



AGENDA

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Eric Meyer, 3rd District
Jim Harrison, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, March 26, 2015

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL 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

FLAG SALUTE

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.

PLANNING STAFF UPDATES

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

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

3. Hearing to consider a request by **PORT SAN LUIS HARBOR DISTRICT** for a Development Plan/Coastal Development Permit to develop the 32-acre Harbor Terrace site pursuant to the goals and criteria set forth in the Harbor Terrace Planning Sub-Area of the San Luis Bay Area Plan. The project would include a range of low-cost overnight accommodations including 80 recreational vehicle (RV) sites, 15 RV/RV cabins, 35 car/tent campsites, 21 walk-in/bike-in campsites, and 31 cabin/bungalow/yurt-type units. The project will also include 16,000 square feet of visitor serving commercial uses, harbor uses (e.g. trailer boat storage, marine gear storage, harbor storage area, expansion area and 6,000 square feet for future harbor use building), restrooms, and 48,000 square feet of parking. Additional features include on-site paths between parking areas and campsites; an accessible ramp between the commercial use and pool area and the proposed crosswalk across Avila Beach Drive; a check-in station near the primary entrance, and trash and recycling enclosure within a screening wall and swinging doors. The proposed project is within the Public Facilities land use category, and is located in the western portion of the community of Avila Beach, on the north side of Avila Beach Drive, immediately east of Diablo Canyon Road. The project is within the San

Luis Bay Coastal Area Planning Area. Also to be considered and relied on is the Final Environmental Impact Report, including the Mitigation Monitoring and Reporting Program, previously certified on January 27, 2015 by the Port San Luis Harbor District.

County File Number: DRC2013-00044
Supervisorial District: 3
Project Manager: Megan Martin

Assessor Parcel Number: 076-172-029
Date Accepted: April 9, 2014
Recommendation: Approval

4. Hearing to consider a request by the **SANTA MARGARITA CEMETERY DISTRICT** to amend the County's Land use Element by changing the land use category on 3.63 acres from Agriculture (AG) to Public Facilities (PF) for the Santa Margarita Cemetery Expansion Project. 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. A General Rule Exemption (GRE) was issued for this project.

County File Number: LRP2008-00004
Supervisorial District: 5
Project Manager: Airlin M. Singewald

Assessor Parcel Numbers: 070-091-015 & 037
Date Accepted: January 6, 2015
Recommendation: Approval

5. A hearing to consider a request by **LARRY TURLEY** for a Conditional Use Permit (DRC2014-00037) to allow a conversion of an approximate 2,635 square-foot (sf) agriculture building into a wine processing facility and to allow the conversion of a 1,656 sf underground cellar into wine storage. No public tasting or special events are proposed. The winery may participate in wine industry-wide events as allowed by the ordinance. The project will result in 720 sf of site disturbance on a 9.66 acre parcel. The proposed project is located within the Residential Rural land use category and is located on the east side of Ridge Rd. (at 2815 Ridge Rd.), approximately 1 miles south of the community of Templeton. The site is in the North County planning area, Salinas River sub area. A Class 1 and Class 4 categorical exemption was issued for this project.

County File Number: DRC2014-00037
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 039-371-001
Date Accepted: November 14, 2014
Recommendation: Approval

6. Continued hearing to consider a request by **NINER WINE ESTATES, LLC** to allow for a modification of their previously approved Conditional Use Permit (DRC2013-00017, to allow the following: a. Use of a portion of the existing hospitality building as a 3,400 square foot (sf) restaurant (limited food service facility); b. Modification of the ordinance standard limiting a restaurant to 800 sf to allow 3,400 sf restaurant; c. Modification of the ordinance standard to allow the restaurant to remain open until 9 p.m., 7 days per week, hours beyond the tasting room hours of 10 a.m to 5 p.m. The existing uses, including a 60,000 sf wine production facility, a 4,926 sf boutique winery, a 8,840 sf hospitality building (that included a 2,000 sf commercial kitchen), and 18 annual special events (one event with up to 300 guests, three events with up to 200 guests, four events with up to 100 guests, and 10 events with up to 75 guests), would continue. The proposed project will not result in any site disturbance on the 142 acre parcel. The project is located 1,00 feet northwest of Highway 46. The site is approximately one mile west of the community of Templeton. The site is in the North County Planning Area, Adelaida Sub Area. A Class 3 categorical exemption was issued for this project. CONTINUED FROM 1/29/15, 2/5/15, & 2/26/15. PC.

County File Number: DRC2013-00051
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 040-111-031
Date Accepted: August 5, 2014
Recommendation: Approval

7. Hearing to consider a request by **VILLA SAN JULIETTE HOLDINGS, LLC** for a Conditional Use Permit to allow the phased expansion of a previously approved winery and tasting room. At build out the winery facility would total approximately 23,000 square feet (sf). Wine production is estimated at 80,000 cases per year. The project will result in the disturbance of approximately 0.68 acres on a 169-acre parcel. The applicant is requesting modifications to ordinance standards to allow: adjustments to the required setbacks, outdoor amplified music to play beyond 5p.m. during special events, and to increase the allowable square footage of a proposed restaurant from 800 sf to 1,200 sf. The applicant is also requesting to expand the existing events program to allow 20 special events with up to 200 guests and 3 special events with up to 500 guests. The proposed project is within the Agriculture land use category and is located at 6385 Cross Canyons Road, approximately 3.14 miles east of the community of San Miguel. The site is in the El Pomar/Estrella Sub Area of the North County Planning Area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on February 11, 2015.

County File Number: DRC2013-00097

Supervisory District: 1

Project Manager: Megan Martin

Assessor Parcel Number: 019-054-041

Date accepted: August 21, 2014

Recommendation: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 5: PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.