



Fwd: Thursday's PC Hearing - Hearing Item No. 3

Jim Irving

to:

rhedges@co.slo.ca.us

08/28/2015 09:59 AM

Hide Details

From: Jim Irving <jim@jimirving.com>

To: "rhedges@co.slo.ca.us" <rhedges@co.slo.ca.us>

here's the one relevant email she sent me.

----- Forwarded message -----

From: **Carol Florence** <CMF@oasisassoc.com>

Date: Tue, Aug 25, 2015 at 3:11 PM

Subject: Thursday's PC Hearing - Hearing Item No. 3

To: Jim Irving <jim@jimirving.com>, Jim Irving <pasorealtor@gmail.com>

Hello, Commissioner Irving!

I certainly hope that you are enjoying the waning days of summer. As you may recall, we represent the owners of the Los Osos Shopping Center. There is some history to this project – the building housed the original B of A bank w/drive through, it was approved for the now former McDonald's tenancy, and looking forward, will hopefully be the new home of Starbuck's. Included

in the entitlement process was a substantial body of technical and planning analysis, public input, staff time, and the ultimate approval of the McDonald's project by the Board of Supervisors (Resolution No. 2014-89, April 8, 2014). Now after an appeal of the Planning Director's substantial conformance determination, we find ourselves before you again, this time requesting that you uphold staff's recommendation and deny Ms. Tacker's appeal.

While the merits of the project were thoroughly discussed and debated during the previous Planning Commission & Board of Supervisor's hearings, the fact remains that our client has obtained an approved use permit with a very specific set of conditions and findings, and as often happens in the world of commerce, a simple change in tenant.

Ms. Tacker asserts many things in her appeal that are not relevant to the task at hand – reviewing the appropriateness of the Planning Director's determination. My goal on Thursday is to focus my presentation on the appropriateness of the Director's determination action and not to debate water use quantities or the methodologies used to derive the approved use permit conditions of approval. All the while, certainly acknowledging the serious nature of both water resources and waste water disposal in Los Osos. I will, of course, also address the Commission's questions.

Thank you, in advance, for your consideration. Should you require me to be prepared to discuss certain aspects at the hearing, please let me know your concerns. I look forward to seeing you on Thursday.

Respectfully yours,

C.M. Florence, AICP
Principal Planner

OASIS ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE + PLANNING

3427 Miguelito Ct., San Luis Obispo, CA 93401

P: [805.541.4509](tel:805.541.4509) | F: [805.546.0525](tel:805.546.0525) | C: [805.459.9972](tel:805.459.9972)

www.OASISASSOC.com

--

Jim Irving
Broker-Associate, CRS, GRI, CDPE
RE/MAX Parkside Real Estate
805-610-7070 cell
BRE Lic.# 00981882