



# Agenda

## PLANNING COMMISSION

**Wednesday, December 12, 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 Quincey, 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 meetings of October 10, 2018 and October 24, 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.

- 2. **Review of General Plan Amendment, amendment to the Airport Area Specific Plan (AASP), Rezone, a Mobile Home park Conversion, and a Conditional Use Permit to allow for a mixed-use project and a 30% mixed-use parking reduction located at 650 Tank Farm Road that includes 249 residential units and 17,500 square feet of commercial space. Case #s: GENP-1065-2017, SPEC 0398-2017, EID 1066-2017, USE 1067-2017; BP-SP, C/OS-SP and R-2-SP Zones; Agera Grove Investments, LLC, applicant (Cohen)**

**Recommendation:**

Adopt the Draft Resolution that recommends approval of project-related entitlements to the City Council (including CEQA Findings and mitigation measures). The project entitlements include an amendment to the Airport Area Specific Plan, General Plan Amendment, Rezone, Mobile Home Park Conversion, and a Use Permit.

- 3. **Request to establish a high occupancy residential use to provide for seven occupants where normally limited to five at 1267 Fredericks Street. Case #: USE 1859-2018, R-2 Zone; SLOCA LLC % Sanjay Ganpule, applicant (Bell)**

**Recommendation:**

Adopt the Draft Resolution that approves the High Occupancy Residential Use Permit, subject to findings and conditions of approval.

**COMMENT AND DISCUSSION**

**4. Staff Updates & Agenda Forecast**

**ADJOURNMENT**

The Regular Meeting of the Planning Commission for Wednesday, December 26, 2018 has been cancelled. The next Regular Planning Commission meeting is scheduled for Wednesday, January 9, 2019, 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.



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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>