



Planning Commission Minutes

May 8, 2024, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Commissioner Sheryl Flores, Commissioner Dave Houghton, Commissioner Bob Jorgensen, Commissioner Steve Kahn, Commissioner Eric Tolle, Vice Chair Justin Cooley, Chair Juan Munoz-Morris

City Staff Present: Community Development Director Timmi Tway, Deputy Community Development Director Tyler Corey, Contract Attorney Chelsea O'Sullivan, Megan Wilbanks, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on May 8, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Munoz-Morris.

2. OATH OF OFFICE

Deputy City Clerk Megan Wilbanks administered the Oath of Office to Sheryl Flores.

**Chair Munoz-Morris reordered the agenda to move Item 3 after Consent Item 5b.*

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

5. CONSENT

5.a CONSIDERATION OF MINUTES - MARCH 13, 2024 PLANNING COMMISSION MINUTES

Motion By Vice Chair Cooley

Second By Commissioner Jorgensen

To approve the Planning Commission Minutes of March 13, 2024.

Ayes (6): Commissioner Houghton, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Cooley, and Chair Munoz-Morris

Abstained (1): Commissioner Flores

CARRIED (6 to 0)

5.b 1463 BISHOP STREET (GENP-0175-2024) GENERAL PLAN CONFORMITY REPORT FOR THE PURPOSES OF DEVELOPING INTERIM AND SUPPORTIVE HOUSING

Commissioner Flores declared a conflict on this item and recused due to her real property interest that is close to the project site.

Housing Policy & Programs Manager Teresa McClish and Homelessness Response Manager Daisy Wiberg presented the staff report and responded to Commission inquiries.

The Applicant's representative, Linda Belch, Project Manager, provided a brief overview of the project and responded to questions raised.

Chair Munoz-Morris opened the Public Hearing

Public Comment:

Natalie Tartaglia
Steve Barash
Christopher Schneider
Dan O'Hare
Jessica Goswick
Kimmie Nguyen
Sylvia Drucker
Linda Belch
Cindy Blum

Stefan Tallee
Homan Kion
Deborah Cleere
Joe Boud
Alyssa
Grant Robbins
Bob Townsend
--End of Public Comment--

Chair Munoz-Morris closed Public Comment

Motion By Commissioner Jorgensen
Second By Vice Chair Cooley

Adopt the Draft Resolution, which determines that the proposed San Luis Obispo County's action on the subject property to authorize and/or construct public buildings or structures for the purposes of developing interim and supportive housing conforms to the City's General Plan.

“A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION DETERMINING GENERAL PLAN CONFORMANCE FOR THE GENERAL PLAN CONFORMITY REPORT FOR THE PURPOSES OF DEVELOPING INTERIM AND SUPPORTIVE HOUSING; AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED MAY 8, 2024 (1463 BISHOP STREET, GENP-0175-2024)”

Ayes (6): Commissioner Houghton, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Cooley, and Chair Munoz-Morris

Recused (1): Commissioner Flores

CARRIED (6 to 0)

After a 5-minute break, Commissioner Flores returned to the dais.

3. ELECTION OF CHAIR AND VICE CHAIR

As required by the Planning Commission Bylaws, the Commission elected the following members to serve as Chair and Vice Chair:

Motion By Commissioner Jorgensen

Second By Commissioner Houghton

Elect Commissioner Justin Cooley to the position of Chair for a one-year term.

Ayes (7): Commissioner Flores, Commissioner Houghton, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Cooley, and Chair Munoz-Morris

CARRIED (7 to 0)

Motion By Commissioner Jorgensen

Second By Vice Chair Cooley

Elect Commissioner Dave Houghton to the position of Vice Chair for a one-year term.

Ayes (7): Commissioner Flores, Commissioner Houghton, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Cooley, and Chair Munoz-Morris

CARRIED (7 to 0)

6. COMMENT AND DISCUSSION

6.a STAFF UPDATES AND AGENDA FORECAST

Deputy Community Development Director Tyler Corey provided the following update of upcoming projects:

- The May 22, 2024 Planning Commission will be cancelled due to lack of items.
- Tentatively scheduled for the June 12, 2024 meeting, is review of a Use Permit at 1264 Foothill Boulevard and review of proposed amendments to the Zoning Regulations.
- Tentatively scheduled for the June 26, 2024 meeting, is review of the design of a commercial building at 10 Higuera Street and review of an Appeal of the Community Development Director's decision to deny a Homestay Permit at 1137 Peach Street.

7. ADJOURNMENT

The meeting was adjourned at 8:11 p.m. The next Regular Meeting of the Planning Commission is scheduled for June 12, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo. The Regular Meeting of May 22, 2024 will be cancelled.

APPROVED BY PLANNING COMMISSION: XX/XX/2024