

**COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW DIVISION
QUARTERLY PROJECT STATUS REPORT
JANUARY – MARCH, 2011**

The following report describes permit activity on “major projects” in process with the Development Review Division from January 1, 2011 through March 31, 2011:

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

1. **Monterey Place (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 reviewed by City staff. The project includes residential, commercial, and hotel (bed & breakfast) uses.

Project Planner: Brian Leveille

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

Project is made up of multiple commercial buildings totaling approximately 180,000 sq. ft., including a Target store.

Project Status: Construction of site improvements and Target store is currently underway.

Project Planner: Phil Dunsmore

Olive Garden Restaurant 11966 Los Osos Valley Road

New restaurant and site improvements on the front pad of the Prefumo Creek Commons Center.

Project Status: Reviewed and approved by the Architectural Review Commission.

Project Planner: Brian Leveille

Dick’s Sporting Goods 11970 Los Osos Valley Road

Sporting Goods Store and site improvements at the Prefumo Creek Commons Center.

Project Status: Scheduled for the Architectural Review Commission on May 2, 2011.

Project Planner: Brian Leveille

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

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

Project Status: Project is currently being revised by the applicant.

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 recommended denial of the project on September 8, 2010 based on massing, density, parking, and neighborhood compatibility issues. The applicant is revising the project to address these concerns.

Project Planner: Brian Leveille

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

Mixed-use downtown project bordered by Garden, Broad, Marsh & Garden Alley.

Project Status: The City Council certified the EIR with the recommended Reduced Development and No Public Parking Alternatives on June 1, 2010. A revised project was submitted in February, 2011 and is now undergoing initial review. The revised project includes 48 hotel rooms, 8 residential units, and 25,000 sq. ft. of retail, including a market. The project will go before the CHC, ARC, and Council for final design review.

Project Planner: Tyler Corey/Pam Ricci

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

Proposed 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: The CHC reviewed the recommended environmental determination on November 22nd and the ARC granted final approval on February 7th.

Project Planner: Brian Leveille

7. **313 South Street Apartments (ROEM Corporation)**

Affordable housing project of 43 units on the McCarthy's Steel site. Proposed project is 3-stories in height, approximately 48,000 sq. ft. in building area.

Project Status: Project rezoning was approved by the Planning Commission and City Council in January/February 2011 and final design approval was granted by the ARC on March 21, 2011.

Project Planner: Pam Ricci

8. **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: The revised project was approved by the ARC on October 18th and November 15, 2010.

Project Planner: Pam Ricci

9. **San Luis Obispo Coastal School 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 environmental review.

Project Planner: Pam Ricci

10. **2959 Broad St.**

Proposed new project on the corner of Broad and Sweeney where the Enterprise car rental and Luna Rustica are currently located. The project would include a car wash, relocation of Enterprise on the site, and remodel of Luna Rustica.

Project Status: Use permit was approved by the Director on December 3rd and the final design review granted by the ARC on December 6, 2010.

Project Planner: James David

11. Skate Park Expansion – Santa Rosa Park

Expansion of existing skate park at Santa Rosa Park; 30,000 square feet including skate park and outdoor plazas.

Project Status: The ARC granted final design approval on March 7, 2011.

Project Planner: Pam Ricci

12. Calle Joaquin Zone Change

General Plan Amendment/Zone Change for 3 properties on Calle Joaquin – 1445 (Automobile Club of Southern California), 1443 (formerly Starlet Café restaurant), and 1433 (Motel 6). The Rezoning from Commercial Tourist to Commercial Service would allow the restaurant site to redevelop as a tire store.

Project Status: The General Plan Amendment/Rezone has been approved by the Planning Commission (March 23) and City Council (April 19). The ARC will review design plans for the proposed tire store.

Project Planner: Pam Ricci

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 has now received its land use entitlements and the applicants are preparing the plans for the first phase of the project.

Project Planner: Pam Ricci

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

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

Project Status: Building permits have been reviewed and are close to issuance.

Project Planner: Pam Ricci

3. **1804/1814 Osos St. (Alano Building):** Renovation of the existing building and a new mixed-use project on the adjacent site.

Project Status: The final parcel map has been recorded and the seismic retrofit is currently under construction.

Project Planner: Doug Davidson

4. **Pacific Courtyards (1321/1327 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: Project received its final approval from the ARC on April 6, 2009.

Project Planner: Pam Ricci

5. **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: Project has received its entitlements and the project is under construction.
Project Planner: Brian Leveille

6. **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

7. **956 Monterey St.**
Proposed 3-story mixed-use building on the corner of Monterey and Morro St.
Project Status: Project has been approved by the CHC and ARC.
Project Planner: Pam Ricci

8. **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: The first phase of the Laurel Creek has been completed.
Project Planner: Michael Codron

9. **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 ARC, Planning Commission and City Council. The approval for Parcel 3 at the rear of the site was modified in 2009 to an affordable family housing project by the ROEM Corporation. The housing project is currently under construction.
Project Planner: Pam Ricci

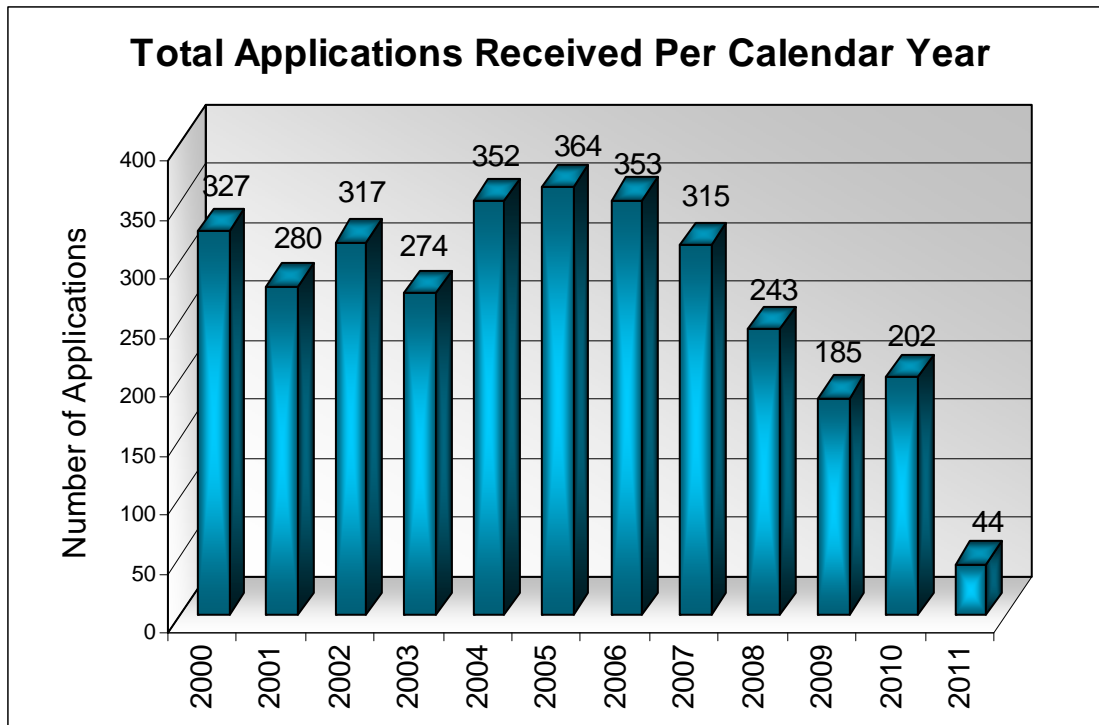
10. **Prado Road Business Park (400 Prado)**
Proposed business park/office development of 160,000 sq. ft. on a 20-acre site in the Margarita Area.
Project Status: The tract map was reviewed by the Planning Commission on September 23rd and approved by the City Council on November 3, 2009. Final design was approved by the ARC on March 1, 2010.
Project Planner: Pam Ricci

11. 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 17, 2010.
Project Planner: Phil Dunsmore

C. PERMIT STATISTICS:

1. Totals through March 2011:



2. Applications by Month through March, 2011:

