

**From:** Lori Holzer  
**Sent:** Monday, May 30, 2022 1:13 PM  
**To:** Planning Commission Public Comments  
**Subject:** RE: DEL RIO MARKETPLACE -- MASTER PLAN OF DEVELOPMENT

THIS IS A WRITTEN COMMENT ON BEHALF OF MY MOTHER WHOM IS A HOME OWNER IN THE COLONY HOMES NEXT DOOR TO THIS PROPOSED DEVELOPMENT. SHE IS ELDERLY AND DOES NOT HAVE ACCESS TO A COMPUTER. WE HAVE BOTH LOOKED AT THE SITE MAP AND FIND A DESIGN FLAW THAT REALLY NEEDS TO BE RE-EVALUATED. THERE IS A MARKET AND FIVE RETAIL BUILDINGS THAT WILL REQUIRE SOME SORT OF DELIVERIES. PLEASE CONSIDER THE FOLLOWING POINTS OF VIEW.

PLEASE NOTE ON THIS DESIGN SITE MAP THE ONE THING THAT IS CLEAR A 53' TRAILER WITH A TRACTOR WILL HAVE A TOTAL LENGTH OF 70' AND 40' TRAILER WITH A TRACTOR WILL HAVE A TOTAL LENGTH OF 65'. THESE VEHICLES ARE GOING TO HAVE ONE HECK OF A TIME GETTING INTO AND OUT OF THAT BACK PART OF THE VALLEY FRESH MARKET THAT SHOWS ON THE SITE MAP AS LOADING AT THE BACK OF THE BUILDING. OFFICE 2 IS IN THE WAY OF MAKING A STRAIGHT THROUGH MANEUVER TO THE BACK OF THE VALLEY FRESH MARKET. THERE IS ABSOLUTELY NO STRAIGHT SHOT FOR ANY TRUCK TO BACK IN OR COME FORWARD INTO AREAS SHOWN FOR RETAIL BUSINESS. MOST TO ALL COMMERCIAL TRUCKS SOUND BACK UP NOISE AND CONSIDERING THE SITE MAP THERE WILL HAVE TO BE SEVERAL ATTEMPTS FOR THESE TRUCKS TO MAKE THE SWINGS IN THE CORNERS LET ALONE EVEN MAKE THE TURNS. WILL THERE BE DELIVERIES AT NIGHT? THERE WILL BE SOUND THAT WILL CARRY, SOUND WALL OR NOT. SORRY THAT IS ANNOYING AND IF THEY ARE HAVING TO MOVE BACK AND FORTH JUST TO GET BACK BEHIND THE MARKET WHY SHOULD THIS BE OK FOR EVERYONE ELSE LIVING AROUND THIS DEVELOPMENT? THIS IS SOMETHING THAT SHOULD BE CONSIDERED PRIOR TO THIS DESIGN BEING APPROVED. THIS SITE MAP SHOWS WHAT LOOKS TO BE ROUND ABOUTS WILL THESE TRUCKS BE ABLE TO MANEUVER AROUND THESE? THE RETAILERS IN THE FRONT, HOW WILL THEY RECEIVE THEIR DELIVERIES? PARK ON DEL RIO OR EL CAMINO???

HERE IS AN EXAMPLE — TRADER JOE'S IN TEMPLETON. TRUCKS THERE HAVE TO BACK IN OFF ROSSI ROAD INTO A VERY BUSY PARKING LOT. THE DRIVER HAS TO GET A TRADER JOE EMPLOYEE TO GUIDE AND STOP TRAFFIC JUST TO MAKE THIS DELIVERY. CAN ALL THESE RETAILERS IN THIS PROPOSED DEVELOPMENT AFFORD TO HAVE AN EMPLOYEE AVAILABLE FOR ASSISTING DELIVERIES?

THERE IS NOTHING MORE THAT WE WOULD LOVE TO SEE THIS PROJECT SUCCEED, HOWEVER BUILDING RIGHT NEXT TO RESIDENTIAL AREAS THIS PROJECT NEEDS TO BE A GOOD NEIGHBOR TOO.

THANK YOU

LORI HOLZER  
FOR  
IONE SCHOENWALD 049-103-031  
ATTENTION:



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*P.C., P.D., K.G.*

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**From:** Rick and Gina Randise  
**Sent:** Sunday, June 5, 2022 9:23 AM  
**To:** Planning Commission Public Comments  
**Subject:** Planning Commission Agenda Item 3 - Accessory Dwelling Unit & Senate Bill 9 Text Amendments (AMC Title p and Title 11)

I have read most of the staff report regarding Atascadero Planning Commission agenda Item 3 **Accessory Dwelling Unit And Senate Bill 9 Text Amendments (AMC Title 9 and Title 11)**.

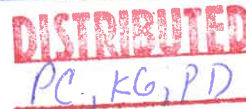
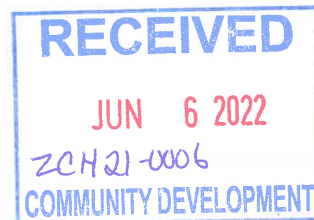
The part of the staff report that I believe affects my family's interest begins on page 124 (4. **Urban Lot Splits**). My family lives on an acre (8652 Santa Rosa Road). The house is situated close to the street. More than 50% of the back portion of the lot is vacant land. I keep it clean and mowed.

On page 128, the report talks about parcel size. However, my family is interested in a home size large enough to accommodate a four member family with a two car garage (approximately 2100 square feet including the garage). At least 50% of the acre would be for this Urban Lot Split.

I respectfully encourage the Planning Commissioners to approve our interests for the lot split with dwelling square footage of suitable size for a family of four, similar to our primary unit.

Sincerely,

Rick Randise



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