



# Minutes - Draft

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## Planning Commission

Regular Meeting  
Wednesday, December 12, 2018

### CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on Wednesday, December 12, 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, Robert Jorgensen, John McKenzie, Nicholas Quincey, Michael Wulkan, Vice-Chair Charles Stevenson, and Chair John Fowler.

**Absent:** None.

**Staff:** Community Development Deputy Xzandrea Fowler, Assistant City Attorney Jon Ansolabehere, Associate Planner Rachel Cohen, Associate Planner Kyle Bell, Recording Secretary Summer Aburashed.

### Pledge of Allegiance

Chair Fowler led the Pledge of Allegiance.

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Carol Myser

---End of Public Comment---

### 1. CONSENT AGENDA – CONSIDERATION OF MINUTES

**ACTION:** MOTION BY COMMISSIONER DANDEKAR, SECOND BY COMMISSIONER MCKENZIE, CARRIED 6-0-0-1 (COMMISSIONER JORGENSEN ABSTAINING) to approve the minutes of October 10, 2018, as presented.

**ACTION:** MOTION BY VICE-CHAIR STEVENSON, SECOND BY COMMISSIONER WULKAN, CARRIED 7-0-0 to approve the minutes of October 24, 2018, as presented.

**PUBLIC HEARINGS**

**2. Review of General Plan Amendment, amendment to the Airport Area Specific Plan (AASP), Rezone, a Mobile Home park Conversion, and a Conditional Use Permit to allow for a mixed-use project and a 30% mixed-use parking reduction located at 650 Tank Farm Road that includes 249 residential units and 17,500 square feet of commercial space. Case #: GENP-1065-2017, SPEC 0398-2017, EID 1066-2017, USE 1067-2017; BP-SP, C/OS-SP and R-2-SP Zones; Agera Grove Investments, LLC, applicant**

Associate Planner Rachel Cohen and Contract Project Planner Rob Mullane presented the staff report and responded to Commission inquiries.

Applicant Representatives Pam Ricci and Eric Justesen, and the Applicant Matt Wade provided an overview of the project and responded to Commission inquiries.

Chair Fowler opened the public hearing.

**Public Comments**

- Donna Lewis
- Steve Delmartini
- Steve Hopkins
- Audrey Bigelow
- James Lopes
- Sandra Rowley
- Matt Wade (Applicant)

Chair Fowler closed the public hearing

**ACTION:** MOTION BY COMMISSIONER MCKENZIE, SECOND BY COMMISSIONER WULKAN, CARRIED 7-0-0 to adopt Resolution No. PC1017-2018 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO RECOMMENDING THE CITY COUNCIL ADOPT THE GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT AND REZONE, AND MOBILE HOME PARK CONVERSION INCLUDING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL REVIEW AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED DECEMBER 12, 2018 (650 TANK FARM ROAD; EID-1066-2017, SPEC-0398-2017, & GENP-1065-2017),” with conditions as modified, and the following direction provided:

1. Confirm access points and how circulation will work. Main access easement from the project site across Orcutt Creek to the adjacent property to the east will need to be verified prior to issuance of building permit.
2. Include a bicycle/pedestrian connection across Acacia Creek (via the existing bridge to the Digital West site).
3. Provide a bicycle/pedestrian connection to the existing Damon Garcia Sports Field pedestrian paths.
4. Provide a pedestrian friendly site plan that includes walkways outside the drive aisles, along the creek corridors, and to adjacent uses/properties.
5. Consider where outdoor residential activities are located and how the noise is buffered and consistent with City standards.
6. Balconies and decks of residential units near Tank Farm Road should be located on the interior side of the building to reduce noise exposure.
7. Decks/balconies should be a minimum of six feet in depth for usability.
8. Consider providing more separation between the commercial / mixed-use buildings and the nearest residential buildings.
9. Consider where commercial related activities (e.g. deliveries, customer visitations, etc.) are located in relationship with the residential units on the site.
10. Use appropriate native and riparian plant species within the creek corridors
11. Provide an overall site landscape plan that does not include invasive species.
12. Incorporate more common spaces for interaction and play into the site design. This would include outdoor spaces, including “tot lots,” as well as indoor common spaces within the mixed-use buildings.

**ACTION:** MOTION BY VICE-CHAIR STEVENSON, SECOND BY COMMISSIONER MCKENZIE, CARRIED 7-0-0 to recommend that the City Council direct the applicant to concurrently process the requested Use Permit when they apply for Design Review.

**RECESS:**

The Commission recessed at 8:17 p.m. and reconvened at 8:30 p.m. with all Commissioners present.

3. **Request to establish a high occupancy residential use to provide for seven occupants where normally limited to five at 1267 Fredericks Street. Case #: USE 1859-2018, R-2 Zone; SLOCA LLC % Sanjay Ganpule, applicant**

Associate Planner Kyle Bell presented the staff report and responded to Commission inquiries.

Applicant Representative, Pamela Jardini provided an overview of the project and responded to Commission inquiries.

Chair Fowler opened the public hearing.

**Public Comments**

Steven Walker  
Kathie Walker  
Sandra Rowley

Chair Fowler closed the public hearing

**ACTION:** MOTION BY COMMISSIONER MCKENZIE SECOND BY COMMISSIONER WULKAN, CARRIED 4-0-3 (COMMISSIONER DANDEKAR, VICE-CHAIR STEVENSON, & CHAIR FOWLER VOTING NO) to adopt Resolution No. PC1018-2018 entitled:

“A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION APPROVING A HIGH OCCUPANCY RESIDENTIAL USE TO PROVIDE FOR SEVEN OCCUPANTS WHERE NORMALLY LIMITED TO FIVE. THE PROJECT IS CATEGORICAL EXEMPTION FROM ENVIRONMENTAL REVIEW AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED DECEMBER 12, 2018 (1267 FREDERICKS STREET, USE-1859- 2018)”, as presented with the following conditions.

Remove Finding No. 1 and replace with text above *“As conditioned, the use will not adversely affect the health, safety or welfare of persons living at the site or in the vicinity because the site is of sufficient size to support the High-Occupancy Residential Use and the proposed use complies with performance standards of the City’s Zoning Regulations.”*

Modify SECTION 3 to reference the correct application and application number USE-1859-2018.

Modify Condition No. 2 to reinstate the annual review.

Add following language to Condition No. 4, “Prior to occupancy by more than five persons the existing driveway shall be improved with an all weathered surface, and four all weathered parking spaces shall be provided with ally access per the attached project plans”

**COMMENT AND DISCUSSION**

- 4. Staff Updates & Agenda Forecast – Deputy Community Development Xzandrea Fowler provided an update of upcoming projects.

**ADJOURNMENT**

The meeting was adjourned at 10:35 p.m. The Regular Meeting of the Planning Commission for Wednesday, December 26, 2018 has been cancelled. The next Regular Planning Commission meeting is scheduled for Wednesday, January 9, 2019, at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE PLANNING COMMISSION: XX/XX/2019