

PLANNING COMMISSION AGENDA REPORT

SUBJECT: Conceptual review of a mixed-use project consisting of 280 residential units and 15,000 square feet of commercial space, including a General Plan Map Amendment to rezone the property from Business Park (BP-SP) to Commercial Services (C-S-SP), and an associated Airport Area Specific Plan Amendment to address the rezone and the development plan for the mixed-use project proposal at the subject property.

PROJECT ADDRESS: 600 Tank Farm Road

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FILE NUMBER: ARCH-0216-2020

FROM: Tyler Corey, Principal Planner

RECOMMENDATION

Provide direction to the applicant and staff on items to be addressed in plans submitted for formal entitlement review.

SITE DATA

Applicant	Covelop Holding, LLC	
Representative	Stephen Peck	
Current Zoning	BP-SP (Business Park within the Airport Area Specific Plan)	
Proposed Zoning	C-S-SP (Commercial Services within the Airport Area Specific Plan)	
General Plan Current	Business Park	
General Plan Proposed	Commercial Services	
Site Area	~11.1 acres	
Environmental Status	Final plans for the proposed project will require further environmental analysis. A Draft Environmental Impact Report is under preparation.	

SUMMARY

The project application includes proposals for a General Plan Map Amendment to rezone the property from Business Park (BP-SP) to Commercial Services (C-S-SP) zone and an Airport Area Specific Plan (AASP) Amendment to allow for a mixed-use project. The BP zone as well as the AASP prohibit residential uses at this location. The project application proposes to amend the AASP and rezone the property to Commercial Services (C-S-SP) zone to allow for a mixed use project, similar to what has

been proposed on the adjacent property 650 Tank Farm (Attachment 1, Project Description). The proposed mixed-use project consists of 280 residential units and approximately 15,000 square feet (SF) of commercial space. The residential units are provided within three different housing types: 140 townhomes, 100 stacked flat units, and 40 studio and one-bedroom units over the commercial structures. The townhome and stacked flat units are intended as ownership units, while the mixed-use units will likely be a rental product (Attachment 2, Project Plans).

1.0 COMMISSION'S PURVIEW

The purpose of conceptual review before the Planning Commission is to offer feedback to the applicant and staff as to whether the project's conceptual site layout and building design is headed in the right direction before plans are further refined and formal entitlement applications are filed; and to specifically discuss concerns and questions related to land use consistency.



Figure 1: Rendering internal of the residential portion of the project

2.0 BACKGROUND

On April 21, 2020, the City Council approved the initiation of the project and associated General Plan Amendment, Rezoning and Specific Plan Amendment and authorized the issuance of a Request for Proposals (RFP) for the preparation of an Environmental Impact Report (EIR) for the project. The Council with a vote of 5:0 provided direction to the applicant and staff to work toward a Development Agreement to accomplish the needed planning area infrastructure outlined in the AASP and maximize housing opportunities for those individuals in geographic areas included in the City's annual jobs-housing balance analysis (Attachment 3, Council Initiation 4.21.20).

On July 16, 2020, the Active Transportation Committee (ATC) reviewed the conceptual design of the project and by consensus provided 21 directional items regarding the proposed bicycle and pedestrian connectivity and safety, as well as consistency with the latest updates to the City's Active Transportation Plan for the applicant to incorporate into the project design and associated materials (Attachment 4, ATC Report and Comments 7.16.20).

On August 17, 2020, the Architectural Review Commission (ARC) reviewed the conceptual design of the project and by consensus provided nine directional items regarding building orientation in

relation to site access and private/common open space areas, and provided comments on the architectural style of the project in terms of compatibility between the different uses for the applicant to incorporate into the project design and associated materials (Attachment 5, ARC Report and Draft Minutes 8.17.20).

3.0 PROJECT INFORMATION

Site Information/Setting

The site is composed of 11.1 contiguous acres at the northeast corner of the designated Santa Fe Road realignment and Tank Farm Road. It is comprised of two separate parcels: APN: 053-421-06 and APN: 053-421-02. The site slopes from the northwest to southeast, with site elevations at 210 feet at the top of the Flower Mound, and 150 feet at the Acacia Creek/Tank Farm Road headwall. Acacia Creek borders the project on the east, although the creek area itself is located on the adjacent parcel to the east.

Project Statistics

The application provided to assist with the conceptual review does not include sufficient information to determine compliance with all development standards relevant to the project site (i.e. setbacks, lot coverage, floor area ratio, etc.); therefore, the list below is a partial list of development standards that were identifiable in the project plans.

Site Details	Proposed	Allowed/Required*
Creek Setback	35 feet	35 feet
Maximum Height of Structures	35 feet	35 feet
Density Units (DU)	255.52 DU	266.4 DU
Total # Parking Spaces	458 (8% reduction)	497

**2019 Zoning Regulations & AASP Development Standards*

4.0 DISCUSSION

The conceptual review application is not intended to provide the necessary materials (supplemental studies) needed to provide a detailed environmental review or analysis of the project. Staff has identified a set of specific discussion items for Commission's consideration. The following discussion items highlight the key issues the Commission should discuss and provide direction to the applicant and staff:

1. **Specific Plan Amendment:** The AASP was initially adopted on August 23, 2005 and provides a planning framework for future growth and development within the approximately 1,500 -acre area along the City's southern boundary. The AASP sets forth guidance for land use, conservation and resource management, community design, circulation and transportation improvements, and utilities and services needed in the planning area. The AASP has been amended multiple times, with the last amendment adopted in March 2019, with the approval of the 650 Tank Farm General Plan Amendment, rezone and AASP Amendment.

The existing General Plan Business Park land use designation provides for research and development and light manufacturing in a campus setting. The proposed General Plan Services & Manufacturing designation provides for a wide range of uses including business and professional services, medical services, research and development, and retail sales. It also provides for

residential uses as part of a mixed-use project with a residential density of up to 24 density units/acre. The proposed Specific Plan Amendment would allow for the site to be developed with a mixed-use project. This would accommodate the continuation and expansion of the residential uses proposed in the vicinity (650 & 660 Tank Farm).

2. **Airport Land Use Plan:** The current and proposed county Airport Land Use Plan (ALUP) and city airport compatibility regulations have significantly informed and influenced the location and extent of the proposed uses. The project is outside of the Runway Protection Zone and within Safety Area S-1c. Pursuant to the current ALUP, this safety area is very restrictive with residential density allowing only 0.2 dwelling units per acre, which equates to about 24 units on the 11.1-acre portion of the site proposed for C-S-SP zoning.

This residential density restriction is based on noise and safety information that is known to be outdated and the Airport Land Use Commission (ALUC) is now in the process of updating the ALUP so that it is consistent with the operational projections in the Airport Master Plan, and with the most recent version of the Caltrans Handbook. The extent of noise impacts is now known to be confined to properties south of Tank Farm Road in the vicinity of the project. The ALUC is reviewing its noise and safety zones which will be modified to reflect a more conventional configuration, similar to those found in the Caltrans Handbook and those used for other County airports. During the plan development process, the applicant team has consulted with ALUC staff and commissioners to determine the location of key ALUP regulatory zones on the property, and modified the product mix to be compatible with the anticipated updated ALUP policies and standards. The project will be dependent on the ALUP update, which is anticipated to be complete in 2021. As General Plan and Specific Plan amendments are proposed, the project will require review by the ALUC at a future date.

3. **Site Layout and Building Design:** The proposed project provides a mixed-use development within the Commercial Services zone. The project will be reviewed for consistency with Community Design Guidelines Chapter 3.4 (Guidelines for Specific Commercial and Industrial Uses) and Chapter 5.4 (Multi-family and Clustered Housing Design). Mixed-use developments are conditionally allowed in the C-S-SP zoning district with a minor use permit.

Discussion Item #1: The Commission should discuss whether the conceptual site layout and building design is compatible with adjacent uses. Specifically, the Commission should discuss and provide direction to the applicant and staff regarding the building orientation along the street frontages, parking throughout the site, and architectural styles in consideration of the context of the site and projects within the vicinity.

4. **Sante Fe Intersection Re-configuration.** The project will implement several major transportation features including the Santa Fe/Tank Farm Road roundabout, Santa Fe Road re-alignment, and associated improvements for Santa Fe Road including two travel lanes and Class IV bike paths. Santa Fe Road will be extended north along the west property line for approximately 475 to 500 feet to a temporary offset cul-de-sac. Longer term, this temporary terminus will be built as a 90-degree roundabout to connect Santa Fe Road to the Prado Road extension by the developers of the Chevron or Damon Garcia properties.

Discussion Item #2: The Commission may provide comments, suggestions, or questions related to the reconfiguration Santa Fe Road and pedestrian and bicycle connections for the applicant and staff to address through the Draft EIR or associated application materials.

5.0 NEXT STEPS

Following conceptual review, the applicant will consider feedback received from the ATC, ARC, and PC and prepare a formal application for complete review. Once all application materials are collected and the project is deemed complete, and environmental review has been completed, the project will proceed with review hearings to be scheduled before the Cultural Heritage Committee (CHC), ARC, ALUC, PC, and City Council for review of the project. Associated entitlements are envisioned at this time to include: General Plan Map Amendment (includes rezoning), Specific Plan Amendment, Development Agreement, Minor Subdivision, Minor Use Permit, and Development Review (Major).

The City determined that the project would require the preparation of a Project EIR. Following the authorization by the City Council on April 21, 2020, the City has released a Request for Proposals (RFP) and selected a consultant (Rincon Consultants) to prepare the EIR. The City will hold a Notice of Preparation of an EIR public hearing with the PC at a later date. The EIR will evaluate project-specific and cumulative impacts, in addition to secondary effects that may occur as a result of implementation of mitigation measures and conditions of approval, noting the other large development projects (650 Tank Farm, 660 Tank Farm, San Luis Ranch, Froom Ranch, and Avila Ranch) currently under review by the City, in addition to existing and reasonably foreseeable development.

6.0 OTHER DEPARTMENT COMMENTS

A pre-application meeting was held on June 6, 2019, for an earlier design of a potential project, comments from other City Departments including Engineering, Transportation, Utilities, Fire, and Building have been provided to the applicant team outlining the necessity of the supplemental studies and materials requested in conjunction with the entitlement application submittal. The Transportation Division noted that a Traffic Impact Study would be required for the proposed project and that the realignment of Santa Fe Road south of Tank Farm is not expected at this time to be required as part of the project, but the roundabout would need to be designed to accommodate addition of the south leg of the intersection when the Santa Fe Road realignment occurs at a later date.

7.0 ATTACHMENTS

1. Project Description
2. Project Plans
3. Council Initiation Report and Minutes 4.21.20
4. ATC Report and Comments 7.16.20
5. ARC Report and Minutes 8.17.20



Minutes

Planning Commission

Regular Meeting Wednesday, September 23, 2020

CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on Wednesday, September 23, 2020 at 6:00 p.m., via teleconference, by Chair Dandekar.

ROLL CALL

Present: Commissioners Michael Hopkins, Steve Kahn, Nicholas Quincey, Michelle Shoresman, Mike Wulkan, Vice-Chair Robert Jorgensen, and Chair Hemalata Dandekar

Absent: None

Staff: Community Development Director Michael Codron, Principal Planner Tyler Corey, Contract Planner John Rickenbach, Associate Planner Kyle Bell, Assistant City Attorney Roy Hanley, and Deputy City Clerk Kevin Christian

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

1. CONSENT AGENDA – CONSIDERATION OF MINUTES

ACTION: MOTION BY VICE CHAIR JORGENSEN, SECOND BY COMMISSIONER WULKAN, CARRIED 7-0-0 to approve the Planning Commission Minutes of September 9, 2020 with modifications.

PUBLIC HEARING

2. Review of Vesting Tentative Tract Map (VTTM) to subdivide Lot 7 of previously approved Tract 3096 into 11 parcels ranging in size from 0.30 to 2.77 acres, and Specific Plan Amendments (SPA) to the San Luis Ranch Specific Plan (SLRSP) to increase the number of residential units from 580 to 654 for increased affordable housing, update of design guidelines for mixed-use development on the Neighborhood Commercial site, relocation of Community Garden location in previously approved Tract 3096, and minor updates to reduce the anticipated amount of floor area of commercial space from 150,000 square feet to 139,000 square feet and a reduction in office space from 100,000 to 97,000 square feet. An addendum has been prepared with a determination that the proposal is consistent with the certified Final EIR and Supplemental Final EIR for the San Luis Ranch Specific Plan. **Project address: 1035 Madonna Road; Case #: SPEC-0172-2020 & SBDV-0173-2020; Zone: San Luis Ranch designations NG-10, NG-23, NG-30, AG and Neighborhood Commercial (NC); MI San Luis Ranch, LLC, applicant.**

Contract Planner John Rickenbach, Senior Planner Brian Leveille, and Community Development Director Michael Codron presented the staff report and responded to Commission inquiries.

Applicant representatives, John Fowler (President/CEO People's Self Help Housing) and Rachel Kovesdi (Planning Consultant), provided information on the development plan and responded to Commission inquiries.

Chair Dandekar opened the public hearing.

Public Comment:

None

Chair Dandekar closed the public hearing.

ACTION: MOTION BY COMMISSIONER KAHN, SECOND BY COMMISSIONER WULKAN, CARRIED 5-1-1 (QUINCEY OPPOSED, HOPKINS RECUSED) to adopt a Resolution entitled,

“A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING APPROVAL OF A SPECIFIC PLAN AMENDMENT FOR THE SAN LUIS RANCH SPECIFIC PLAN, IN ORDER TO ALLOW UP TO 139,300 SF OF COMMERCIAL, 97,000 SF OF OFFICE, AND 654 RESIDENTIAL UNITS WITHIN THE PLAN AREA; APPROVAL OF VESTING TENTATIVE TRACT MAP 3142 WITHIN PREVIOUSLY APPROVED VESTING TENTATIVE TRACT MAP 3096 TO CREATE 11 LOTS IN THE NC ZONE OF THE SAN LUIS RANCH SPECIFIC PLAN, FOR THE COMMERCIAL, OFFICE, AND RESIDENTIAL UNITS WITHIN THESE LOTS, AS ALLOWED UNDER THE SPECIFIC PLAN AMENDMENT; AND A DETERMINATION THAT THE PROJECT IS CONSISTENT WITH THE CERTIFIED FINAL EIR AND FINAL SUPPLEMENTAL EIR FOR SAN LUIS

RANCH SPECIFIC PLAN WHEN CONSIDERED IN CONJUNCTION WITH AN ADDENDUM APPROVED BY THE CITY COUNCIL ON AUGUST 18, 2020; AS REPRESENTED IN THE AGENDA REPORT AND ATTACHMENTS DATED SEPTEMBER 23, 2020 (1035 MADONNA ROAD, SPEC-0172-2020)” amended as presented concerning COA 30 and COA 31.

The Commission gave the following direction for inclusion in the Development Plan:

- Ensure that compatible design considerations are included for Lot 4 adjacent to the affordable housing.
- Ensure the loading/unloading area doesn't infringe on the residential parking area for the affordable housing.
- Install a masonry wall instead of a wood fence and a 5 foot landscape buffer between the parking lot for lot 11 and the adjacent single family (NC-23) housing area to the south.
- Consider adding a pedestrian crossing of Dalidio Drive mid-block between the traffic circle and Madonna Road.
- Bike parking for Lot 11 should include charging stations for e-bikes and parking for large bikes, such as cargo bikes.

RECESS

The Commission recessed at 7:53 and reconvened at 8:05 with all Commissioners present.

3. Conceptual review of a mixed-use project consisting of 280 residential units and 15,000 square feet of commercial space, the project also includes a General Plan Map amendment and Airport Area Specific Plan amendment to rezone the property from Business Park (BP-SP) to Commercial Services (C-S-SP). The project will include preparation of an Environmental Impact Report. **Project address: 600 Tank Farm Road; Case #: ARCH-0216-2020; Zone: BP-SP; Covelop Holdings, LLC, applicant.**

Associate Planner Kyle Bell presented the staff report and responded to Commission inquiries.

Applicant representatives, Steven Peck of Peck Planning and Damien Mavis of Covelop, Inc., provided an overview of the project, focusing on traffic circulation, considerations for amending the land use, compatibility with the existing Airport Land Use plans, and the proposed housing affordability.

Chair Dandekar opened the public hearing.

Public Comment:

Pam Ricci

Chair Dandekar closed the public hearing.

The Commission provided the following direction and comments to staff and the developer for possible enhancements to be included in their final proposal:

- Consider the circulation interrelationship of this and other nearby developments as a whole and their impact on bicycling and pedestrian connectivity in the immediate area as well as to further destinations in the City.
- Consider increasing the number of units.
- Ensure compatibility of the commercial services for this project and adjacent sites.
- Design of building adjacent to Tank Farm should be orientated to Tank Farm if they serve the general public rather than just the development.
- Provide a more prominent direct pedestrian connection between the residential and commercial areas – minimize crossing of parking areas.
- Consider broadening the proposed 1.5-mile local preference zone.
- Consider opportunities to enhance connectivity across the emergency bridge.

COMMENT AND DISCUSSION

4. Agenda Forecast – Principal Planner Tyler Corey provided an update of upcoming projects.

ADJOURNMENT

The meeting was adjourned at 9:33 p.m. The next Regular Planning Commission meeting is scheduled for Wednesday, October 14, 2020, via teleconference.

APPROVED BY THE PLANNING COMMISSION: 10/14/2020