



Planning Commission Minutes

May 11, 2022, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Commissioner Emily Francis, Commissioner Bob Jorgensen, Commissioner Juan Munoz-Morris, Commissioner Mike Wulkan, Vice Chair Steve Kahn, Chair Nick Quincey

Planning Commissioners Absent: Commissioner Michael Hopkins

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

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on May 11, 2022 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Quincey.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - APRIL 27, 2022 PLANNING COMMISSION MINUTES

Motion By Commissioner Jorgensen

Second By Commissioner Munoz-Morris

To approve the minutes of the April 27, 2022, Planning Commission Meeting.

Ayes (6): Commissioner Francis, Commissioner Jorgensen,
Commissioner Munoz-Morris, Commissioner Wulkan, Vice Chair Kahn,
and Chair Quincey

Absent (1): Commissioner Hopkins

CARRIED (6 to 0)

4. PUBLIC HEARING

4.a 1701 MONTEREY ST. (USE-0103-2022) REQUEST TO ESTABLISH A
MULTI-VENDOR FACILITY THAT INCLUDES A BAR/TAVERN,
RESTAURANT, COMMERCIAL RECREATION, GENERAL RETAIL,
INDOOR LIVE ENTERTAINMENT, AND FOOD TRUCKS

Associate Planner Hannah Hanh presented the staff report, specifically
addressed the issues of noise, light spillover, creek impact, increased
traffic, and roadway improvements for bicyclists, that were brought up in
public comment received prior to the meeting, and responded to
Commission inquiries.

Applicant representative, George Peterson, presented an overview of the
project as a community hub and responded to questions raised.

Chair Quincey opened the Public Hearing

Public Comments:

Steve Hansen

Bob Lucas

Rick Chapman

Scott Dubrul

Marina Weber

Kelsea Weber

Hana Novak

PJ Novotny

Cindy Vix

Lea Brooks

James Dantona

--End of Public Comment--

Chair Quincey closed the Public Hearing

Motion By Commissioner Munoz-Morris

Second By Commissioner Jorgensen

Adopt the Draft Resolution approving the project, based on modified findings and subject to the modified conditions of approval.

"A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION APPROVING A MINOR USE PERMIT TO ESTABLISH A MULTI-VENDOR FACILITY THAT INCLUDES A BAR/TAVERN, RESTAURANT, COMMERCIAL RECREATION, GENERAL RETAIL, INDOOR LIVE ENTERTAINMENT, AND FOOD TRUCKS IN THE TOURIST COMMERCIAL ZONE WITH SPECIAL CONSIDERATIONS OVERLAY AND CONSERVATION OPEN SPACE ZONE. THE PROJECT INCLUDES A PARKING REDUCTION REQUEST TO REPLACE SIX (6) PARKING SPACES WITH 30 BICYCLE SPACES. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW; AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED MAY 11, 2022 (1701 MONTEREY STREET, USE-0103-2022)" with the following modifications and additions:

- Modify Section 2: *Environmental Review*. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) described in Sections 15301 (Existing Facilities) and 15332 (In-Fill Development) of the CEQA Guidelines. The project is exempt under Section 15301 because it operates within an existing development with negligible expansion of the former retail use due to code requirements and conditions that address potential impacts related to traffic, noise, lighting, etc. to less than a significant level. The project is also exempt under Section 15332 because it is consistent with applicable General Plan policies and Zoning Regulations, is located on a site that is less than five acres in size (3.63 acres) surrounded by other urban uses (existing hotels/motels, restaurant, service station, and vehicle repair services), and is not a habitat for endangered, rare, or threatened species because it is a developed urban site. Approval of the project will not result in any significant effects relating to (1) traffic because the Traffic Division reviewed the project and determined that the proposed uses would not generate a number of trips that substantially exceeds trips associated with the former retail use (approximately 30 additional peak PM trips); (2) noise because proposed uses will occur within the project building and enclosed outdoor areas, which are buffered by existing buildings and accessory structures onsite. Proposed uses will occur a minimum of 180 feet away from the top of bank and approximately 250 feet away from the nearest residential property line to the south. The project shall

comply with the noise thresholds outlined in the noise ordinance for the C-T zone, which are 60 dBA from 10 p.m. – 7:00 a.m. and 65 dBA from 7:00 a.m. – 10:00 p.m. To ensure ongoing compliance, Conditions #10–15 include limitations on indoor live entertainment and outdoor activities; (3) air quality because construction-related emissions associated with the project are temporary and limited to minor improvements to the project building and parking area. In addition, operation of the uses would not generate emissions that exceed thresholds outlined in the Climate Action Plan; or (4) water quality because the project is not proposing access to the creek. In addition, Condition #9 requires that any liquid discharge from the food trucks shall be contained and properly disposed of by the applicant. Lastly, the site is served by all required utilities and public services.

- Modify Condition No. 25: *The property owner shall enter into an open space agreement with the City to dedicate a portion of the commercial lot which lies within the C/OS zone as an open space easement. Prior to building permit issuance, the open space agreement shall be recorded in the office of the County Recorder.*
- Add new Condition: *Submit a line-of-sight analysis to confirm that the existing building is not visible from residential neighbors across the creek to the south. If it is visible, provide screening to restore and enhance the creekside vegetation.*
- Add new Condition: *Plans submitted for a building permit shall identify the location of commercial loading areas and hours of operation.*
- Add new Condition: *Provide a barrier at the rear of the site to block visibility of the parking area from residential neighbors across the creek to the south, to the satisfaction of the Community Development Director.*

Ayes (5): Commissioner Francis, Commissioner Jorgensen, Commissioner Munoz-Morris, Vice Chair Kahn, and Chair Quincey

Noes (1): Commissioner Wulkan

Absent (1): Commissioner Hopkins

CARRIED (5 to 1)

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 8:08 p.m. The next Regular Meeting of the Planning Commission is scheduled for May 25, 2022 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY PLANNING COMMISSION: XX/XX/2022