



PLANNING COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF A COMMON INTEREST VESTING TENTATIVE TRACT MAP (VTTM 3136), A 192-UNIT MIXED-USE DEVELOPMENT, INCLUDING 7 LIVE/WORK UNITS, A 585 SQUARE FOOT COMMERCIAL UNIT, ON-SITE PARKING, AND OTHER RESIDENTIAL COMMUNITY AMENITIES ON A 10.93-ACRE SITE LOCATED

PROJECT ADDRESS:
3580/3584 Bullock Lane

BY: John Rickenbach, Contract Planner
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FILE NUMBERS: ARCH-0489-2019,
SBDV-0490-2019 & EID-0345-2020

FROM: Tyler Corey, Deputy Director

RECOMMENDATION

Adopt the Draft Resolution (Attachment A) recommending the City Council:

1. Approve the development plan based on findings and subject to conditions of approval, including the request to allow live/work units within the first 50 feet of floor area measured from the building face adjacent to a street and a sign program;
2. Approve the Vesting Tentative Tract Map (VTTM 3136);
3. Approve the summary abandonment of the 30' Offer of Dedication for Public Street and Utility purposes;
4. Adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

SITE DATA

Applicant	Bullock Ranch, LLC
Representative	Barry Ephraim
General Plan	Medium-High Density Residential; Community Commercial
Zoning	R-3 and CC-MU (Medium High Density Residential and Community Commercial Mixed Use)
Site Area	10.93 acres
Environmental Status	A Mitigated Negative Declaration has been prepared for the project.



Figure 1. Project Site Location

1.0 COMMISSION'S PURVIEW

The Planning Commission's role is to review the project for consistency with the General Plan¹, Orcutt Area Specific Plan (OASP)², Zoning Regulations³, Subdivision Regulations⁴, Community Design Guidelines (CDG)⁵, and applicable City development standards.

2.0 PREVIOUS REVIEW

The Tree Committee reviewed the project on October 26, 2020, to review the proposed tree removal and replacement plantings associated with the project, recommending approval to the Planning Commission (Attachment B, TC Staff Report and Meeting Minutes). See Section 4.5 for directional items set forth by the Tree Committee for Planning Commission consideration.

The Architectural Review Commission (ARC) reviewed the proposed project design on December 7, 2020 for consistency with the OASP and Community Design Guidelines (CDG). The ARC recommended the PC find the project consistent with applicable design guidelines (Attachment C, ARC Staff Report and Meeting Minutes). See Section 4.6 for directional items set forth by ARC for Planning Commission consideration.

¹ General Plan: [Land Use Element](#) Chapter 2 (Conservation and Development of Residential Neighborhoods), [Housing Element](#) Chapter 3 (Goals, Policies and Programs)

² [OASP](#): Chapter 3 (Land Use and Development Standards); Chapter 4 (Community Design)

³ [Zoning Regulations](#) Article 3 (Regulations and Standards Applicable to All Zones) and Article 8 (Housing-Related Regulations)

⁴ [Subdivision Regulations](#): Chapter 16.12 (Vesting Tentative Maps) and Chapter 16.17 (Common Interest Subdivision, Airspace Subdivisions, and Condominium Conversions)

⁵ [CDG](#): Chapter 2 (General Design Principals), Chapter 5 (Residential Project Design), and Chapter 6 (Site Planning and Other Design Details)

2.0 PROJECT INFORMATION

Proposed residential development would consist of three housing product types: 8 townhouses in the southeast corner of the project site along Ranch House Road, 88 bungalows/carriages on the east side of the project site, and 96 townhouse apartments on the west side of the project site along Bullock Lane. All residential development would be on airspace condominium lots. The bungalows/carriages and the conventional townhouses would be in San Luis Obispo Mission and Adobe Ranch architectural styles and the live/work units in the Farmhouse architectural style (Figures 2 through 5). The proposed bungalows/carriages would be semi-detached housing organized in clusters of two bungalows and one carriage house. Each of the bungalows would be two levels and would include small back yards and a detached two-car garage. Each of the carriage houses would be a single-level unit on top of its two-car garage and the garages for the two bungalows in the cluster.

The eight townhouse apartments (seven of which are live/work units) would be located within the Mixed Use/Community Commercial zoned area. Each townhouse would have three levels, three bedrooms, would range in size between 2,050 and 2,350 square feet, and would have direct access to a car garage in its rear. The ground floor of each live/work unit is designed for commercial or office use. The eighth townhouse apartment would be separated from a ground floor commercial space with a separate entrance. The bungalows would each have 4 bedrooms and range in size between 1,600 square feet and 1,901 square feet. The carriage houses with one bedroom would be 749 square feet and those with three bedrooms 1,412 square feet. The traditional townhouse apartments would range in size between 733 square feet for one-bedroom units up to 1,839 square feet for three-bedroom units. These townhouses would be in three level buildings of either 6 units or 12 units. Each townhouse would have direct access to a garage.

The project also includes construction of several residential community amenities, including a 1,766-square foot community center that would include a fitness center and lease office, a 766 square-foot pool building that would include bathrooms, showers, resident mailboxes, a bicycle maintenance room, and an outdoor pool area. Several landscaped seating areas would be provided throughout the residential community areas, including an open area (mini-park) (Attachment D, Project Plans, Sheet L5) with a fire pit, shade structure and an outdoor kitchen for neighborhood gatherings and various “seating nodes”.

The project will be constructed in two phases. Phase 1 will be to the east of the proposed central recreation area and will include the 88 bungalow and carriage units, 7 live/work townhouses, and 1 additional unit within the live/work building but with a separate entrance from a downstairs 585 SF commercial space. Phase 2 will include the central recreation area and the 96 townhouses. Required infrastructure improvements will be built concurrently with each phase.

The project would improve Bullock Lane between the project site’s north property line and south property line. Additionally, the project is conditioned to extend an existing regional bike path along the west side of Bullock Lane from the project’s south property line to the southwest corner of the intersection of Orcutt Road and Bullock Lane (Condition No. 80).

Item 3a.

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The project includes connection to existing City services, including water and wastewater infrastructure. A related aspect of the project includes the summary abandonment of a previous street and utility offer with respect to Bullock Lane in order to facilitate the proposed improvements as described above.

The applicant has also provided a sign program in accordance with City sign regulations (Municipal Code Section 15.40), which is included as Attachment E.



Figure 2. Project Site Plan Showing Proposed Architectural Styles



Figure 3. Bungalow Cluster Conceptual Rendering



Figure 4. Live/Work Units Conceptual Rendering



Figure 5. Townhouse Apartments Conceptual Rendering

4.0 PROJECT ANALYSIS

The proposed project must conform to the standards and limitations of the General Plan, OASP, and any applicable aspects of the Zoning Regulations, and Engineering Standards that are not otherwise addressed in the OASP which apply to the overall development

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plan approval including the subdivision component. Staff has evaluated the project and identified discussion items for the PC to consider, including direction provided by the ARC related to design guidelines.

4.1 Consistency with the Orcutt Area Specific Plan

Upon its adoption in 2009, the OASP became the primary guiding land use regulatory document for the area it encompassed. Figure 6 shows the land use map within the OASP, and the proposed project area is within the Medium-High Density Residential and Mixed Use/Community Commercial land use designations shown on that map.

A specific plan is a tool for the systematic implementation of a general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. In the case of the OASP, it addresses the broad range of planning issues and policies typically covered in the City's General Plan or zoning ordinance, from land use, circulation, site planning standards, design guidelines, landscape design requirements, project phasing, and infrastructure requirements.

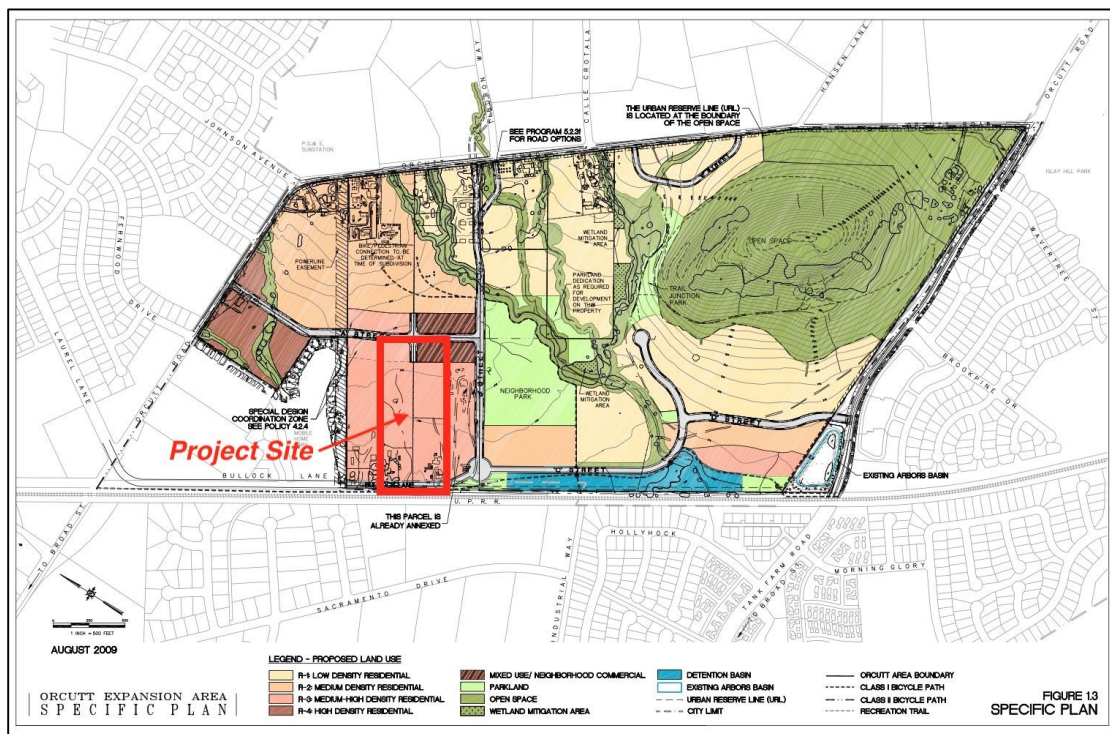


Figure 6. Orcutt Area Specific Plan – Land Use Plan

In many cases, it establishes standards that go beyond those included in the General Plan, or that are tailored to the needs of the project site. For that reason, the project will be evaluated against the requirements of the OASP to determine consistency with City planning policies. In certain instances, the OASP defers to the City's zoning requirements, and where this is the case, it is noted in the analysis that follows. On December 7, 2020, the ARC reviewed the project design and recommended the PC find it consistent with Community Design and Specific Plan Guidelines.

Consistency with Medium-High Density Residential Designation

Under the OASP, most of the project site is designated as R-3, Medium-High Density Residential. In the regulatory framework associated with that designation, the following policies are relevant to the proposed project:

- *Policy 3.2.11. The majority of medium-high development (R-3) should be comprised of multiplexes and multi-family apartments or condominiums.*
- *Policy 3.2.13. Multiplex dwelling units may consist of attached units with a maximum of eight units per building. Units either could be available to renters or owned as condominiums.*
- *Policy 3.2.14. Multiplex and multi-family apartment units shall have access to common greens or interior parkways. Ground floor units shall be designed with private, compact outdoor areas.*
- *Policy 3.2.15. All common outdoor areas within multiplexes, manufactured housing parks and multi-family apartment projects shall be privately maintained by a homeowners' association or other method acceptable to the Community Development Department.*
- *Policy 3.2.16. Multifamily developments shall provide connections to pedestrian/bicycle paths in the Specific Plan Area for access to the mixed-use area, the neighborhood park, and linear park.*
- *Policy 3.2.18. Sites within the medium-high and high density residential zones will be made available to the Housing Authority or private developers to develop units of affordable housing for low income households. Adequate areas of medium-high density (R-3) and medium density (R-2) will be provided for additional units of affordable housing for low and moderate-income households (see Affordable Housing below for further discussion).*

The project consists of a variety of attached and detached multi-family housing products, including attached apartments, and semi-detached bungalows units (with separate multi-unit garage buildings), and attached live/work units. The project complies with the relevant aspects of the OASP as they relate to the R-3 zone, as it includes an appropriate mix of unit types, with access to common and public open space, as well as community amenities consistent with OASP policies, such as a community center, pool and related facilities, resident mailboxes, and a bicycle maintenance room.

OASP Policy 3.2.13 states that “multiplex dwelling units *may* consist of attached units with a maximum of eight units per building.” The 192 total units for the project are housed in 42 multiplexes, with 6 of those multiplexes containing 12 units. Staff worked closely with the project applicant in the design of these units, and based on various site constraints and design considerations, the proposed design meets the intent of the policy, which is to discourage large monolithic structures that have interior-only access and may be visually out of scale. As noted earlier, the ARC found the design of the project to be consistent with the design guidelines of the OASP and the CDG. The proposed San Luis Obispo Mission, Adobe Ranch, and Farmhouse architectural styles of the residential and

commercial structures are consistent with the California Mission and California Bungalow styles described in the OASP because the designs include architectural features such as gable end roof forms, rafter tails, fenestration and porch styles of the bungalow style and tile roofs, smooth stucco facades, end roof forms and arched openings of the mission style.

The project would include the extension of an existing regional bike path along the west side of Bullock Lane from the project's south property line to the southwest corner of the intersection of Orcutt Road and Bullock Lane, providing direct connectivity to the rest of the City's bicycle circulation network, which is consistent with OASP policies. The proposed alignment of the bike path and how it relates to neighboring properties is included as Attachment F.

The OASP defers to City development standards for the R-3 zone for issues related to setbacks, garage design, lot configurations and lot coverage. Please refer to Section 4.3 for a discussion of consistency with Zoning Regulations.

Consistency with Mixed Use/Community Commercial Designation

The project would include seven, three-story attached live/work units within the Mixed Use/Community Commercial designation, all in a single building. Conceptually, the ground floor would be used as commercial or office space, while the upper stories would be the residential areas. Each of these units would have direct access to the ground floor commercial space. An eighth similarly designed residential unit will be included on the second story within the same building, with a 585 SF commercial space on the first floor, but the residential and commercial unit will have separate entrances. For this reason, this 8th unit is not considered to be a live/work unit. This approach is consistent with City requirements related to design of live/work units.

The following OASP policies are relevant to the live/work unit portion of the project:

- *Policy 3.2.20. Encourage professional and other offices uses conducive to local residents walking to work, as second floor occupancy above the retail uses identified in Policy 3.2.1.*
- *Policy 3.2.21. Encourage home/offices (live/work) in the multifamily residential portion of the community commercial. Additional precluded uses in the community commercial would be: manufactured housing, or low intensity uses that do not contribute to a pedestrian intense environment.*

The live/work units would be located along Ranch House Road, an interior collector roadway serving the entire Specific Plan area. The units would appropriately front on that roadway, providing good visibility for the ground floor commercial component of the project. Although no commercial or office uses have been prescribed, the design of the structures and small floor area would encourage uses that would be consistent and compatible with adjacent residential development.

Consistency with Parking Requirements

The project would include both garages and on onsite parking to serve proposed development. Table 1 summarizes the parking requirements for the site, and how the proposed project meets those requirements. As shown in the Table 1, the project meets City parking requirements.

Table 1. Consistency with Parking Requirements

Parking Summary			
Vehicle Parking Required	No. Units	Spaces Required	Spaces/Unit
1 Bed	69	52	0.75
2 Bed	16	24	1.50
3 Bed	50	113	2.25
4 Bed	57	171	3
Guest	192	39	0.2
Total Residential Parking		399	2.1
Vehicle Parking Provided		Spaces Provided	Spaces/Unit
Garage Spaces		315	
On Site Spaces		97	
Total Parking Spaces		412	2.1
Motorcycle Parking Required: 1 Per 20 Cars		16	5%
Motorcycle Parking Provided		16	
Resident Bicycle Parking Required: 2 Per Unit		384	2.0
Guest Bicycle Parking		39	0.2
Bicycle Parking Provided		423	
Accessible Parking	Total Open Parking Provided	Ratio	Accesible Spaces Provided
Apartment	32	5%	2
Bungalow	82	0%	0
Live Work	4	5%	1

4.2 Consistency with Affordable Housing Requirements

The project is required to provide affordable inclusionary housing based on the City's Housing Element and municipal code. The 184 proposed units in the R-3 zone would generate a requirement for 27.6 inclusionary units, per Table 2 of the Housing Element. However, per Table 2A, that requirement is adjusted downward to be 0.25 times the nominal requirement based on the average unit size and net density (1,347 SF and 16.25 density units/acre), or 6.9 inclusionary units, rounded up to 7.

The applicant's Inclusionary Housing Proposal is shown in Table 2 below. The applicant proposes to meet this requirement by spreading the inclusionary units throughout the project site and among the various product types, with 2 affordable units in Phase 1, and 5 units in Phase 2, as shown on Figure 7. The number and type of inclusionary units are consistent with the requirements of Housing Element policy 4.1, Municipal Code Section

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17.138.040 and policies 3.3.1 through 3.3.7 of the Orcutt Area Specific Plan (OASP). Notably, OASP Policy 3.3.5 exempts the Community Commercial Mixed-Use portions of any project from Inclusionary Housing requirements.

Table 2. Inclusionary Housing Proposal

Housing Type	Phase	No. of Bedrooms	No. of Affordable
Bungalow	P1	1	1 Low
Bungalow	P2	3	1 Moderate
Townhouse	P1	1	1 Moderate
Townhouse	P2	1	1 Low, 2 Moderate
Townhouse	P3	2	1 Moderate

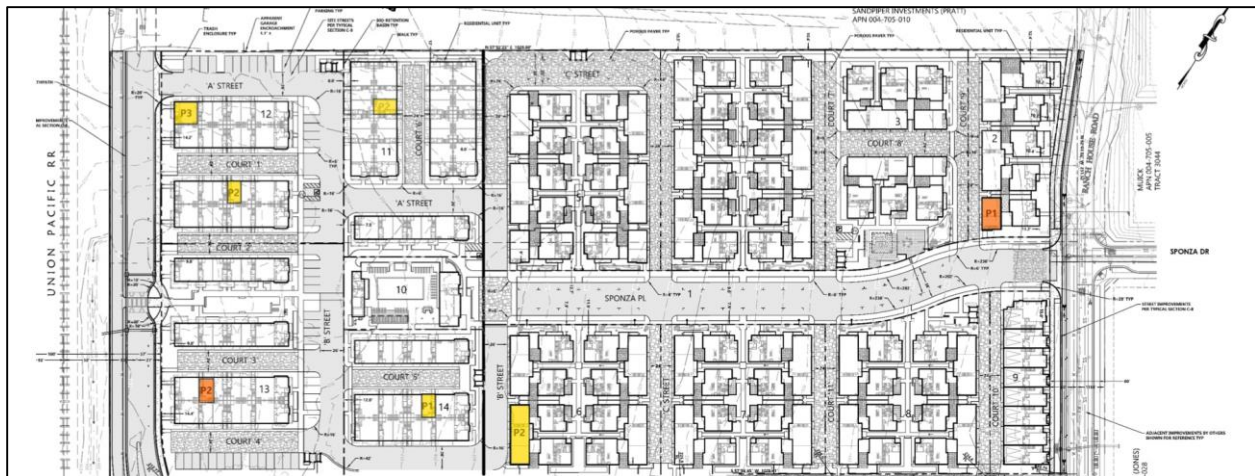


Figure 7. Proposed Affordable Housing Plan

4.3 Consistency with the Zoning Regulations

As noted previously, the OASP includes standards and requirements that in many cases supersede those in the Zoning Regulations. In other cases, the OASP defers to the Zoning Regulations, notably for issues such as setbacks, lot coverage, lot configuration, parking, lighting, and signs. Table 2 summarizes the project's characteristics, providing context within the framework of applicable Zoning Regulations. The project is consistent with applicable Zoning Regulations.

Consistency with the Mixed-Use Standards (Section 17.70.130)

The project is consistent with the Zoning Regulations for Mixed-Use Projects (Section 17.70.130), since the proposed building design complies with design and performance standards for mixed-use development and is consistent with all property development standards including height, coverage, access, and setbacks for the Community Commercial (C-C) zone. The project applicant requests that the first floor of live/work units be allowed within the first 50 feet measured from the building face adjacent to a street (live/work units are classified in the Zoning Regulations as "residential" in a mixed-use development). Locating these units within the 50-foot setback is consistent with the

Zoning Regulations for Mixed-Use Projects (Section 17.70.130.D.1(2)), because the units enhance the pedestrian environment in the surrounding area by placing the commercial space at the sidewalk and fulfills the Orcutt Area Specific Plan Policy 3.2.21 that encourages live work units in the multi-family residential portion of the community commercial zone.

Lighting

The applicant has proposed a conceptual lighting plan (Attachment G), which shows the general types of lighting and their location within the project site. These include street and parking lot lighting (pole lights), decorative pedestrian path lighting, signage lighting and bollard lighting. No details on lighting type have been provided except at the conceptual level. However, this is sufficient to understand the applicant's intent to provide for public safety and visibility at night. Condition of Approval No. 5 (Attachment A) requires a detailed lighting program to demonstrate compliance with the Municipal Code requirements.

Signage

The project includes a sign program (Attachment E) as required by Section 15.40.485 of the Municipal Code. The purpose of sign program is to provide for project specific designs and sign accommodations that take into account compatible and appropriate signage which can be reviewed concurrently with the review of building designs and site layout. The sign program includes: 9 wall signs, a residential monument sign, and an apartment community sign. Table 3 breaks down the sign type, quantity, and size of each sign. Signage would be allowed on metal awnings or on the wall over the door for each live/work and commercial space. Signs would be made from wood, metal, or plastic. Wall signs may be painted on the wall or on a board that is attached to the wall. Signs may be illuminated externally or internally consistent with Municipal Code Section 15.40.430. The sign program also includes a 30 square foot residential monument sign that has a maximum height of 4 feet and a width of 12 feet. This sign would have a stucco finish with a terracotta cap that ties into the San Luis Obispo Mission and Adobe Ranch architectural styles of the residential units (see Figure 8 below) and would not be illuminated. The program also includes a 36-square foot apartment community sign (1.5 feet high x 24 feet wide). The overall scale and form of these signs are generally consistent with other monument and community signs for subdivisions in the City.

Table 3. Proposed Sign Program

Sign Type	Quantity	Maximum Size and dimensions
Awning Sign	3	18 inches x 6 feet (9 square feet)
Wall Sign	4	18 inches x 6 feet (9 square feet)
Awning Sign	1	18 inches x 8 feet (12 square feet)
Awning Sign	1	18 inches x 12 feet (18 square feet)
Residential Monument Sign	1	Approx. 4 feet x 12 feet (30 square feet)
Apartment Community Sign	1	18 inches x 24 feet (36 square feet)
Total No. of Signs	11	

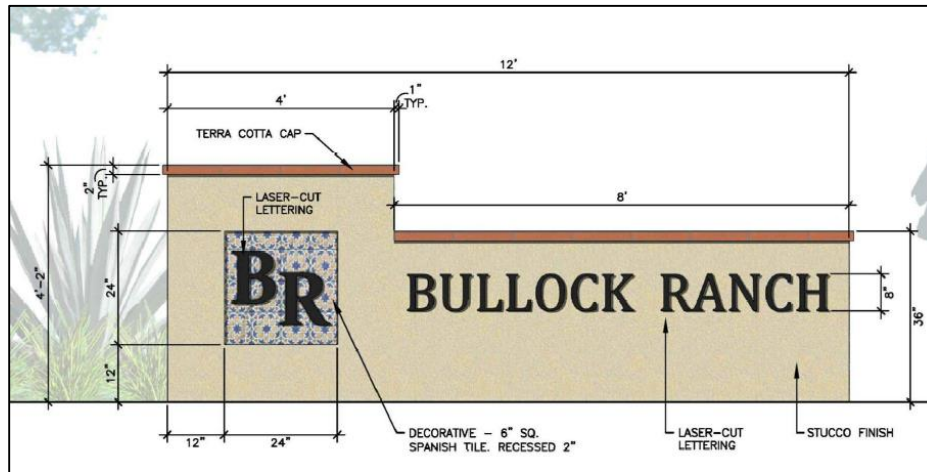


Figure 8. Proposed residential monument sign



Figure 9. Proposed rendering of the signage for the live/work and commercial spaces.

4.4 Consistency with the Subdivision Regulations

The subdivision component of the project (Vesting Tentative Tract Map – VTTM 3136) requires a Planning Commission recommendation and final approval by the City Council. The applicant is requesting a common interest phased subdivision that includes easements for shared driveways and parking spaces. Per section 16.17.030 of the Municipal Code, common interest subdivisions within the R-3 zone shall provide a minimum of one hundred square feet of common open space per unit, a total of 19,200 square feet for the overall project. The project site includes 75,320 SF of publicly accessible landscaped open space area, primarily landscaped courtyards and parkways. In addition, the project includes 41,220 SF of hardscape, mostly sidewalks, paseos, and paved gathering areas associated with the community center. This is approximately 606 SF per unit, or 392 SF if just counting the landscaped areas. Figure 10 shows the public open space areas within the project site.

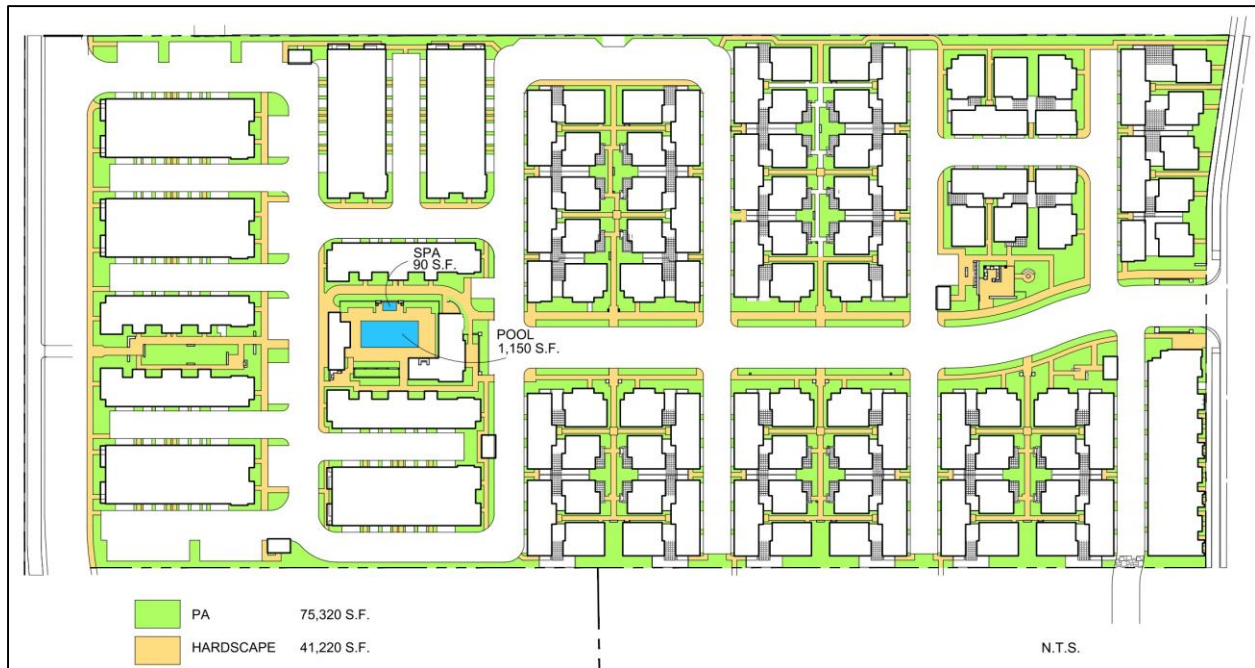


Figure 10. Public Open Space within the Project Site

In addition to providing common open space, although not required, the project provides a minimum of 37 to 600 SF of private open space per unit, depending on the size of the unit, in the form of balconies and patios. As proposed, the proposed subdivision and the proposed phasing is consistent with the subdivision regulations.

4.5 Summary Abandonment

The project also includes the summary abandonment of the 30' Offer of Dedication for Public Street and Utility purposes as recorded per Document Number 2017025192 on June 9, 2017, on file in the Office of the County Recorder. Staff has determined that the offered property is not needed for public street or utility purposes and qualifies for a summary abandonment process in accordance with State and local laws and regulations. The final map may be used to abandon all or a portion of said offer depending upon the final subdivision improvement design.

4.6 Tree Committee Directional Items

The Tree Committee recommended the following directional items for consideration by the Planning Commission:

TC Directional Item #1: The applicant should remove the Bird of Paradise from the tree replanting list because that species is a shrub.

TC Directional Item #2: The applicant should plant Coast Live Oaks as street trees and ensure that there is at least 8 feet of clearance for these large trees.

TC Directional Item #3: Ensure that the rate of tree replacement continues to be greater than 1:1.

The applicant has provided a revised landscape plan that replaces the Birds of Paradise with the palm trees (Attachment 3). Per the Tree Committee's recommendation, staff is recommending Condition No. 12 that states that "the final landscape plan shall provide details showing that the street trees are consistent with the OASP selected tree species and that where possible, plant Coast Live Oaks. Coast Live Oaks shall be planted with 8 feet of clearance on all sides. Additionally, the tree replacement ratio shall remain greater than 1:1 as provided in the project description."

4.7 Architectural Review Commission Directional Items

The ARC recommended three directional items to be reviewed and evaluated prior to taking final action on the project design.

ARC Directional Item #1: Consider at least partially solid guardrails on apartment balconies. If metal railings are used on balconies, limit them to the upper portions of balconies to maximize privacy.

ARC Directional Item #2: Consider the use of masonry on porches on the front porches that provide the contrast that the designers are looking to achieve without making these necessarily solid veneer elements.

ARC Directional Item #3: Consider some sort of shelter above garage doors.

The applicant has provided additional details showing alterations to the balcony railings and the use of masonry on the porches, as well as additional lighting and sheltering elements for garage entrances in response to the direction provided by the ARC (see Figures 11, 12 and 13 below).



Figure 11. Enclosure of the lower portion of the balconies.



Figure 12. Brick façade removed and used to detail the arched openings.

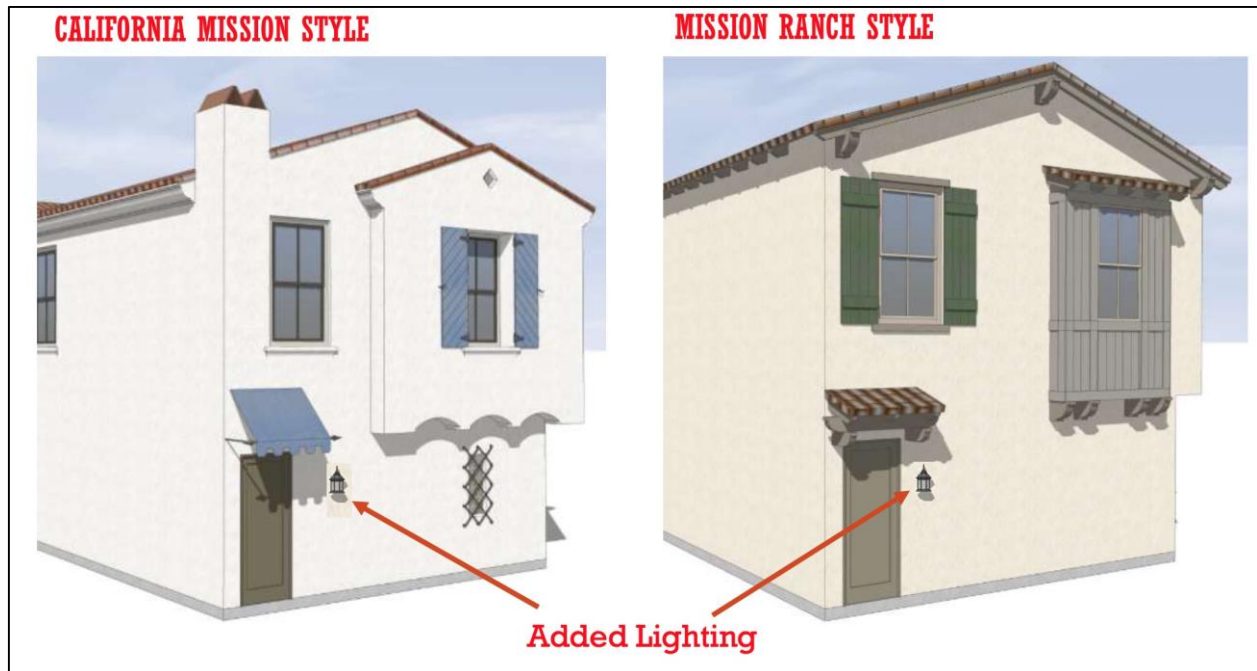


Figure 13. Added lighting and rain cover awnings at garage door entrances.

5.0 PROJECT STATISTICS

As proposed, the project is consistent with the requirements of the Zoning Regulations. Table 3 provides a breakdown of the various requirements and how the project complies.

Table 4. Project Consistency with Zoning Regulations

Site Details	Proposed	Requirement
Land Use Designation	R-3-SP Medium-High Density Residential and Community Commercial Mixed Use	R-3 policies apply from the OASP Policies 3.2.11 to 3.2.18; R-3 development standards defer to Zoning Code (per Table 3.1 of OASP); OASP policy 3.2.21 encourages live/work units in CCMU

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Site Details	Proposed	Requirement
Density & Dwelling Units	169 Density Units; 192 total units (185 + 7 live/work units)	18 units per net acre. 18 x 10.34 net ac = 186 Density Units
Setbacks	Project setbacks vary and comply with code requirements.	Front – 10 feet; Side and rear – variable depending on building height (5-10 feet), per Table 2-9 of Municipal Code 17.20.020
Maximum Building Height	Bungalow Cluster – 27' 10" Live/Work Units – 35' Townhouse Apartments – 35' Recreation Building – 27' 8" (see <i>Project Plan Sheets AA2.9, AA2.10, AB2.0, AC2.0, AC2.1, AC2.2, AC2.3 and AC2.4</i>)	35' (per Table 2-8 of Municipal Code 17.20.020 and Table 2-16 of Municipal Code 17.28.020)
Maximum Lot Coverage	34.6%	60% in R-3 zone (per Table 2-8 of Municipal Code 17.20.020); 75% in C-C zone (per MC 17.28.020)
Signs	Schematic sign program has been provided by the applicant; will be subject to a condition of approval	Project subject to Municipal Code Section 15.40 (sign regulations). Sign program will be submitted separately.
Public Art	Payment of in-lieu fees	Project subject to Municipal Code 17.70.140, payment of in-lieu fees
Parking Automobile spaces Bicycle Parking Motorcycle Parking	412 (315 in garages); 40 EV Ready and 200 EV Capable spaces located in garage spaces 384 long-term (2 per unit); 39 short-term for guests 16 (see <i>Project Plan Sheet A1.0</i>)	399 automobile spaces; 40 EV Ready and 200 EV Capable 384 long-term (2 per unit); 39 short-term 16 motorcycle spaces (consistent with Municipal Code 17.72.030 and 17.72.040)
Affordable Housing	7 total (2 for low income; 5 for moderate income households)	7 total (per <i>City inclusionary housing regulations</i>)

Site Details	Proposed	Requirement
Environmental Status	A Mitigated Negative Declaration (MND) has been prepared and has circulated for a 30-day public review. The project site is also addressed in the Orcutt Area Specific Plan Final EIR, which was certified in 2009.	

6.0 ENVIRONMENTAL REVIEW

A Draft Mitigated Negative Declaration (MND) was prepared under the California Environmental Quality Act (CEQA) and circulated for 30 days beginning November 24, 2020 and ending December 24, 2020. The Draft MND, including all its attachments, are available on the City's website at: <https://www.slocity.org/government/departments-directory/community-development/documents-online/environmental-review-documents/-folder-2123>. The Draft MND tiered off the OASP Final EIR that was certified in 2009 (<https://www.slocity.org/government/departments-directory/community-development/documents-online/environmental-review-documents/-folder-717>).

The Draft MND determined that with incorporation of mitigation measures, potential impacts will be less than significant. The following issue areas had associated impacts requiring mitigation measures: aesthetics (minimize lighting), air quality (standard SLOAPCD emissions reductions), biological resources (pre-construction surveys; landscaping review; pet hazards brochure), cultural and tribal cultural resources (construction monitoring), energy (shade trees, telecommuting, ped/bike pathways), geology and soils (grading practices), greenhouse gas emissions (reduction measures), hazards and hazardous materials (past stored materials evaluation and disposal), hydrology and water quality (SWPPP, fair share fee for area drainage improvements), noise (noise reduction measures), and transportation (pedestrian warning signage). Residual impacts from building onsite recreation facilities and utilities are addressed through the mitigation measures described above.

One comment letter was received regarding the MND from the Air Pollution Control District (APCD) of San Luis Obispo County on December 28, 2020. Comments in the letter were reviewed by City staff and the City's environmental review consultant. SLOAPCD raised issues with respect to possible health risks from emissions from nearby passing locomotives, impacts from construction-related emissions, and greenhouse gas emissions associated with the project. Responses to APCD's comments have been prepared and included as Attachment H. No revisions have been made to either the analysis or required mitigation measures. However, some clarification is provided in the response to APCD relative to the project design, so that agency can better understand the project's proximity to the nearby railroad tracks, and how that relates to the air quality analysis. The findings from the Draft MND, as well as the Mitigation Monitoring Reporting Program (MMRP), have been included in the draft Resolution for Planning Commission consideration.

7.0 OTHER DEPARTMENT COMMENTS

The project has been reviewed by various City departments and divisions including: Planning, Engineering, Transportation, Natural Resources, Building, Utilities, and Fire. Engineering and Transportation have incorporated specific conditionals of approval related to the design and construction of the bicycle path and Bullock Lane. Other staff comments have been incorporated into the draft resolution as conditions of approval.

8.0 ALTERNATIVES

1. Continue project. An action to continue the items should include a detailed list of additional information or analysis required.
2. Deny the project. An action denying the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Community Design Guidelines, OASP, Zoning Regulations or other policy documents.

9.0 ATTACHMENTS

- A. Draft PC Resolution recommending the City Council approve the project.
- B. Tree Committee Meeting Minutes of 10-26-2020
- C. ARC Meeting Minutes of 12-7-2020
- D. Project Plans & Vesting Tentative Tract Map for Bullock Ranch Mixed-Use Development Project (3580/3584 Bullock Lane)
- E. Sign Program
- F. Bullock Lane Bike Path Alignment
- G. Lighting Plan
- H. Response to comment on the MND
- I. Mitigated Negative Declaration of Environmental Review for Bullock Ranch 3580 3580, 3584, and 3590 Bullock Lane, EID-0345-2020 (available online):
<https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-2123>