

Sand Hill Village

LOCAC

December 5, 2024

9.a.ii.



Los Osos Community Plan Certified

December 11, 2024

STATE OF CALIFORNIA — NATURAL RESOURCES AGENCY

GAVIN NEWSOM, GOVERNOR

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
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W15

Prepared November 22, 2024 (for December 11, 2024 Hearing)

To: Coastal Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Kevin Kahn, Central Coast District Manager
Devon Jackson, Central Coast Coastal Planner

**Subject: Certification Review for San Luis Obispo County LCP Amendment
Number LCP-3-SLO-21-0028-1-Part G (Los Osos Community Plan)**

Los Osos Community Plan

Central Business District

Mixed-Use Development. This standard is intended to encourage provision of a mixture of residential and non-residential uses on the same site, to encourage provision of affordable and senior housing in close proximity to shopping and services, and to increase economic and social activity downtown.

LOCAC

Vision Statement for Los Osos

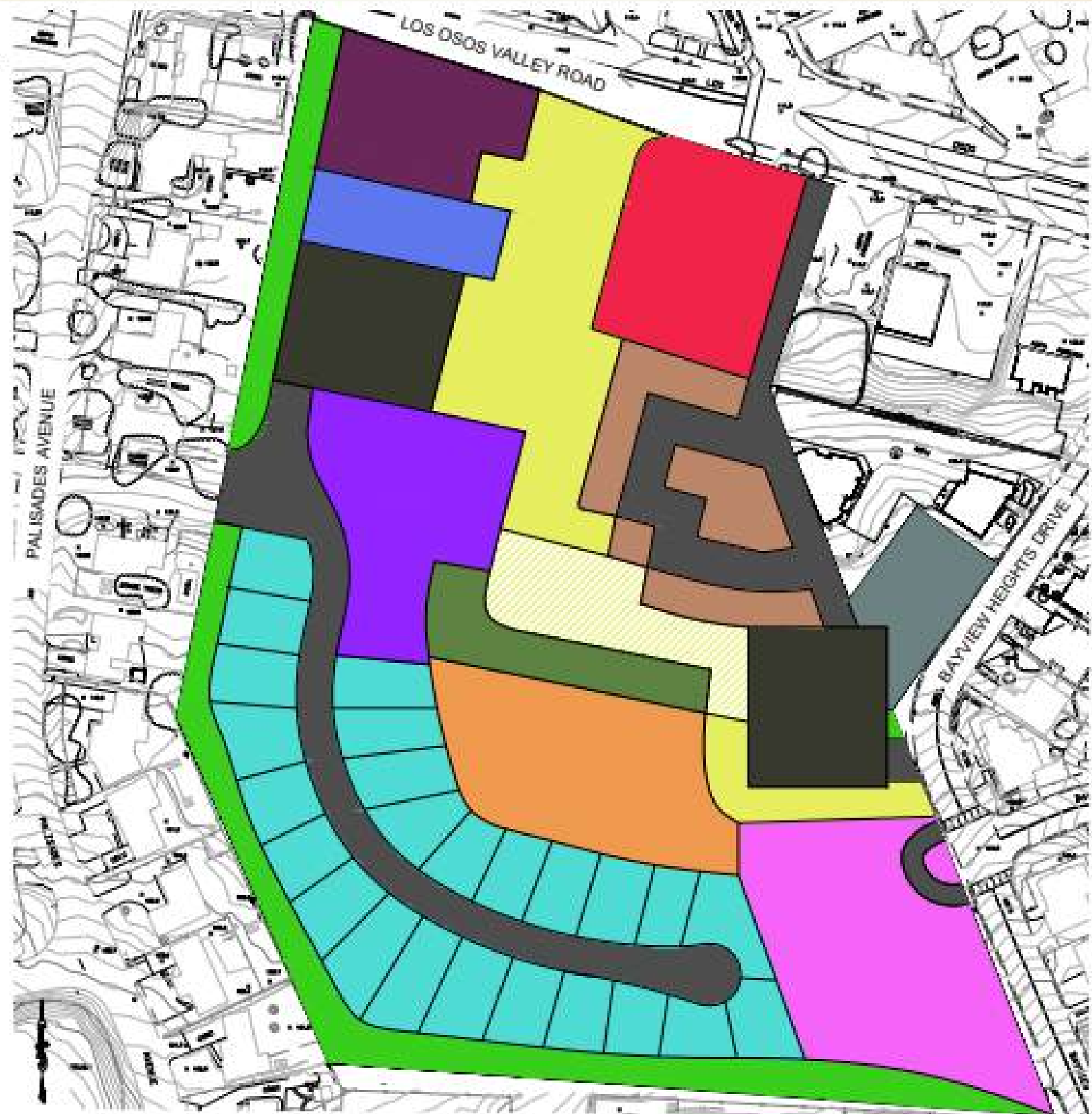
Amended January 2020

- Encourage walking and bike riding
- Improvement of jobs/housing balance
- One or more senior residential care facilities
- The library has doubled in size
- More outdoor dining
- User-friendly government center
- Medical center

Conceptual Master Plan

LEGEND

	LANDSCAPE (NATIVE)
	SENIOR HOUSING
	PUBLIC PLAZA (COVERED)
	PUBLIC PLAZA (OPEN)
	HOTEL
	PARKING STRUCTURES
	RESTAURANT COURT
	OFFICES OVER RETAIL
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL MULTIFAMILY
	DAY CARE
	FIRE STATION
	COMMUNITY LIBRARY
	ARTISTS IN RESIDENCE
	ROADS



JUL BISHARA COMPANY
 1000 W. PALM BEACH BLVD.
 SUITE 200
 PALM BEACH, FL 33480
 (561) 833-1111
 www.julbisharacorp.com

Project
**SAND HILL
 VILLAGE 2.0**

**880 MANZANITA
 DRIVE**
 LOS OSOS, CA 95042

Jurisdiction
 SLO County

APN
 X

Job No.
 X

Sheet Title

**CONCEPTUAL
 MASTER
 PLAN**

DRC-2024-0000

Plan Set

Preliminary 9.11.24

Revision 10.18.24

Sheet Number

CMP
 1" = 100'-0"

Los Osos Library

Remodel or New?

New



Remodel



Los Osos Fire Station

Remodel or New?



New



Remodel

Los Osos Town Center

Establish a
“sense of place”



Create vibrant
urban core with
mix of uses

Los Osos

Senior and Affordable Housing



Pedestrian Oriented Town Center

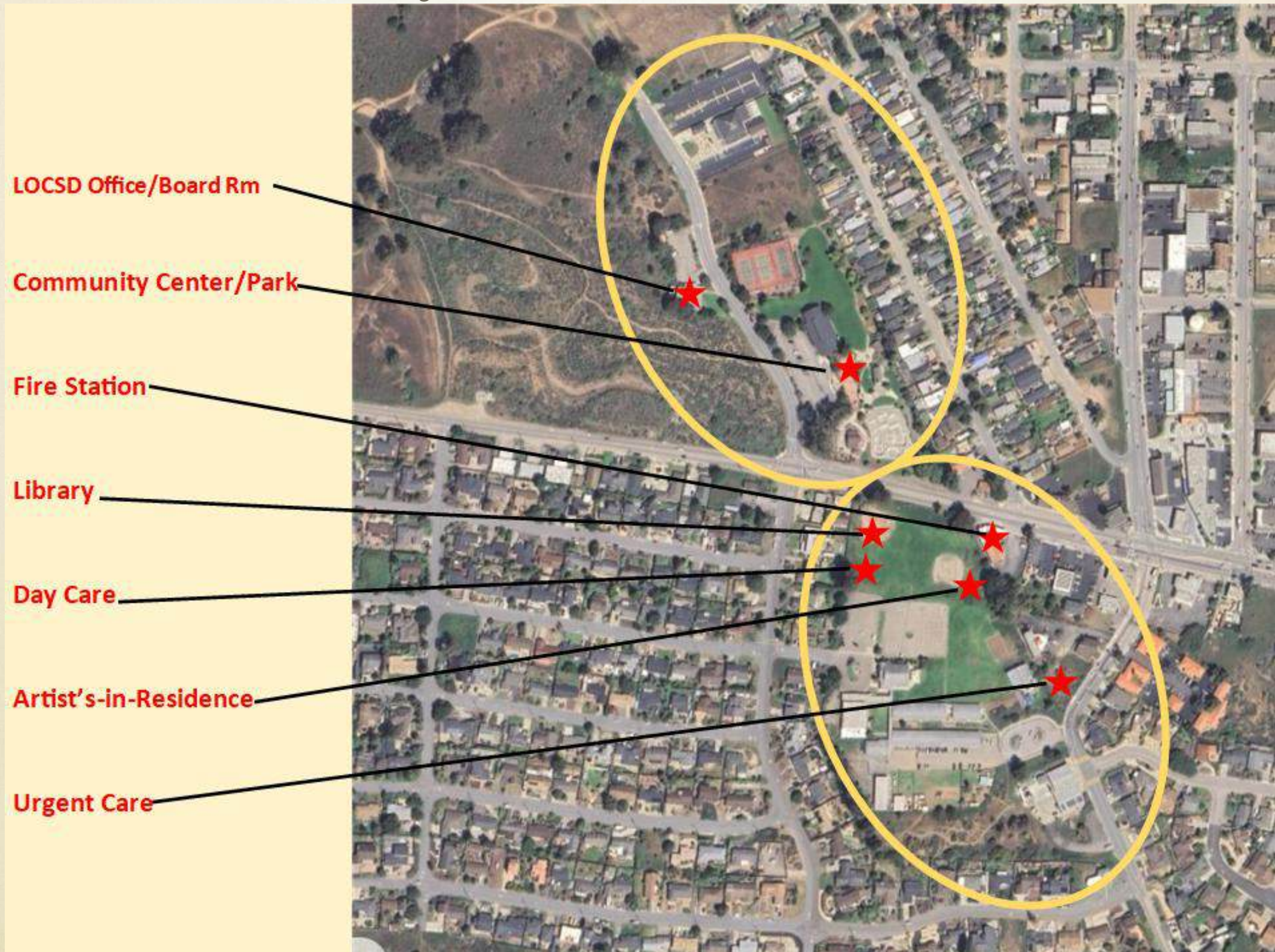
Artist's-in-Residence



Restaurant Court
International Cuisine

Sand Hill Village

a Catalyst for Revitalization



Sand Hill Village

Entitlement Timeline (Months)

24 Months or 2 Years

Purchase & Sale Agreement w/SLCUSD	Start Date
Development Agreement with SLO County	3
File LCP Amendment/Development Plan/Subdivision Map	4
Prepare Draft & Final Environmental Impact Report	14
Planning Commission Hearing	17
Board of Supervisors	20
CA Coastal Commission	24

Sand Hill Village

Construction Timeline (5 Years)

	Start Date
Site Mass Grading	
Install Backbone Infrastructure	1
Library & Fire Station Construction	2
Erect Parking Structure No. 1	2
Multi-Family Development	3
Develop Hotel & Senior Housing	3
Construct Artist's-in-Residence	4
Build Single-Family Homes	4
Erect Parking Structure No. 2	4
Complete Restaurant Court/Office & Retail	5

Growth Industries from 2024 Central Coast Economic Forecast

2024 ANNUAL EVENT

FRIDAY, NOVEMBER 1, 2024
7:30 AM - 11:30 AM
ALEX MADONNA EXPO CENTER

NETWORKING: 7:30AM
BREAKFAST/PROGRAM: 8:30-11:30AM

MASTER OF CEREMONIES
RYAN CALDWELL
EP WEALTH ADVISORS

CENTRAL COAST ECONOMIC FORECAST

BACK BY POPULAR DEMAND
3MINUTES2WINIT

The future is now as three Central Coast startups share ideas and plans that challenge traditional business models. Audience will choose one company to win a \$5,000 prize!

STATE & NATIONAL FORECAST
DR. CHRIS THORNBERG
BEACON ECONOMICS

SLO COUNTY FORECAST & KEY INDUSTRY UPDATES
MELISSA JAMES REACH
DR. NIREE KODVERDIAN
BEACON ECONOMICS

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- Hospitality
- Senior Housing
- Mixed Use Projects
- Workforce Housing

Sand Hill Village Project Benefits include:

Establishment of a Town Center to serve as the “heartbeat” of Los Osos for public gathering. As a mixed use project the former elementary school site will advance the social, cultural and economic future of the community.

Provide a catalyst for improvements to the downtown in order to stimulate business traffic and vibrancy.

Offer a breadth of uses not currently available such as senior housing, artists-in-residence, urgent care and adult & child day care.

Increase tax base, including sales and transient taxes with estimate of \$2.5 million annually. Payment of over \$10 million as impact and in-lieu fees for water, sewer, public facilities, traffic, etc.

Facilitate the relocation of the Los Osos Library and the Fire Station to better locations with brand new facilities.

Create jobs in Los Osos to better balance the present-day jobs/housing disparity.