



Planning Commission

Alex Villicana, 1st District
Anne R. Wyatt, 2nd District
Kristina Simpson-Spearman, 3rd District
Mariam Shah, 4th District
Don Campbell, 5th District

MEMORANDUM

From: Planning Commission
To: Board of Supervisors
Date: October 24, 2023
Subject: Planning Commission Recommendation – Dana Reserve Specific Plan (LRP2020-00007 / SUB2020-00047)

The Planning Commission recommends the Board of Supervisors:

1. Direct staff to make the edits/clarifications outlined in Memo Re: Clarifications to Project Documents;
2. Direct staff to make the edits/clarifications to the applicable documents outlined in the Planning Commission's Recommendations per Number 7 below.
3. Certify the Final Environmental Impact Report (FEIR) and adopt Environmental Findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations pursuant to the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq., based on the Environmental Findings in Exhibit A of the staff report for the Planning Commission hearing on August 30-31, 2023, and proposed revisions per Attachment 4 of that report;
4. Adopt General Plan and Ordinance Amendment LRP2020-00007;
5. Adopt the Dana Reserve Specific Plan; and
6. Approve the Vesting Tentative Tract Map (TR 3159) and Conditional Use Permit (SUB2020-00047) based on the findings in Exhibit C and conditions in Exhibit D of the staff report for the Planning Commission hearing on August 30-31, 2023, and proposed revisions per Attachment 4 of that report.
7. Incorporate the following recommendations:
 - a. Planning staff present Board with pros and cons of age restricting NBDs 7, 8, and 9; with Planning Commission recommendation to remove the age restriction requirement.
 - b. Explore the option of creating a local hiring preference to be incorporated into the Development Agreement or other applicable document.

- c. Recommend allocation of Quimby fees to be used for the Nipomo Community Center.
- d. Promote increased bicycle and pedestrian connectivity between the Dana Reserve Specific Plan and adjacent schools.
- e. Incorporate equity sharing for continued funding of the down-payment assistance program.
- f. Staff and the Applicant to meet with community groups (including the Nipomo Action Committee, Nipomo Botanical Garden, and SCAC) to review and consider a community proposed alternative plan, prior to the Board of Supervisors hearing. Staff's and the Applicant's evaluation of the community proposed alternative plan will be described in the Board of Supervisors staff report.
- g. Provide an inventory of existing open space, Williamson Act, oak woodlands, etc. in the unincorporated County.
- h. Allowing residential use by-right in commercial zones.
- i. Allowing 52 additional deed-restricted affordable rental units and 100 attached accessory dwelling units.
- j. Allow Applicant proposed changes to the pocket parks to incorporate native gardens.