



Planning Commission Minutes

September 14, 2022, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning
Commissioners
Present:

Commissioner Emily Francis, Commissioner Michael Hopkins,
Commissioner Bob Jorgensen, Commissioner Juan Munoz-
Morris, Vice Chair Steve Kahn (*two vacant seats*)

City Staff Present:

Housing Policy & Programs Manager Teresa McClish, Assistant
City Attorney Markie Kersten, Megan Wilbanks, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on September 14, 2022 at 6:01 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Vice Chair Steve Kahn.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - AUGUST 10, 2022 PLANNING COMMISSION MINUTES

Motion By Commissioner Francis

Second By Commissioner Munoz-Morris

To approve the Planning Commission Minutes of August 10, 2022.

Ayes (5): Commissioner Francis, Commissioner Hopkins, Commissioner Jorgensen, Commissioner Munoz-Morris, and Vice Chair Kahn (*two vacant seats*)

CARRIED (5 to 0)

4. PUBLIC HEARINGS

- 4.a 2223 MONTEREY ST. (ARCH-0327-2021) REVIEW OF A REVISED PROJECT DESIGN FOR THE MOTEL INN, AN 83-ROOM HOTEL WITH 29 BUNGALOW GUESTROOM BUILDINGS, FOUR SMALL OUTBUILDINGS, POOL AREA, AND ASSOCIATED SITE IMPROVEMENTS

Vice Chair Kahn opened the Public Hearing

Public Comments:

None

--End of Public Comment--

Vice Chair Kahn closed the Public Hearing

Motion By Commissioner Munoz-Morris

Second By Commissioner Hopkins

To continue consideration of the item to a date uncertain to allow additional time for staff and the applicant to review and address certain items related to the information and analyses set out in the Initial Study and Mitigated Negative Declaration and Addendum for the project.

Ayes (5): Commissioner Francis, Commissioner Hopkins, Commissioner Jorgensen, Commissioner Munoz-Morris, and Vice Chair Kahn (*two vacant seats*)

CARRIED (5 to 0)

- 4.b 950 HIGH ST. & 1940 SANTA BARBARA (USE-0477-2022) ESTABLISH A SAFE PARKING PROGRAM AT RAILROAD SQUARE TO PROVIDE THOSE EXPERIENCING HOMELESSNESS WITH VEHICLES A SAFE PLACE TO TEMPORARILY PARK OVERNIGHT TO FACILITATE THE TRANSITION TO PERMANENT HOUSING

Housing Coordinator Kyle Bell announced that staff is recommending that the Planning Commission continue the public hearing to a date uncertain to allow the applicant team time to address concerns that were raised by members of the community during a recent neighborhood meeting. He informed the Commission that staff will continue to work with CAPSLO to improve upon the management of the program and provide adequate resources to the neighborhood to address concerns related to homelessness.

Vice Chair Kahn opened the Public Hearing

Public Comments:

Steve Rarig

Stephen Jarrett

Jim Trask

--End of Public Comment--

Vice Chair Kahn closed the Public Hearing

Motion By Commissioner Hopkins

Second By Commissioner Jorgensen

To continue consideration of the item to a date uncertain to allow the applicant team time to address concerns that were raised by members of the community during a recent neighborhood meeting. Staff will continue to work with CAPSLO to improve upon the management of the program and provide adequate resources to the neighborhood to address concerns related to homelessness.

Ayes (5): Commissioner Francis, Commissioner Hopkins, Commissioner Jorgensen, Commissioner Munoz-Morris, and Vice Chair Kahn (*two vacant seats*)

CARRIED (5 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Housing Policy & Programs Manager Teresa McClish provided the following update:

- The September 28, 2022 Planning Commission Meeting will be canceled.
- Currently, there are no items scheduled for the October 12, 2022 Planning Commission Meeting, so it may be canceled as well.
- Tentatively scheduled for the October 26, 2022 Planning Commission Meeting, is a Study Session Item to receive an update on the General Plan Safety Element and an informational presentation on a new development project called the "The Link".

- Tentatively scheduled for the November 16, 2022 Planning Commission Meeting, is development review for a project at 1422 Monterey St. (ARCH-0020-2022, AFFH-0021-2022) that includes construction of a 5-story mixed-use building consisting of 4,366 square feet of commercial space and 106 residential units dedicated for affordable housing, and a 3-story parking garage.
- Tentatively scheduled for the December 14, 2022 Planning Commission Meeting, consideration of the General Plan Safety Element Update.

Deputy City Clerk Megan Wilbanks provided the following update on recruitment efforts for the two vacant seats on Planning Commission:

- Seven applications were received for the two open seats and recruitment is now closed.
- Interviews with the Council Subcommittee Members, Vice Mayor Christianson and Council Member Pease, are scheduled for September 27, 2022.
- If qualified applicants are selected for vacant seats, the *full* City Council will make appointments at the October 18, 2022 Council Meeting.

6. ADJOURNMENT

The meeting was adjourned at 6:22 p.m. The next Regular Meeting of the Planning Commission is scheduled for October 12, 2022 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo. The Regular Meeting of September 28, 2022 will be canceled.

APPROVED BY PLANNING COMMISSION: XX/XX/2022