



Planning Commission Minutes

San Luis Obispo Regular Meeting of the Planning Commission Wednesday, January 27, 2016

CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on Wednesday, January 27, 2016 at 6:00 p.m. in the Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Chair Larson.

ROLL CALL

Present: Commissioners Hemalata Dandekar, John Fowler, Ronald Malak, William Riggs Vice-Chairperson Michael Multari, and Chairperson John Larson

Absent: Commissioner Michael Draze*

*Note: Commissioner Draze joined the meeting at 8:27 P.M.

Staff

Present: Community Development Director Michael Codron, Deputy Community Development Director Doug Davidson, Associate Planner Rachel Cohen, Associate Planner Marcus Carloni, Planning Technician Kyle Bell, Assistant City Attorney Jon Ansolabehere, and Assistant City Clerk John Paul Maier

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were none.

PUBLIC HEARINGS

1. **2450 Victoria Avenue.** GENP-2550-2015: Review of General Plan conformance for the abandonment and acquisition of right-of-way for Victoria Avenue between Alphonso Street and Woodbridge Street and for the abandonment and acquisition of right-of-way for a sewer line, with a categorical exemption from environmental review; C-S-SF and C-R-SF zones; PC Opportunity 3, LLC., applicant.

Community Development Deputy Director Davidson and Planning Technician Bell narrated a PowerPoint presentation entitled, "2450 Victoria Avenue" and reviewed the contents of the report.

Planning Technician Bell provided a brief summary, noting that the alignment closely reflects the original conceptual design of the extension of Victoria Avenue of the South Broad Street Area Plan and the proposed right-of-way fulfills the City's Land Use and Circulation Element goals.

PUBLIC COMMENTS

There were none.

COMMISSION COMMENTS

Chair Larson noted that the Planning Commission conducted a public hearing for 2450 Victoria Avenue on December 9, 2015 and mentioned that Attachment 3 of the staff report includes the report for that hearing.

On motion by Commissioner Multari, seconded by Commissioner Fowler, to adopt "A Resolution of the San Luis Obispo Planning Commission determining General Plan conformance for the abandonment and acquisition of right-of-way for Victoria Avenue between Alphonso Street and Woodbridge Street and for the abandonment and acquisition of right-of-way for a sewer line over portions of 783 Alphonso Street and 780 Woodbridge Street Properties for use of a right-of-way by the City of San Luis Obispo with a categorical exemption from environmental review, as represented in the staff report and attachments dated January 27, 2016 (2450 Victoria Avenue, GENP-2550-2016)," which determines and reports to the City Council, that the proposed acquisition conforms to the General Plan.

AYES: Commissioners Dandekar, Fowler, Malak, Riggs, Vice Chair Multari and Chair Larson
NOES: None
RECUSED: None
ABSENT: Commissioners Draz

The motion passed on a 6:0 vote.

2. **1101 Monterey Street.** OTHR-2484-2015: Conceptual review and preliminary feedback for a Planned Development with a new 75-foot tall mixed-use project that includes an 80-room hotel, 26,000 square feet of residential units, 20,000 square feet of retail/restaurant space, 33,000 square feet of office space, a 45-foot tall parking garage and a transit center; CR zone; Stone Park Capital and NKT Commercial, applicant.

Commissioner Fowler announced he would recuse himself for Item 2, due to a potential conflict of interest; noting that his employer Peoples' Self-Help Housing is in discussion with the applicant about a possible participation in the project site.

Community Development Director Codron and Associate Planner Cohen provided the staff report, highlighting that the presented project is a planned development for conceptual review and preliminary feedback; noted the opportunity for the public to learn about and comment on a project proposal early in the design phase; recognized the Downtown Concept Plan and Downtown Core/Monterey Focus Area Key Policies.

Applicant representatives Andrew Firestone and Pam Ricci summarized the plans submitted for conceptual review and described the project. The applicants addressed public concerns, concluding that a floor of office space would be removed from the original design to allow for four floors of work-force and affordable housing.

PUBLIC COMMENTS

Dia Hurd, expressed concerns with allowing a 75 foot building at this location and inquired if construction of the parking structure would be built first.

William Cochran, San Luis Obispo, spoke about the Commission's purview, noting concerns with parking and noise effects on small businesses in the area; expressed concerns with the proposed 75 foot height of the structure; urged the Planning Commission to consider the scenic views of the hillside, when deciding the height of the project.

Pam Orth, San Luis Obispo, expressed gratitude for consideration of the parking, affordable housing, and transit center elements of the project; voiced concerns with the current empty retail stores, suggesting that currently, new developments are constructed and have a difficulty in retaining occupants; urged the Planning Commission to consider the size and scope of the project for this location.

Allan Cooper, San Luis Obispo, noted that he submitted a letter of concerns, highlighting increases for downtown building heights and intensity limits; noted negative impacts of taller buildings associated in a small town ambience; expressed concerns with the project conforming to the policy objectives; and urged that a 75 foot tall building must meet all planned development objectives.

Diane Duenow, San Luis Obispo, expressed concerns with the size of the 75 foot building in the proposed location and consistency of heights of the other buildings in the area; opined that to allow a project of that scale, it should be considered at an alternative location; explained that the City needs Ordinances to allow developers to follow when designing plans and urged the Planning Commission to consider the scenic views when considering future developments.

Ron DeCarli, Executive Director of San Luis Obispo Council of Governments, spoke about a study completed in 2012 to determine a location for a transit center; expressed support for a public-private partnership and urged the City to work closely with transit agencies to allow a mixed use facility and transit center; urged the Planning Commission to support the construction of a transit center at the presented location.

Jerry Rioux, San Luis Obispo, stated that construction of a new transit center will improve parking in the downtown area; spoke about the San Luis Obispo County government building's height in comparison to the proposed project.

Dave Garth, San Luis Obispo, stated that he is a former president of the Chamber of Commerce and highlighted the different elements of a downtown area; spoke about the height of the proposed project, noting that the location chosen for this project is ideal; urged support to the conceptual plan.

Camille Small, San Luis Obispo, stated that the building is too large for the City's downtown area; opined that allowing this building in the downtown would be a drastic change; voiced concerns with the proposed project.

Linda White, San Luis Obispo, submitted a letter, expressing concerns with the height of the proposed project; stated that the developers should consider a 45 foot building; stated that the building scale and mass are not consistent with the other buildings in the downtown area.

Cheryl McLean, San Luis Obispo, identified similar buildings in comparison to proposed structure, relating to the mass and scale; spoke about the downtown area of Santa Maria and how it has developed; stated that the proposed height of structure is too tall.

John Grady, San Luis Obispo, spoke about the benefits of a new transit center; urged the Commission to enforce a 45 foot height limit for the proposed project; stated that the City of Santa Barbara has similar regulations for the downtown area, regarding the height of buildings that limits new development to 45 feet.

Melissa James, San Luis Obispo, spoke about economic development in the downtown area; noted that the City has a difficulty in attracting and retaining a growing workforce; opined that there is a need for affordable housing in the City of San Luis Obispo.

Russell Brown, Save Our Downtown - San Luis Obispo Chair, stated that the proposed structure is too large for the downtown area; explained that the building is not consistent in aspects of height and mass; spoke about his service on the Land Use Task Force, noting that the entry point of San Luis Obispo downtown area needs to be carefully considered.

Baylin Vieeland, San Luis Obispo, urged support to the proposed project, regarding the element of additional residential living spaces in the downtown area; spoke about preservation of the downtown area and the effects of additional residential space of a downtown.

Mila Vujovich-La Barre, San Luis Obispo, voiced concerns regarding the mass and scale of the proposed structure; explained that the proposed structure is not consistent with the existing residential area; urged the Commission to consider a 45 foot limit for the proposed mixed-use project.

Bob Lucas, San Luis Obispo, submitted a letter to the Planning Commission, addressing affordable workforce housing in the downtown area; expressed concerns with plans for a proposed hotel.

Chuck Crotser, San Luis Obispo, about the preservation of open space and the downtown area; urged the Commission to consider policies and projects thoughtfully when updating the downtown; stated that cities that consider development projects need to be well designed, regardless of scale.

Paul Rys, San Luis Obispo, stated that development projects need to have parking on site; spoke about the impacts of off-site parking; explained that employees of the County offices park in residential areas due to a lack of parking.

Dominic Tartalia, San Luis Obispo, explained that he neither supports or disagrees with the proposed project; expressed support to invigorate the downtown area through private investment.

Charlene Rosales, Chamber of Commerce, expressed support to the conceptual project; stated that the proposed project brings the opportunity of a new transit center and affordable housing to the community.

Chair Larson recessed the meeting at 8:16 P.M.

Chair Larson called the meeting to order at 8:27 P.M.

Commissioner Draze joined the meeting at 8:27 P.M.

COMMISSION COMMENTS

Commissioner Riggs expressed support to the mixed-use element of the proposed project; stated that additional housing and a transit center are needed; urged the developer to include a wider sidewalk; stated that this site is appropriate for the level of density; expressed concerns with the traffic flow of vehicles, noting that there would be a high volume of drivers who may make sudden turns behind the building; encouraged the developer to include a pedestrian interface, possibly including the corner and a pedestrian scramble.

Commissioner Draze voiced support to Commissioner Riggs' comments and expressed support to the proposed transit center; stated that he is a proponent of vertical design rather than horizontal design.

Chair Larson expressed support of a proposed transit center, noting the importance and convenience for bus riders in the downtown area; urged the developer to consider the importance of the scenic views, including hillsides; noted that the proposed project mass is not consistent to the area; urged the developer to consider the integration of a parking structure; expressed support to integrating pedestrian space and consideration of a pedestrian scramble.

Commissioner Dandekar expressed support to the mixed-use component of the proposed project, including additional housing and urged the developer to maximize the number of units in the structure; urged the developer to consider design details for public space and how it will enhance the downtown; expressed support to a 60 foot range for the proposed structure and consider store-fronts around the building.

Commissioner Malak expressed support to Commissioners' Riggs and Dandekar comments, regarding an open patio or open area; urged the developer to consider an open area at the corner of the development; expressed support to the proposed transit center; urged the developers to consider additional store-fronts around the front of the building, noting the importance of sidewalk space; expressed support to a 60 foot height limit for the proposed structure.

Vice Chair Multari expressed support to additional housing; expressed support to Commissioners Riggs' and Malak's comments, relating to moving the transit center; stated that housing should be located farther away from the transit center; expressed support to Malak's comments regarding a structure that maintains the downtown character.

Commissioner Riggs's stated that the Commission needs to consider the effects to the community, relating to parking and architectural use for this project.

In response to the Public and Commissioner comments, Chair Larson urged the applicants to consider the provided feedback and to work with staff in developing the project.

There were no further comments made from the Commission.

3. 12165 Los Osos Valley Road, PRE-1293-2015: Request for authorization to proceed with Specific Plan and Environmental Review and guidance regarding select City policies; John and Susan Madonna, applicant. (Shawna Scott, SWCA)

Deputy Director Davidson and Consulting Planner Scott reviewed the contents of the report, highlighting that the presented project is a continued hearing to review request to initiate preparation of the Madonna on LOVR Specific Plan and associated general amendments and provided a brief background.

Consulting Planner Scott explained that the Planning Commission considered the applicant's request on December 9, 2015 at a Planning Commission Meeting, providing feedback and direction for the conceptual land use plan.

Applicant Representative Victor Montgomery of RRM Design Group narrated a PowerPoint presentation and responded to Commissioners' inquiries.

PUBLIC COMMENTS

Ray Walters, Co-Applicant, spoke about a shortage of senior housing in the State; expressed support to the location of the proposed retirement care facility; noted that there are no continuing care retirement communities in the County of San Luis Obispo.

Judy Riener, San Luis Obispo, spoke about a need for retirement communities in San Luis Obispo; explained that her parents lived in a rental apartment in a retirement community.

Ken Riener, San Luis Obispo, spoke about different properties and locations considered for a continuing care retirement community and the need for a CCRC; provided a history of problematic locations, noting that the proposed location would be better if nearer to a hospital.

John Madonna, Applicant, stated that senior housing is underserved in the area and there are no similar retirement facilities in the County; stated that without the allowance of the 150 foot proposal the creek would not be moved; and voiced support for a need of a continuing care retirement community.

Mila Vujovich-La Barre, San Luis Obispo, expressed support to the retirement facility concept; expressed concerns regarding water resources for the proposed development; and expressed concerns with the proposed projects as it relates to the 150 foot height limit.

COMMISSION COMMENTS

Deputy Director Davidson clarified that the fundamental question for the proposed development is the consideration of a proposed development that is above 150 feet.

The Commission deliberated the Applicant's requests for two projects on the same property, noting consideration of change of policies to the Specific Plan and General Plan Amendment. Chair Larson noted that there are two major considerations for the proposed development: authorization of a General Plan Amendment to change the 150 foot contour line and to allow consideration of a new use at this location.

On motion by Commissioner Malak, seconded by Commissioner Draze, to allow continuance of the Planning Commission meeting and hear the agenda item after 11:00 p.m.

- AYES: Commissioners Dandekar, Draze, Fowler, Malak, Riggs, Vice Chair Multari and Chair Larson
- NOES: None
- RECUSED: None
- ABSENT: None

The motion passed on a 6:0 vote.

On motion by Commissioner Malak, seconded by Commissioner Fowler, to adopt the attached Planning Commission resolution, “a Resolution of the San Luis Obispo Planning Commission recommending the City Council authorize initiation of the Madonna-Froom Ranch Specific Plan (PRE 1293-2015)” and providing a recommendation to the City Council for consideration of the request to initiate the Madonna on LOVR Specific Plan and associated General Plan amendments.

- AYES: Commissioners Draze, Fowler, Malak, and Chair Larson
- NOES: Commissioners Dandekar, Riggs, and Vice Chair Multari
- RECUSED: None
- ABSENT: None

The motion passed on a 4:3 vote.

COMMENT AND DISCUSSION

Deputy Director Davidson provided an agenda forecast of upcoming items.

On motion by Commissioner Malak, seconded by Commissioner Draze, to direct staff to provide workshops on usage and conservation for energy and water.

- AYES: Commissioners Dandekar, Draze, Malak, Multari and Chair Larson
- NOES: Commissioners Fowler and Riggs
- RECUSED: None
- ABSENT: None

The motion passed on a 5:2 vote.

ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Respectfully submitted,
 John Paul Maier
 Assistant City Clerk

Approved by the Planning Commission on 03-23-2016.

Lee Price
 Interim City Clerk

RESOLUTION NO. PC-1001-16

A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AUTHORIZE INITIATION OF THE MADONNA-FROOM RANCH SPECIFIC PLAN (PRE 1293-2015)

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on January 27, 2016, pursuant to a proceeding instituted under application PRE 1293-2015, John Madonna (John Madonna Construction Company) and Bob Richmond (Villagio Senior Living), applicant; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings.

1. Planning Commission review and City Council action to consider authorization of the initiation of the Madonna on Los Osos Valley Road Specific Plan and amendments to the General Plan are consistent with City procedures and regulations.
2. Planning Commission review and recommendations to the City Council on authorization to initiate the Specific Plan and associated General Plan Amendments is among the Planning Commission's duties and functions which include the recommendation of actions on Specific Plans and General Plan Amendments.
3. The requested initiation provides authorization to proceed with a formal application for the Specific Plan and does not grant land use entitlements.

SECTION 2. Environmental Review. The proposed request for initiation involves initial feedback and direction on the proposed Specific Plan components and General Plan Amendment and does not include any final action. Council action on the proposed initiation is exempt from environmental review per CEQA Guidelines under the General Rule (Section 15061(b)(3)). If initiation of the Specific Plan is authorized by the City Council, a formal project submittal for consideration of the proposed Specific Plan including associated discretionary entitlements will be subject to environmental review.

SECTION 3. Action. The Planning Commission hereby recommends Council approval of the initiation of the associated subject project, allowing formal submittal of requested entitlements for evaluation and further consideration by the Planning Commission and Council; including adjustment of the 150-foot contour development limit line and the land use mix

included in Performance Standards for area SP-3 of the Land Use Element with the following direction:

1. The formal application shall include all necessary information to fully evaluate the potential effects of development on natural and scenic resources (particularly as it relates to visual impacts on the City's edge), including but not limited to: photo-simulations, cross sections, grading plans (with cut and fill details), circulation diagrams, and preliminary building layouts and massing details; assessment of potential visual effects as seen from public areas including but not limited to roads, highways, and open space areas; a comprehensive project-specific and quantified impact analysis on special-status plants, animals, vegetative communities and trees, and creeks, drainages, and wetland habitat; proposed mitigation plan(s) for both on and off-site restoration (as applicable); and hydrological analysis accompanying proposed plans to modify and restore Froom Creek.

Upon motion by Commissioner Malak, seconded by Commissioner Fowler, and on the following roll call vote:

AYES: Commissioners Draze, Malak, Fowler, and Chair Larson
 NOES: Commissioners Riggs, Dandekar, and Vice-Chair Multari
 REFRAIN: None.
 ABSENT: None.

The foregoing resolution was passed and adopted this 27th day of January, 2016.

 Doug Davidson, Secretary
 Planning Commission



Meeting Date: January 27, 2016
Item Number: 3

PLANNING COMMISSION AGENDA REPORT

SUBJECT: Continued hearing to review request to initiate preparation of the Madonna on LOVR Specific Plan and associated General Plan amendments

PROJECT ADDRESS: 12165 and 12393
 Los Osos Valley Road

BY: Shawna Scott, Consulting Planner
 Phone: 543-7095 ext. 6811
 e-mail: sscott@swca.com

VIA: Marcus Carloni, Associate Planner
 Phone: 781-7176

FILE NUMBER: PRE 1293-2015

FROM: Doug Davidson, Deputy Director

RECOMMENDATION: Consider key issues related to proposed land uses and proposed modifications to hillside development limits and provide a recommendation to the City Council on the request to initiate the Madonna on LOVR Specific Plan and associated General Plan amendments (Alternatives 4.1-4.5).

1.0 PROJECT SUMMARY

The applicant is requesting authorization from the City Council to pursue preparation of the Madonna on LOVR Specific Plan (identified as Specific Plan Area SP-3 in the General Plan Land Use Element). The action was initially considered by the Planning Commission on December 9, 2015; at that time, the Planning Commission moved to continue the item and provided direction to staff and the applicant, which is addressed in this report. The Planning Commission's role is to recommend to the City Council whether to initiate the proposed Specific Plan and General Plan Amendment.

SITE DATA

Applicant	John Madonna, John Madonna Construction Company Bob Richmond, Villagio Senior Living
Representative	Victor Montgomery, RRM Design Group
Zoning	County of San Luis Obispo – Commercial Retail, Agriculture, Rural Lands
General Plan	SP-3 Madonna on LOVR Specific Plan Area
Site Area	111 acres
Environmental Status	A Program-Level Final EIR was adopted for the LUCE in 2014.



PRE 1293-2015
 Madonna on LOVR Specific Plan Initiation Request
 Page 2

2.0 SPECIFIC PLAN INITIATION HEARING CONTINUANCE

On December 9, 2015, the Planning Commission considered the applicant's request to initiate the Madonna on LOVR Specific Plan and provided feedback and direction regarding several key issues identified in the applicant's submitted project description narrative and the staff report (refer to Attachment 3, December 9, 2015 staff report and attachments). The Planning Commission generally supported the applicant's proposed mix of uses, which include Senior Housing (Continuing Care Retirement Community), multi-family housing, single-family housing, retail sales uses, open space, and parks (Attachment 3, Exhibit B.1 Conceptual Land Uses). The most significant issue raised by the applicant is the request to allow development above the 150-foot elevation. The applicant's conceptual land use exhibit shows the senior housing land use area extending to the 250-foot elevation (existing grade) and residential use area extending to the 180-foot elevation (existing grade). As indicated by the applicant, the conceptual land use plan includes 19.12 acres of development above the 150-foot elevation line (refer to page 3 of Attachment 3, Planning Commission Staff Report, December 9, 2015).

The Planning Commission moved to continue the item pending receipt of additional information and clarification as discussed in section 2.1 below.

2.1 Response to Planning Commission

a. Planning Commission Direction #1: Clearly identify constraints warranting development above the 150-foot elevation:

Approximately 61 acres of the 111-acre project site is located below the 150-foot elevation. As indicated by the applicant and as graphically shown on the applicant's Environmental Summary Site Constraints Map (refer to Attachment 4, Exhibit A.1), existing land use and resource constraints below the 150-foot elevation include:

1. Existing historic buildings associated with the Froom Ranch Historic Complex (1.5 acres)
2. Wetland habitat proximate to Los Osos Valley Road and Calle Joaquin Road (7.0 acres)
3. Stormwater basin serving adjacent commercial development (2.8 acres)
4. Slopes 21 percent or greater (6.0 acres)

The applicant's preliminary conceptual plans include the realignment and restoration of Froom Creek below the 150-foot elevation (refer to Attachment 5, Exhibit D.1, Conceptual Creek Corridor Plan and Section). This component would result in approximately 11.6 acres of drainages onsite; this acreage includes a 35-foot building setback from Froom Creek and a 20-foot building setback from an unnamed tributary to Froom Creek. Therefore, the applicant indicates that approximate area of constrained land below the 150-foot elevation is 28.9 acres. This would leave approximately 32.1 acres of developable area below the 150-foot elevation. This acreage is a key component of the applicant's justification for requesting

the City's consideration of development above the 150-foot elevation, as discussed further below.

b. Planning Commission Direction #2: *Provide justification for development above the 150-foot elevation:*

The applicant's justification for development above the 150-foot elevation relates to the acreage of unconstrained land, compliance with the LUE standards for SP-3, and the additional Continuing Care Retirement Community (CCRC) component of the conceptual plan. As noted above, the applicant has identified approximately 32.1 acres of developable land below the 150-foot elevation.

As shown in Table 1 below, the approximate acreage to meet LUE standards for SP-3 ranges between 25.5 and 67.5 acres, due to the variations in minimum to maximum units and square footage for identified land uses. Please note the acreages identified in Table 1 on the following page are conceptual and approximate, and are intended to give the Planning Commission and the public a general understanding of the comparison between developable acreage and the approximate acreage needed to accommodate a Specific Plan development.

In addition to the development area estimated to be necessary to comply with the LUE standards which could feasibly be accommodated in some form below the 150-foot elevation, the applicant estimates that the CCRC would require an additional 20 acres of developable land to accommodate activities and life transitions from active adult to skilled nursing and hospice. As shown in Table 1, the applicant's conceptual plan, which includes general compliance with the LUE SP-3 standards and the CCRC, would require up to approximately 55.5 acres of total developed land, which would exceed the developable land acreage below the 150-foot elevation by approximately 23.4 acres. Therefore, the applicant is requesting a recommendation to initiate the Specific Plan that would allow submittal of an application package including development of the CCRC and residential land uses above the 150-foot elevation.

As shown in Table 1, if a Specific Plan were proposed to meet the minimum LUE development standards (25.5 acres) and accommodate the proposed CCRC (20 acres), this concept would exceed developable land area below the 150-foot elevation by approximately 13 acres.

Table 1. Developable Land Requirements¹

LUE SP-3 Development Standards			Applicant's Conceptual Land Use Mix	
Type/Designation	Min-Max ²	Approximate Area	Conceptual Land Use Mix	Approximate Area
Residential (Mixed Use) / MDR, MHDR, HDR	200 to 350 units	8 – 29 acres	275 dwelling units	18 acres
			CCRC including: - 276 independent living apartments - 66 independent living villas and assisted living units - 122-bed skilled nursing and memory care facility	20 acres
Commercial / NC, CR	50,000 to 350,000 sf	3- 24 acres	25,000-45,000 sf ³	2-3 acres
Parks / PARK	--	6.5 acres	Small neighborhood park including historic structures (education, community use)	6.5 acres
Circulation and Stormwater management	--	8 acres	Circulation and stormwater management	8 acres
Total (approx.)	--	25.5 – 67.5 acres	--	54.4 - 55.5 acres

¹ Does not include 50% Open Space Requirement (55 acres)

² There can be a reduction in the minimum requirement based on specific physical and/or environmental constraints

³ The applicant has also indicated 50,000 sf of commercial uses to meet the LUE minimum standards

c. Planning Commission Direction #3: Description of potential impacts to environmental resources as a result of potential development above the 150-foot elevation

Prior to formulation of a recommendation to the City Council regarding initiation of the Specific Plan, the Commission requested additional information regarding the resources potentially affected by development above the 150-foot elevation. Based on the applicant's submitted Biological Resources Inventory (Kevin Merk Associates [KMA], January 2016) (Attachment 7), Section 106 Prehistoric and Historic Report (First Carbon Solutions, February 2015) (confidential report), and Environmental Summary Site Constraints Map (refer to Attachment 4, Exhibit A.1), sensitive environmental resources present above the 150-foot elevation include special-status plant species and habitats, a portion of the From Ranch Historic Complex, and archaeological resources. Due to the conceptual nature of the current proposal, which does not yet include a Specific Plan application package, impacts to

these resources as a result of a specific project has not yet been determined; however, preliminary information based on the conceptual plan is presented below.

Special Status Habitats and Plant Species

As shown on the applicant's Environmental Summary Site Constraints Map dated December 16, 2015 (Attachment 4, Exhibit A.1), sensitive habitats present above the 150-foot elevation include: wetland habitat, serpentine bunchgrass grassland, serpentine rock outcrop, and coast live oak woodland. Special-status plant species documented above the 150-foot elevation include: Chorro Creek bog thistle, San Luis Obispo owl's clover, San Luis mariposa lily, Eastwood's larkspur, mouse-grey dudleya, Blochman's dudleya, Jones's layia, chaparral ragwort, Cambria morning glory, club hair mariposa lily, and Palmer's spineflower (KMA, January 2016).

Based on an approximation of potential impacts, development of the conceptual project above the 150-foot elevation may impact approximately:

1. 6.68 acres of serpentine bunchgrass
2. 1.24 acres of California Rare Plant Rank List 1B species, and
3. 7,500 square feet of wetland habitat (road and trail drainage crossings).

The applicant's conceptual exhibit shows approximately 24 individual Chorro Creek bog thistle plants located onsite and identifies a 50-foot buffer surrounding these plants (refer to Attachment 3, Exhibit A.3 April 2015 Pre-Application Basis for Design Studies). If the City Council authorizes initiation of the Specific Plan, potential impacts to biological resources and associated avoidance and mitigation measures would be fully evaluated pursuant to the California Environmental Quality Act (CEQA), the General Plan, and Municipal Code.

Historic and Archaeological Resources

The Fromm Ranch Historic Complex is located in the northwest portion of the project site. With the exception of a historic dairy barn, the complex is located below the 150-foot elevation (refer to Attachment 4, Exhibit A.1). The two intact prehistoric resources (CA-SLO-783 and CA-SLO-1195) onsite are located above the 150-foot elevation. These resources are comprised of bedrock mortars and lithics, dietary shellfish, and bone remains, and it is possible that undiscovered subsurface resources are present. In addition, a number of isolate prehistoric artifacts and historic features were documented onsite, including a small concentration of stone artifacts, isolate waste flakes, linear rock wall features, and a stacked stone revetment/retaining wall (First Carbon Solutions, February 2015). The applicant's conceptual exhibits show avoidance of archaeological sites (refer to Attachment 3, Exhibit A.3 April 2015 Pre-Application Basis for Design Studies). If the City Council authorizes initiation of the Specific Plan, potential impacts to historic and prehistoric resources, and avoidance and mitigation measures would be fully evaluated pursuant to CEQA, the General Plan, and Municipal Code.

d. Planning Commission Direction #4: Amended visual simulations to show elevation contours and graphic simulations

In response to the Planning Commission's questions and concerns regarding potential impacts to scenic viewsheds and hillsides, the applicant provided a visual simulations package (refer to Attachment 6) including the following scenarios for comparison:

1. Photograph of existing view
2. Photo-simulation of conceptual development
3. Photo-simulation of conceptual development showing the approximate location of the 150-foot elevation line
4. Photo-simulation of conceptual development showing only proposed buildings above the 150-foot elevation
5. Photo-simulation of conceptual development showing only proposed buildings below the 150-foot elevation

If the City Council authorizes initiation of the Specific Plan, potential impacts to visual resources including independent verification and analysis of project photo-simulations would be conducted pursuant to CEQA, the General Plan, and Municipal Code.

3.0 CONCLUSION

The scope of the initiation review only provides authorization for the applicant to proceed with the application process for the Specific Plan. If the Commission recommends inclusion of the applicant's request to propose alteration of the 150-foot maximum site development alteration and/or modification to the mix of land uses envisioned in the Land Use Element for the Specific Plan area, Staff recommends the Planning Commission's recommendation include the following direction:

1. The formal application shall include all necessary information to fully evaluate the potential effects of development on natural and scenic resources (particularly as it relates to visual impacts on the City's edge), including but not limited to: photo-simulations, cross sections, grading plans (with cut and fill details), circulation diagrams, and preliminary building layouts and massing details; assessment of potential visual effects as seen from public areas including but not limited to roads, highways, and open space areas; a comprehensive project-specific and quantified impact analysis on special-status plants, animals, vegetative communities and trees, and creeks, drainages, and wetland habitat; proposed mitigation plan(s) for both on and off-site restoration (as applicable); and hydrological analysis accompanying proposed plans to modify and restore Froom Creek.

4.0 ALTERNATIVES

- 4.1 Recommend the City Council approve initiation of Specific Plan and General Plan amendments including authorization to proceed with including the following in the formal application for further evaluation, as requested by the applicant: (1) revisit the 150 foot elevation maximum site development, particularly as it relates to visual

PRE 1293-2015
 Madonna on LOVR Specific Plan Initiation Request
 Page 7

- impacts on the City's edge; and, (2) modification of the Land Use Element specified land use mix.
- 4.2 Recommend the City Council approve initiation of Specific Plan and General Plan Amendments, but provide a land use mix that more closely correlates with LUE policies for Specific Plan Area 3.
 - 4.3 Recommend the City Council approve the initiation but the formal submittal should not include a General Plan Amendment to develop above the 150-foot contour line.
 - 4.4 Continue the item. An action to continue the item should include a detailed list of additional information or analysis required.
 - 4.5 Determine that no major amendments should be made to the General Plan and recommend the City Council deny the request for Specific Plan Amendment Initiation.

5.0 ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Planning Commission Staff Report and Attachments, December 9, 2015
4. Environmental Summary Site Constraints Map (Updated Exhibit A.1)
5. Conceptual Creek Corridor Plan and Section (Updated Exhibit D.1)
6. Applicant's Updated Photo-simulations
7. Biological Resources Inventory (KMA 2016)

NOTE: Not Attached to Attachment f, please refer to individual attachments to the Council Agenda Report



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

December 16, 2015

John Madonna
12165 Los Osos Valley Road
San Luis Obispo, CA 93405

Subject: PRE 1293-2015 (12165 and 12393 Los Osos Valley Road): Request to Initiate Preparation of Madonna on LOVR Specific Plan (Madonna-Froom Specific Plan)

Dear Mr. Madonna:

On December 9, 2015, the Planning Commission met to review the request to initiate preparation of the Madonna on LOVR Specific Plan (Madonna-Froom Specific Plan). The Planning Commission requested additional information to better inform their decision-making process. Based on this direction, staff requests that you provide the following items by **January 5, 2016**, with the intention of scheduling the item for a January 2016 hearing date:

1. Provide justification why development is conceptually proposed above the 150-foot elevation.
2. Clearly identify constraints warranting development above the 150-foot elevation, which correlate to Exhibit A.1 (Site Constraints Map) or an amended constraints map.
3. Quantify approximate resource impacts potentially resulting from development above the 150-foot elevation, including but not limited to: grading on slopes exceeding 20 percent; USACE and CDFW jurisdictional waters and habitat; Chorro Creek bog thistle; native bunchgrass; and mature trees by species.
4. Amend visual simulations to show elevation contours.

If you have any questions regarding this letter, please contact me at (805) 543-7095 extension 6811.

Sincerely,

Shawna Scott
Contract Planner
Community Development Department
sscott@swca.com