



## Planning Commission Minutes

February 12, 2025, 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, Chair Justin Cooley

Planning Commissioners Absent: Commissioner Juan Munoz-Morris

City Staff Present: Deputy Community Development Director Tyler Corey, Deputy City Attorney Sadie Symens, Megan Wilbanks, Deputy City Clerk

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### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on February 12, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Cooley.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - JANUARY 22, 2025 PLANNING COMMISSION MINUTES

**Motion By** Vice Chair Houghton

**Second By** Commissioner Flores

To approve the Planning Commission Minutes of January 22, 2025.

Ayes (6): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Houghton, and Chair Cooley

Absent (1): Commissioner Munoz-Morris

CARRIED (6 to 0)

**4. PUBLIC HEARING**

4.a REVIEW OF PROPOSED AMENDMENTS TO TITLE 16 (SUBDIVISION REGULATIONS) AND TITLE 17 (ZONING REGULATIONS) (CODE-0031-2025) OF THE CITY’S MUNICIPAL CODE

Housing Policy & Program Manager Teresa McClish, Assistant Planner Ethan Estrada, and Housing Coordinator David Amini presented the staff report and responded to Commission inquiries.

Chair Cooley opened the Public Hearing

Public Comment:

- Eric Veium
- Michael Clark
- Emily Ewer
- Chris Allen
- Christina Pires
- Dustin Pires

*--End of Public Comment--*

Chair Cooley closed the Public Hearing

**Motion By** Vice Chair Houghton  
**Second By** Commissioner Jorgensen

Adopt the Draft Resolution, which recommends that the City Council introduce and adopt an Ordinance amending Title 16 (Subdivision Regulations) and Title 17 (Zoning Regulations) of the City’s Municipal Code regarding accessory dwelling units, junior accessory dwelling units, urban lot splits, and clarifications to regulations for affordable housing projects.

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING TITLE 16 (SUBDIVISION REGULATIONS) AND TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE WITH CHANGES ADDRESSING STATE LEGISLATIVE UPDATES ON ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS AND URBAN LOT SPLITS, AND CLARIFICATIONS TO REGULATIONS FOR AFFORDABLE HOUSING PROJECTS, WITH AN EXEMPTION FROM ENVIRONMENTAL REVIEW (CEQA) AS REPRESENTED IN THE STAFF

REPORT AND ATTACHMENTS DATED FEBRUARY 12, 2025 (CODE-0031-2025)" *with the following changes:*

- Section 16.15.020.I.2: Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property ~~before~~ **prior to or concurrent with** the final parcel map ~~may~~ **being** approved.
- Section 16.15.025.D.2: There is a car share vehicle, as defined in Section **16.26.065**, located within one block[...]
- Section 17.86.020.B.4.c: ***Building permit applications that propose the expansion or alteration of an existing single-family or multifamily dwelling, or the conversion of existing space within a single-family or multifamily dwelling, for the purpose of creating an accessory dwelling unit or a junior accessory dwelling unit, are permissible under this Chapter. Said expansion or alteration to an existing single-family or multifamily dwelling shall be consistent with the City's objective design standards and any applicable zoning regulations. The number of ADUs within the existing or proposed converted space of a multifamily dwelling shall not exceed 25 percent of the existing number of multifamily dwelling units. The provisions of this section do not apply to new construction multifamily dwellings.***
- Section 17.86.020.C.5: Except as **provided** by state law, the owner of the property shall occupy either the primary residence or the junior accessory dwelling unit.
- Section 17.86.020.C.6: Except as **provided** by state law, prior to the issuance of building permits for a junior accessory dwelling unit[...]

Ayes (6): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, Vice Chair Houghton, and Chair Cooley

Absent (1): Commissioner Munoz-Morris

CARRIED (6 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:

- Scheduled for the February 26, 2025 meeting, is review of the General Plan Annual Report (GENP-0089-2025), review of amendments to the Airport Area Specific Plan (120 Venture, SPEC-0457-2023), review a modification to ARCH-0406-2021, a previously approved mixed-use development located at 600 Tank Farm Road (MOD-0753-2024).

Commissioner Tolle will be absent for the February 26, 2025 meeting.

**6. ADJOURNMENT**

The meeting was adjourned at 7:08 p.m. The next Regular Meeting of the Planning Commission is scheduled for February 26, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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APPROVED BY PLANNING COMMISSION: XX/XX/2025