

Thursday, March 24, 2016

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; and Don Campbell

ABSENT: None

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.
Don Campbell: opens Public Comment.

Eric Greening: speaks.

PLANNING STAFF UPDATES

- 2. This is the time set for Planning Staff updates.
Ellen Carroll, staff: addresses Public Comment and updates commissioners on their near term schedules.

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

- 3. A request by DEAN VADNAIS for a Development Plan / Coastal Development Permit to allow for an existing as-built recycling collection station, and modification to the maximum allowable area for a recycling collection station of 100 square feet, per Section 23.08.098(f)(3). The existing as-built recycling collection station consists of a 160 square foot storage container enclosed by a wood panel facade, a 96 square foot storage shed, and a 67 square foot awning cover. The proposed project results in the disturbance of approximately 550 square feet of an approximately 4.3 acre parcel. The proposed project is in the Commercial Retail land use category and is located on the north side of Tamsen Drive, approximately 300 feet east from where Knollwood Circle meets Tamsen Drive, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00047
Supervisory District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 013-101-081
Date Accepted: November 8, 2015
Recommendation: Approval

Cody Scheel, Project Manager: presents staff report via a Power Point presentation. Reads

into the record changes to conditions.

Commissioners: have no ex-parte contacts and begin asking questions of staff.

Russ Read, applicant's attorney: addresses hours of operation, the compacting component to the facility, and the building permit. Introduces the facility operators.

Don Campbell: opens Public Comment

Martin Koczanowicz, Kay Morrison, and John Morrison: speak.

Airlin Singewald, staff: addresses Public Comment.

Commissioners: begin their deliberations.

Ken Topping: asks that whenever there is code enforcement history regarding a proposal it should be noted in the staff report. States he is not prepared to approve this proposal without further information and provides reasoning.

Eric Meyer: provides reasoning for not being able to support proposal.

Jim Irving: would like more information from Code Enforcement and the Cambria Community Service District (CCSD).

Commissioners: discuss continuing this item to May 26, 2016 to allow time to communicate with the CCSD including the District 2 Supervisors Office and the applicant to research relocating the use further away from the residence.

Thereafter on **Motion by** Ken Topping, **Second by** Eric Meyer, and on the following vote, the Commission continues this item to May 26, 2016.

Motion by: Ken Topping

Second by: Eric Meyer

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

4. A request by CAMPBELL-SHEPPA/DANIEL R. LLOYD for a Vesting Tentative Tract Map (Tract 3074) and Development Plan/Coastal Development Permit approval to subdivide a 0.68 acre site into 7 residential parcels ranging in size from 2,432 to 5,405 square feet each for the purpose of sale and/or development, one open space parcel of 14,089 square feet, construction of seven (7) residential units ranging in size from 2013 sq. ft. to 2449 sq. ft. and demolition of an existing structure. The project is

located at 399 E Street at the corner of Cypress Glen Court in the community of Cayucos. The project is within the Residential Multi Family and Recreation land use categories and within the Estero planning area.

Also to be considered is the approval of the environmental document. A mitigated negative delcaration was issued on February 2, 2016.

County File No. SUB2015-00001

APN: 064-034-007

Supervisorial Distirct: 2

Date Accepted: November 24, 2015

Project Manager: James Caruso

Recommendation: Approval

Commissioners: disclose their ex-parte contacts.

James Caruso, Project Manager: presents staff report via a Power Point presentation.

Commissioners: begin asking questions of staff.

Dan Lloyd, agent: presents proposal information, and addresses Commissioners questions.

Commissioners: begin questioning the agent.

Don Campbell: opens Public Comment.

Jeff Edwards, Andrew Batty, Dave Stevens, Kathy Maine, Kathy Oliver, Brent Calvin, and Miranda Wyatt: speak.

James Caruso, Project Manager: addresses Public Comment issues.

Commissioners: begin their deliberations.

Dan Lloyd, agent: addresses Public Comment issues and answers Commission questions.

Daniel Mead, applicant's Biologist: comments on butterflies in terms of sensitive habitat for butterflies.

Commissioners: begin deliberations.

Ken Topping: would like a condition added to describe the A-2 requirement with Mr. Marshall's concurrence.

Don Campbell: re-opens Public Comment.

Kathy Maine and Kathy Oliver, Kevin Maine: speak.

Dan Lloyd, applicant: is amenable to removal of the sidewalk.

Commissioners: discuss a continuance to May 26th and provides direction to staff on what they would like brought forth at the next hearing.

Eric Meyer: discloses his ex-parte contacts he had at this afternoon's break

Thereafter, on **Motion by** Ken Topping, **Seconded by** Eric Meyer, and on the following vote, the

Commission continues this item to May 26, 2016.

Motion by: Ken Topping

Second by: Eric Meyer

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

5. Continued public hearing for the BONE Conditional Use Permit DRC2013-00096.

This item is a hearing to consider a request by Greg Bone for a Conditional Use Permit to authorize a public tasting area (94 sf for olive oil tasting), a 998 sf restaurant (limited food service facility), and a 30 sf area for retail sales (permanent farm stand), to be located within an existing 3,445 sf permitted olive oil processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, increase the limits of restaurant/limited food service facility use area, and to operate a restaurant/limited food service facility beyond tasting room hours. The project may result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area, Salinas River sub area. Also to be considered is the environemntal document prepared for the project. 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 January 6, 2016 for this project. Mitigation measures are proposed to address air quality, biological resources, hazards/hazardous material, public services/utilities, transportation/circulation, wastewater, and water/hydrology and are included as conditions of approval. CONTINUED FROM 2/11/16.

County File Number: DRC2013-00096
 Supervisorial District: 1
 Project Manager: Holly Phipps

Assessor Parcel Number: 018-271-021 & 022
 Date Accepted: December 14, 2014
 Recommendation: Approval

Commissioners: disclose their ex-parte contacts. Ken Topping: discusses a thumb drive received from Peter Byrne with videos and provides it to the Secretary for the record.

Holly Phipps, Project Manager: updates the Commission on updates prepared since the last hearing.

Don Campbell: Opens public Comment. Jackie Paling, Kathryn Keeler, Jean Sprat reads Saul

Demarrio's comment, Eric Greening, Aquilla Chase, Richard Eisler, Robert Erson, Kane Lopez, Bob Prophet, Reynold Stella, Cindy Trainer, Maureen Attibury, Cody Ferguson, Nick May, Peter Bryne, John Belcher, Cheryl Kliman, Marta Byrne, Audry Bone,

Pamela Jardini, agent: presents a Power Point presentation regarding this proposal.

Karen Nall, staff: addresses agent's condition request and Public Comment.

Commissioners: begin asking questions of staff.

Whitney McDonald, County Counsel: discusses the concept of a 2 year "cooling off" period and how conditions of approval apply and are vested, and frozen.

Commissioners: begin their deliberations beginning with Kiler Canyon Road, and the driveway.

Ken Topping: suggests this item be continued to discuss the alternatives and resolutions so that all issues can be discussed.

Commissioners: begin listing their concerns to be addressed at the next hearing.

Commission, staff and agent: discuss occupancy of building, and the only interim allowable use.

Thereafter, on **Motion by** Jim Irving, **Second by** Eric Meyer, and on the following vote, the Commission agrees to hold this meeting past 5:00 PM.

Motion by: Ken Topping

Second by: Eric Meyer

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

Thereafter, on **Motion by** Jim Irving, **Second by** Ken Topping, and on the following vote, the Commission continues this item to May 26, 2016.

Motion by: Jim Irving

Second by: Ken Topping

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

Topping, Ken	x			
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Thereafter, on **Motion by** Eric Meyer, **Second by** James Harrison, and on the following vote, the Commission accepts all testimony and correspondence entered into the record.

Motion by: Eric Meyer
Second by: James Harrison

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

Thereafter, on **Motion by** Eric Meyer, **Second by** James Harrison, and on the following vote, the Commission adjourns to the next regularly scheduled meeting on April 14, 2016.

Motion by: Eric Meyer
Second by: James Harrison

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

ADJOURNMENT: 6:12 PM

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Minutes approved at the xx/xx/xx Planning Commission meeting.