

**COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW DIVISION
QUARTERLY PROJECT STATUS REPORT
APRIL – JUNE 2010**

The following report describes permit activity on “major projects” in process with the Development Review Division from April 1, 2010 through June 30, 2010:

A. CURRENT PROJECTS (Currently in the development review process):

1. **667 Monterey (Leitcher House site):**

Mixed-use project including a hotel and rehabilitation of the historic house.

Project Status: The site has been enlarged to include the adjacent parcel and the project is currently being revised by the applicant.

Project Planner: Brian Leveille

2. **Irish Hills Plaza East LLC 11980 Los Osos Valley Road**

Change the Land Use designation on the “Gap” property on Los Osos Valley Road between the Pacific Beach School and auto dealers from Interim Open Space to Commercial Retail to allow a large retail project. Proposed project is made up of multiple commercial buildings totaling approximately 180,000 sq. ft., including a Target store.

Project Status: The Final EIR and project entitlements were approved by the City Council on September 1st. Final design review was granted by the ARC on December 14th. LAFCO approved the annexation on January 21st. The City has issued the site grading permits and public improvement plans. Construction of site improvements is underway.

Project Planner: Phil Dunsmore

3. **Housing Authority SRO project- 858 Humbert Ave.**

Mixed-use project including 19 single-room occupancy residential units.

Project Status: Project scheduled for Planning Commission Use Permit this summer.

Project Planner: Brian Leveille

4. **ICON project (1340 Taft)**

Mixed-use project containing commercial space and affordable housing units located at the intersection of Taft and Kentucky at the California Blvd. southbound exit off of 101.

Project Status: The Planning Commission continued the project review at its March 10th meeting and directed the applicant to address massing, parking, and neighborhood compatibility issues.

Project Planner: Brian Leveille

5. **Garden Street Terrace SLO Partners, LP; 1119 Garden:**

Mixed-use project including 95-room hotel, 34 residential condominium units, and 25,000 sq. ft. of retail building bordered by Garden, Broad, Marsh & Garden Alley. Project Status: The Final EIR has been completed and the Advisory Body hearing process started at the beginning of the year. The revised project was introduced to the Planning Commission and public on January 27th. The Planning Commission acted on February 24th to recommend the City Council approve the Final EIR, Use Permit, and Tract Map. The Planning Commission recommendation is the Reduced Development and No Public Parking Alternatives. The CHC reviewed the Planning Commission recommendation and supported the adequacy of the EIR on March 22nd. The ARC did likewise at a similar hearing on April 19th. The City Council was introduced to the revised project and recommended alternatives on April 20th. The Council certified the EIR with the recommended alternative on June 1st. The project will now be redesigned consistent with the EIR and go before the CHC, ARC, and Council for final design review.

Project Planner: Tyler Corey

6. **Homeless Shelter Campus (3433 S.Higuera)**

Homeless shelter with bed capacity of approximately 200 persons. Proposed facility is a two-story building approximately 20,000-25,000 sq. ft. with multi-purpose rooms, offices, and kitchen/dining area.

Project Status: The Planning Commission approved the Use Permit on June 23rd.

Project Planner: Phil Dunsmore

7. **Naman Project (1029 Chorro)**

A new project has been submitted for this property supplanting the project reviewed in 2006. Project includes relocation of historic structures and demolition of non-historic buildings, and a new two-story commercial building. A defining feature of the project is a proposed paseo connecting Chorro St. to San Luis Obispo Creek.

Project Status: Project was submitted in early April and is now undergoing initial environmental review.

Project Planner: Brian Leveille

8. **313 South Street Apartments (ROEM Corporation)**

Affordable housing project of 68 units on the McCarthy's Steel site. Proposed project is 3-stories in height, approximately 140,000 sq. ft, with subterranean parking

Project Status: Project is undergoing initial project review.

Project Planner: Pam Ricci

9. **Village at Broad St. - 2238 Broad St. (Halferty Development)**

Mixed-use project, including a Fresh & Easy neighborhood market on the Broad St. parcel between Rabobank and Fire Station #1.

Project Status: Project is undergoing initial review.

Project Planner: Pam Ricci

10. **San Luis Obispo Coastal Scholl District Project: 1642 Johnson**

General Plan Amendment and Planned Development Rezoning to R-4 for a proposed 88-unit residential project.

Project Status: Project is undergoing initial review.

Project Planner: Tyler Corey

B. ON-GOING PROJECTS (Approved land use entitlements - preparing for building permits, in plan check, or under construction):

1. **Chinatown Project** (most of block bounded by Palm, Morro, Monterey and Chorro) A mixed use project consisting of commercial space (retail/restaurant/office), hotel, and residential condominiums.

Project Status: The project was reviewed by the ARC on October 19th and approved by the City Council on November 17th. The project has now received its land use entitlements and the applicants are preparing the seismic retrofit/remodel plans for the first phase of the project.

Project Planner: Pam Ricci

2. **2959 Broad St.**

Proposed new mixed-use project on the corner of Broad and Sweeney where the Enterprise car rental and Luna Rustica are currently located.

Project Status: Use Permit approved by the Planning Commission on December 17th and final design approval by the ARC on March 2, 2009.

Project Planner: Phil Dunsmore

3. **4180 Vachell Lane**

Two commercial office buildings in the Manufacturing zone.

Project Status: Project was approved by the ARC on September 8th.

Project Planner: Brian Leveille

4. **Humbert Street Housing Authority project:**

A market rate and affordable project consisting of 80 condominium units.

Project Status: Conceptual design review was conducted by the ARC on January 21st. Project was recommended for approval by the Planning Commission on February 11th and approved by the City Council on March 17th. Project final design was approved by the ARC review on July 20, 2009. Building permits have been reviewed and are close to issuance.

Project Planner: Doug Davidson

5. **774 Caudill:**

Mixed-use project in the South Broad Street Planning Area containing approximately 6,000 square feet of commercial space and 4 residences.

Project Status: The Use Permit was approved by the Planning Commission on August 12 and the design by the ARC on September 8, 2009.

Project Planner: Brian Leveille

6. **1804/1814 Osos St. (Alano Building):** Renovation of the existing building and a new mixed-use project on the adjacent site.

Project Status: Revised project was recommended for approval by the ARC on January 21, 2009 and the Planning Commission on February 25th. The City Council approved the project on April 21st. The applicant is currently working on recording the final parcel map.

Project Planner: Doug Davidson

7. **Pacific Courtyards (321/1327 Osos St.):** Mixed-Use project on the parking lot adjacent to the Seventh Day Adventist Church across Pacific St. from Mission Medical. Project proposes approximately 10,000 sq. ft. of office and 12 residential units.

Project Status: The Rezone and Tract Map applications were approved by the Planning Commission on July 9th and the City Council on August 19, 2008. Project received its final approval from the ARC on April 6, 2009.

Project Planner: Pam Ricci

8. **The Mix at Monterey (1308 Monterey):**

Mixed-use project consisting of 9,000 sq. ft. of commercial space and 5 residential units located at the corner of Monterey and Johnson.

Project Status: Approved by the ARC on August 4, 2008 and the Hearing Officer on September 19, 2008. Building permits are ready to issue.

Project Planner: Brian Leveille

9. **1120 Morro St. (Old Granada Theater)**

A proposed four-story mixed use project with commercial on the ground floor and 3 floors (12 units) of residential.

Project Status: Project has been approved by the CHC and the ARC.

Project Planner: Pam Ricci

10. **590 Marsh (Foster's Freeze site)**

Mixed use project at the corner of Marsh and Nipomo containing 7,000 sq. ft. of commercial area and 13 residential units.

Project Status: Project has been approved by the ARC.

Project Planner: Brian Leveille

11. **956 Monterey St.**

Proposed 3-story mixed-use building on the corner of Monterey and Morro St.

Project Status: Approved by the CHC and ARC in summer/fall, 2007.

Project Planner: Pam Ricci

12. **El Vaquero - 221 Nipomo (formerly Bermant Homes):** A mixed use project of 5,000 square feet commercial space and 33 residential units located at the corner of Marsh and Nipomo Streets.
Project Status: Approved in 2006 by the Planning Commission and City Council. Building permits are ready to issue.
Contact: Doug Davidson
13. **Four Creeks (Creekston and Laurel Creek):** These two adjacent projects are made up of several parcels on Orcutt Road near Broad Street. The Creekston project proposes 86 dwelling units ranging one-bedroom units, courtyard homes, lofts, and single-family residences, including 3 affordable units. Also proposed is Commercial Service space and a day care facility. Laurel Creek proposes 180 dwellings including cottages, “mansions” and “manors”. Laurel Creek will provide 2 Inclusionary affordable units and 10 additional affordable units under the State’s BEGIN program.
Project Status: Laurel Creek is currently under construction.
Project Planner: Michael Codron
14. **1292 Foothill**
Proposed new fraternity house (to replace existing one) and zone change of property from R-3 to R-4. Zone change includes the other R-3 property on the block west of Crandall. The Fraternity House is designed for high energy efficiency (LEED certified).
Project Status: The City Council approved the project on April 15, 2008 and the ARC gave final approval on May 19th.
Project Planner: Brian Leveille
15. **Village at Broad St. (formerly Maymont) 2238 Broad St, next to Fire Station #1**
Revised mixed use project with approximately 35,000 square feet of commercial space and 70 residential units.
Project Status: Mixed-use Overlay zone and mixed-use project approved by the Planning Commission on August 27th and approved by the Council on October 7th. Final ARC review was held on November 3, 2008. The approval for Parcel 3 at the rear of the site was modified this year to an affordable family housing project. These project revisions were approved by the ARC on August 3, 2009. A minor subdivision was approved by the Hearing Officer on February 5, 2010.
Project Planner: Pam Ricci

16. Prado Road Business Park (400 Prado)

Proposed business park/office development of 160,000 sq. ft. on a 20-acre site in the Margarita Area.

Project Status: The tract map was reviewed by the Planning Commission on September 23rd and approved by the City Council on November 3rd. Final design was approved by the ARC on March 1, 2010.

Project Planner: Pam Ricci

17. Long-Bonetti Ranch (3897 S. Higuera)

Proposed new commercial development encompassing the historic ranch buildings, including amending the Higuera Commerce Park Specific Plan.

Project status: The Specific Plan amendments have been approved by the Planning Commission the City Council. The CHC reviewed the design plans in August, 2009 and the ARC granted final approval on February 17th.

Project Planner: Phil Dunsmore

18. 1101 Monterey

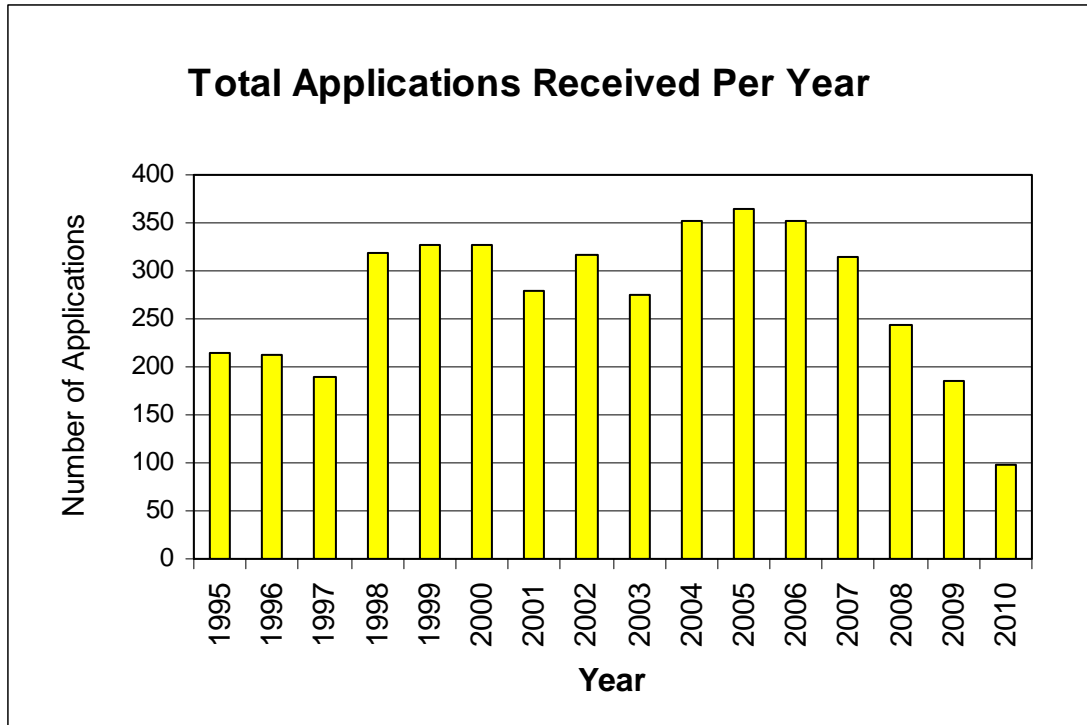
A new service station and car wash on the Shell gas station site fronting on Santa Rosa, Monterey, and Higuera.

Project Status: On September 23rd, the Planning Commission denied the Use Permit for the car wash. The City Council upheld the applicant's appeal and approved the project on November 3rd. The ARC granted final design review on February 17th.

Project Planner: Brian Leveille

C. PERMIT STATISTICS:

1. Totals through June 2010:



2. Applications by Month:

