



Agenda

PLANNING COMMISSION

Wednesday, January 24, 2018

6:00 p.m.

REGULAR MEETING

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE: Chair Stevenson

ROLL CALL: Commissioners Kim Bisheff, Ronald Malak, Nicholas Osterbur, Hemalata Dandekar, Mike Wulkan, Vice-Chair John Fowler, and Chair Charles Stevenson

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

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

- 2. 12165 and 12393 Los Osos Valley Road:** Preliminary review of the following Froom Ranch Specific Plan Chapters: Land Use, Zoning, and Development Standards; Conservation, Open Space, and Recreation; and Circulation. **Case #: SPEC-0143-2017, Madonna on LOVR Specific Plan Area 3; JM Development Group Inc., applicant.** (*Shawna Scott*)

BUSINESS ITEMS

3. **Zoning Regulations Update.** The Zoning Regulations Update is focused on implementing the policies and programs of the Land Use and Circulation Elements (LUCE). This will be a standing item on the Planning Commission agenda from June 14, 2017 through completion of the Update of the Zoning Regulations, tentatively scheduled for completion in March 2018. This will be an opportunity for staff to update the Commission on the status of the Zoning Regulations Update and for the Commission to listen to ongoing public testimony and discuss any such updates as they come forward. As a standing item, sometimes there will be nothing to report; other times staff will give a brief update with limited discussion; and at certain points, such as review of the Land Use Table, Parking Requirements, and the Reformatted Outline, there will be more substantive discussion on the item. When materials are associated with the Update, as with the White Papers associated with the Update, such information will be made available to the public and Commission prior to the meeting. *(Doug Davidson/Kyle Bell)*

Specific Items for Consideration are:

- a. Continued discussion on alcohol-related safety problems in Downtown
- b. Exploring additional S Overlay zones, including, but not limited to, Lincoln St., Dana St., Upper Monterey, and North Chorro/North Broad St.
- c. Review of Draft Article 1 (Enactment, Applicability, and Enforcement)
- d. Review of Draft Article 5 (Nonconformities)
- e. Review of Draft Article 8 (Housing Related Regulations)

COMMENT AND DISCUSSION

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

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Wednesday, February 14, 2018, at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California.

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>