



REVISED 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, September 24, 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. July 23, 2015 Draft Planning Commission Minutes

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

4. Hearing to consider a request by **PROMESA & VERIZON WIRELESS** for a Conditional Use Permit (DRC2014-00122) to allow the installation of a wireless communication facility consisting of: (1) 175 square foot equipment shelter; (2) GPS units, (1) standby generator, (1) electrical meter, (1) 100' tall monoecalyptus tree, (12) 6' panel antennas, (9) remote radio heads (RRHs) and (4) raycaps all located at the 84 foot and 92 foot elevations on the 95 foot tall tower, and an 8' chain link fence around the entire 35'X40' lease area. The project will result in the disturbance of approximately 1,400 square feet on a 50.34 acre parcel. The proposed project is within the residential rural land use category and is located on the south side of 1049 Dawn Rd, north of Camino Caballo, south of the community of Arroyo Grande. The site is in the South County Inland sub area of the South 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 July 9, 2015 for this project. Mitigation measures are proposed to address Aesthetics and are included as conditions of approval.

PROJECT WITHDRAWN!

County File Number: DRC2014-00122
Supervisorial District: 4
Project Manager: James Caruso

Assessor Parcel Number: 091-232-030
Date accepted: April 24, 2015
Recommendation: Withdrawal

5. Hearing to consider a request by **DLP AG PARTNERSHIP, L.P.** for a Conditional Use Permit (DRC2013-00113) to allow for the phased development of wine production facility and tasting room/hospitality facility as well as a special event program. At buildout the winery would total 17,408 sf and the tasting room/hospitality facility would total 5,063 sf. Events are proposed to include 20 events per year with a maximum of 150 attendees and additional wine industrywide and non-profit events. The request also includes amplified music past 5 PM. The project will result in the disturbance of approximately 3.0 acres on a 42.28 acre parcel. The proposed project is located in the Agricultural land use category and is located on the north side of Adelaida Road (3590 Adelaida Road) approximately 3 miles west of the City of Paso Robles, in the Adelaida 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 August 6, 2015.

County File Number: DRC2013-00113
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 026-233-036
Date Accepted: July 16, 2014
Recommendation: Approval

6. Hearing to consider a request by **FRANK MAZZONE** for an amendment to the San Luis Bay (Inland) Area Plan of the Land Use Element (LRP2013-00016) to change the land use category from Agriculture (16.74 acres) to Residential Rural. A Planning Area Standard is also proposed which will limit any future subdivision to two parcels and prohibit secondary residences. The project site is located at 6505 Monte Road, San Luis Obispo on the east side of Highway 101 at the intersection of San Luis Bay Drive and Monte Road, approximately 3 miles south of the City of San Luis Obispo, in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued on August 20, 2015.

County File No: LRP2013-00016
Supervisorial District: 3
Project Manager: Holly Phipps

Assessor Parcel Number: 076-251-044
Date Authorized: September 23, 2014
Recommendation: Approval

7. Hearing to consider a request by the **FOOD BANK COALITION OF SLO COUNTY** for a Conditional Use Permit (DRC2015-00013) to: 1) modify a specific condition of approval (Condition 48 –height limits) relating to a portion of Lot 11 of Tract 2368, and 2) construct a two-story, 19,664 square foot warehouse, including 3,520 square feet of administrative offices on Lot 11. The project will result in 2.86 acres of disturbance of the 3.03 acre parcel. The proposed project is within the Commercial Service land use category and is located at 1180 Kendall Road, south of the City of San Luis Obispo. The site is in the San Luis Obispo urban subarea of the San Luis Obispo planning area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would

require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

County File Number: DRC2015-00013
Supervisory District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-512-011
Date Accepted: August 19, 2015
Recommendation: Approval

8. Hearing to consider a request by **AT&T COMMUNICATIONS AND T-MOBILE** for a Conditional Use Permit (DRC2014-00159) to allow for the construction and operation of an unmanned wireless communications facility consisting of six (6) panel antennas located inside a radio frequency transparent radome mounted to the top of a 50-foot high faux windmill, four (4) equipment cabinets within a 400 square-foot fenced enclosure, and approximately 170 feet of utility trenching. The project will result in the disturbance of approximately 600 square feet of a 10,000 square-foot fenced enclosed parcel. The proposed project is within the Residential Suburban land use category and is located on the west side of Soda Lake Road approximately 2.75 miles south of Carrisa Highway (Highway 58) in the California Valley village reserve area. The project site is in the Shandon-Carrizo sub area of the North County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00159
Supervisory District: 5
Project Manager: Cody Scheel

Assessor Parcel Number: 072-201-010
Date Accepted: July 29, 2015
Recommendation: Approval

COMMISSION BUSINESS

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.