



**STAFF REPORT**  
**11/20/2019**

**TO:** Planning Commission Chair and Commissioners  
**FROM:** Luis Lopez, Development Services Director  
**SUBJECT:** Pueblo Viejo Implementation Strategy – Approved Design Guidelines

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**STAFF RECOMMENDATION:**

Receive and File.

**BACKGROUND:**

On October 23, 2019 the City Council approved the “Pueblo Viejo Implementation Strategy” (the “Plan”) that includes revised design guidelines to be used as policies for new developments on private property, the public street design criteria, and several recommended ordinances for future adoption in order to create the Pueblo Viejo – Mixed Use Zoning districts for the downtown. Additionally, the Plan includes a comprehensive parking study, and a summary of the initial findings and the public participation efforts which included stakeholder interviews and a design charrette with the public and community stakeholders.

**DISCUSSION/ANALYSIS:**

Because the current makeup of the Planning Commission did not have an opportunity to participate in the stakeholder interviews, and provide input to the Plan which included a visual preferences survey and Draft Design Guidelines, staff would like to provide a brief overview of the Design Guidelines and the recommended future ordinances which will be used as policies for reviewing and approving new development projects in the Pueblo Viejo area.

Attached to this staff report are the “Design Guidelines for the Private Realm” section of the Plan which provide the nuts and bolts criteria for new development projects on private property. Staff will provide further information and will be available for questions at the meeting.

Attachment: Pueblo Viejo Implementation Strategy – “Design Guidelines for the Private Realm”