



Amended Agenda

PLANNING COMMISSION

Wednesday, April 25, 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 Ostebur, Mike Wulkan, Vice-Chair Charles Stevenson, and Chair John Fowler.

CONSIDERATION OF MINUTES

- Minutes of the Planning Commission meeting of February 28, 2018.

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.

- 790 Foothill Blvd.** Review of a new four-story mixed-use project with 6,800 square feet of ground floor commercial/retail space, 78 residential units, and 155 parking spaces with a request for mechanical parking lifts and to expand hours of operation for the commercial

spaces. Twelve of the units in the project will be affordable to very-low income households, which allows for a 35% density bonus. Two affordable housing incentives are being requested including the construction of a 43-foot tall structure where 35 feet is normally allowed and an increase in allowable lot coverage from 75% to 90%. The project is both statutorily exempt under Section 15195 and categorically exempt under Class 32, In-Fill Development Projects, Section 15332 of the CEQA Guidelines. **Case #: USE-1187-2017, C-C-SF Zone; LR Real Estate Investment Group, LLC, applicant** (*Rachel Cohen*)

Continued to a date uncertain.

BUSINESS ITEMS

4. **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. Informational Items: Draft White Papers – Re-envisioning Personal Mobility and Implementing the Climate Action Plan
- b. Follow-up from April 10th City Council Study Session
- c. Article 6 (Permit Procedures)
- d. Development Standards per Article 3 (Regulations and Standards Applicable to All Zones)
- e. Article 7 (Administration of Zoning Regulations)

COMMENT AND DISCUSSION

5. **Staff Update**
 - a. Agenda Forecast

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Wednesday, date, 2018, at 6:00 p.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.



The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7100 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7107.

Planning Commission regular meetings are televised live on Charter Channel 20. Agenda related writings or documents provided to the Planning Commission are available for public inspection in the Community Development Department located at 919 Palm Street, San Luis Obispo, California during the hours of 8:00 AM to 3:00 PM, and on the City's website <http://www.slocity.org/government/advisory-bodies>.

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