



Council Minutes

February 1, 2022, 6:00 p.m.
Teleconference - Broadcast via Webinar

Council Members
Present:

Council Member Jan Marx, Council Member Andy Pease,
Council Member Michelle Shoresman, Vice Mayor Carlyn
Christianson, Mayor Erica A. Stewart

Council Members
Absent:

City Staff Present:

Derek Johnson, City Manager, Christine Dietrick, City Attorney,
Teresa Purrington, City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo City Council was called to order on February 1, 2022 at 6:03 p.m. by Mayor Stewart, with all Members present.

2. PLEDGE OF ALLEGIANCE

Council Member Marx led the Council in the Pledge of Allegiance.

3. PRESENTATIONS

3.a CITY MANAGER REPORT

City Manager Derek Johnson provided a report on upcoming projects and a status update on COVID-19.

4. PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA

Public Comment:

Kris Roudebush
Janine Rands
Fred

--End of Public Comment--

5. **CONSENT AGENDA**

Motion By Council Member Marx

Second By Council Member Shoresman

To approve Consent Calendar Items 5a to 5e.

Ayes (6): Council Member Marx, Council Member Pease, Council Member Shoresman, Vice Mayor Christianson, and Mayor Stewart

CARRIED (5 to 0)

5.a WAIVE READING IN FULL OF ALL RESOLUTIONS AND ORDINANCES

Waive reading of all resolutions and ordinances as appropriate.

5.b MINUTES REVIEW - JANUARY 18, 2022 COUNCIL MINUTES

Approve the minutes of the City Council meeting held on January 18, 2022.

5.c RECEIVE AND FILE THE CAPITAL IMPROVEMENT PROGRAM PROCESS ASSESSMENT COMPLETED BY MANAGEMENT PARTNERS

Receive and file the 2021 Capital Improvement Program Process Assessment completed by Management Partners.

5.d REAFFIRM RESOLUTION NO. 11278 AUTHORIZING CONTINUING TO MEET VIRTUALLY PURSUANT TO ASSEMBLY BILL 361

Reaffirm Resolution No. 11278 (2021 Series) entitled, "A Resolution of the City of San Luis Obispo, California, proclaiming the continued need to meet by teleconference pursuant to Government Code Section 54953(e)."

5.e ACCEPTANCE OF SUBDIVISION IMPROVEMENTS FOR PARCEL MAP NO. SLO-17-0107 (250 TANK FARM ROAD)

Adopt Resolution No. 11303 (2022 Series) entitled, "A Resolution of the City Council of the City of San Luis Obispo, California, accepting the Public Improvements, certifying completion of the private improvements, and authorizing the release of the Securities for Parcel Map No. SLO-17-0107 (250 Tank Farm Road)."

6. PUBLIC HEARING AND BUSINESS ITEMS

6.a 2021 BENCHMARK COMPENSATION STUDY REPORT FOR THE SAN LUIS OBISPO CITY EMPLOYEES' ASSOCIATION, AND UNREPRESENTED MANAGEMENT AND CONFIDENTIAL GROUPS

Human Resources Director Nickole Domini and Senior Human Resources Analyst Brittani Roltgen provided an in-depth staff report and responded to Council questions.

Public Comments:

None

---End of Public Comment---

Motion By Mayor Stewart

Second By Vice Mayor Christianson

Receive and file the 2021 Benchmark Compensation Report for the San Luis Obispo City Employees' Association (SLOCEA) and Unrepresented Management and Confidential Bargaining Units.

Ayes (6): Council Member Marx, Council Member Pease, Council Member Shoresman, Vice Mayor Christianson, and Mayor Stewart

CARRIED (5 to 0)

6.b REVIEW OF 600 TANK FARM MIXED-USE PROJECT WITH ASSOCIATED EXCEPTIONS, SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, GENERAL PLAN AMENDMENT & REZONE, & FINAL ENVIRONMENTAL IMPACT REPORT

Council Member Pease noted her Ex Parte Communications regarding the project. Council Members Marx, Shoresman, Vice Mayor Christianson and Mayor Stewart reported having no Ex Parte Communications.

Community Development Director Michael Codron and Contract Project Manager John Rickenbach provided an in-depth staff report and responded to Council questions.

Damien Mavis, Stephen Peck, Scott Martin, all members of the applicant team, provided a presentation on the proposed project.

Public Comments:

Krista Jefferies - Yimby Action

Anna Zacker

Eric Veium

Bruce Severance

---End of Public Comment---

Motion By Vice Mayor Christianson

Second By Council Member Marx

1. Adopt Resolution No. 11304 (2022 Series) entitled, “A Resolution of the City Council of the San Luis Obispo, California, approving the 600 Tank Farm mixed-use development project, consisting of 280 residential units and 12,500 square feet of commercial/office space, including a creek setback exception, specific plan amendments, general plan map amendment, rezoning, and vesting common interest tentative parcel map #21-0015; and certifying the Final Environmental Impact Report for the project, as represented in the City Council agenda report and attachments dated February 1, 2022 (600 Tank Farm Road, PR-0005-2021, ARCH-0406-2021; SBDV-0407-2021; GENP-0814-2019; SPEC-0407-2020; EID-0608-2020).”
2. Introduce Ordinance No. 1708 (2022 Series) entitled, “An Ordinance of the City Council of the City of San Luis Obispo, California, approving a rezone for property at 600 Tank Farm Road. The project includes amending the Zoning Map to change the zoning designation of the associated properties from Business Park (BP-SP) to Commercial Services (C-S-SP), respectively, and making associated text amendments to the Airport Area Specific Plan to be consistent with the 600 Tank Farm mixed-use development plan including adoption of a Final Environmental Impact Report, as represented in the City Council staff report and attachments dated February 1, 2022 (600 Tank Farm: PR-0005-2021, GENP-0814-2019, SPEC-0407-2020, EID-0608-2020).”
3. Adopt Resolution No. 11305 (2022 Series) entitled, “A Resolution of the City Council of the City of San Luis Obispo, California, approving a reimbursement agreement with Covelop, Inc. for specific infrastructure costs that are beyond the 600 Tank Farm mixed-use development project’s fair share requirements, as represented in the City Council agenda report and attachments dated February 1, 2022 (600 Tank

Farm Road, PR-0005-2021, ARCH-0406-2021; SBDV-0407-2021; GENP-0814-2019; SPEC-0407-2020; EID-0608-2020)."

Ayes (5): Council Member Marx, Council Member Pease, Council Member Shoresman, Vice Mayor Christianson, and Mayor Stewart

CARRIED (5 to 0)

7. STUDY SESSION

7.a STUDY SESSION: CLEAN ENERGY CHOICE PROGRAM FOR NEW BUILDINGS - 2022 STRATEGIC DIRECTION (Estimated Time: 60 minutes)

Council Member Pease recused herself due to a potential conflict of interest regarding her business, which is still under review with the FPPC.

Community Development Director Michael Codron, and Sustainability Manager Chris Read, provided an in-depth staff report and responded to Council questions.

Public Comments:

G. Bruce Severance

Molly Kern

Gray Gautereaux

Emily Dominguez

Krista Jeffries - Yimby Action

Erich Fleck

Jon Griesser - CCCE

Jordan Garbayo - TriCounty REN

Justin Bradshaw

Eric Veium

---End of Public Comment---

ACTION: The Council received a presentation on the first phase of the Clean Energy Choice Program and provide the following strategic direction for the 2022 program update:

- Pursue Option 1, as presented in the staff presentation and to begin public engagement regarding this option.
- Look at a municipal code amendment requiring all electric buildings new buildings.

- Find ways to optimize resilience, use of incentives where applicable with a focus on equity.
- Make sure we are being diligent not only in our communications and outreach for this phase of the project but also when returning to the Council with a final recommendation.
- When and if a program is in place, make sure we have the ability to reach people with that information so that they are clear what that program is.

8. LIAISON REPORTS AND COMMUNICATIONS

Council Member Marx let the Council know about a program for residents who live in areas with a high amount of particulate matter in the air. The program is provided by APCD and will start in the south county. They will provide air filter units that can be placed in a room that can be sealed off to create a "clean" air room when there is high pollution from the Dunes. She also provided an update on IWMA.

Mayor Stewart updated the Council on being selected as Vice Chair of LAFCO. She also provided an update on CAPSLO, SCLC, County Mayor's meeting and Transitions Mental Health training.

9. ADJOURNMENT

The meeting was adjourned at 10:30 p.m. The next Regular City Council Meeting is scheduled for February 15, 2022 at 6:00 p.m. via teleconference.

APPROVED BY COUNCIL: XX/XX/202X