

**THURSDAY, MAY 23, 2013**

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 May 23, 2013 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.

ROLL CALL

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

ABSENT:

Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO GENERAL SERVICES AGENCY, PARKS DIVISION for a Development Plan/Coastal Development Permit & Variance to construct the following: 1) Bike/Pedestrian trail approx. 1,800 feet long by 12 feet wide constructed of decomposed granite; 2) A 30 foot bridge in the middle of the trail to span a natural drainage; 3) Resurface, stripe, and install drainage improvements at Pirates Cove parking area for 35 parking spaces; 4) Improvements to existing trail and stairs down to the beach at Pirates Cove; 5) Waterless vault restroom, picnic tables, benches, garbage cans and signage including regular maintenance of all facilities. This project will require a variance of the bluff top setback, development on slopes of 30 percent and a waiver of fencing and screening standard for side and rear setbacks. The project is located at the south end of Cave Landing Road (end of pavement at top of Cave Landing) in the San Luis Bay Coastal Planning Area. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 21, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, traffic, noise, and land use and are included as conditions of approval. County File Number: DRC2011-00069 Assessor Parcel Number: 076-231-062 & -064 Supervisorial District: 3 Date Accepted: April 22, 2013 Ryan Hostetter, Project Manager Recommend: approval (9:12 AM)

Ryan Hostetter, Project Manager: introduces team.

Elizabeth Kavanaugh, Project Manager: shows a Power point presentation.

Don Campbell: would like to know the status of Cave Landing Rd. in terms of parking with Ms. Hostetter responding.

Jim Irving: opens Public Comment.

Rob McCarthy, Sheree Danoff (AVAC), Brian LeConte, Tom Whaley, Michael Obayashi, Gene Quail, and David Watson: speak.

Ryan Hostetter, Project Manager: addresses Public Comment.

Elizabeth Kavanaugh, Project Manager: addresses Public Comment issues such as public access, stairs, and maintenance issues.

Commissioners: begin their deliberations.

Frank Honeycutt, Public Works: discusses parking on Cave Landing Rd.

Commissioners: resume deliberations.

John Blanchard, Fugro Consultants: discusses geology in terms of landslide conditions.

Commissioners: resume their deliberations.

Jim Irving: receives clarification about fencing.

Curtis Black, Parks and Recreation Department Director: explains the test the department uses to determine fencing options.

**Thereafter, on motion of Carlyn Christianson, seconded by Don Campbell, and on the following vote:**

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

**NOES: None.**

**ABSENT: None.**

**The Commission continues this item to July 25, 2013 with direction to staff to analyze the pros and cons of creating an un-striped parking lot to maximize parking, and analyze other options and alternatives to maximize parking.**

Respectfully submitted,  
Ramona Hedges, Secretary  
SLO County Planning Commission

***Minutes approved at the 6/13/13 PC.***

**THURSDAY, JULY 25, 2013**

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 July 25, 2013 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.  
(9:04 AM)

***DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT***

ROLL CALL (9:05 AM)

PRESENT: Commissioner(s) Jim Irving, Tim Murphy, Don Campbell, and Eric Meyer.

ABSENT: Commissioner(s) Ken Topping.

Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO GENERAL SERVICES AGENCY, PARKS DIVISION for a Development Plan/Costal Development Permit & Variance to construct the following: 1) Bike/Pedestrian trail approx. 1,800 feet long by 12 feet wide constructed of decomposed granite; 2) A 30 foot bridge in the middle of the trail to span a natural drainage; 3) Resurface, stripe, and install drainage improvements at Pirates Cove parking area for 35 parking spaces; 4) Improvements to existing trail and stairs down to the beach at Pirates Cove; 5) Waterless vault restroom, picnic tables, benches, garbage cans and signage including regular maintenance of all facilities. This project will require a variance of the bluff top setback, development on slopes of 30 percent and a waiver of fencing and screening standard for side and rear setbacks. The project is located at the south end of Cave Landing Road (end of pavement at top of Cave Landing) in the San Luis Bay Coastal Planning Area. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 21, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, traffic, noise, and land use and are included as conditions of approval. CONTINUED FROM 5/23/13. County File Number: DRC2011-00069 Assessor Parcel Number: 076-231-062 & -064 Supervisorial District: 3 Date Accepted: April 22, 2013 Ryan Hostetter, Project Manager Recommend approval (9:12 AM)

Ryan Hostetter: Project Manager: presents staff report.

Commissioners: ask questions before Public Comment.

Eric Meyer: reports he will be abstaining from this item.

Holly Hetherington, Ray Hetherington, Brian LoConte, Sean Shealy, Dave Watson, and Timothy Duff: speak.

Jim Orton, County Counsel: suggests the applicant address Public Comment.

Elizabeth Kavanaugh, County Parks and Recreation staff: addresses Public Comment issues.

Commissioners and staff: begin their deliberations focusing on noticing, access, and count liability issues.

Elizabeth Kavanaugh, staff: addresses access and hours of operation.

Frank Honeycutt, Public Works: addresses surface material issues.

John Blanchard, Fugro: discusses impacts to the proposed stairway in terms of erosion methods, and design.

Eric Meyer: suggests a condition regarding access in terms of liability referencing potential failure to the staircase, to which Co. Counsel would like Parks and Recreation to respond.

Tim Murphy: asks about grant funds from San Luis Obispo Council of Governments (SLOCOG) and the Coastal Conservancy in terms of direction to construction and design of beach access.

Sean Cooper, Parks and Recreation: states the county submits plans and progress quarterly reports to granting agencies which allows those agencies (Fish and Game, the Coastal Conservancy and SLOCOG to have input in the design process. Further states these agencies' goal is to provide safe access to the beach.

Commissioners and staff: discuss disclaimers regarding personal risk with County Counsel stating these type disclaimers are only available to private agencies and not public agencies.

Ryan Hostetter, Project Manager: reads new Condition 28, addressing access to the beach, into the record.

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

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

**NOES: None.**

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

**The Commission approves the revised Development Plan/Coastal Development Permit/Variance DRC2011-00069 including parking for 70 cars in the existing parking area and around the proposed bathroom (which includes 3 ADA spaces) based on the revised findings listed in Exhibit A and revised Conditions listed in Exhibit B, changing Condition 25 to add the sentence "General services shall meet with Public Works and the Chumash representatives to determine the minimum disturbance necessary for the proposed parking area adjacent to the restroom." and adding Condition 28 to read "Access -At the time of construction document design for the beach access stairs, San Luis County**

**Parks in consultation with Coastal Conservancy, shall take into consideration the location, dynamic environment and historic storm patterns for this site to allow for a design that will allow maximum public access throughout the year as to avoid any closures to the beach." and re-numbers conditions appropriately. The Commission also adopts the Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA code of Regulations Section 15000 et seq.) -Adopted.**

Respectfully submitted,  
Ramona Hedges, Secretary  
SLO County Planning Commission