



## Planning Commission Minutes

August 25, 2021, 6:00 p.m.  
Teleconference - Broadcast via Webinar

Planning Commissioners Present: Commissioner Hemalata Dandekar, Commissioner Michael Hopkins, Commissioner Steve Kahn, Commissioner Michelle Shoresman, Commissioner Mike Wulkan, Chair Bob Jorgensen

Planning Commissioners Absent: Vice Chair Nick Quincey

City Staff Present: Community Development Director Michael Codron, Deputy Community Development Director Tyler Corey, Deputy City Clerk Kevin Christian

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### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on August 25, 2021 at 6:00 p.m.

### 2. PUBLIC COMMENT

Chair Jorgensen opened the public hearing.

#### Public Comments:

Jill Stelfox

*--End of Public Comment--*

Chair Jorgensen closed the public hearing.

Staff commented that they will provide a follow-up communication to the Commission regarding the 163 Serrano project.

### 3. **CONSENT**

#### 3.a CONSIDERATION OF MINUTES - JULY 28, 2021 PLANNING COMMISSION MINUTES

Approve the Planning Commission Minutes of July 28, 2021.

**Motion By** Commissioner Dandekar

**Second By** Commissioner Shoresman

Absent (1): Vice Chair Quincey

CARRIED

### 4. **PUBLIC HEARINGS**

#### 4.a 279 BRIDGE ST. (ARCH-0597-2020) REVIEW OF A MIXED-USE PROJECT WITH A 24% DENSITY BONUS, INCLUDING A MINOR USE PERMIT, CONSISTING OF 94 RESIDENTIAL UNITS AND 924 SQUARE FEET OF COMMERCIAL SPACE

Commissioner Hopkins declared a conflict on this item. Commissioner Hopkins recused himself and left the meeting due to his employer having a current project with HASLO.

Associate Planner Kyle Bell presented the staff report and responded to Commission inquiries.

Applicant representative, Scott Smith of HASLO and Joel Snyder of Ten Over Studio, provided an overview of the project, commented on financing of affordable housing, addressed public comments raised in advance of the meeting, and responded to questions brought forward by Commissioners.

Chair Jorgensen opened the public hearing.

Public Comments:

Helene Finger

*--End of Public Comment--*

Chair Jorgensen closed the public hearing.

**Motion By** Commissioner Kahn  
**Second By** Commissioner Dandekar

Adopt a Resolution entitled, "A Resolution of the City of San Luis Obispo Planning Commission approving a Minor Use Permit and the development of a Mixed-Use Project consisting of 94 affordable residential units for low-income households and 924 square feet of commercial space within the Manufacturing (M) Zone. The Project includes a Density Bonus of 24% including a request for an affordable housing concession and waiver from the edge conditions standards for the orientation of balconies and window placement on the second and third floors of the building sides facing adjacent properties located in the Medium-Density (R-2) Zone and an addendum to the previously adopted Mitigated Negative Declaration (ER#0286-2014), as represented in the staff report and attachments dated August 25, 2021 (279 Bridge Street, ARCH-0587-2020, USE-0412-2021, & AFFH-0413-2021)." with the following condition modifications:

Condition No. 9: Plans submitted for a building permit shall clearly depict the location of all required short and long-term bicycle parking for all intended uses, plans submitted for construction permits shall include bicycle lockers or interior space within each residential unit or other area for the storage of at least one bicycle per residential unit. Plans shall also include at least one first floor, secured and lockable bike storage area that can accommodate oversized cargo and electric bikes with access to electricity. Short-term bicycle racks such as "Peak Racks" shall be installed in close proximity to, and visible from, the main entry into the buildings (inverted "U" rack designs shall not be permitted). Sufficient detail shall be provided about the placement and design of bike racks and lockers to demonstrate compliance with relevant Engineering Standards and Community Design Guidelines, to the satisfaction of the Public Works and Community Development Directors.

New Condition No. 11: "Plans submitted for a building permit shall include low level foot lighting along the pedestrian accessway across the bridge compliant with §17.70.100. Preference shall be towards motion sensor lighting fixtures in close proximity to the finished grade intended for enhancing pedestrian safety and security, subject to the satisfaction of the Community Development Director."

Condition No. 13-14: "...The landscape plans shall provide trees planted along the southern and eastern perimeter of the project site to be of a height and breadth at greater maturity to provide substantial additional screening between the existing and new structures, minimum size 36-inch box, subject to the satisfaction of the Community Development Director."

Ayes (5): Commissioner Dandekar, Commissioner Kahn, Commissioner Shoresman, Commissioner Wulkan, and Chair Jorgensen

Absent (1): Vice Chair Quincey

Recused (1): Commissioner Hopkins

CARRIED (5 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 7:58 p.m. The next Regular Meeting of the Planning Commission meeting is scheduled for September 8, 2021, at 6:00 p.m. via teleconference.

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APPROVED BY PLANNING COMMISSION: XX/XX/202X