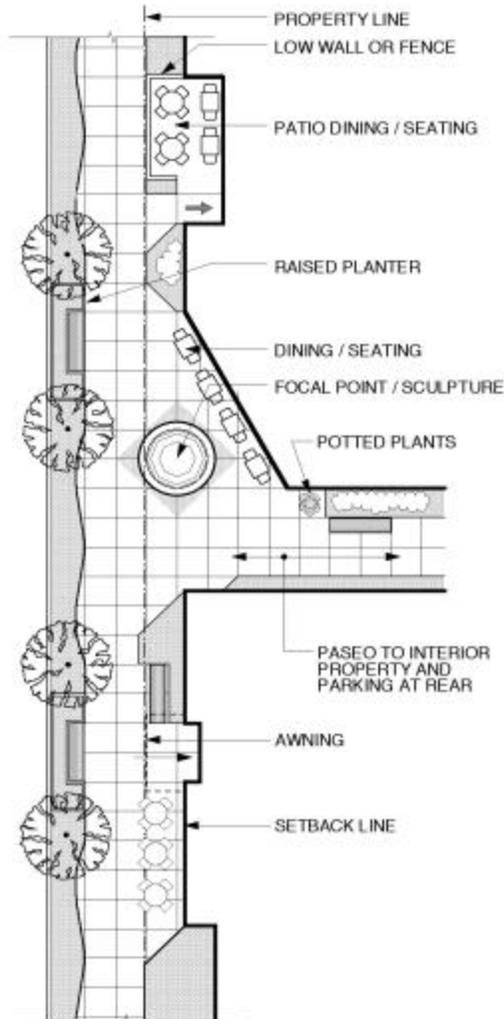


WEST TEFFT CORRIDOR DESIGN PLAN

PUBLIC REVIEW DRAFT

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
May 2, 2005



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

Date: May 2, 2005
To: Interested individuals and agencies
From: Charles Stevenson, AICP, Supervising Planner
Subject: **West Tefft Corridor Design Plan - Public Review Draft**

The West Tefft Corridor Design Plan is proposed here as a **Public Review Draft** for your review and comment. Please consider it carefully. The plan proposes design standards (regulations) for commercial development that reflect community preferences for a dynamic, pedestrian-oriented downtown. The plan also speaks to concerns for improved traffic and pedestrian safety concerns on West Tefft Street. It proposes improvements to streets that will create a "Main Street" appearance in the downtown area and will contribute to moderating traffic speeds and enhancing pedestrian circulation. It also addresses such beautification elements as street trees, street lighting, landscaped medians and pedestrian walkways.

Your participation is encouraged in the following ways:

Written Comments

Written comments can be sent at any time by U.S. mail to the project planner:

James Lopes
Department of Planning and Building
County of San Luis Obispo
San Luis Obispo, CA 93408

Public Workshop

A workshop evening to learn about the plan and provide comments will be held with the planners and steering committee members who prepared it.

Steering Committee Meeting

The steering committee will hold at least one meeting to discuss the draft and public comments, which may also be provided then. The steering committee will prepare a recommendation to the Nipomo Area Advisory Council on the comments received.

Nipomo Area Advisory Council Meeting

A session will be held with the community advisory council to hear public comments, discuss the draft plan and make recommendations for consideration by the county Planning Commission.

After the recommendations of the Nipomo Area Advisory Council are made, this document will be revised into a **Public Hearing Draft** to reflect input from the public, business owners, and from the advisory council. An environmental determination will be prepared on the Public Hearing Draft in

accordance with the California Environmental Quality Act. The draft and the environmental document will be presented to the Planning Commission at a public hearing where public comments will be welcome. The Planning Commission recommendations will be forwarded to the Board of Supervisors for a public hearing and final decision.

Implementing the Plan

The plan is proposed to be part of the county General Plan and Land Use Ordinance. It is intended to guide the design and development of projects within the planning area. The success of the West Tefft Corridor is important enough that the plan includes standards that are proposed to be requirements during the review of land use permit applications. The plan is proposed by the following standard to be included in the South County part of the Land Use Ordinance, Section 22.112.080 (re-numbering existing standards):

- C. West Tefft Corridor Design Plan.** The following standards apply to the Commercial Retail, Office and Professional and Residential land use categories within the area shown in Figure 112-____.
- 1. Compliance with the West Tefft Corridor Design Plan.** All Zoning Clearances, Minor Use Permit and Conditional Use Permit applications shall be in conformity with the West Tefft Corridor Design Plan, and any amendments thereto. The West Tefft Corridor Design Plan was duly approved by the Board of Supervisors in Resolution _____ and is on file in the Office of the Clerk of the Board of Supervisors and it is hereby incorporated by reference herein as though set forth in full. The standards are requirements that supercede and replace any conflicting standards in Articles 1 through 8 of this Title.
 - 2. Permit requirements.** Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a.** Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - b.** Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the West Tefft Corridor Design Plan.
 - c.** Where Conditional Use Permit approval is otherwise required by this Title.

West Tefft Corridor Design Plan

Public Review Draft

**DEPARTMENT OF PLANNING AND BUILDING
COUNTY OF SAN LUIS OBISPO
COUNTY GOVERNMENT CENTER
SAN LUIS OBISPO, CALIFORNIA 93408**



For additional copies or more information, call:
James Lopes at (805) 781-5975 or
Chuck Stevenson at (805) 781-5197

CREDITS

Steering Committee

*Richard Holguin
John Bowen
Norm Burdick
Gary Frederick
Jim Tefft
Dan Woodson
Jesse Hill*

Staff

*Victor Holanda, AICP, Director of Planning and Building
Chuck Stevenson, AICP, Supervising Planner
Jim Lopes, AICP, Planner III
Erika Bumgardner, Intern
Jeannett Gibson, Intern
Heather Smith, Intern*

Graphic Consultant

Chuck Crotser, AIA, Architect

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