



# Minutes - Draft

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## Planning Commission

Regular Meeting  
Wednesday, October 10, 2018

### CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on Wednesday, October 10, 2018 at 6:00 p.m. in the Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Chair Fowler.

### ROLL CALL

**Present :** Commissioners Hemalata Dandekar, John McKenzie, Michael Wulkan, and Chair John Fowler.

**Absent:** Commissioner Robert Jorgensen, Nicholas Quincey and Vice-Chair Charles Stevenson

**Staff :** Community Development Director Michael Codron, Community Development Deputy Director Davidson, Assistant City Attorney Jon Ansolabehere, Recording Secretary Summer Aburashed.

### Pledge of Allegiance

Chair Fowler led the Pledge of Allegiance.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

### 1. CONSENT AGENDA – CONSIDERATION OF MINUTES

**ACTION:** MOTION BY COMMISSIONER DANDEKAR SECOND BY COMMISSIONER MCKENZIE, CARRIED 4-0-3 (COMMISSIONERS JORGENSEN, QUINCEY AND VICE-CHAIR STEVENSON ABSENT) to approve the minutes of August 14, 2018, as presented.

MOTION BY COMMISSIONER DANDEKAR, SECOND BY CHAIR FOWLER, CARRIED 4-0-3 (COMMISSIONERS JORGENSEN, QUINCEY AND VICE-CHAIR STEVENSON ABSENT) to approve the minutes of August 22, 2018, as presented.

**PUBLIC HEARINGS**

- 2. **Citywide.** Zoning Regulations Amendments; Amendments to the recently approved Zoning Regulations Comprehensive Update (introduced by City Council on August 21, 2018 and adopted by Council on September 18, 2018) to address Council direction from the August 21, 2018 hearing and other miscellaneous clean-up items. **Case #: GENP-0327-2017; City of San Luis Obispo, applicant.**

Community Development Deputy Director Doug Davidson presented the staff report and responded to Commission inquiries.

Chair Fowler opened the public hearing.

**Public Comments**

- James Lopes
- Philip Hurst
- Doug Rion
- Kim Carr
- Steven Lefler
- John Layous
- Russ Brown
- Abrah Younger
- Anne Wyatt
- Carolyn Huddleston
- Sarah Crable

Chair Fowler closed the public hearing

**ACTION:** MOTION BY COMMISSIONER WULKAN, SECOND BY COMMISSIONER DANDEKAR, CARRIED 3-1-3 (COMMISSIONER MCKENZIE VOTING NO AND COMMISSIONERS JORGENSEN, QUINCEY AND VICE-CHAIR STEVENSON ABSENT) to adopt Resolution No. PC1016-2018 entitled:

A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING REGULATIONS, AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED OCTOBER 10, 2018 (ZONING REGULATIONS, GENP-0327-2017).

With the following comments:

Tiny Homes:

Square footage of tiny homes should be increased from 300 square feet to 400 square feet to give maximum flexibility and consistency with State law.

Consider inspection of tiny homes upon issuance and installation and then permit renewal and reinspection at the director's approval up to a maximum of three years

Include a provision that the Community Development Director will include an inspection checklist for tiny homes

In packet page 25 Item 8D, "Upon reasonable notice" should be removed, if there isn't a complaint

In Packet page 24 Item E1B, under time limit, add verbiage "up to a maximum of three years"

Design standards of tiny homes should be similar to the general appearance, siding and roofing of a traditional home

Include skirting requirements covering the entire undercarriage to provide a barrier to wild animals and rodents

Add verbiage "Or comparable standard" of ANSI certification to 8B

Include the language from McKenzie on 8B that clarifies the utility hook-ups for tiny homes

ADU Lot Coverage:

Item #2 would be 400 square feet based on recommendation from commission to be consistent with the size of a tiny home

Clean-up items:

Adjust language on page 26, Affordable Housing section 22, to state "exclusively by extremely low, very low or low income "

In the resolution, tile should be changed to "title"

**RECESS:**

The Commission recessed at 8:14 p.m. and reconvened at 8:25 p.m. with all Commissioners present.

**COMMENT AND DISCUSSION**

3. Agenda Forecast – Deputy Community Development Director Doug Davidson provided an update of upcoming projects.

**ADJOURNMENT**

The meeting was adjourned at 9:03 p.m. The next Regular meeting of the Planning Commission is scheduled for Wednesday, October 24, 2018 at 6:00 p.m., in the location, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE PLANNING COMMISSION: XX/XX/2018



# Minutes - Draft

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## Planning Commission

Regular Meeting  
Wednesday, October 24, 2018

### CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on Wednesday, October 24, 2018 at 6:00 p.m. in the Council Chamber, located at 990 Palm Street, San Luis Obispo, California, by Vice Chair Charles Stevenson.

### ROLL CALL

**Present :** Commissioners Hemalata Dandekar, Robert Jorgensen, John McKenzie, Nicholas Quincey, Michael Wulkan, and Vice-Chair Charles Stevenson.

**Absent:** Chair John Fowler

**Staff:** Community Development Deputy Director Xzandrea Fowler, Assistant City Attorney Jon Ansolabehere, Senior Planner Shawna Scott, Recording Secretary Summer Aburashed.

### Pledge of Allegiance

Vice Chair Stevenson led the Pledge of Allegiance.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

---End of Public Comment---

### 1. CONSENT AGENDA – CONSIDERATION OF MINUTES

**ACTION:** MOTION BY COMMISSIONER WULKAN, SECOND BY COMMISSIONER JORGENSEN, CARRIED 6-0-1 (CHAIR FOWLER ABSENT) to approve the minutes of September 26, 2018, as presented.

### COMMENT AND DISCUSSION

#### 2. Staff Updates

- a. Parks and Recreation Master Plan and General Plan Element Update – Presentation  
Senior Planner Shawna Scott made a presentation and responded to Commission inquiries, with additional responses from Deputy Director Xzandrea Fowler.

**PUBLIC COMMENTS**

None

---End of Public Comment---

- b. 2019-21 Financial Plan Advisory Body Goal Setting continued discussion Deputy Director of Community Development Xzandrea Fowler continued the discussion on the 2019-21 Financial Plan Advisory Body Goal Setting process.

**PUBLIC COMMENTS**

Russ Brown

---End of Public Comment---

The Commission recommends the following Goals:

**1. Land Use: *Implementation of the Downtown Concept Plan and Revisit Special Focus Areas***

Implement the Mission Plaza improvements as identified in the Downtown Concept Plan. Revisit the Special Focus Area development guidelines for the Foothill Boulevard/ Santa Rosa Area and Upper Monterey to establish detailed design guidelines that enhance neighborhood integrity and the diverse community character.

**2. Housing: *Increase Affordable and Workforce Housing Supply***

Emphasize affordable housing programs, encourage flexible use and non-traditional housing product types to facilitate development of workforce housing. Review existing regulations to identify cost and time saving measures to promote the development of accessory dwelling units, while maintaining the owner occupancy requirement to protect neighborhood compatibility and wellness.

**3. Sustainability: *Reduce GHG Emissions by Reducing VMT and Improving Residential Energy Efficiency of Pre-1990 Housing Stock***

Update and implement the Climate Action Plan with emphasis on: 1) encouraging project design that promotes accessible, convenient and safe pedestrian, bicycle and transit access that reduces project generated vehicle miles traveled by 20-40% below average; 2) developing standards that support infrastructure improvements for alternative transportation and electric vehicles; and 3) identify and implement financial incentives for improving energy efficiency in pre- 1990 housing stock.

**4. Multi-Modal Circulation: *Improve Walkability and Transit***

Implement the Multi-Modal objectives identified in the LUCE and the Downtown Concept Plan by encouraging in-fill development to include non-automobile alternatives. Conduct a walkable community survey in major neighborhoods to inform the development of the Active Transportation Plan, and to identify improvements that would encourage and support pedestrian activities for people with varying degrees of

mobility. Implement the Short-Range Transit Plan to improve transit ridership by exploring operational improvements that could reduce run times to less than 20 minutes along routes that serve densely populated areas.

c. Agenda Forecast

Deputy Director of Community Development Xzandrea Fowler provided an update of upcoming agenda items. The Commission requested a presentation by the City's Active Transportation Manager and the Transit Manager, to identify actions that the Commission could take to support implementation of the City's Multi-Modal objectives, be scheduled as a future agenda.

**ADJOURNMENT**

The meeting was adjourned at 8:01 p.m. The next Regular meeting of the Planning Commission is scheduled for Wednesday, November 14, 2018 at 6:00 p.m., in the location, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE PLANNING COMMISSION: XX/XX/2018