



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, January 14, 2016

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.

COMMISSION BUSINESS

2. Election of Chairperson and Vice Chairperson for 2016

PLANNING STAFF UPDATES

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

CONSENT AGENDA:

4. December 10, 2015 draft Planning Commission minutes
5. A request for a fifth time extension by **FALLINGSTAR HOMES, INC./NORTH COAST ENGINEERING** for Vesting Tentative Tract Map 2451 to subdivide an existing 24 acre parcel into 16 lots ranging from one acre to six acres each for the purpose of sale and/or development, and to complete tract improvements and lot grading. The project will result in the disturbance of the entire 24 acre site. The proposed project is within the Residential Single-Family, Residential Multi-Family, Commercial Retail, and Commercial Service land use categories and is located on

the north side of Highway 41, immediately east of Toby Way, in the community of Shandon. The site is in the Shandon-Carrizo Sub Area in the North County Planning Area. The Negative Declaration for this project was approved by the Planning Commission on January 9, 2003.

County File Number: S010201T

Assessor Parcel Numbers: 017-181-052, 017-181-055, 017-321-004

Supervisorial District: 1

Date Accepted: N/A (originally accepted February 21, 2002)

Project Manager: Brandi Cummings

Recommendation: Approval

6. **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.

Notice of determination of conformity with the County General Plan for a request by the **COUNTY OF SAN LUIS OBISPO PARKS AND RECREATION DEPARTMENT** to abandon a small portion of a previously accepted trail easement and trail staging area for the Juan Bautista De Anza National Historic trail between Santa Margarita and Garden Farms on a portion of APN 070-111-037. The parcel is located in the Agriculture land use category in the Salinas River sub-area of the North County planning area.

County File Number: DTM2015-00007

Assessor Parcel Number: 070-111-037

Supervisorial District: 5.

Project Manager, Megan Martin

Recommendation: Receive and File

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

7. Continued hearing to consider a request by **DR. HARVEY BILLIG** 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 2 story 36,503 square feet (sf) assisted living facility (60 beds) on the 1.46 acres parcel, and a 2+ story 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 (to parapet wall facing Las Tablas) 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 environmental document. CONTINUED FROM 12/10/15.

County File Number: SUB2013-00052

Assessor Parcel Number: 040-280-056

Supervisorial District: 1

Date Accepted: November 13, 2014

Project Manager: Holly Phipps

Recommendation: Approval

8. A request by **JACOB & LAURA WIEBE & VERIZON WIRELESS** for a Conditional Use Permit to allow for the construction of an unmanned wireless telecommunications facility consisting of two (2) GPS units, twelve (12) 6 foot tall panel antennas, twelve (12) RRHs, and four (4) ray caps to be concealed within a 40-foot tall artificial water tank, and installation of an electrical meter, prefabricated equipment shelter, standby generator, and an 8 foot tall perimeter fence in a 33 foot by 39 foot lease area. The project will result in the disturbance of approximately 1,316 square feet on a 14 acre parcel. The proposed project is within the Agriculture land use category and is located at 1250 W. Centre Street, on the south side of Centre Street, approximately 900 feet west of the community of Shandon. The 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.

County File Number: DRC2014-00137

Supervisorial District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 017-166-007

Date Accepted: August 17, 2015

Recommendation: Approval

9. A request by the **SAN LUIS OBISPO COUNCIL OF GOVERNMENTS AND CITY OF SAN LUIS OBISPO** for a Conditional Use Permit to allow the construction of a new community identification sign to read "San Luis Obispo" and an exception to Section 22.20.060(C)(2) to allow for a 326 square foot signage area. The monument sign will act as a gateway to the city. The sign will have a mission style design with stucco finish, clay tiles, decorative bell, and stone base. The monument will not exceed 24 feet in height from the lowest point on grade to the tallest point on sign structure. The project will result in approximately 250 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category. The project is located on the southern corner of the intersection of southbound State Highway 1 and Highland Drive, bordering the northern limits 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 environmental determination issued for this project. A Class 3 Categorical Exemption was issued on November 16, 2015.

County File Number: DRC2014-00123

Supervisorial District: 5

Project Manager, Airlin M. Singewald

Assessor Parcel Number: 073-341-025

Date Accepted: July 23, 2015

Recommendation: Continue to March 10, 2016

10. Continued hearing to consider a request by **JANNECK, LIMITED (LAETITIA AGRICULTURAL CLUSTER)** for a Tentative Tract Map and Conditional Use Permit to allow an agricultural cluster subdivision of twenty-one parcels (totaling 1,910 acres) into one hundred and two (102) residential lots and four (4) open space lots. The proposed project includes 101 1-acre residential lots plus one existing single-family residence, a ranch headquarters (includes a homeowner's association facility, recreation center, and community center), 25 acres of internal access roads, and a wastewater treatment plant. The ranch headquarters and wastewater treatment plant are proposed on the open space parcels. A proposed 7.7-acre dude ranch is not included in the Conditional Use Permit, but is included in the FEIR as a future development proposal. The proposed project is within the Agricultural and Rural Lands land use categories and is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101. Also to be considered is a Final Environmental Impact Report. CONTINUED FROM 10/29/15.

County File Number: SUB2003-00001 and DRC2003-00001

Assessor Parcel Number: 047-051-005; 048-121-006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007

Date Accepted: February 5, 2004

Project Manager: Brian Pedrotti

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. 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.