



Planning Commission Minutes

July 14, 2021, 6:00 p.m.

City Hall, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Chair Bob Jorgensen, Vice Chair Nick Quincey, Commissioner Hemalata Dandekar, Commissioner Michael Hopkins, Commissioner Steve Kahn, Commissioner Michelle Shoresman, Commissioner Mike Wulkan

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

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on July 14, 2021, at 6:02 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, California.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

Maryann Stansfield

--End of Public Comment--

3. CONSENT

Motion By Commissioner Dandekar

Second By Commissioner Hopkins

To approve Consent Item 3a.

Ayes (7): Chair Jorgensen, Vice Chair Quincey, Commissioner Dandekar, Commissioner Hopkins, Commissioner Kahn, Commissioner Shoresman, and Commissioner Wulkan

CARRIED (7 to 0)

3.a CONSIDERATION OF THE PLANNING COMMISSION MINUTES OF THE MAY 26, 2021

4. PUBLIC HEARINGS

4.a REVIEW OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) PREPARED FOR THE 600 TANK FARM ROAD PROJECT

Contract Planner John Rickenbach, and Chris Bersbach, Senior Environmental Planner for Rincon Consultants, provided an in-depth staff report and responded to Commission inquiries, with additional input from Deputy Community Development Director Tyler Corey, and Community Development Director Michael Codron.

Applicant representative, Stephen Peck, responded to Commission questions raised following the staff presentation and provided further details concerning various Draft EIR items for the Commission's consideration.

Chair Jorgensen opened the public hearing.

Public Comments:

Lea Brooks

---End of Public Comment---

Chair Jorgensen closed the public hearing.

By consensus, the Commission received public testimony and provided comments to City staff and the EIR consultant regarding the environmental issue areas within the Draft EIR.

4.b REVIEW OF A CONDITIONAL USE PERMIT FOR A NEW CANNABIS RETAIL STOREFRONT, SLO ROOTS, IN THE SERVICE COMMERCIAL (C-S) ZONE

Associate Planner Kyle Bell presented the staff report and responded to Commission inquiries.

Applicant representative, Jen Brennan of Ten Over Studio, provided a brief overview of the project and responded to questions raised.

Chair Jorgensen opened the public hearing.

Public Comments:

None

---End of Public Comment---

Chair Jorgensen closed the public hearing.

Motion By Commissioner Hopkins
Second By Commissioner Shoresman

Adopt a Resolution entitled, “A Resolution of the San Luis Obispo Planning Commission granting a Conditional Use Permit for the establishment and operation of a Cannabis Retail Storefront, to be established in two phases, including a Categorical Exemption from Environmental Review as represented in the Planning Commission Agenda Report and attachments dated July 14, 2021 (3535 South Higuera Street, USE-0142-2021)” with the following new condition:

The building permit shall demonstrate compliance with both the short and long term bicycle parking requirements presented in the City Community Design Guidelines.

Ayes (7): Chair Jorgensen, Vice Chair Quincey, Commissioner Dandekar, Commissioner Hopkins, Commissioner Kahn, Commissioner Shoresman, and Commissioner Wulkan

CARRIED (7 to 0)

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 7:20 p.m. The next Regular Meeting of the Planning Commission meeting is scheduled for July 28, 2021, at 6:00 p.m. in the Council Chambers located at City Hall, 990 Palm Street, San Luis Obispo, California.

APPROVED BY PLANNING COMMISSION: XX/XX/202X