

ATASCADERO

COMMUNITY CONNECTION



PUBLIC SAFETY FACILITIES PROJECT BREAKS GROUND

After six years of planning, collaboration, and community input, the City of Atascadero has officially broken ground on its **Public Safety Facilities (PSF) Project**—marking a major milestone in strengthening local emergency services.

Construction is underway on Fire Stations No. 1, No. 2, and the Police Station. This is an effort to modernize the City’s public safety infrastructure to serve you better and enhance response capability.

The PSF Project is designed to replace and renovate aging facilities with modern, energy-efficient, and highly functional spaces that better support today’s public safety needs—and tomorrow’s growth. (Continued on page 2)

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- [Maintaining Our Streets](#)
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- [Modernizing City Systems](#)

CITY COUNCIL

Mayor Charles Bourbeau
 Mayor pro tem Mark Dariz
 Councilmembers:
 Susan Funk
 Heather Newsom
 Seth Peek

DIRECTORY

City Hall: (805) 461-5000
 Colony Park: (805) 470-3360
 Fire: (805) 461-5000
 Pavilion: (805) 461-5005
 Police: (805) 461-5051
 Public Works: (805) 470-3148
 Central Coast Zoo:
 (805) 461-5080



PUBLIC SAFETY FACILITIES PROJECT CONT'D



CITY MANAGER CORNER

Welcome to the first edition of the Atascadero Community Connection, a new quarterly e-newsletter designed to keep our community informed and engaged. Each edition will provide information and insight on City projects, local issues, City business and topics that matter most to our community. Our goal is to help residents and businesses stay connected to what's happening throughout the City.

An informed community is a stronger community. We encourage you to sign up for [City News](#) to receive timely updates and learn about opportunities to get involved. If there is a topic you would like covered in a future edition, please email your questions or suggestions to the [City Manager's Office](#).

Thank you for your interest in our community and for being an active partner in its success.

The goal is simple but significant: improve emergency response capabilities, enhance coordination between police and fire services, and ensure first responders have the tools and environment they need to serve the community effectively.

The Police Station improvements will include upgraded locker rooms and restrooms, additional office and storage space, and a new dispatch facility designed to enhance emergency coordination and response.

Fire Station No. 2 renovations will include a full reconstruction of firefighter living quarters and modernization of the facility.

Fire Station No. 1 is being completely rebuilt. This two-story facility will house all administration for the Fire Department, include enhanced safety features, and a modern Emergency Operations Center capable of supporting major emergencies and multi-agency coordination.

Measure D-20 provides a dedicated funding source to invest in this critical public safety infrastructure while continuing to support other essential City services.

The City thanks residents and partners for their continued support in making this long-anticipated investment a reality.



HAPPENINGS ABOUT TOWN

NEW BUSINESS

- Nana’s Ice Cream
- Fieldwork Art Space
- Wendy White’s Bakery
- Mabel Lounge
- Binx Coffee

EXPANDING BUSINESS

- Central Coast Distillery
- Carlton Hotel Remodel
- Shop Little Cousins
- Anna and Co.
- Specs by Kyla

FUN FACTS!

Co-Working Spaces:

A high demand for flexible workspace means all three co-working spaces in town are currently operating at capacity! A thriving base of small businesses and remote workers are choosing Atascadero as home.

Business License Trends:

Over 50 new commercial and in-home licenses have been issued this year! We’re set to outpace previous years by 20%!

FAQs:

What’s Happening with Kmart? The owner, Strata Properties, continues to work on leasing the empty 70,000 SQ FT space to a few smaller tenants, and is considering adding an additional pad to the property. While the City can encourage and assist property owners, they are responsible for building out their projects.

What’s Happening Downtown? Several projects have broken ground:
 La Moda - 5730 ECR
 Marketplace - 5680 ECR
 Garden City - 6755 ECR
 Momotaro Ramen - 6405 ECR

Coming soon



CHICK-FIL-A

940 El Camino Real, Atascadero, CA

Permits were recently submitted to the City for a new Chick-fil-A for the vacant lots closest to the highway entrance and exit at San Ramon Road. Construction is expected to begin in Fall of 2026.

Also proposed is a small retail pad next to Springhill Suites and a carwash next to Staples.

CELEBRATE RESPONSIBLY!

LEAVE FIREWORKS TO PROFESSIONALS



As we enter the summer season, we look forward to spending more time with family and friends and enjoying the beautiful community we live, work, and play in. Along with fun in the sun, backyard BBQs, and time at the lake comes the need to celebrate safely and responsibly, especially as we approach the Fourth of July holiday.

This year, the City of Atascadero has adopted a new Fireworks Social Host Ordinance. In simple terms, if any fireworks are discharged at a gathering, party, or event, the person hosting or responsible for the property may be held accountable, even if they are not the person who personally lit the firework. The goal is not to dampen anyone's celebration, but to reduce fires, injuries, neighborhood disruption, and the strain placed on emergency services during one of the busiest nights of the year.

We are asking everyone to do their part: talk with your family and guests ahead of time, do not allow any fireworks at your home or event, and help keep Atascadero safe, clean, and enjoyable for everyone. A little planning and personal responsibility can go a long way toward making this Fourth of July memorable for all the right reasons. **REMEMBER, NO FIREWORKS IN ATASCADERO!**



[View Fireworks Social Host Ordinance FAQs](#)

WILDFIRE SEASON IS HERE

STAY PREPARED, ATASCADERO!

Atascadero Fire & Emergency Services reminds our community that wildfire season is here. Taking a few simple precautions can make a big difference in keeping our neighborhoods safe.

WILDFIRE SAFETY TIPS:

- Clear dry leaves, weeds, and brush from around your home
- Maintain at least 100 feet of defensible space when possible
- Keep roofs and gutters free of flammable debris
- Dispose of cigarettes safely
- Avoid using equipment that may spark during hot, dry, or windy conditions
- Make an emergency plan and ensure everyone in your household knows it
- Don't use multiple gopher bombs at the same time!

BBQ & OUTDOOR GRILLING SAFETY:

- Clear dry leaves, weeds, and brush from around your home
- Maintain at least 100 feet of defensible space when possible
- Keep roofs and gutters free of flammable debris
- Dispose of cigarettes safely
- Avoid using equipment that may spark during hot, dry, or windy conditions
- Make an emergency plan and ensure everyone in your household knows it
- Don't use multiple gopher bombs at the same time!



*Thank you for doing your part, Atascadero.
Stay alert, stay safe, and stay wildfire-ready.*

[View More Emergency Preparedness Tips!](#)





YOU HEARD IT **HERE** FIRST

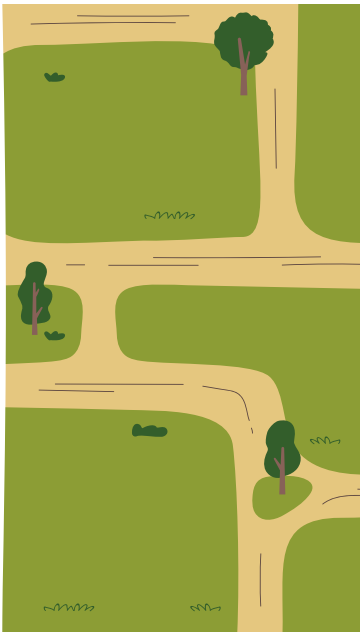
ARE THE PICKLEBALL COURTS OPEN TO THE PUBLIC?

YES! Pickleball courts are available to the public on Monday through Friday from 12 pm to dusk and dawn to dusk on Saturdays and Sundays. Interested in renting a court, call Recreation at (805) 470-3360 or stop by the Colony Park Community Center (CPCC) to check on availability. If you're ready to learn, the Atascadero Pickleball Club will be instructing a free introductory class on the first Wednesday of every month from 11 am- 12 pm. These monthly classes will take place at the CCPC, located at 5599 Traffic Way.

[Visit the Atascadero Pickleball website for more information.](#)



WHY ARE SOME LARGE COMMERCIAL PROPERTIES STILL VACANT?



The City helps guide development through zoning and planning regulations, but it does not own or control private property and cannot determine when a property owner chooses to lease, sell, renovate, or redevelop a site. Large commercial properties may remain vacant due to market conditions, financing challenges, changing retail trends, building repair needs, or the time required to secure new tenants and investment. While vacancies are not ideal, these decisions are ultimately made by private property owners. The City encourages reinvestment by maintaining flexible zoning, streamlining development processes, and supporting business attraction and economic development efforts to help bring new businesses and investment to the community.

ARE PETS ALLOWED IN SUNKEN GARDENS?

YES! Pets are allowed at any of our parks as long as they are controlled by a leash/bridle at all times. The leash cannot exceed 6 ft. in length. Pets are allowed at events too – with a leash, of course! Please keep in mind that pet owners need to pick up after their pets! Pets are not permitted at Zoo events. For more information about this topic, see:

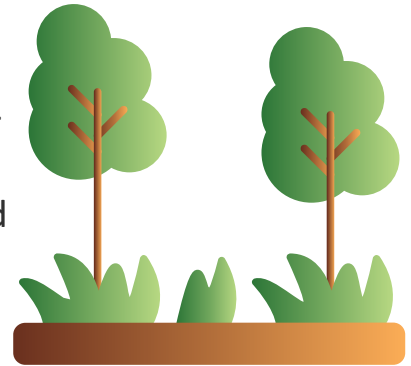
[Atascadero Municipal Code Section 4-1.202 Leash law](#)

[Atascadero Municipal Code Section 10-1.32 Animals and pets](#)

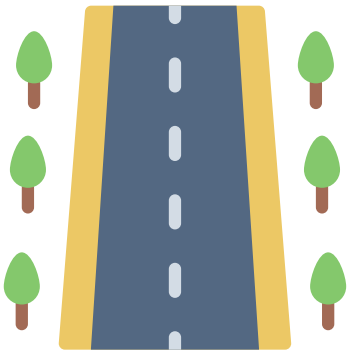


WHAT IS HAPPENING WITH THE VEGETATION ALONG EL CAMINO REAL IN DOWNTOWN?

Some of the landscaping installed as part of [The El Camino Real Project](#) has experienced issues such as dead or dying plants, weeds, and trees needing pruning. The City is aware of these conditions and is working with the project contractor, Souza Construction, to address them under the project's one-year warranty. Over the next two months, the contractor will repair and replace affected landscaping, after which the City will assume ongoing maintenance responsibilities. The City appreciates the public's patience as the warranty work is completed.



WHY IS THE ROAD I LIVE ON NOT MAINTAINED BY THE CITY EVEN THOUGH I CONTRIBUTE TO ROAD FUNDING THROUGH GAS AND SALES TAXES?



Of Atascadero's approximately 175 miles of local roads, about 145 miles are maintained by the City. The remaining 30 miles are public roads that were never accepted into the County road system before the City's incorporation in 1979 and therefore did not become City-maintained roads. Many of these roads do not meet current design and construction standards and would require significant investment to bring them up to acceptable conditions. Because available road funding is already insufficient to fully maintain the City's existing road network, accepting these roads into the City system would divert limited resources away from roads the City is currently responsible for maintaining. [Learn more about City streets.](#)

WHY DOES THE CITY ENFORCE LAWS RELATED TO UNPERMITTED FOOD VENDORS AND FOOD TRUCKS?

The City's role is to enforce laws and regulations that protect public health, safety, and fairness for all businesses. Legal food vendors, including restaurants and food trucks, must obtain permits, meet health and safety requirements, and undergo inspections by the County Environmental Health Department. These requirements help ensure food is prepared and served safely while creating a level playing field for businesses that invest time and resources to operate legally. The City works with County Environmental Health and other agencies to address violations and apply the law consistently throughout the community.



2045 GENERAL PLAN



TOP 5 THINGS TO KNOW

ATASCADERO IS UPDATING ITS GENERAL PLAN TO GUIDE COMMUNITY GROWTH THROUGH 2045! The General Plan covers housing, transportation, economic development, public safety, and environmental protection.

ZONING FOLLOWS THE GENERAL PLAN

Zoning regulations are being updated alongside the General Plan to ensure development fits the community's goals for growth and community character.

MORE HOUSING NEAR DOWNTOWN

A new "Mixed-Use" zoning designation will allow residential units above or alongside commercial businesses along El Camino Real and Morro Road.

STREAMLINED DEVELOPMENT STANDARDS

New definitions and process standards will reflect current land uses, laws, and community needs, making development in the community more efficient.

WEST ATASCADERO STAYS THE SAME

Rural character, trees, and large lots will be preserved. New growth targets focus on previously developed areas with existing infrastructure namely along El Camino Real.

ALMOST DONE!

The Environmental Impact Report was completed June 4. Next up is adoption of the 2045 General Plan and Zoning Code.

- Zoning Code review: August 2026
- Final adoption: September–October 2026

[LEARN MORE ABOUT THE GENERAL PLAN UPDATE](#)



Accessory Dwelling Units



The City of Atascadero allows several different types of Accessory Dwelling Units to be constructed on properties that allow for residential uses. Our City website can help guide you through the process and even show you some of the free plans that may be available!

ADU Facts

1. An Accessory Dwelling Unit (ADU) is a residential unit that can be added to a lot with an existing single-family home or multi-family development. There are different rules depending on which zoning district the ADU will be located.

2. A Junior Accessory Dwelling Unit (JADU) is a section of an existing single-family home that is repurposed as a private dwelling by incorporating a small kitchen and separate entrance. They may be no greater than 500 square feet in size and require the property to be owner occupied.

3. Urban Dwelling Units are another accessory unit that can be built on qualifying single-family properties. These units are subject to specific state and local standards and are not considered an ADU.

4. Free! Pre-designed ADU Stock Plans. Do you know that The City has Pre-designed ADU “stock plans” that you can use to build an ADU or Urban Dwelling unit in the City? We actually have six different plans to choose from! And they are free along with a qualifying construction permit.

5. Permit Fees: Can be substantially reduced if you construct an ADU less than 750 square feet in floor area. That’s right, these smaller ADU’s are exempt from Development Impact fees (Urban Dwelling Units are not exempt).



[LEARN MORE ABOUT ADUS](#)

MAINTAINING THE PUBLIC RIGHT-OF-WAY: A SHARED RESPONSIBILITY

Keeping Atascadero's streets safe and accessible is a joint effort between the City and property owners.

A key responsibility for property owners is maintaining the public right-of-way adjacent to their property ([View Atascadero Municipal Code 4-6.04](#)).

WHAT PROPERTY OWNERS MUST DO

Property owners are responsible for upkeep along roadways, sidewalks, curbs, driveways, and drainage areas bordering their property.

Vegetation must be trimmed:

- At least 14 feet above the roadway
- No closer than 4 feet from the road's edge



These clearances protect driver sight lines, ensure safe pedestrian conditions, and support access for mail carriers, utility workers, and emergency responders

WHY IT MATTERS

Unchecked vegetation can narrow sidewalks, push pedestrians into the roadway, reduce accessibility for people with disabilities, obscure traffic signs, and limit visibility at intersections — all increasing collision risk. Keeping these areas clear helps everyone travel safely through the community.

[LEARN MORE ABOUT RIGHT-OF-WAY
VEGETATION & SIDEWALK MAINTENANCE](#)



UNDERSTANDING E-BIKES

Making communities safer, more caring places to live.



E-Bike Safety Tips:

- **Wear a helmet!**
Helmets greatly reduce the risk of a head injury.
- **Ride at a safe and controlled speed!**
Higher speeds require more stopping distance and awareness.
- **Stay visible!**
Use lights and reflectors.
- **Be predictable!**
Signal turns, use bike lanes, and do not make sudden or unsafe turns or lane changes.
- **Supervise young riders!**
Make sure riders understand basic traffic safety and rules of the road.

Electric bicycles (e-bikes) are growing in popularity across California as a convenient and fun way to commute, exercise, and explore.

As speeds increase, safety is essential. Understanding e-bike classifications and practicing safe and responsible riding habits helps keep California streets safe and accessible for everyone. Know the rules, ride safely, and share the road!

California law defines e-bikes in three classes under Vehicle Code §312.5.

All e-bikes must have fully operable pedals and a motor of no more than 750 watts.

CLASS 1: Motor assist when pedaling

CLASS 2: May include throttle

CLASS 3: Requires helmet and riders must be 16 years old

MODERNIZING CITY SYSTEMS TO BETTER SERVE THE COMMUNITY

The City is making significant investments in modernizing its financial and asset management systems to improve efficiency, transparency, and customer service. A new Enterprise Resource Planning (ERP) system will streamline key business functions such as budgeting, payroll, purchasing, and reporting, while reducing manual processes and paper-based workflows.

At the same time, the City is implementing a centralized Asset Management Program (AMP) that will help staff better track, maintain, and plan for critical City infrastructure and equipment.

Why does this matter to residents? These upgrades will help the City operate more efficiently, improve accountability, make better-informed decisions about public assets, and allow staff to respond more quickly to community needs. By investing in modern tools today, the City is strengthening its ability to deliver reliable, cost-effective services for years to come.

CITY RESOURCES

[Resident Guide](#)

[Business Guide](#)

[Sign up for News & Alerts](#)

[City Services Directory](#)

[Frequently Asked Questions](#)

[Online Public Safety & Reporting](#)

[Career Opportunities](#)

[Council, Boards & Commissions](#)

[Public Meetings, Agendas & Minutes](#)

[Atascadero Municipal Code](#)

[Public Projects Directory](#)

[Recreation Guide](#)

[City Events](#) | [Central Coast Zoo](#)

[Volunteer Opportunities](#)

Working together to **serve, build community and enhance quality of life.**