



# 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, April 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.

### **PLANNING STAFF UPDATES**

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

### **CONSENT AGENDA:**

3. January 14, 2016 draft Planning Commission meeting minutes
4. EMERGENCY PERMITS. The following emergency permits have been issued by the Planning Director. This is a report to the Planning Commission as required by Section 23.03.045(8) and I being provided for public information only. No action need be taken by the Planning Commission except to Receive and File. The decision to issue an emergency permit is solely at the discretion of the Planning Director, although subsequent permits required for the project are subject to all applicable hearing requirements as specified in Titles 22 or 23. (Recommendation: Receive and File)

Report on Emergency Permit (ZON2015-00385) authorizing emergency flood control activity adjacent to and within the Arroyo Grande Lagoon, within the Oceano Dunes State Vehicular Recreation Area. This project is exempt under CEQA.

County File Number: ZON2015-00385  
Supervisory District: 4  
Recommendation: Receive and File

Assessor Parcel Number: 061-091-020  
Project Manager: Airlin M. Singewald

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

5. A request by the **TEMPLETON COMMUNITY SERVICES DISTRICT (TCSD)** for a Conditional Use Permit to construct a wastewater project to re-route the treatment and disposal location of 220,000 gallons of sewage per day to the Meadowbrook wastewater treatment plant and the Selby Percolation Pond facility (East Side Force Main and Lift Station Project). The project includes: installation of approximately 3.0 miles of new 6" to 15" diameter wastewater piping; installation of a new sewer lift station and replacement of an existing sewer lift station and will result in the disturbance of approximately 7.0 acres of previously disturbed rights of way and easements. The project is within the Agriculture, Commercial Retail, Office and Professional and Residential Single Family land use categories, and is located approximately 200 feet north of the end of Marquita Ave (new lift station) and running in a trench approximately 3.0 miles in easements and rights of way south along Sweetwater Rd to Main Street, west along Las Tablas Rd to an existing sewer lift station located southwest of the intersection of Bennet Way and Las Tables Rd in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area Plan. The Environmental Coordinator finds that the previously adopted Negative Declarations and addendum prepared by TCSD as Lead Agency are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declarations, no substantial changes occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declarations, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declarations was adopted.

**County File No.: DRC2015-00070**  
Supervisory District: 1  
**Project Manager: James Caruso**

Assessor Parcel Number: Multiple  
Date Accepted: January 29, 2016  
**Recommendation: Approval**

6. A request by **HURLEY RANCH, LLC** for a Vesting Tentative Tract Map (Tract 3053) to subdivide three existing parcels (total 66.5 acres) into 13 residential lots ranging in size from 5.10 to 5.29 gross acres. Twelve of the 13 lots (proposed Lot 2 to 13) will be for sale and/or development; the existing residence on the site will remain on the proposed Lot 1. The project includes construction of a private access road with associated drainage and utility improvements and a creek crossing. Each parcel will be served by individual well and septic systems. The proposed project will result in site disturbance of approximately 3.6 acres due to road construction and future development, on an overall 66.5 acres site. The project is located on the west side of Old Oak Park Road, between Vetter Lane and Erhart Road in the Arroyo Grande fringe area, about 1.2 miles north of the City of Arroyo Grande. The project is within the Residential Rural land use category in the San Luis Bay (south) planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on February 25, 2016.

**County File Number: SUB2013-00009**  
Supervisory District: 4  
**Project Manager: Schani Siong**

APN(s): 044-368-001, 044-561-006 & 007  
Date Accepted: December 4, 2015  
**Recommendation: Approval**

7. A request by **MID-COAST CAPITAL** for a Tentative Tract Map 2558 (Oak Terrace) to subdivide a 3.26 acre parcel into fifteen residential lots ranging in size from 6,000 to 7,011 square feet each for the purpose of sale and/or development. The project includes on-site road improvements (Oak Terrace Circle) and off-site road improvements to Magenta Lane and Oak Terrace Lane. Also proposed is one on-site underground stormwater basin to be constructed under the cul-de-sac of Oak Terrace Circle, and two off-site stormwater detention basins and associated storm drains on adjacent property owned by the applicant northeast of the project site. The project will result in the disturbance of approximately four acres (including off-site improvements on APN 092-572-015). The proposed project is within the Residential Single-Family and Commercial Retail land use categories and is located on Magenta Lane, on the north side of Tefft Street, approximately 0.25 mile west of Highway 101, in the community of Nipomo, in the South County (Inland) planning area. Also to be considered is approval of the environmental document. An addendum to the previously approved mitigated negative declaration was issued for this project.

**County File Number: SUB2015-00042**  
Supervisory District: 4  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 092-572-053  
Date Accepted: February 22, 2016  
**Recommendation: Approval**

8. A hearing to consider an appeal by **DAVID SANSONE CO. INC.** of the Planning Department's determination to withdraw an application pursuant to Coastal Zone Land Use Ordinance Section 23.02.056 for a Minor Use Permit/Coastal Development Permit to allow for the construction of a 49 unit mini-storage facility, and for an existing 1,164 square-foot (sf) residence to be utilized as an on-site manager's unit. The project will result in the disturbance of the entire 22,000 sf parcel. The proposed project is within the Residential Multi-Family land use category and is located at 9270 Avonne Avenue, approximately 0.2 miles southeast of the Highway 1 and Pico Avenue intersection, in the village of San Simeon. The site is in the North Coast Planning Area.

**County File Number: DRC2013-00020**  
Supervisory District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 013-071-023  
Date Accepted: N/A  
**Recommendation: Denial**

## **ADJOURNMENT**

ESTIMATED TIME OF ADJOURNMENT: 3:30 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.