



Planning Commission Minutes

July 28, 2021, 6:00 p.m.

City Hall, 990 Palm Street, San Luis Obispo

Planning
Commissioners
Present:

Chair Bob Jorgensen, Vice Chair Nick Quincey, Commissioner Hemalata Dandekar, Commissioner Michael Hopkins, Commissioner Steve Kahn, Commissioner Michelle Shoresman

Planning
Commissioners
Absent:

Commissioner Mike Wulkan

City Staff Present:

Community Development Director Michael Codron, Deputy Community Development Director Tyler Corey, Assistant City Attorney Markie Jorgensen, Kevin Christian, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on July 28, 2021 at 6:01 p.m.

2. PUBLIC COMMENT

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - JULY 14, 2021 PLANNING COMMISSION MINUTES

Approve the Planning Commission Minutes of July 14, 2021.

Motion By Commissioner Dandekar

Second By Commissioner Kahn

Ayes (6): Chair Jorgensen, Vice Chair Quincey, Commissioner Dandekar, Commissioner Hopkins, Commissioner Kahn, and Commissioner Shoresman

Absent (1): Commissioner Wulkan

CARRIED (6 to 0)

4. PUBLIC HEARINGS

4.a 468/500 WESTMONT AVE (SBDV-0169-2020, EID-0170-2020) REVIEW OF TTM NO. 3157, 23 LOT SUBDIVISION AND ENVIRONMENTAL REVIEW

At 6:05 p.m., Commissioner Kahn declared a conflict on this item and recused himself and left the room. Cannon, his employer, provides the Project Representative and Engineer for this project.

Associate Planner Kyle Van Leeuwen presented the staff report, expounding on focus topics that arose in the original hearing, and responded to commission inquiries with input from Community Development Director, Michael Codron, Deputy Community Development Director, Tyler Corey, Assistant City Attorney, Markie Jorgensen, and Supervising Civil Engineer, Hal Hannula.

Applicant representative, Katie Rollins, provided a brief overview of the project and areas of concern raised previously by the Commission and public, and responded to questions raised.

Chair Jorgensen opened the public hearing.

Public Comments:

David Brodie

Robert Schroeder

Maryann Stansfield

Eileen Amaral

Genevieve Czech

Adolf Czech

Becky Keen

Laurie Fenwick

--End of Public Comment--

Chair Jorgensen closed the public hearing.

The Commission directed staff to include additional information regarding traffic circulation in their report to City Council.

Motion By Commissioner Hopkins

Second By Commissioner Shoresman

Adopt a Resolution entitled, "A Resolution of the Planning Commission of the City of San Luis Obispo, California, recommending the City Council adopt a Mitigated Negative Declaration of Environmental Review and

Tentative Tract Map No. 3157 to create twenty-three (23) residential lots in the Low-Density (R-1) Zone (SBDV-0169-2020, EID-0170-2020)," with the following condition modification and added condition:

Modification to Condition #4 - Plans submitted for final map recordation shall include the Biological Easement required by mitigation measure BIO-11. This easement shall include all the area between the top of creek bank, current riparian area, **or replanted areas which are planted directly adjacent to the creek**, whichever is furthest from the centerline of the creek. The easement shall also cover all areas identified for Cambria morning glory replanting required by mitigation measure BIO-1.

New Condition - to include the development of a Construction Communication Plan.

Ayes (4): Chair Jorgensen, Vice Chair Quincey, Commissioner Hopkins, and Commissioner Shoresman

Noes (1): Commissioner Dandekar

Absent (1): Commissioner Wulkan

CARRIED (4 to 1)

4.b 950/990 AERO DRIVE (ARCH-0165-2020) REVIEW OF A REQUEST FOR A USE PERMIT AND DESIGN REVIEW FOR A PROPOSED 125,500-SQUARE FOOT, THREE-STORY, 204-ROOM, DUAL-BRANDED HOTEL

Senior Planner Shawna Scott presented the staff report and responded to Commission inquiries.

Applicant representative, Pamela Jardini, provided an overview of the project and responded to questions raised by the Commission.

Chair Jorgensen opened the public hearing.

Public Comments:

None

--End of Public Comment--

Chair Jorgensen closed the public hearing.

Motion By Commissioner Kahn

Second By Commissioner Hopkins

Adopt a Resolution entitled, "A Resolution of the Planning Commission of the City of San Luis Obispo, California, Approving The Airport Hotel Project including approval of a Planning Commission Use Permit to allow a hotel in the Business Park Zone, and associated exceptions to Lot Frontage Side Parking Standard, Loading Space Standard, and Sign Regulations for wall signs as represented in the staff report dated July 28, 2021, and adoption of the associated Initial Study/Mitigated Negative Declaration (ARCH-0165-2020, USE-0294-2019, and EID-0650-2020; 950 and 990 Aero Drive)" with a Condition amendment:

Condition #47 – Specify the specific time frame when no left turn is permitted on the proposed signage, subject to review and approval by the Public Works Director.

Ayes (6): Chair Jorgensen, Vice Chair Quincey, Commissioner Dandekar, Commissioner Hopkins, Commissioner Kahn, and Commissioner Shoresman

Absent (1): Commissioner Wulkan

CARRIED (6 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Deputy Community Development Director Tyler Corey provided an update of upcoming projects.

6. ADJOURNMENT

The meeting was adjourned at 8:51 p.m. The next Regular Meeting of the Planning Commission meeting is scheduled for August 11, 2021 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, California.

APPROVED BY PLANNING COMMISSION: XX/XX/202X