

THURSDAY, MARCH 27, 2014

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 March 27, 2014 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. (09:08 AM)

ROLL CALL (09:08 AM)

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

FLAG SALUTE (09:08 AM)

PUBLIC COMMENT PERIOD (09:08 AM)

Tim Murphy: discusses the withdrawal of Item 4 (Perozzi) and reads into the record speaker information. Opens Public Comment with no one coming forward. Reminds staff of his absence at the April 24, 2014 meeting.

PLANNING STAFF UPDATES (09:10 AM)

Ellen Carroll: presents Commissioners with their near term schedule.

Tim Murphy: reminds staff that he will not be able to attend the April 24, 2014 meeting.

CONSENT AGENDA: (09:11 AM)

- a. GENERAL PLAN CONFORMITY REPORT - the Planning Director has issued the following General Plan conformity report. This is a notice of a completed conformity report to the Planning Commission as required by Section B, Chapter 7 of Framework for Planning, Part 1 of the county Land Use Element, and is being provided for public information only. No action need be taken by the Planning Commission except to Receive and File the report. The decision to issue a General Plan conformity report is solely at the discretion of the Planning Director, although appeals of the Planning Director's determination may be made in accordance with the provisions of the Land Use Ordinance. (Recommend Receive and File) (09:11 AM)
1. Notice of determination of conformity with the General Plan for the proposed transfer of a portion of one County-owned parcel located at 50 San Juan Street in Avila Beach. The parcel is located within the Recreation land use category and within the community of Avila in the San Luis Bay Coastal planning area. County File Number: DTM2013-00004 Supervisorial District: 3 Assessor Parcel Number: 076-212-007 Project Manager: Megan Martin (09:11 AM)

Exhibit A and subject to the conditions in Exhibit B that carry over from the findings and conditions outlined in the March 9, 2010 staff report.

3. Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend Sections 22.14.060 (Flood Hazard Area) and 22.80.030 (Definitions) of the Land Use Ordinance (Title 22 of County Code), Sections 23.07.060 (Flood Hazard Area), 23.07.062 (Applicability of Flood Hazard Standards), 23.07.064 (Flood Hazard Area Permit Processing Requirements), 23.07.065 (General Hazard Avoidance), 23.07.066 (Construction Standards), 23.11.030 (Definitions) of the Coastal Zone Land Use Ordinance (Title 23 of County Code) and Section 21.03.010(e) of the Real Property Division Ordinance (Title 21 of County Code), to comply with the federal law requirements of the Federal Emergency Management Agency (FEMA). (CONTINUED FROM 2/27/14) County File No: LRP2012-00002 Supervisorial District: ALL Authorized for processing: October 16, 2012 Nick Forester, Project Manager Recommend to the Board of Supervisors approval (10:57 AM)

Nick Forester, Project Manager: introduces Tim Tomlenson from Public Works who will also be presenting. Presents staff report via a Power Point presentation.

Commissioners: begin deliberations.

Tim Murphy: opens Public Comment with no one coming forward.

Ken Topping: questions Pg. 3-6 (e)(3) addition in terms of the amount of lots to trigger a mapping of flood standards with Mr. Tomlinson responding.

Doug Dion, Public Works: provides list of corrections to the staff report with references to page numbers.

Thereafter, on motion of Ken Topping, seconded by Jim Irving, and on the following vote:

AYES: Commissioner(s) Ken Topping, Jim Irving, Eric Meyer, Tim Murphy.

NOES: None.

ABSENT: Commissioner(s) Don Campbell.

The Commission recommends the Board of Supervisors approve Land Use Ordinance Amendment LRP2012-00002 based on the findings listed in Exhibit A, and incorporating typographical changes brought forward by the Public Works Department.

4. Continued hearing to consider a request by RON RINELL & THE PEROZZI FAMILY TRUST for a Conditional Use Permit to allow for the construction and operation of a green waste composting facility. The facility would consist of two composting sites, approximately 4 acres in size each that would be contained with an earthen berm and would include holding ponds to contain drainage and runoff. The operation would consist of collecting and processing organic materials (i.e., tree waste, leaves, manure and similar feedstock) into a soil amendment material. The allowable daily maximum feedstock received would be 300 tons per day (equivalent of 500 cubic yards per day) and the allowable maximum volume of materials onsite for all operational phases (receiving, processing, windrows,