

RESOLUTION NO. PC-XXXX-23

A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A CITY PARKING FACILITY (I.E., SURFACE PARKING LOT) AT 1166 HIGUERA STREET. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED DECEMBER 13, 2023 (1166 HIGUERA STREET, USE-0559-2023)

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on November 14, 2023, approving the purchase and authorizing execution of the purchase and sale agreement for the property located at 1166 Higuera Street for a City parking facility; City of San Luis Obispo, applicant; and

WHEREAS, future uses of the property at 1166 Higuera Street will be determined through public outreach and engagement with property owners and businesses in the Upper Monterey Area to confirm the scope in pursuing an area plan; 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, on December 13, 2023, determining General Plan conformance for acquisition of the property located at 1166 Higuera Street, pursuant to a proceeding instituted under GENP-0555-2023 as required by California Government Code Section 65402; City of San Luis Obispo, applicant; 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, on December 13, 2023, for the review of a Conditional Use Permit to establish a City parking facility (i.e., surface parking lot) at 1166 Higuera Street, pursuant to a proceeding instituted under USE-0559-2023; City of San Luis Obispo, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo has duly considered all evidence, including recommendations by staff, presented at said hearing; and

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

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

SECTION 1. Finding. The Planning Commission hereby grants final approval for the project (USE-0559-2023), based on the following findings:

1. The project is consistent with the General Plan because it is an allowable use that would facilitate paid public parking to support the operation of existing and proposed uses in the vicinity. In addition, the project would advance Land Use Element Policy 8.2.2 and Program 4.25 by increasing parking supply and access to support development and economic revitalization in the Upper Monterey Area.
2. The proposed parking facility use is conditionally permitted in the Retail Commercial zone and complies with applicable provisions of the Zoning Regulations and Municipal Code.
3. The design, location, size, and operating characteristics of the project will be compatible with the existing and future land uses in the vicinity because the proposed parking facility would utilize an existing developed property with minor improvements to prepare the property for use as public parking. Additionally, the increased public parking supply would support the operations of existing and proposed uses in the vicinity.
4. The site is physically suitable in terms of (a) its design, location, shape, size, and operating characteristics of the project; (b) traffic generation and the provision of public and emergency vehicle (e.g., fire and medical) access; (c) Public protection services (e.g., fire protection, police protection, etc.); and (d) the provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.). The project is surrounded by other developed properties with compatible uses, has access to the City's circulation system, and would be served by City utilities. The project utilizes an existing developed property and does not include activities that would generate service or utility demands beyond those anticipated with uses permitted in the vicinity.
5. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project would utilize an existing developed property for the parking facility. Minor improvements to the site are proposed, and relevant code requirements will be reviewed for compliance at the time of building and/or grading permit application.

SECTION 2. Environmental Review. The project is exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines because it includes the operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of an existing developed property. The project includes the use of an existing parking lot with minor repairs and alterations and does not include construction of additional building square footage. Minor improvements would be limited to (a) parking lot improvements (e.g., installation of parking signage, striping, wheel stops, pay stations, etc.), (b) landscape improvements (e.g., reconstruction of planter areas, etc.), and (c) demolition of an existing uninhabitable structure. Therefore, the project involves negligible expansion to the former use.

SECTION 3. Action. The Planning Commission hereby grants final approval to the project with incorporation of the following conditions:

1. Plans submitted for the building and/or grading permit application(s) for the minor site improvements shall be in substantial conformance with the project description represented in the Planning Commission Staff Report dated December 13, 2023.
2. The Conditional Use Permit shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a modification to the Conditional Use Permit is necessary upon significant change to the project description represented in the Planning Commission Staff Report dated December 13, 2023 or in the event of a change in ownership which may result in deviation from the project description.

On motion by Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:
NOES:
REFRAIN:
ABSENT:

The foregoing resolution was passed and adopted this 13th day of December 2023.

Tyler Corey, Secretary
Planning Commission