



# CITY OF SAN LUIS OBISPO

## Notice of Intent to Adopt Mitigated Negative Declaration

### NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For 1144 Chorro Street Mixed Use Development  
(City File EID-0475-2019)

The City of San Luis Obispo has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed construction of a new six-story mixed use building by Jamestown Premier SLO Retail, LP (applicant). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The project's primary location is 1144 Chorro Street (APN 002-427-012), San Luis Obispo, CA. The project also includes the following addresses: off-site Historic Resource Preservation: 868 and 870 Monterey Street (APN 002-416-040), San Luis Obispo, CA, Proposed Planned Development (PD) Overlay Zone: 1144 Chorro Street (APN 002-247-012), the existing Downtown Centre property (876 Marsh Street, 895 Higuera Street, and 890 Marsh Street; APN 002-427-016, -014, and -015), two parcels located on the east side of Morro Street (973 Higuera APN 022-432-011 and -012), and one parcel on the north side of Higuera Street (898 Higuera; APN 022-425-011), San Luis Obispo, CA.

Based on a search of the California Department of Toxic Substance Control's EnviroStar database, the State Water Resources Control Board's Geotracker database, and CalEPA's Cortese List website, there are no hazardous waste cleanup sites within the project site.

The applicant is requesting to demolish an existing one-story commercial building, to construct a mixed-use project that consists of approximately 30,000 square feet of commercial/office space and 50 residential dwelling units, inclusive of an application for a Planned Development (PD) Overlay zone on a 0.38-acre parcel located in the historic district in downtown San Luis Obispo. The proposed 80,249-square-foot building would be 75 feet in height. The PD overlay zone is intended to provide the transfer of residential density units within the Downtown Centre to be utilized for the new building at 1144 Chorro Street, and would allow potential future development on the parcels on Morro and Higuera Streets to accommodate the remaining density units that were allowed but not utilized in the other four parcels.

Reference copies of the Mitigated Negative Declaration are available on the City's website at <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. If you are unable to access the internet, please contact Kyle Bell at [kbell@slocity.org](mailto:kbell@slocity.org) or (805) 781-7524 to arrange for an alternative means to view the study, as the City offices are currently closed to the public due to the COVID-19 pandemic and associated Shelter at Home Order. The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, April 30, 2020 to Saturday, May 30, 2020. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Kyle Bell, Associate Planner, or by email to [kbell@slocity.org](mailto:kbell@slocity.org), by 5:00 p.m., by May 30, 2020.

A hearing is tentatively scheduled with the City of San Luis Obispo Cultural Heritage Committee on May 18, 2020 to evaluate the project. Interested persons can access the Cultural Heritage Committee agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/cultural-heritage-committee> to locate the agenda of the public hearing for this project.

A hearing is tentatively scheduled with the City of San Luis Obispo Architectural Review Commission on June 1, 2020 to evaluate the project. Interested persons can access the

Architectural Review Commission agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/architectural-review-commission> to locate the agenda of the public hearing for this project.

A hearing is tentatively scheduled with the City of San Luis Obispo Planning Commission on July 8, 2020 to evaluate the project. Interested persons can access the Planning Commission agenda at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/architectural-review-commission> to locate the agenda of the public hearing for this project.