



CITY OF SAN LUIS OBISPO

Notice of Availability/Notice of Public Comment Period for the Draft EIR for the 365 Prado Road Mixed-Use Project

Date: May 22, 2026

Lead Agency: City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, California 93401

Contact: Callie Taylor, Senior Planner
(805) 781-7016

Applicant: Covelop
1304 Garden Street
San Luis Obispo, California 93401
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Subject:

The City of San Luis Obispo has completed a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed 365 Prado Road Mixed-Use Project (proposed project).

Project Location and Description:

The 19.3-acre project site is identified as 365 Prado Road/Assessor's Parcel Number 053-441-006. The southern portion of the project site is located within San Luis Obispo County Regional Airport Land Use Plan Safety Zone 2. The remainder of the project site is within Safety Zone 6. Regional access to the project site is provided via U.S. Highway 101 and State Route 227. The General Plan designates the land use of the project site as Business Park (BP). The project site is within the Margarita Area Specific Plan (MASP) area and is zoned Business Park (BP) with a Specific Plan Area (SP) Overlay zone.

The 365 Prado Road Mixed-Use Project includes a General Plan Amendment to change the land use designation of the project site to Services & Manufacturing (SM) and a Specific Plan Amendment to change the land use designation of the project site to Service Commercial (C-S). The project would allow for mixed-use development, which would be comprised of 222 residential units, up to 100,000 square feet of service commercial space, a 1.29-acre privately maintained public park space, and associated street dedication.

Public Review and Comment Period:

The Draft EIR is available at the City's Community Development Department, at 919 Palm Street or online at www.slocity.org. The required 45-day public review period for the Draft EIR will extend from May 27, 2026 to July 10, 2026. 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: Callie Taylor, Senior Planner, or by email to CLTaylor@slocity.org by 5:00 p.m., on July 10, 2026.