



How the Development Review Process Works

VOLUME 3

Information Series: Sustainable Growth Management - Housing and State Law - How the Development Review Process Works - Current Development Projects - Infrastructure and New Development - Homelessness Response - Code Enforcement - Building Permitting and Inspections

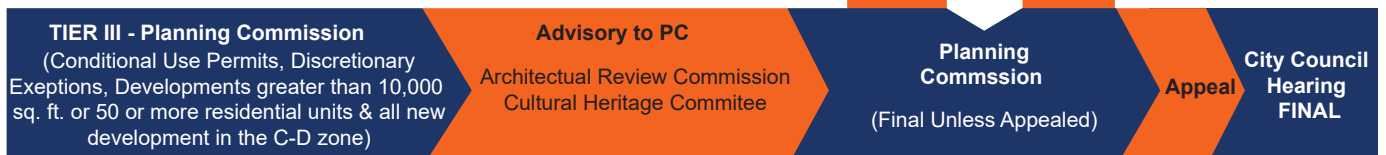
DEVELOPMENT REVIEW PROCESS

The City of San Luis Obispo’s development review process is rigorous and requires property owners and developers to design their projects in compliance with the California Environmental Quality Act (CEQA) and City standards including Zoning Regulations, Community Design Guidelines, Engineering Standards, and building codes. Long before project applications are submitted to the City, there is series of planning activities to designate property for a specific type of development – in other words, long range planning sets the stage for how a property may be used and then the development review process applies the standards to development projects when they are proposed.



How a property is used depends on decisions made over many years by the City’s professional staff and by appointed and elected officials. As a property moves closer to construction, the discretion exercised by the City narrows in focus. The greatest discretion is exercised in determining whether or not a property should be located within the City limits. Once a property is included in the General Plan and is zoned for a particular use, the level of discretion exercised narrows.

DEVELOPMENT REVIEW TIMELINE



ADVISORY BODIES

Advisory Bodies are groups of volunteers who advise staff and the City Council on matters that affect policy and issues that will affect the future of our community. Each group plays a specific role in the development review process. Residents are encouraged to apply to be an advisory body member.

Architectual Review
Commission

Community Design
Guidelines

Cultural Heritage
Committee

Historic Preservation
Ordinance

Planning
Commission

General Plan &
Zoning/Subdivision
Regulations

Construction Board
of Appeals

Building
Code

PROJECT EXAMPLE

Projects change as they go through the development review process based on public input, staff evaluations, advisory body decisions, and practical considerations made by the property owner.

Garden Street Terraces

The Garden Street Terraces is an example of a project that started out with a proposal that was much different than what was ultimately approved by the City Council. Originally a 75-foot tall building that covered the entire block between Marsh, Broad, Garden, and Garden Street Alley, the project was scaled back in height and extent for a variety of reasons during the development review process.

Before



After



Questions? Visit www.slocity.org for more information