



# AGENDA

## Planning Commissioners

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

**MEETING DATE:** Thursday, December 10, 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.
3. Letter to the Board of Supervisors Regarding Rangeland Management and Carbon Sequestration

### **CONSENT AGENDA:**

4. August 13, Draft Planning Commission minutes
5. August 27, 2015 Draft Planning Commission minutes
6. September 10, 2015 Draft Planning Commission minutes
7. September 24, 2015 Draft Planning Commission minutes

8. October 22, 2015 Draft Planning Commission minutes
9. October 29, 2015 Draft Planning Commission minutes
10. November 12, 2015 Draft Planning Commission minutes
11. A request for a third time extension by **LAS TABLAS VILLAS, LLC** for Vesting Tentative Tract Map 2549 and Conditional Use Permit to subdivide a 3.81 acre parcel into 45 parcels for the construction of 41 attached single family townhouses. The residential development consists of 41 parcels of approximately 0.04 acres to 0.07 acres in size and three open space lots. Also proposed are a community recreation area with a swimming pool, a gazebo, restrooms and a BBQ facility with landscaping. The project includes a pedestrian path along the western perimeter and through the site to access the open space area to the south. The project also includes a connection to an access bridge and road to Las Tablas Road and access to Posada Lane. Three access roads within the subdivision are also proposed. The project site is located east of Posada Lane, south of Las Tablas Road, within the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area. The Negative Declaration and addendum were approved by the Board of Supervisors on March 1, 2005.

**County File Number: S020319U**  
 Supervisorial District: 1  
**Project Manager: Jo Manson**

Assessor Parcel Number: 040-280-057  
 Date Accepted: N/A  
**Recommendation: Approval**

12. **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)

13. Notice of determination of conformity with the General Plan for the vacation of Melrose Avenue, a paper street, situated south of Berwick Drive and between the intersections of Dreydon Avenue and Dovedale Avenue in the community of Cambria. The road abandonment is in response to a request by Mark and Elizabeth Lowerison, and Dennis Zadell who are the adjacent property owners of Melrose Avenue. The street is located in the Residential Single Family land use category within the community of Cambria in the North Coast Planning Area. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

**County File Number: DTM2015-00006**  
 Supervisorial District: 2  
**Project Manager: Karen Nall**

Assessor Parcel Number: N/A - County Right of Way  
 Date Accepted: November 26, 2015  
**Recommendation: Receive and File**

14. Notice of determination of conformity with the General Plan for the vacation of Front Street, a paper street, situated south of Nipomo Street in the community of Oceano. The road abandonment is in response to a request by Jay Jamison who is the adjacent property owner of Front Street. The street

is located in the Commercial Service land use category within the community of Oceano in the San Luis Bay Inland sub-area of the South County Planning Area. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

**County File Number: DTM2015-00005**  
Supervisorial District: 4  
**Project Manager: Karen Nall**

Assessor Parcel Number: NA County Right-of-Way  
Date Accepted: NA  
**Recommendation: Receive and File**

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

15. A request by **COMMUNITY HEALTH CENTERS** for a Variance and Minor Use Permit to allow the development of a medical center. The proposal includes the following components: (1) a Variance request to develop office use without a residential component on a property designated for mixed-use development; (2) grading of the project site, involving site disturbance of approximately 1.19 acres; (3) development of a 15,000 square foot medical center with a 68-space parking lot; and (4) a modification to reduce the number of required parking spaces by seven. The proposed project is within the Commercial Retail (CR) land use category and is located at the southeast corner of 21st Street and Cienaga Street (Highway 1) in the community of Oceano. The site is in the San Luis Bay subarea of the South County planning area. Also to be considered is approval of the environmental document. An addendum to a mitigated negative declaration was issued on October 28, 2015.

**County File Number: DRC2015-00050**  
Supervisorial District: 4  
**Michael Conger, Project Manager**

Assessor Parcel Number: 062-117-009, 011  
Date Accepted: October 27, 2015  
**Recommendation: Approval**

16. A request by **PAUL VANDERHEYDEN** for a General Plan Amendment to the San Luis Obispo North Sub Area of the San Luis Obispo Area Plan of the Land Use Element to change the land use category on a 21.5 acre site from Agricultural to Residential Rural. The project is located approximately 500 feet east of the eastern terminus of Tiburon Way, on the east side of Orcutt Road, located on the eastern boundary of the City of San Luis Obispo, in the San Luis Obispo North Sub Area of the San Luis Obispo 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 October 22, 2015 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, Public Services/Utilities, Recreation, Transportation/Circulation, and Land Use; and are included as conditions of approval. 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: LRP2010-00006**  
Supervisorial District: 3  
**Project Manager: Megan Martin**

Assessor Parcel Number: 076-531-009  
Date Accepted: N/A  
**Recommendation: Board of Supervisors Approval**

17. A request by **RONALD SPEERS & VERIZON WIRELESS** for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility. The proposed facility would consist of: a) nine (9) panel antennas mounted at a height of 36 feet above ground level within the cylinder portion of a new 45-foot high faux elevated water tank; b) one new 200 square-foot prefabricated equipment shelter; c) one 30kW permanent diesel back-up generator; d) one (1) GPS antenna; e) six (6) new Raycaps; and f) associated utility trenching for the installation of power and telco lines. The project is located on a 4.22 acre parcel and will result in the disturbance of approximately 1,050 square feet for the construction of the proposed facility. The proposed project is

within the Agriculture land use category and is located at 5900 Templeton Rd., approximately 300 feet (east) of Rocky Canyon Road and approximately 0.13 miles east of the City of Atascadero. The subject property 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 October 29, 2015.

**County File Number: DRC2014-00101**  
Supervisorial District: 5  
**Project Manager: Schani Siong**

Assessor Parcel Number: 034-551-009  
Date accepted: July 15, 2015  
**Recommendation: Approval**

18. A request by **MONARCH DUNES, LLC** for a Conditional Use Permit to develop Phase 2A of the Woodlands Village including: 242 single-family residential units, a nine-hole golf course, a model home complex, two neighborhood parks, and trails. The Phase 2A area is located in the southeasterly quadrant of the Woodlands Village between Mesa Road and Eucalyptus Road, approximately 2 miles west of the community of Nipomo, in the South County planning area.

**County File Number: DRC2014-00130**  
Supervisorial District: 4  
**Project Manager: Jay Johnson**

Assessor Parcel Number: 091-500-019  
Date Accepted: August 31, 2015  
**Recommendation: Continuance**

19. A request by **DR. HARVEY BILLIG** for a for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to 1): subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 36,503 square feet (sf) assisted living facility (60 beds) on the 1.46 acres parcel, and a 70,419 sf hospital (behavioral health – 91 beds) on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and includes a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet from average natural grade instead of 35 feet as provided by ordinance. The proposed project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Rd in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area. Also to be considered is the approval of the Mitigated Negative Declaration issued on October 29, 2015.

**County File Number: SUB2013-00052**  
Supervisorial District: 1  
**Project Manager: Holly Phipps**

Assessor Parcel Number: 040-280-056  
Date Accepted: November 13, 2014  
**Recommendation: Approval**

## **ADJOURNMENT**

ESTIMATED TIME OF ADJOURNMENT: 5:00 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](mailto: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.