



# 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, January 28, 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.

### **PLANNING STAFF UPDATES**

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

### **CONSENT AGENDA:**

3. September 24, 2015 Draft Planning Commission minutes

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

4. A request by **ROB MARINA** for a Conditional Use Permit to allow a three-story 83-unit motel, with a total of 38,500 square feet of floor area and 12,800 square-foot of subterranean parking. The applicant is also requesting a modification to the sign ordinance. The project will result in the disturbance of approximately 1.2 acres of a 1.2 acre parcel. The proposed project is within the Commercial Retail land use category and is located on the south side of Hill Street (at 549 Hill Street), approximately 300 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County (Inland) Planning Area. Also to be considered is the approval of the environmental document. And addendum to a mitigated negative declaration was issued on October 6, 2015.

**County File Number: DRC2014-00131**  
Supervisory District: 4  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 092-579-004  
Date Accepted: September 14, 2015  
**Recommendation: Approval**

5. A request by **TINA BENNETT/VERIZON WIRELESS** for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility consisting of twelve 6' high panel antennas and four raycaps installed at a height of 32' on a new 40' high artificial pine tree (monopine), and installation of one electrical meter, one prefabricated equipment shelter (11'-6" x 16'-10.5"), one standby diesel generator on a 6' by 12' concrete pad, and two GPS antennas in a 35' by 22' lease area with an 8' tall perimeter fence. The project is located on the south side of Manuela Way, approximately 1,400 feet east of Branch Mill Road, approximately 2.5 miles northeast of the City of Arroyo Grande, in the South County planning area (San Luis Bay Inland Sub Area South). Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on December 4, 2015.

**County File Number: DRC2014-00121**  
Supervisory District 4  
**Project Manager: James Caruso**

Assessor Parcel Number: 047-061-050  
Date Accepted: September 1, 2015  
**Recommendation: Approval**

6. A request by the **LEWAN TRUST AND TEMPLETON MEDICAL PLAZA LLC** for: 1) a lot line adjustment, which would adjust two parcels of 4.098 acres each to two lots of 7.06 and 1.08 acres each and 2) a conditional use permit for the construction of a senior housing development including: a 70,000-square foot assisted living building including 90 beds and a memory care facility; a 70,000-square foot independent living building including 67 studios; and ten 2,650-square foot independent living bungalows (totaling 26,500 square feet), including 40 units. The project includes the construction of an internal access road and 203 paved parking spaces. Additional improvements include 4-foot and 5-foot wide concrete walkways throughout the development, landscaping, and reconstruction and restoration of an existing drainage feature to serve as a retention basin. The request includes a modification to the height standards (35 feet) to allow height of 44 feet (all heights are measured from average natural grade - ANG) for the independent living building. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road, approximately 1/2 mile west of Bennett Road in the Community of Templeton, in the Salinas River Sub Area of the North County Planning Area. Also to be considered: 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 10, 2015 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation and water and are included as conditions of approval.

**County File Number: DRC2014-00146**  
Supervisory District: 1  
**Project Manager: James Caruso**

Assessor Parcel Number: 040-289-014; and 015  
**Recommendation: Approval**

7. 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. Phase 2A 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.

Also to be considered is the Environmental Determination that the proposed project be found consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR).

**County File Number: DRC2014-00130**

Supervisorial District: 4

**Project Manager: Jay Johnson**

Assessor Parcel Number: 091-500-019

Date Accepted: August 31, 2015

**Recommendation: Approval**

## **ADJOURNMENT**

ESTIMATED TIME OF ADJOURNMENT: 2:00 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.