

THURSDAY, SEPTEMBER 8, 2011

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of September 8, 2011 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING. (9:10 AM)

ROLL CALL (9:11 AM)

PRESENT: Commissioner(s) Jim Irving, Kenneth Topping, Tim Murphy, Dan O'Grady, and Chairperson Carlyn Christianson.

ABSENT: None

2. **Hearing to consider a request by SHERIDAN PROPERTIES FOR A DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT to allow for the construction of a five (5) phase Industrial Park consisting of twenty one (21) units on seven (7) underlying legal parcels. The total first floor square footage for the proposed development is 105,718 square feet. Approximately 43,000 square feet of second story floor is possible within the overall development (dependent on tenant needs), for a total maximum of 149,000 square feet of floor area. Additionally, each phase will include the construction of all associated infrastructure (e.g. streets, parking, landscaping, and drainage facilities) necessary to serve that phase of development. The applicant is requesting up to one (1) caretakers unit to be constructed on each legal lot of record for a total of seven (7) caretaker units (500 square feet each) with a maximum square footage of 3,500 square feet for the entire development. The project will result in the phased disturbance of approximately 13.5 acres (including approximately 38,000 cubic yards of cut and 50,000 cubic yards of fill) on a 13.75 acre parcel. The proposed project is within the Industrial land use category and is located at 804 Sheridan Road in the village of Callender-Garrett. The site is in the South County (coastal) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 28, 2011 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, noise, public services and utilities, transportation and circulation, water, and land use which are included as conditions of approval. County File No: DRC2005-00073 APN(s): 091-351-069; 091-361-002, -003, -005, -012 Supervisorial District: 4 Date Accepted: 3/18/2008 Project Manager: Murry Wilson Recommend approval (11:49 AM)**

Murry Wilson, Project Manager: presents staff report and description of proposal.

Jim Orton, County Counsel: reviews the third party condition language in regards to open space easements.

Carlyn Christianson: opens Public Comment

Mr. Rand (architect) explains project.

Mike Winn, and Andrew Christie speak.

Commissioners: begin deliberations.

Thereafter, on motion of Tim Murphy, seconded by Jim Irving, and on the following vote:

AYES: Commissioner(s) Tim Murphy, Jim Irving, Kenneth Topping, Dan O'Grady and Carlyn Christianson.

NOES: None.

ABSENT: None.

The Commission continues this item to September 29, 2011.

**Respectfully submitted,
Ramona Hedges
Planning Commission Secretary**

MINUTES APPROVED AT THE 6/14/12 PC.