

## **RESOLUTION NO. PC-XXXX-21**

**A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION APPROVING THE DEVELOPMENT OF THE AGRICULTURAL HERITAGE AND LEARNING CENTER WITHIN THE AG ZONED PORTION OF THE SAN LUIS RANCH SPECIFIC PLAN AREA, AND A DETERMINATION THAT THE PROJECT IS CONSISTENT WITH THE 2017 CERTIFIED FINAL EIR, 2018 SUPPLEMENTAL FINAL EIR FOR SAN LUIS RANCH SPECIFIC PLAN, WITH AN EIR ADDENDUM TO ADDRESS MINOR CHANGES IN THE DESCRIPTION OF HISTORIC RESOURCES UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED OCTOBER 27, 2021 (1035 MADONNA ROAD, ARCH-0253-2021)**

**WHEREAS**, the Architectural Review Commission of the City of San Luis Obispo conducted a public hearing on September 20, 2021, recommending the Planning Commission find the project consistent with the Community Design Guidelines and design guidelines of the San Luis Ranch Specific Plan (SLRSP), pursuant to a proceeding instituted under ARCH-0253-2021, Coastal Community Builders, applicant; and

**WHEREAS**, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing on September 27, 2021, recommending the Planning Commission approve the Addendum to the FEIR, and find the project consistent with the Historic Preservation Ordinance, Secretary of Interior Standards, and historic policies and programs of the San Luis Ranch Specific Plan; and, pursuant to a proceeding instituted under ARCH-0253-2021, Coastal Community Builders, applicant; and

**WHEREAS**, the Planning Commission of the City of San Luis Obispo conducted a public hearing on October 27, 2021, pursuant to a proceeding instituted under ARCH-0253-2021, Coastal Community Builders, applicant; and

**WHEREAS**, the Planning Commission of the City of San Luis Obispo has duly considered all evidence, including the testimony of the applicant, interested parties, and evaluation and recommendations by staff, presented at said hearing; and

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

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

**SECTION 1.** Findings. The Planning Commission hereby grants final development plan approval to the project (ARCH-0253-2021), based on the following findings:

1. The proposed action is consistent with applicable City planning regulations, including the General Plan, San Luis Ranch Specific Plan, Zoning Regulations, and Community Design Guidelines.
2. The project will not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because the project respects site constraints and will be compatible with the scale and character of the neighborhood.
3. The project is consistent with the General Plan because it promotes policies related to agricultural preservation and heritage and the development of agriculturally related facilities within the San Luis Ranch Special Focus Area (LUE 8.1.4).
4. The project is consistent with San Luis Ranch Specific Plan Policy 3.7.3 for the Agricultural Heritage Facilities Learning Center and Guidelines since historic structures are integrated into the site plan design and relocation and final rehabilitation measures will be carried out in accordance with direction by a qualified historic consultant.
5. The project design is consistent with the San Luis Ranch Design Guidelines within the SLRSP, and consistent with the Community Design Guidelines for development in the Agriculture zone because the architectural styles are complementary to the neighboring agricultural land and agricultural heritage in the community, including site design, roofing style, siding materials, finish, landscaping, and scale. The project design incorporates articulation, massing, and a mix of color/finish materials that are compatible with existing and planned development within the immediate vicinity.

**SECTION 2.** Environmental Review. The project is consistent with the Final Environmental Impact Report (FEIR) for SLRSP, certified through Council Resolution 10822 (2017 Series), as well as a Final Supplemental EIR to address modifications to the phasing plan within the SLRSP was certified by the City Council on July 17, 2018, through Council Resolution 10927 (2018 Series). All mitigation measures adopted as part of the SLRSP FEIR and FSEIR that are applicable to the proposed project are carried forward and applied to the proposed project to effectively mitigate the impacts that were previously identified. An Addendum to the Final EIR has been prepared to address updated information related to the significance of the Spectators Barn/Viewing Stand and the change in mitigation approach based on the structure's destruction in the 2019 fire. No Supplemental Environmental Impact Report is required pursuant to Public Resources Code §21166 and State CEQA Guidelines Section 15162 because: 1) the project does not include or require any revisions to the certified SLRSP FEIR or FSEIR; 2) no substantial changes would occur with respect to the circumstances under which the project is being undertaken, and no revisions to the SLRSP FEIR or FSEIR are required; and 3) no new information of substantial importance is available that was not already known at the time the SLRSP FEIR and FSEIR were certified.

**SECTION 3.** Action. The Planning Commission hereby grants final approval to the project with incorporation of the following conditions:

1. Final project design and construction drawings submitted for a building permit shall be in substantial compliance with the project plans approved by the Planning Commission (ARCH-0253-2021). A separate, full-size sheet shall be included in working drawings submitted for a building permit that lists all conditions and code requirements of project approval listed as sheet number 2. Reference shall be made in the margin of listed items as to where in plans requirements are addressed and include all conditions, mitigation measures, and development agreement provisions as noted in Condition #2. Reference shall be made in the margin of listed items as to where in plans requirements are addressed. Any change to approved design, colors, materials, landscaping, or other conditions of approval must be approved by the Director or Planning Commission, as deemed appropriate.
2. The project shall comply with all mitigation measures and conditions applicable to the project site, as established under City Council Resolutions No. 10822 (2017 Series) and No. 10927 (2018 Series).
3. Plans submitted for a building permit shall clearly depict the location of all required short and long-term bicycle parking on the site. Sufficient detail shall be provided about the placement and design of bike racks and lockers to demonstrate compliance with relevant Engineering Standards and Community Design Guidelines, to the satisfaction of the Public Works and Community Development Directors.
4. Plans submitted for a building permit shall clearly depict the location of all required Electric Vehicle (EV) parking spaces, as well as those that are EV-ready, and could be converted into EV spaces in the future, pursuant to the requirements of Municipal Code Section 17.72.040.
5. Plans submitted for building permit shall include a photometric plan, demonstrating compliance with maximum light intensity standards not to exceed a maintained value of 10 foot-candles. The locations of all lighting, including bollard style landscaping or path lighting, shall be included in plans submitted for a building permit. All wall-mounted lighting fixtures shall be clearly called out on building elevations included as part of working drawings. All wall-mounted lighting shall complement building architecture. The lighting schedule for the building shall include a graphic representation of the proposed lighting fixtures and cut-sheets on the submitted building plans. The selected fixture(s) shall be shielded to ensure that light is directed downward consistent with the requirements of the City's Night Sky Preservation standards contained in Chapter §17.70.100 of the Zoning Regulations.
6. Mechanical and electrical equipment should be located internally to the buildings. With submittal of working drawings, the applicant shall include sectional views of the buildings, which clearly show the sizes of any proposed condensers and other mechanical equipment. If any condensers, transformers, or other mechanical equipment are to be ground mounted or placed on the roof, plans submitted for a building permit shall confirm that these features will be adequately screened. A line-of-sight diagram may be required to confirm that proposed screening will be adequate. This condition applies to initial construction and later improvements.

7. A final landscaping plan, including irrigation details and plans, shall be submitted to the Community Development Department along with working drawings. The legend for the landscaping plan shall include the sizes and species of all groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans. Landscaping plans shall include the following information, at a minimum:
  - a. The species, diameter at breast height, location, and condition of all existing trees;
  - b. Identification of trees that will be retained, removed, or relocated;
  - c. Location and size of plant and tree species proposed to be planted;
  - d. The location of proposed utilities, driveways, street tree locations, and the size and species of proposed street trees; and
  - e. A reclaimed water irrigation plan.
8. Plans submitted for construction permits shall include elevation and detail drawings of all walls and fences. Fences, walls, and hedges will comply with the development standards described in the Zoning Regulations (§17.70.070 –Fences, Walls, and Hedges).
9. The location of any required backflow preventer and double-check assembly shall be shown on all site plans submitted for a building permit, including the landscaping plan. Construction plans shall also include a scaled diagram of the equipment proposed. Where possible, as determined by the Utilities Director, equipment shall be located inside the building within 20 feet of the front property line. Where this is not possible, as determined by the Utilities Director, the back-flow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and, if deemed appropriate by the Community Development Director, a low wall. The size and configuration of such equipment shall be subject to review and approval by the Utilities and Community Development Directors.
10. Prior to occupancy, an overflight notification shall be recorded and appear with the property deed. The applicant shall also record a covenant with the City to ensure that disclosure is provided to all buyers and lessees at the subject property. Notice form and content shall be to the satisfaction of the Community Development Director and include the following language:

*NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.*
11. The applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review (“Indemnified

Claims”). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and the City shall fully cooperate in the defense against an Indemnified Claim.

On motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

AYES:

NOES:

REFRAIN:

ABSENT:

The foregoing resolution was passed and adopted this 27<sup>th</sup> day of October, 2021.

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Tyler Corey, Secretary  
Planning Commission