



Planning Commission Minutes

May 28, 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, Chair Dave Houghton,
Commissioner Justin Cooley

Planning
Commissioners
Absent:

Commissioner Juan Munoz-Morris and Vice Chair Eric Tolle

City Staff Present:

Deputy Community Development Director Tyler Corey, Deputy
City Attorney Sadie Symens, City Clerk Teresa Purrington

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on May 28, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Houghton.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

Kathie Walker

--End of Public Comment--

3. CONSENT

Motion By Commissioner Cooley

Second By Commissioner Flores

To approve Consent Items 3a and 3b.

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

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

CARRIED (5 to 0)

3.a CONSIDERATION OF MINUTES - APRIL 9, 2025 PLANNING
COMMISSION MINUTES

To approve the Planning Commission Minutes of April 9, 2025.

3.b CITYWIDE (GENP-0359-2025) REVIEW OF THE CAPITAL
IMPROVEMENT PLAN OF THE 2025-27 FINANCIAL PLAN FOR
GENERAL PLAN CONFORMITY

Adopt a Resolution determining general plan conformance for the 2025-27
Capital Improvement Plan and that this action is exempt from the
California Environmental Quality Act (CEQA) per section 15262 which
excludes feasibility and planning studies.

4. PUBLIC HEARINGS

4.a 1236 MONTE VISTA PLACE (USE-0332-2025). RE-REVIEW OF AN
EXISTING CONDITIONAL USE PERMIT FOR A FRATERNITY. THE
PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

Commissioners Flores, Kahn, Cooley, and Jorgensen and Chair Houghton
reported having no Ex Parte Communications regarding the project.

Assistant Planner Patino presented the staff report and responded to
Commission inquiries.

Applicant representative, Jakob Zuckerman, provided a brief overview
of the project and responded to questions raised.

Chair Houghton opened the Public Hearing

Public Comment:

Stew Jenkins

Kathie Walker

--End of Public Comment--

Chair Houghton closed the Public Hearing.

Motion By Chair Houghton

Second By Commissioner Cooley

To revoke the Conditional Use Permit, without prejudice based the inability
to make the required findings. The code Sections that are the basis for
the revocation are 17.86.130 Fraternities and sororities, 17.102.020(C)(7)
Revocation of Conditional Use Permit and 17.110 Minor Use Permit and
Conditional Use Permits. The Resolution for the revocation will return to

the Planning Commission at the June 11, 2025 Planning Commission meeting.

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

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

CARRIED (5 to 0)

- 4.b 1304 FOOTHILL BOULEVARD AND 190 CRANDALL WAY (USE-0333-2025). RE-REVIEW OF AN EXISTING CONDITIONAL USE PERMIT FOR A FRATERNITY. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW.

Commissioners Flores, Kahn, Cooley and Jorgensen and Chair Houghton reported having no Ex Parte Communications regarding the project.

Assistant Planner Patino presented the staff report and responded to Commission inquiries.

Applicant representative, Charlie Minor, provided a brief overview of the project and responded to questions raised.

Chair Houghton opened the Public Hearing

Public Comment:

Stew Jenkins

Steve Walker

Kathie Walker

--End of Public Comment--

Chair Houghton closed the Public Hearing

Motion By Commissioner Cooley

Second By Commissioner Jorgensen

To revoke the Conditional Use Permit, without prejudice based the inability to make the required findings. The code Sections that are the basis for the revocation are 17.86.130 Fraternities and sororities, 17.102.020(C)(7) Revocation of Conditional Use Permit and 17.110 Minor Use Permit and Conditional Use Permits. The Resolution for the revocation will return to the Planning Commission at the June 11, 2025 Planning Commission meeting.

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

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

CARRIED (5 to 0)

5. PRESENTATION

5.a CAL POLY, CITY, AND REGIONAL PLANNING GRADUATE STUDENT STUDIO ON THE UPPER MONTEREY AREA PRESENTATION

Cal Poly students provided a presentation regarding the Upper Monterey Area.

6. COMMENT AND DISCUSSION

6.a STAFF UPDATES AND AGENDA FORECAST

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

- Scheduled for the June 11th meeting, are the Resolutions for the revocation of Conditional Use Permits for Fraternities located at 1236 Monte Vista Place (USE-0332-2025) and 1304 Foothill Boulevard and 190 Crandall Way (USE-0333-2025) (no further discussion on the merits of the CUP reviews will be held; the vote will be only on the adoption of the language of the Resolutions of revocation); an appeal of the Community Development Director's approval of a Fence Height Exception located at 1425 Sydney Street; and the re-use of an office building to establish a private school (SLO Classical Academy) located at 3450 Broad Street (ARCH-0672-2024; PDEV-0673-2024; USE-0674-2024).
- Tentatively scheduled for the June 25th meeting, is a re-review of a Conditional Use Permit for a Fraternity located at 720 Foothill Boulevard (USE-0334-2025); a request to remove a Planned Development Overlay for 1144 Chorro Street (PDEV-0428-2023; and a modification to a Use Permit for an existing Bar/Tavern use located at 1234 Broad Street (MOD-0029-2025).

7. ADJOURNMENT

The meeting was adjourned at 8:55 p.m. The next Regular Meeting of the Planning Commission is scheduled for June 11, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY PLANNING COMMISSION: XX/XX/202X