



Planning Commission Minutes

June 12, 2024, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Commissioner Sheryl Flores, Commissioner Bob Jorgensen, Commissioner Steve Kahn, Commissioner Eric Tolle, Vice Chair Dave Houghton

PC Absent: Commissioner Juan Munoz-Morris, Chair Justin Cooley

City Staff Present: Deputy Community Development Director Tyler Corey, Assistant City Attorney Markie Kersten, Megan Wilbanks, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on June 12, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Vice Chair Houghton.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - MAY 8, 2024 PLANNING COMMISSION MINUTES

Motion By Commissioner Tolle

Second By Commissioner Kahn

To approve the Planning Commission Minutes of May 8, 2024.

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

4. PUBLIC HEARINGS

- 4.a REVIEW CONDITIONAL USE PERMIT (USE-0331-2023) TO ESTABLISH A FRATERNITY FOR UP TO 24 RESIDENTS, INCLUDING A REQUEST TO PROVIDE TWO (2) PARKING SPACES IN TANDEM ON AN EXISTING DRIVEWAY; THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW

Commissioner Kahn provided ex-parte disclosure and announced that he visited site on Monday, June 10th and spoke with residents.

Vice Chair Houghton provided ex-parte disclosure and announced that he visited the site on Wednesday, June 12th and discussed the proposal with the Applicant, Thomas Symer.

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

The Applicant, Thomas Symer, provided a brief overview of the project and responded to questions raised.

Vice Chair Houghton opened the Public Hearing

Public Comment:

Kathie Walker
Sandra Rowley
Steven Walker

--End of Public Comment--

Vice Chair Houghton closed Public Comment

Motion By Commissioner Kahn

Second By Commissioner Jorgensen

Adopt the Draft Resolution approving the project, which is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, *with the added conditions listed below.*

"A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A FRATERNITY AT 1264 AND 1264 ½ EAST FOOTHILL BOULEVARD AND 1241, 1243, 1249, AND 1251 MONTE VISTA PLACE. THE PROJECT INCLUDES A REQUEST TO PROVIDE TWO (2) PARKING SPACES IN TANDEM ON AN EXISTING DRIVEWAY ALONG

EAST FOOTHILL BOULEVARD. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 12, 2024 (USE-0331-2023)"

- Condition #14: The fraternity use shall comply with Table 1 (Exterior Noise Limits) of Section 9.12.060 (Exterior Noise Limits) between the extended hours of 10:00 pm and 9:00 am, except as approved in writing as a special event by the Community Development Director.
- Condition #15: Prior to a special event approved by the Community Development Director pursuant to Condition No. 5, the fraternity shall provide written notification of the event to occupants within 300 feet of the site. The written notification shall include the date, hours, and contact information for the responsible party for the special event.
- Condition #16: Live entertainment, bands, and/or amplified sounds are prohibited, unless otherwise approved through a special event by the Community Development Department.

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

4.b REVIEW TEXT AMENDMENT TO ZONING REGULATIONS (CODE-0224-2024) TO ADD SINGLE-FAMILY AND MULTI-FAMILY USES AS CONDITIONALLY ALLOWED WITH APPROVAL OF MINOR USE PERMIT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE; THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

Vice Chair Houghton opened the Public Hearing

Public Comment:

Sandra Rowley

Toni Detz

--End of Public Comment--

Vice Chair Houghton closed Public Comment

Motion By Commissioner Tolle
Second By Commissioner Flores

Adopt the Draft Resolution, which recommends the City Council introduce and adopt an Ordinance revising Table 2-1 (Uses Allowed by Zone) in Title 17 (Zoning Regulations) to add single-family and multi-family uses as conditionally allowed with approval of a Minor Use Permit in the Neighborhood Commercial (C-N) Zone. The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

"A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING TABLE 2-1 (USES ALLOWED BY ZONE) IN TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE TO ADD SINGLE-FAMILY AND MULTI-FAMILY USES AS CONDITIONALLY ALLOWED WITH APPROVAL OF A MINOR USE PERMIT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW (CEQA) AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED JUNE 12, 2024 (CITYWIDE; CODE-0224-2024) "

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

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

- On June 26, 2024, the Planning Commission will review an Appeal of the Community Development Director's decision regarding a new mixed-use development at 1925 Santa Barbara Avenue (APPL-0232-2024) and review of a new mixed-use project at 10 Higuera Road (ARCH-0358-2023).

- On July 10, 2024, the Planning Commission will review an Appeal of the Community Development Director's decision to deny a Homestay Permit at 1137 Peach Street (APPL 0210-2024).

6. ADJOURNMENT

The meeting was adjourned at 8:19 p.m. The next Regular Meeting of the Planning Commission is scheduled for June 26, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY PLANNING COMMISSION: XX/XX/2024