

## Notice of Preparation

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To: EIR & Notice of Preparation Mailing List

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

**Consulting Firm: (if applicable)**

Agency Name: City of San Luis Obispo

EIR to be prepared by:

Department Name: Public Works

Firm Name: Rincon Consultants, Inc.

Street Address: 919 Palm Street

Street Address: 1530 Monterey Street, Suite D

City/State/Zip: San Luis Obispo, CA 93401

City/State/Zip: San Luis Obispo, CA 93401

Contact: Tim Bochum, 805-781-7203

Contact: Richard Daulton

The City of San Luis Obispo will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for this project.

The project description, location, and the potential environmental effects are summarized in the attachment. A copy of the Initial Study is not attached, but is available upon request from the Lead Agency (see above contact). Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice.

Please send your response to the attention of Tim Bochum, Deputy Director, Transportation, in the City of San Luis Obispo Public Works Department at the address shown above. We will need the name of a contact person in your agency.

**Project Title:** Palm Nipomo Parking Structure Project

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**Project Location:** The site is a 1.4-acre property, located south of Palm Street, east of Nipomo Street, and north of Monterey Street in the City of San Luis Obispo. The property includes Assessor's Parcel Numbers (APN) 002-412-001, 002-412-002, 002-412-003, 002-412-004, 002-412-011, and 002-412-012.

**Project Description:**

The project involves the construction of an above-ground, five-story parking structure, 5,000 square feet of commercial space, and a non-profit theater. The parking structure would provide 400 to 445 parking spaces. The theater would entail a three-story structure with a gross floor area of 23,841 square feet and up to 255 theater seats. The project would include a General Plan amendment from Office and Medium-High Density Residential to Public and a Zone Change from Office with a Historic Overlay (O-H) and Medium-High Density Residential (R-3) to Public Facility with a Historic Overlay (PF-H). The PF-H zone allows for development of a multi-level parking structure and non-profit theater, and deviations to otherwise applicable setback requirements and building height limits with Planning Commission approval. Commercial uses would be allowed as accessory uses of the parking and theater facilities. The project would also require a variance for the floor to area ratio to exceed 1.0 and maximum coverage to exceed 60 percent.

Date: May 1, 2017

Signature: 

Title: Principal Planner

## **NOTICE OF PREPARATION ATTACHMENT PALM NIPOMO PARKING STRUCTURE PROJECT**

The City of San Luis Obispo, as Lead Agency under the California Environmental Quality Act (CEQA), is requesting comments on the environmental impact report (EIR) scope of work for the proposed project, described below and in the Notice of Preparation, and commonly referred to as the Palm Nipomo Parking Structure Project. The Initial Study is currently posted on the City's website through the following file path:

**Initial Study:** <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-1903>

### **Project Location and Setting**

The site is a 1.4-acre property, located south of Palm Street, east of Nipomo Street, and north of Monterey Street in the City of San Luis Obispo. The property includes Assessor's Parcel Numbers (APN) 002-412-001, 002-412-002, 002-412-003, 002-412-004, 002-412-011, and 002-412-012.

The site is currently occupied by a City-owned surface parking lot, one detached garage, and five residential units (three single-family residences and one secondary unit adjacent to Palm Street that has two apartments). The project site is located within the City's Downtown Historic District.

### **Project Description**

The project involves the removal of an existing 77 space surface parking lot and five existing residential structures and construction of an above-ground, five-story parking structure, non-profit theater, and commercial space. The parking structure would provide 400 to 445 parking spaces. Main vehicular access to the structure would be provided from Palm Street, with secondary access on Nipomo Street. Vehicle access would not be provided from Monterey Street. The project would also include 5,000 square feet of commercial space fronting Nipomo Street. The San Luis Obispo Little Theatre would also be relocated to the site, fronting Monterey Street adjacent to the parking structure. The Little Theatre would entail a three-story structure with a gross floor area of 23,841 square feet and up to 255 theater seats. The project would include a General Plan amendment from Office and Medium-High Density Residential to Public and a Zone Change from Office with a Historic Overlay (O-H) and Medium-High Density Residential (R-3) to Public Facility with a Historic Overlay (PF-H). The PF-H zone allows for development of a multi-level parking structure and non-profit theater, and deviations to otherwise applicable setback requirements and building height limits with Planning Commission approval. Commercial uses would be allowed as accessory uses of the parking and theater facilities. The project would also require a variance for the floor to area ratio to exceed 1.0 and maximum coverage to exceed 60 percent.

### **Discretionary Permits**

The following approvals would be required for the project:

1. General Plan Amendment
2. Zone Change
3. Planning Commission Use Permit
4. Maximum Coverage Variance
5. Floor to Area Ratio Variance
6. Architectural Review

## **Probable Environmental Effects/Issues Scoped for EIR**

Issue areas that may be determined to be potentially significant include:

- Aesthetics
- Cultural Resources
- Noise
- Transportation and Traffic

Issues Determined Not to be Significant under CEQA Thresholds of Significance include:

- Air Quality (with prescribed mitigation)
- Agriculture and Forest Resources
- Biological Resources (with prescribed mitigation)
- Geology and Soils (with prescribed mitigation)
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Hazards and Hazardous Materials (with prescribed mitigation)
- Land Use/Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities/Service Systems

## **Development of a Reasonable Range of Alternatives**

Factors determining alternative project configurations include considerations of project objectives, site suitability, economic viability, availability of infrastructure, General Plan consistency, and a proponent's control over alternative sites. The EIR will discuss the rationale for selection of alternatives that are feasible and therefore, merit in-depth consideration, and which are infeasible (e.g., failed to meet Project objectives or did not avoid significant environmental effects) and therefore rejected. Project alternatives include the following:

- Alternative 1: Same as the preferred project described above, except the 5,000 square feet of commercial space would be reduced to 2,500 square feet of commercial space and four residential units would be included
- Alternative 2: Same as the preferred project described above, except the Little Theatre would be replaced with 22 two-bedroom residential units
- No Project Alternative

These alternatives are general in nature since further environmental issue area analyses would be necessary before more specific project alternatives can be identified. The need for project redesign or unit reduction would be determined during the course of environmental review.

## **Public Scoping Meeting**

A public scoping meeting has been scheduled to allow for any interested persons to supply input on issues to be discussed in the EIR:

**Date:** Wednesday, May 10, 2017

**Time:** 6:00 p.m.

**Place:** 990 Palm Street (City Council Chambers)

The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the potential environmental impacts of the project that need to be evaluated in the EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should keep their comments focused on potential significant changes to the environment that may occur as a direct result of project development.