A Regular Meeting of the San Luis Obispo City Council was called to order on Tuesday August 18, 2020 at 6:00 p.m. by Mayor Harmon, with all Council Members teleconferencing.

ROLL CALL

Council Members
Present: Council Members Carlyn Christianson, Andy Pease, Erica A. Stewart, Vice Mayor Aaron Gomez, and Mayor Heidi Harmon.

Absent: None

City Staff
Present: Derek Johnson, City Manager; Christine Dietrick, City Attorney; and Teresa Purrington, City Clerk; were present at Roll Call.

A. RECEIVE AN UPDATE FROM THE EMERGENCY SERVICE DIRECTOR AND PROVIDE COVID-19 RELATED DIRECTION BASED ON CURRENT STATUS

Emergency Services Director Derek Johnson provided an in-depth staff report and responded to Council questions.

Public Comments:
Eric Vieum

---End of Public Comment---

ACTION: MOTION BY COUNCIL MEMBER PEASE, SECOND BY COUNCIL MEMBER CHRISTIANSON, CARRIED 5-0 to:

1. Receive an update from the Emergency Services Director related to COVID-19; and
2. Adopt Resolution No. 11149 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, affirming actions of the Emergency Services Director.”
APPOINTMENTS

1. ADVISORY BODY APPOINTMENTS FOR UNSCHEDULED VACANCIES

City Clerk Purrington presented the contents of the report.

Public Comment:
None

---End of Public Comment---

ACTION: MOTION BY COUNCIL MEMBER CHRISTIANSON, SECOND BY VICE CHAIR GOMEZ, CARRIED 5-0 to confirm appointments, as recommended by the Council Liaison Subcommittees, for the Tourism Business Improvement District Board (TBID), the Personnel Board (PB), and the Human Relations Commission (HRC).

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA
Kris Roudebush

---End of Public Comment---

CONSENT AGENDA

Public Comment:
Item 4 – Kelsey Zazanis
Item 4 – Ryan Gelston

---End of Public Comment---

ACTION: MOTION BY COUNCIL MEMBER CHRISTIANSON, SECOND BY COUNCIL MEMBER STEWART, CARRIED 5-0 to approve Consent Calendar Items 2 thru 14.

2. WAIVE READING IN FULL OF ALL RESOLUTIONS AND ORDINANCES

CARRIED 5-0, to waive reading of all resolutions and ordinances as appropriate.

3. MINUTES REVIEW - JULY 21, 2020 CITY COUNCIL MINUTES

CARRIED 5-0, to approve the minutes of the City Council meeting held on July 21, 2020.

4. AMENDMENT TO THE CITY’S INVESTMENT POLICY AND MANAGEMENT PLAN

CARRIED 5-0,
1. As recommended by the Investment Oversight Committee, adopt an amendment to the City’s Investment Policy & Management Plan to incorporate an ESG Investing approach; and
2. Direct staff to amend the current investment advisory agreement with PFM Asset Management LLC to include ESG Investing and authorize the City Manager to execute the amended agreement; and
3. Adopt Resolution No. 11150 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, updating Position, Payment Disbursement, and Receipt Authority.”
5. **2020 STANDARD SPECIFICATIONS AND ENGINEERING STANDARDS UPDATE; STREET CLOSURES FOR SPECIAL EVENTS**

CARRIED 5-0,

1. Adopt Resolution No. 11151 (2020 Series) entitled “A Resolution of the Council of the City of San Luis Obispo approving revised Standard Specifications and Engineering Standards for Construction;” and

2. Authorize the City Engineer to release projects currently in design or approved by Council under the 2018 City Standard Specifications on a case by case basis; and

3. Adopt Resolution 11152 (2020 Series) entitled “A Resolution of the City Council of the City of San Luis Obispo, California, Authorizing the Public Works Director to Approve Temporary Closures of City Streets for Special Events, Construction Activities or Other Purposes.”

6. **APPROVE THE ACQUISITION OF PROPERTY ADJACENT TO LOS OSOS VALLEY ROAD FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION TO THE CITY OF SAN LUIS OBISPO**

CARRIED 5-0, adopt Resolution No. 11153 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, to approve the acquisition of property adjacent to Los Osos Valley Road from the California Department of Transportation (Caltrans) to the City of San Luis Obispo (City) based on the determination of General Plan conformance with an exemption from environmental review, as represented in the staff report and attachments dated August 18, 2020 (GENP-0251-2020).”

7. **2019-20 PAYMENT REDUCTION AND APPROVAL OF A TRANSIT AGREEMENT EXTENSION BETWEEN THE CITY OF SAN LUIS OBISPO AND CAL POLY**

CARRIED 5-0,

1. In response to changes in service usage under the terms of the 2019-20 Transit Agreement due to impacts of COVID-19 approve a reduction to Cal Poly’s payment for the 4th Quarter by $99,964; and

2. Adopt Resolution No. 11154 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, authorizing the City Manager to execute an extension of the 2011-2016 Transit Subsidy Agreement between the City of San Luis Obispo and Cal Poly.”

8. **AUTHORIZATION TO PURCHASE MULTI-SPACE PAY STATIONS FOR ON-STREET PARKING MANAGEMENT**

CARRIED 5-0,

1. Adopt Resolution No. 11155 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, authorizing the City Manager to execute a Sole Source Contract for purchase and installation of Multi-Space Pay Stations and a Sole Source Contract for operation and maintenance of Multi-Space Pay Stations with IPS Group, Incorporated” in an amount not to exceed the available project budget; and

2. Authorize the City Manager to execute a separate sole source contract with IPS Group for the operation and maintenance of the Multi-Space Pay Stations.
9. **AUTHORIZATION TO NEGOTIATE, EXECUTE, AND MODIFY AGREEMENTS FOR PARKING FUND LEASE SPACES**

CARRIED 5-0, to adopt Resolution No. 11156 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, authorizing the City Manager to negotiate, execute, and modify Commercial Lease Agreements for Parking Fund Lease Spaces” with tenants of property located at 860 Pacific Street Suites 101 through 105.

10. **AUTHORIZATION TO APPLY FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ASSISTANCE TO FIREFIGHTERS GRANT (AFG) AND THE CALIFORNIA FIRE FOUNDATION WILDFIRE SAFETY & PREPAREDNESS GRANT**

CARRIED 5-0, to:
1. Authorize the Fire Department to apply for a grant to the Federal Assistance to Firefighters Grant (AFG) Program for the amount of $137,510 to send two EMT firefighters through Certified Paramedic Training; and
2. Authorize the Fire Department to apply for a grant to the California Fire Foundation Wildfire Safety & Preparedness Grant Program for the amount of $14,953.52 to purchase Personal Protective Equipment coats for wildland firefighting; and
3. Authorize the City Manager, or their designee, to execute the grant documents and approve the budget changes necessary to appropriate the grant amount upon notification that the grant has been awarded.

11. **UPDATED MITIGATION MEASURES FOR THE SAN LUIS RANCH SPECIFIC PLAN**

CARRIED 5-0, to:
1. Adopt Resolution No. 11157 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, modifying Mitigation Measures and Mitigation Monitoring and Reporting Plan and approving an addendum to the Final Supplemental EIR for the San Luis Ranch Project for property located at 1035 Madonna Road ("San Luis Ranch");” and
2. Approve an Addendum to the certified Final Supplemental Environmental Impact Report (FSEIR) to satisfy CEQA compliance for this action.

12. **SELECTION OF VOTING DELEGATE AND ALTERNATES – LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE**

CARRIED 5-0, to appoint Council Member Erica A. Stewart as the Voting Delegate and Council Member Andy Pease and Council Member Carlyn Christianson as Alternate Voting Delegates to vote on the City’s behalf at the Annual Business Meeting of the League of California Cities on Friday, October 9, 2020.

13. **AUTHORIZATION TO UPDATE THE CITY’S MASTER FEE SCHEDULE TO ADD A CHILDCARE FEE ASSOCIATED WITH PROVIDING CHILDCARE DURING SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT’S (SLCUSD) PERIOD OF DISTANCE LEARNING**

CARRIED 5-0, to adopt Resolution No. 11158 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, adopting new fees and amending the 2020-21 Master Fee Schedule.”
14. AUTHORIZATION TO AMEND THE CURRENT CONTRACT FOR CHANGE MANAGEMENT AND ECONOMIC RECOVERY TO INCLUDE PROJECT MANAGEMENT AND EXPERTISE RELATED TO DIVERSITY, EQUITY, AND INCLUSION

CARRIED 5-0, to authorize the City Manager to execute a contract amendment in the amount of $76,025 with Catalyst Consulting to support facilitation and support services as it is related to the Diversity, Equity, and Inclusion Task Force (DEI-TF).

PUBLIC HEARING ITEMS AND BUSINESS ITEMS

15. ADOPTION OF THE 2020 CLIMATE ACTION PLAN FOR COMMUNITY RECOVERY

Community Development Director Michael Codron and Sustainability Manager Chris Read provided an in-depth staff report and responded to Council questions.

Public Comments:
Justin Bradshaw
Betsy Schwartz
Caitlin Lewis
Janine Rands
Barry Rands

---End of Public Comment---

ACTION: MOTION BY MAYOR HARMON, SECOND BY VICE MAYOR GOMEZ, CARRIED 5-0 to adopt Resolution No. 11159 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving the Climate Action Plan for Community Recovery and associated California Environmental Quality Act Greenhouse Gas Emission Thresholds and guidance including a Negative Declaration of Environmental Review (EID-0275-2020).”

Mayor Harmon announced that Item 17 would be heard next because Council Member Pease and Vice Mayor Gomez would be recusing themselves from Item 16.

17. AMENDMENT TO GENERAL PLAN, LAND USE ELEMENT, AND WATER AND WASTEWATER MANAGEMENT ELEMENT

Utilities Director Aaron Floyd and Utilities Project Manager Jennifer Metz provided an in-depth staff report and responded to Council questions.

Public Comments:
None

---End of Public Comment---
ACTION: MOTION BY COUNCIL MEMBER CHRISTIANSON, SECOND BY COUNCIL MEMBER PEASE, CARRIED 5-0 to adopt 11161 (2020 Series) Resolution entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, adopting amendments to the Land Use Element and Water and Wastewater Management Element of the General Plan (GENP-0188-2020) and accepting an addendum to the Land Use and Circulation Element (LUCE) Update EIR and Water and Wastewater Management Element Negative Declaration (Citywide, GENP-0188-2020).

Council Member Pease indicated she was going to recuse herself from the next item due to recent working relationship with the project architect. Vice Mayor Gomez indicated he was going to recuse himself from the next item due to the location of the project to his business. Council Member Pease and Vice Mayor Gomez left the meeting at 8:05 PM.

RECESS

Council recessed at 8:05 p.m. and reconvened at 8:15 p.m., with Council Members Christianson and Stewart and Mayor Harmon present.

16. INTRODUCE AN ORDINANCE REZONING SUBJECT PROPERTIES FROM C-D-H AND C-D TO C-D-H-PD AND C-D-PD TO PROVIDE A PLANNED DEVELOPMENT OVERLAY, AND DEVELOPMENT REVIEW OF A SIX-STORY MIXED-USE BUILDING CONSISTING OF APPROXIMATELY 30,000 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 50 RESIDENTIAL DWELLING UNITS (1144 CHORRO)

Council Members Christianson and Stewart, and Mayor Harmon reported having no Ex-Parte Communications.

Community Development Director Michael Codron and Associate Planner Kyle Bell provided an in-depth staff report and responded to Council questions.

Mark Rawson, the applicant’s representative, presented a PowerPoint and responded to questions.

Public Comments:
Betsy Schwartz
Caitlin Lewis
Allan Cooper

---End of Public Comment---

ACTION: MOTION BY COUNCIL MEMBER CHRISTIANSON, SECOND BY COUNCIL MEMBER STEWART, CARRIED 3-0-2 (With Council Member Pease and Vice Mayor Gomez recused) to:
1. Introduce Ordinance No. 1687 (2020 Series) entitled, “An Ordinance of the City Council of the City of San Luis Obispo, California, approving a Planned Development Overlay for seven properties within the Downtown Commercial Zone and amending the Zoning Regulations Map to change the zoning designation of the associated properties from C-D-H to C-D-H-PD and C-D to C-D-PD, respectfully, including a Mitigated Negative Declaration of Environmental Review, as represented in the staff report and attachments dated August 18, 2020 (1144 Chorro, 868 and 870 Monterey, 876 and 890 Marsh, 895, 898, 973 Higuera Streets: PDEV-0509-2019, & EID-0475-2019);” and
2. Adopt Resolution No. 11160 (2020 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving development of a six-story mixed-use building consisting of approximately 30,000 square feet of Commercial/Office Space and 50 Residential Dwelling Units, within the Downtown Historic District. The Project includes a rezone to provide a Planned Development Overlay, permanent preservation of an off-site building located at 868 and 870 Monterey Street, a new driveway along Marsh Street, and a request to allow a maximum building height of 75 feet, where 50 feet is the standard in the Downtown Commercial Zone. The Project includes a Mitigated Negative Declaration of Environmental Impact as represented in the staff report and attachments dated July 8, 2020 (1144 Chorro, 868 and 870 Monterey, 876 and 890 Marsh, 895, 898, 973 Higuera Streets ARCH-1687-2018, PDEV-0509-2019, & EID-0475-2019);” and

3. Adopt an Initial Study/Mitigated Negative Declaration for the project.

With the following changes:

- Added Finding #5 to the Ordinance:
  - The additional density allowed on the development project site as part of the Planned Development rezoning is acceptable to the City Council in part due to the provision of the additional Community Benefits as outlined in the project description and required by the City’s Community Benefits policy. The additional height being allowed through the City Council’s action enables more housing units, all under 650 square feet, that also exceed the City’s minimum requirements for affordability.

- Added Condition #46 from the Tree Committee

- Remove Condition C under Community Benefit

COUNCIL COMMUNICATIONS AND LIAISON REPORTS

None

ADJOURNMENT

The meeting was adjourned at 9:36 p.m. The next Regular City Council Meeting is scheduled for Tuesday, September 1, 2020 at 6:00 p.m., via teleconference.

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Teresa Purrington
City Clerk

APPROVED BY COUNCIL: XX/XX/2020
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