

**SAN LUIS OBISPO
PLANNING COMMISSION MINUTES
May 9, 2012**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners John Fowler, John Larson, Michael Multari, Airlin Singewald, Charles Stevenson, Vice-Chairperson Eric Meyer, and Chairperson Michael Draze

Absent: Commissioner John Fowler

Staff: Deputy Community Development Directors Doug Davidson and Kim Murry, Senior Planner Pam Ricci, and Natural Resources Manager Neil Havlik

ACCEPTANCE OF THE AGENDA: The agenda was accepted as presented.

MINUTES: Minutes of April 25, 2012, were approved as written.

PUBLIC COMMENTS ON NON-AGENDA ITEMS:

There were no comments made from the public.

PUBLIC HEARINGS:

1. Assessor Parcels 073-381-007 through 073-381-012. GPC 33-12: General Plan Conformity for proposed purchase of property off Alrita Drive (Filipponi/Twisselman); City of San Luis Obispo, applicant. (*Neil Havlik*)

Neil Havlik, Natural Resources Manager, presented the staff report and recommended the Commission determine and report to the City Council that the proposed acquisition is in conformance with the General Plan.

Commissioner Stevenson asked if acquiring this property would allow trail connectivity to Reservoir Canyon. Dr. Havlik responded that it was a possibility.

Vice-Chair Meyer asked how the City was paying for the acquisition. Dr. Havlik responded that the majority was coming from Measure Y funds and is being augmented by \$14,000 in donations from the Land Conservancy.

PUBLIC COMMENTS:

Irene Ray, San Luis Obispo, spoke in support of the acquisition.

Ben Parker, San Luis Obispo, spoke in support of the acquisition and encouraged the City to leave it outside City limits in order to retain state responsibility for fire suppression.

Garry Holdgrafer, San Luis Obispo, spoke in support of the acquisition and encouraged the City to find way to address brush clearance.

There were no further comments made from the public.

COMMISSION COMMENTS:

Commr. Stevenson supported acquisition of the entire site.

On motion by Commr. Multari, seconded by Commr. Stevenson, to determine and report to the City Council that the proposed acquisition is in conformance with the General Plan.

AYES: Commissioners Larson, Multari, Singewald, Stevenson, Meyer, and Draze
NOES: None
RECUSED: None
ABSENT: Commissioner Fowler

The motion passed on a 6:0 vote.

2. 0½ Higuera Street (Assessor Parcel 053-021-028). GPC 40-12: General Plan Conformity for proposed purchase of the San Luis Cemetery in-holding of ½ acre on the South Hills; City of San Luis Obispo, applicant. (*Neil Havlik*)

Neil Havlik presented the staff report and recommended the Planning Commission determine and report to the City Council that the proposed acquisition is in conformance with the General Plan.

PUBLIC COMMENTS:

There were no comments made from the public.

COMMISSION COMMENTS:

Commr. Multari asked about the purchase price for the property. Dr. Havlik responded that it will be \$2,500.

On motion by Commr. Stevenson, seconded by Vice-Chair Meyer, to determine and report to the City Council that the proposed acquisition is in conformance with the General Plan.

AYES: Commissioners Larson, Multari, Singewald, Stevenson, Meyer, and Draze
NOES: None
RECUSED: None
ABSENT: Commissioner Fowler

The motion passed on a 6:0 vote.

3. **1642 Johnson Avenue.** ER 56-08: Public scoping meeting to discuss the workscope of the Environmental Impact Report (EIR) being prepared for the Johnson Avenue Housing Project; R-2 zone; San Luis Coastal Unified School District, applicant. (*Pam Ricci*)

Pam Ricci, Senior Planner, along with Richard Daulton, Rincon Consultants, provided a presentation, based on the staff report, which included an overview of the project, EIR review process, and the main issue areas to be evaluated in the EIR.

PUBLIC COMMENTS:

Wendy Brown, San Luis Obispo, noted concern with changes that would result in a single driveway to the Adult School and feels that this might be shoehorning a project where there isn't sufficient space for its scale. She questioned whether the widening of Fixlini Street was proposed.

Steve Sicanoff, owner of the Judges Townhouses adjacent to the project, mentioned the historic significance of the building on his property. He stated concern for the scope and size of the project in such close proximity to his site. He said that the project would destroy his views and a buffer is needed between the project and his property.

Boz Schrage, San Luis Obispo, said that the traffic impacts are critical and open space placement is extremely important in order to fit in the community. He suggested that the buffer should be on other side of site, near existing housing.

Mary-Ellen Gibson, San Luis Obispo, expressed concern for the traffic the project would generate because she lives on Buchon near the project.

Kathy Schwanitz, San Luis Obispo, noted that the high school drop-off pattern is to use Fixlini to drop students off at the Adult Ed school parking lot. She suggested that the EIR look at Wilding Lane traffic and pedestrian safety issues related to vehicle speeds.

Woody Combrink, San Luis Obispo, stated that a traffic study should look at impacts to the Marsh and California intersection. He also mentioned that a noise study needs to evaluate the impacts of the project on the surrounding areas. He felt that the proposed access to the project is too small, unsafe, and is not pedestrian friendly. He added that traffic from the Bowden Ranch Project and Wilding Lane onto Lizzie needs to be addressed, especially in regard to vehicle speeds. He mentioned that proposed building heights of 3-4 stories are out of character with rest of neighborhood.

Paul Gabriel, San Luis Obispo, said the size and density of the project are of concern to him. He also mentioned the impacts of Bowden Ranch, specifically the speed of vehicles going down Lizzie, and suggested looking at alternatives to the project.

R. Branden Welshons, indicated that Fixlini is too narrow of a street to accommodate a project of this size and that two-way traffic at the current entrance to the adult school is a concern.

Paulette Diaz, San Luis Obispo, stated that pedestrian and car-traffic in the neighborhood is already immense without the project adding to it.

Laurel Davar, San Luis Obispo, is a Bowden Ranch resident. She said that the EIR should look at existing traffic as well as what will be created by the project and to look at a bigger scope. She noted that the EIR should address impacts on emergency vehicles from French Hospital due to traffic congestion caused by project.

Adi Ringer, San Luis Obispo, reiterated concerns with traffic from the project specifically that Fixlini Street is not meant for high traffic volumes.

Susan Dier, San Luis Obispo, mentioned that changes in the numbers and schedules of students and interrelated impacts can have an impact on traffic projections. She mentioned that the school is creating problems at peak periods, because school buses use the Adult Ed School as a hub.

Judy Philbin, San Luis Obispo, pointed out that noise, exhaust fumes, and parking are also issues associated with the project.

John Kerr, San Luis Obispo, raised concern for traffic on Fixlini, fire response, and storm water runoff from the project.

Charles Knight, San Luis Obispo, noted that he is a neighboring resident who lives off a small driveway accessed by Lizzie Street that also served other houses and this driveway, in a sense, operates like an intersection. He said he was shocked by the size of the project and is worried about potential impacts of off-site parking. He asked if there is a legal conflict with the school district proposing a development project.

Donald Avery, San Luis Obispo, said that traffic impacts are the premier concern but he is also worried that access of Fixlini Street, east of Lizzie, will be overburdened. He thinks that a visual study needs to be performed from Johnson facing the hills as well as a historical analysis of the neighborhood. He also wondered whether there will be a market analysis of who this project is targeting.

Renee Frogge, San Luis Obispo, is not in support of rezoning.

There were no further comments made from the public.

COMMISSION COMMENTS:

Commr. Multari stated that compatibility with historic resources should be added to the scope of the project. He pointed out that a cumulative analysis was already a component of the EIR work scope. He said that consideration of emergency access should be addressed and the project should have an expanded discussion of General Plan policy consistency. He added that an alternative discussion that looks at access to the project from San Luis Drive should be pursued.

Commr. Stevenson pointed out that the EIR should look at the queuing of vehicles turning left onto Lizzie from Johnson during morning peak traffic (7:30-7:45) and the context of the project in relation to the Judge's House.

Commr. Singewald mentioned his confusion with the School District as the applicant. He noted concerns with the scale and character of the project in relation to the adjacent neighborhood and views of the hills. He said that greenhouse gases would fall below APCD thresholds of 103 units for a multi-family project, noting that the NOP references the 70 unit threshold that applies to single family projects. He also noted concerns regarding noise impacts on existing sensitive receptors (i.e. residences) due to approximately 900 daily vehicle trips on Fixlini being created from the project. He suggested an alternative circulation and access plan.

Vice-Chair Meyer asked about bike and pedestrian access to the site and neighborhood as a whole. He said Monterey and California, Buchon and Johnson, Marsh and California segments should be added as intersections to be studied.

Commr. Larson raised concern for the potential cultural resources and historic values on site as well as traffic impacts created on Fixlini and the entrance to the Adult School.

There were no further comments made from the Commission.

COMMENT AND DISCUSSION:

4. Staff

- a. Agenda Forecast – Doug Davidson presented the agenda forecast.

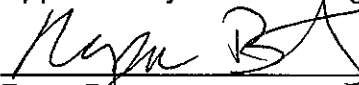
5. Commission

ADJOURNMENT: The meeting was adjourned at 8:15 p.m.

Respectfully submitted by,

Doug Davidson
Recording Secretary

Approved by the Planning Commission on May 23, 2012.



Ryan Betz
Supervising Administrative Assistant