

**Thursday, June 11, 2015**

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 9:00 AM, 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:** Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

**ABSENT:** None

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Ken Topping: opens Public Comment.

Eric Greening: speaks.

**PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.

Ellen Carroll, County Staff: updates Commissioners on their near term schedules.

Ryan Hostetter, County Staff: discusses a Phillips 66 letter received and where these letters can be seen on the County website.

Jim Harrison: reports he will not be in attendance at the July 9th meeting.

Eric Myer: reports he may not be in attendance at the August 13 meeting.

**CONSENT AGENDA:**

3. Determination of conformity with the General Plan for the abandonment of the Public's interest of "K" Street between Encina Avenue and Margarita Avenue as well as the remainder of the alleyway adjacent to lots 24 thru 32 of Block 122 (Exhibit enclosed) in the community of Santa Margarita. The road abandonment is in response to a request by Mr. Taylor Muhly. The parcels are located within the Residential Single Family land use category in the community of Santa Margarita, in the North County Planning area, Salinas River Sub Area. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination.

County File Number: DTM2014-00005  
 Assessor Parcel Number: 069-153-014, -016, 069-154-010, -011, 055, and 006  
 Determination Date: June 4, 2015  
 Project Manager: Holly Phipps

Jim Irving: discusses title issues with County Counsel and Public works.

Glenn Marshall, Public Works responds.

Ken Topping: confirms Cal Fire was notified of this conformity.

**Motion by:** Jim Irving  
**Second by:** Eric Meyer

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

**HEARINGS: (Advertised for 9:00 a.m.)**

4. A request by the Santa Margarita Cemetery District for a Conditional Use Permit to permit an existing 2.95-acre cemetery and allow for a 0.68-acre expansion to the existing cemetery. The project site is located at 7500 West Pozo Road (Highway 58), approximately 0.5-mile east of the community of Santa Margarita, in the Salinas River sub-area of the North County planning area. This project is exempt under CEQA.

County File Number: DRC2014-00077  
 APN: 070-091-015, 037 (portion)  
 Supervisorial District: 5  
 Date accepted: February 23, 2015  
 Project Manager: Airlin M. Singewald  
 Recommendation: Approval

Airlin Singewald, County Staff: presents proposed project via power point.

Eric Cabrera, Cemetery District: thanks staff for their help in processing this application.

Eric Myer: Questions the process regarding the cemetery with Mr. Cabrera responding.

**Motion by:** Don Campbell  
**Second by:** Eric Meyer

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
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Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

- A request by ZACASTREET21, LLC for a General Plan Amendment (GPA) to change the land use category on approximately 34 acres (25 parcels) total, which currently includes 23 acres (23 parcels) solely designated Commercial Retail (CR) and 11 acres (2 parcels) solely designated Commercial Service (CS), to a mixed CR and CS land use designation that would cover the entire 34 acre site. This would allow for any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for both the CR and CS land use categories to be established on any of the 25 parcels that comprise the 34 acre project area. The project site is located in the community of Templeton and is bordered by the following roads: Ramada Drive, Marquita Avenue, Cow Meadow Place, and La Cruz Way. The site is located in the Salinas River Sub-area of the North County 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 March 27, 2015 for this project. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File Number: LRP2014-00013  
 APN(s): 040-153-(001-008) & 040-152-(004-017)  
 Supervisorial District: 2  
 Date Accepted: February 18, 2015  
 Project Manager: Airlin M. Singewald  
 Recommendation: Approval

Airlin Singewald, Project Manager: presents staff report via a Power Point presentation.

Don Campbell: in terms of Industrial zoning, would like to know retail zoning is included in this zone with Mr. Singewald stating Article 2 of the Land Use Ordinance would have to be researched to find out.

Eric Meyer: would like further clarification on the zoning with Mr. Singewald responding.

Glenn Marshall, Public Works: clarifies the county right of way for Ramada Drive.

Don Campbell: request staff to respond to Templeton Area Advisory Group (TAAG) letter with

Airlin Singewald responding.

Jim Irving: questions the breakdown of Commercial uses version other zoning with Mr. Singewald responding.

Rick Paul: Agent: reviews proposed project and states he is available for questions.

Airlin Singewald, Project Manager: discusses the buildings that are proposed.

Jamie Kirk, Agent to Property owner E: comments on support of the project and the surrounding area.

Eric Meyer: questions Public Works regarding the road fees with Glenn Marshall responding.

Jim Irving: questions the cost of the road fees in this area with Mr. Marshall responding.

Ken Topping: asks if there has been any contact between TAAG and staff with Mr. Singewald responding.

**Thereafter on Motion by:** Jim Irving, **Second by:** Don Campbell

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x	x		

**The Commission adopts the Negative Declaration (ED14-174) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq, and adopts the resolution recommending that the Board of Supervisors approve General Plan Amendment LRP2014-00013 as shown in Exhibit LRP2014-00013:B and based on the recommended findings listed in this report.**

Thereafter on **Motion by:** Jim Irving, **Second by:** Eric Meyer, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x	x		

The Commission accepts all testimony and correspondence entered into the record.

**Motion by:** Don Campbell

**Second by:** Jim Irving

<b>COMISSIONERS:</b>	<b>AYES:</b>	<b>NOES:</b>	<b>ABSTAIN:</b>	<b>RECUSE:</b>
Harrison, James	X			
Irving, Jim	X			
Campbell, Don	X			
Meyer, Eric	X			
Topping, Ken	X			

**The Commission adjourns to the next regularly scheduled meeting on July 9, 2015.**

**ADJOURNMENT**

Respectfully submitted,  
 Ramona Hedges, Secretary  
 San Luis Obispo County Planning Commission

**Minutes approved at the 07/30/2015 Planning Commission meeting.**