

Thursday, September 24, 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; and Don Campbell

ABSENT: James Harrison and Eric Meyer

PUBLIC COMMENT PERIOD

- 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

- This is the time set for Planning Staff updates.
Ellen Carroll, staff: updates Commissioners on their near term schedules.

CONSENT AGENDA:

- July 23, 2015 draft Planning Commission minutes

Thereafter on **Motion by:** Don Campbell, **Second by:** Ken Topping, and on the following vote, the Commission approves Consent Item 3.

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

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

- 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

Jim Irving: suggests a joint study session of the Board of Supervisors and the Planning Commission to review events and non events in the rural areas and would like this session scheduled.

Glenn Marshall, Public Works: provides traffic counts in the Adelaida area.
 Thereafter on **Motion by:** Jim Irving, **Second by:** Ken Topping, and on the following vote

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

The Commission adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Conditional Use Permit DRC2013-00113 based on the findings listed in Exhibit A, deleting Finding G, and subject to the Conditions listed in Exhibit B, changing Condition 1. b) to add language "... (including 2 non-profit events with up to 200 guests); changing Condition 1. c) to read "1. c) This approval authorizes up to 3 periodic industry-wide events by ordinance." Deleting Condition 1. d); Adding new Condition 6 to read: "6. At the time of application for construction permits, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit to reconstruct the primary access driveway in accordance County Public Improvement Standard B-1e & A-5, and the secondary access driveway to B-1 & A-5 rural driveway standards. All existing encroachments including fences, landscaping, etc that impair sight distance shall be removed from within the right-of-way." Renumbering conditions appropriately; Changing Condition 13. To add the sentence "Lights shall have timers and be turned off flowing close of business."; Deleting Condition 30. a), b), c) and d). Adopted.

- 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

Holly Phipps, Project Manager: presents staff report via a Power Point presentation.

Ken Topping: asks for ex-parte contacts with none being disclosed.

Jamie Kirk, agent: shows a Power Point presentation regarding proposal.

Ken Topping: opens Public Comment with no one coming forward.

Thereafter on **Motion by:** Don Campbell, **Second by:** Jim Irving, and on the following vote:

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

The Commission recommends the Board of Supervisors approve this general plan amendment as shown in Exhibits LRP2013-00016 B and C, based on the recommending findings contained in the staff report.

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
 Supervisorial District: 3
 Project Manager: Stephanie Fuhs

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

Stephanie Fuhs, Project Manager: presents staff report via a Power Point presentation.
 Commissioners: begin questioning staff.

Ken Topping: opens Public Comment.