



---

**City of Atascadero**

**Housing  
Element**

**2014-2019**

**Adopted: January 27, 2015**

---

City of Atascadero  
6500 Palma Avenue  
Atascadero, CA 93422

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

Prepared by:  
Lisa Wise Consulting, Inc.  
983 Osos Street  
San Luis Obispo, CA 93401

## Table of Contents

A.	Introduction	V-7
1.	OVERVIEW .....	V-7
2.	PUBLIC PARTICIPATION .....	V-8
3.	CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS .....	V-12
B.	Evaluation of Previous Housing Element	V-13
C.	Population and Employment Trends	V-26
1.	POPULATION .....	V-26
2.	EMPLOYMENT .....	V-27
D.	Housing Characteristics	V-30
1.	HOUSEHOLDS .....	V-30
2.	HOUSING UNITS .....	V-32
3.	HOUSING CONDITIONS .....	V-33
4.	HOUSING COSTS .....	V-33
5.	HOUSING AFFORDABILITY .....	V-35
6.	AT-RISK UNITS .....	V-37
E.	Special Housing Needs	V-38
1.	SENIOR HOUSEHOLDS .....	V-38
2.	PERSONS WITH DISABILITIES .....	V-40
3.	LARGE FAMILIES AND OVERCROWDING .....	V-42
4.	SINGLE-PARENT HOUSEHOLDS .....	V-43
5.	PERSONS IN NEED OF EMERGENCY SHELTER .....	V-44
6.	FARMWORKERS .....	V-45
F.	Housing Resources	V-47
1.	REGIONAL HOUSING NEEDS ALLOCATION .....	V-47
	2014 – 2019 Regional Housing Needs Allocation .....	V-47
2.	SITE INVENTORY AND ANALYSIS .....	V-48
	Vacant Sites .....	V-48
3.	INFRASTRUCTURE RESOURCES .....	V-49
4.	ADMINISTRATIVE RESOURCES .....	V-50
5.	FINANCIAL RESOURCES .....	V-54
6.	OTHER RESOURCES .....	V-55
G.	Constraints on Housing Production	V-58
1.	GOVERNMENTAL CONSTRAINTS .....	V-58
2.	NON-GOVERNMENTAL CONSTRAINTS .....	V-83
H.	Housing Element Goals, Policies, and Programs	V-86
I.	References	V-100
	Appendix I .....	V-102
	Appendix II .....	V-116

## List of Tables

TABLE V-1.	PROGRESS DURING PREVIOUS PLANNING PERIOD, 2007-2014	V-13
TABLE V-2.	EVALUATION OF PREVIOUS HOUSING ELEMENT	V-14
TABLE V-3.	TRENDS IN POPULATION GROWTH	V-26
TABLE V-4.	TRENDS IN POPULATION AGE	V-26
TABLE V-5.	TRENDS IN RACE AND ETHNICITY	V-27
TABLE V-6.	INDUSTRY TRENDS IN ATASCADERO	V-28
TABLE V-7.	TRENDS IN OCCUPATIONS	V-29
TABLE V-8.	CLASS OF WORKER TRENDS	V-29
TABLE V-9.	TRENDS IN HOUSEHOLDS	V-30
TABLE V-10.	TRENDS IN HOUSEHOLD INCOME GROUPS	V-31
TABLE V-11.	TRENDS IN HOUSING TENURE	V-31
TABLE V-12.	TRENDS IN HOUSING TYPE	V-32
TABLE V-13.	HOUSING UNITS BY AGE	V-32
TABLE V-14.	HOUSING PROBLEMS FOR ALL LOWER INCOME HOUSEHOLDS	V-34
TABLE V-15.	GROSS RENT AS A PERCENT OF INCOME 2012	V-35
TABLE V-16.	MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	V-35
TABLE V-17.	SAN LUIS OBISPO COUNTY INCOME LIMITS	V-36
TABLE V-18.	SAN LUIS OBISPO COUNTY MAXIMUM SALES AND RENTAL PRICES	V-36
TABLE V-19.	SPECIAL NEEDS POPULATIONS, 2000 AND 2010	V-38
TABLE V-20.	SENIOR HOUSEHOLDS, 2010	V-38
TABLE V-21.	HOUSEHOLDS BY INCOME LEVEL, 2006-2010	V-39
TABLE V-22.	SENIOR HOUSING FACILITIES, 2014	V-40
TABLE V-23.	PERSONS WITH DISABILITIES BY TYPE	V-41
TABLE V-24.	NUMBER OF PERSONS WITH DEVELOPMENTAL DISABILITIES, 2014	V-42
TABLE V-25.	HOUSEHOLD SIZE BY TENURE IN ATASCADERO	V-42
TABLE V-26.	OVERCROWDED HOUSEHOLDS IN ATASCADERO, 2010	V-43
TABLE V-27.	SINGLE PARENT HOUSEHOLDS, 2010	V-44
TABLE V-28.	FEMALE HEADED HOUSEHOLDS, 2010	V-44

TABLE V-29. CITY SHARE OF REGIONAL HOUSING NEED, 2014-2019	V-48
TABLE V-30. SUMMARY OF VACANT PARCELS, ATASCADERO 2014	V-48
TABLE V-31. RHNA SUMMARY, 2014-2019	V-49
TABLE V-32. GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICT COMPARISON	V-62
TABLE V-33. ZONING DISTRICT'S PERMITTED LAND USES IN 2014 <sup>A</sup>	V-63
TABLE V-34. RESIDENTIAL ZONES DEVELOPMENT STANDARDS <sup>A</sup>	V-64
TABLE V-35. DOWNTOWN ZONES DEVELOPMENT STANDARDS <sup>A</sup>	V-65
TABLE V-36. PARKING REQUIREMENTS <sup>A</sup>	V-71
TABLE V-37. PLANNING AND DEVELOPMENT FEES <sup>A</sup>	V-72
TABLE V-38. DEVELOPMENT FEES FOR NEW HOUSING, 2014 <sup>A</sup>	V-73
TABLE V-39. PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT	V-74
TABLE V-40. PERMIT PROCESSING PROCEDURES <sup>A</sup>	V-75
TABLE V-41. TIMELINES FOR PERMIT PROCEDURES <sup>A</sup>	V-75
TABLE V-42. CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	V-79
TABLE V-43. STRATEGIES TO ADDRESS ENERGY CONSERVATION AND GLOBAL CLIMATE CHANGE	V-83
TABLE V-44. SUMMARY OF QUANTIFIED OBJECTIVES, 2014-2019	V-99
TABLE V-45. VACANT LAND INVENTORY	V-102

### List of Figures

FIGURE V-1. MEDIAN HOME PRICE, 2003-2013 ATASCADERO AND SLO COUNTY	V-33
FIGURE V-2. VACANT LAND INVENTORY MAP	V-116

## **A. Introduction**

### **1. Overview**

California planning law provides more detailed requirements for the housing element than for any other element of the General Plan. The State Legislature has found that "the availability of housing is of vital statewide importance and that the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The housing element establishes policies for the community to ensure safe, decent housing for its current and future residents.

Article 10.6 of the California Government Code requires each city and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments (extremely low-, very low-, low-, moderate- and above moderate-incomes) of the community, the City's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or re-developable sites that can provide sufficient housing to meet these needs or include programs in the housing element to identify additional residential sites. In addition, housing elements are subject to State review and certification.

This Housing Element includes the following information as required by State law:

1. Analysis of Atascadero's housing needs.

2. Information on the existing housing stock, including the number, type, cost, tenure, and structural condition of the units.
3. Analysis of land available to accommodate unmet housing needs.
4. Analysis of potential barriers to housing development, including governmental and non-governmental constraints.
5. Information on existing subsidized or below market-rate housing units.
6. Information on energy conservation opportunities for housing construction or rehabilitation.
7. Specific goals, measurable objectives, policies, and programs to address the housing allocation, as required by the County Regional Housing Needs Plan.

Major housing issues and opportunities identified in Atascadero include:

1. Adequate sites for the development of housing for all economic segments of the community.
2. Incentives to encourage private market and non-profit development of affordable housing.
3. Integration of affordable housing into new above-moderate income residential projects or payment of fees in-lieu of affordable housing inclusion.
4. Special needs of seniors and families.
5. Maintenance of existing housing, rehabilitation of substandard units, and removal and replacement of substandard housing that cannot feasibly be rehabilitated.
6. Financial resources and programs to help subsidize development, maintenance, and rehabilitation of extremely low, very-low, low-, and moderate-income housing.
7. Local governmental constraints on the production or rehabilitation of housing.
8. Housing and services for the homeless population.

## **2. Public Participation**

Government Code §65583(c)(6)(B) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” Accordingly, this document incorporates input received from the general public, City Council, Planning Commission, and other stakeholders.

---

### **Public Workshops**

The City facilitated a stakeholder workshop on April 29, 2014, to solicit input by citizens from different geographic areas and economic segments in the City, non-profit associations, financial and real estate professionals, decision-makers, and others to provide policy guidance.

Comments brought up during public meeting included:

- Housing options for extremely low and very low-income households, including housing for the homeless, transitional housing, and group housing.
- Explore use of using hotel facilities for housing
- What are the penalties of not having a certified Housing Element?
- Coordination of homeless services, such as warming shelters
- Overnight camping in City parks and/or permanent camping site(s)
- San Luis Obispo County Homeless Services Oversight Council policy recommendations
- Is there any City owned land for use for affordable housing?
- Use of City's Low-Moderate Housing Fund
- Zoning allowing alternative housing types for group housing facilities.



*April 20, 2014 Stakeholder Workshop*

On May 20, 2014 the City held a Planning Commission workshop. The purpose of the meeting was to provide an overview of the Housing Element update process, present the results of the April 29, 2014 stakeholder workshop, and solicit Planning Commission feedback and direction on policy recommendations. Policies presented for consideration and Commission direction included:

1. Review and consider modifying the City's Inclusionary Housing Policy
2. Establish a program to work with additional non-profit groups to facilitate establishment of transitional housing
3. Encourage the ability to construct 'micro homes' consistent with the California Building Code
4. Adjust development impact fees for second units based on size of the second unit
5. Other Planning Commission policy recommendations

The community and Planning Commission were given the opportunity to ask questions about each policy recommendation. Comments included:

- Ensure the City's current Inclusionary Housing Policy complies with State law with regard to rent control
- There are different types of 'affordable housing', not only emergency shelters
- Recognize the growing trend in micro-homes, especially for aging baby boomers
- How to address density and sewer requirements for micro homes, should it be different?
- Second units are a great way to provide housing on large single family lots
- Supportive of reducing fees based on actual *impact*- smaller units have less impact
- Consider other incentives to encourage affordable housing/second units
- Need for senior housing, all levels of care

**Organizations Contacted**

To ensure that the interests of all economic segments of the community, including low- and moderate-income households, were represented in the Housing Element update, the City specifically contacted and sought participation by representatives from the following organizations:

- Atascadero Association of Realtors
- Atascadero Chamber of Commerce
- Atascadero Community Link
- Atascadero Unified School District
- California Department of Housing and Community Development
- Caltrans
- Central Coast Commission for Senior Citizens
- Community Action Partnership, San Luis Obispo (CAPSLO)
- Cooperation for Better Housing
- El Camino Homeless Organization (ECHO)
- Habitat for Humanity

- Housing Authority San Luis Obispo (HASLO)
- Homeless Services Oversight Council (HSOC)
- Local Agency Formation Commission (LAFCO)
- North County Connection
- North County Women’s Shelter
- People’s Self Help Housing
- Salvation Army
- San Luis Obispo Council of Governments (SLOCOG)
- San Luis Obispo County Air Pollution Control District (APCD)
- San Luis Obispo County Housing Trust Fund (SLOHTF)
- San Luis Obispo County Planning and Building
- Transitions Mental Health Association (THMA)
- Transitional Food and Shelter
- Tri-Counties Regional Center (TCRC)

### **Public Hearings**

The public and stakeholders were notified of the availability of the Public Review Draft Housing Element on June 4, 2014.

On October 7, 2014, a public hearing was held before the Planning Commission. City staff and Lisa Wise Consulting, Inc. gave a joint presentation to the Commission regarding the Housing Element Update. Two members of the public commented on the draft element. Following questions and comments from the Commission, which were addressed by the City Staff and the LWC team, the Commission unanimously voted to recommend the City Council adopt the 2014-2019 Housing Element.

On January 27, 2015, a public hearing was held before the City Council. City staff gave a presentation to the Council about the Housing Element Update. The discussion following this presentation included a question from the Council about a new program, which reduces constraints on multi-family development projects as well as a comment about the status of the motel voucher program and the need for County cooperation in use and distribution of CDBG funds, particularly due to the recent reduction of these funds.

Speakers included a representative from the Homeless Services Oversight Council (HSOC) who thanked the City and the consultant for their work on the housing element, and for including most of HSOC’s policy recommendations in the draft element. Additionally, a representative from North County Connection mentioned the need for homeless services within North County, while describing the current work the organization does to assist the homeless population in the region.

Following the questions and comments from the Council and speakers, the City Council unanimously voted to adopt the 2014-2019 Housing Element.

The Housing Element is posted on the City's web site ([www.atascadero.org](http://www.atascadero.org)).

### **3. Consistency with Other General Plan Elements**

State law requires that the General Plan and all of its elements comprise an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the General Plan. The Housing Element is Chapter V of the existing General Plan. As other elements of the General Plan are updated or amended, the City will review the Housing Element to ensure General Plan consistency is maintained.

## B. Evaluation of Previous Housing Element

The previous 2007-2014 Housing Element brought the City's Housing Element into compliance with State law, including an amendment to the City's Zoning Ordinance to provide adequate sites at a minimum density of 20 dwelling units per acre and an emergency shelter overlay zone to satisfy the requirements of Senate Bill 2, which addresses emergency and transitional shelters, as well policies for reasonable accommodation, density bonus, and single room occupancies. Another priority of the previous Housing Element was conservation and rehabilitation of existing homes.

**Table V-1** summarizes the City's previous RHNA for the period from January 2007 through December 2014 and the number of housing units built or approved during that planning period. As the City did not have a certified Housing Element for the 2001-2006 period, the City needed to account for the 769 units during the 2007-2014 period. From January 2007 through December 31, 2013, the City constructed or approved 480 units, including 31 second units. Additionally, the City worked with People's Self Help Housing on the construction and permitting of 24 homes for ownership, available to very-low and low-income residents. the City met the above moderate income housing needs for the 2007-2014 planning period.

Table V-1. Progress During Previous Planning Period,  
2007-2014

	Very Low	Low	Moderate	Above Moderate	Total
Unaccommodated 2001-2006 RHNA	312	193	264	0	769
2007 - 2014 RHNA	106	74	88	194	462
<b>2007 – 2014 Total</b>	<b>418</b>	<b>267</b>	<b>352</b>	<b>194</b>	<b>1,231</b>
Units constructed/approved	28	22	134	265	449
Second units constructed/approved*	0	12	12	7	31
<b>2007 - 2014 Remaining RHNA</b>	<b>390</b>	<b>233</b>	<b>206</b>	<b>0</b>	<b>829</b>

\*Second units constructed and approved were classified by income category based on square footage. According to the San Luis Obispo Multi-Family Housing Rental Survey Summary, typical rent in Atascadero is approximately \$1.09/sf. Affordability was determined by multiplying the cost per square foot by the square footage of a second unit.

Source: CA Dept. of Housing and Community Development, SLOCOG, City of Atascadero

The goals and policies contained in the previous Housing Element were generally appropriate to meet the housing needs of the City. This updated Element builds on that foundation, while focusing on in-fill development along the El Camino Real corridor to increase housing opportunities. Table V-2 indicates what has been achieved and which programs should be carried forward or deleted. However, to improve on the implementation and usability of the document some of the policies and programs have been reworded or combined with other programs.

Table V-2.Evaluation of Previous Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<b>goal 1: Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.</b>			
Policy 1.1 – Encourage new housing, including mixed-use projects in commercial land use areas, to meet the needs of all household types in the City.			
Program 1.1 - 1. To address the 2001 - 2006 RHNA, the City shall amend the General Plan and the Zoning Ordinance, as necessary, to provide adequate sites for 505 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones	505 units (Programs 1 and 2 total 651 units)	The City amended the General Plan and the Zoning Ordinance to provide adequate sites for 505 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones. At least half (50 percent) of these sites were zoned for residential uses only as a part of the housing element adoption.	None. Program Complete.
Program 1.1 - 2. To address the 2007 – 2017 RHNA, the City shall amend the General Plan and the Zoning Ordinance, as necessary, to provide adequate sites for 146 very low and low-income units at a minimum of 20 dwelling units per acre “by right” (without a Conditional Use Permit or other discretionary action) on certain sites or in certain zones.	146 units (Programs 1 and 2 total 651 units)	City Council amended the Zoning Code and General Plan to provide adequate sites.	None. Program Complete.
Program 1.1 - 3. Continue street and infrastructure improvement projects to benefit existing high density residential areas.	N/A	On-going on a per project basis.	Continue program into next Housing Element.
Program 1.1 - 4. Continue to require the use of specific plans for residential projects of 100 or more units.	N/A	Only one project (Eagle Ranch) meets this criteria at this time. Applicants are completing a Specific Plan.	Continue program into next Housing Element.
Program 1.1 - 5. Continue to allow manufactured housing and group housing in accordance with State law.	20 units	Since 2007, 11 manufactured units have been issued.	Continue program into next Housing Element.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 1.1 - 6. Support the extension and expansion of sewer service for the Eagle Ranch annexation area by allocating the funding necessary	100 affordable units	The City is currently working with the developers of the Eagle Ranch Specific Plan to identify location for affordable housing units within the project area.	Continue program into next Housing Element and clarify the Eagle Ranch project will include affordable housing units.
Program 1.1 - 7. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's downtown zoning districts. Taking into account market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. The City will publicize these incentives on the City's website (www.atascadero.org) within one week of a confirmed decision to make them available in a timely fashion.	20 units	Staff will continue to work with developers of the Colony Square project for redesign of the residential units. This component of the project remains undeveloped. Additional interest in residential development downtown remains.	Continue program into next Housing Element. Replace 'fee deferrals' with 'flexible development standards.'
Program 1.1 - 8. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, particularly the PD-25 zone of small lot subdivisions, for higher density attached or row-house style housing in the RMF-10 and RMF-16 zoning districts.	75 units	Staff continues to encourage use of PDs for high quality design.	Continue program into next Housing Element.
Program 1.1 - 9. Adopt a Rural Residential Zone in the Zoning Ordinance consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone (to facilitate the development of a variety of housing types	N/A	Staff has yet to begin work on this ordinance.	Continue program into next Housing Element.
Program 1.1 - 10. Adopt an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Following adoption the City shall regularly update the ordinance to be in compliance with Government Code §65915 and develop an outreach program to ensure its successful implementation. The City should consider exceeding State requirements if projects meet City housing goals, such as compact high density housing, architectural quality, or	25 units	Completed in 2013.	None. Program Complete.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
green building.			
<p>Program 1.1 - 11. Update feasibility analysis of inclusionary housing policy to reflect current market conditions. As part of the feasibility study explore options to streamline and clarify the various options available to a developer. The City will also evaluate impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of affordable housing units. If the policy presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the policy accordingly.</p>	N/A	<p>City staff has reviewed work from consultant. Based on market trends and the uptick on older projects, the affordable housing policy in place is working. Additional work may be directed by the City Council.</p>	<p>Consider program modifications to direct review to City Council.</p>
<p>Program 1.1 - 12. Adopt an inclusionary housing ordinance that requires residential and commercial developments to provide deed-restricted, affordable units or an in-lieu fee.</p>	70 units	<p>At this time, Staff feels the inclusionary policy provides the flexibility necessary to provide affordable units. Council may direct staff to continue to explore adoption of an inclusionary housing policy.</p>	<p>Continue to consider adoption of an inclusionary housing ordinance.</p> <p>Remove linkage requirement for commercial development.</p>
<p>Program 1.1 - 13. To encourage the development of second units, the City will evaluate the development standards and update the Zoning Ordinance for second units (secondary residential units). For example, the City will explore incentives such as reducing fees and eliminating the covered parking requirement for a secondary residential unit.</p> <p>The City will also work with Atascadero Mutual Water Company to investigate the possibility of reductions to water connection fees for second units and consider an amnesty program that would reduce or eliminate fees for unpermitted second units.</p>	40 units	<p>City did not evaluate second unit ordinance.</p>	<p>2nd Unit ordinance will need to be reviewed as a part of the 2014 housing element.</p> <p>Consider splitting program into two separate programs, one to evaluate development standards and another to evaluate impact fees for second units as part of an AB1600 study process.</p>

City of Atascadero  
Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 1.1 - 14. Continue to maintain Chapter 12 of the Zoning Ordinance (Condo Conversion Ordinance) in order to reduce the impacts of condo conversions on lower cost rental housing.	N/A	The City plans to maintain this ordinance.	Continue program into next Housing Element to ensure no changes to Condo Conversion Ordinance.
Program 1.1 - 15. Adopt an ordinance to allow vertical multi-family residential on the second floor in General Commercial land use designations with a Conditional Use Permit and horizontal mixed-use subject to a PD and General Plan Amendment	N/A	Completed in 2013.	None. Program Complete.
Program 1.1 - 16. Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new units for extremely low-, very low-, low-, and moderate-income families.	50 units	Staff is working with these organizations and providing support, where necessary.	Continue program into next Housing Element.
Program 1.1 - 17. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multifamily rental housing for low income households. This will be accomplished by working with appropriate non-profit organizations, such as People's Self Help Housing and the San Luis Obispo County Housing Trust Fund to identify opportunities.	N/A	Staff provides necessary assistance in completing applications for funds.	Continue program into next Housing Element.
Program 1.1 - 18. Continue to contract with the San Luis Obispo Housing Authority for administration of the Section 8 housing voucher program. The City utilizes this relationship for program implementation and income verifications, and will apply for additional Section 8 vouchers, as appropriate.	N/A	The City continues its contract with the San Luis Obispo Housing Agency.	Continue program into next Housing Element.
Program 1.1 - 19. Amend the Zoning Ordinance to establish minimum required densities in the medium and high density residential zones to preserve the limited supply of multi-family zoned land for multi-family uses.	N/A	Completed in 2013.	None. Program Complete.

City of Atascadero  
Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 1.1 - 20. Amend the Zoning Ordinance to allow a waiver of the two story height limit in the RMF Zone through the Minor Use Permit process. This option applies to projects that are not using the Planned Development option.</p>	<p>N/A</p>	<p>Staff has yet to commence this ordinance. This will be reviewed and carry over into next housing element cycle.</p>	<p>Continue program into next Housing Element.</p>
<p><b>Goal 2: Protect and conserve the existing housing stock and neighborhoods.</b></p>			
<p><i>Policy 2.1 – Encourage conservation and preservation of neighborhoods and sound housing.</i></p>			
<p>Program 2.1 – 1. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units (see also Program 4.3.3 for potential rehabilitation funding).</p> <p>Utilize code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.</p>	<p>30 units</p>	<p>While this is on-going, the City has lost its primary funding tool when the RDA was dissolved. The City will continue to find ways to rehabilitate structures.</p>	<p>Modify program and continue program into next Housing Element.</p>
<p>Program 2.1 – 2. Continue to participate in federal grant programs, such as Community Development Block Grants (CDBG), to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units</p>	<p>25 units</p>	<p>The City will continue to participate in grant programs and will seek opportunities for additional grant funds to supplement the loss of the RDA.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.1 – 3. Continue to maintain the sliding density scale for sloped lots in the Zoning Ordinance.</p>	<p>N/A</p>	<p>The City will continue to maintain its sliding scale of density for sloped lots.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.1 – 4. Allocate funds in the RDA housing set aside to rehabilitate existing housing stock within Redevelopment Project Areas with special emphasis on the Downtown Commercial zone.</p>	<p>40 units</p>	<p>The City's RDA was dissolved on 2/1/2012 because of State legislation.</p>	<p>RDA dissolved, Remove Program.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 2.1 – 5. The City shall continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at-risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units, and, when feasible, keep track of and apply for funding opportunities to preserve at-risk units, and assist other organizations in applying for funding to acquire at-risk units.</p>	<p>N/A</p>	<p>City Staff continues to monitor the status of affordable housing rental units and for sale units in partnership with the SLO County Housing Authority.</p>	<p>Continue program into next Housing Element.</p>
<p><i>Policy 4.2 – Encourage conservation and preservation of houses that have historical and architectural significance.</i></p>			
<p>Program 2.2 – 1. Continue to implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.</p>	<p>N/A</p>	<p>The City will continue to maintain this overlay zone to preserve and protect historic colony homes.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 2.2 – 2. Continue to maintain a GIS based map of protected sites.</p>	<p>N/A</p>	<p>The City continues to maintain GIS data in regards to historic buildings and sites.</p>	<p>Continue program into next Housing Element.</p>
<p><b>Goal 3: Encourage energy conservation and sustainable building measures in new and existing homes</b></p>			
<p><i>Policy 3.1- Continue to make residents aware of available energy saving techniques and public utility rebates</i></p>			
<p>Program 3.1 – 1. Promote environmentally sustainable building practices that provide cost savings to homeowners and developers</p>	<p>N/A</p>	<p>City staff continues to work with developers and homeowners to avoid environmental impacts and promote sustainable building practices.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 3.1 – 2. Make available in the Community Development Department brochures from PG&amp;E and others that detail energy conservation measures for new and existing buildings.</p>	<p>N/A</p>	<p>In partnership with PG&amp;E and San Luis Obispo Green Build, there are various brochures available to homeowners that detail energy conservation.</p>	<p>Continue program into next Housing Element.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Program 3.1- 3. Continue to strictly enforce the State energy standards of Title 24.	N/A	The City's Building Department continues to enforce Title 24 requirements upon review of building plans that require energy reports.	Continue program into next Housing Element.
Program 3.1-4. Continue to implement AB 811 by providing an assessment district for homeowners wishing to install energy efficiency improvements. This will allow the homeowners to spread the cost of the photovoltaic systems out over a number of years on their annual tax bill, thus reducing the upfront cost.	N/A	This program has been suspended due to pending litigation because Fannie Mae and Freddie Mac would not issue loans.	Remove.
<p><b>Goal 4: Ensure equal access to sound, affordable housing for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability.</b></p>			
<p><i>Policy 4.1 - Support equal housing opportunities and enforcement of State and federal anti-discrimination laws.</i></p>			
Program 4.1 – 1. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.	N/A	The City continues to encourage local churches to provide temporary shelters for the homeless population.	Continue program into next Housing Element.
Program 4.1 – 2. Continue to support local motel voucher programs for temporarily displaced and extremely low-income persons. The motel voucher program is funded through the City's CDBG funding. Motel vouchers are available to aid residents experiencing emergency situations, such as a house fire, in finding temporary housing. The City works with non-profit organizations (such as Loaves and Fishes) to aid the residents in need and provide technical support for the motel voucher program.	N/A	The City will continue to work with local non-profits and obtain CDBG grant funding for this program	Continue program into next Housing Element.

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>Program 4.1 – 3. Continue to allow group housing (residential care facilities) in accordance with State law. Additionally, the City will update the zoning regulations to clarify that both small (6 or fewer) and large (7 or more) residential care facilities are permitted by right in the Residential Multi Family (RMF) zone.</p>	<p>N/A</p>	<p>The City continues to support proper permitting of group housing in accordance with State law. The City completed changes to the RMF Zoning that clarifies that both small and large residential care facilities are permitted by right.</p>	<p>Modify to consider allowing large residential care facilities in more zones.</p>
<p>Program 4.1 – 4. Amend Zoning Ordinance to comply with SB 2, permitting emergency shelters without a conditional use permit or other discretionary permits in the Commercial Service (CS), Commercial Park (CPK), Public (P) zoning districts, or other appropriate zones or sites. These three zoning districts have sufficient capacity to house emergency shelters with over 74 acres available</p>	<p>N/A</p>	<p>Completed in 2013.</p>	<p>City adopted Emergency Shelter Overlay Zone. The overlay is applied to one site currently operating as an emergency shelter. The shelter, operated by the El Camino Homeless Organization, has an existing capacity of 50 beds. As of 2014, there is excess capacity. The program will be modified to monitor capacity of the ECHO shelter and expand the ES zone allow more shelters if need arises.</p>
<p><i>Policy 4.2- Ensure that persons with disabilities have adequate access to housing.</i></p>			
<p>Program 4.2 – 1. Continue to ensure full compliance with the California Disability Guidelines and enforce the complementary provisions of the Uniform Building Code. The Zoning Ordinance will be evaluated on an ongoing basis and amended as necessary, to ensure ADA compliance and remove governmental constraints on the production of housing for persons with disabilities.</p>	<p>N/A</p>	<p>City Staff continues to comply with ADA standards for new and change of occupancy building projects.</p>	<p>Continue program into next Housing Element.</p>
<p>Program 4.2 – 2. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the City will establish a policy or ordinance to provide</p>	<p>N/A</p>	<p>Completed in 2013.</p>	<p>None. Program Complete.</p>

Program Summary	Quantified Objective	Achievement	Further Progress Needed
<p>reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations may be necessary to afford disabled persons equal access to housing. The purpose of the reasonable accommodation ordinance or policy is to remove constraints to the development, improvement and maintenance of housing for persons with disabilities. The City will promote its reasonable accommodations procedures on its web site and with handouts at City Hall.</p>			
<p><i>Policy 4.3- Leverage redevelopment set-aside funds with other State and Federal loans and grants, to assist in providing affordable housing, preserving existing housing, and rehabilitating unsound housing structures. (This policy assumes that housing set aside funds are not affected by State budget take aways.)</i></p>			
<p>Program 4.3 – 1.Consider developing a first-time homebuyers program to enable lower-income households (up to 80 percent of AMI) to purchase their first homes. Assistance could be provided in the form of a loan secured by a deed of trust.</p>	<p>5 units</p>	<p>This program has been suspended due to the dissolution of the RDA. Staff will seek grant funding available to continue this program.</p>	<p>Remove program, no funding or staff to administer.</p>
<p>Program 4.3 – 2.Leverage redevelopment housing set aside funds and partner with developers on projects funded with HOME funds, tax credits, and other financial assistance programs for construction of houses affordable to lower-income households. Financial assistance to developers could include payment of impact fees and write down of land costs.</p>	<p>40 units</p>	<p>This program has been suspended due to the dissolution of the RDA. This program may be continued once direction is given by the State on the future of the City's Housing set aside fund.</p>	<p>Remove program.</p>
<p>Program 4.3 – 3. Consider establishing a housing rehabilitation program that provides loans and rebates to income-qualified households to correct Health and Safety Code violations and make essential repairs and retrofits. The maximum loan limit could be \$20,000 with 0% interest and could be limited to lower-income households (&lt;80 percent AMI).</p>	<p>75 units</p>	<p>This program has been suspended due to the dissolution of the RDA. This program may be continued once direction is given by the State on the future of the City's Housing set aside fund.</p>	<p>Remove Program.</p>
<p>Program 4.3 – 4. Continue to use the Affordable Housing Participation Checklist and corresponding ranking system to evaluate and prioritize affordable housing developers and projects in the City.</p>	<p>N/A</p>	<p>The City will continue to utilize the checklist to evaluate affordable housing projects for any potential future funding that may become</p>	<p>Continue program into next Housing Element.</p>

City of Atascadero  
Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
		available.	
Program 4.3 – 5. Establish a program to assist building owners in converting upper floor residential space in the downtown to deed restricted extremely low-, very low- and low-income units	10 units	The City created 2 units through this program. At this time the program has been suspended due to the dissolution of the RDA.	Remove program.
Program 4.3 – 6. Work with nonprofits and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.	5 units	RDA funds are no longer available. City Staff will work with non-profits for any grant funding opportunities.	Modify program and continue program into next Housing Element.
<b>Goal 5: Decrease non-governmental constraints on housing production</b>			
<i>Policy 5.1 – Encourage interplay between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.</i>			
Program 5.1 – 1. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.	N/A	City Staff attend economic roundtables and other events as continuing education of these impacts.	Continue program into next Housing Element.
Program 5.1 – 2. Continue to work with development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback.	N/A	City Staff continues to work with developers, key stakeholders, and property owners on overcoming constraints in project design to help facilitate financing.	Continue program into next Housing Element.
<i>Policy 5.2 – Help lower development costs where feasible, especially for low- and moderate-income housing units.</i>			
Program 5.2 – 1. Continue to monitor and evaluate development standards and advances in housing construction methods.	N/A	As City staff identifies issues with the municipal code and advance construction methods, the City will amend the code as necessary.	Continue program into next Housing Element.
Program 5.2 – 2. Continue to track the affordability of housing projects and progress toward meeting regional housing needs. Reports should be provided semi-annually to the Planning	N/A	The City tracks all housing projects and provides status updates to both the Council and Planning Commission.	Continue program into next Housing Element.

City of Atascadero  
Housing Element

Program Summary	Quantified Objective	Achievement	Further Progress Needed
Commission and annually to the City Council and the California Department of Housing and Community Development.			
<b>Goal 6: Decrease governmental constraints on housing production</b>			
<i>Policy 6.1 – Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.</i>			
Program 6.1 -1.Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda	N/A	Staff continues this practice for ease of tracking.	Continue program into next Housing Element.
Program 6.1 – 2. Continue to review minor modifications through an adjustment procedure and more substantial changes through a conditional use permit.	N/A	Staff utilized the DRC to make determinations that may necessitate further entitlement such as a CUP.	Revise program to account for Design Review Committee role in review of residential projects and continue into next Housing Element.
Program 6.1 – 3. Continue to review and revise local review procedures to streamline the process	N/A	The City created the Design Review Committee in 2010 to help with project streamlining and review. The DRC has been helpful in working out issues that normally would have been dealt by Planning Commission or simply at a staff level.	Continue program into next Housing Element.
Program 6.1 – 4. Continue to maintain pre-approved stock development plans to streamline the plan check process.	N/A	Stock plans are available for larger projects.	Continue program into next Housing Element.
Program 6.1 – 5. Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible.	N/A	Staff provides pre-application and technical assistance to all projects when requested.	Continue program into next Housing Element.
Program 6.1 – 6. Provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. Atascadero will promote these incentives to developers on the City's website ( <a href="http://www.atascadero.org">http://www.atascadero.org</a> ) and during the application process.	N/A	The City's process streamlining is already expediting projects. Developers can defer development impact fees until final occupancy.	Continue program into next Housing Element.
Program 6.1 -7. The City shall establish	N/A	Completed in 2013.	Program Complete.

*City of Atascadero  
Housing Element*

Program Summary	Quantified Objective	Achievement	Further Progress Needed
policies, standards, and procedures that encourage and facilitate the development of single-room occupancy units (SROs).			Consider modification of standards to allow SROs by right in MFR zones.
Program 6.1 -8. The City shall review impact fees and the capital facility fee schedule to reduce fees and barriers to housing development, particularly affordable units. (See also Program 4.3-2 for the potential use of Redevelopment Agency Set-Aside Funds for fee waivers.)	N/A	City Staff solicited a proposal for completion of this.	Modify program to allow for continued monitoring of fee schedule to mitigate constraints to affordable housing and consider revision to fees based on unit size to encourage affordability by design. Continue program into next Housing Element.

## C. Population and Employment Trends

### 1. Population

The Atascadero population grew 7 percent from 2000 to 2010, for a total of 28,310 persons. Growth in Atascadero increased at a slower rate than that of San Luis Obispo County and Paso Robles, which grew 9 percent and 18 percent, respectively, during the same period. The San Luis Obispo Council of Governments (SLOCOG) estimates the population in Atascadero to grow to 32,486 by 2040, a 14 percent increase from 2010. See **Table V-3** for detailed population information for Atascadero and surrounding communities.

Table V-3. Trends in Population Growth

	2000		2010	
	Number		Number	Change
Atascadero	26,411		28,310	7%
Paso Robles	24,297		29,793	18%
San Luis Obispo	44,174		45,119	2%
San Luis Obispo County	246,681		269,637	9%

Source: U.S. Census, 2000 and 2010

#### Age Characteristics

As of 2010, Atascadero had a median age of 41, slightly above the median for San Luis Obispo County at 39.4. Substantial growth can be seen in the 55-64 and 25-34 age groups from 2000 to 2010, while the population in the 35-44 age group decreased by 37 percent over the same period. This is similar to trends seen across the state, in which the proportion of individuals over the age of 50 has increased significantly over the past 10 years, while the age group 35-44 declined. See **Table V-4** for additional information on age trends in Atascadero.

Table V-4. Trends in Population Age

Age Group	2000		2010		Percent Change
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
< 15	5,389	20%	4,970	18%	-8%
15-24	3,562	13%	3,378	12%	-5%
25-34	2,892	11%	3,805	13%	24%
35-44	4,713	18%	3,439	12%	-37%
45-54	4,518	17%	4,682	17%	4%
55-64	2,293	9%	4,350	15%	47%
65+	3,044	12%	3,686	13%	17%
<b>Total</b>	<b>26,411</b>	<b>100%</b>	<b>28,310</b>	<b>100%</b>	<b>7%</b>

Source: U.S. Census, 2000 and 2010

## Race and Ethnicity

As of 2010, the population for the City of Atascadero was 86 percent white, down 3 percent from 89 percent in 2000. The next highest racial category represented in Atascadero is other/two or more races. Of the total population, 16 percent are Hispanic in origin, an increase of almost 60 percent between 2000 and 2010. Refer to **Table V-5** for detailed figures on race and ethnicity.

Table V-5. Trends in Race and Ethnicity

Race/Ethnicity	2000		2010	
	Number	Percent	Number	Percent
White	23,451	89%	24,457	86%
Black or African American	623	2%	585	2%
Asian or Pacific Islander	336	1%	685	2%
American Indian	247	1%	295	1%
Other/Two or More	1,754	7%	2,288	8%
<b>Total</b>	<b>26,411</b>	<b>100%</b>	<b>28,310</b>	<b>100%</b>
Hispanic (all races)	2,783	11%	4,429	16%

Source: U.S. Census, 2000 and 2010

## 2. Employment

According to SLOCOG (2011), in 2010 there was an estimated 8,400 jobs in Atascadero, with an expected increase to 10,900 by 2040. Professional and business services and education services, health care, and social assistance are the two job sectors with the highest anticipated growth by 2040 (See SLOCOG 2040 Regional Growth Forecast). The major industry and occupation sectors of Atascadero residents are shown below. Industry employment in Atascadero was spread over a number of sectors in both 2000 and 2010. From 2000 to 2010 the total number of employed residents increased 3 percent from 12,456 to 12,828. As of 2010, the Education, Health, and Social Services industry accounted for the largest share of Atascadero employment, accounting for 29 percent, a 4 percent increase from 2000. Retail trade is the second largest industry, offering 12 percent of total jobs, followed closely by Professional, Scientific, Management, Administrative, and Waste Management services at 10 percent of the jobs, a 35 percent increase from 2000. Whole Sale Trade had the largest job loss from 2000 to 2010, down 34 percent. See **Table V-6** for additional information on industry trends in Atascadero.

Table V-6. Industry Trends in Atascadero

Employment Sector	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Educational, health and social services	3,041	25%	3,717	29%	22%
Retail trade	1,502	12%	1,481	12%	-1%
Professional, scientific, management, administrative, and waste management services	979	8%	1,317	10%	35%
Construction	1,221	10%	1,129	9%	-8%
Public administration	1,027	9%	1,089	8%	6%
Arts, entertainment, recreation, accommodation and food services	1,098	9%	821	6%	-25%
Manufacturing	747	6%	760	6%	2%
Transportation and warehousing, and utilities	649	5%	691	5%	6%
Finance, insurance, real estate, and rental and leasing	598	5%	641	5%	7%
Other services	875	7%	583	5%	-33%
Wholesale trade	408	3%	268	2%	-34%
Agriculture, forestry, fishing and hunting, and mining	139	1%	180	1%	29%
Information	172	1%	151	1%	-12%
<b>Total</b>	<b>12,456</b>	<b>100%</b>	<b>12,828</b>	<b>100%</b>	<b>3%</b>

.Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

In 2010, 40 percent of Atascadero residents held managerial/professional jobs, representing a continuing trend from 2000. Managerial/professional occupations increased 27 percent from 2000 to 2010, growing from 4,015 to 5,105 jobs. Occupations in the sales and office sector also increased from 3,064 to 3,326 jobs during this period, an increase of 9 percent. Occupations in services; production, transportation, and material moving occupations; and natural resources, construction, and maintenance occupations experienced decreases for the period. **Table V-7** provides additional information on occupation trends.

Table V-7. Trends in Occupations

Occupations of Residents	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
Managerial/Professional	4,015	33%	5,105	40%	27%
Sales and Office	3,064	25%	3,326	26%	9%
Services	2,428	20%	2,091	16%	-14%
Natural resources, construction, and maintenance occupations	1,540	13%	1,308	10%	-15%
Production, transportation, and material moving occupations	1,237	10%	998	8%	-19%
<b>Total</b>	<b>12,284</b>	<b>100%</b>	<b>12,828</b>	<b>100%</b>	<b>4%</b>

Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

The distribution of class of workers in Atascadero remained similar from 2000 to 2010. As of 2010, the private sector employed 64 percent of Atascadero workers, the government sector employed 24 percent, 12 percent were self-employed and less than one percent were unpaid family workers. Refer to **Table V-8** for trends in class of worker.

Table V-8. Class of Worker Trends

Employment Sector	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Private wage and salary workers	7,408	60%	8,187	64%	11%
Government workers	3,190	26%	3,045	24%	-5%
Self-employed workers in own (not incorporated) business	1,665	14%	1,566	12%	-6%
Unpaid family workers	21	<1%	30	<1%	43%
<b>Total</b>	<b>12,284</b>	<b>100%</b>	<b>12,828</b>	<b>100%</b>	<b>4%</b>

Source: U.S. Census, 2000 and 2006-2010 ACS (5 year estimates)

## D. Housing Characteristics

### 1. Households

Household composition and size are often interrelated and are indicators of the type of housing appropriate for residents of Atascadero. The majority of householders in Atascadero are 35 to 65 years old. This age group represented 60 percent of householders in Atascadero in 2010. From 2000 to 2010, the number of householders over the age of 65 increased from 20 to 22 percent, representing the highest percent growth between 2000 and 2010.

The percentage of family households fell slightly from 71 percent in 2000 to 69 percent in 2010, while the percentage of single person households increased over the same period. The average household size dropped from 2.62 in 2000 to 2.51 in 2010. There was a 34 percent increase in household types of the “other” category from 2000 to 2010. See **Table V-9** for detailed figures on household structure in Atascadero

Table V-9. Trends in Households

	2000		2010		Percent Change
	Number	Percent	Number	Percent	
<b>Avg. Household Size</b>	<b>2.62</b>		<b>2.51</b>		
<b>Households by Age</b>					
Householders < 35 yrs	1,650	17%	1,953	18%	18%
Householders 35-65 yrs	5,968	63%	6,465	60%	8%
Householders 65+ yrs	1,913	20%	2,319	22%	21%
<b>Household Types</b>					
Family Households	6,812	71%	7,404	69%	9%
<i>Married Couple</i>	5,286	78%	5,681	77%	7%
<i>Other Families</i>	1,526	22%	1,723	23%	13%
Single Persons	2,094	22%	2,497	23%	19%
Other	625	7%	836	8%	34%
<b>Total</b>	<b>9,531</b>	<b>100%</b>	<b>10,737</b>	<b>100%</b>	<b>13%</b>

Source: U.S. Census, 2000 and 2010

#### Household Income

According to the U.S. Census, the median household income in Atascadero increased 34 percent from \$48,725 in 2000 to \$65,479 in 2010. The largest increases were in the \$75,000 to \$99,999 and \$100,000 or more income brackets, with the latter increasing over 100 percent for the period. The \$10,000 to \$14,999 income category also grew, while the remaining income brackets decreased, with the less than \$10,000 income category experiencing the largest decrease. Refer to **Table V-10** for trends in Atascadero household income groups.

Table V-10. Trends in Household Income Groups

Income Group	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Less than \$10,000	619	7%	355	3%	-43%
\$10,000 to \$14,999	480	5%	556	5%	16%
\$15,000 to \$24,999	1,066	11%	817	8%	-23%
\$25,000 to \$34,999	1,175	12%	957	9%	-19%
\$35,000 to \$49,999	1,560	17%	1,409	13%	-10%
\$50,000 to \$74,999	2,407	25%	2,070	20%	-14%
\$75,000 to \$99,999	1,147	12%	1,533	15%	34%
\$100,000 or more	1,044	11%	2,756	26%	164%
<b>Total Households</b>	<b>9,498</b>	<b>100%</b>	<b>10,453</b>	<b>100%</b>	<b>10%</b>
<b>Median household income</b>	<b>\$48,725</b>		<b>\$65,479</b>		<b>34%</b>

Source: U.S. Census, 2000 and 2010

### Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder) as well as the cost of housing. As of 2010, 7 percent of Atascadero’s housing units were vacant. This is 4 percent higher than 2000, when the vacancy rate was 3 percent. It is generally accepted that a vacancy rate of 5 to 6 percent is healthy, thus Atascadero’s higher vacancy may be an indicator of economic problems associated with the recession. Indicators of a strengthening housing market are seen with the increasing home price and value, as discussed under housing affordability, in section 5 below.

Among occupied units, the percentage of owner-occupied homes decreased from 66 percent in 2000 to 59 percent in 2010. See **Table V-11** for detailed figures on housing tenure.

Table V-11. Trends in Housing Tenure

Tenure	2000		2010	
	Number	Percent	Number	Percent
<b>Occupied Units</b>	<b>9,531</b>	<b>97%</b>	<b>10,737</b>	<b>93%</b>
Owner	6,249	66%	6,827	59%
Renter	3,282	34%	3,910	34%
<b>Vacant Units</b>	<b>317</b>	<b>3%</b>	<b>768</b>	<b>7%</b>
<b>Total</b>	<b>9,848</b>	<b>100%</b>	<b>11,505</b>	<b>100%</b>

Source: U.S. Census, 2000 and 2010

## 2. Housing Units

### Housing Type and Age

The majority of Atascadero homes are single-family detached. The variety of housing types has remained similar over the period from 2000 to 2010, with growth in single-family homes detached and slight decline in single-family homes attached. Slight increases can be seen in multi-family units and mobile homes with a complete loss of other housing types. **Table V-12** shows trends in housing units by type.

Table V-12. Trends in Housing Type

Housing Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family Detached	6,797	69%	8,068	72%
Single-Family Attached	441	4%	427	4%
Multiple-Family 2-4 Units	862	9%	1,030	9%
Multiple-Family 5+ Units	1,200	12%	1,241	11%
Mobile Homes	507	5%	517	5%
Other (e.g., R.V Park)	44	<1%	0	0%
<b>Total Units</b>	<b>9,851</b>	<b>100%</b>	<b>11,283</b>	<b>100%</b>

Source: U.S. Census, 2000 and 2010

According to the U.S. Census, 49 percent of Atascadero's housing stock was built after 1980. Housing construction slowed from 1990 to 2010. There were 2,876 units constructed during this period, down from 2,782 in the 1970s, but slightly higher than the 2,647 housing units constructed in the 1980s. See **Table V-13** for a breakdown of Atascadero housing units by year constructed.

Table V-13. Housing Units by Age

Year Built	Units	Percent
Built 2005 or later	506	4%
Built 2000 to 2004	967	9%
Built 1990 to 1999	1,403	12%
Built 1980 to 1989	2,647	23%
Built 1970 to 1979	2,782	25%
Built 1960 to 1969	1,048	9%
Built 1950 to 1959	911	8%
Built 1940 to 1949	548	5%
Built 1939 or earlier	471	4%
<b>Total</b>	<b>11,283</b>	<b>100%</b>

Source: U.S. Census, 2010

### 3. Housing Conditions

City staff conducted a visual housing conditions survey in June 2009. To complete the survey, the City randomly selected and evaluated 200 properties and found that all but three were structurally sound. Utilizing the same methodology, Staff re-reviewed the same 200 properties from the 2009 survey. A total of two properties were found not to be structurally sound, yet required only minor repairs. The survey was conducted through a windshield assessment that rated the physical condition of a unit in one of the following categories:

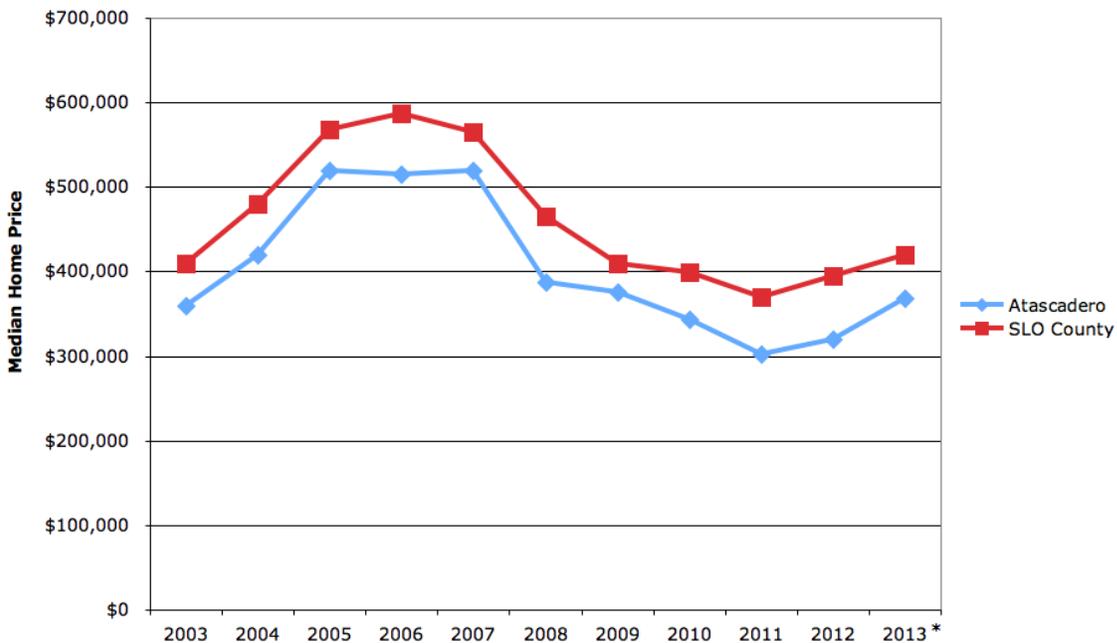
- Foundation,
- Roofing,
- Siding/Stucco,
- Windows, and;
- Electrical.

### 4. Housing Costs

#### Median Home Price

According to the real estate website, Trulia.com, the median home sales price in Atascadero between January and April, 2014, was \$365,000. Historical home price data from Central Coast Lending shows that home sales prices have remained relatively steady since 2013, when median price in April 2013 was \$368,000, a 16.9 percent increase from 2012. Overall, the housing market is recovering from the overall price floor in 2011, of \$302,500, a 41.8 percent drop from peak prices in 2005 (\$520,000). See **Figure V-1** for a comparison of median home prices in Atascadero and San Luis Obispo County from 2003 to 2012.

**Figure V-1. Median Home Price, 2003-2013 Atascadero and SLO County**



### Median Rent

According to the 2010-2012 U.S. Census ACS 3-year estimates, the median rent in Atascadero was \$1,109 per month. More than half of all renters in Atascadero are cost burdened. See Table 15 for more information on renter cost burden.

### Low and Extremely Low-Income Housing Needs

Lower income households (earning 80 percent or less of the area’s median household income) generally have higher incidence of housing problems and overpayment (paying 30 percent or more of income for housing costs). **Table V-14** shows what percentages of low, very-low, and extremely low-income (ELI) households in Atascadero have housing problems, as well as those overpaying for housing.

Extremely low-income households earn 30 percent or less of median household income. Of the 10,737 households in the City, 960 households (620 renters and 340 owners) have household incomes less than 30 percent of median income (about 8.9 percent of total households). As **Table V-14** illustrates, these households have a high percentage of housing problems, with the majority (80 percent) cost burdened, and between 60 and 70 percent extremely cost burdened (greater than 50 percent of household income on housing costs). Very-low income households are similarly cost burdened, with over 90 percent of very-low income renters spending greater than 30 percent of household income on housing costs. **Tables V-15** and **V-16** discuss the overpayment in Atascadero by tenure.

The current RHNA estimates the City of Atascadero will need to accommodate 98 very-low income housing units between 2014 and 2019. Based on the State law methodology, the City estimates that 50 percent of very-low-income households are extremely low-income (ELI) households. Therefore, it is projected that the City will need to accommodate 49 ELI households.

Table V-14. **Housing Problems for All Lower Income Households**

	Renters	Owners	Total Households
<b>Housing Income &lt;= 30 Percent MFI (Extremely Low Income)</b>	<b>620</b>	<b>340</b>	<b>960</b>
% With any Housing Problems	86.29%	79.41%	83.85%
% With Housing Cost Burden > 30%	83.87%	80.88%	82.81%
% With Housing Cost Burden > 50%	70.16%	60.29%	66.67%
<b>Household Income &gt;30% to &lt;= 50% MFI (Very Low Income)</b>	<b>645</b>	<b>420</b>	<b>1,065</b>
% With any housing problems	82.95%	83.33%	88.26%
% With Housing cost burden > 30%	91.47%	83.33%	88.26%
<b>Household income &gt; 50 to &lt;= 80% MFI (Low Income)</b>	<b>820</b>	<b>670</b>	<b>1,490</b>
% With any housing problems	65.24%	52.24%	59.40%
% With Housing cost burden > 30%	64.02%	52.99%	58.39%

Source: CHAS Databook, 2014

### Overpayment

According to federal government standards, paying over 30 percent of income for housing costs is considered to be cost-burdened, and spending more than 50 percent of household income is extremely cost burdened. In Atascadero, overpayment is particularly problematic for renters.

An estimated 8.4 percent of renters pay between 30 and 34.9 percent of household income on rent and 47 percent of renters pay more than 35 percent of household income on rent. See **Table V-15**.

Table V-15. **Gross Rent as a  
Percent of Income 2012**

Unit Type	Total	Percent
Gross Rent	\$1,109	
Less than 15 %	417	10.4%
15% to 19.9%	489	12.2%
20% to 24.9 %	446	11.1%
25% to 29.9%	438	10.9%
30% to 34.9 %	338	8.4%
More than 35%	1,888	47.0%
<b>Overall</b>	<b>4,106</b>	<b>100%</b>

*Source: U.S. Census, ACS 2010- 2012 (3-year estimates)*

Among homeowners, 48.4 percent of owners with a mortgage and 12.1 percent of owners without a mortgage were overpaying for housing. See **Tables V-16** for monthly housing costs a percentage of household income for homeowners.

Table V-16. **Monthly Owner Costs as a  
Percentage of Household Income**

Number of Households	With a Mortgage		Without a Mortgage	
	Total	Percent	Total	Percent
Less than 20 %	1,472	27.7%	1,160	75.8%
20 % to 24.9 %	669	12.6%	126	8.2%
25 % to 29.9 %	609	11.4%	59	3.9%
30 % to 34.9 %	620	11.7%	62	4.0%
More than 35 %	1,951	36.7%	124	8.1%
<b>Total</b>	<b>5,321</b>	<b>100%</b>	<b>1,531</b>	<b>100%</b>

*Source: U.S. Census, ACS 2010-2012 (3 year estimates)*

## 5. Housing Affordability

Housing affordability in Atascadero can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. **Table V-17** shows the annual income ranges for extremely low-, very low-, low-, and moderate-income households. **Table V-18** shows the maximum affordable monthly rental payment based on the standard of 30 percent (as defined by HUD) of household income going towards housing costs. The table also displays the maximum affordable home sale or rental price based on income category and unit size.

Homes priced at the 2014 median sales prices of \$365,000 for Atascadero are affordable only to households in the upper end of the moderate-income range. Thus home ownership is out of range for many moderate and all low-, very low- and extremely low-income households. Average rents are affordable for moderate income households but are unaffordable without overpayment or overcrowding for households earning at the extremely low-, very low-, and low-income levels.

Table V-17. San Luis Obispo County Income Limits

Persons in Family	Extremely Low	Very Low	Low	Moderate
One	\$15,850	\$26,400	\$42,250	\$64,700
Two	\$18,100	\$30,200	\$48,250	\$73,900
Three	\$20,350	\$33,950	\$54,300	\$83,150
Four	\$22,600	\$37,700	\$60,300	\$92,400

Source: HCD, 2014

Table V-18. San Luis Obispo County Maximum Sales and Rental Prices

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max Annual Income	Affordable Total Payment	Utilities	Taxes & Ins. (for ownership)	Own	Rent
<b>Very Low</b>						
One Person	\$26,400	\$660	\$75	\$184	\$66,950	\$585
Two Person	\$30,200	\$755	\$100	\$205	\$75,079	\$655
Three Person	\$33,950	\$849	\$125	\$226	\$83,066	\$724
Four Person	\$37,700	\$943	\$150	\$247	\$91,051	\$793
<b>Low</b>						
One Person	\$42,250	\$1,056	\$75	\$310	\$111,905	\$981
Two Person	\$48,250	\$1,206	\$100	\$349	\$126,270	\$1,106
Three Person	\$54,300	\$1,358	\$125	\$388	\$140,783	\$1,233
Four Person	\$60,300	\$1,508	\$150	\$427	\$155,156	\$1,358
<b>Moderate</b>						
One Person	\$64,700	\$1,618	\$75	\$489	\$175,692	\$1,543
Two Person	\$73,900	\$1,848	\$100	\$553	\$199,169	\$1,748
Three Person	\$83,150	\$2,079	\$125	\$618	\$222,796	\$1,954
Four Person	\$92,400	\$2,310	\$150	\$683	\$246,419	\$2,160

Notes:

1. Utility costs assumed at \$75 per month for one person households and an additional \$25 for each additional person.
2. Taxes and insurance include property taxes, private mortgage insurance, and homeowners insurance.
3. Total affordable mortgage based on an annual six percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance). Even though interest rates are at historic lows (four to five percent) for a 30-year conventional mortgage, six percent was used as a more conservative estimate over time.
4. Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Source: HCD Income Limits 2014, Lisa Wise Consulting, Inc., 2014

## **6. At-Risk Units**

State law requires that Housing Elements include an inventory and analysis of assisted multi-family housing units “at risk” of conversion to market-rate housing. The inventory must account for all units for which subsidies expire within the planning period for the Housing Element update. The potential loss of existing affordable housing units is an important issue to the City due to potential displacement of lower-income tenants and the limited alternative housing options available for such persons. It is typically less expensive to preserve the affordability of existing units than to subsidize construction of new affordable units due to the rising cost of land and construction.

In Atascadero, there are no units currently at risk of converting from affordable to market rate. In 2011, the new owner of California Manor, a 95-unit, multi-family rental property formerly at risk of converting from affordable units to market rate was awarded 9 percent State Low-Income Tax Credit financing for acquisition and rehabilitation to maintain the unit affordability. Currently, the tax credits have been awarded, but the owners have not submitted documentation signifying the completion of rehabilitation. As part of the purchase agreement for financing of the transfer of ownership, the owner agreed to maintain the affordability of the units for an additional 30 years. Renovations will include the installation of a new roof, ADA accessibility upgrades, concrete siding, energy-efficient appliances, carpet, linoleum, cabinets, countertops, HVAC, and lighting.

## E. Special Housing Needs

Certain members of the population encounter unique difficulties in finding appropriate housing due to special circumstances. Special circumstances may be related to one’s employment type and income, family characteristics, medical condition or disability, and/or household characteristics. **Table V-19** lists special needs populations. This section discusses the housing needs for each group and identifies the major programs available to address their housing and services needs.

Special Needs Group	2000		2010	
	Number	Percent	Number	Percent
Senior Households	1,935	20%	<b>2,319</b>	19%
Persons with Disabilities <sup>1</sup>	4,437	19%	<b>3,092</b>	12%
Single-Parent Households	1,565	23%	1,723	16%
Large Households	941	10%	940	9%
Residents Employed in Farming	139	<1%	180	1%
Homeless	184	11%	96	<1%

Note:  
1. Civilian non-institutionalized population ages 5 and above.  
Source: U.S. Census, 2000 and 2010 and EOC 2009, Homeless Services Oversight Council, 2013

### 1. Senior Households

Senior households are included in those with special housing needs due to the likelihood of limited income, physical disabilities, or higher health care costs.

As illustrated in **Table V-20**, 2,319 Atascadero households (22 percent) were headed by seniors (persons age 65 years and older) in 2010. The number of seniors is expected to continue to grow as the percentage of residents in the 55 to 64 year age range increased by 21 percent in the period from 2000 to 2010. In Atascadero, about 64 percent of senior householders were homeowners in 2010.

Householder by Age	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and over	1,820	27%	499	13%	2,319	22%
65 to 74 years	1,011	15%	226	6%	1,237	12%
75 to 84 years	589	9%	144	4%	733	7%
85 years & over	220	3%	129	3%	349	3%
Total 64 and under	5,007	73%	3,411	87%	8,418	78%
<b>Total (all ages)</b>	<b>6,827</b>	<b>100%</b>	<b>3,910</b>	<b>100%</b>	<b>10,737</b>	<b>100%</b>

Source: U.S. Census, 2010

According to the 2006-2010 ACS, approximately 53 percent of senior households earn less than \$50,000 annually, with 28 percent earning less than \$30,000 per year. This is less than 50 percent of the median household income for the City of Atascadero, \$65,479 (**Table V-21**). The same report estimates 5.1 percent of senior households are living below the poverty line.

Table V-21. **Households by Income Level, 2006-2010**

<b>Income Level</b>	<b>Percent of Elderly Household</b>
Under \$30,000	28.1%
\$30,000 to \$49,999	24.8%
\$50,000 to \$74,999	19.5%
\$75,000 to \$99,999	8.0%
More than \$100,000	19.7%
<b>Total</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS

As stated above, seniors typically have special needs due to disabilities, health care needs, and fixed incomes. Seniors may also require assistance with domestic chores and activities such as driving, cooking, cleaning, showering, or climbing stairs. For elderly people who live alone or don't have relatives to care for them, the need for assistance may not be met.

The special needs of seniors can be met through congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing with architectural design features that accommodate disabilities can help extend the ability to live independently. In addition, seniors with mobility/ self-care limitations benefit from transportation options. As of 2014, there are twelve residential and group care facilities offering 171 units in Atascadero. The facilities offer a range in level of assistance and community structure. Refer to **Table V-22** for a detailed list of senior housing facilities.

In meeting the needs of the increasing elderly population, the following factors must be considered:

- Limited remaining sites suitably zoned for senior housing;
- Decreasing State and Federal funding to provide additional housing for seniors; and
- Physical and/or other restrictions that may limit seniors' ability to maintain their own health and the condition of their home.

Table V-22. **Senior Housing Facilities, 2014**

Facility	Capacity	Location
A Touch Above Care, Inc	6	5800 Llano Road
A Touch Above Care, Sycamore	6	7150 Sycamore Road
Atascadero Christian Home	64	8455 Santa Rosa Road
C.A.L.L. – Carmelita House	6	2660 Ferrocarril
Country Living Senior Home	8	4930 Sycamore Road
Garden View Inn	15	7105 San Gabriel Road
Horizon Hills Retirement Home	6	10775 San Marcos Road
Ingleside Assisted Living	16	10630 West Front Road
Ingleside By the Lake	6	9375 Mountain View Drive
Paradise Valley Care	15	9525 Gallina Court
Paradise Valley Care at the Lake, Inc	11	9220 Mountain View Drive
Park Place	12	9435 El Bordo Avenue
<b>Total</b>	<b>171</b>	

Source: CA Department of Social Services, 2014

## 7. Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges, the need for accessible and appropriate housing, and higher health care costs. A disability is defined broadly by the U.S. Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The U.S. Census collects data for several categories of disability. These categories are defined below:

### General disabilities:

- Sensory disability: Blindness, deafness, or a severe vision or hearing impairment.
- Physical disability: A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

### Disabilities lasting six months or more:

- Mental disability: Difficulty learning, remembering, or concentrating.
- Self-care disability: Difficulty dressing, bathing, or getting around inside the home.
- Independent- living disability: Difficulty going outside the home alone to shop or visit a doctor's office.

In 2010, there were 2,053 non-institutionalized persons in Atascadero living with a disability (Table V-23). Approximately 50 percent of all persons with disabilities are over the age of 65, and thus face additional housing needs, as described in the previous section.

Table V-23. **Persons with Disabilities by Type**

<b>Total disabilities for people 5 to 64 years</b>	2,053	66%
Sensory disability	523	17%
Physical disability	1,091	35%
Mental disability	897	29%
Self-care disability	592	19%
Independent-living disability	932	30%
<b>Total disabilities for people 65 years and over</b>	1,039	34%
Sensory disability	932	30%
Physical disability	440	14%
Mental disability	203	7%
Self-care disability	120	4%
Independent-living disability	373	12%
<b>Total disabilities for all ages</b>	3,092	100%

Source: 2008-2010 ACS (3-year estimates)

### Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the persons with developmental disabilities is transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center (TCRC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities who reside in Ventura, Santa Barbara, and San Luis Obispo Counties. TCRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

As of 2014, TCRC served approximately 11,500 people in their three-county area, with 280 staff members. Table V-24 shows the number of individuals served by TCRC in the 93422 zip code, which includes the City of Atascadero. (Note: The boundary of this zip code extends beyond the borders of Atascadero city limits.)

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent the types of considerations important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to affordability of housing, as people with disabilities may be living on a fixed income.

Table V-24. **Number of Persons with Developmental Disabilities, 2014**

	0-14 years	15-22 Years	23-54 years	55-65 years	65+ years	Total
93422	118	43	101	29	21	312
<i>Source: Tri-County Regional Center, 2014</i>						

## 8. Large Families and Overcrowding

A household of five or more persons is considered to be a large family. In 2010, nine percent of Atascadero households had five or more persons. Large households may experience difficulty in finding suitable units, particularly renter-occupied households, which are much less likely to find three or more bedroom units. See Table V-25 for household size by tenure for Atascadero.

Table V-25. **Household Size by Tenure in Atascadero**

	1-4 Persons	5+ Persons	Total
Owner Occupied	6,243 (58%)	584 (5%)	6,827 (64%)
Renter Occupied	3,554 (33%)	356 (3%)	3,910 (36%)
<b>Total</b>	<b>9,797 (91%)</b>	<b>940 (9%)</b>	<b>10,737</b>
<i>Source: U.S. Census, 2010</i>			

Overcrowding is defined as more than one person per room not including kitchens and bathrooms. Overcrowding can occur when housing costs are high relative to income where families must double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. This is often a problem for large families but can also occur

in smaller households when income is too low to afford adequate housing. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of off-street parking, increased strain on public infrastructure, and additional traffic congestion. As illustrated in **Table V-26**, in 2010, 0.9 percent of owner-occupied households in Atascadero were overcrowded and 6.3 percent of renter-occupied households were overcrowded, of these less than one percent was extremely overcrowded.

Table V-26. **Overcrowded Households in Atascadero, 2010**

<b>Owner Occupied</b>	<b>6,970 units</b>	<b>Percent</b>
0.50 or less occupants per room	5,260	75%
0.51 to 1.00 occupants per room	1,648	24%
1.01 to 1.50 occupants per room	62	1%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	0	0%
Percent Overcrowded by Tenure	62 (0.9%) total overcrowded owner-occupied units	
<b>Renter Occupied</b>	<b>3,483 units</b>	<b>Percent</b>
0.50 or less occupants per room	1,893	54%
0.51 to 1.00 occupants per room	1,370	39%
1.01 to 1.50 occupants per room	206	6%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	14	<1%
Percent Overcrowded by Tenure	220 (6.3%) total overcrowded renter-occupied units	
<b>Total</b>	<b>10,453</b>	

Source: U.S. Census, 2006-2010 ACS (5-year estimates)

## 9. Single-Parent Households

As of 2010, sixteen percent (1,723) of Atascadero households were single-parent families, 69 percent (1,185) of which are headed by women with no husband present. Housing problems for this group can be significant. Any household with only one person able to earn wages is at a significant disadvantage in the housing market and single parents may have to take more time off from work to care for their children. Single-parent households are at a higher risk of becoming homeless because of lower incomes and the lack of affordable housing and support services. Planning for housing development to serve single-parent families may require on-site child-care facilities. Housing needs of single-parent households is an important issue in Atascadero.

Table V-27. Single Parent Households, 2010

	Owner-occupied housing units		Renter-occupied housing units		Total
	Total	Percent	Total	Percent	
Family households [1]	5,172	75.8	2,232	57.1	<b>7,404</b>
Female householder, no husband present	484	7.1	701	17.9	<b>1,185</b>
Male householder, no wife present	236	3.5	302	7.7	<b>538</b>
Single Parent Households	720	10.6	1003	25.6	<b>1,723</b>
Nonfamily households [2]	1,655	24.2	1,678	42.9	<b>3,333</b>
Male householder	726	10.6	787	20.1	<b>1,513</b>
Female householder	929	13.6	891	22.8	<b>1,820</b>
<b>Total Households</b>	<b>6,827</b>	<b>100</b>	<b>3,910</b>	<b>100</b>	<b>10,737</b>

Source: U.S. Census, 2010

### Female Head of Households

According to the U.S. Census, Atascadero had 3,005 female head of households in 2010. Female householders made up 37 percent of all householders in Atascadero in 2010. Female-headed households have unique housing needs due to a single source of income and greater cost burden. More female-headed households live below the poverty line than other family type, which emphasizes their need for affordable housing. The U.S. Census estimates 17.2 percent of single parent female-headed households in Atascadero are living below the poverty line, 11 percent higher than family households.

Table V-28. Female Headed Households, 2010

	2010	
	Number	Percent
Female Family Householder, no husband present	1,185	20%
With children under 18 years	778	65.7
Female Non-Family Householder	1,820	17%
<b>Total Female Householders</b>	<b>3,005</b>	<b>37%</b>
Family Households Below Poverty Level		6.1%
Female Households Below Poverty Level		17.2%
With Children under 18 years		18.7%
<b>Total Households</b>	<b>10,737</b>	<b>100%</b>

Source: U.S. Census, 2010

## 10. Persons in Need of Emergency Shelter

State housing element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter and identification of adequate sites that will be made available with appropriate zoning and development standards, and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing. According to the 2000 U.S. Census, there were approximately 184 homeless persons in Atascadero. More recently, initial data from the January 2013 San Luis Obispo County Homeless Enumeration Report Point in Time Survey estimates a homeless population of 2,186 in San Luis Obispo County. This represents a 3 percent increase in the homeless population in San Luis Obispo County from 2011. Based on this count, the Homeless Services Oversight Council (HSOC) estimates 3,497 persons will be without shelter at some point during the year. Of those surveyed in the County, 571 were chronically homeless, 71 percent lived in San Luis Obispo County before becoming homeless, 82 percent were unsheltered, 49 percent indicated having some mental illness, 12 percent were minors, and 9 percent were between 18 and 24 years old. Note: Consistent with HUD definition of homeless, the HSOC did not include families living doubled up with other families or those living in RV or trailer parks in the count of homeless.

There were 466 homeless identified in (21 percent) located in North County, including 96 in the City of Atascadero. The majority of homeless in North County were living on the streets, with 16 percent in an emergency or transitional shelter.

Atascadero participates in local efforts to assist the homeless and those in need of temporary shelter. Atascadero amended its Zoning Ordinance to allow for an Emergency Shelter Overlay Zone. This Zone provides an area where an emergency shelters may be permitted without a Conditional Use Permit in compliance with Senate Bill 2. Currently, one site is zoned and operating under the Emergency Shelter Overlay Zone (APN 030-341-013) with a maximum capacity of 50 beds. Prior to the Zoning amendment to permit emergency shelters at this site, the emergency shelter was 'at risk' of permanent closure. To ensure the new ordinance was not overly restrictive, the City worked closely with El Camino Housing Organization (ECHO), a non-profit organization that addresses homelessness issues and operates this facility.

## **11. Farmworkers**

The number of farmworkers in Atascadero is difficult to quantify as U.S. Census data frequently underestimates this population. However, according to 2010 U.S. Census data, 180 members of the Atascadero population were employed in agriculture, forestry, fishing and hunting, and mining. This represents approximately one percent of the total population. From 2000 to 2010, the number of residents working under this Census category increased about 3 percent.

The City has approximately 43.82 acres of designated "agriculture", comprising of 5 separate parcels currently under one owner. These parcels are being utilized as a Christmas tree farm to grow and sell seasonal Christmas trees. Atascadero Municipal Code section 9-3.122 (o) allows for "farm labor quarters" as a permitted use, where no Conditional Use Permit (CUP) is required, in all Agriculture zones. Agriculture uses are conditionally allowed in the RS zone for

uses such as crop production and grazing. This category is defined as “Agricultural uses including the production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, tree and sod farms, crop services and crop harvesting. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing.” This type of use may require farm labor quarters and may be included as a part of a CUP. Program 4.1.6 has been included to ensure the City complies with the Employee Housing Act, and permits farmworker housing for six or fewer employees as a single family residential use and for up to 12 units, or 36 beds, as an agricultural use subject to same level of review as other agricultural uses in the same zone.

While there are very few agricultural parcels in the city, Atascadero is surrounded by land devoted to agricultural uses, including vineyards. It is likely that farmworkers may be housed on-site at agricultural operations outside Atascadero. Because of the limited need for farmworker housing, the City’s current method of permitting Farmworker housing and the overall approach to affordable housing meets existing need.

## **F. Housing Resources**

As part of housing element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the State Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine the share of the housing need that should be assigned to each city and county in the region. The allocation includes a share of housing needs for all income levels (California Health and Safety Code Section 50079.5): very low income (less than 50 percent of the area median income); low income (50-80 percent of median income); moderate income (80-120 percent of median income); and above moderate income (more than 120 percent of median income).

### **1. Regional Housing Needs Allocation**

SLOCOG and HCD determined that the County has a need for 4,090 new housing units during the period from January 1, 2014 to June 30, 2019. SLOCOG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. This is called the regional housing needs allocation (RHNA).

Cities are not expected to actually produce this number of units; it is assumed that housing production will be carried out primarily by the private sector and will be affected by market conditions and other factors beyond a city's control. However, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. Cities can employ a variety of strategies to meet their RHNA housing production goals, as provided in Government Code Section 65583(c)(1)).

#### 2014 - 2019 Regional Housing Needs Allocation

The 2014 -2019 Regional Housing Needs Allocation (RHNA) for Atascadero is shown in **Table V-29**. The number of new units approved or constructed since the start of the projection period, starting January 2014, can reduce the Regional Housing Needs Allocation. Since January 2014, there have been 81 units constructed or approved in the City of Atascadero, including 30 units affordable to moderate income households. See Section B. for a discussion on units constructed or permitted during the previous cycle, including 24 very-low and low-income units in 2013 as part of the People's Self-Help Housing (PSHH) project in Oak Grove.

**Table V-29** shows that the City has a remaining State allocation of 312 units, 160 for very-low and low-income housing, after accounting for the 81 units constructed or approved..

Table V-29. **City Share of Regional Housing Need, 2014-2019**

	Very Low	Low	Moderate	Above Moderate	Total
<b>2014 - 2019 RHNA</b>	98	62	69	164	393
<b>Units Constructed/Approved<sup>1</sup></b>	0	0	30	51	81
<b>2014-2019 Subtotal RHNA</b>	<b>98</b>	<b>62</b>	<b>39</b>	<b>113</b>	<b>312</b>

Notes:

1. Affordability determined by deed restriction or based on sales price of home Source: CA Dept. of Housing and Community Development, SLOCOG, 2013, City of Atascadero, 2014

## 2. Site Inventory and Analysis

Local governments can employ a variety of development strategies to meet their RHNA housing production goals, as provided in Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of second units. This section summarizes the vacant land inventory, underutilized sites, and second unit potential.

### Vacant Sites

**Table V-30** shows a summary of vacant land in Atascadero. A complete list is available in **Appendix I**. The table shows that there are 578 vacant parcels on approximately 1,857 acres suitable for residential development that have the capacity to accommodate approximately 1,375 homes at 80 percent of maximum buildout, or maximum allowed per a Specific Plan, for the multi-family parcels and 100 percent buildout for the single-family parcels where one house per lot is assumed. The 80 percent buildout factor is based on historical trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout. There may also be political barriers to full development. There are adequate vacant sites to meet the City’s RHNA of 312, including the 160 very-low and low income units at minimum densities of 20 units per acre in the High Density Residential Multi-Family (HD-RMF) zone. See **Table V-31** for a summary of vacant land by income category to satisfy the RHNA.

Table V-30. **Summary of Vacant Parcels, Atascadero 2014**

Zone	Land Use	Acres	# of Parcels	Density**	Max du/ac	80% du/ac	Infrastructure
Residential Multi-Family – 24	HDR	34.11	17	24 units/acre	819	560	Yes
<b>Subtotal High Density</b>		<b>34.11</b>	<b>17</b>			<b>560</b>	
Residential Multi-Family – 10	MDR	8.16	5	10 units/acre	74	58	Yes
Commercial Professional	GC	7.56	9	20 units/acre	151	120	

Downtown Commercial	D	6.12	7	20 units/acre	122	95	
<b>Subtotal Medium Density</b>		<b>21.84</b>	<b>21</b>			<b>273</b>	
Residential Single-Family – LSF-X	SFR-X	1.28	6	1 unit/parcel	6	6*	Yes
Residential Single-Family – LSF-Y	SFR-Y	16.29	42	1 unit/parcel	42	42*	Yes
Residential Single-Family – RSF-X	SFR-X	9.30	17	1 unit/parcel	17	17*	Yes
Residential Single-Family – RSF-Y	SFR-Y	56.36	60	1 unit/parcel	60	60*	Yes
Residential Single-Family – RSF-Z	SFR-Z	65.66	45	1 unit/parcel	45	45*	Yes
Residential Single-Family – RS	RE	1,651.87	370	1 unit/parcel <sup>1</sup>	372	372*	Yes
<b>Subtotal Low Density</b>		<b>1,800.76</b>	<b>540</b>			<b>542</b>	<b>Yes</b>
<b>Total</b>		<b>1,856.71</b>	<b>578</b>		<b>1,708</b>	<b>1,375</b>	

\* Parcels in single family zones are not calculated at 80% as density is calculated per parcel rather than per acre.  
 \*\*Density for some parcels has been reduced due to slope.  
 Source: City of Atascadero, 2014

Table V-31. RHNA Summary, 2014-2019

	Very Low	Low	Moderate	Above Moderate	Total
<b>2014 - 2019 Subtotal RHNA</b>	98	62	39	113	312
<b>Vacant Land Inventory</b>	560		273	542	1,375
<b>Remaining RHNA</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>

Source: CA Dept. of Housing and Community Development, SLOCOG, 2013

### 3. Infrastructure Resources

Infrastructure adds to the cost of new construction (e.g. major and local streets, water and sewer lines, and street lighting). Water and sewer service capacity is discussed below.

#### Water Service

Water service in the City is supplied by the Atascadero Mutual Water Company (AMWC). AMWC manages the water supply that consists of 17 active wells that pump from the Atascadero sub-basin of the Paso Robles Ground Water Basin and both riparian and appropriated Salinas River underflow. Maximum well production is 12.9 million gallons per day.

AMWC service area encompasses hundreds of undeveloped parcels, AMWC's future plans include a reliable water supply for an increased population. With approval of the Nacimiento Water Project, the AMWC has been allocated an additional 3,000 AFY, with a flow rate of 3.48

<sup>1</sup> One parcel in this zone allowed 2 units

million gallons per day (mgd). The Nacimiento Water Project broke ground in 2007 and the construction of the infrastructures needed to deliver water to the Atascadero area is complete. AMWC began taking deliveries of water in the summer of 2012. The City analyzed the capacity of existing water resources and determined that given the existing water supply and that which will result from the Nacimiento Water Project, the existing water supply is not a constraint to growth in the City and is available for all vacant zones within the City to accommodate the City's RHNA. However, as a result of the Nacimiento Water Project connection fees, water rates have increased gradually<sup>2</sup> to help pay for the cost of the additional water source.

The City recognizes that the region is currently going through a period of extreme drought in 2012 through the beginning of 2014. While the primary basin, the Paso Robles Ground Water Basin, is experiencing decline in many areas, the Atascadero Sub-basin is a hydro-geologically distinct sub-basin that is separated from the primary basin by the Rinconada Fault line and has not experienced the level of decline when compared to the Paso Robles Ground Water Basin

Due to the increase in the cost of water service to ensure a reliable water supply, the City recognizes that the connection fees for water is critical for the development of affordable housing. Program 1.1-9 is proposed by the City to work with AMWC to explore possible options to ease the burden of water service fees for second units and other affordable housing projects.

## **Wastewater**

Residential development in the City of Atascadero relies on both the City's wastewater treatment facilities and on-site septic systems. Approximately 50% of Atascadero's residents use the Collection and Treatment service. The City's Wastewater Division maintains a 2.39 million gallon-per-day (mgd) wastewater treatment facility, over 40 miles of pipeline, and 13 wastewater-pumping stations. The treatment plant operates at approximately 60 percent capacity, which results in an average daily flow of 1.4 mgd. Minor upgrades have been approved for the treatment plant facility,<sup>3</sup> but no expansions are planned for increasing the treatments capacity.

Average daily flow for residential use is 100 gallons per capita per day. Based on the average household size of 2.02 persons, the daily flow is 0.0002 mgd per household. The average daily flow of the projected housing need (RHNA) is well within the capacity of the upgraded wastewater treatment system.

## **4. Administrative Resources**

### **El Camino Homeless Organization (ECHO)**

---

<sup>2</sup> Water rates are planned to increase by 8% (net) per year over four years beginning on January 1, 2008. There are two more years of 8% rate increases. After that, water rates will increase based on inflation or other typical increases in operation and maintenance costs (i.e. increase energy costs, treatment chemical costs, labor rates, etc.) (Source: pers. comm. John Neil, Atascadero Mutual Water Company General Manager, July 22, 2009.)

<sup>3</sup> Headworks/Bar screen project approved during the 2009/2011 Budget (City of Atascadero, 2008).

---

ECHO is a non-profit organization serving the homeless population of Northern San Luis Obispo County. The organization also assists those in need with obtaining permanent housing and developing skills necessary to lead a more stable life. ECHO recently purchased the former First Baptist Church and operates a permanent shelter in Atascadero at 6370 Atascadero Avenue, under the City's Emergency Shelter Overlay Zone. The shelter can accommodate up to 50 persons per night. ECHO has commenced an upgrade of their facility to accommodate the additional persons including installation of new restrooms, accessibility upgrades, and other facility renovations as part of its acquisition of the former church.



El Camino Homeless Organization, Atascadero Shelter.

### **Community Action Partnership San Luis Obispo (CAPSLO)**

The CAPSLO provides a wide variety of social services in San Luis Obispo County. Their divisions are Homeless Services, Head Start, Health and Prevention, Family Support, Adult Day Center, and Energy Conservation Services. CAPSLO operates the Maxine Lewis Memorial Homeless Shelter and the Prado Day Center in San Luis Obispo. They also operate Head Start and Migrant Head Start programs and two health centers in San Luis Obispo and Arroyo Grande. The Energy Conservation division provides weatherization and home repairs throughout the County.

### **Habitat for Humanity**

Habitat for Humanity is an international non-profit organization dedicated to partnering with those in need of safe and affordable homes. Habitat for Humanity has constructed over 300,000 homes for families around the world. The San Luis Obispo County Habitat chapter has been

active since 1997 and is involved in several development projects throughout the Central Coast. In 2008, Habitat for Humanity constructed four very low-income homes in Atascadero.



### **Housing Authority of San Luis Obispo County (HASLO)**

The Housing Authority of San Luis Obispo County was created to provide housing assistance for the County's lower-income residents. The Housing Authority administers the Section 8 rental assistance program and manages public housing developments. The Housing Authority also administers the Tenant Based Rental Assistance (TBRA) Program for the San Luis Obispo Supportive Housing Consortium and established the San Luis Obispo Non-Profit Housing Corporation to take advantage of federal tax credits. The Non-Profit Housing Corporation has since helped with the development of the low-income Atascadero Senior Housing Project in 2008 and owns two housing complexes in Atascadero.



### **People's Self-Help Housing (PSHH)**

People's Self-Help Housing is a diverse, nonprofit organization committed to furthering opportunities for decent, safe, affordable housing and support services in San Luis Obispo, Santa Barbara, and Ventura Counties. PSHH has two primary programs - Self Help Homeownership Program and a Rental Housing Development and Construction Services Program. Additionally, PSHH also administers the Supportive Housing Program assisting residents with accessing community services and provides home ownership counseling. Since its inception in the 1960s, PSHH has developed more than 1,100 homes and 1,400 rental units and assisted in the rehabilitation and repair of more than 3,000 housing units. PSHH has constructed 15 affordable home-ownership properties and currently owns and operates Atascadero Gardens, a 17-unit affordable rental complex. The purchase of this building in 1999 prevented a pending conversion to market rate units and tenant displacement. PSHH also assisted in the development of 15 homes in 1975. Since 2012, PSHH has been developing a tract of 24 single-family residential homes in El Camino Oaks subdivision (Oakgrove Phase II) that fell into foreclosure. Since 2013, PSHH has purchased an 11 unit subdivision tract on Atascadero Avenue from a bankruptcy auction and is working with City Staff to commence construction for additional very-low and low-income housing units. It is estimated construction for the additional 11 affordable single-family residential units will begin in late 2014/early 2015.



### **Transitional Food and Shelter**

---

Transitional Food and Shelter is a charitable organization operating throughout San Luis Obispo County. The organization has three primary programs, shelter, food, and family-to-family assistance. The organization provides temporary, emergency shelter in motels and apartments in the North County, for homeless persons who are fragile, sick, and/or disabled. The program provides relief for those who cannot be accommodated in more traditional homeless shelters. The organization also operates “The People’s” kitchen of Paso Robles, serving food nightly to homeless and/or hungry.

## **5. Financial Resources**

### **Availability of Financing**

The availability of financing affects the ability to purchase or improve homes. In the Atascadero area<sup>4</sup>, 2,851 applications for loans were received in 2012, of which 2,324 were conventional loans. Of the 2,324 conventional loan applications, 1,906 were refinancing, 379 were for home purchase, and 39 were for home improvements. Of the 418 conventional loan applications for home purchase or repair, only 2 percent were denied, 13 percent were withdrawn or not accepted by applicant, and 53 percent were approved and accepted.

There were 296 applications for government assisted home purchase or improvement loans (VA, FHA, FSA/RHS) in 2012. This is significantly higher than the number of applicants in 2007, 7 total. Of these, 176, or 60 percent of government assisted loans were approved and accepted by the applicant.

Most (60 percent) applicants for government assisted loans had an annual income of less than the median income of \$75,400 in 2012. Conversely, over 62 percent of conventional loan applicants earned greater than the County median income. However, 46 percent of all originated loans were awarded and accepted by applicants with less than median household income, demonstrating equal availability of financing for upper and lower-income households and there are no mortgage deficient segments of the community.

### **Local Housing Funds**

#### ***Inclusionary Housing In-Lieu Fee Funds***

The City’s inclusionary housing program offers the option of paying a fee in lieu of building affordable housing for projects of 10 units or less. Fees deposited into the account may be used in the acquisition, construction, or rehabilitation of affordable housing. Following the March 2012 dedication of \$100,000 to the North County Connection and \$255,000 to El Camino Homeless Organization to support property acquisition for emergency, transitional, and affordable housing services, the Fund has a remaining balance of approximately \$82,000.

#### ***San Luis Obispo County Housing Trust Fund***

Another source of local housing funding is through the San Luis Obispo County Housing Trust Fund (SLOCHTF), which is a private nonprofit corporation created to increase the supply of affordable housing in San Luis Obispo County for very low, low, and moderate income

---

<sup>4</sup> Home Mortgage Disclosure Act data is based off census tracts. The census tracts that cover the City of Atascadero also encompass the unincorporated area surrounding the City.

---

households. SLOCHTF provides financing and technical assistance to help private developers, nonprofit corporations and government agencies produce and preserve homes that working families, seniors on fixed incomes and persons with disabilities can afford to rent or buy. More information on SLOCHTF can be found at [www.slochtf.org](http://www.slochtf.org).

## 6. Other Resources

Many programs within the State of California exist to provide financial assistance to the City and to individual developers for the development, preservation, and rehabilitation of residential development; primarily affordable units. The Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable housing, which include:

### Affordable Housing Innovation Fund

The Affordable Housing Innovation Fund provides funding for pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing. Legislation in 2007 (SB 586, Chapter 652) allocated these funds to four new activities and to the revival of the Local Housing Trust Fund program originally created by Proposition 46. Key programs are:

- **Golden State Acquisition Fund (GSAF) Affordable Housing Innovation Program:** This program provides quick acquisition financing for the development or preservation of workforce housing. Provides loans for developers through a nonprofit fund manager.  
<http://www.hcd.ca.gov/fa/ahif/ahip-1.html>
- **Local Housing Trust Fund Program:** Matching grants (dollar-for-dollar) to local housing trust funds dedicated to the creation or preservation of affordable housing that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.  
<http://www.hcd.ca.gov/fa/ahif/lhtf.html>

**CalHome Program:** Provides grants to local agencies and nonprofit developers to assist very-low income homeowners through deferred payment loans as well as direct, forgivable loans to assist development projects.  
[www.hcd.ca.gov/fa/calhome](http://www.hcd.ca.gov/fa/calhome)

**Emergency Solutions Grant (ESG):** Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population.  
<http://www.hcd.ca.gov/fa/esg/index.html>

**Enterprise Zone Program:** Provides incentives such as sales tax credits and operation deductions for business investment.  
[www.hcd.ca.gov/fa/cdbg/ez/#EZ](http://www.hcd.ca.gov/fa/cdbg/ez/#EZ)

**Governor's Homeless Initiative:** Provides loans and grants for the development of permanent supportive housing for chronically homeless residents who suffer from severe mental illness.  
[www.hcd.ca.gov/fa/ghi](http://www.hcd.ca.gov/fa/ghi)

**HOME Investment Partnerships Program:** Provides cities, counties, and nonprofit organizations with grants and low-interest loans to create and retain affordable housing.  
<http://www.hcd.ca.gov/fa/home/>

**Infill Infrastructure Grant Program:** Provides grants to assist in the creation and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in places designated for infill.  
<http://www.hcd.ca.gov/fa/iig/>

**Mobilehome Park Resident Ownership Program:** Provides loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.  
<http://www.hcd.ca.gov/fa/mprop/>

**Multifamily Housing Program:** Provide deferred payment loans to fund the construction, rehabilitation, and preservation of permanent and transitional rental units for supportive housing. This includes housing for low-income residents with disabilities, or those who are at risk of homelessness.  
[www.hcd.ca.gov/fa/mhp](http://www.hcd.ca.gov/fa/mhp)

**Office of Migrant Services:** Provides grants to local government agencies that contract with HCD to operate OMS centers in California. OMS centers provide safe and affordable seasonal rental housing and support services for migrant farmworker families.  
[www.hcd.ca.gov/fa/oms](http://www.hcd.ca.gov/fa/oms)

**Predevelopment Loan Program:** Provides short-term loans for financing low-income housing projects.  
[www.hcd.ca.gov/fa/pdlp](http://www.hcd.ca.gov/fa/pdlp)

**State CDBG Program Economic Development Allocation:** Provides grants for planning and technical assistance and the creation or maintenance of jobs for rural low-income workers.  
<http://www.hcd.ca.gov/fa/cdbg/EconDevelopment.html>

**State CDBG Program Community Development Allocation:** Provides grants to fund housing, public improvement, community facilities, public services, and planning and technical assistance that benefit lower-income residents in rural communities.  
<http://www.hcd.ca.gov/fa/cdbg/CommunityDevelopment.html>

**This Page Intentionally Left Blank**

## **G. Constraints on Housing Production**

Government policies and regulations impact the price and availability of housing and, in particular, the provision of affordable housing. Constraints include residential development standards, fees, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. This Chapter addresses potential governmental and nongovernmental constraints and focuses on mitigation options available to the City.

### **1. Governmental Constraints**

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

#### **Land Use Controls**

The City’s primary policies and regulations that affect residential development and housing affordability include: Title 9 (the City’s Planning and Zoning Regulations), the General Plan, the Atascadero Downtown Revitalization Plan, the Appearance Review Manual, development processing procedures and fees, on and off-site improvement requirements, and building codes. In addition to a review of these policies and regulations, an analysis of governmental constraints on housing production for persons with disabilities is included in this Section.

#### **Planning and Zoning Regulations**

Title 9, the City’s Planning and Zoning Regulations, allows residential development in the agriculture zone, 4 residential zones, 2 downtown zones, 4 commercial zones, 2 industrial zones, and 3 recreation and public zones. The maximum residential density allowed is 24 units per acre. Title 9 does not include specific development standards for the Rural Residential zone that is identified on the Zoning Map. Program 1.1-6 has been proposed to codify the Rural Residential zone into Title 9 and include zoning standards that distinguish it from the Residential Suburban zone.

**Agriculture (A) Zone.** This zone is established to protect, preserve, and encourage agriculture on suitable land. Agriculture related residential uses are permitted including single-family dwellings, primary family housing, and farm labor quarters. The A zone corresponds to the Agriculture (AG) land use designation of the General Plan.

**Rural Residential (RR) Zone.** This zone is established for large lot single-family residential uses. The General Plan details a maximum allowable density of 0.4 units per acre. The RR zone corresponds to the Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE), and Agriculture (AG) land use designations of the General Plan.

**Residential Suburban (RS) Zone.** This zone is established for large lot single-family residential uses. Second units are permitted by right in the RS zone, subject to specific development standards identified in Chapter 5 of Title 9. The maximum allowable density is 0.4 units per acre. The RS zone corresponds to the Rural Residential (RR), Rural Estate (RE), Suburban Estate (SE), and Agriculture (AG) land use designations of the General Plan.

**Residential Single Family (RSF) Zone.** This zone is established to provide for single-family residential areas within the urban service line. Second units are permitted by right in the RSF zone, subject to specific development standards identified in Chapter 5 of Title 9. The RSF is divided into 3 categories based on minimum lot sizes, RSF-X, RSF-Y, RSF-Z; and density ranges from 0.5 - 2.0 units per acre. Density may be increased to 4 units per acre with a Planned Development in the RSF-X zone. The RSF zone corresponds to the Single-Family Residential (SFR) land use designation of the General Plan, which includes the sub-land use designations SFR-Z, SFR-Y, SFR-X.

**Limited Single Family (LSF) Zone.** This zone is established for single-family residential where raising of farm animals is not allowed. Second units are permitted by right in the LSF zone, subject to specific development standards identified in Chapter 5 of Title 9. The LSF is divided into 3 categories based on the minimum lot size, LSF-X, LSF-Y, LSF-Z; and density ranges from 0.5 - 2.0 units per acre. The LSF zone corresponds to the Single-Family Residential (SFR) land use designation of the General Plan, which includes the sub-land use designations SFR-Z, SFR-Y, SFR-X.

**Residential Multiple Family (RMF) Zone.** This zone is established for apartment, condominium, and townhouse development. The maximum allowable density for areas designated Low Density Multiple Family Residential (RMF-10) is 10 units per acre; for areas designated High Density Multiple Family Residential (RMF-20) is 24 units per acre; and for hillside areas the density ranges from 1 - 20 units per acre depending on average slope (density exceptions exist for group quarters and nursing facilities). The RMF zone corresponds to the Medium-Density Residential (MDR) and High-Density Residential (HDR) land use designations of the General Plan.

**Downtown Commercial (DC) Zoning District.** This zone is established to enhance the economic viability and pedestrian-oriented character of downtown. Residential uses are permitted on upper floors in the DC zoning district. Home occupations and live/work projects are also encouraged in the DC zoning district. The maximum allowable density is 20 units per acre. The DC zone corresponds to the Downtown (D) land use designation of the General Plan.

**Downtown Office (DO) Zoning District.** This zone is established for professional and other office uses close to the services provided in the DC zoning district. Residential uses are permitted on upper floors in the DO zoning district. The maximum allowable density is 20

units per acre. The DO zoning district corresponds to the Downtown (D) land use designation of the General Plan.

**Commercial Professional (CP) Zone.** This zone is established for limited retail shopping and personal service facilities. It allows mixed-use with residential up to 24 units per acre with a conditional use permit. Caretaker residences are also permitted conditionally. The CP zone corresponds to the General Commercial (GC) and Mixed Use (MU) land use designations of the General Plan.

**Commercial Retail (CR) Zone.** This zone is established for a wide range of commercial uses to accommodate retail and service needs; however, it does allow residential care facilities for the elderly (RCFE) and conditionally permit caretaker residences, mixed-use with residential up to 24 units per acre, and single room occupancy. The CR zone corresponds to the General Commercial (GC) and Mixed Use (MU) land use designations of the General Plan.

**Commercial Service (CS) Zone.** This zone is established for light manufacturing and large lot service commercial, however it does conditionally permit caretaker residences or multifamily dwellings within an existing structure of historical significance. The CS zone corresponds to the Service Commercial (SC) land use designation of the General Plan.

**Commercial Tourism (CT) Zone.** This zone is established for limited commercial uses for Highway 101 travelers; however, it does conditionally permit caretaker residences. The CT zone corresponds to the General Commercial (GC) land use designation of the General Plan.

**Industrial Park (IP) Zone.** This zone is established for light manufacture and large lot service commercial; however, it does conditionally permit caretaker residences. The IP zone corresponds to the Industrial (IND) land use designation of the General Plan.

**Industrial (I) Zone.** This zone is established for heavy manufacture and industrial uses; however, it does conditionally permit caretaker residences. The I zone corresponds to the Industrial (IND) land use designation of the General Plan.

**Recreation (L) Zone.** This zone provides suitable locations for recreational facilities; however, it does conditionally permit caretaker residences. The L zone corresponds to the RR, RE, SE, SFR, MDR, HDR, Public Recreation (REC), Public Facilities (PUB), and Open Space (OS) land use designation of the General Plan.

**Special Recreation (LS) Zone.** This zone provides suitable locations for recreational facilities on land in private ownership. This zone also provides for residential uses where intensive recreational activity may not be appropriate. The maximum allowable density for residential is 0.7 unit per acre (sewer not available) or 1 unit per acre (sewer is present). Additionally, the LS zone allows caretaker residence with a conditional use permit. The LS zone corresponds to the Commercial Recreational (CREC) land use designation of the General Plan.

**Public (P) Zone.** This zone provides suitable locations for public and quasi-public facilities, however, it does conditionally permit single family, residential care, and caretaker residences.

---

The maximum allowable density for residential is 0.4 unit per acre. The P zone corresponds to the RR, RE, SE, SFR, MDR, HDR, CREC, REC, PUB, and OS land use designation of the General Plan.

**Planned Development (PD) Overlays.** The City has established 30 overlays (PD 1 - 12 and 14 - 31) to allow for special use standards that differ from those established by the underlying zone. The maximum allowable density is 24 units per acre. Planned Development Overlays are typically used to allow for individual lot ownership units in multi-family zones and clustered residential development in rural areas to achieve minimal environmental impacts and reduced infrastructure costs.

**Emergency Shelter (ES) Overlay.** The City established an emergency shelter overlay zone in 2013 which allows emergency shelters by right on specific sites, subject to operational and development standards. In 2013 one ES site was designated at 6370 Atascadero Avenue for the El Camino Homeless Organization (ECHO) shelter.

**Table V-32** summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development. In 2013, the City amended the zoning ordinance to allow residential densities up to 24 units per acre in the RMF-20 Zone and up to 20 units per acre in the DC and DO zones.

Table V-32. **General Plan Land Use Designations and Zoning District Comparison**

General Plan Land Use Designation	Density	Corresponding Zoning Districts
RR/RE/SE	0.1 - 0.4 unit/acre gross <sup>1</sup>	RR, RS, P, L
SFR-Z	1.0 unit/acre gross <sup>1</sup>	RSF-Z, LSF-Z, P, L
SFR-Y	2.0 unit/acre gross	RSF-Y, LSF-Y, P, L
SFR-X	4.0 unit/acre net <sup>2</sup>	RSF-X, LSF-X, P, L
MDR	10 unit/acre net	RMF-10, P, L
HDR	24 unit/acre net	RMF-20 P, L
GC	20 unit/acre net	CP, CR, CT
SC	(0.4 FAR)	CS
D	20 unit/acre net	DC, DO
MU	24 unit/acre net	CR, CP: (MU/PD overlay)
CREC	10 unit/acre net	LS, P
IND	(0.4 FAR)	I, IP
AG	0.1 - 0.4 unit/acre gross <sup>1</sup>	RR, RS, A
REC	--	L, P
PUB	--	L, P

**Notes:**

1. Density is adjusted by performance standards in this land use designation. The maximum density may be lower based on the application of performance standards.
2. 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 in order to reflect historic small lot development densities and to allow for new planned development projects that incorporate smaller lot sizes with innovative design concepts.

**Table V-33** summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is permitted by right (P) or conditionally permitted (CUP).

Table V-33. Zoning District's Permitted Land Uses in 2014<sup>A</sup>

Land Uses	A	RR	RS	RSF	LSF	RMF	DC	DO	CP	CR	CS	CT	IP	I	L	LS	P
Single-family dwelling	P	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	--	--	--	--	--	--	--	P	CUP
Multiple family dwelling	--	--	--	--	--	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	CUP	CUP <sup>7</sup>	CUP <sup>7</sup>	--	--	--	--	--	--
Live/work projects	--	--	--	--	--	--	P <sup>3</sup> / CUP <sup>4</sup>	--	--	--	--	--	--	--	--	--	--
Secondary residential units	--	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Residential accessory uses	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	P	--
Temporary dwelling	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	P	--
Mobilehome dwelling	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
Mobilehome developments	--	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	--
Primary family housing	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Farm labor quarters	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Home occupations	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--
Caretaker residence	CUP	CUP	CUP	CUP	CUP	--	--	--	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential care, ≤ 6 clients	--	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	CUP
Residential care, > 6 clients	--	CUP	CUP	CUP	CUP	P	--	--	--	--	--	--	--	--	--	--	CUP
Residential Care for the Elderly	--	--	--	--	--	CUP	--	--	--	P	P	--	--	--	--	--	--
Organizational houses	--	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	--
Medical extended care <sup>5</sup> , ≤ 6 clients	--	--	P	P	P	CUP	--	--	--	--	--	--	--	--	--	--	CUP
Medical extended care <sup>5</sup> , > 6 clients	--	--	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	--	--	--	CUP
Age restricted housing	--	--	--	--	--	--	CUP <sup>6</sup>	--	--	--	--	--	--	--	--	--	--

Table V-33. Zoning District's Permitted Land Uses in 2014<sup>A</sup>

Land Uses	A	RR	RS	RSF	LSF	RMF	DC	DO	CP	CR	CS	CT	IP	I	L	LS	P
<p><b>Notes:</b></p> <p>A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official zoning designations. Zoning Ordinance may be amended independently of this table.</p> <p>1. RSF-Y only, see Section 9.6106</p> <p>2. RMF Zone – CUP required for projects over 12 units, excluding RMF-20 properties identified in Appendix I. RMF-20 properties identified in Appendix I are allowed by right, not subject to a CUP or specific plan. DC and DO Zones - Residential uses allowed only on second and third floor, except sites north of Olmeda Avenue. If project is required to provide a unit in compliance with Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.</p> <p>3. Permitted use if the residential quarters are located on the second or third floors.</p> <p>4. Conditional Use Permit required if the residential quarters are located on the first floor.</p> <p>5. A skilled nursing facility (also referred to as medical extended care) is a board and care home for residents, where no medical care is provided, and is subject to all applicable standards for multiple family dwellings.</p> <p>6. Use allowed only on sites north of Olmeda Avenue.</p> <p>7. When located on second floor or above</p>																	

As shown in **Table V-33**, zoning regulations are not a constraint to development of multi-family or affordable housing. The Conditional Use Permit (CUP) requirement for multi-family projects greater than 12 units does not apply to multi-family projects in the RMF-20 zone under single property ownership or when used as income property. CUP requirements in the RFM-20 zone apply for subdivisions and planned development. Program 1.1.20 has been included to amend the zoning ordinance to require a CUP only for multi-family housing projects greater than 50 units, to ensure minimum densities are achievable in the RFM-20 zone.

**Table V-34** provides development standards for the residential zones and **Table V-35** provides the development standards in the Downtown Zones. Minimum parcel size and setback requirements in Atascadero are not unusually strict and are not considered a constraint to the development of affordable housing. The height limit in residential zones has proven not to impede development or discourage density. The Hidden Oaks Apartments and Southside Villas condominium projects, 90 and 86 units, respectively, achieved densities over 20 units per acre while meeting the 30 foot, two story height restriction. The Emerald Ridge condominium development, approved in 2004, also met the height requirement while achieving a density of 18 units per acre with 132 units on 7.3 acres. Program 1.18 proposes to amend the Zoning Ordinance to allow a waiver of the two-story height limit in the RMF Zone through the Minor Use Permit process. Its process is similar to that of a major CUP but the fee of a MUP is substantially decreased from a CUP (\$1,090 and \$3,910, respectively)<sup>5</sup>. Both a MUP and a CUP go through the Design Review Committee then the Planning Commission for approval. The MUP process normally takes between two to six months and allows for review of the building height by the City's Fire Department for health, safety, and welfare reasons. A typical major CUP may take six months up to one year. With the reduction of fees and expedited processing, the MUP allows for the proper review by departments.

Table V-34. Residential Zones Development Standards <sup>A</sup>

<sup>5</sup> A. Not regulatory. For reference only. Planning and development fees display current rates at the time of publication. Fees are subject to change at the discretion of the City Council.

Development Standard	Zone							
	RS	RSF			LSF			RMF
		X	Y	Z	X	Y	Z	
<b>Min lot size (acres)</b> <sup>1,2</sup>	2.5 - 10	0.5	1	1.5 - 2.5	0.5	1	1.5 - 2.5	.5 <sup>3</sup>
<b>Max Height (feet)</b>	30 ft. max.							30 ft. (2 stories max.)
<b>Setbacks<sup>4</sup> (feet)</b>								
<b>Front</b>	25 ft. min Exceptions for shallow lots, flag lots, sloping lots, and variable block.							15 ft
<b>Side</b>	5 ft. min Exceptions for corner lots, key lots, small corner lots, accessory buildings, common wall development <sup>5</sup> , zero lot line development <sup>6</sup> , access easements.							
<b>Rear</b>	Principle residential building - 10 ft. min Accessory building - 3 ft. min if under 12 ft in height and under 120 sf							
<b>Interior</b>	Principle residential buildings - 10 ft Accessory building - 10 ft.(some code exceptions apply)							
<b>Notes:</b>								
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.								
1. Depending upon conformance with performance standards set in each zone.								
2. Smaller lot sizes allowed with a Planned Development.								
3. Smaller lot sizes allowed for PD projects, including condominiums and mobile home developments, provided that the overall density within the project conforms with Section 9-3.17 (RMF Zone - Density).								
4. Except for 2 <sup>nd</sup> story dwellings over commercial and industrial uses.								
5. Two dwelling units, and/or their accessory garages constructed on adjoining lots with minimum building code separation.								
6. A group of dwelling units on adjoining lots may be established so that all units about 1 side property line..								

Table V-35. Downtown Zones Development Standards<sup>A</sup>

	DC	DO
<b>Min lot size</b>	No minimum	
<b>Density</b>	20 du/acre	20 du/acre
<b>Setbacks</b>	<i>Minimum and maximum setbacks required. See Section 9-4.103 for setback requirement, allowed projections into setbacks, and exceptions to setbacks.</i>	
<b>Front</b>	None allowed, except for building insets designed to accommodate outdoor eating and seating areas, and except for East and West Mall between El Camino Real and Palma Avenue, where a minimum of twenty (20) feet is required.	As required by Section 9-4.106 when adjacent to a residential zone, none required otherwise.
<b>Sides (each)</b>	None required	
<b>Rear</b>	None required	
<b>Creek</b>	20 ft.	
<b>Height limit</b>	45 ft. not to exceed 3 stories; 18 ft. on the west side of El Camino Real <sup>1</sup>	25 ft.
<b>Off-street parking</b>	See Section 9-4.114 for residential uses and for development east of Atascadero Creek. All other uses - none required.	As required by Sections 9-4.114 et seq.
<b>Notes:</b>		
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.		
1. Between Atascadero Creek and lot line common to Lots 19 and 20, Block H-B, Atascadero Colony Map.		

### **Historical Preservation**

To promote the conservation, preservation, protection, and enhancement of Atascadero's historical and architecturally significant structures, the City adopted a Historic Site Overlay (HS) zone. The standards are intended to protect historic structures and sites by requiring new uses and alterations to existing uses to be designed with consideration for preserving and protecting the historic resource. Given the quality of Atascadero's historical and architecturally significant structures, and the contribution of these structures to the image and quality of life in Atascadero, the historic preservation policies and regulations are reasonable and appropriate and do not pose an unreasonable constraint to residential development in the City of Atascadero. Only one site identified in the vacant land inventory (Appendix I) contains a designated colony house, but is not subject to the HS overlay. No other sites identified in the vacant land inventory are subject to the HS overlay.

### **Sensitive Resources**

The City adopted a Sensitive Resource Overlay (SR) zone to protect areas with special environmental resources and to protect areas containing unique or endangered vegetation or habitat. The purpose of these standards is to require that proposed uses be designed with consideration of the identified sensitive resources, and the need for their protection. Development that falls within a SR overlay zone does require additional measures to ensure environmental protection, which can add to the cost of development. It is in the best interest of the community, and also is mandated by State and Federal laws to protect sensitive environmental resources. The City's regulations do not pose an unreasonable constraint to residential development in the City. No sites identified in the vacant land inventory are subject to the SR overlay.

### **Mobile and Manufactured Homes**

State law requires that mobile and manufactured homes be allowed in residential zones. These units cannot be regulated by any planning fees or review processes not applicable to conventional single-family dwellings. However, the architectural design of manufactured or mobilehomes can be regulated by the City.

Under the City's zoning regulations mobilehome developments are permitted with approval of a Conditional Use Permit in all residential zones. Individual mobilehome dwellings are permitted by right in all single-family residential zones (RS, RSF, LSF) and in the Agriculture zone.

The City's zoning regulations address manufactured homes in section 9-6.142 of the Atascadero Municipal Code. In order to be in compliance with State law, the City should clarify that the terms "mobilehome" and "manufactured home" are essentially the same and should be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Program 1.1-3 is recommended to encourage a variety housing options within the City.

## Mixed-Use Development

Atascadero encourages mixed-use development in the downtown districts (DC and DO). As stated in Title 9:

*The downtown zoning districts are intended to develop an attractive, pedestrian-oriented, and economically successful downtown area by providing for a mixture of commercial, office, and residential land uses...*

The development of mixed-use projects provides more housing opportunities by permitting residential uses on the upper floors. Mixed-use development also enhances economic viability, pedestrian-oriented character, and the overall downtown environment. **Table V-35** provides the development standards for mixed-use developments in the downtown area. In addition, mixed-use is allowed in all areas with a General Commercial land use designation. In 2013, the City amended the Zoning Ordinance to allow vertical mixed-use with a Conditional Use Permit in General Commercial land use designations and horizontal mixed-use subject to a zone change (PD overlay) and General Plan Amendment. This is a reduction in previous requirements for horizontal or vertical mixed-use.

## Secondary Residential Units

To encourage establishment of second units, State law requires cities to either adopt an ordinance authorizing second units in residentially zoned areas, or, where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. State law requires ministerial consideration of second unit applications in zones where single-family dwellings are permitted. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code § 65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Supporting the development of second units expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. Second units are intended to provide livable housing at lower cost while providing greater security, companionship, and family support for the occupants.

Second units, or secondary residential units, are defined within the Atascadero zoning regulations as residential occupancy constructions (R) with a kitchen and full bathroom that is accessory to the primary unit and intended for permanent occupancy by a second household. Second residential units provide quarters for independent living areas, sleeping, cooking, and sanitation facilities. Second residential units are permitted by right in the single-family residential zones (RS, RSF, LSF). Second units are also allowed in single family planned development overlay districts only when consistent with an approved Master Plan of Development.

Second units are subject to all development standards of the underlying zoning district and/or planned development overlay districts, with a few minor exceptions:

- Floor Area. The total floor area shall not exceed 1,200 square feet.

- Private Open Space Requirement. A second unit shall have a minimum private open space area of 250 square feet. No portion of an open space area shall have a dimension of less than 10 feet in width.
- Attached Second Units. If the second unit is attached to the primary dwelling, each shall be served by separate outside entrances.
- Second units are permitted on lots greater than 1 gross acre in size if on a private septic system or connected to City sewer.
- Second units are permitted on lots less than 1 gross acre in size if connected to City sewer only.

Second units, whether attached or detached, are considered as single-family units for purposes of determining impact fees. This has been identified as a potential constraint to development of second units. Programs 1.1-12 considers reduction of impact fees for second units as part of an AB1600 study and 6.1-8 has been introduced to index fees based on size of the unit to encourage affordability by design. Parking requirements for second residential units are shown in **Table V-36**.

For a second unit to be approved, it must be served by a public water system and the City sanitary sewer system or an engineered septic system (depending on lot size), and allow for the installation of separate utility meters. Atascadero Mutual Water Company (AMWC) establishes the water connection fees and these have been identified as a constraint to the development of second residential units due to the disproportion of fees to actual development costs.<sup>6</sup> Program 1.1.12 is recommended to establish a program that would address second unit fees and create an incentive program to encourage the development of second units. (See Section F – Housing Resources (*Infrastructure Resources - Water Service*) for additional information on water service from AMWC.)

### **Group Homes and Residential Care Facilities**

The Lanterman Development Disabilities Services Act declares that persons with mental or and physical disabilities are entitled to live in normal residential surroundings. A State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards or require variances on these homes than those required for homes in the same zone.

The City's Planning and Zoning Regulations accommodate housing for group living situations. Residential care facilities serving six or fewer residents (small) are permitted by right in all residential zones. Residential care facilities serving more than six residents (large) are permitted by right in the RMF zone and conditionally permitted in the RS, RSF, and LSF zones. Program 4.1.3 is recommended to allow large residential care facilities by right in additional zones.

---

<sup>6</sup> City of Atascadero, Planning Commission/City Council meeting, June 16, 2009.

See the section below *Housing for People with Disabilities*, for additional discussion on housing for special needs.

### **Emergency Shelters and Transitional Housing**

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits, and transitional housing and supportive housing must be considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone.

Transitional and supportive housing are considered single family or multi-family uses under Title 9. Transitional and supportive housing are permitted in all residential zones and thus held to the same development standards as other residential uses of the same type in the same zone.

Additionally, the City has an Emergency Shelter (ES) Overlay Zone, which allows emergency shelters on a specific site subject to the development and operational standards outlined in the zoning ordinance. The ES Overlay Zone was applied to the property where El Camino Homeless Organization (ECHO) runs and operates a homeless shelter with a maximum of 50 occupants. The ECHO shelter does not typically operate at capacity. As a shelter was not a permitted use in the base zone, the Overlay protects the operation and establishes operational guidelines.

The site of ECHO shelter has the capacity to expand to accommodate an additional 60 beds, for a total capacity of 110 beds at the single ES overlay site. With the existing site not operating at capacity, with the ability to expand up to 110 beds, the shelter meets the City's need for emergency shelters. Program 4.1-4 is proposed to identify additional sites for emergency shelters, should a need arise for these facilities.

### **Building Codes And Site Improvements**

Building codes and site improvements can also increase the cost of developing housing, particularly affordable rental housing. The following examines the City's building codes and site improvement standards.

#### **Building Codes and Enforcement**

Atascadero implements the 2013 edition of the California Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission. These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California.

The City has also adopted an ordinance requiring fire sprinklers in all newly constructed residential units and substantially remodeled units, adding to the cost of construction. The ordinance was instated for the protection of Atascadero residents because most residential sites

---

in Atascadero are in a high or very high fire hazard severity zone. With the very hot summers in Atascadero and abundance of dry brush and native vegetation located in the residential zones, there is a high potential for fire. The installation of fire sprinklers adds approximately \$2 per square foot to the cost of construction of single-family homes. The additional cost is likely to be passed along to the homebuyer as part of the final cost of the home or to renters in the form of a higher monthly rental price. The added cost does not pose a significant constraint to the construction of new units and second units.

Aside from this ordinance, the City has not adopted local amendments to the model codes that increase housing costs (the Plumbing Code has been amended to address large-lot development with septic systems). Building inspectors are responsible for ensuring that proposed projects meet State and local codes.

### **Site Improvements**

The City of Atascadero, along with other agencies, requires the installation of certain on- and off-site improvements to ensure the safety and livability of residential neighborhoods. On-site improvements typically include private or shared driveways, parking areas, drainage, sections of underground pipe, swales, ponding areas, and amenities such as landscaping, fencing, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, and bicycle lanes;
- Sewage collection and treatment;
- Water systems, including lines, storage tanks, and treatment plants (Atascadero Municipal Water Company); and
- Public facilities for fire, school, and recreation.

The costs of on- and off-site improvements, which average about \$35.00 per square foot for single family residential construction and \$28.00 per square foot for multi-family residential construction are usually passed along to the homebuyer as part of the final cost of the home. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

### **Parking Standards**

The City's parking requirements are based upon unit type and size. As shown in **Table V-36**, parking requirements are typically two spaces per single-family residential unit. Multi-family residential units generally average 2.25 spaces per unit after accounting for guest parking.

The City has several exceptions for parking. Bicycle parking may substitute parking spaces in lots with 20 or more spaces. A bicycle rack providing for at least five bicycles at a ratio of one bicycle rack for each 20 spaces is allowed. For compact car spaces, lots with 20 or more spaces may substitute compact car spaces for up to 20 percent of the total number of spaces. For motorcycle parking, lots with 20 or more spaces may replace regular spaces with motorcycle

spaces at a ratio of one motorcycle space for each 20 spaces.

Table V-36. **Parking Requirements** <sup>A</sup>

Land Use	Parking requirement
Single-family dwellings (including mobilehomes)	2 spaces per du, except 1/du on lots < 4,000 s.f. in area
Second unit	1 covered space for each 1 bedroom unit 2 covered or uncovered for 2 or more bedrooms
Multifamily dwellings (including condominiums and attached ownership dwellings)	1 bedroom unit: 1.5 spaces 2 bedroom unit: 2 spaces, each add. bedroom: 0.5 space Guest parking: 1 space per 5 units, or fraction thereof
Skilled nursing facility	1 space per 4 beds
Group quarters	1 space per bedroom, plus 1 per eight beds
Single room occupancy	1 space per 4 units and 1 space per employee, plus 0.5 space per 2 units
Notes:	
A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official development standards. Zoning Ordinance may be amended independently of this table.	

In certain situations, parking requirements may be reduced or waived. This includes some alternative parking arrangement options:

- *Tandem Parking.* Tandem parking permitted for single-family dwellings and individual mobilehomes upon meeting appropriate performance criteria.
- *Parking Districts.* Parking requirements may be modified within a parking district where adequate parking is provided within the limits of the district and the parking requirements of a new use are accommodated by the parking district.
- *Shared Peak-Hour Parking.* Where two or more uses have distinct and differing peak traffic usage periods the required number of parking spaces may be reduced through conditional use permit approval.
- *On-Street Parking Adjustment.* In the case that a new driveway eliminates on-street parking spaces, the requirement for off-street spaces may be adjusted.
- *Planning Commission Modification.* The required parking standards may be modified through Conditional Use Permit approval by the Planning Commission.

## Permit Processing and Fees

### Development Fees

The City charges various fees and assessments to cover the costs of processing permits and providing services. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in **Table V-37**. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Atascadero does not control school and water impact fees. These services are managed by separate districts.

Table V-37. **Planning and Development Fees<sup>A</sup>**

Fee Category	Fee Amount	
<b>Planning Fees (cost recovery) - Adopted May 1, 2014</b>		
Administrative AUP Review	\$665 per application	
Minor CUP Review	\$1,090 per application	
Major CUP Review	\$3,910 per application	
Variance Application	\$1,725 per application	
Development Agreement	\$12,000 deposit, plus additional fees (staff charges, etc)	
Specific Plan	\$9,000 deposit, plus additional fees (staff charges, etc)	
General Plan Amendment	\$6,895 per application	
PD Zone Change	\$6,810 per application	
Rezoning (Map or Text)	\$3,785 per application (\$7,235 rezoning with GP amendment)	
Tentative Parcel Map	\$4,080 per application	
Tentative Tract Map	\$5,615 per map, plus \$40 per lot over 15 lots	
Condominium Conversion Tentative Map	\$4,920 + \$64 per unit over 15 units if converting over 4 units	
Precise Plan	\$2,045 per application	
Annexation	\$15,000 deposit, plus additional fees (staff charges, etc)	
Lot Line Adjustment Review	\$1,295 per application historic lot line \$2,170 for others	
Lot Merger	\$1,315 per application	
Temporary Occupancy Review	\$345 per application (Residential)	
Administrative Time Extension Review	\$395 per application	
Planning Commission Time Extension Review	\$725 per application	
Appeal to Planning Commission (not full cost recovery)	\$695 per application	
Appeal to City Council (not full cost recovery)	\$935 per application	
Planning Review/Approval of Building Permit	Minor \$90 per application Major \$315 per application CUP/PD Compliance \$415 DRC Review \$355	
Affordable Housing Unit Fee Process	\$285 per application plus \$190/unit and any plus legal costs	
<b>Environmental Review</b>		
Environmental Impact Report Review	10% of contract consultant amount of City staff review	
Environmental Negative Declaration	\$1,455 per application in addition to other application fees, where applicable	
<b>Capital Facilities Fees - Adopted June 30, 2007</b>		
	<b>SFR</b>	<b>MFR</b>
Law Enforcement Facilities	\$574	\$334
Fire Protection Facilities	\$950 - \$955	\$516 - \$550
Fire Aerial Response Vehicle	--	\$242
Circulation System	\$5,597	\$2,822 - \$5,597
Storm Drainage Facilities	\$777 - \$2,000	\$314 - \$499
General Government Facilities	\$1,036	\$1,036
Library Expansion Facilities	\$532	\$323 - \$418
Public Meeting Facilities	\$1,084	\$660 - \$852
Parkland	\$4,775	\$2,906 - \$3,754
Open Space Acquisition	\$1,660	\$1,011 - \$1,305
Sewer	\$573 plus admin fee of \$5 plus \$1210 extension fee	

A. Not regulatory. For reference only. Planning and development fees display current rates at the time of publication. Fees are subject to change at the discretion of the City Council. Zoning Ordinance may be amended independently of this table. Please check with the City of Atascadero Community Development Department for a current fee schedule.

Source: City of Atascadero, 2014

City records provided examples of fees charged on new housing projects (see **Table V-38**). Fees collected by the City in the review and development process are limited to the City's costs for providing these services, and approximately 48 percent of development fees are imposed by agencies outside the City's control (i.e. school district impact fees and water connection fees).

Table V-38. **Development Fees for New Housing, 2014<sup>A</sup>**

Development Fee Category	Single Family Unit	Multi-Family Unit
Building and Planning fees	\$4,500 - \$7,500	\$4,000 - \$6,000
School District - <i>Atascadero Unified School District</i>	\$6,720 <sup>1</sup>	\$4,368 <sup>2</sup>
Water Connection <sup>3</sup> - <i>Atascadero Mutual Water Company</i>	\$21,270	\$13,700
Impact Fees	\$16,900 - \$18,200	\$11,700 - \$14,550
Miscellaneous	\$1,000	\$2,000
<b>Total</b>	<b>\$50,400 - \$54,690</b>	<b>\$35,768 - \$40,618</b>

Notes:

A. Not regulatory. For reference only, refer to City's website for latest fee schedule. City fee schedule may be amended independently of this table.

1. Assumes a 2,000 square foot single family dwelling with the impact fee at \$3.36 per square foot.

2. Assumes a 1,300 square foot multi-family unit with the impact fee at \$3.36 per square foot.

3. Meter installation and connection fee rates are based on meter size or Equivalent Dwelling Unit (EDU), whichever is greater. Meter installation fees start at \$1,670.00 for 3/4" meter (standard residential size) or 1.00 EDU. Secondary Residential units are assessed 65% of the fee charged for the primary residence and may connect an additional meter for a charge of \$1,670.00. Connection fees (system impact fees) range from \$19,600.00 for 3/4" (residential) meter to \$49,000.00 for a 1" meter, which may be required due to fire flow. Connection fees vary for multi-family projects. Residential Multi-Family projects without a dedicated landscape meter are charged 0.5 EDU. Residential Multi-Family projects with a dedicated landscape meter are charged 0.25 EDU.

Source: City of Atascadero, 2014; *Atascadero Mutual Water Company, 2014.*

Development fees make up approximately 13 to 20 percent of a home purchase price (see **Table V-39**). The City of Atascadero fees are comparable to those of surrounding communities.

Table V-39. **Proportion of Fee in Overall Development Cost for a Typical Residential Development, 2014**

<b>Development Cost for a Typical Unit</b>	<b>Single Family</b>	<b>Multiple Family</b>
Total estimated fees	\$50,400 - \$54,690/unit	\$35,768 - \$40,618/unit
Estimated sale price/value <sup>1</sup>	\$379,830	\$184,660
Estimated proportion of fee cost to overall development cost/unit	13.3- 14.4%	19.4-21.9%
1. Based on one (1) year median sales price from January – December 2013 Zillow home value index.		

Inclusionary requirements and fees also add to housing development costs. In 2003, the City Council approved an Inclusionary Housing Policy for all developments requiring a legislative approval i.e. Zone Change or General Plan Amendment. The Policy requires an in-lieu fee of five percent of the construction valuation of the market rate unit within a project that does not provide 20 percent of the units as affordable. All inclusionary units shall be deed restricted for a period of 30 years. All residential projects under legislative approval are subject to the inclusionary requirement as follows:

- Projects of 1-10 units: pay in-lieu fee or build units.
- Projects of 11 or more units must build units or receive a Council approval to pay in-lieu fees.

The Inclusionary Housing Policy requires that all affordable units in single family land use areas be designated for moderate-income households. The distribution of affordable units in multi-family and mixed-use commercial land use areas area: 20 percent very low-income, 37 percent low-income, and 43 percent moderate-income. Affordable units must be constructed at the same time as the market-rate units and affordable units must be physically distributed throughout the project site, rather than concentrated in one area. To ensure compliance with these requirements, a construction timeline detailing the development of affordable units and a site map must be approved by the City Council.

With City Council approval alternatives to on-site construction or payment of in-lieu fees for inclusionary units may be allowed, including: off-site construction, land dedication, or combinations of construction, fees, and land dedications. As an incentive to provide affordable units, all inclusionary units shall be treated as density bonus units that are not counted as part of the maximum density entitlement of a site. As an increasing number of inclusionary units move toward construction, the development community has raised concerns regarding the financing and resale of these units. In an attempt to mitigate some of these financing issues, the City Council approved an equity-sharing program for the moderate-income homes. The equity-sharing program calls for the home to eventually be re-sold at the fair market value, with the City receiving its share of the sales proceeds to re-invest in affordable housing.

## **Permit Processing**

Housing production may be constrained by development review procedures, fees, and standards. Residential projects proposed in Atascadero may be subject to design, environmental review, zoning, subdivision and planned unit development review, use permit control, and building permit approval, which together can take up to 24 months for a single family or multi-family projects.

**Table V-40** displays the review authority required for various planning decisions and permits. **Table V-41** displays the typical timelines for approvals and permits for the City of Atascadero.

Minor residential projects typically take from one to three months from submittal of the application through completion of the approval process. Larger residential projects can take six to twelve months. Permit processing is a time consuming and costly process, especially for integrated projects such as those involving elements of affordable housing and mixed-use. City Staff adhere to strict review times consistent with State law for entitlement review. Review times are approximately 30 days for most projects. Processing timeframes have been generally predicated on how quickly the applicant can process corrections or changes to the proposed project. The City has proposed Programs 6.1-1 through 6.1-6 to continue to review and revise procedures to streamline the permitting process.

Table V-40. **Permit Processing Procedures<sup>A</sup>**

Type of Decision	Role of Review Authority			
	Director or City Staff	Design Review Committee	Planning Commission	City Council
Zoning Review (Administrative)	Decision	N/A	Appeal	Appeal
Administrative Use Permit	Decision/Recommend <sup>1</sup>	Decision <sup>1</sup>	Appeal	Appeal
Variance	Recommend	N/A	Decision	Appeal
Zoning Map Amendment	Recommend	N/A	Recommend	Decision
Design Review Approval	Recommend	Decision	Appeal	Appeal
Planned Development (Master Plan of Development required)	Recommend	Recommend	Recommend	Decision
Condition Use Permit	Recommend	Recommend	Decision	Appeal
Subdivision Maps	Recommend	Recommend	Decision	Appeal

Notes:

A. Not regulatory. For reference only, refer to Zoning Ordinance for the latest official review procedures. Zoning Ordinance may be amended independently of this table.

1. Design Review may be considered the “hearing officer” for AUP applications for non-residential uses

Source: City of Atascadero, 2014

**Figure V-41. Timelines for Permit Procedures<sup>A</sup>**

Type of Approval, Permit, or Review	Typical Processing Time
These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. The timeframes below are target issuance date – when the applicant can expect a decision on their application.	
Zoning Review (Administrative)	Concurrent with building permit
Administrative Use Permit	1-3 months
Variance	1-3 months
Design Review Approval	Concurrent with building permit
Planned Development Review	6-12 months
Condition Use Permit, minor	1-3 months
Condition Use Permit, major	3-6 months
Zoning Amendment	3-6 months
General Plan Amendment	6-12 months
Subdivision Maps	6-9 months

**Notes:**

A. Not regulatory. For reference only. Actual permit review times may vary.

Source: *City of Atascadero, 2014*

### **Ministerial Review**

Planning review of ministerial projects, such as building permits, are reviewed concurrently with building, fire, and public works. The City offers pre-project meetings to discuss zoning compliance and building code requirements to ensure that the process is streamlined. Planning review of routine over the counter permits is limited to tree protection when trees exist on-site and are within the area of development.

### **Design Review**

The Atascadero Appearance Review Manual was adopted by the City Council in 1987. The Manual includes direction regarding the relationship of buildings to the site, relationship of buildings and the site to the adjoining area, landscaping, building design, maintenance, and parking. The purpose of Appearance Review is to ensure that the architectural and general appearance of buildings and grounds are in keeping with the character of the neighborhood.

The City developed the Downtown Design Guidelines in 2000. The design guidelines were intended to assist in the revitalization of the Atascadero downtown, provide for infill development, and promote the conservation and reuse of existing buildings. The Guidelines provide a basis for review of building orientation, design, architecture, landscaping, and signs of new projects in the downtown. The guidelines were updated in 2011.

The Design Review Committee (DRC) was established by the City Council in August 2010. Municipal Code Section 9-2.107 identifies the purpose, authority, and approval criteria for the DRC. The DRC consists of members of City Council and Planning Commission and one member of the public, and has the authority to approve and make recommendation in regards to the architectural appearance, signage, site plans and landscape plans. Appearance approval is based on adherence to policies of the General Plan, compatibility with surrounding uses, and consistency with the guidelines and recommendations in the Appearance Review Manual and Downtown Design Guidelines. All multi-family residential projects, single family residential

projects requiring a Planned Development permit, or any projects requiring a precise plan, conditional use permit, zone change or general plan amendment must go through design review prior to Planning Commission or City Council.

The DRC has been helpful in project streamlining by working out issues that normally would have been dealt by Planning Commission or simply at a staff level. The Design Review process does not appear to have a significant effect on housing affordability. Staff will continue to provide educational materials and training for the DRC regarding the function and scope to ensure it is not inadvertently used to reduce housing units.

### **Environmental Review Process/Precise Plan**

A considerable amount of larger-scale developments in the City occur through the use of Precise Plans or other applications that trigger environmental review. Precise plan approval is required when a development or use of land is listed in a particular zoning district as an allowable use and when it is determined by the Director that the project is not eligible for a categorical exemption pursuant to Public Resources Code Section 21084 and the State EIR Guidelines. State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete. Precise Plan applications are reviewed and approved by staff concurrently with the building permit review.

### **Housing for People With Disabilities**

California law requires jurisdictions to analyze potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove impediments, and include programs to accommodate housing designed for disabled persons. Review of the Municipal Code, permitting procedures, development standards, and building codes revealed the following findings:

- The City enforces Title 24 of the California Code of Regulations that addresses access and adaptability of buildings to accommodate persons with disabilities. The City also requires compliance with the 1988 amendments to the Fair Housing Act, which requires a minimum percentage of dwelling units in new RMF housing projects to be fully accessible to the physically disabled. No additional accessibility standards above State and Federal law are required.
- In downtown zones, where residential uses are limited to the upper floors, a handicapped accessible unit may be located on a first floor if a project is required to provide a unit in compliance with the Americans with Disabilities Act, subject to development standards.

### **Process for Reasonable Accommodation**

---

Accessibility improvements to existing structures, such as a ramp, are usually handled ministerially by City staff. The City adopted a reasonable accommodation ordinance in 2013. **Table V-42** reviews zoning and land use policies, permitting practices, and building codes to ensure compliance with State and Federal fair housing laws for persons with disabilities. The City has proposed Program 4.2-1 to ensure continued compliance with ADA standards and reasonable accommodation in residential development.

Table V-41. **Constraints on Housing for Persons with Disabilities**

<b>General</b>	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	Yes. The City adopted a reasonable accommodation ordinance in 2013.
Has the City made efforts to remove constraints on housing for persons with disabilities?	There are no special permits or requirements for homes or development for disabled persons in zones where the use would be otherwise permitted. In most cases, these developments are permitted use.
Does the City assist in meeting identified needs?	The City applies Community Development Block Grant (CDBG) funds to accessibility upgrades. The San Luis Obispo Housing Authority recently completed a 19-unit retirement hotel, which contained ADA compliant units.
<b>Zoning and Land Use</b>	
Has the City reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City has reviewed the land use regulations and practices to ensure compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 9-4.114 of the Planning and Zoning Regulations (Off-street parking required) mandates the provision of disabled parking spaces in accordance with California Building Code (part 2 of Title 24) Chapter 11. The parking requirements also allow flexibility if an applicant can demonstrate a lower parking need.
Does the locality restrict the siting of group homes?	No
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (referred to as residential care facilities in the Planning and Zoning Regulations) of six or less individuals are allowed by right in all residential districts. They are allowed in the Public (P) zone with a Conditional Use Permit. Facilities with greater than 6 persons are permitted, by right, in the Residential Multiple Family (RMF) zone and in the single-family residential zones [Residential Suburban (RS), Residential Single Family (RSF), Limited Single Family (LSF)] and the P zone with a Conditional Use Permit.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No.
Does the land use element regulate the siting of special needs housing in relationship to one another?	No, there is no minimum distance required between two or more special needs housing.
<b>Permits and Processing</b>	
How does the City process a request to retrofit homes for accessibility?	Atascadero allows residential retrofitting to increase the suitability of homes for people with disabilities in compliance with ADA requirements, as permitted in the 2013 California Building Code.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Yes.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes (or residential care facilities) with greater than six persons are permitted, by right, in the RMF zone and in the single-family residential zones (RS, RSF, LSF) and the P zone with a Conditional Use Permit. They are subject design review and are required to be in compliance with the same parking and site coverage requirements as multi-family uses.
What kind of community input does the City allow for the approval of group homes?	Group homes (or residential care facilities) with greater than 6 persons are permitted, by right, in the RMF zone. No other planning approval is required in the RMF zone

	other than to ensure that the development conforms to the standards of the Development Code. In the single-family residential zones (RS, RSF, LSF) and the P zone a Conditional Use Permit is required. The Conditional Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not have special standards for group homes regarding services or operation.
<b>Building Codes</b>	
Has the locality adopted the Uniform Building Code?	Atascadero has adopted the 2013 California Building Code, which incorporated the 2012 International Building Code. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the City adopted any universal design element into the code?	No, the City has no adopted universal design standards at this time.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. The City adopted a reasonable accommodation ordinance in 2013.

## Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features contributes to reduced housing costs. Energy efficient design for sustainable communities reduces dependence on automobiles. Additionally, maximizing energy efficiency reduces greenhouse gas emissions. In response to recent legislation on global climate change, local governments are required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits the market, the environment, and the long-term health of the community by:

- Establishing a more compact urban core, bringing residents close to work and services, therefore reducing automobile trips and reducing emissions;
- Implementing passive solar construction techniques that require solar orientation, thermal massing, and other energy efficient design standards; and
- Encouraging the use of solar water heating and photovoltaics.

Executive Order S-E-05 initiated the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required the California Air Resources Board (CARB) to establish reduction measures.

There are several areas where programs for energy conservation in new and existing housing units are supported by the City:

- Through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code). These regulations establish insulation, window glazing, air conditioning, and water heating system requirements. The City also instituted the City Council adopted Energy Conservation Initiative in 2001.
- Through appropriate land use policies and development standards that reduce energy consumption. The City of Atascadero's General Plan is based on the Smart Growth Principles of encouraging infill and reuse of existing land and infrastructure. The Land Use, Open Space, and Conservation Element include goals to preserve a greenbelt around the City, encourage mixed use infill development, revitalize of the Downtown Core, and encourage compact development with a pedestrian scale and trails.
- Through the implementation of the City Housing Rehabilitation Loan Program and County Neighborhood Preservation Program; which often includes attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation, and water heater blankets in rehabilitation projects.
- City environmental review may also require measures to reduce energy consumption.
- Energy Alternatives for low-income families and how the City can perform outreach.

Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents and provides several other energy assistance programs for lower income households. These programs include their Energy Watch Partnerships and the Charitable Contributions Program.

The Energy Watch Partnerships help residents lower their energy bills and promote cleaner energy production. Through this program, PG&E has extended the reach of effectiveness of energy efficiency programs, and provided information about demand responses programs, renewable energy and self-generations opportunities.

The Charitable Contributions Program provides millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure that 75 percent of the funding assist underserved communities, which includes low-income households, people with disabilities, and seniors.

PG&E also offers rebates for energy efficient home appliances and remodeling. Rebates are available for cooling and heating equipment, lighting, seasonal appliances, and remodeling (cool roofs, insulation, water heaters). These opportunities are available to all income levels and housing types.

## **Energy Consumption**

---

Residential water heating and HVAC systems are major sources of energy consumption. With the application of energy efficient design and the use of solar power systems, home heating and cooling can be operated in a more efficient and sustainable manner.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction, the City can play a major role in energy conservation. There are two distinct approaches to solar heating: active and passive. The best method to encourage use of solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Residential water heating can be made more energy efficient through the application of solar water heating technologies. Solar water heating relies on the sun to heat water, which is then stored for later use. A conventional water heater is needed only as a back-up. By cutting the amount of natural gas needed to heat water by 50 to 75 percent per building, solar water heating systems can lower energy bills and reduce greenhouse gas emissions significantly. The City has the opportunity to implement solar technologies with the help of recent legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470) has created a \$250 million, ten-year program to provide consumer rebates for solar water heating systems.

### **Global Climate Change**

There are significant areas where Atascadero can do more to encourage energy conservation in new and existing residential development to reduce the demand on energy. There are a variety of energy efficiency and greenhouse gas emission reduction strategies that can be integrated into land use decisions related to housing. **Table V-43** lists strategies to address energy conservation and global climate change, developed by the California Environmental Protection Agency's Climate Action Team. As an active member of Local Governments for Sustainability, Atascadero is also participating in an effort to inventory and reduce greenhouse gas emissions.

Through these and other conservation measures, the City seeks to help minimize the percentage of household income required for energy costs as well as minimize the production of greenhouse gases. Programs have been included to incorporate newly adopted State energy efficiency standards and to encourage alternative energy efficient technologies.

Table V-42. **Strategies to Address Energy Conservation and Global Climate Change**

Action Team	Project Design/Mitigation to Comply with Strategy	Housing Element Strategy
Building Energy Efficiency Standards in Place and in Progress: Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings)	Residential development projects have the potential to achieve a greater reduction in combined space heating, cooling and water heating energy compared to the current Title 24 Standards.	Ensure all new development is in compliance with CEC energy efficiency requirements as they are updated.
Smart Land Use: Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors.	Specific strategies include: Promoting jobs/housing proximity and transit oriented development Encouraging high-density residential/commercial development along transit/rail corridor.	Encourage compact residential development.
Green Buildings Initiative: Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels.	Residential development projects could increase energy efficiency percentage beyond Title 24 requirements. In addition, the project could implement other green building design (i.e., natural daylighting and on-site renewable, electricity generation).	The City has made some efforts towards encouraging green building. In 2006 the City signed a Memorandum of Understanding with SLO Greenbuild. In 2007 the City Hall permit counter installed a kiosk with SLO Greenbuild information and information on environmentally friendly construction methods and materials.
California Solar Initiative: Installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses; increased use of solar thermal systems to offset the increasing demand for natural gas; use of advanced metering in solar applications; and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	If feasible, the project could install photovoltaic cells or other solar options.	The City could access the incentives that will be made available and provide information to developers, to encourage the installation of solar roofs on new residential development.  The City has actively promoted solar technology by implementing AB 811.

Source: State of California, Environmental Protection Agency, Climate Action Team, 2007

## 2. Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land, construction costs, and environmental constraints.

### Land And Construction Costs

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when

the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Construction financing is sometimes difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Atascadero.

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in single-family residential neighborhoods of Atascadero range from \$8,000 to \$395,000 per acre.<sup>7</sup> Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

Construction costs vary widely depending on the type, size, and amenities of the development. Based on a recent national survey of residential developers<sup>8</sup>, the average cost of construction of a single family home in 2013 was \$246,453, or \$95 per square foot. This is an increase in typical construction costs over the past few years, \$15 more per square foot than in 2011.

### **Environmental and Physical Constraints**

The following potential physical and environmental constraints may affect development regulated by the City by limiting the development potential and/or adding mitigation costs to a project:

#### **Environmental Constraints**

Several special status species are known to occur in Atascadero, including: dwarf calycadenia, Douglas' spineflower, Hardham's evening-primrose, Jared's pepper-grass, Kellogg's horkelia, Oval-leaved snapdragon, rayless aphanactis, round-leaved filaree, Salinas milk vetch, Salinas valley goldfields, shining navarretia, and straight-awned spineflower. The City also protects unique vegetation communities that support sensitive species, including wetlands. Wetland habitat types are considered a vegetation community of special concern by the CDFG because of substantial statewide losses. The presence of special-status species and plant communities of special concern may affect development regulated by the City by limiting the development potential and/or adding mitigation costs.

The grasslands, riparian habitats, and tracts of undeveloped land provide habitat for a diverse selection of resident and migrant wildlife. Eighteen special status bird and mammal species are known to occur in Atascadero. Barriers to wildlife movement and migration and the removal of raptor nesting sites are to be avoided in future development. The occurrence of any of these species on a site could pose constraints to a housing project.

---

<sup>7</sup> A review of realtor websites in April 2014 provided 19 vacant lots for sale within the City. Land costs were estimated from this sample.

<sup>8</sup> Taylor, H., Economics and Housing Policy National Association of Home Builders, January 2014.

Preservation of natural flora and fauna is a basic community goal and native trees are valued community assets. The City has established regulations for the installation, maintenance, planting, preservation, protection, and selected removal of native trees within the City limits through the adoption of the Native Tree Ordinance. A tree removal permit is required for the removal of native trees (as defined by Chapter 11, Native Tree Regulations) and for pruning of the live canopy in native trees in excess of 25 percent of the existing canopy area. In addition, for each residential building permit issued, the planting of one five-gallon native tree is required. The mitigation requirements may become cumbersome for high-density projects, as tree replacement may be required on-site that is at the sole expense of the applicant. However, native and drought tolerant landscaping may be used to meet landscape requirements and does not specifically add costs above standard Zoning Ordinance landscaping requirements.

### **Physical Constraints**

Several physical constraints may occur in the City. Parcels with steep slopes may have constraints associated with landslide hazards, grading costs, and access requirements. Landslides are relatively rare in the developed portions of the City, as compared to in the hilly, undeveloped areas. Stationary noise sources near potential sites for development may pose constraints. For example, traffic on U.S. Route 101 exceeds acceptable noise levels. Housing may be limited within 500 feet of U.S. Route 101 under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day unless appropriate mitigation can be identified and implemented. Operational noise sources near potential sites for development may pose constraints as well; such as the Southern Pacific railroad tracks that run north-south through the eastern portion of the City. Residential uses adjacent to the railroad tracks have the potential to be exposed to noise that exceed acceptable noise levels, although noise incidences are temporary (dependent on railroad operation). In addition, low-lying areas of the City may be subject to flooding during a 100-year storm (See Figure IV-1 in the Safety and Noise Element of the General Plan).

## H. Housing Element Goals, Policies, and Programs

The following goals, policies, and programs have been established to address housing issues in Atascadero and to meet State law housing requirements. Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion.

### Goal HOS 1: Promote diverse and high quality housing opportunities to meet the needs of all segments of the community.

**Policy 1.1: Encourage new housing, including mixed-use projects in commercial land use areas, to meet the needs of all household types in the City.**

**Programs:**

1. Continue street and infrastructure improvement projects to benefit existing high density residential areas.

Funding Source: General Fund, Public Works Department  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

2. Continue to require the use of specific plans for residential projects of 100 or more units.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: n/a

3. Continue to allow manufactured housing and group housing in accordance with State law.

In order to be in compliance with State law (Government Health and Safety Code Section 18500), the City should clarify that the terms “mobilehome” and “manufactured home” are essentially the same. Manufactured housing placed on a permanent foundation should be considered a single-family dwelling and permitted in all zones that allow single-family housing.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Within two years of adoption of the Housing Element  
Quantified Objective: 20 units

4. Support the extension and expansion of sewer service for the Eagle Ranch annexation area by allocating the funding necessary.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council, Public Works Department  
Timeframe: Ongoing  
Quantified Objective: 100 affordable units

5. Continue to allow mixed residential and commercial development and promote second- and third-story residential development in the City's Downtown zoning districts. Taking into account market conditions and development costs, the City will provide, when possible, developer incentives such as expedited permit processing and flexible development standards for units that are affordable to lower income households. The City will publicize these incentives on the City's website ([www.atascadero.org](http://www.atascadero.org)) within one week of a confirmed decision to make them available in a timely fashion.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: 20 units

6. Adopt a Rural Residential Zone in the Zoning Ordinance consistent with its designation on the Zoning Map and standards that distinguish it from the Residential Suburban zone (to facilitate the development of a variety of housing types).

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: n/a

7. Continue to encourage, where suitable, Planned Unit Development (PD) Overlay Zones, for small lot subdivisions, for higher density attached or row-house style housing in the RMF zoning districts.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: 75 units

8. Continue to maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Following adoption the City shall regularly update the ordinance to be in compliance with Government Code §65915.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ordinance adoption – within two years of Housing Element adoption; updating ordinance for compliance with State law - ongoing  
Quantified Objective: 25 units

9. [Modified] Continue to monitor the impact of the City's current inclusionary housing policy on production of market rate housing in response to market conditions. If the policy presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the policy accordingly.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: On-going  
Quantified Objective: n/a

10. Adopt an inclusionary housing ordinance that requires residential developments to provide deed-restricted, affordable units or an in-lieu fee. The inclusionary ordinance shall be consistent with State rent control laws for rental housing.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: 70 units

11. [Modified] To encourage the development of second units, the City will evaluate the development standards and update the Zoning Ordinance for second units (secondary residential units). For example, the City will explore incentives such as eliminating the covered parking requirement for a secondary residential unit.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Public Works Department, City Council  
Timeframe: Within two years of Housing Element adoption  
Quantified Objective: 10 units

12. [Modified] To encourage the development of second units, the City should consider reduced development impact fees for second units as part of an AB 1600 study. The City will also work with Atascadero Mutual Water Company to investigate the possibility of reductions to water connection fees for second units.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Public Works Department, City Council  
Timeframe: Within one year of Housing Element adoption  
Quantified Objective: 15 units

13. [Modified] The City will consider an amnesty program that would reduce or eliminate fees for unpermitted second units.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Public Works Department, City Council  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: 15 units

14. Continue to maintain Chapter 12 of the Zoning Ordinance (Condo Conversion Ordinance) in order to reduce the impacts of condo conversions on lower cost rental housing.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objectives: n/a

15. Continue to work with non-profit agencies, such as the County Housing Authority, Habitat for Humanity, the San Luis Obispo County Housing Trust Fund and Peoples' Self-Help Housing, to preserve existing affordable housing and to pursue funding for new units for extremely low-, very low-, low-, and moderate-income families.

Funding Source: General Fund, CDBG, Tax Credits  
Responsible Agency: Community Development Department  
Timeframe: Annual meetings, during preparation of annual review of the Housing Element, to discuss funding opportunities, vacant and opportunity sites, and status of affordable housing projects, Ongoing collaboration  
Quantified Objective: 50 units

16. Continue to encourage developers to work with agencies such as the California Housing Finance Authority (CHFA) and the Department of Housing and Urban Development (HUD) to obtain loans for development of new multifamily rental housing for low income households. This will be accomplished by working with appropriate non-profit organizations, such as People's Self Help Housing and the San Luis Obispo County Housing Trust Fund to identify opportunities. Specifically, the City will:

- Contact potential affordable housing developers.
- Identify funding opportunities and pursue financing.
- Assist in preparing applications for funds.
- Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Develop list of potential affordable housing developers within one year of Housing Element adoption, Bi-annually contact potential affordable housing developers to discuss funding opportunities, application and entitlement assistance, including incentives, Ongoing  
Quantified Objective: n/a

17. Continue to contract with the San Luis Obispo Housing Authority for administration of the Section 8 housing voucher program. The City utilizes this relationship for program implementation and income verifications, and will apply for additional Section 8 vouchers, as appropriate.

Funding Source: HUD Section 8  
Responsible Agency: Community Development Department, City Council, Housing Authority  
Timeframe: Ongoing, when eligible  
Quantified Objective: n/a

---

18. Amend the Zoning Ordinance to allow a waiver of the two-story height limit in the RMF Zone through the Minor Use Permit process, substantially reducing permit fee and review period. This option applies to projects that are not using the Planned Development option.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within two years of Housing Element adoption  
Quantified Objective: n/a

19. [NEW] To encourage and facilitate development of a variety of housing types, the City should consider amending the Zoning Ordinance to establish standards, policies, and procedures for efficiency or micro detached units consistent with the California Building Code. The ordinance should provide a definition of efficiency or micro detached unit as a single habitable living unit, separate from and not including a single-room occupancy unit.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: n/a

20. [NEW] To reduce constraints to multi-family housing production the City will amend the zoning ordinance to modify Conditional Use Permit requirements for multi-family housing. A CUP will be required only for multi-family projects greater than 50 units. This will not affect the 'by right' approval of multi-family projects in the RMF-20 zone, which are not subject to a CUP or a Specific Plan. [The City will periodically evaluate the approval process for projects requiring a CUP and monitor the impact the requirement has on project certainty, cost, and approval time.](#)

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Modify CUP requirement within two years of Housing Element adoption, monitor CUP impact on housing development on-going  
Quantified Objective: n/a

21. [NEW] The housing needs of persons with disabilities, including persons with developmental disabilities are typically not specifically addressed by Title 9 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement the following programs:

- The City shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- The City shall provide regulatory incentives, such as expedited permit processing and reduced fee, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- The City shall work with local organizations such as the Tri-Counties Regional Center and Transitions Mental Health Association to implement an education and

outreach program informing families within the City of housing and services available for persons with disabilities, including developmental disabilities. The program will include the development of an informational brochure available on the City's website or at City Hall,

Funding Source: General Fund and other sources, as available  
Responsible Agency: Community Development Department  
Timeframe: Apply for funding - at least once during the planning period; develop informational material- within two years of Housing Element adoption; provide incentives for development of housing for persons with disabilities- ongoing.  
Quantified Objective: 10 units

## **Goal HOS 2: Protect and conserve the existing housing stock and neighborhoods.**

### **Policy 2.1: Encourage conservation and preservation of neighborhoods and sound housing.**

#### **Programs:**

1. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units.

Utilize code enforcement to identify housing maintenance issues and expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Funding Source: General Fund, CDBG  
Responsible Agency: Community Development Department, Public Works Department  
Timeframe: Ongoing  
Quantified Objective: 30 units

2. Continue to participate in federal grant programs, such as Community Development Block Grants (CDBG), to obtain loans and/or grants for housing rehabilitation. Apply an appropriate amount of the City's annual share of CDBG funds toward rehabilitation of existing housing units.

Funding Source: CDBG  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: 25 units

3. Continue to maintain the sliding density scale for sloped lots in the Zoning Ordinance.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing

---

Quantified Objective: n/a

4. The City shall continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes in the City and provide technical and financial assistance, when possible, to ensure long-term affordability. This will involve contacting owner/operators of subsidized projects annually to determine the status of the units and their potential to convert to market-rate. If projects are at-risk, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units, and, when feasible, keep track of and apply for funding opportunities to preserve at-risk units, and assist other organizations in applying for funding to acquire at-risk units.

Funding Source: General Fund  
Responsibility: Community Development Department  
Timeframe: Contact owners/operators annually and ongoing  
Quantified Objective: n/a

**Policy 2.2 Encourage conservation and preservation of houses that have historical and architectural significance.**

**Programs:**

8. Continue to implement the Historic Site (HS) overlay zone to help preserve and protect historic Colony homes.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

9. Continue to maintain a GIS based map of historic buildings and sites.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

**Goal HOS 3: Encourage energy conservation and sustainable building measures in new and existing homes.**

**Policy 3.1: Continue to make residents aware of available energy saving techniques and public utility rebates.**

**Programs:**

1. Promote environmentally sustainable building practices that provide cost savings to homeowners and developers.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

2. Make available in the Community Development Department brochures from PG&E and others that detail energy conservation measures for new and existing buildings.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

3. Continue to strictly enforce the State energy standards of Title 24.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

4. [NEW] Enhance partnerships with Solar Providers for installation of PV panels and other alternative electrical services for low-income households.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

**Goal HOS 4: Ensure equal access to sound, affordable housing for all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability.**

**Policy 4.1: Support equal housing opportunities and enforcement of State and federal anti-discrimination laws.**

**Programs:**

10. Cooperate with non-profit groups and local religious organizations to allow the temporary use of churches as homeless shelters.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

11. Continue to support local motel voucher programs for temporarily displaced and extremely low-income persons. The motel voucher program is funded through the City's CDBG funding. Motel vouchers are available to aid residents experiencing emergency situations, such as a house fire, in finding temporary housing. The City works with non-profit organizations (such as Loaves and Fishes) to aid the residents in need and provide technical support for the motel voucher program.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

12. [Modified] Continue to allow small (6 or fewer) group housing (residential care facilities) by right in all residential zones and large (7 or more) residential care facilities in the Residential Multi Family (RMF) zone. The City should also consider allowing large residential care facilities by right in additional residential, commercial, public, and/or industrial zones, such as LSFY and RSFY zones, where sewer is available.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

13. [Modified] Consider amending the Zoning Ordinance to expand the Emergency Shelter (ES) Overlay Zone to other appropriate properties, subject to the same or similar, as appropriate, locational and operational criteria as outlined in the Zoning Ordinance.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within one year of housing element adoption  
Quantified Objective: n/a

14. [NEW] Continue to provide information and complaint referral services for those persons who believe they have been denied access to housing because of their race, religion, sex, marital status, ancestry, national origin, color, or disability, family status, sexual orientation, source of income, or political affiliation. The City will educate Community Development Department staff on how to respond to complaints received regarding potential claims of housing discrimination. Staff will be trained to provide the person with an informational handout detailing the process of reporting and filing a claim through the California Department of Fair Employment and Housing. The staff will notify the City Manager and the City Attorney's office of the intent to file a claim and will be available to provide assistance to the person filing a claim, as needed. Information on Fair Housing law and how to file a claim will also be made available on the City's website and at the Community Development Department.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Brochures available within one year of Housing Element adoption, assistance to persons filing a claim ongoing  
Quantified Objective: n/a

15. [NEW] The City will amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation", and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household...no conditional use permit, zoning variance, or other zoning clearance

shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone”.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within two years of Housing Element adoption  
Quantified Objective: n/a

**Policy 4.2: Ensure that persons with disabilities have adequate access to housing.**

**Programs:**

16. Continue to ensure full compliance with the California Disability Guidelines and enforce the complementary provisions of the Uniform Building Code. The Zoning Ordinance will be evaluated on an ongoing basis and amended as necessary, to ensure ADA compliance and remove governmental constraints on the production of housing for persons with disabilities.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

**Policy 4.3: Leverage State and Federal loans and grants to assist in providing affordable housing, preserving existing housing, and rehabilitating unsound housing structures.**

**Programs:**

1. [NEW] Adopt a policy to determine allocation of the City Affordable Housing In-Lieu funds to support the creation of new affordable housing units in Atascadero.

Funding Source: General Fund  
Responsible Agency: Community Development Department, City Council  
Timeframe: Within one year of Housing Element adoption  
Quantified Objective: n/a

2. Work with nonprofits and identify funding to address the housing needs of extremely low-income households and totally and permanently disabled persons.

Funding Source: HOME, SHOP, HTF, and other funding sources, as appropriate  
Responsible Agency: Community Development Department  
Timeframe: Identify funding sources annually  
Quantified Objective: 5 units

**Goal HOS 5: Decrease non-governmental constraints on housing production.**

**Policy 5.1: Encourage interplay between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.**

**Program:**

17. Continue to facilitate understanding of the impacts of economic issues, employment, and growth on housing needs among financial, real estate, and development professionals in formalized settings, such as the Economic Round Table.

Funding Source: General Fund  
Responsible Agency: Community Development Department, , Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: n/a

18. Continue to work with development community to identify and mitigate any constraints on access to financing for multi-family development. The City will conduct regular stakeholder meetings with members of the development community including representatives from local non-profit housing organizations, developers, and real estate brokers to solicit feedback.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

**Policy 5.2: Help lower development costs where feasible, especially for low- and moderate-income housing units.**

**Programs:**

1. Continue to monitor and evaluate development standards and advances in housing construction methods.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

2. Continue to track the affordability of housing projects and progress toward meeting regional housing needs. Reports should be provided semi-annually to the Planning Commission and annually to the City Council and the California Department of Housing and Community Development.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

**Goal HOS 6: Decrease governmental constraints on housing production.**

**Policy 6.1: Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of State and local laws.**

**Programs:**

3. Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

4. [Modified] Continue to review minor project modifications through the Design Review Committee and more substantial changes through a conditional use process.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: n/a

5. Continue to review and revise local review procedures to streamline the process.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: n/a

6. Continue to maintain pre-approved stock development plans to streamline the plan check process.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

7. Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning compliance issues in the most cost-effective and expeditious manner possible.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

8. Provide, when possible, developer incentives such as expedited permit processing and fee deferrals for units that are affordable to lower income households. Atascadero will promote these incentives to developers on the City's website (<http://www.atascadero.org>) and during the application process.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Ongoing  
Quantified Objective: n/a

9. [NEW] The City should consider amending the zoning ordinance to allow single-room occupancy units (SROs) by right in the Residential Multi-Family (RMF) zone.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: n/a

10. [NEW] To encourage affordability by design, the City shall modify the Capital Facility Fee schedule to index fees based on size of unit, providing lower rates for small units. Indexed rate shall apply to apartments and second units.

Funding Source: General Fund  
Responsible Agency: Community Development Department  
Timeframe: Within three years of Housing Element adoption  
Quantified Objective: n/a

11. [Modified] The City shall continue to monitor impact fees and the Capital Facility Fee schedule to identify barriers to housing development, particularly affordable units. If constraints are identified, the City shall revise the fee schedule accordingly.

Funding Source: General Fund  
Responsible Agency: Community Development Department, Public Works Department, Planning Commission, City Council  
Timeframe: Ongoing  
Quantified Objective: n/a

**Policy 6.2: [NEW] Maintain consistency and compatibility between the Development Code and General Plan.**

**Programs:**

12. Following amendment of the General Plan Conservation and Safety Elements to comply with AB 162 related to floodplain mapping, the City will amend the Housing Element, if needed, for consistency.

Funding Source: General Fund  
Responsible Agency: Community Development  
Timeframe: Within 1 year of updates of the General Plan Conservation and Safety Elements  
Quantified Objective: n/a

Table V-43. Summary of Quantified Objectives, 2014-2019

Program	Objective	Income Level				Total
		Extremely Low	Very Low	Low	Moderate	
<b>New Construction</b>						
1.1-3	Mobile and group homes	.5	.0	.15	.0	.20
1.1-4	Expand sewer service	.0	.15	.35	.50	.100
1.1-5	2 <sup>nd</sup> & 3 <sup>rd</sup> story units downtown	.2	.3	.5	.10	.20
1.1-7	Encourage higher density	.0	.0	.25	.50	.75
1.1-8	Density bonus	.0	.5	.10	.10	.25
1.1-10	Inclusionary ordinance	.0	.5	.15	.50	.70
1.1-11	Second unit development standards	.0	.0	.0	.10	.10
1.1-11	Second unit impact fees	.0	.5	.5	.5	.15
1.1-11	Second unit amnesty	.0	.0	.5	.10	.15
1.1-11	Second unit development standards	.0	.0	.20	.20	.40
1.1-21	Persons with disabilities, including developmental disabilities	.0	.5	.5	.0	.10
4.3-2	Extremely low income and disabled	.2	.3	.0	.0	.5
<i>New Construction Subtotal</i>		.9	.41	140	215	405
<b>Rehabilitation</b>						
2.1-1	Code enforcement rehabs	.5	.5	.10	.10	.30
2.1-2	Participate in grant programs	.2	.3	.10	.10	.25
4.3-2	Repairs and retrofits	.0	.5	.35	.35	.75
<i>Rehabilitation Subtotal</i>		.7	.13	.55	.55	.130
<b>Preservation</b>						
1.1-15	Work with non-profit partners	.2	.3	.15	.5	.25
<i>Preservation Subtotal</i>		.2	.3	.15	.5	.25
<b>Conservation</b>						
1.1-15	Work with non-profit partners	.3	.2	.15	.5	.25
<i>Conservation Subtotal</i>		.3	.2	.15	.5	.25
<b>Totals</b>		<b>21</b>	<b>59</b>	<b>225</b>	<b>280</b>	<b>585</b>

## **I. References**

Center for Universal Design, Principles of Universal Design, [www.design.ncsu.edu/cud/](http://www.design.ncsu.edu/cud/)  
January 27, 2002

City of Atascadero, General Plan, 2002

City of Atascadero, Housing Element, 2011

City of Atascadero, Planning and Development Fee Schedule, 2008

City of Atascadero, Title 9, 2008

Comprehensive Housing Affordability Strategy (CHAS), State of the Cities Data Systems (SOCDS) 2006-2010, retrieved from [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html),  
retrieved April, 2014

County of San Luis Obispo, Homeless Services Oversight Council (HSOC), Point-In-Time Survey, 2013

San Luis Obispo Council of Governments (SLOCOG), Regional Housing Needs Allocation (RHNA) 20014-2019, Regional Housing Needs Plan

State of California, Department of Housing and Community Development (HCD), Median Family Income and Household Income Limits, 2014

State of California, Lanterman Developmental Disabilities Services Act, 1969

State of California, Government Code 65915, Density Bonus Program

State of California, California Building Code, 2013

State of California, Title 24 of the California Code of Regulations

State of California, California Environmental Quality Act (CEQA), 1969

State of California, Solar Water Heating and Efficiency Act (AB 1470), 2007

State of California, Environmental Protection Agency (EPA) Climate Action Team, 2007

State of California, Global Warming Solutions Act (AB 32), 2006

State of California, California Coastal Act, 1976

United States, Bureau of the Census, SF-1 and SF-3, 2000

United States, Bureau of the Census, SF-1 and SF-3, 2010

United States, American Community Survey, 5- year estimates, 2010

United States, Department of Housing and Urban Development (HUD)

United States, Civil Rights Act of 1968, Title VIII – Fair Housing Act, amended 1988

Appendix I

Vacant Land Inventory								
APN	Address	Acres	Land Use	Zoning	Density	Max	Realistic (80%)	Site Constraints
<b>Vacant Residential Parcels – RMF-20</b>								
029-271-001	4711 El Camino Real	1.67	HDR	RMF-20	24 units/acre	40.08	32.000	Slope
030-101-053	8959 Curbaril	0.87	HDR	RMF-20	24 units/acre	20.88	16	
030-281-014, 015, 016	6709, 6725, 6735 Atascadero Ave.	0.72	HDR	RMF-20	24 units/acre	17.28	13	
030-283-007, 008	6905 Navajoa	1.89	HDR	RMF-20	24 units/acre	45.36	36	
030-341-017	6855 Santa Lucia Rd.	0.21	HDR	RMF-20	24 units/acre	5.04	4	Access way too narrow for multiple units without easement
031-241-019	8391 Amapoa Ave.	0.35	HDR	RMF-20	24 units/acre	8.4	6	
031-244-010	8065 Amapoa Rd.	0.25	HDR	RMF-20	24 units/acre	6	4	
045-321-021	9355 Avenida Maria	1.95	HDR	RMF-20	24 units/acre	46.8	37	
045-321-022	9405 Avenida Maria	0.98	HDR	RMF-20	24 units/acre	23.52	18	
049-042-018	1155 El Camino Real	5.54	HDR	RMF-20	24 units/acre	132.96	106	Slope
049-042-025	1055 El Camino Real	1.81	HDR	RMF-20	24 units/acre	43.44	34	
049-151-011	2705 El Camino Real	2.4	HDR	RMF-20	24 units/acre	57.6	46	Slope
049-151-056	23455 El Camino Real	1.95	HDR	RMF-20	24 units/acre	46.8	37	Slope
049-151-063	2535 El Camino Real	2.48	HDR	RMF-20	24 units/acre	59.52	47	Slope
049-151-009	2605 El Camino Real	2.39	HDR	RMF-20	24 units/acre	57.36	45	Existing SFR
045-310-001 through 035	Woodridge Multi-Family Townhomes	5.85	HDR	SP-1/ RMF-20	24 units/acre	140.4	35	100 Apartment Units completed. Proposed 35 units remaining
049-151-005	2405 El Camino Real / Del Rio Road Commercial Area Specific Plan	2.8	HDR	SP-2 / RMF-20	24 units/acre	67.2	44	44 Units max per Specific Plan approval
<b>Subtotal RMF-20</b>		<b>34.11</b>				<b>818.64</b>	<b>560</b>	
<b>Vacant Residential Parcels – RMF-10</b>								
029-105-014	5655 Capistrano	0.54	MDR	RMF-10	3 units/acre**	1.61	1	Slope, access to stadium park
030-292-065	6340 Alcantara	1.21	MDR	RMF-10	7 units/acre**	8.5	6	Slope, creek
030-373-020	6910 Navajoa Ave.	0.5	MDR	RMF-10	10 units/acre	4.96	4	
030-491-013, 019, 020, 001	9105 Principal Ave.	5.39	MDR	RMF-10	10 units/acre	53.86	43	
031-231-003	7900 Curbaril	0.52	MDR	RMF-10	10 units/acre	5.22	4	Trees
<b>Subtotal RMF-10</b>		<b>8.16</b>				<b>74.15</b>	<b>58</b>	
<b>Vacant Residential Parcels – LSF-X</b>								
028-051-005	3880 Seperado Ave.	0.07	SFR-X	LSF-X	1 unit	1	1.00*	
028-051-035	4205 Arizona Ave.	0.2	SFR-X	LSF-X	1 unit	1	1.00*	
028-061-049	4965 Arizona Ave.	0.12	SFR-X	LSF-X	1 unit	1	1.00*	
029-272-003	5715 Hermosilla Ave.	0.17	SFR-X	LSF-X	1 unit	1	1.00*	
030-371-015	6920 Santa Ynez Ave.	0.62	SFR-X	LSF-X	1 unit	1	1.00*	
031-142-031	7503 Curbaril Ave.	0.1	SFR-X	LSF-X	1 unit	1	1.00*	
<b>Subtotal LSF-X</b>		<b>1.28</b>				<b>6</b>	<b>6</b>	
<b>Vacant Residential Parcels – LSF-Y</b>								
028-213-001	21 Cabrillo Ave. #PR21	0.02	SFR-Y	LSF-Y	1 unit	1	1.00*	
028-215-017	5225 Mercedes Ave.	0.56	SFR-Y	LSF-Y	1 unit	1	1.00*	
028-215-021	7000 Cemetery Rd.	1.06	SFR-Y	LSF-Y	1 unit	1	1.00*	

City of Atascadero  
Housing Element

028-341-009	5230 Ensenada Ave.	0.34	SFR-Y	LSF-Y	1 unit	1	1.00*
028-355-010	5235 Mercedes Ave.	0.56	SFR-Y	LSF-Y	1 unit	1	1.00*
028-361-034	5350 Ensenada Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
028-381-002	5327 Magnolia Ave.	0.23	SFR-Y	LSF-Y	1 unit	1	1.00*
030-233-008	6625 Marchant Ave.	0.57	SFR-Y	LSF-Y	1 unit	1	1.00*
030-242-036	7695 Constancia Ave.	0.09	SFR-Y	LSF-Y	1 unit	1	1.00*
030-301-056	6650 Marchant Ave.	0.73	SFR-Y	LSF-Y	1 unit	1	1.00*
030-332-002	5650 Aguila Ave.	0.45	SFR-Y	LSF-Y	1 unit	1	1.00*
030-332-004	5710 Aguila Ave.	0.21	SFR-Y	LSF-Y	1 unit	1	1.00*
030-351-017	7325 Tecordia Ave.	0.53	SFR-Y	LSF-Y	1 unit	1	1.00*
028-341-011	5320 Ensenada Ave.	0.06	SFR-Y	LSF-Y	1 unit	1	1.00*
028-354-009	5295 Magdalena Ave.	0.21	SFR-Y	LSF-Y	1 unit	1	1.00*
031-142-027	7955 Carmelita Ave.	0.45	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-035	7455 Tecorida Ave.	0.53	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-037	7655 Tecordia Ave.	0.55	SFR-Y	LSF-Y	1 unit	1	1.00*
031-061-015	7755 Tecorida Ave.	0.48	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-021	7575 Atascadero Ave.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-004	7500 Tecorida Ave.	0.35	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-001	7400 Tecorida Ave.	0.39	SFR-Y	LSF-Y	1 unit	1	1.00*
031-161-004	8075 Curbaril Ave.	0.67	SFR-Y	LSF-Y	1 unit	1	1.00*
031-133-001	8235 Larga Ave.	0.22	SFR-Y	LSF-Y	1 unit	1	1.00*
031-133-003	8209 Larga Ave.	0.41	SFR-Y	LSF-Y	1 unit	1	1.00*
031-141-040	7205 Curbaril Ave.	0.2	SFR-Y	LSF-Y	1 unit	1	1.00*
031-141-030	7215 Curbaril Ave.	0.17	SFR-Y	LSF-Y	1 unit	1	1.00*
031-114-001	8370 Alta Vista Ave.	0.2	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-005	8405 Linda Vista Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-014	7805 El Retiro St.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-112-013	7855 El Retiro St.	0.42	SFR-Y	LSF-Y	1 unit	1	1.00*
031-113-003	8423 Alta Vista Ave.	0.33	SFR-Y	LSF-Y	1 unit	1	1.00*
031-124-001	6800 Navarette Ave.	0.37	SFR-Y	LSF-Y	1 unit	1	1.00*
031-023-025	7322 Santa Lucia Rd.	0.13	SFR-Y	LSF-Y	1 unit	1	1.00*
031-021-007	5961 Chaplin Ave.	0.44	SFR-Y	LSF-Y	1 unit	1	1.00*
031-012-018	5880 Corta Ave.	0.35	SFR-Y	LSF-Y	1 unit	1	1.00*
031-012-019	5900 Corta Ave.	0.28	SFR-Y	LSF-Y	1 unit	1	1.00*
031-021-008	5965 Chaplin Ave.	0.49	SFR-Y	LSF-Y	1 unit	1	1.00*
030-352-028	7175 Atascadero Ave.	0.33	SFR-Y	LSF-Y	1 unit	1	1.00*
030-352-004	7150 Tecorida Ave.	0.38	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-022	7555 Atascadero Ave.	0.4	SFR-Y	LSF-Y	1 unit	1	1.00*
031-062-006	7505 Atascadero Ave.	0.61	SFR-Y	LSF-Y	1 unit	1	1.00*
<b>Subtotal LSF-Y</b>		<b>16.29</b>				<b>42</b>	<b>42</b>
<b>Vacant Residential Parcels – RSF-X</b>							
030-413-008	8535 El Dorado Rd.	0.48	SFR-X	RSF-X	1 unit	1	1.00*
030-413-009	8525 El Dorado Rd.	0.45	SFR-X	RSF-X	1 unit	1	1.00*
030-413-014	5575 Santa Fe Rd.	0.3	SFR-X	RSF-X	1 unit	1	1.00*
030-413-015	5525 Santa Fe Rd.	0.31	SFR-X	RSF-X	1 unit	1	1.00*
030-413-017	8500 El Corte Rd.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
030-413-021	5545 Santa Fe Rd.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
030-413-022	5555 Santa Fe Rd.	0.2	SFR-X	RSF-X	1 unit	1	1.00*
030-413-024	5515 Santa Fe Rd.	0.19	SFR-X	RSF-X	1 unit	1	1.00*
030-413-025	8520 El Corte Rd.	0.17	SFR-X	RSF-X	1 unit	1	1.00*
031-381-027	9495 Arenal Ave.	0.29	SFR-X	RSF-X	1 unit	1	1.00*
049-033-051	3876 Orillas Way	0.52	SFR-X	RSF-X	1 unit	1	1.00*
056-111-035	8755 Coromar Ave.	0.57	SFR-X	RSF-X	1 unit	1	1.00*
056-121-005	8780 Coromar Ave.	0.97	SFR-X	RSF-X	1 unit	1	1.00*
056-181-039	8585 Atascadero Ave.	1.3	SFR-X	RSF-X	1 unit	1	1.00*

City of Atascadero  
Housing Element

056-181-040	8587 Atascadero Ave.	1.17	SFR-X	RSF-X	1 unit	1	1.00*	
049-102-020	1826 El Camino Real	0.63	SFR-X	SP-2/RSF-X	1 units	1	1.00*	Specific Plan approval 6 units max
049-102-035	1843 El Camino Real	1.17	SFR-X	SP-2 / RSF-X	1 units	1	1.00*	Specific Plan approval 6 units max
<b>Subtotal RSF-X</b>		<b>9.3</b>				<b>17</b>	<b>17</b>	
<b>Vacant Residential Parcels – RSF-Y</b>								
028-021-004	4541 Sycamore Rd.	0.31	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-021-018	4755 Sycamore Rd.	0.24	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-021-021	4559 Sycamore Rd.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-141-002	4070 Estrada Ave.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-162-016	4660 Viscano Ave.	0.36	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-182-005	5670 San Pedro Ave.	0.32	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-261-022	4665 San Ardo Ave.	0.5	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-281-013	4250 Dolores Ave.	1.11	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-281-015	4815 El Verano Ave.	0.99	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-292-013	4675 Navidad Ave.	0.82	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-029	4945 Dulzura Ave.	0.69	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-037	5400 Rosario Ave.	0.46	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-311-038	5457 Bajada Ave.	1.16	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-322-001	5125 Rosario Ave.	0.37	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-322-036	5060 Alamo Ave.	0.15	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-331-006	5155 Rosario Ave.	0.37	SFR-Y	RSF-Y	1 unit	1	1.00*	
028-332-001	5265 Barrenda Ave.	0.25	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-062-031	5360 Barrenda Ave	0.1	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-007	7140 Serena Ct.	2.71	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-023	7150 Serena Ct.	4.21	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-032	5495 Mercedes Ave.	0.42	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-035	7110 Serena Ct.	1.06	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-105-038	7130 Serena Ct.	1.23	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-121-008	5350 Maleza Ave.	0.97	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-131-002	5365 Maleza Ave.	0.58	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-131-033	7400 Castano Ave.	0.97	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-141-007	7470 Castano Ave.	0.38	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-142-031	9315 Curbaril Ave.	0.1	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-142-034	7470 Cortez Ave.	0.22	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-171-003	7350 Sonora Ave.	0.72	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-222-018	5660 Encima Ave.	0.92	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-371-031	7120 Valle Ave.	0.52	SFR-Y	RSF-Y	1 unit	1	1.00*	
029-371-032	7128 Valle Ave.	0.57	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-031-009	9045 Curbaril Ave.	1.44	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-031-012	9065 Curbaril Ave.	1.71	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-041-006	9025 Curbaril Ave.	0.7	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-041-005	7521 Sombrilla Ave.	0.75	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-051-021	9017 Junipero Ave.	0.84	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-051-035	7950 Valle Ave.	0.92	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-061-055	8981 Junipero Ave.	1.04	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-071-062	8980 Junipero Ave.	0.69	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-111-024	9084 Palomar Ave.	1.89	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-381-001	9100 Palomar Ave.	3.26	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-422-010	8500 Pino Solo Ave.	0.68	SFR-Y	RSF-Y	1 unit	1	1.00*	
030-441-025	9505 Vista Bonita Ave.	0.29	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-261-005	8475 San Francisco	0.55	SFR-Y	RSF-Y	1 unit	1	1.00*	

City of Atascadero  
Housing Element

	Ave.							
031-261-023	8255 San Francisco Ave.	0.36	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-261-028	8215 San Francisco Ave.	0.39	SFR-Y	RSF-Y	1 unit	1	1.00*	
031-311-002	8655 Azucena Ave.	0.63	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-072-009	3430 Traffic Way	1.08	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-072-010	3450 Traffic Way	1.02	SFR-Y	RSF-Y	1 unit	1	1.00*	
049-075-005	4550 San Anselmo Rd.	1.81	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-046	10300 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-047	10250 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-162-048	10200 West Front Rd.	1.01	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-171-043	8333 Atascadero Ave.	0.99	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-211-037	10085 Atascadero Ave.	3.03	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-211-038	10075 Atascadero Ave.	3.25	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-281-009	8705 Marchant Ave.	1.41	SFR-Y	RSF-Y	1 unit	1	1.00*	
056-312-007	9015 Lake View Dr.	0.18	SFR-Y	RSF-Y	1 unit	1	1.00*	
<b>Subtotal RSF-Y</b>		<b>56.36</b>				<b>60</b>	<b>60</b>	
<b>Vacant Residential Parcels – RSF-Z</b>								
030-181-056	5525 Vega Ave.	1.47	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-022	5205 Venado Ave.	1.42	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-030	5055 Venado Ave.	0.84	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-251-032	5105 Venado Ave.	2.82	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-261-011	5650 Ardilla Ave.	0.73	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-261-019	5350 Ardilla Rd.	1.05	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-311-002	5105 Chauplin Ave.	2.68	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-311-005	5305 Chauplin Ave.	1.36	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-391-002	8525 El Corte Rd.	4.85	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-002	9425 La Quinta Ct.	0.14	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-003	9435 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-004	9445 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-005	9455 La Quinta Ct.	0.16	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-006	9465 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-007	9475 La Quinta Ct.	0.16	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-008	9485 La Quinta Ct.	0.15	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-009	9495 La Quinta Ct.	0.19	SFR-Z	RSF-Z	1 unit	1	1.00*	
030-441-016	9500 Vista Bonita Ave.	1	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
030-441-024	9550 Vista Bonita Ave.	2.48	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
030-441-026	9450 Vista Bonita Ave.	1.26	SFR-Z	RSF-Z	1 unit	1	1.00*	Telecommunications Site
031-091-008	5475 Encino Ave.	0.55	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-091-009	5470 Chauplin Ave.	1.96	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-092-016	5460 Encino Ave.	0.29	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-003	5775 Encino Ave.	0.42	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-006	5875 Encino Ave.	0.43	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-101-011	5820 Chauplin Ave.	0.44	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-102-017	5870 Encino Ave.	0.32	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-103-001	6040 Navarette Ave.	2.77	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-191-009	6370 Navarette Ave.	1.78	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-192-017	6300 Navarette Ave.	7.22	SFR-Z	RSF-Z	1 unit	1	1.00*	
031-202-008	8250 San Marcos Rd.	1.6	SFR-Z	RSF-Z	1 unit	1	1.00*	

City of Atascadero  
Housing Element

049-221-070	3975 Monterey Rd.	1.62	SFR-Z	RSF-Z	1 unit	1	1.00*
054-012-041	3862 Ardilla Rd.	0.91	SFR-Z	RSF-Z	1 unit	1	1.00*
054-013-025	3861 Ardilla Rd.	1.7	SFR-Z	RSF-Z	1 unit	1	1.00*
054-014-004	3955 Maricopa Rd.	2.52	SFR-Z	RSF-Z	1 unit	1	1.00*
054-014-005	3825 Maricopa Rd.	1.96	SFR-Z	RSF-Z	1 unit	1	1.00*
054-051-013	9060 Ramage Ave.	2.62	SFR-Z	RSF-Z	1 unit	1	1.00*
054-051-068	4590 Portola Rd.	1.56	SFR-Z	RSF-Z	1 unit	1	1.00*
054-061-071	9190 Santa Lucia Rd.	2.42	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-060	6500 Portola Rd.	1.3	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-072	8680 San Marcos Rd.	1.48	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-073	6760 Portola Rd.	1.11	SFR-Z	RSF-Z	1 unit	1	1.00*
054-072-078	6150 Portola Rd.	3.85	SFR-Z	RSF-Z	1 unit	1	1.00*
054-085-048	7300 Portola Rd.	0.88	SFR-Z	RSF-Z	1 unit	1	1.00*
054-085-050	7470 Portola Rd.	0.74	SFR-Z	RSF-Z	1 unit	1	1.00*
<b>Subtotal RSF-Z</b>		<b>65.66</b>				<b>45</b>	<b>45</b>
<b>Vacant Residential Parcels – RS</b>							
055-451-030	11650 Santa Lucia Rd.	9.56	RE	RS	1 unit	1	1.00*
049-041-009	5900 Santa Cruz Rd.	1.25	SE	RS	1 unit	1	1.00*
049-122-010	3375 Falda Rd.	1.98	SE	RS	1 unit	1	1.00*
049-112-005	4745 Del Rio Rd.	5.71	SE	RS	1 unit	1	1.00*
049-073-057	3675 La Luz Rd.	1.02	SE	RS	1 unit	1	1.00*
049-073-046	3625 La Luz Rd.	1.01	SE	RS	1 unit	1	1.00*
049-073-053	3305 La Luz Rd.	0.98	SE	RS	1 unit	1	1.00*
049-302-029	3070 Falda Rd.	1.48	SE	RS	1 unit	1	1.00*
049-152-031	3207 El Camino Real	0.89	SE	RS	1 unit	1	1.00*
049-152-039	5555 La Uva Ln.	1.55	SE	RS	1 unit	1	1.00*
028-131-004	7015 Sycamore Rd.	2.35	SE	RS	1 unit	1	1.00*
028-132-010	7270 Sycamore Rd.	0.94	SE	RS	1 unit	1	1.00*
028-132-035	7190 Sycamore Rd.	1.18	SE	RS	1 unit	1	1.00*
028-412-010	7725 Gabarda Rd.	1.53	SE	RS	1 unit	1	1.00*
028-412-012	7825 Gabarda Rd.	0.83	SE	RS	1 unit	1	1.00*
028-412-013	7875 Gabarda Rd.	2	SE	RS	1 unit	1	1.00*
028-412-014	7925 Gabarda Rd.	1.68	SE	RS	1 unit	1	1.00*
028-412-015	4355 Tampico Rd.	3.53	SE	RS	1 unit	1	1.00*
045-401-004	11975 Viejo Camino	4.16	SE	RS	1 unit	1	1.00*
056-481-008	8230 Los Osos Rd.	2.46	RE	RS	1 unit	1	1.00*
056-461-003	8330 San Diego Rd.	4.62	RE	RS	1 unit	1	1.00*
056-271-001	8985 San Rafael Rd.	25.88	RE	RS	1 unit	1	1.00*
050-312-015	14400 El Monte Rd.	4.42	RE	RS	1 unit	1	1.00*
050-312-017	14055 Santa Lucia Rd.	2.83	RE	RS	1 unit	1	1.00*
050-362-009	13055 Cencerro Rd.	4.45	RE	RS	1 unit	1	1.00*
050-362-006	10105 San Lucas Rd.	3.06	RE	RS	1 unit	1	1.00*
050-362-011	10355 San Lucas Rd.	4.9	RE	RS	1 unit	1	1.00*
050-361-008	10300 San Lucas Rd.	4.9	RE	RS	1 unit	1	1.00*
049-302-039	3300 Falda Rd.	0.83	SE	RS	1 unit	1	1.00*
045-371-006	11655 Atascadero Ave.	3	RE	RS	1 unit	1	1.00*
045-341-003	9140 San Diego Rd.	2.39	RE	RS	1 unit	1	1.00*
045-431-009	9128 San Diego Rd.	5.06	RE	RS	1 unit	1	1.00*
045-302-009	8910 Ortega Rd.	4.8	RE	RS	1 unit	1	1.00*
045-302-012	11140 Atascadero Rd.	0.25	RE	RS	1 unit	1	1.00*
045-451-004	9014 San Rafael Rd.	1.31	RE	RS	1 unit	1	1.00*
045-441-013	10529 Colorado Rd.	1.45	RE	RS	1 unit	1	1.00*

City of Atascadero  
Housing Element

056-481-007	8199 San Dimas Rd.	2.27	RE	RS	1 unit	1	1.00*	
056-391-001	8400 Toloso Rd.	41.02	RE	RS	1 unit	1	1.00*	2 lot subdivision potential
056-402-010	8255 San Diego Rd.	1.93	RE	RS	1 unit	1	1.00*	
056-411-019	8250 Toloso Rd.	2.01	RE	RS	1 unit	1	1.00*	
056-491-030	8305 Los Osos Rd.	2.49	RE	RS	1 unit	1	1.00*	
054-231-007	9945 Old Morro Rd. East	2.01	RE	RS	1 unit	1	1.00*	
054-231-039	8200 San Rafael Rd.	1.56	RE	RS	1 unit	1	1.00*	
056-451-002	10050 Old Morro Rd. East	4.46	RE	RS	1 unit	1	1.00*	
054-151-056	8165 San Gabriel Rd.	3.87	RE	RS	1 unit	1	1.00*	
050-042-002	2655 Alturas Rd.	5.13	RE	RS	1 unit	1	1.00*	
049-271-002	2555 Alturas Rd.	6.86	RE	RS	1 unit	1	1.00*	
054-201-044	10330 San Marcos Rd.	2.09	RE	RS	1 unit	1	1.00*	
054-301-027	10410 San Marcos Rd.	3.39	RE	RS	1 unit	1	1.00*	
054-301-019	10555 Escondido Rd.	4.32	RE	RS	1 unit	1	1.00*	
054-121-026	6730 Los Gatos Rd.	4.05	RE	RS	1 unit	1	1.00*	
056-371-005	8955 San Rafael Rd.	1.88	RE	RS	1 unit	1	1.00*	
056-371-006	8965 San Rafael Rd.	1.99	RE	RS	1 unit	1	1.00*	
054-151-036	8255 San Gabriel Rd.	2.53	RE	RS	1 unit	1	1.00*	
055-361-013	13660 Palo Verde Rd.	22.61	RE	RS	1 unit	1	1.00*	3 lot subdivision potential
055-361-017	13680 Palo Verde Rd.	7.31	RE	RS	1 unit	1	1.00*	
055-361-016	13640 Palo Verde Rd.	7.93	RE	RS	1 unit	1	1.00*	
055-361-015	13620 Palo Verde Rd.	4.97	RE	RS	1 unit	1	1.00*	
055-361-021	13730 Falcon Rd.	24	RE	RS	1 unit	1	1.00*	2 lot subdivision potential
055-361-019	13600 Palo Verde Rd.	6.13	RE	RS	1 unit	1	1.00*	
055-361-009	13700 Falcon Rd.	8.48	RE	RS	1 unit	1	1.00*	
050-362-005	14005 El Monte Rd.	3.88	RE	RS	1 unit	1	1.00*	
050-312-013	13090 Cencerro Rd.	4.31	RE	RS	1 unit	1	1.00*	
050-324-016	13000 Cencerro Rd.	2.73	RE	RS	1 unit	1	1.00*	
050-182-006	14255 Santa Ana Rd.	5.43	RE	RS	1 unit	1	1.00*	
050-172-003	9805 Corona Rd.	5.25	RE	RS	1 unit	1	1.00*	
050-183-004	14400 Santa Ana Rd.	2.3	RE	RS	1 unit	1	1.00*	
050-162-016	9605 Santa Cruz Rd.	1.96	RE	RS	1 unit	1	1.00*	
050-162-021	13950 Santa Ana Rd.	5.68	RE	RS	1 unit	1	1.00*	
050-161-004	9250 Santa Cruz Rd.	4.79	RE	RS	1 unit	1	1.00*	
050-091-025	8900 San Gregorio Rd. #2	0.19	RE	RS	1 unit	1	1.00*	
050-101-002	8875 San Gregorio Rd.	2.03	RE	RS	1 unit	1	1.00*	
050-091-004	8800 San Gregorio Rd.	2.33	RE	RS	1 unit	1	1.00*	
050-012-025	8200 San Gregorio Rd.	4.77	RE	RS	1 unit	1	1.00*	
050-081-001	8550 Santa Cruz Rd.	2.9	RE	RS	1 unit	1	1.00*	
049-321-020	8060 Santa Cruz Rd.	1.07	RE	RS	1 unit	1	1.00*	
050-011-010	8050 Santa Cruz Rd.	2.39	RE	RS	1 unit	1	1.00*	
049-182-017	1200 Garcia Rd.	4.04	RE	RS	1 unit	1	1.00*	
049-182-004	955 Ropa Ct.	2.14	RE	RS	1 unit	1	1.00*	
049-172-012	7425 Santa Cruz Rd.	3.78	RE	RS	1 unit	1	1.00*	
049-172-013	7705 Santa Cruz Rd.	2.91	RE	RS	1 unit	1	1.00*	
049-182-005	7270 San Gregorio	1.56	RE	RS	1 unit	1	1.00*	

*City of Atascadero  
Housing Element*

	Rd.							
055-251-001	13780 Old Morro Rd.	1.16	RE	RS	1 unit	1	1.00*	
055-243-001	13820 Old Morro Rd.	0.44	RE	RS	1 unit	1	1.00*	
055-053-005	10655 San Marcos Rd.	2.63	RE	RS	1 unit	1	1.00*	
055-053-001	10675 San Marcos Rd.	1.54	RE	RS	1 unit	1	1.00*	
049-251-017	2340 Monterey Rd.	2.65	RE	RS	1 unit	1	1.00*	
049-092-044	1335 Garcia Rd.	6.29	RE	RS	1 unit	1	1.00*	
049-181-013	7020 San Gregorio Rd.	0.9	RE	RS	1 unit	1	1.00*	
049-181-012	1555 Garcia Rd.	0.6	RE	RS	1 unit	1	1.00*	
049-181-010	1505 Garcia Rd.	1.15	RE	RS	1 unit	1	1.00*	
049-092-041	1300 San Ramon Rd.	2.09	RE	RS	1 unit	1	1.00*	
049-131-043	1855 San Ramon Rd.	1.5	SE	RS	1 unit	1	1.00*	
049-131-052	6020 Del Rio Rd.	1.4	SE	RS	1 unit	1	1.00*	
049-131-058	6010 Del Rio Rd.	8.46	SE	RS	1 unit	1	1.00*	
049-131-066	1505 San Ramon Rd.	2.29	RE	RS	1 unit	1	1.00*	
050-111-022	13350 Santa Ana Rd.	1.39	RE	RS	1 unit	1	1.00*	
050-101-012	8365 Del Rio Rd.	7.88	RE	RS	1 unit	1	1.00*	
050-111-023	13300 Santa Ana Rd.	5.19	RE	RS	1 unit	1	1.00*	
050-111-020	8315 Del Rio Rd.	5.06	RE	RS	1 unit	1	1.00*	
050-101-016	13600 Santa Ana Rd.	3.24	RE	RS	1 unit	1	1.00*	
050-202-013	5800 Bolsa Rd.	5.11	RE	RS	1 unit	1	1.00*	
050-242-012	7065 Llano Rd.	2.59	RE	RS	1 unit	1	1.00*	
055-431-001	12405 Santa Lucia Rd.	3.13	RE	RS	1 unit	1	1.00*	
055-431-011	12455 Santa Lucia Rd.	1.53	RE	RS	1 unit	1	1.00*	
055-462-005	12503 Santa Lucia Rd.	1.22	RE	RS	1 unit	1	1.00*	
055-462-006	12577 Santa Lucia Rd.	2.49	RE	RS	1 unit	1	1.00*	
055-462-008	12645 Santa Lucia Rd.	1.05	RE	RS	1 unit	1	1.00*	
055-462-012	12655 Santa Lucia Rd.	0.48	RE	RS	1 unit	1	1.00*	
055-462-013	12675 Santa Lucia Rd.	0.51	RE	RS	1 unit	1	1.00*	
055-462-002	12571 Santa Lucia Rd.	1.51	RE	RS	1 unit	1	1.00*	
055-462-010	12579 Santa Lucia Rd.	1.01	RE	RS	1 unit	1	1.00*	
055-431-004	11905 Santa Lucia Rd.	3.91	RE	RS	1 unit	1	1.00*	
055-231-002	12125 San Marcos Rd.	5.06	RE	RS	1 unit	1	1.00*	
055-231-018	11965 San Marcos Rd.	4.81	RE	RS	1 unit	1	1.00*	
055-181-009	11950 San Marcos Rd.	4.36	RE	RS	1 unit	1	1.00*	
055-181-008	12000 San Marcos Rd.	2.39	RE	RS	1 unit	1	1.00*	
055-171-016	12250 San Marcos Rd.	1.98	RE	RS	1 unit	1	1.00*	
055-171-004	12260 San Marcos Rd.	2.38	RE	RS	1 unit	1	1.00*	

City of Atascadero  
Housing Element

055-231-013	11805 San Marcos Rd.	2.84	RE	RS	1 unit	1	1.00*	
055-181-022	11800 San Marcos Rd.	8.36	RE	RS	1 unit	1	1.00*	
055-251-006	13750 Old Morro Rd.	3.11	RE	RS	1 unit	1	1.00*	
055-331-005	12400 Old Morro Rd.	2.41	RE	RS	1 unit	1	1.00*	
055-252-014	11085 San Marcos Rd.	5.19	RE	RS	1 unit	1	1.00*	
055-242-010	13790 Morro Rd.	2.96	RE	RS	1 unit	1	1.00*	
055-252-016	13750 Morro Rd.	2.24	RE	RS	1 unit	1	1.00*	
055-242-035	11255 San Marcos Rd.	4.86	RE	RS	1 unit	1	1.00*	
055-242-034	11275 San Marcos Rd.	4.28	RE	RS	1 unit	1	1.00*	
055-242-006	11285 San Marcos Rd.	1.85	RE	RS	1 unit	1	1.00*	
055-191-003	11500 San Marcos Rd.	3.37	RE	RS	1 unit	1	1.00*	
055-201-008	10900 San Marcos Rd.	3.84	RE	RS	1 unit	1	1.00*	
055-201-002	10950 San Marcos Rd.	2.3	RE	RS	1 unit	1	1.00*	
055-151-019	9450 Laurel Rd.	5.56	RE	RS	1 unit	1	1.00*	
055-161-031	10890 Vista Rd.	3.04	RE	RS	1 unit	1	1.00*	
055-161-032	10880 Vista Rd.	2.26	RE	RS	1 unit	1	1.00*	
055-161-033	10870 Vista Rd.	2.84	RE	RS	1 unit	1	1.00*	
055-161-036	10840 Vista Rd.	1.48	RE	RS	1 unit	1	1.00*	
055-161-035	10850 Vista Rd.	1.45	RE	RS	1 unit	1	1.00*	
055-161-038	10820 Vista Rd.	1.7	RE	RS	1 unit	1	1.00*	
055-161-039	10810 Vista Rd.	1.59	RE	RS	1 unit	1	1.00*	
055-161-040	10800 Vista Rd.	1.86	RE	RS	1 unit	1	1.00*	
055-161-029	10910 Vista Rd.	11.8	RE	RS	1 unit	1	1.00*	
055-261-004	13600 Morro Rd.	15.58	RE	RS	1 unit	1	1.00*	
055-161-041	10930 Vista Rd.	7.8	RE	RS	1 unit	1	1.00*	
055-161-024	10945 Vista Rd.	7.79	RE	RS	1 unit	1	1.00*	
055-161-019	10825 Vista Rd.	1.74	RE	RS	1 unit	1	1.00*	
055-052-010	10785 Vista Rd.	4.4	RE	RS	1 unit	1	1.00*	
055-052-011	10775 Vista Rd.	6.01	RE	RS	1 unit	1	1.00*	
055-161-020	10835 Vista Rd.	3.2	RE	RS	1 unit	1	1.00*	
055-054-001	10645 Realito Ave.	5.43	RE	RS	1 unit	1	1.00*	
054-311-042	10565 San Marcos Rd.	1.46	RE	RS	1 unit	1	1.00*	
054-311-003	10475 San Marcos Rd.	2.44	RE	RS	1 unit	1	1.00*	
055-102-006	8425 Sierra Vista Rd.	1.71	RE	RS	1 unit	1	1.00*	
055-022-012	11505 Santa Lucia Rd.	2.08	RE	RS	1 unit	1	1.00*	
055-041-013	10560 San Marcos Rd.	6.92	RE	RS	1 unit	1	1.00*	
055-041-015	9610 Laurel Rd.	4.68	RE	RS	1 unit	1	1.00*	
055-041-018	9710 Laurel Rd.	3.6	RE	RS	1 unit	1	1.00*	
054-281-012	10800 Portal Rd.	2.6	RE	RS	1 unit	1	1.00*	
054-281-001	9800 Laurel Rd.	21.68	RE	RS	1 unit	1	1.00*	2 underlying legal lots
054-181-019	10955 Santa Lucia Rd.	44.28	RE	RS	1 unit	1	1.00*	
054-262-005	10735 Santa Lucia	7.99	RE	RS	1 unit	1	1.00*	

City of Atascadero  
Housing Element

	Rd.								
054-201-013	6720 San Gabriel Rd.	0.52	RE	RS	1 unit	1	1.00*		
054-201-037	10205 Escondido Rd.	4.74	RE	RS	1 unit	1	1.00*		
054-322-012	10055 San Marcos Rd.	2.33	RE	RS	1 unit	1	1.00*		
054-334-001	8760 Sierra Vista Rd.	1.33	RE	RS	1 unit	1	1.00*		
054-331-013	8300 Casitas Rd.	1.33	RE	RS	1 unit	1	1.00*		
054-331-005	8720 Sierra Vista Rd.	0.96	RE	RS	1 unit	1	1.00*		
050-341-022	6750 Lomitas Rd.	2.01	RE	RS	1 unit	1	1.00*		
050-341-006	6910 Lomitas Rd.	3.06	RE	RS	1 unit	1	1.00*		
055-442-004	6250 Lomitas Rd.	3.91	RE	RS	1 unit	1	1.00*		
055-451-006	11400 Santa Lucia Rd.	16.43	RE	RS	1 unit	1	1.00*		
055-451-011	6170 Llano Rd.	11.1	RE	RS	1 unit	1	1.00*		
055-451-033	6805 Lomitas Rd.	3.36	RE	RS	1 unit	1	1.00*		
055-451-018	6525 Lomitas Rd.	3.08	RE	RS	1 unit	1	1.00*		
055-451-020	7200 Nudoso Rd.	3.03	RE	RS	1 unit	1	1.00*		
055-451-019	6435 Lomitas Rd.	3.07	RE	RS	1 unit	1	1.00*		
050-122-017	9415 Balboa Rd.	4.11	RE	RS	1 unit	1	1.00*		
050-122-005	12705 Santa Ana Rd.	3.51	RE	RS	1 unit	1	1.00*		
050-251-022	6805 Llano Rd.	4.74	RE	RS	1 unit	1	1.00*		
050-251-012	9700 Corriente Rd.	7.86	RE	RS	1 unit	1	1.00*		
050-041-011	8005 Balboa Rd.	4.12	RE	RS	1 unit	1	1.00*		
050-121-020	2460 San Fernando Rd.	3.19	RE	RS	1 unit	1	1.00*		
050-121-013	8315 Balboa Rd.	2.22	RE	RS	1 unit	1	1.00*		
050-121-002	12600 Santa Ana Rd.	1.02	RE	RS	1 unit	1	1.00*		
050-121-007	12750 Santa Ana Rd.	2.46	RE	RS	1 unit	1	1.00*		
050-043-002	8505 Balboa Rd.	4.9	RE	RS	1 unit	1	1.00*		
050-211-001	12350 Santa Ana Rd.	0.92	RE	RS	1 unit	1	1.00*		
050-121-017	12400 Santa Ana Rd.	0.83	RE	RS	1 unit	1	1.00*		
050-262-021	9405 Corriente Rd.	4.07	RE	RS	1 unit	1	1.00*		
050-262-013	9800 Serrijon Rd.	8.49	RE	RS	1 unit	1	1.00*		
050-262-001	9900 Serrijon Rd.	7.29	RE	RS	1 unit	1	1.00*		
050-281-006	10005 Serrijon Rd.	4.62	RE	RS	1 unit	1	1.00*		
050-281-007	10150 Serrijon Rd.	6.97	RE	RS	1 unit	1	1.00*		
050-281-008	10750 Serrijon Rd.	8.56	RE	RS	1 unit	1	1.00*		
054-251-003	5400 Telocote Rd.	9.76	RE	RS	1 unit	1	1.00*		
050-291-001	10300 Serrijon Rd.	2.07	RE	RS	1 unit	1	1.00*		
050-291-002	10260 Serrijon Rd.	0.97	RE	RS	1 unit	1	1.00*		
050-291-008	10220 Serrijon Rd.	2.83	RE	RS	1 unit	1	1.00*		
050-291-009	10200 Serrijon Rd.	6.03	RE	RS	1 unit	1	1.00*		
050-291-004	10100 Serrijon Rd.	7.25	RE	RS	1 unit	1	1.00*		
050-291-005	9950 Serrijon Rd.	7.27	RE	RS	1 unit	1	1.00*		
050-291-010	6255 Llano Rd.	36.9	RE	RS	1 unit	1	1.00*	6 lot subdivision potential	
054-251-002	5755 Llano Rd.	30.1	RE	RS	1 unit	1	1.00*	7 lot subdivision potential	
054-171-034	10400 Serrijon Rd.	44.31	RE	RS	1 unit	1	1.00*		
050-231-005	3130 San Fernando Rd.	2.92	RE	RS	1 unit	1	1.00*		
049-142-009	6075 Conejo Rd.	2.1	SE	RS	1 unit	1	1.00*		
049-191-004	6079 Del Rio Rd.	0.33	SE	RS	1 unit	1	1.00*		
054-171-033	9950 Santa Ana Rd.	1.19	RE	RS	1 unit	1	1.00*		
054-121-032	6653 San Gabriel Rd.	4.66	RE	RS	1 unit	1	1.00*		
054-121-042	6545 San Gabriel Rd.	3.84	RE	RS	1 unit	1	1.00*		

*City of Atascadero  
Housing Element*

054-121-004	6150 Los Gatos Rd.	0.86	RE	RS	1 unit	1	1.00*
049-281-005	2145 San Fernando Rd.	1.95	RE	RS	1 unit	1	1.00*
050-051-001	2155 San Fernando Rd.	7.47	RE	RS	1 unit	1	1.00*
050-141-004	7275 Balboa Rd.	4.7	RE	RS	1 unit	1	1.00*
050-153-009	8105 Graves Creek Rd.	0.89	RE	RS	1 unit	1	1.00*
054-131-011	9300 San Marcos Rd.	2.12	RE	RS	1 unit	1	1.00*
054-131-003	6755 San Gabriel Rd.	7.54	RE	RS	1 unit	1	1.00*
054-122-013	6199 Los Gatos Rd.	0.3	RE	RS	1 unit	1	1.00*
054-142-012	9330 Carmelita Ave.	1.85	RE	RS	1 unit	1	1.00*
054-132-071	9735 San Marcos Rd.	3.92	RE	RS	1 unit	1	1.00*
054-132-066	7980 Bella Vista Rd.	1.6	RE	RS	1 unit	1	1.00*
054-086-013	7470 Bella Vista Rd.	2.04	RE	RS	1 unit	1	1.00*
054-086-005	7110 Bella Vista Rd.	0.94	RE	RS	1 unit	1	1.00*
054-132-014	8697 San Marcos Rd.	2.9	RE	RS	1 unit	1	1.00*
049-211-038	2945 Ramona Rd.	4.09	RE	RS	1 unit	1	1.00*
054-043-012	3695 Ardilla Rd.	0.73	RE	RS	1 unit	1	1.00*
054-043-011	3685 Ardilla Rd.	1.36	RE	RS	1 unit	1	1.00*
054-043-023	3720 Maricopa Rd.	4.9	RE	RS	1 unit	1	1.00*
054-043-006	3625 Ardilla Rd.	5.81	RE	RS	1 unit	1	1.00*
054-043-013	3715 Ardilla Rd.	0.62	RE	RS	1 unit	1	1.00*
054-043-018	3761 Ardilla Rd.	1.02	RE	RS	1 unit	1	1.00*
054-051-044	3640 Ardilla Rd.	2.6	RE	RS	1 unit	1	1.00*
054-091-009	3660 Ardilla Rd.	3.53	RE	RS	1 unit	1	1.00*
054-061-012	9360 Santa Lucia Rd.	7.83	RE	RS	1 unit	1	1.00*
055-116-013	12610 San Marcos Rd.	5.77	RE	RS	1 unit	1	1.00*
055-115-015	12550 San Marcos Rd.	7.37	RE	RS	1 unit	1	1.00*
055-115-010	12575 San Marcos Rd.	6.78	RE	RS	1 unit	1	1.00*
055-116-003	12649 San Marcos Rd.	2.54	RE	RS	1 unit	1	1.00*
055-114-017	12680 Cabazon Rd.	2.78	RE	RS	1 unit	1	1.00*
055-115-005	12708 San Marcos Ct.	2.53	RE	RS	1 unit	1	1.00*
055-116-012	12620 San Marcos Rd.	2.03	RE	RS	1 unit	1	1.00*
055-116-020	12430 Madrone Rd.	3.41	RE	RS	1 unit	1	1.00*
055-114-023	12607 Cabazon Rd.	7.41	RE	RS	1 unit	1	1.00*
055-116-017	12450 Madrone Rd.	3.86	RE	RS	1 unit	1	1.00*
055-116-011	12612 San Marcos Rd.	4.07	RE	RS	1 unit	1	1.00*
055-114-015	12630 Cabazon Rd.	4.22	RE	RS	1 unit	1	1.00*
055-114-027	12616 Cabazon Rd.	3.39	RE	RS	1 unit	1	1.00*
055-114-014	12628 Cabazon Rd.	6.82	RE	RS	1 unit	1	1.00*
055-115-012	12412 Pecos Ct.	3.08	RE	RS	1 unit	1	1.00*
055-115-011	12610 Cenegal Rd.	3.82	RE	RS	1 unit	1	1.00*
055-114-003	12605 Cenegal Rd.	3.42	RE	RS	1 unit	1	1.00*
055-114-002	12635 Cenegal Rd.	5.28	RE	RS	1 unit	1	1.00*
055-115-007	12485 San Marcos Rd.	3.53	RE	RS	1 unit	1	1.00*
055-116-010	12630 San Marcos Rd.	7.81	RE	RS	1 unit	1	1.00*
055-116-002	12625 San Marcos	2.68	RE	RS	1 unit	1	1.00*

City of Atascadero  
Housing Element

	Rd.								
055-115-023	12420 San Marcos Rd.	2.17	RE	RS	1 unit	1	1.00*		
055-114-012	12624 Cabazon Rd.	2.63	RE	RS	1 unit	1	1.00*		
055-114-016	12660 Cabazon Rd.	3.63	RE	RS	1 unit	1	1.00*		
050-173-027	13705 Santa Ana Rd.	5.7	RE	RS	1 unit	1	1.00*		
050-301-002	14600 Santa Lucia Rd.	27.2	RE	RS	1 unit	1	1.00*	4 lot subdivision potential	
050-203-002	9675 Otero Rd.	4.63	RE	RS	1 unit	1	1.00*		
050-241-006	10025 Corona Rd.	4.7	RE	RS	1 unit	1	1.00*		
050-241-007	10075 Corona Rd.	5.48	RE	RS	1 unit	1	1.00*		
050-241-010	10200 Corona Rd.	7.16	RE	RS	1 unit	1	1.00*		
050-201-006	5700 Bolsa Rd.	6.48	RE	RS	1 unit	1	1.00*		
050-201-007	5600 Bolsa Rd.	6.73	RE	RS	1 unit	1	1.00*		
050-242-016	5500 Bolsa Rd.	7.32	RE	RS	1 unit	1	1.00*		
050-192-018	10100 Corona Rd.	4.44	RE	RS	1 unit	1	1.00*		
050-192-015	10000 Corona Rd.	5.99	RE	RS	1 unit	1	1.00*		
054-192-008	6445 Alta Pradera Ln.	2.58	RE	RS	1 unit	1	1.00*		
054-192-006	6425 Alta Pradera Ln.	2.84	RE	RS	1 unit	1	1.00*		
054-192-021	6452 Alta Pradera Ln.	6.36	RE	RS	1 unit	1	1.00*		
054-192-002	6305 Alta Pradera Ln.	5.39	RE	RS	1 unit	1	1.00*		
054-014-005	3825 Maricopa Rd.	4.75	RE	RS	1 unit	1	1.00*		
028-411-027	9552 Curbaril Ave.	0.3	SE	RS	1 unit	1	1.00*		
054-191-045	6780 San Gabriel Rd.	4.84	RE	RS	1 unit	1	1.00*		
054-291-022	10620 Portal Rd.	2.87	RE	RS	1 unit	1	1.00*		
054-192-030	10480 Portal Rd.	4.19	RE	RS	1 unit	1	1.00*		
049-151-062	2555 El Camino Real	2.24	SE	RS	1 unit	1	1.00*		
055-341-008	13410 Palo Verde Rd.	0.96	RE	RS	1 unit	1	1.00*		
056-411-026	10125 Old Morro Rd. East	1.67	RE	RS	1 unit	1	1.00*		
056-261-013	8925 San Gabriel Rd.	9.97	RE	RS	2 units	2	2.0*	2 underlying legal parcels, 8 parcel subdivision potential	
054-111-053	9775 Santa Lucia Rd.	2.52	RE	RS	1 unit	1	1.00*		
054-111-052	9845 Santa Lucia Rd.	2.43	RE	RS	1 unit	1	1.00*		
055-311-021	43 Palo Verde Rd. #PR43	0.45	RE	RS	1 unit	1	1.00*		
055-113-014	12719 San Felipe Ct.	2.78	RE	RS	1 unit	1	1.00*		
055-116-021	12410 Madrone Rd.	3.38	RE	RS	1 unit	1	1.00*		
055-115-006	12475 San Marcos Rd.	3.65	RE	RS	1 unit	1	1.00*		
055-116-014	12600 San Marcos Rd.	5.82	RE	RS	1 unit	1	1.00*		
055-113-006	12715 Escabroso Ct.	6.7	RE	RS	1 unit	1	1.00*		
055-114-013	12620 Cabazon Rd.	5.36	RE	RS	1 unit	1	1.00*		
055-113-011	12721 San Felipe Ct.	5.01	RE	RS	1 unit	1	1.00*		
055-114-022	12617 Cabazon Rd.	3.78	RE	RS	1 unit	1	1.00*		
055-116-005	12655 San Marcos Rd.	4.45	RE	RS	1 unit	1	1.00*		
055-115-008	12515 San Marcos Rd.	10.46	RE	RS	1 unit	1	1.00*		
055-114-025	12612 Cabazon Rd.	2.97	RE	RS	1 unit	1	1.00*		
055-115-022	12440 San Marcos Rd.	2.07	RE	RS	1 unit	1	1.00*		
055-113-015	12723 San Felipe Ct.	3.35	RE	RS	1 unit	1	1.00*		
055-115-014	12419 Pecos Ct.	3.68	RE	RS	1 unit	1	1.00*		

City of Atascadero  
Housing Element

055-116-007	12648 San Marcos Rd.	6.7	RE	RS	1 unit	1	1.00*
055-114-026	12614 Cabazon Rd.	7.01	RE	RS	1 unit	1	1.00*
055-113-017	12720 San Felipe Ct.	1.75	RE	RS	1 unit	1	1.00*
055-116-018	12434 Madrone Rd.	4.45	RE	RS	1 unit	1	1.00*
055-114-006	12601 Cenegal Rd.	4.41	RE	RS	1 unit	1	1.00*
055-115-017	12640 Cenegal Rd.	4.41	RE	RS	1 unit	1	1.00*
055-114-028	12604 Cabazon Rd.	4.78	RE	RS	1 unit	1	1.00*
055-114-004	12362 Puente Rd.	2.8	RE	RS	1 unit	1	1.00*
045-353-011	9137 San Diego Rd.	2.76	RE	RS	1 unit	1	1.00*
045-353-010	9135 San Diego Rd.	2.76	RE	RS	1 unit	1	1.00*
045-353-012	9139 San Diego Rd.	2.75	RE	RS	1 unit	1	1.00*
045-353-013	9141 San Diego Rd.	2.5	RE	RS	1 unit	1	1.00*
045-353-022	9110 San Rafael Rd.	2.53	RE	RS	1 unit	1	1.00*
045-353-021	9120 San Rafael Rd.	2.65	RE	RS	1 unit	1	1.00*
054-192-032	10470 Portal Rd.	3.97	RE	RS	1 unit	1	1.00*
054-192-033	10460 Portal Rd.	3.96	RE	RS	1 unit	1	1.00*
054-032-069	3425 Maricopa Rd.	2.71	RE	RS	1 unit	1	1.00*
055-115-009	12555 San Marcos Rd.	9.97	RE	RS	1 unit	1	1.00*
055-114-010	12325 Puente Rd.	3.64	RE	RS	1 unit	1	1.00*
055-116-006	12650 San Marcos Rd.	3.43	RE	RS	1 unit	1	1.00*
055-114-001	12655 Cenegal Rd.	4.62	RE	RS	1 unit	1	1.00*
055-113-024	12300 San Marcos Rd.	2.7	RE	RS	1 unit	1	1.00*
055-116-008	12644 S San Marcos Rd.	4.93	RE	RS	1 unit	1	1.00*
055-115-020	12500 San Marcos Rd.	4.88	RE	RS	1 unit	1	1.00*
055-114-007	12342 Puente Rd.	4.61	RE	RS	1 unit	1	1.00*
055-116-009	12640 San Marcos Rd.	4.09	RE	RS	1 unit	1	1.00*
055-115-016	12415 Pecos Ct.	4.9	RE	RS	1 unit	1	1.00*
055-114-008	12346 Puente Rd.	4.77	RE	RS	1 unit	1	1.00*
055-114-009	12335 Puente Rd.	3.98	RE	RS	1 unit	1	1.00*
055-116-016	12470 Madrone Rd.	3.51	RE	RS	1 unit	1	1.00*
055-113-019	12708 San Felipe Ct.	1.57	RE	RS	1 unit	1	1.00*
055-115-021	12460 San Marcos Rd.	3.04	RE	RS	1 unit	1	1.00*
055-115-013	12416 Pecos Ct.	5.35	RE	RS	1 unit	1	1.00*
055-115-018	12650 Cenegal Rd.	2.53	RE	RS	1 unit	1	1.00*
055-116-019	12436 Madrone Rd.	4.21	RE	RS	1 unit	1	1.00*
055-113-012	12701 San Felipe Ct.	1.52	RE	RS	1 unit	1	1.00*
055-113-018	12712 San Felipe Ct.	1.67	RE	RS	1 unit	1	1.00*
045-302-011	11170 Atascadero Ave.	0.25	RE	RS	1 unit	1	1.00*
045-353-023	9080 San Rafael Rd.	13.99	RE	RS	1 unit	1	1.00*
045-441-021	10765 Colorado Rd.	0.49	RE	RS	1 unit	1	1.00*
045-441-025	10825 Colorado R.	1.03	RE	RS	1 unit	1	1.00*
045-441-034	9056 San Rafael R.	4.04	RE	RS	1 unit	1	1.00*
049-102-058	5255 Carrizo Rd.	2.66	RE	RS	1 unit	1	1.00*
049-122-028	3050 Arena Rd.	1.48	RE	RS	1 unit	1	1.00*
049-271-024	2027 Alturas Rd.	2.41	RE	RS	1 unit	1	1.00*
049-281-016	2139 San Fernando Rd.	3.24	RE	RS	1 unit	1	1.00*

City of Atascadero  
Housing Element

050-021-037	9030 La Canada Ln.	4.43	RE	RS	1 unit	1	1.00*	
050-131-032	7705 Balboa Rd.	3.18	RE	RS	1 unit	1	1.00*	
050-131-033	7805 Balboa Rd.	2.77	RE	RS	1 unit	1	1.00*	
054-032-072	3556 Maricopa Rd.	1.84	RE	RS	1 unit	1	1.00*	
054-091-026	5255 Cascabel Rd.	4.43	RE	RS	1 unit	1	1.00*	
054-092-026	5150 Cascabel Rd.	2.58	RE	RS	1 unit	1	1.00*	
054-191-042	6730 San Gabriel Rd.	3.64	RE	RS	1 unit	1	1.00*	
055-113-002	12726 Rojo Ct.	2.42	RE	RS	1 unit	1	1.00*	
055-113-013	12717 San Felipe Ct.	1.5	RE	RS	1 unit	1	1.00*	
055-113-016	12722 San Felipe Ct.	3.82	RE	RS	1 unit	1	1.00*	
055-114-005	12382 Puente Rd.	3.92	RE	RS	1 unit	1	1.00*	
055-114-011	12618 Cabazon Rd.	3.64	RE	RS	1 unit	1	1.00*	
055-114-021	12621 Cabazon Rd.	4.51	RE	RS	1 unit	1	1.00*	
055-114-024	12600 Cabazon Rd.	3.96	RE	RS	1 unit	1	1.00*	
055-115-001	12707 San Marcos Ct.	2.13	RE	RS	1 unit	1	1.00*	
055-115-002	12711 San Marcos Ct.	2.47	RE	RS	1 unit	1	1.00*	
055-115-003	12713 San Marcos Ct.	2.06	RE	RS	1 unit	1	1.00*	
055-115-004	12714 San Marcos Ct.	3.24	RE	RS	1 unit	1	1.00*	
055-116-004	12657 San Marcos Rd.	8.13	RE	RS	1 unit	1	1.00*	
055-116-015	12490 Madrone Rd.	3.39	RE	RS	1 unit	1	1.00*	
055-161-044	10458 Morro Rd.	15.2	RE	RS	1 unit	1	1.00*	
055-341-009	13025 Old Morro Rd.	3.86	RE	RS	1 unit	1	1.00*	
056-371-045	8875 San Rafael Rd.	5.34	RE	RS	1 unit	1	1.00*	
056-371-046	8895 San Rafael Rd.	6.16	RE	RS	1 unit	1	1.00*	
056-371-047	8905 San Rafael Rd.	5.01	RE	RS	1 unit	1	1.00*	
056-371-048	8935 San Rafael Rd.	3.25	RE	RS	1 unit	1	1.00*	
<b>Subtotal RS</b>		<b>1,651.87</b>				<b>372</b>	<b>372</b>	
<b>Vacant Mixed-Use Parcels</b>								
	8725 Arcade	0.7	GC	CR	20 units/acre	14	11	
	6600, 6780 Morro Road	1.5	GC	CP	20 units/acre	30	24	
	6955 Morro, 7955 San Andres	1.2	GC	CP	20 units/acre	24	19	
	7205 Morro, 7105 Atascadero Ave.	0.92	GC	CP/CR	20 units/acre	18.4	15	
	7100 Morro	0.41	GC	CP	20 units/acre	8.2	6	
	7200, 7250 Morro	0.5	GC	CP	20 units/acre	10	8	
	7475 Morro	0.71	GC	CP	20 units/acre	14.2	11	
	7575 Morro	0.76	GC	CP	20 units/acre	15.2	12	
	7900 Morro	0.86	GC	CP	20 units/acre	17.2	14	
<b>Subtotal CP</b>		<b>7.56</b>				<b>151.2</b>	<b>120</b>	
<b>Vacant Downtown Mixed-Use Parcels</b>								
029-322-012	5802 Traffic Way	0.39	D	DC	20 units/acre	7.8	6	Slope
030-181-055	5730 El Camino Real	0.18	D	DC	20 units/acre	3.6	2	
029-344-029	5930 West Mall	0.09	D	DC	20 units/acre	1.8	1	
029-347-031	5901 A East Mall	0.11	D	DC	20 units/acre	2.2	1	
029-347-030	5901 B East Mall	0.06	D	DC	20 units/acre	1.2	1	
029-361-018	6905 El Camino Real	5.28	D	DC	20 units/acre	105.6	84	Master Plan of Development Approved.
<b>Subtotal DC</b>		<b>6.12</b>				<b>122.2</b>	<b>95</b>	
<b>TOTAL</b>		<b>1856.75</b>				<b>1,708</b>	<b>1,375</b>	

\*Single Family Parcels are not calculated at 80% of maximum density as the maximum is established per parcel rather than per acre.

\*\*Reduced densities based on slope.

Appendix II

