



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, July 23, 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.

CONSENT AGENDA:

3. May 29, 2015 draft Planning Commission minutes
4. **AGP2014-00004** - Proposal by **MCCREA RANCH** to alter the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property includes approximately 2345 acres and is located in the Agriculture land use category at 2121 Shedd Canyon Road approximately 2.0 miles south west of the community of Shandon, in the Shandon-Carriso Planning Area. Also to be considered is the approval of the environmental document. A Class 17 Categorical Exemption was issued for the application.

County File Number: AGP2014-00004

Assessor Parcel Number: 019-171-024, 028, 029, 033, 034, 035, 036, 037, 038

Supervisorial District 1

Project Manager: Terry Wahler

Date Accepted March 3, 2015

Recommend: Board of Supervisors approval

5. **AGP2014-00005** - Proposal by **ANDERSON-MIDDLETON** to amend an Agricultural Preserve by altering the boundaries and changing the minimum parcel size of the land to be added; and to amend an existing land conservation contract by adding land. The property includes approximately 2,556 acres and with the added 17 acres will equal approximately 2,573 acres. The subject parcel is located in the Agriculture land use category south of Highway 46, west of Shed Canyon and approximately 3.5 miles west of the community of Shandon, in the North County / Shandon-Carriso Sub-area planning area. Also to be considered is the approval of the environmental document. A Class 17 Categorical Exemption was issued for the application.

County File Number: AGP2014-00005
Supervisorial District: 1
Project Manager: Terry Wahler

Assessor Parcel Number: 019-171-021, 022, 023 & 038
Date Accepted March 3, 2015
Recommend: Board of Supervisors approval

6. **AGP2014-00009** - Proposal by the **GARCIA TRUST** to amend the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 320 acres located within the Agriculture land use category, at 1749 Morro Creek Road, approximately 2.5 miles northeast of the city of Morro Bay. The site is in the North County-Adelaida planning area. Also to be considered is the approval of the environmental document. A Class 17 categorical exemption was issued for the application.

County File Number: AGP2014-00009
Supervisor District 2
Project Manager: Terry Wahler

Assessor Parcel Nos: 046-201-009 and 073-092-048
Date Accepted: May 5, 2015
Recommend: Board of Supervisors approval

7. **AGP2014-00010** - Proposal by the **GARCIA TRUST** to amend the boundaries of an Agricultural Preserve to add land and rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 138.5 acres located within the Agriculture land use category, at 1710 Toro Creek Road approximately 2.5 miles northeast of the city of Morro Bay. The site is in the North County-Adelaida planning area. Also to be considered is the approval of the environmental document. A Class 17 categorical exemption was issued for the application.

County File Number: AGP2014-00010
Supervisorial District: 2
Project Manager: Terry Wahler

Assessor Parcel Numbers: 073-092-026 and 073-092-048
Date Accepted March 3, 2015
Recommend: Board of Supervisors approval

8. **AGP2014-00011** - Proposal by the **GARCIA TRUST** to amend the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract. The property consists of approximately 40.5 acres located within the Agriculture land use category, at 1750 Morro Creek Road approximately 2.5 miles northeast of the city of Morro Bay. The site is in the North County-Adelaida planning area. Also to be considered is the approval of the environmental document. A Class 17 categorical exemption was issued for the application.

County File Number: AGP2014-00011
Supervisorial District: 2
Project Manager: Terry Wahler

Assessor Parcel Number: 073-092-049
Date Accepted March 5, 2015
Recommend: Board of Supervisors approval

9. **AGP2014-00012** - Proposal by **JAMES PROCTER** to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The property consists of approximately 331 acres located within the Rural Lands land use category at 2980 Atascadero Road, on the southern side of Atascadero Road at its intersection with Bear Ridge Road, approximately 4.5 miles east of the City of

Morro Bay. The site is in the North County / Salinas River Sub-area planning area. Also to be considered is the approval of the environmental document. A Class 17 categorical exemption was issued for the application.

County File Number: AGP2014-00012
Supervisorial District: 2
Project Manager: Terry Wahler

Assessor Parcel Number: 073-011-059 & 060
Date Accepted March 3, 2015
Recommend: Board of Supervisors approval

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

10. Hearing to consider a request by **GOLDEN STATE WATER COMPANY** for a Development Plan / Coastal Development Permit to allow for the construction of a new 400-foot deep (lower-aquifer) domestic community well. The project site is in the Commercial Service land use category and is located at 1140 Los Olivos Avenue, in the community of Los Osos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for the project.

County File Number: DRC2014-00143
Supervisorial District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 074-291-010
Date Accepted: June 16, 2015
Recommend: Approval

11. Hearing to consider a request by **PRIVATE CAPITAL INVESTMENTS** for a Conditional Use Permit to increase the number of senior apartments to 40 units from the approved 36 units. The proposal amends the original Conditional Use Permit (DRC2013-00003) by dividing the approved single building into two buildings and reconfiguring the parking lot design. The project will result in the disturbance of approximately 1.08 acres. The proposed project is located on the east side of Mary Avenue, in the community of Nipomo. The site is in the South County Inland planning area. Also to be considered is reliance on the Negative Declaration that was previously adopted on February 3, 2014.

County File Number: DRC2014-00153
Supervisorial District: 4
Project Manager: Brian Pedrotti

Assessor Parcel Number: 092-572-057
Date Accepted: June 23, 2015
Recommend: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 12:00 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.