

**CITY OF SAN LUIS OBISPO
PLANNING COMMISSION AGENDA REPORT**

ITEM # **3**

FROM: Kim Murry, Deputy Director *KM*

MEETING DATE: May 14, 2008

Prepared By: Michael Codron, Associate Planner (781-7175)

FILE NUMBER: SP 209-98

PROJECT ADDRESS: Orcutt Area – 231 acres of land in the southeastern portion of San Luis Obispo, bounded by Tank Farm Road, Orcutt Road and the Union Pacific Railroad.

SUBJECT: Review of the first three chapters of the Orcutt Area Specific Plan (OASP), Public Hearing Draft. (Continued from the April 23, 2008, meeting.)

SUMMARY RECOMMENDATION

Receive public comment and provide direction to staff on changes to be incorporated into the first three chapters of the draft OASP.

BACKGROUND

Situation/Previous Review

The public hearing that began on April 23rd to discuss the first three chapters of the Draft Orcutt Area Specific Plan was continued to the May 14th meeting. The remaining chapter sections for discussion include 3.3 Affordable Housing, 3.4 Public Safety, and 3.5 Airport Compatibility.

The staff presentation on May 14th will include a review of the direction provided by the Commission on April 23rd and a visual analysis showing the proposed limits of development on Righetti Hill.

It is requested that Commissioners bring their agenda packets from April 23rd to the meeting to reduce the size of the current packet. If additional staff reports are needed by the public or the Commission for this item, please contact staff or download the report from the website address provided at the end of this agenda report.

Recommendations

The following recommended changes to Chapter 3 deal with affordable housing and were not discussed during the April 23rd meeting.

Policy 3.3.4, Page 3-8: *This policy should be revised to be specific to the one location where a property owner has committed to dedicating and improving land in the medium high density zone for dedication to the Housing Authority or similar agency.* The proposed dedication, located in the southwest portion of the Orcutt Area, may accommodate up to 50 low-income residential units and would satisfy the entire low-income housing requirement for Orcutt Area development. The property owner would be reimbursed for expenses beyond her fair share requirement. Although there are no other known location where land dedications will be made for affordable housing, such dedications should be encouraged.

Policy 3.3.4, Page 3-9: The Planning Commission should discuss the precedent that would be set by exempting commercial development from inclusionary housing requirements. The policy is intended to promote and facilitate the development of the neighborhood's unique commercial core, which is expected to be an asset to the entire neighborhood. In commercial projects, affordable housing is required at the rate of two affordable dwelling units per acre. In this case the commercial zoning includes 2.75 acres and the affordable housing requirement would result in six affordable dwelling units. *Staff does not support the proposed exclusion of commercial development from inclusionary housing requirements.*

Planning Commission Field Trip Update

During the previous meeting some Commissioners suggested that staff and the Commission take a field trip to the Orcutt Area. If the Commission is interested, staff can arrange for a site visit on May 28th, prior to the regular meeting. The evening could be organized as noted below.

Wednesday May 28, 2008

- 5:00 p.m.: Meet in Council Chambers for roll call and distribution of materials, including a map of the route we will take.
- 5:15 p.m.: Load onto Ride-On bus, limited seating will be available for the public.
- 5:30 p.m.: Arrive at various destinations, including Bullock Lane, Industrial Way, Hansen Lane, Orcutt/Tank Farm intersection, and Tank Farm @ U.P.R.R. crossing.
- 6:30 p.m.: Return to City Hall, dinner will be provided for the Commission
- 7:00 p.m.: Reconvene in the Council Chambers and proceed through agenda

The Commission should discuss this schedule and provide staff with direction during the meeting on May 14th so that the appropriate arrangements and notifications can be made.

Additional OASP Background Information:

<http://www.slocity.org/communitydevelopment/oasp.asp>