

RESOLUTION NO. PC-XXXX-24

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN LUIS OBISPO, CALIFORNIA, DENYING AN APPEAL AND
UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S
DECISION APPROVING MINOR DEVELOPMENT REVIEW
APPLICATION ARCH-0448-2022 REGARDING DEVELOPMENT OF A
MIXED-USE PROJECT AT 1925 SANTA BARBARA AVENUE
(APPL-0232-2024)**

WHEREAS, the Cultural Heritage Committee 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 January 22, 2024, for the purpose of reviewing a proposed mixed-use development comprised of four residential dwellings and a nonresidential suite located at 1925 Santa Barbara Avenue, under Minor Development Review application ARCH 0448 2024; Obispo Investments Inc., applicant, and continued consideration of the application to a date uncertain with direction to staff and the applicant; and

WHEREAS, the Cultural Heritage Committee 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 March 25, 2024, for the purpose of reviewing revised plans for the proposed mixed-use development, and recommended that the Community Development Director find the project to be consistent with the City's Historic Preservation Ordinance, including architectural standards for new construction in the Railroad Historic District; and

WHEREAS, on April 22, 2024 the Community Development Director approved the proposed mixed-use project, under Minor Development Review application ARCH-0448-2024; and

WHEREAS, On May 2, 2024, Wayne Terry filed an appeal of the Community Development Director's decision to approve the Minor Development Review application; 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 June 26, 2024, to consider the appeal of the Community Development Director's decision; and

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

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

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

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SECTION 1. Findings. Based upon all the evidence, the Commission makes the following findings:

1. As conditioned, the proposed project is consistent with the goals and policies of the Land Use Element (LUE) of the City's General Plan applicable to development in a Services and Manufacturing area, and with goals and policies of the General Plan's Conservation and Open Space Policies (COSE) for Cultural Heritage (COSE § 3). Mixed uses are encouraged in commercial districts (LUE §3.8.5). The project's residential component is situated at the west side of the site, at the boundary with an adjacent residential neighborhood to the west and provides enhanced building setbacks such that the residential atmosphere of the adjacent neighborhood is protected (LUE §2.3.3). New construction reflects the form, spacing, and materials of nearby historic structures and does not affect the street appearance of buildings which contribute to the neighborhood's architectural character, consistent with Conservation and Open Space Element Policy 3.3.4. Fiber cement board and plaster are employed as the predominant exterior materials, which are visually compatible with the exterior materials of buildings in the vicinity.
2. As conditioned, the project design is consistent with standards and limitations set out in the City's Zoning Regulations. The site is within a Service Commercial (C-S) Zone, and Mixed-Use Development is a permitted use in the Zone (§ 17.10.020). The project and proposed new structures conform to applicable development standards for the zone (Ch. 17.70), including enhanced Edge Condition setbacks at the boundary of the adjacent residential neighborhood to the west (§17.70.050) and with standards for Mixed-Use Development (§17.70.130).
3. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01) and the supporting Historic Preservation Program Guidelines (HPPG), in particular with guidelines related to architectural compatibility (HPPG §§ 3.2.1 & 3.3.2). The proposed new buildings are based on simple rectangular forms and exhibit horizontal massing, sloping roof forms, grouped horizontal window patterns, fiber cement board (simulating wood appearance) and plaster exterior materials, and trim and roof detailing, consistent with Architectural Guidelines provided in the Railroad District Plan, complementing the District's historic character.
4. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed new construction has been designed to be compatible in form, massing, color, and materials with the historic character of the Railroad Historic District.
5. The project is consistent with the City's Community Design Guidelines. It is designed in an attractive and environmentally sensitive manner that responds to the character and constraints of the site, fits in with site design and architecture in the vicinity, and logically locates site elements for efficient operation (§ 2.1). The new building exhibits proper proportion, harmony, simplicity, rhythm, balance, and is designed to coordinate with existing structures on the site (§ 2.2) and is compatible with adjacent buildings and those in the immediate neighborhood (§ 5.3).

SECTION 2. Environmental Review. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of Infill Development consistent with the Services and Manufacturing land use designation and applicable policies described in the City's General Plan, consistent with standards and limitations described in Zoning Regulations for the Service Commercial (C-S) Zone, occurs on a project site of less than five acres substantially surrounded by urban uses with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, as described in CEQA Guidelines § 15332. Furthermore, development of the proposed project will not cause a substantial adverse change in the significance of any historical resources (CEQA Guidelines § 15300.2 (f)) since the project has been found consistent with the Historic Preservation Ordinance provisions for compatible development in historic districts; the property is not located on a historic property; and the project would not have the potential to result in adverse impacts to adjacent and nearby historic resources.

SECTION 3. Action. The Planning Commission does hereby deny the subject appeal filed by Wayne Terry, and upholds the Community Development Director's decision to approve development of 1925 Santa Barbara Avenue with a mixed-use development project, under Minor Development Review application ARCH-0448-2022, based on the above findings, and subject to the following conditions:

1. Conformance to approved plans and conditions. Final project design and construction drawings submitted for building permits shall be in substantial compliance with approved plans, as revised according to the direction provided by the Cultural Heritage Committee, and with the conditions of approval herein. A separate full-size sheet shall be included in plans submitted for permits, listing all conditions of project approval. Reference shall be made in the margin of the listed conditions as to where in plans requirements are addressed. Any change to approved design, colors, materials, landscaping or other conditions of approval must be reviewed and approved by the Community Development Director.
2. Colors and materials. Plan submitted for permits to complete this project shall clearly depict and describe all materials and colors, including siding, roofing, windows, and decorative trim, and the dimensions of windows, including window frames and mullions, lintels, sills, surrounds, recesses, trim, and other related window features, shall be clearly indicated, to the satisfaction of the Community Development Director.

3. Night Sky Preservation. Plans submitted for construction permits to complete this project shall include information about exterior lighting, including building-mounted lighting, sufficient to verify conformance to Night Sky Preservation regulations (Zoning Regulations Ch. 17.23).

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

AYES:

NOES:

RECUSED:

ABSENT:

The foregoing resolution was adopted this 26th day of June 2024.

Rachel Cohen, Secretary
Planning Commission