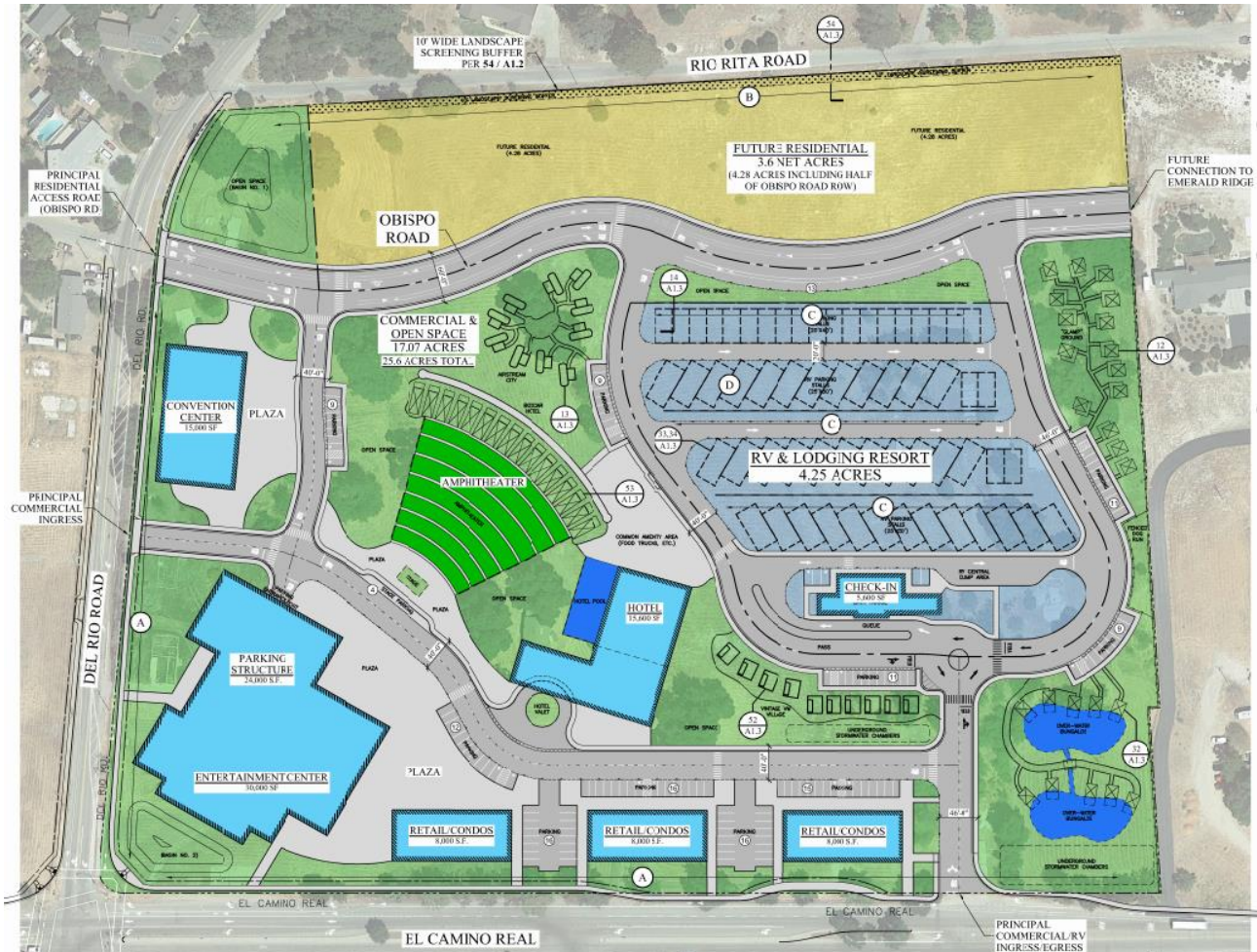
1. Commercial/entertainment/conference uses,
2. Resort (lodging and RV sites), and
3. Residential dwellings.

Each area is positioned to utilize the natural features of the site while being conscious of compatibility with adjacent existing neighborhoods.

The main commercial portion of the development is located toward the corner of El Camino Real and Del Rio Rd. This area will include a conference center, entertainment uses, and retail/light industrial with residential units on the second and third floors. This is the flattest area of the site and is located farthest from existing residential uses. Where the site starts to gain in elevation, an amphitheater is proposed that will face the

main intersection at Del Rio and EL Camino Real and use the natural topography to buffer sound.

The resort uses, including RV, cabin, and glamping spaces, are located along the southern portion of the site adjacent to existing high-density residentially zoned property and adjacent to El Camino Real. The southern edge is left predominantly natural to retain existing on-site trees and provide outdoor amenities. These spaces will also be used for clusters of vintage trailers, cabins, airstreams, or similar fixed glamping opportunities in a naturalized setting. Two ponds are envisioned in this location to add to the aesthetics of the site and allow for unique over-water bungalow units.

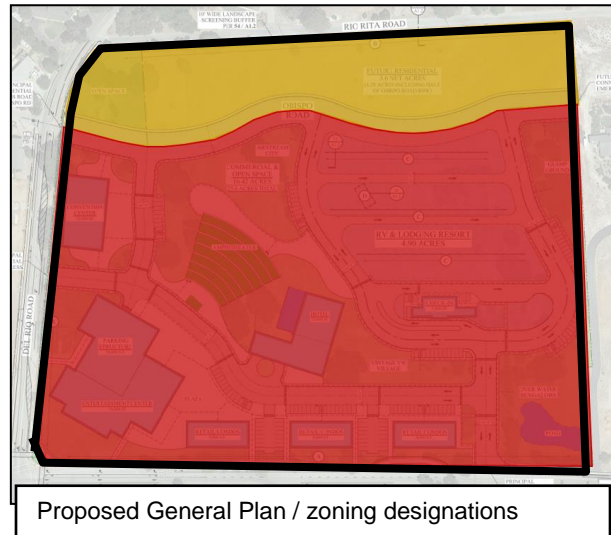
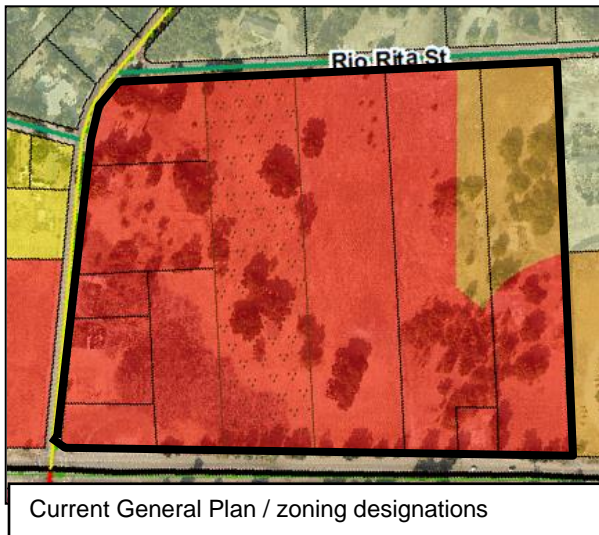


The Del Rio Specific Plan currently designates the South-East portion of the site for three (3) acres of high-density residential development. The current proposal shifts that designation to the eastern portion of the site to use as a buffer between planned commercial and resort uses and the existing residential neighborhood. This portion of the site is also situated high above El Camino Real and is topographically separated from the commercial land uses closer to Highway 101 and El Camino Real. As proposed, the developable residential area is 3.6 acres, an increase of 0.6 acres over the current General Plan designation.

A new road, which will become an extension of Obispo Road, will form the boundary between the commercial and residential designations. Staff is recommending that the

residential zoning continue to the centerline of the Obispo Road extension and include the open space area to the north. Two conditions have been included to address the proposed residential zone:

1. A condition for an open space easement over the proposed detention basin/open space area has been included to limit the developable area of the residential area and preserve the South-East corner of Obispo Road and Del Road as open land consistent with the applicant's proposal.
2. A condition has also been included, and the Specific Plan has been updated, to clarify that residential density shall be calculated using the net acreage of the site, excluding road right-of-way and the open space easement area.



Phasing

The applicants are proposing phased development of the site. The applicants' plans also indicate the establishment of temporary uses as phase one of the development. However, temporary uses are not supported by staff for any of the project phases. Instead, staff supports the project to be developed in permanent phases as follows:

1. The first phase includes the RV resort and surrounding glamping sites. This phase may also include the boxcar hotel units. Roads surrounding the development will be constructed and site amenities such as the guest services building, restroom, and shower facilities will be included.
2. Phase 2 includes the commercial and mixed-use buildings and surrounding site circulation and amenities. The parking garage may be constructed as a surface parking lot in this phase should the project be able to provide adequate parking on-site without construction of the structure. Frontage improvements and interchange improvements will be completed as part of this phase.
3. Phase 3 includes development of the residential portion of the site. This phase will include full buildout of the Obispo Road extension.

4. The final buildout of the project site includes the conference center, hotel, and amphitheater. These uses will be constructed once an operator/facility demand is identified.

The applicants are requesting temporary/interim use of the site as a campground facility without the completion of final off-site or on-site improvements until they are ready to construct permanent uses. The Atascadero Municipal Code, nor the Specific Plan allow for camping as a temporary or permanent use of the site. The purpose of the temporary use concept is to generate income for the applicants while other components of the site are developed. Staff has not analyzed code compliance, emergency service needs, aesthetics, or traffic impact requirements for any temporary uses at this time. It is extremely challenging for the City to regulate the term of temporary uses once they have been established on a site. If the Planning Commission wishes to recommend approval of the temporary use of the site, staff recommends continuing the item to a future date to allow for a further analysis. The approval recommendation does not accommodate temporary land uses, and is designed for permanent phased improvements consistent with the Specific Plan.

Site Circulation

The project proposes an on-site circulation network designed to accommodate traffic flows, connect uses for efficiency and adequate emergency access, and guide commercial and recreation vehicles to entrance and exit driveways that will have the least impact on existing and proposed residential uses. The design of the roads is key to accommodating and integrating the on-site development plan while also providing appropriate connections with existing neighborhoods and commercial areas. In addition to private roads, the Specific Plan requires dedication of a public road that will act as a connector to future development as part of a regional circulation plan.

The new public road is designed to ultimately link other residential sites to Del Rio Road, providing alternative access and distributing traffic efficiently as part of a larger neighborhood circulation plan. Another portion of this future roadway is already being constructed as part of the Emerald Ridge apartment project. The road was envisioned to connect at El Camino Real with a signalized intersection aligned with the Mission Oaks service driveway. The proposed plan maintains the signalized intersection at El Camino Real but relocates the designated public road to align with Obispo Road off Del Rio, separating the residentially zoned portion of the site from the commercial area and maintaining the connection to the parcels to the south. The connection point from El Camino Real would become a secondary connector road. There are three (3) main access points as follows:

1. Obispo Road

The proposed access way aligning with Obispo Road is designed as a local collector and provides the main access to the residentially zoned portion of the property as well as existing and future residential development further south. Based on sight-distance concerns, egress from this new road may be restricted to right-out only or the site may be graded to increase sight distance. The road will accommodate two travel lanes, on-street parking, and sidewalks on a minimum of one side (east side).

2. RV Resort Access Road

The RV resort-access road provides a signalized intersection aligning with the Mission Oaks service driveway and is designed as the primary RV resort entrance. In addition, the road will act as a secondary connector road to residential uses. The signalized intersection would allow for left turns in and out of the center at a controlled intersection and would allow for pedestrian connectivity between residential uses on the east side of El Camino Real and planned commercial uses along the west side of the street. A traffic circle is proposed at the RV site entrance to allow for ease of vehicular circulation between El Camino Real and the Obispo Road extension.

3. Main Commercial Area and Conference Driveway

The main commercial area and conference driveway is located off Del Rio Road just east of the El Camino Real intersection. This driveway will be unrestricted and allow for both left turns into and out of the site. The parking garage, entertainment center, and conference center is located adjacent to this entrance, minimizing traffic through the site and allowing for enhanced walkability. The continuing street will be a two-way street with some on-street parking but intentionally narrowed adjacent to the main plaza to create a pedestrian oriented environment.

Traffic/Public Improvements

The Specific Plan includes frontage improvements and extended infrastructure improvements to mitigate traffic impacts generated by buildout of the Del Rio Specific Plan properties. The applicants have prepared a supplemental traffic analysis (Attachment 2) to show consistency with the 2020 analysis completed for the Specific Plan Amendment and to determine traffic improvement triggers based on project phasing. The traffic analysis concluded that the traffic volumes are within the range of those anticipated with the 2020 amendments and provides phasing triggers for public improvements as follows:

1. Phase I (RV Resort and Glamping Units)

The applicant will be required to install intersection improvements at El Camino Real and the Mission Oaks south driveway including dual left turn lanes. The applicants may choose to defer installation of the signal to Phase II but will be required, at a minimum, to install conduit for signalization. If signals are deferred, a pedestrian path will be required along the El Camino Real frontage to the Del Rio intersection.

2. Phase II (Commercial Mixed-Use / Entertainment)

Phase II will encompass full buildout of the required Specific Plan public improvements including:

- a. Widening of El Camino Real and Del Rio Road to accommodate improvements required by the traffic impact analysis and consistent with the adopted plan-line setback. This includes a dedicated right turn onto Del Rio, bike lanes, and a bus stop with shelter.
- b. Improvements at the intersection of Del Rio Road and El Camino Real including widening, lane alignment/reconfiguration, signal modifications, and completion of the dedicated right turn lane onto northbound 101.
- c. Installation of the signal at the El Camino Real / Mission Oaks driveway if not completed in the previous phase.

3. Multi-Family Residential

The multi-family development portion of the project will be required to construct the Obispo Road extension to its full-required width. A temporary fire department turn around will be required at the terminus of the road until such time that the road is extended to accommodate future development to the south.

The project will be also be required to pay into the Del Rio Traffic Mitigation fund for any improvements already completed. To date, the City has received a permit to construct the retaining wall associated with the construction of the dedicated northbound 101 right turn lane in conjunction with the Taco Bell development at the North West corner of Del Rio and EL Camino Real. This improvement is a condition of the Specific Plan and will require reimbursement based on the 2020 traffic impact analysis and fair share distribution.

Parking

The project proposes a variety of uses with a focus on walkability to enhance the entertainment, conference and tourism experience. The applicants are proposing an on-site parking garage to reduce the need for large surface-level parking lots. The proposed garage is located off the western-most Del Rio driveway and is envisioned to be integrated into the commercial entertainment building, allowing for the ground floor to be lined with small-scale retail uses diminishing the appearance of parking from the ground level. Conditions are included to ensure that the garage is designed to provide pedestrian scale and incorporate active commercial uses.

The Garage concept provides 315 parking spaces adjacent to the entertainment, hotel, and conference uses. In addition, there are approximately 141 surface parking spaces adjacent to the mixed-use commercial buildings and opportunities for on-street parking throughout. Guest parking will also be provided throughout the RV area including parking for glamping sites. Minimum glamping and RV guest parking requirements are included in the conditions of approval as are requirements to meet minimum parking standards with each phase of development.

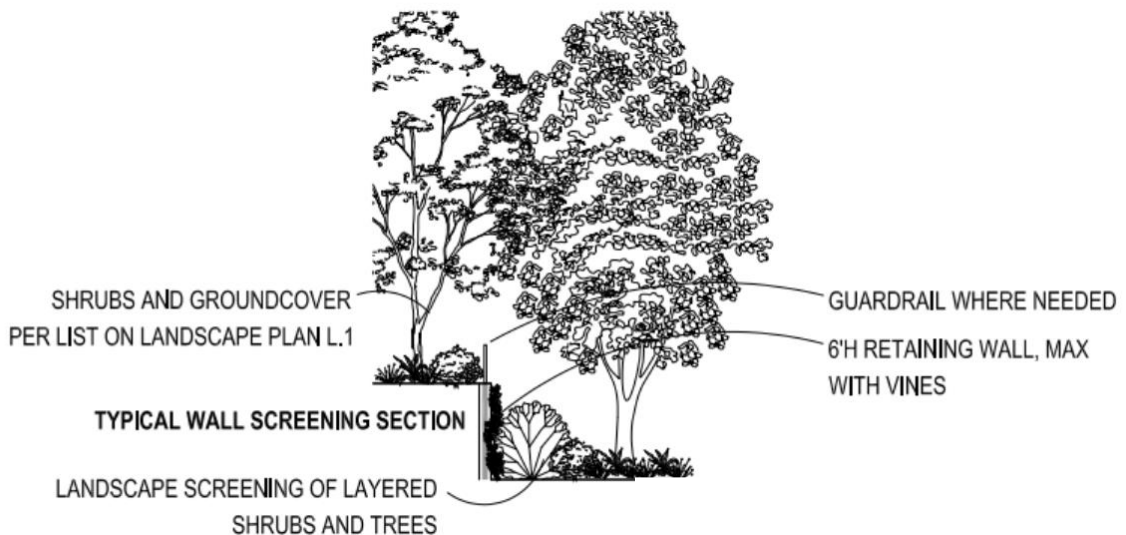
Neighborhood Compatibility

The proposed project includes a variety of uses aimed at balancing compatibility with the existing neighborhood while providing commercial and tourist-serving uses that address the City's vision for buildout of the Del Rio Rd area. The Specific Plan allows

for a myriad of uses on the project site including business park development, retail, outdoor recreation, small-scale manufacturing, warehousing, and large-scale regional retail. The Specific Plan includes a three-acre area dedicated to high-density residential uses and is intended to meet the City’s Regional Housing Needs Allocation (RHNA), as identified in the newly adopted Housing Element. The applicants have proposed land uses that respond to the commercial needs of City residents and have located those uses on-site in a way which they believe provides buffering and transition to the existing single-family neighborhood to the east. Other portions of the Specific Plan to the north of this site will continue to provide space for up 200,000 square feet of light industrial, office park, and other commercial uses designed to support head of household jobs. However, the former Walmart site, with its sloping terrain, extensive views, native trees, and residential setting, is better suited for a new mixture of uses that takes advantage of site conditions while aiding compatibility and providing synergistic uses with adjacent commercial development areas.

Landscaping and Buffering

Detailed landscaping will be submitted with future site and architecture plans for each phase which will require future review by the Planning Commission and/or DRC; however, typical landscape concepts have been provided to highlight landscaping buffering and screening in key areas. In particular, the applicant has provided screening concepts for the RV parking areas where retaining walls are used to terrace the site. The RV resort has been designed to accommodate site topography with a stepped site design. This results in retaining walls of up to six (6) feet in height. The applicants have maintained adequate RV site depth to provide landscape for screening adjacent to the walls on the lower side and planting areas on the upper side for trailing groundcovers.



Noise (hours of operation, location of amphitheater, and location of campsites)

As a commercial development site, the City’s General Plan anticipates levels of noise for daytime and evening uses. The previously approved large-scale regional retail building included a delivery truck entrance off Del Rio Rd and truck docks facing the existing residential neighborhood. The current proposal shifts a majority of the more

intense commercial uses toward El Camino Real and relocates residential uses along the eastern portion of the property. Therefore, the mix of uses should reduce noise levels compared to the previously approved plan, particularly during sensitive noise times such as early morning hours.

The proposal includes an amphitheater designed to accommodate up to 300 people located toward the middle of the site, which is designed to utilize natural topography for seating and noise buffering. While the slope of the seating area is designed to bounce sound toward the El Camino Real / Del Rio Road intersection, noise impacts based on amplification and intended hours of operation may occur. Hours of operation for the amphitheater use are incorporated into the project conditions to reduce potential noise impacts. Current conditions include limiting amphitheater use to end at 10:00 p.m., requiring a use permit to allow for any amplified sound. This will allow staff to request an acoustical analysis to address any neighborhood impacts and provide adequate mitigation and will allow for neighborhood input.

Other land uses on the site, including RV parking, lodging uses, retail and residential uses are anticipated to result in noise levels that are below the level of previously contemplated land uses.

Architectural Design Concept:

The Del Rio Road Commercial Area Specific Plan includes architectural design guidelines for future development within the Specific Plan boundary. The design guidelines support a contemporary agrarian theme and depict features such as varied angular roof forms, vertical façade accent features, earth toned colors, a variety of contemporary materials to add texture, large openings, overlapping horizontal and vertical elements, and layering of façade features.



The current proposal remains complimentary to this theme with contemporary design elements and a mixture of materials. As this is a layered Master Plan of Development proposal, final designs of each phase will require DRC approval prior to construction. This will allow for flexibility in final design detailing prior to construction and allow buildings to be designed to suit particular tenants while ensuring neighborhood input and consistency with City design standards. The Master Plan of Development will dictate design theme and include conditions for general building design features to ensure visual compatibility from El Camino Real and surrounding neighborhoods.

Design Theme / Elements

The project currently proposes a contemporary rustic theme with agrarian accents that complement Atascadero's rural character. Design concepts have been developed for the commercial portion of the project to show height, massing, and general architectural theme. Materials include large storefront glazing, wood siding accents, metal roofs and awnings, textured block, and concrete. The integrated parking garage includes windows and openings on all floors to give the appearance of a retail building.



Conditions have been included to refine the design of the commercial buildings with added features to ensure high-quality architecture and consistency with the Del Rio Specific Plan.

Height

The permitted height in the CR zoning district is 35 feet from average finished grade. The mixed-use buildings along El Camino Real are proposed to be approximately 45 feet from finished grade (sidewalk level). The hotel building may also be a similar height, but the applicants are still exploring design concepts for this use. The entertainment center is proposed at 55 feet to the top of the roof form. As these heights exceed current municipal code standards, The Master Plan of development includes approval of height exceptions and final building design will be reviewed by the DRC prior to permitting for consistency.



No Net Loss

The 2021-2028 Housing Element identifies the residential multi-family zoned property in the Specific Plan to meet the City's Regional Housing Needs Allocation (RHNA) aimed at facilitating the construction of affordable housing. The current proposal relocates the residentially zoned portion of the property and slightly increases the developable area. The new proposed location continues to meet the State parameters as an appropriate RHNA housing site and will allow for additional units based on the increase in size. A finding is included in the resolution confirming compliance with the State's requirements for no net loss of adequate housing sites.

Community Facilities District (CFD)

Based on findings from the 2003 Taussig Study, revenue from new residential development including property tax revenues, vehicle licensing fees, sales taxes, and other revenues are insufficient to cover the maintenance and emergency services costs of new development. Based on the revenue projections from the Taussig Study, the City has developed standard conditions of approval for new development projects that require the cost of maintenance and emergency services to be funded by the project through annexation into the existing community facilities district (CFD).

As this project contains both a mixed-use component as part of the commercial area development and a multi-family component, a condition has been included to annex into the city-wide CFD. While the annexation will encompass all parcels with a residential component, commercial development is not charged the additional tax based on the offset of revenues received compared to the service needs. The applicant will be required to annex into the district prior to parcel map recordation.

Proposed Environmental Determination

An EIR was prepared and certified for the Del Rio Road Specific Plan in 2012. Two addendums were completed and approved, the most recent in 2019 with the Del Rio Road Commercial Area Specific Plan update and revised plan-line setback which eliminated the round-about interchange project. The proposed permanent uses are consistent with the underlying zoning district and Specific Plan. The increase in residentially zoned property will not have a substantial impact on traffic. The applicants have provided a supplemental traffic analysis to demonstrate that traffic volumes are within those anticipated by the Specific Plan and the associated certified EIR with the implementation of mitigation measures required as by the EIR mitigation monitoring

program. The project is found to be consistent with the previously certified EIR and subsequent addendums.

General Plan Amendment Schedule

Per State law, the General Plan may only be amended four times per calendar year. The City's General Plan identifies March and September as set amendment cycle adoption dates (Cycle A and B) and reserves the two additional cycles (cycle C and D) for City amendments. This project is the first application that proposes to amend the General Plan this year and, with the City's comprehensive General Plan Amendment commencing later this year, staff does not anticipate exceeding the State's limits on annual amendments.

CONCLUSION

The proposed project is consistent with the Del Rio Road Specific Plan and provides for a variety of uses at a key commercial node. The project provides for both tourism-serving uses as well as local uses focused on entertainment, restaurant, and retail uses. Approval of this project will allow for the relocation of residential uses on-site and realign the public collector road in addition to setting the site development concept. Conditions are added to ensure subsequent review of project development details and implementation of design details for consistency with the Del Rio Road Specific Plan and surrounding development vision.

ALTERNATIVES

1. The Commission may recommend modifications to the concept plan or conditions of approval.
2. The Commission may determine that more information is needed on some aspect of the project and may refer the item back to staff and the applicant to develop the additional information. The Commission should clearly state the type of information that is required and move to continue the item to a future date.
3. The Commission may recommend the City Council deny the proposed project. The Commission should specify the reasons for denial of the project and recommend an associated finding with such action. If the project is denied, the Specific Plan will remain in effect and the property may be developed with other uses as allowed by the project site zoning.

ATTACHMENTS:

- Attachment 1: Draft Resolution
Attachment 2: Traffic Analysis

Attachment 1: Draft Resolution

DRAFT PC RESOLUTION

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ATASCADERO, CALIFORNIA,
RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN
AMENDMENTS, ZONING MAP AMENDMENT, AMENDMENTS TO THE
DEL RIO ROAD COMMERCIAL AREA SPECIFIC PLAN, A
CONDITIONAL USE PERMIT TO ESTABLISH A CONCEPT MASTER
PLAN OF DEVELOPMENT INCLUDING APPROVAL OF THREE
CONDITIONALLY ALLOWED USES (RV RESORT, CONFERENCE
CENTER, AND MIXED-USE COMMERCIAL BUILDINGS), AND A
HEIGHT EXCEPTION FOR THE DEL RIO RANCH PROJECT**

**Del Rio Ranch
AMND21-0020**

**2005, 2055, 2115, 2205, 2325, 2375, 2405 El Camino Real and
4999, 5505, 5701, 5703, 5705 Del Rio Road**

**(Del Rio Road Commercial Area Specific Plan South-East Project Site)
APNs 049-112-039, 049-112-036, 049-112-022, 049-112-018, 049-112-019, 049-
112-002, 049-151-040, 049-151-041, 049-151-037, 049-151-036,
and 049-151-005**

WHEREAS, an application has been received from Cal Coastal Holdings, LLC (242 El Dorado Way, Pismo Beach, CA 93449), Applicant and Owner, to consider a General Plan Amendment, Zoning Map Amendment, Specific Plan Amendment, a Master Plan of Development (Conditional Use Permit) including approval of three conditionally allowed uses and outdoor amplified sound, and a height exception; and,

WHEREAS, the site's current General Plan Land Use Designation is High Density Residential (HDR) and General Commercial (GC); and

WHEREAS, the site's current Zoning Designation is Residential Multi-Family (RMF-24) and Commercial Retail (CR) with a Specific Plan #2 (SP2) Overlay; and

WHEREAS, the Del Rio Road Commercial Area Specific plan (DRRCASP: SP#2) requires the adoption of a Master Plan of Development, approved in the form of a Conditional Use Permit prior to any development of the site; and

WHEREAS, a conference facility, RV resort, and vertical mixed-use uses are listed as conditionally allowed uses in the CR/SP2 zoning district; and

WHEREAS, outdoor amplified sound is proposed for the amphitheater use and plaza areas and requires approval through a public hearing process; and

WHEREAS, the applicants are proposing to exceed the 35-foot height limit in the CR zoning district for the mixed-use buildings, entertainment center, and hotel, which requires approval of a Use Permit; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Master Plan of Development and Vesting Tentative Tract Map was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Master Plan of Development; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Atascadero takes the following actions:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, at a Public Hearing held on June 1, 2021, considered the proposed development plan.

SECTION 3. CEQA. The project was determined to be consistent with previously certified EIR and subsequent addendums prepared for the Del Rio Road Commercial Area Specific Plan.

SECTION 4. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the project approvals:

A. Findings for approval of a General Plan Amendment

FINDING: The proposed amendment is in the public interest.

FACT: The proposed map amendment designates the easterly portion of the site for high-density residential development. The previous plan designated a smaller portion along the southern portion of the site for this use. Relocation of the residentially zoned portion of the site will facilitate development of the site and concentrate commercial uses along the El Camino Real consistent with commercial development goals.

FINDING: The proposed amendment is in conformance with the adopted General Plan Goals, Policies, and Programs and the overall intent of the General Plan.

FACT: The proposed re-designation maintains an available site for housing development and supports a transition from residential to commercial land uses as supported by the General Plan. The re-designation supports goals, policies, and programs through the General Plan including the Land Use, Openspace, and Conservation Element as well as the newly adopted Housing Element and Circulation Element.

FINDING: The proposed amendment is compatible with existing development, neighborhoods, and the environment.

FACT: The modified multi-family zoning designation comprises of the eastern portion of the Del Rio Ranch site and acts as a buffer between existing residential uses and the proposed commercial land uses. The site is moderately sloped and will be served by the required extension of Obispo Road.

FINDING: The proposed map amendment will not create any new significant and unavoidable impacts to traffic, infrastructure, or public services.

FACT: The map amendment relocates residential zoning on the Del Rio Ranch project site. The proposed project will not generate significant and unavoidable impacts to traffic. The project will contribute City TIF fees toward the US 101 interchanges and will construct or pay fair share fees toward improvements identified in the Del Rio Road Commercial Area Specific Plan and associated EIR. All internal and abutting public roads have been designed to City standard.

FINDING: The proposed amendment is consistent with the adopted EIR and mitigation monitoring program.

FACT: The proposed map amendment to modify the residential zoning for the Del Rio Ranch project is consistent with the General Plan EIR and subsequent EIR prepared for the del Rio Road Commercial Area Specific Plan.

B. Findings for approval of a Zone Map and Specific Plan Zone Amendment

FINDING: The Planning and Zoning Text and Map Change is consistent with General Plan policies and all other applicable ordinances and policies of the City.

FACT: All amendments are minor in nature to accommodate the relocation of the residentially zoned portion of the site. The amendments as proposed are consistent with goals and policies in the City's Land Use, Openspace and Conservation, Housing, and Circulation elements.

FINDING: This Amendment of the Zoning Ordinance and Map will provide for the orderly and efficient use of lands where such development standards are applicable.

FACT: The proposed amendments will relocate the residentially zoned portion of the site to the eastern property line, creating a residential buffer between existing single-family houses and the commercially zoned portion of the site. A dedicated public road will be provided between the residential and commercial zoning to provide for efficient and orderly development.

FINDING: The Text and Map Change will not, in itself, result in significant environmental impacts.

FACT: The proposed relocation of the high density residential zoning and associated Specific plan Amendments will not result in significant environmental impacts. The project is consistent with the previously certified EIR for the project site and mitigation measures have been incorporated to mitigate any identified impacts.

C. Findings for Approval of a Conditional Use Permit (Master Plan of development, conditionally allowed uses)

FINDING: The proposed project or use is consistent with the General Plan

FACT: The proposed amendments are consistent with General Plan Land Use Circulation and Housing Element Policies. The project site provides for master planned commercial, entertainment, and tourist serving uses on a 26-acre site. Conditionally allowed uses have been integrated in the site design.

FINDING: The proposed project or use satisfies all applicable provisions of the Title (Zoning Ordinance) including provisions of the Del Rio Road Commercial Area Specific Plan.

FACT: The proposed project, with requested General Plan Amendment and amendments to the Specific plan, is consistent with all applicable zoning regulations. Amendments will facilitate the development of the site in a manner that provides compatibility with the surrounding neighborhood and achieves the City's economic development and community goals.

FINDING: The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use.

FACT: The proposed project will not be detrimental to the health, safety, or welfare of the general public or persons residing in the neighborhood. The uses are consistent with the underlying zoning district and with the Del Rio Road Commercial Area Specific Plan. The proposed residential zoning designation will buffer adjacent residential uses from the commercial portion of the site. The Specific Plan standards, mitigation measures, and underlying zoning development standards will ensure that pedestrian and vehicular access conditions are designed in a manner which does not create ongoing safety concerns.

FINDING: The proposed project or use will not be inconsistent with the character or the immediate neighborhood or contrary to its orderly development.

FACT: The proposed project provides a transition from surrounding existing residential uses to the commercial portion of the site. The site is located at a key commercial node and development with the uses as proposed is anticipated within the Commercial Retail zoning designation. The project is consistent with surrounding residential and commercial uses.

FINDING: The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the Land Use Element.

FACT: The proposed project will not generate significant and unavoidable impacts to traffic. The project will contribute City TIF fees toward the US 101 interchanges and will construct or pay fair share fees toward improvements identified in the Del Rio Road Commercial Area Specific Plan and associated EIR. All internal and abutting public roads have been designed to City standard.

FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council, including the City's Appearance Review Manual and the Inclusionary Housing Policy.

FACT: The proposed project was reviewed by the Design Review Committee and was found to comply with all standards of the City's Appearance Review Manual. The multi-family portion of the site is identified as a housing opportunity site and it expected to develop with affordable-by-design housing.

FINDING: The Master Plan of Development standards or processing requirements will enhance the opportunity to best utilize special characteristics of an area and will have a beneficial effect on the area.

FACT: The proposed project utilized natural site topography to create a viable tourist and local serving destination. Site topography also assists in buffering commercial activities from surrounding residential uses while maintaining a higher intensity commercial development as anticipated in the Commercial Retail zoning district.

D. Findings for Approval of a Height Exception

FINDING: The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties and that the modified height will not exceed the lifesaving equipment capabilities of the Fire Department.

FACT: The height is exceeded by architectural and roof features for commercial and mixed-use buildings located adjacent to the El Camino Real and Del Rio frontages. The modified height will not exceed the lifesaving equipment capabilities of the Fire Department and is intended to enhance the appearance of the project and provide variation in building form and massing.

E. Findings for Approval of Housing Site Relocation

FINDING: The relocation of the multi-family housing site complies with SB330 (Housing Crisis Act) to ensure no net loss of residential capacity.

FACT: The project includes relocation of the residentially zoned portion of the South-East project site within the Del Rio Road Commercial Area Specific Plan. The project action increases the acreage of the residentially zoned land from 3 acres to 3.6 acres of developable area. This action includes concurrent re-designation of the site in accordance with SB330 to ensure no net loss of residentially zoned land available for housing development.

SECTION 4. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on June 1, 2021 resolved to recommend the City Council approve the Del Rio Ranch phased development plan and associated zoning and general plan amendments consistent with the following:

- EXHIBIT A: General Plan Land Use Amendment Diagram
- EXHIBIT B: Zoning Map Amendment Diagram
- EXHIBIT C: Amended Specific Plan
- EXHIBIT D: Conditions of Approval / Mitigation Monitoring Program.
- EXHIBIT E: Concept Development Plan Set

BE IT FURTHER RESOLVED, that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Atascadero.

On motion by Commissioner _____, and seconded by Commissioner _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

- AYES: ()
- NOES: ()
- ABSENT: ()
- ABSTAINED: ()
- ADOPTED:

CITY OF ATASCADERO, CA

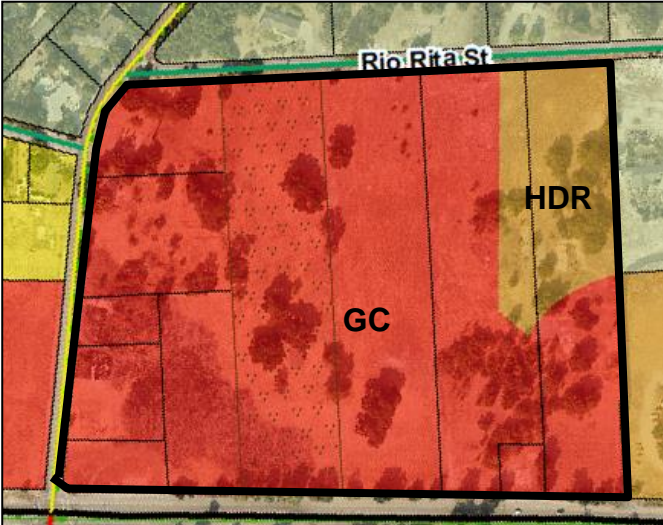
Jeff van den Eikhof
Planning Commission Chairperson

ATTEST:

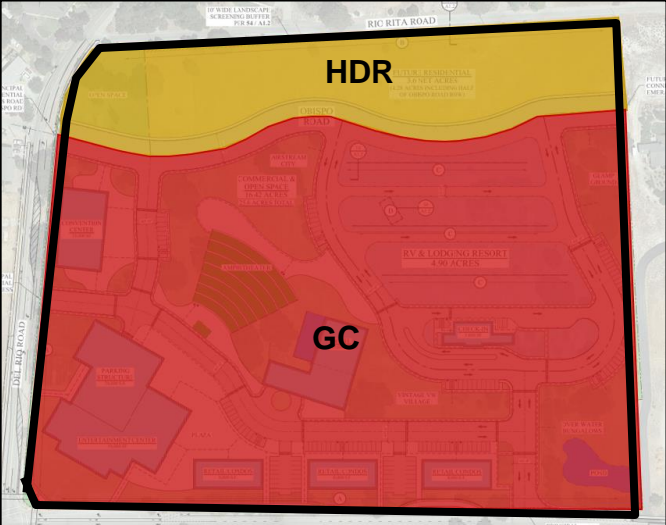
Phil Dunsmore
Planning Commission Secretary

Exhibit A

General Plan Land Use Amendment Diagram



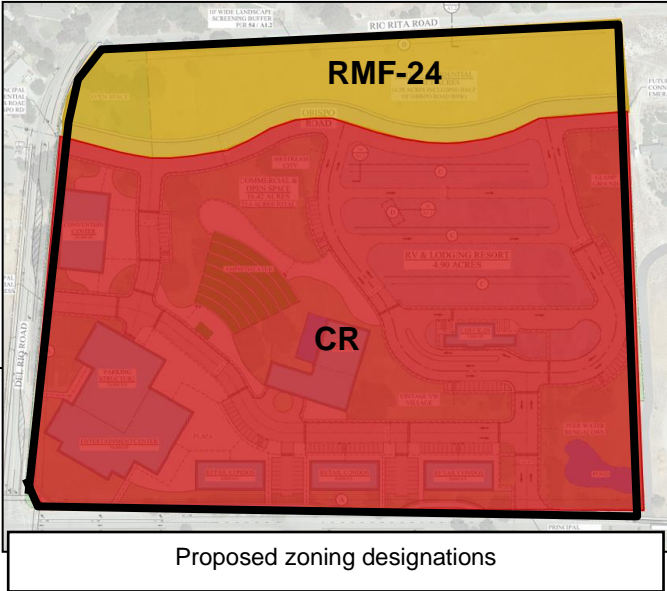
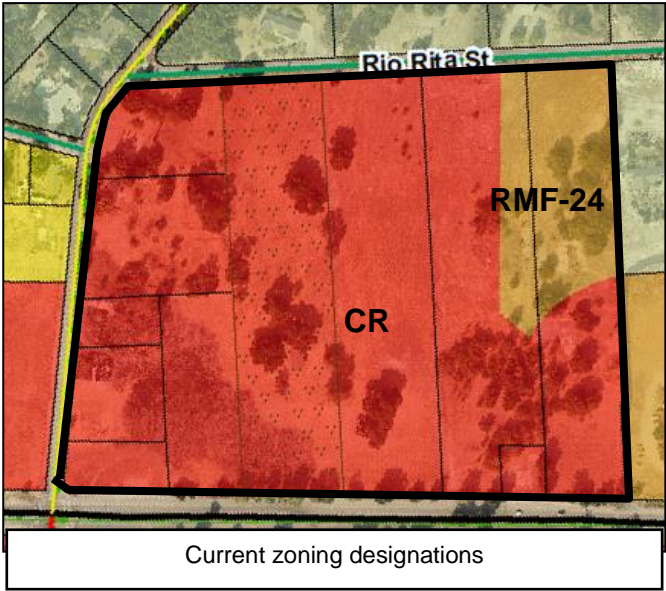
Current General Plan designations



Proposed General Plan designations

Exhibit B

Zoning Map Amendment Diagram



ITEM NUMBER:
DATE:

2
06/01/21

Exhibit C

Del Rio Road Commercial Area Specific Plan Amendments

See following

Exhibit D

Conditions of Approval

See following

Exhibit E

Concept Development Plan Set

See following

Attachment 2: Traffic Analysis

See following