



Agenda

PLANNING COMMISSION

Wednesday, June 13, 2018

6:00 p.m.

REGULAR MEETING

**Council Chamber
990 Palm Street
San Luis Obispo, CA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE: Chair Fowler

ROLL CALL: Commissioners Hemalata Dandekar, Robert Jorgensen, John McKenzie, Nicholas Osterbur, Mike Wulkan Vice-Chair Charles Stevenson, and Chair John Fowler.

ACCEPTANCE OF AGENDA: Commissioners or staff may modify the order of items.

CONSIDERATION OF MINUTES

1. Minutes of the Planning Commission meeting of April 11, April 25, May 9, and May 23.

PUBLIC COMMENT: At this time, people may address the Commission about items not on the agenda. Persons wishing to speak should come forward and state their name and address. Comments are limited to three minutes per person. Items raised at this time are generally referred to staff and, if action by the Commission is necessary, may be scheduled for a future meeting.

PUBLIC HEARINGS

NOTE: Any court challenge to the action taken on public hearing items on this agenda may be limited to considering only those issues raised at the public hearing or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing. If you wish to speak,

please give your name and address for the record. Please limit your comments to three minutes; consultant and project presentations limited to six minutes.

2. **3985 Broad St. and 660 Tank Farm.** Conceptual policy review of two proposed projects on a site designated in the General Plan Land Use Element as the Broad Street and Tank Farm Road Site Special Focus area. The proposed projects include a retail shopping center with 49,000 square feet (NKT Development), and assisted living facility of 133,655 square feet with 111 assisted living suites and 28 memory care studio units. **Case #: SPEC-1482-2018; C/OS-SP and C-C-SF zone; NKT Development, and Westmont Development, applicants.** (*Brian Leveille*)

3. **Zoning Regulations Update.** Review of the Draft Zoning Regulations Update focused on implementing the policies and programs of the Land Use and Circulation Elements (LUCE). The update also incorporates best practices, addresses deficiencies identified by staff in working with the document daily, and reformats the document; Negative Declaration of Environmental Impact under CEQA; **Case #: GenP-0327-2017; City-wide;** City of San Luis Obispo, applicant (*Doug Davidson/Kyle Bell*)

COMMENT AND DISCUSSION

4. **STAFF**
 - a. Agenda Forecast

ADJOURNMENT

This meeting is adjourned to Thursday, June 14, 2018 at 6:00p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

APPEALS

APPEALS: Any decision of the Planning Commission is final unless appealed to City Council within 10 days of the action (Recommendations to City Council cannot be appealed since they are not a final action.). Any person aggrieved by a decision of the Commission may file an appeal with the City Clerk. Appeal forms are available at the Community Development Department office, City Clerk's office, or on the City's website (www.slocity.org). The appropriate appeal fee must accompany the appeal documentation.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see Recording Secretary.



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Meeting video recordings can be found on the City's website: <http://www.slocity.org/government/department-directory/city-clerk/on-demand-meeting-videos>