

Thursday, December 10, 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; Eric Meyer; James Harrison

**ABSENT:** Don Campbell

**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.

Susan Levine and Eric Greening: speak.

**PLANNING STAFF UPDATES**

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

Ellen Carroll, staff: updates Commissioners on their near term schedules for 2016. Reports February 4, 2016 is the date the Phillips 66 rail spur project is scheduled on and tentatively, February 11 will be a regular PC date; February 25 for Phillips 66.

Jim Irving: thanks Jim Bergman for his visit to No. County to meet with Adelaida area residents regarding their concerns.

Ken Topping: would like information on the Resource Management System with Ms. Carroll responding.

3. 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  
Supervisory District: 4

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

Topping, Ken	x			
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**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                      Assessor Parcel Number: 062-117-009, 011  
 Supervisorial District: 4                                      Date Accepted: October 27, 2015  
 Michael Conger, Project Manager                      Recommendation: Approval

Michael Conger, Project Manager: presents staff report via a Power Point presentation.

Commissioners: ask questions of staff.

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

Thereafter on **Motion by:** James Harrison, **Second by:** Eric Meyer The Commission adopts an addendum to 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 Variance and Minor Use Permit DRC2015-00050 based on the findings listed in Exhibit A and subject to the conditions listed in Exhibit B.

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

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      Assessor Parcel Number: 076-531-009  
 Supervisorial District: 3                      Date Accepted: N/A  
 Project Manager: Megan Martin              Recommendation: Board of Supervisors Approval

Brian Pedrotti, Project Manager: presents staff report via a Power Point presentation.

Rachel Koveski, agent: shows a Power Point presentation.

Thereafter on **Motion by:** Eric Meyer, **Second by:** James Harrison, and on the following vote, the Commission recommends the Board of Supervisors approve this General Plan Amendment as shown in the attached Exhibits LRP2010-00006 B and C based on the recommended findings and with the additional language to the planning area standard specific to this property to address the lot size minimum to be 10 acres or less.

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

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.~~