



Planning Commission
AGENDA

Wednesday, July 9, 2025, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commission meetings can be viewed remotely on Channel 20, the City's [YouTube Channel](#), and on the City's website under the [Public Meeting Agendas](#) web page. Attendees of City Council or Advisory Body meetings are eligible to receive one hour of complimentary parking; restrictions apply, visit [Parking for Public Meetings](#) for more details.

INSTRUCTIONS FOR PUBLIC COMMENT:

Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):

Mail - Delivered by the U.S. Postal Service. Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

Email - Submit Public Comments via email to advisorybodies@slocity.org. In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

Voicemail - Call (805) 781-7164 and leave a voicemail. Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

**All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

Public Comment during the meeting:

Meetings are held in-person. To provide public comment during the meeting, you must be present at the meeting location.

Electronic Visual Aid Presentation. To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the [Council Policies & Procedures Manual](#), members of the public who desire to utilize electronic visual aids to supplement their oral presentation must provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at cityclerk@slocity.org or (805) 781-7114.

1. CALL TO ORDER

Chair Houghton will call the Regular Meeting of the Planning Commission to order.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

At this time, people may address the Commission about items not on the agenda. Comments are limited to three minutes per person. Items raised at this time are generally referred to staff and, if action by the Commission is necessary, may be scheduled for a future meeting.

3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Planning Commission to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

3.a CONSIDERATION OF MINUTES - JUNE 25, 2025 PLANNING COMMISSION MINUTES

5

Recommendation:

To approve the Planning Commission Minutes of June 25, 2025.

4. PUBLIC HEARINGS

Note: Any court challenge to the action taken on public hearing items on this agenda may be limited to considering only those issues raised at the public hearing or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing. If you wish to speak, please give your name and address for the record. Please limit your comments to three minutes; consultant and project presentations limited to six minutes.

**4.a REVIEW OF A PLANNED DEVELOPMENT AMENDMENT TO
REVOKE THE PLANNED DEVELOPMENT OVERLAY, RELATED TO
A DEVELOPMENT PROJECT PROPOSED AT 1144 CHORRO
STREET, FOR SEVEN (7) AFFECTED PROPERTIES. THE PROJECT
IS EXEMPT FROM ENVIRONMENTAL REVIEW.**

Recommendation:

Recommend the City Council introduce and adopt an Ordinance revoking the Planned Development Overlay (Ordinance No. 1687 [2020 Series]), related to a development project proposed at 1144 Chorro Street, and amending the Zoning Map to rezone the seven (7) associated properties from C-D-PD and C-D-H-PD to C-D and C-D-H, respectively. The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Deputy Community Development Director Tyler Corey.

6. ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for July 23, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

LISTENING ASSISTIVE DEVICES for the hearing impaired--see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7114 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Planning Commission meetings are televised live on Charter Channel 20 and on the City's YouTube Channel: www.youtube.com/CityofSanLuisObispo. Agenda related writings or documents provided to the Planning Commission are available for public inspection on the City's website:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>.



Planning Commission Minutes

June 25, 2025, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Commissioner Justin Cooley, Commissioner Bob Jorgensen, Commissioner Steve Kahn, Commissioner Juan Munoz-Morris, Vice Chair Eric Tolle, Chair Dave Houghton

Planning Commissioners Absent: Commissioner Sheryl Flores

City Staff Present: Deputy Community Development Director Tyler Corey, Deputy City Attorney Sadie Symens, City Clerk Teresa Purrington

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on June 25, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Houghton.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - JUNE 11, 2025 PLANNING COMMISSION MINUTES

Motion By Commissioner Cooley

Second By Commissioner Munoz-Morris

To approve the Planning Commission Minutes of June 11, 2025.

Ayes (6): Commissioner Cooley, Commissioner Jorgensen, Commissioner Kahn, Commissioner Munoz-Morris, Vice Chair Tolle, and Chair Houghton

Absent (1): Commissioner Flores

CARRIED (6 to 0)

4. PUBLIC HEARINGS

- 4.a 720 FOOTHILL BOULEVARD (USE-0334-2025) RE-REVIEW OF AN EXISTING CONDITIONAL USE PERMIT FOR A FRATERNITY. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

All Commissioners reported having no Ex Parte Communications.

Assistant Planner Mallory Patino presented the staff report and responded to Commission inquiries.

Applicant representatives, Terry Reeves and Juan Fernandez, provided a brief overview of the project and responded to questions raised.

Chair Houghton opened the Public Hearing.

Public Comment:

James W. Spriggs

Mackenzie L.

John Hatfield

Brad H.

Lisa MacKenzie

Doug MacKenzie

--End of Public Comment--

Kathie Walker

Sebastian Garcia

Sean Graham

Bill Cockshot

James Enns

Chair Houghton closed the Public Hearing

Motion By Commissioner Cooley

Second By Commissioner Jorgensen

To revoke the Use Permit (U 36-09) without prejudice.

Ayes (6): Commissioner Cooley, Commissioner Jorgensen, Commissioner Kahn, Commissioner Munoz-Morris, Vice Chair Tolle, and Chair Houghton

Absent (1): Commissioner Flores

CARRIED (6 to 0)

- 4.b REVIEW OF A PLANNED DEVELOPMENT AMENDMENT TO REVOKE THE PLANNED DEVELOPMENT OVERLAY, RELATED TO A DEVELOPMENT PROJECT PROPOSED AT 1144 CHORRO STREET, FOR SEVEN (7) PROPERTIES.

ACTION: This item was continued to the next Planning Commission Meeting on July 9, 2025.

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Deputy Community Development Director Tyler Corey provided the following update of upcoming projects:

- Review of Planned Development Amendment for 1144 Chorro Street will be on the July 9, 2025 Meeting.
- There are no items currently scheduled for July 23rd meeting.
- Responses regarding Findings and Recommendation to the Grand Jury Report are tentatively scheduled for the August 27th meeting.

6. ADJOURNMENT

The meeting was adjourned at 7:21 p.m. The next Regular Meeting of the Planning Commission is scheduled for July 9, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY PLANNING COMMISSION: XX/XX/202X

PLANNING COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF A PLANNED DEVELOPMENT AMENDMENT TO REVOKE THE PLANNED DEVELOPMENT OVERLAY, RELATED TO A DEVELOPMENT PROJECT PROPOSED AT 1144 CHORRO STREET, FOR SEVEN (7) AFFECTED PROPERTIES. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

BY: Hannah Hanh, Associate Planner
Phone Number: (805) 781-7432
Email: hhanh@slocity.org

FROM: Tyler Corey, Deputy Director
Phone Number: (805) 781-7169
Email: tcorey@slocity.org

PROJECT ADDRESSES: 1144 Chorro Street; 895, 898, and 973 Higuera Street; 876 and 890 Marsh Street; and 868 and 870 Monterey Street

APPLICATION NUMBER: PDEV-0428-2023

APPLICANTS / AFFECTED PROPERTY OWNERS: Copeland Properties, Jamestown Premier Retail LP, and NKT Commercial

REPRESENTATIVE: Mark Rawson (Copeland Properties and Jamestown Premier Retail LP)

RECOMMENDATION

Recommend the City Council introduce and adopt an Ordinance revoking the Planned Development Overlay (Ordinance No. 1687 [2020 Series]), related to a development project proposed at 1144 Chorro Street, and amending the Zoning Map to rezone the seven (7) associated properties from C-D-PD and C-D-H-PD to C-D and C-D-H, respectively. The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

1.0 SUMMARY

On behalf of Copeland Properties (Copeland), Jamestown Premier Retail LP (Jamestown), and NKT Commercial (NKT) (Applicants and affected Property Owners¹), Mark Rawson (Representative) has submitted a Planned Development (PD) Amendment (PDEV-0428-2023) to revoke the PD Overlay ([Ordinance No. 1687](#)) for seven (7) properties located at 1144 Chorro Street; 895, 898, and 973 Higuera Street; and 876 and 890 Marsh Street (Attachment B, Figure 1).

¹ The affected properties are owned by the three (3) Applicants, as follows:

- Copeland – 973 Higuera Street
- Jamestown – 895 and 898 Higuera; 876 and 890 Marsh Street; and 868 and 870 Monterey Street
- NKT – 1144 Chorro Street

Revocation of the PD Overlay would rezone these properties from the Downtown Commercial Zone with Planned Development Overlay (C-D-PD) and Downtown Commercial Zone with Historic and Planned Development Overlays (C-D-H-PD) to C-D and C-D-H, respectively. The approval of the PD Overlay was intended to facilitate a mixed-use development proposed at 1144 Chorro Street (1144 Chorro Project). However, the Applicants are no longer interested in pursuing this project due to changes in circumstances, and are requesting to revoke the PD Overlay, including its associated requirements, to reflect current interests and provide clarity in applicable regulations for these seven (7) affected properties.

2.0 PROJECT SITE

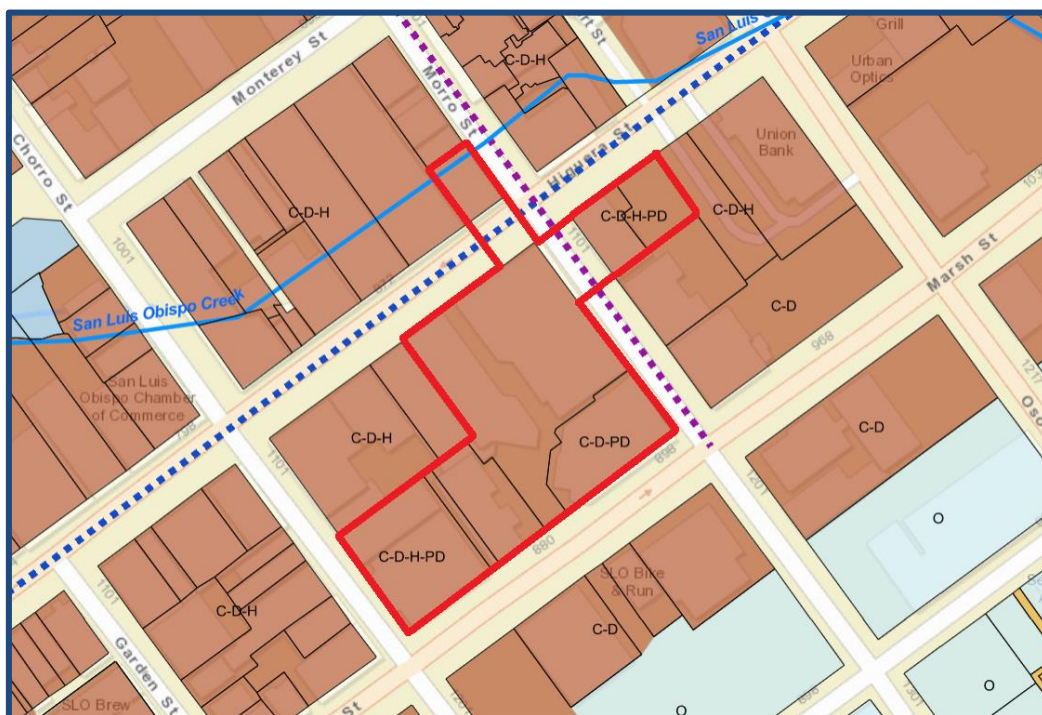


Figure 1 – Area of the PD Overlay²

² Revocation of the PD Overlay would result in the rezoning of the seven (7) properties outlined in Figure 1. Permanent preservation of an off-site building at 868 and 870 Monterey Street was identified and required as part of the original project approval. However, since the property at 868 and 870 Monterey is offsite and not within the PD Overlay, there would be no changes to its zone.

3.0 PRIOR REVIEWS / ACTIONS

After a series of public hearings with the Architectural Review Commission, Cultural Heritage Committee, Planning Commission, and City Council in 2019 – 2020, the City Council adopted [Ordinance No. 1687](#)³ approving the PD Overlay (PDEV-0509-2019 and EID-0475-2019) for seven (7) properties on September 1, 2020 ([Staff Report](#), [Minutes](#)). Approval of Ordinance No. 1687 was accompanied by [Resolution No. 11160](#), which is the approval of the accompanying 1144 Chorro Project (ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019).

4.0 CURRENT STATUS

Following the entitlement approvals in 2020, the following changes have occurred:

- In October 2023, Jamestown sold the property at 1144 Chorro Street to NKT.
- As the new Property Owner of 1144 Chorro, NKT is not interested in pursuing the 1144 Chorro Project and has obtained entitlement and building permit approvals to allow different uses at the site⁴.
- The approval of the 1144 Chorro Project ([Resolution No. 11160](#)) expired on August 28, 2025⁵. Therefore, the PD overlay is not needed and unnecessarily restricts development of the affected properties.
- There is interest in developing other properties within the PD Overlay on an individual basis.

Due to these changes in circumstances, the three (3) current Property Owners of all seven (7) affected properties are in agreement to revoke the PD Overlay (Attachment B).

³ The application of development standards, including the calculation for maximum residential density, generally follows the lot lines of an *individual lot* and does not extend to the greater boundaries of a *project site*, which may comprise of multiple lots, unless otherwise allowed through a discretionary approval (e.g., PD Overlay, Specific Plan, etc.). To facilitate the 1144 Chorro Project at its desired density, approval of a PD Overlay was required to allow the transfer of (unused) density credits between neighboring properties. In accordance with San Luis Obispo Municipal Code (SLOMC) [Section 17.70.040\(B\)\(1\)](#), this PD Overlay identified participating properties at 895, 898, and 973 Higuera Street and 876 and 890 Marsh Street that were willing to transfer their respective density credits in order to consolidate residential development potential at 1144 Chorro Street.

⁴ A Minor Use Permit (USE-0455-2024) was approved for a proposed office use on October 24, 2024, and a building permit (BLDG-0088-2025) was issued for the associated tenant improvements on April 28, 2025. This building is intended for the combined function of Cal Poly's Mustang Shop, Center for Innovation [CIE], and Small Business Development Center [SBDC].

⁵ The expiration date of this project approval was automatically tolled and extended by multiple State and Local emergency ordinances during the COVID-19 Pandemic. The last of these actions includes the City Council's adoption of [Resolution No. 11396](#), which terminated the Declaration of a Local Emergency for the COVID-19 Pandemic and provided an automatic 18-month time extension for all discretionary approvals until August 28, 2024. An additional time extension was not requested as allowed by SLOMC [Section 17.104.070](#), and this approval expired on August 28, 2024.

5.0 PLANNING COMMISSION'S PURVIEW

Per SLOMC [Section 17.48.100](#), the City Council may remove the PD designation by ordinance in accordance with the rezoning procedure if the development plan is not carried out. The Applicant has applied for a PD Amendment to revoke the overlay as described in SLOMC [Chapter 17.124](#). As part of this review, the Planning Commission is to provide a recommendation to the City Council on whether to approve or deny the request. The City Council would review the request, including the Planning Commission's recommendation, and make the final decision.

6.0 PROJECT ANALYSIS

Staff has reviewed the request and recommends approval of the revocation because the required findings, per SLOMC [Section 17.48.070\(C\)](#), previously made for Ordinance No. 1687 would no longer be applicable and/or met, based on the following:

- The purpose of adopting this PD Overlay in 2020 was to facilitate an accompanying project at 1144 Chorro Street;
- Approval of that accompanying project at 1144 Chorro Street (ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019) has expired;
- Any community benefits and mandatory project features required of, or resulting from, the development project would no longer occur because the accompanying project approval has expired and the property owner of 1144 Chorro Street does not wish to re-initiate;
- All current owners of the seven (7) affected properties do not wish to re-initiate the project as previously approved (see Attachment B);
- The property owner of 1144 Chorro Street has actively pursued entitlement and building permit approvals for different uses at the property;
- The PD Overlay encumbers seven (7) properties in downtown, not under common ownership, by referring to an expired project approval on the Zoning Map; and
- Revocation of the PD Overlay would amend and clean up the Zoning Map by removing the reference to an expired project approval and its associated requirements (e.g., mitigation measures from the environmental review; deviations allowed by the PD overlay; conditions of approval, etc.). Revocation would provide clarity in applicable regulations of the affected properties and remove unnecessary restrictions on development thereof.

If revocation of the PD Overlay is approved by the City Council, the seven (7) affected properties would be rezoned from C-D-PD and C-D-H-PD to C-D and C-D-H, respectively. Any future development proposed on these properties would be subject to requirements of the underlying C-D Zone, and H Overlay as appropriate.

7.0 PUBLIC ENGAGEMENT

In accordance with Government Code Section 65854, public notice was provided at least 20 days before this Planning Commission hearing. The public has the opportunity to comment on the item at and/or before the hearing. Following the Planning Commission's review, there will be public hearings for review by the City Council, and legal notices will be provided as required for each hearing.

8.0 ENVIRONMENTAL REVIEW

The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines. This "Common Sense" exemption states that CEQA only applies to projects that have the potential for causing significant effect on the environment. Since the scope of this request is limited to an amendment on the Zoning Map and does not facilitate any development project, it would not have an effect on the environment. Additionally, the mitigation measures required as part of the PD Overlay adoption in 2020 were only applicable to the development project for 1144 Chorro Street as proposed at the time. Should there be any new development proposed at 1144 Chorro Street or any of the other affected properties, those projects would be evaluated on an individual basis for consistency and compliance with all applicable regulations in effect at that time, including environmental review.

9.0 ACTION ALTERNATIVES

1. Continue review of the project. An action to continue the item should include a detailed list of additional information or analysis required to make a recommendation.
2. Recommend denial of the project. An action denying the project should include findings that cite the basis for denial and reference any inconsistency(ies) with the General Plan, Zoning Regulations, or other policy documents.

10.0 ATTACHMENTS

- A. Draft Planning Commission Resolution
- B. Request for Revocation of the PD Overlay

RESOLUTION NO. PC-XXXX-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE REVOKING THE PLANNED DEVELOPMENT OVERLAY (ORDINANCE NO. 1687 [2020 SERIES]), RELATED TO A DEVELOPMENT PROJECT PROPOSED AT 1144 CHORRO STREET, FOR SEVEN (7) PROPERTIES AND AMENDING THE ZONING MAP TO REZONE THE ASSOCIATED PROPERTIES FROM C-D-PD AND C-D-H-PD TO C-D AND C-D-H, RESPECTIVELY. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED JULY 9, 2025 (1144 CHORRO STREET; 895, 898, AND 973 HIGUERA STREET; 876 AND 890 MARSH STREET; AND 868 AND 870 MONTEREY STREET; PDEV-0428-2023)

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chambers of City Hall, 990 Palm Street, San Luis Obispo, California, on September 17, 2019, initiating the project review with consideration of the Community Benefits and Mandatory Project Features for the Planned Development Overlay (PD Overlay), pursuant to a proceeding instituted under ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a web-based public hearing on June 1, 2020, recommending approval of the project with direction to the Planning Commission for consistency with the Community Design Guidelines, pursuant to a proceeding instituted under ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the Cultural Heritage Committee of the City of San Luis Obispo conducted a web-based public hearing on June 22, 2020, recommending approval of the project with direction to the Planning Commission for consistency with the Historic Preservation Ordinance and Historic Preservation Program Guidelines, pursuant to a proceeding instituted under ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a web-based public hearing on July 8, 2020, recommending approval of the project with direction to the City Council for consistency with the General Plan and Zoning Regulations, pursuant to a proceeding instituted under ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a web-based public hearing on August 18, 2020, introducing an ordinance amending the Zoning Regulations Map to change the zoning designation of seven (7) properties from C-D-H to C-D-H-PD and C-D to C-D-PD for a PD Overlay; and approving the development of a six-story mixed-use building consisting of approximately 30,000 square feet of commercial/office space and 50 residential dwelling units pursuant to a proceeding instituted under ARCH-1687-2018, PDEV-0509-2019 and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a web-based public hearing on September 1, 2020, approving the PD Overlay for seven (7) properties within the Downtown Commercial Zone and adopting an ordinance (Ordinance No. 1687 [2020 Series]) amending the Zoning Regulations Map to change the zoning designation of the associated properties from C-D to C-D-PD and C-D-H to C-D-H-PD pursuant to a proceeding instituted under PDEV-0509-2019 and EID-0475-2019; Mark Rawson, applicant; and

WHEREAS, the City Council's approval of a six-story mixed-use development consisting of approximately 30,000 square feet of commercial/office space and 50 residential dwelling units, instituted under ARCH-1687-2018, PDEV-0509-2019 and EID-0475-2019, expired on August 28, 2024, and the property owner of 1144 Chorro Street does not wish to re-initiate; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California on July 9, 2025, for the purpose of recommending the City Council revoke the PD Overlay related to the development project proposed at 1144 Chorro and amend the Zoning Map to rezone the seven (7) associated properties from C-D-PD and C-D-H-PD to C-D and C-D-H, pursuant to a proceeding under PDEV-0428-2023; Copeland Properties, Jamestown Premier Retail LP, and NKT Commercial, applicants; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by the law; and

WHEREAS, the Planning Commission has duly considered all evidence, including testimony of the applicant and interested parties and evaluation and recommendations provided by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. Based upon all evidence, the Planning Commission recommends approval of the revocation of the PD Overlay because required findings previously made for Ordinance No. 1687 would no longer be applicable and/or met, based on the following:

1. The purpose of adopting this PD Overlay in 2020 was to facilitate an accompanying project at 1144 Chorro Street;
2. Approval of that accompanying project at 1144 Chorro Street (ARCH-1687-2018, PDEV-0509-2019, and EID-0475-2019) has expired;
3. Any community benefits and mandatory project features required of, or resulting from, the development project would no longer occur because the accompanying project approval has expired and the property owner of 1144 Chorro Street does not wish to re-initiate;
4. All current owners of the seven (7) affected properties do not wish to re-initiate the project as previously approved;
5. The property owner of 1144 Chorro Street has actively pursued entitlement and building permit approvals for different uses at the property;
6. The PD Overlay encumbers seven (7) properties in downtown, not under common ownership, by referring to an expired project approval on the Zoning Map; and
7. Revocation of the PD Overlay would amend and clean up the Zoning Map by removing the reference to an expired project approval and its associated requirements (e.g., mitigation measures from the environmental review; deviations allowed by the PD overlay; conditions of approval, etc.). Revocation would provide clarity in applicable regulations of the affected properties and remove unnecessary restrictions on development thereof.

SECTION 2. Environmental Determination. The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines. This “Common Sense” exemption states that CEQA only applies to projects that have the potential for causing significant effect on the environment. Since the scope of this request is limited to an amendment on the zoning map and does not facilitate any development project, it would not have an effect on the environment. Additionally, the mitigation measures required as part of the PD Overlay adoption in 2020 were only applicable to the development project for 1144 Chorro Street as proposed at the time. Should there be any development proposed on 1144 Chorro Street or any of the other affected properties, those projects would be evaluated on an individual basis for consistency and compliance with all applicable regulations in effect at that time, including environmental review.

SECTION 3. Action. The Planning Commission hereby recommends the City Council introduce and adopt an ordinance to revoke the PD Overlay, related to a development project proposed at 1144 Chorro Street, and rezone the seven (7) associated properties, identified in Exhibit A and incorporated herein, from C-D-H-PD and C-D-PD to C-D-H and C-D, respectively.

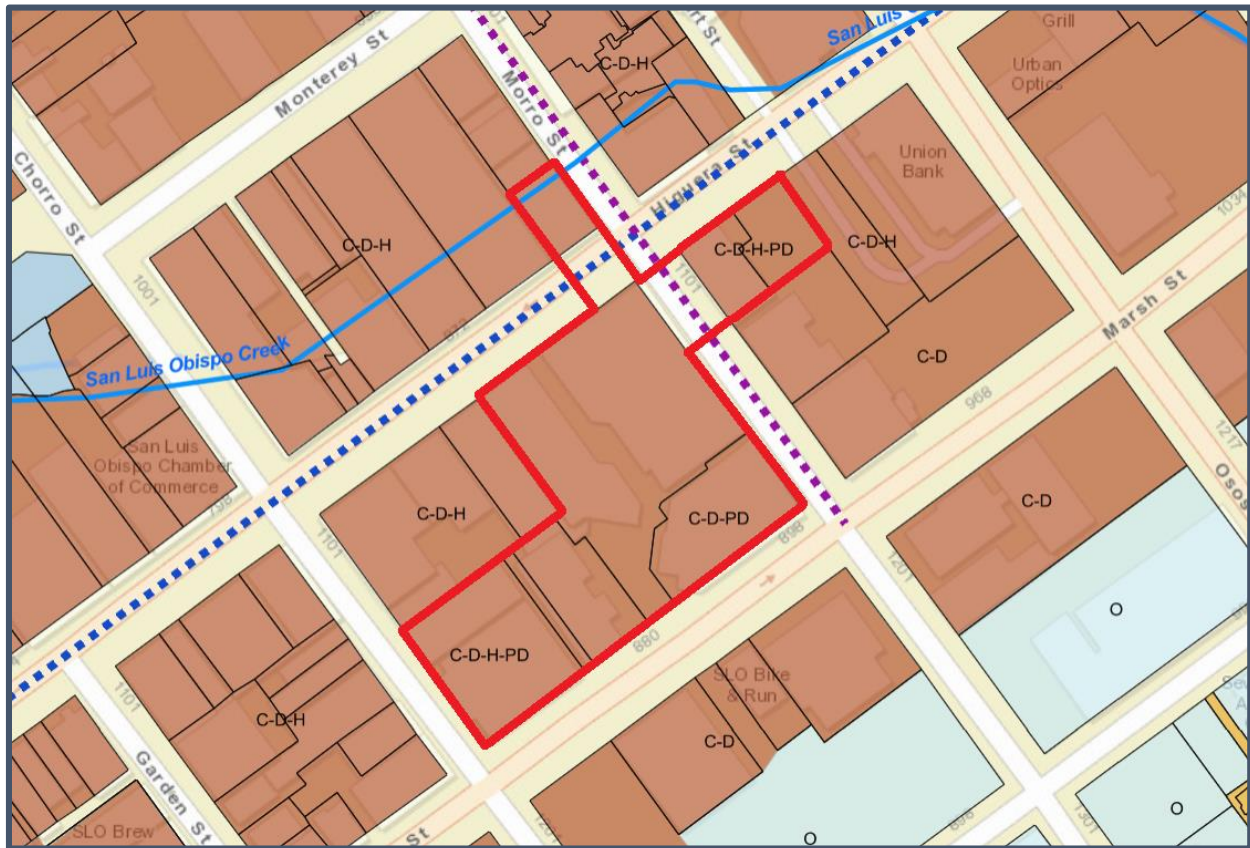
Upon motion of _____, seconded by _____ and
on the following roll call vote:

AYES:
NOES:
RECUSED:
ABSENT:

The foregoing resolution was passed and adopted this 9th day of July 2025.

Tyler Corey, Secretary
Planning Commission

EXHIBIT A



Rezone from C-D-H-PD and C-D-PD to C-D-H and C-D, respectively

973 Higuera
Copelands Properties
1026 Chorro Street
San Luis Obispo, CA 93401

May 14, 2025

Community Development Department
919 Palm Street
San Luis Obispo, CA 93401

Attn: Hannah Hanh, Planning Division
805-781-7432
hhanh@slocity.org

Re: 1144 Chorro Street PD Abandonment

Dear Hannah,

1144 Chorro Street, San Luis Obispo received an entitlement in 2019 for Development Review approval (ARCH-1687-2018) and environmental review (EID-0475-2019).

We are confirming the following as requested, in connection with removal of the PD Overlay.

- Jamestown is no longer the property owner. The property was sold to NKT Commercial in October 2023.
- The 1144 Chorro six-story project is not being pursued, and we do not propose any amendment to the existing entitlement.
- City staff have been asked to move forward with revoking / removing the PD overlay across all affected parcels (which includes 973 Higuera).

Please feel free to contact me if you need anything further.

Thank you,



Mark Rawson AIA
mark@copelandproperties.com
805-440-4521

Cc: Mike Copeland

Jamestown SLO Premier Retail LP

1026 Chorro Street, Suite 270
San Luis Obispo, CA 93401

May 14, 2025

Community Development Department
919 Palm Street
San Luis Obispo, CA 93401

Attn: Hannah Hanh, Planning Division
805-781-7432
hhanh@slocity.org

Re: 1144 Chorro Street PD Abandonment

Dear Hannah,

1144 Chorro Street, San Luis Obispo received an entitlement in 2019 for Development Review approval (ARCH-1687-2018) and environmental review (EID-0475-2019).

We are confirming the following as requested, in connection with removal of the PD Overlay.

- Jamestown is no longer the property owner. The property was sold to NKT Commercial in October 2023.
- The 1144 Chorro project is not being pursued, and we do not propose any amendment to the existing entitlement.
- City staff has been asked to move forward with revoking / removing the PD overlay across all affected parcels (which includes 973 Higuera).

Please feel free to contact me if you need anything further.

Thank you,



Mark Rawson AIA
mark@copelandproperties.com
805-440-4521

Cc: Vivian McDiarmid, Jamestown
David Grey, Jamestown

NKT Commercial
684 Higuera Street, Suite B
San Luis Obispo, CA 93401

May 12, 2025

Community Development Department
919 Palm Street
San Luis Obispo, CA 93401

Attn: Hannah Hanh, Planning Division
805-781-7432
hhanh@slocity.org

Re: 1144 Chorro Street PD

Dear Hannah,

1144 Chorro Street, San Luis Obispo received an entitlement in 2019 for Development Review approval (ARCH-1687-2018) and environmental review (EID-0475-2019).

We are confirming the following as requested, in connection with removal of the PD Overlay.

- Jamestown is no longer the property owner. The property was sold to NKT Commercial in October, 2023.
- The 1144 Chorro six-story project is not being pursued, and we do not propose any amendment to that entitlement.
- City staff has been asked to move forward with revoking / removing the PD overlay across all affected parcels (which includes 1144 Chorro).

Please feel free to contact me if you need anything further.

Thank you,



Paul Tompkins
Chief Operating Officer
NKT Commercial / PEDP Inc (1144 Chorro Ownership Entity)