

Attachment C  
 Planning Commission Draft Minutes  
 from March 14, 2013 and April 11, 2013

**The Commission approves Consent Items a. and b.**

HEARINGS: (9:12 AM)

1. Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend Title 22 of the County Code, and the Land Use Ordinance, to incorporate a Planned Development Ordinance Package. The requested modifications include: 1) an amendment of Title 22 to add new section 22.22.145 - Planned Development, 2) an addition to Title 22 of a new section 22.30.475 - Small-Lot Single-Family, 3) an amendment of Title 22 to section 22.22.140 - Cluster Divisions (related to Residential Single-Family), and 4) miscellaneous minor amendments to Title 22 to amend sections 22.80.030 - Definitions, section 22.06.030 (Table 2-2), section 22.10.140.D.2.d (Planned development or cluster division), section 22.22.080.D (Condominiums), section 22.22.090, section 22.22.100, section 22.22.120, and section 22.30.290 (Lodging). The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, Salinas, San Luis Bay Inland, San Luis Obispo, Shandon-Carrizo and South County Inland Planning Areas). This project is exempt under CEQA. CONTINUED FROM 3/14/13. County File Number: LRP2009-00009 APN(s): Countywide (Inland)  
Supervisorial District: All Districts Date Accepted: N/A  
Brian Pedrotti, Project Manager Recommend to the Board of Supervisors approval  
**POST HEARING DETERMINATION: PC RECOMMENDED TO BOS APPROVAL OF THE AMENDMENTS.**

(9:11 AM)

Brian Pedrotti, Project Manager: presents staff report and requested changes made.

Jim Irving: opens Public Comment with Dan Lloyd, Mike Brown, and Bill Pelfrey speaking.

Commissioners: begin their deliberations.

**Thereafter, on motion of Carlyn Christianson, seconded by Ken Topping, and on the following vote:**

**AYES: Commissioner(s) Carlyn Christianson, Ken Topping, Tim Murphy, Don Campbell, Jim Irving.**

**NOES: None.**

**ABSENT: None.**

**The Commission recommends to the Board of Supervisors approval of Land Use Ordinance Amendment LRP2009-00009 based on the findings listed in Exhibit A.**

2. Hearing to consider a request by LOCAL LOCKIT, INC. for a third time extension for a Conditional Use Permit to allow a modification and addition to an existing warehouse / storage facility. The project will include the construction of seven 2,842 square feet commercial storage buildings, and a

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Mark Hutchinson, Public Works: addresses Mr. Edwards' comments.

Ryan Hostetter, Project Manager: addresses comments regarding inconsistency with the Local Coastal Plan.

Commissioners: continue their deliberations.

**Thereafter, on motion of Tim Murphy, seconded by Carlyn Christianson, and on the following vote:**

**AYES: Commissioner(s) Tim Murphy, Carlyn Christianson, Jim Irving, Don Campbell.**

**NOES: None.**

**ABSENT: Commissioner(s) Ken Topping.**

**The Commission approves Development Plan / Coastal Development Permit DRC2012-00044 based on the findings listed in Exhibit A and the Conditions listed in Exhibit B. Adopted.**

2. [Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend Title 22 of the County Code, and the Land Use Ordinance, to incorporate a Planned Development Ordinance Package. The requested modifications include: 1\) an amendment of Title 22 to add new section 22.22.145 - Planned Development, 2\) an addition to Title 22 of a new section 22.30.475 - Small-Lot Single-Family, 3\) an amendment of Title 22 to section 22.22.140 - Cluster Divisions \(related to Residential Single-Family\), and 4\) miscellaneous minor amendments to Title 22 to amend sections 22.80.030 - Definitions, section 22.06.030 \(Table 2-2\), section 22.10.140.D.2.d \(Planned development or cluster division\), section 22.22.080.D \(Condominiums\), section 22.22.090, section 22.22.100, section 22.22.120, and section 22.30.290 \(Lodging\). The project is proposed within the inland portion of the County \(El-Pomar Estrella, Las Pilitas, Nacimiento, Salinas, San Luis Bay Inland, San Luis Obispo, Shandon-Carrizo and South County Inland Planning Areas\). This project is exempt under CEQA. County File Number: LRP2009-00009 APN\(s\): Countywide \(Inland\) Supervisorial District: All Districts Date Accepted: N/A Brian Pedrotti, Project Manager Recommend to the Board of Supervisors approval](#)  
[\*\*CONTINUED TO APRIL 11, 2013\*\*](#)  
(10:23 AM)

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

Jim Irving: opens Public Comment.

Mike Whiteford, Dan Lloyd, Tom Dawson, Tim Walters, Robert Rosales, Warren Hamrick, Steve Delmartini, Bill Pelfry, Mike Brown, and Craig Smith: speak.

Brian Pedrotti, Project Manager: addresses Public Comment.

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Commissioners: begin their deliberations. Tim McNulty, County Counsel: explains the distinctions between Planned Unit Development and Planned Development.

Kami Griffin, Asst. Director: explains a continuance of this item to April will give staff adequate time to work with committees and modifications requested.

**Thereafter, on motion of Don Campbell, seconded by Tim Murphy, and on the following vote:**

**AYES: Commissioner(s) Don Campbell, Tim Murphy, Jim Irving, Carlyn Christianson.**

**NOES: None.**

**ABSENT: Commissioner(s) Ken Topping.**

**The Commission continues this item to April 11, 2013.**

ADJOURNMENT: 12:05 P.M.

Respectfully submitted,  
Ramona Hedges, Secretary  
SLO County Planning Commission