



MEMORANDUM

TO: PLANNING COMMISSION

FROM: ANDREW PEREZ, ASSOCIATE PLANNER

**SUBJECT: SUPPLEMENTAL INFORMATION FOR AGENDA ITEM 8.a. –
FEBRUARY 2, 2021 PLANNING COMMISSION MEETING:
CONSIDERATION OF CONDITIONAL USE PERMIT 20-003,
ESTABLISHMENT OF A NEW CONFERENCE FACILITY AND
COMMERCIAL OFFICES IN AN EXISTING STRUCTURE; LOCATION –
1164 E. GRAND AVENUE; APPLICANT – JOEL RILEY;
REPRESENTATIVE – BRYCE ENGSTROM**

DATE: FEBRUARY 2, 2021

Attached are comments received after agenda preparation regarding the proposed project.

cc: Community Development Director
Public Review Binder

500', which provides the "shared" parking necessary for this C.U.P. to be considered. I am concerned with the distance of the shared parking from the actual venue and ask that this C.U.P. be revised to include provisions which require the applicant to professionally monitor each event to: 1) allow no un-authorized parking or pedestrian traffic, of venue guests, on neighboring parking lots and property, 2) provide safe ingress and egress to its venue guests to and from the "shared" parking facility, and 3) provide safe ingress/egress of adjacent property owners to their property during any event of the applicant.

A single sidewalk is not designed to handle the potential maximum venue crowd size being proposed under this C.U.P. Grand Avenue handles large volumes of vehicle traffic. Grand Avenue providing access to a large volume of residences, business', and beaches. The combination of a limited sidewalk, vehicular traffic, and a large arriving/departing venue pedestrian volume should be considered. Please consider professional traffic/parking monitoring as a condition of this C.U.P.

I would like to see the planning commission discuss a provision in the C.U.P. which would allow neighboring property to seek reimbursement for costs incurred for damage done to adjacent property from venue patrons; including towing, cleaning, parking lot maintenance, and security. I would like the planning commission to discuss and consider how the conditions which would trigger the immediate revocation of the C.U.P. if neighbors are adversely effected.

Thank you for hearing my voice. I will be unable to attend this evenings hearing. Please make this email apart of the meeting record and present it to the planning commission.

Ric Paul
President, RSPaul Company, Inc.

[REDACTED]

[REDACTED] /San Luis Obispo, CA 93401

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