



# Agenda

## PLANNING COMMISSION

Wednesday, June 27, 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.

**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

**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.

1. **Citywide.** Case #: GENP 0327-2017; Final review and recommendation to the City Council 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 current best

practices, addresses deficiencies identified by staff in working with the document daily, and reformats the document.; An Initial Study/Negative Declaration will be reviewed in conjunction with the Draft Zoning Regulations pursuant to CEQA (California Environmental Quality Act); City of San Luis Obispo Community Development Department, Applicant. (*Doug Davidson/Kyle Bell*)

In conjunction with the review and recommendation on the City-wide Zoning Regulations, the Planning Commission will consider three ordinances affecting specific properties:

### **Ordinance 1130**

As part of the Zoning Regulations Update, the City is implementing Land Use and Circulation Element Program 8.3 to “review and update Ordinance 1130 and involve residents to ensure that neighborhood concerns are addressed.” Ordinance 1130 applies to the Commercial Tourist zone with the “S” Overlay on Upper Monterey Street. The Planning Commission will consider revisions to the text of Ordinance 1130; no changes to the Zoning Map are being considered.; **Project Location: Southwest side (odd numbered lots) of the 1600 block through 2100 block of Monterey Street. Case #: CODE-1630-2018; City of San Luis Obispo Community Development Department, Applicant.**

### **North Broad Street**

The Planning Commission initiated a Zoning Map change in review of the Subdivision application MS 32-14 in September of 2015. As part of the Zoning Regulations Update, the City is now incorporating this direction onto the Zoning Map. The proposed change is to add an “S” (Special Considerations) Overlay Zone onto the property to respect the natural resources on the property, including the wildlife corridor and creek.; **Project Address: 141, 159, & 161 Broad, and Bressi Place. Case #: RZ-1629-2018; City of San Luis Obispo Community Development Department, Applicant.**

### **Upper Monterey Area – Santa Rosa to Pepper St.**

As part of the Zoning Regulations Update, the City is considering placing a Downtown Overlay Zone onto these properties which could allow for the Downtown Commercial development standards (height, floor area ratio, and parking) to be applied in future developments with approval from the Planning Commission. The area where the Downtown standards could apply is the Upper Monterey extension of the Downtown core from Santa Rosa to Pepper Street and including a portion of Higuera Street north of Higuera.; **Project Location: C-R zoned properties west of Santa Rosa Street, east of Pepper Street, between Marsh Street and Palm Street (excluding 1210 Higuera and 1306 Higuera). Case #: RZ-1628-2018; City of San Luis Obispo Community Development Department, Applicant.**

**COMMENT AND DISCUSSION**

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

**ADJOURNMENT**

The next Special Meeting of the Planning commission is scheduled for Thursday, June 28<sup>th</sup>, 2018, at 6:00 p.m., in the Council Chamber, 990 Palm Street, San Luis Obispo, California. The next Regular Meeting of the Planning Commission is scheduled for Wednesday, July 11, 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](http://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>