



Planning Commission Minutes

September 22, 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, Vice Chair Nick Quincey, Chair Bob Jorgensen

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

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on September 22, 2021, at 6:02 p.m. by Chair Jorgensen with Commissioners present via teleconference.

2. PUBLIC COMMENT

Public Comments:
None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - SEPTEMBER 8, 2021, PLANNING COMMISSION MINUTES

Approve the Planning Commission Minutes of September 8, 2021.

Motion By Commissioner Dandekar

Second By Commissioner Kahn

CARRIED

4. PUBLIC HEARINGS

4.a 175 VENTURE DR. (ARCH-0624-2020) REVIEW OF THE PROPOSED DESIGN AND LAYOUT FOR THE PHASED MEDIUM DENSITY RESIDENTIAL (R-2) COMPONENT OF THE AVILA RANCH DEVELOPMENT PROJECT

Commissioner Hopkins recused himself due to a conflict with his employer.

Contract Planner John Rickenbach presented the staff report and responded to Commission inquiries.

Applicant representatives, Carol Florence, Oasis Associates, Inc., and Michael Stone, Bassenian Lagoni Architecture, provided a brief summary of past Planning Commission review of project stages, presented a synopsis of the current phase project attributes including project layout and architectural features, and responded to questions raised.

Chair Jorgensen opened the public hearing.

Public Comments:

Dan Garson

--End of Public Comment--

Chair Jorgensen closed the public hearing.

Motion By Commissioner Dandekar

Second By Commissioner Wulkan

Adopt a Resolution entitled, "A Resolution of the Planning Commission of the City of San Luis Obispo approving site design and layout for 297 residential units within the R-2 Component of the Avila Ranch Project to be developed within Phases 1-3 of the Development Plan, including a fence height exception adjacent to an industrial area and finding the project is exempt from further environmental review under the California Environmental Quality Act (CEQA); as represented in the staff report and attachments dated March 11, 2020, for the project located at 175 Venture Drive (ARCH-0624-2020)." *with the following modifications and condition additions:*

- Staff to work with the applicant to provide windows and/or other details on the left and right elevations of Cottage Plan 4, Spanish Style, to reduce the apparent mass, to the satisfaction of the Community Development Director.

Added Conditions:

1. *For future housing development within Phases 2 and 3, the unit sizes for each product type must be substantially consistent with those in Phase 1 and include the full range of approved floor plans to the satisfaction of the Community Development Director.*
2. *Prior to occupancy of the first production unit in Phase 1, a park development phasing plan must be submitted for review and approval by the Parks and Recreation and Public Works Directors.*

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

Recused (1): Commissioner Hopkins

CARRIED (6 to 0)

Commissioner Hopkins rejoined the meeting at 8:05 p.m.

4.b REVIEW OF A DRAFT ORDINANCE AMENDING TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE WITH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS

Associate Planner Rachel Cohen presented the staff report and responded to Commission inquiries.

Chair Jorgensen opened the public hearing.

Public Comments:

Molly Kern

--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 Planning Commission of the City of San Luis Obispo recommending the City Council introduce and adopt an Ordinance amending Title 17 (Zoning Regulations) of the Municipal Code adding Objective Design Standards Chapter 17.69 for qualifying residential projects with an exemption from Environmental Review (CEQA) as represented in the Planning Commission Agenda Report and attachments dated September 22, 2021 (Citywide; CODE-0523-2021)" *with the following modifications:*

17.69.020 Building and Site Design

B. Building Details

- 1. Buildings shall use ~~high-quality~~ exterior wall materials chosen from the list below.*
- 2. ~~Buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more architectural details, but colors and materials shall be the same on all elevations.~~*

112. ~~All residential units that front, face, or overlook a public, common or private outdoor space shall be designed with at least one window that provides overlook on the outdoor space.~~ Residential buildings shall include windows that overlook outdoor spaces.

E. Common and Private Spaces

- 1. Residential projects within the R-2, R-3, and R-4 zones shall have a minimum of sixty-five (65) square feet of private outdoor space per ~~each~~ unit for at least 60% of the units or and provide a minimum of one hundred (100) square feet per unit, for all units in the project, to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as private open space, the space must be private and directly accessible from the unit it serves and must have a minimum dimension in every direction of six (6) feet. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.*

F. Landscaping

2. *All required front and street-facing side setbacks, except for areas used for exit, entry, or common outdoor space shall be landscaped. All projects shall landscape at least ~~fifteen~~ ten (10~~5~~) percent of the project site.*
5. *Any trees removed from the residential project site shall be:*
 - a. Replaced on-site with a 1:1 replanting. Required street trees may be counted as part of the replacement plantings; or*
 - a-b. Replaced off-site at a 2:1 ratio by: 1) planting trees off-site on private property within the City limits, 2) planting street trees off-site (only after required street trees for the project site has been satisfied), or 3) purchasing trees for the City's Urban Forest program.*

17.69.030 - Downtown Building Design

B. Building Details

4. *Veneers shall turn corners and terminate into the inside corner of the building or be finished and not expose edges so that finish materials ~~do not~~ appear "thin" or artificial, as in the example of "brick" veneer applied to a single building face so that it is obviously only ½ -inch thick when viewed from the side.*

17.69.040 - Additional Design Details

C. Bicycle Parking Areas

4. *Short-term bicycle racks shall be peak style racks.*

Ayes (7): Commissioner Dandekar, Commissioner Hopkins, Commissioner Kahn, Commissioner Shoresman, Commissioner Wulkan, Vice Chair Quincey, and Chair Jorgensen

CARRIED (7 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 9:54 p.m. The next Regular Meeting of the Planning Commission meeting is scheduled for October 13, 2021, at 6:00 p.m. via teleconference.

APPROVED BY PLANNING COMMISSION: XX/XX/202X