

RESOLUTION NO. 10704 (2016 Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, AUTHORIZING INITIATION OF AN APPLICATION FOR THE PROPOSED MADONNA ON LOS OSOS VALLEY ROAD SPECIFIC PLAN AND GENERAL PLAN AMENDMENTS, INCLUDING RELATED ACTIONS IN SUPPORT OF THE APPLICATION

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 January 27, 2016 to consider the pre-application package for the Madonna on LOVR Specific Plan, the components of which are described in the Council Agenda Report for April 5, 2016; and

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, San Luis Obispo, California, on April 5, 2016, for the purpose of reviewing the applicant's proposal and the Planning Commission's recommendation; and

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

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

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

1. The request to initiate the project application is consistent with City Regulations.
2. On January 27, 2016, the Planning Commission reviewed the pre-application package and passed a resolution recommending to the City Council that the application should be initiated, based on input from Commissioners and the general public.
3. The requested initiation does not grant land use entitlements, but formally authorizes staff to accept an application for the proposed project, including related requests for entitlements, which will require evaluation before project approval could be considered.

SECTION 2. Environmental Review. The proposed request for initiation involves initial feedback and direction on the proposed project and related entitlement requests, and does not include any final action or approval. Council action on the proposed initiation is exempt from environmental review per CEQA Guidelines under the General Rule (Section 15061(b)(3)). CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be said with certainty that there is no possibility that the subject pre-application may have a significant effect on the environment because it is only an initiation of future applications and no project approval is occurring at this time. If initiation of an application is authorized by the City Council, a formal project submittal for consideration of the proposed project and associated discretionary entitlements will be subject to environmental review.

SECTION 3. Action. The City Council hereby authorizes initiation of the project application allowing formal submittal of requested entitlements for evaluation and further consideration by Council including a Specific Plan, annexation of the project site to the City, modification of the Urban Reserve Line, and General Plan Amendments addressing adjustment of the 150-foot contour development limit line and the land use mix as proposed by the applicant with the following direction:

1. The formal application shall include all necessary information to fully evaluate the potential effects of development on natural and scenic resources (particularly as it relates to visual impacts on the City's edge), including but not limited to: erection of story poles representative of potential development both above and below the 150-foot topographic elevation, photosimulations, cross sections, grading plans (with cut and fill details), circulation diagrams, and preliminary building layouts and massing details; assessment of potential visual effects as seen from public areas including but not limited to roads, highways, and open space areas; a comprehensive project-specific and quantified impact analysis on special-status plants, animals, vegetative communities and trees, and creeks, drainages, and wetland habitat; proposed mitigation plan(s) for both on and off-site restoration (as applicable); and hydrological analysis accompanying proposed plans to modify and restore Froom Creek.
2. The formal application shall include all necessary information to fully evaluate the potential aesthetic and visual effects of a General Plan Amendment modifying Land Use Element Policy 6.4.7.H. (Hillside Planning Areas, Irish Hills area) including, but not limited to: identification of site specific maximum building elevations (as measured above average natural grade); site specific standards regarding building materials and colors; and exterior lighting standards consistent or more restrictive than City Zoning Regulations Chapter 17.23 (Night Sky Preservation) to enable a comprehensive evaluation of potential adverse effects to hillside and scenic resources.

Upon motion of Council Member Ashbaugh, seconded by Vice Mayor Carpenter, and on the following roll call vote:

AYES: Council Members Ashbaugh, Christianson and Rivoire,
Vice Mayor Carpenter and Mayor Marx

NOES: None


ABSENT: None

The foregoing resolution was adopted this 5th day of April 2016.




Mayor Jan Marx

ATTEST:




Lee Price, MMC
Interim City Clerk

APPROVED AS TO FORM:



J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, this 9th day of May, 2016.



Lee Price, MMC
Interim City Clerk