



# 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, May 26, 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. February 11, 2016 draft Planning Commission minutes
4. February 25, 2016 draft Planning Commission minutes
5. A request for a second time extension by **PEOPLES' SELF-HELP HOUSING CORPORATION** for Vesting Tentative Tract Map 2527 and Conditional Use Permit to subdivide three existing parcels totaling 50.55 acres into: 58 residential parcels ranging in size from 5,360 square feet to 12,500 square feet, one residential parcel of 4.75 acres, one 11.16 acre open space parcel with a 6,000 square foot building envelope, for the purpose of sale and/or development, one non-buildable open space parcel of 20.22 acres and a 2.43 acre remainder lot. The project includes

on-site and off-site road improvements and also includes rectifying illegal grading that occurred in 2003. The project will result in the disturbance of approximately 13 acres of the 50.55 acre parcel and 30,000 cubic yards of cut and fill. The proposed project is within the Residential Single Family land use category and is located approximately 480 feet south of 11th St., east of and adjacent to the Union Pacific Railroad tracks, in the community of San Miguel. The site is in the Salinas River Sub-area of the North County Planning Area.

**County File Number: S030011U**

Assessor Parcel Numbers: 021-361-003, 021-351-005, 021-351-007

Supervisorial District: 1

Date Accepted: N/A

**Project Manager: Jo Manson**

**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.

Determination of conformity with the General Plan for the vacation of the northerly half of Cypress Glen Ct between E Street and Little Cayucos Creek. The request is in response to an application submitted by **EILEEN ROACH and KEVIN MAIN**, owners of properties on the north side of Cypress Glenn Ct. The project site is located in the Residential Multi-family land use category within the community of Cayucos in the Estero Planning Area.

**County File No: DTM2015-00008**

Assessor Parcel No: Right of Way

Supervisorial District: 2

Date Accepted: N/A

**Project Planner: James Caruso**

**Recommendation: Receive and File**

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

7. Continued hearing to consider a request by **CAMPBELL-SHEPPARD/DAN LLOYD** Tentative Tract map/Development Plan/Coastal Development Permit (Tract 3074) 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, construction of a single family residence on each parcel ranging in size from 2,013 sq. ft. to 2449 sq. ft. and one open space parcel of 14,089 square feet. A portion of Cypress Glen Ct is proposed to be abandoned. The request also includes an adjustment to the standards of Real Property Division Ordinance section 21.03.010 to allow more than five lots to be accessed from a private easement. 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 declaration was issued on February 2, 2016. CONTINUED FROM 3/24/16.

**County File No: SUB2015-00001**

Assessor Parcel No: 064-034-007

Supervisorial District: 2

Date Accepted: November 25, 2015

**Project Manager: James Caruso**

**Recommendation: Approval**

8. Continued hearing to consider a request by **GREG BONE** for a Conditional Use Permit to authorize a 94 square foot (sf) public tasting room (for olive oil tasting), a 998 sf restaurant

(limited food service facility), and a 30 sf permanent farm stand, to be located within an existing 3,445 sf permitted olive 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 the following: a. modification of ordinance Section 22.30.570 limiting a restaurant to 800 sf to allow 998 sf; b. modification of ordinance Section 22.30.020.D to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week; c. modification of ordinance Section 22.30.070.D.4.c.1 Olive Oil Production that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north); d. modification of ordinance Section 22.30.075 Ag Retail Sales that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north). The project could 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. A Mitigated Negative Declaration was issued on January 6, 2016. CONTINUED FROM 3/24/16.

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

Assessor Parcel Number(s): 018-271-021 & 022  
Date Accepted: December 8, 2014  
**Recommendation: Approval**

9. Continued hearing to consider 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: Cody Scheel**

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

10. A request by the **COUNTY OF SAN LUIS OBISPO** to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 –

Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area). Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

**County File Number: LRP2014-00008**

Assessor Parcel Number: N/A

Supervisory District: 1, 3, 4, and 5

Date Accepted: N/A

**Project Manager: Brian Pedrotti**

**Recommendation: Board of Supervisors Approval**

## **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](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.