

*Minutes: ARC
Monday, April 5, 2021*

AYES: Hoag, Hall
NOES: Couch
ABSENT: Berlin, Juetta

8.c. CONSIDERATION OF LOT MERGER 21-001 AND CONDITIONAL USE PERMIT 21-001; MIXED-USE DEVELOPMENT CONSISTING OF 65 AFFORDABLE HOUSING UNITS AND 1,178 SQUARE FEET OF COMMERCIAL SPACE; LOCATION – 700 OAK PARK BLVD.; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – SCOTT SMITH (Perez)

Associate Planner Perez presented the staff report, providing information about the project site, project description, unit mix of the apartments, development standards, and density. He also summarized comments from City Council's review of the pre-application for the project, highlighting the positive feedback, support for the two concessions requested, and the aspects of the project Council wanted the applicant to pay attention to. He explained the density bonuses applicable to the project, both locally and from State legislation. Details about site access, parking, and landscaping were also provided.

David Gibbs, project architect, made a presentation about the project, highlighting the design aspects of each building's colors, materials, and rationale for the design choices. He explained how the interface between the project and public space was considered, and how potential impacts to the Chilton Street neighborhood were carefully considered during the project design. He also reiterated Council's support for the request to exceed the height limit and providing parking at a lower ratio than what is required. He also explained how the design was partially driven by the presence of the oak trees on site, the removal of some oak trees, the arborist report, and the landscaping plan. Scott Smith, executive director of HASLO, addressed the Committee in support of the project, and explained the timeframe for review as it relates to the funding for the project.

Chair Hoag acknowledged the Committee's receipt of a public comment letter from Ben Oakley and opened the public comment period.

Sam Oakley, spoke in support of the project, but asked the applicant to consider the neighbors on Chilton Street and reduce to scope of the project to minimize adverse impacts. Mr. Oakley disagreed with the findings in the arborist report regarding the proposed removal of oak trees. He asked for the commercial component to be restricted to a resident serving use, such as a neighborhood market or barber.

Ben Oakley urged the applicant to upgrade the pedestrian and bicycle facilities around the project because those facilities are lacking in the area around the project site. Mr. Oakley also asked that the commercial component of the project be restricted to a resident serving use.

The Committee was generally supportive of the project despite its size. They recognized the need for affordable housing, but urged the applicant to consider reducing the number of units and massing of the structure. The Committee appreciated the architecture, especially the colors and materials proposed.

The Committee also suggested adding more commercial space to the project because of its location at a prominent corner of the City. The Committee concurred with the public comment that the commercial tenant should be a neighborhood serving use. The Committee appreciated the two-story massing of Building #3 along the Chilton Street frontage, but was still concerned the project's massing was too big for this site, especially with zero setback, and could negatively impact the neighbors.

Chair Hoag made a motion, seconded by Committee Member Couch, recommending conceptual approval to the Planning Commission, with the suggestions that the applicant:

1. Consider reducing the massing of Building #3 along Chilton Street to minimize impacts to that neighborhood; and
2. Consider addressing the massing of Building #2 along El Camino Real by adding more articulation and having the building step back to break up the massing; and
3. Condition the project to return to the Committee prior to building permit issuance for review of project lighting and location and function of the trash enclosures.

The motion passed 3-0 on the following voice vote:

AYES: Hoag, Couch, Hall
NOES: None
ABSENT: Berlin, Julette

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

None.

12. ADJOURNMENT

The meeting adjourned at 5:43 p.m. to a regular meeting on April 19, 2021 at 2:30 p.m.

ANDREW PEREZ
ASSOCIATE PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR