



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, June 09, 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.

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

3. A request by the **COUNTY OF SAN LUIS OBISPO** to amend the Land Use Element land use categories from Rural Lands to Agriculture and Open Space and amend the Conservation and Open Space Element land use designations from Large Lot Rural to Agriculture (Land Under Conservation Contract) for properties recently put into agricultural preserves in the locations noted below:

Amendments to the El Pomar sub-area of the North County Area Plan:

LRP2015-00011:1 – Clarke – located at 9017 Goldie Lane approximately 2,500 feet north of Calf Canyon Highway, approximately 4.0 miles due south of the Community of Creston.

Amendments to the Los Padres sub-area of the South County Area Plan:

LRP2015-00011:2 – Attig – located on the northern side of Highway 166 approximately 20 miles northeast of the intersection of Highway 166 and Highway 101 adjacent to the Cuyama River.

Amendments to the South County sub-area of the South County Area Plan:

LRP2015-00011:3 – Keller – located at 1175 Upper Los Berros Road approximately 4.0 miles

north of Nipomo.

Amendments to the Nacimiento sub-area of the North County Area Plan:

LRP2015-00011:4 – Attiyeh Foundation – located at the southernmost bend in the Nacimiento River approximately 3.5 miles west of the Oak Shores Village Area.

Amendments to the Salinas River sub-area of the North County Area Plan & Estero Area Plan:

LRP2015-00011:5 – Procter – located at 2980 Atascadero Road, on the southern side of Atascadero Road at its intersection with Bear Ridge Road, approximately 4.5 miles east of the City of Morro Bay.

The purpose of the request is to bring properties that do not currently have Agriculture or Open Space as a land use category within the Land Use Element, and properties that do not currently have Agriculture (Land Under Conservation Contract) as a land use designation within the Conservation and Open Space Element into conformance with the Rules of Procedure to Implement the Land Conservation Act of 1965 (Williamson Act) by changing the categories and designations to Agriculture.

County File Number: LRP2015-00011

Supervisorial District: 1, 2, 4, 5

Project Manager: Stephanie Fuhs

Assessor Parcel Number: Various

Date Accepted: N/A

Recommendation: Approval

4. A request by **EUREKA ENERGY COMPANY** for a Variance to allow grading and construction of an access road to service powerline towers and two pedestrian paths to service security camera towers. The project will result in the disturbance of approximately 6,000 square feet on a 545 acre parcel. The proposed grading will occur on slopes over 30% requiring a variance from the requirements of Title 23. The proposed project is within the Public Facilities land use category and is located at the Diablo Canyon Power Plant (DCPP) on Reservoir Road, 9 miles northwest of the community of Avila. The site is in the San Luis Bay Coastal planning area.

County File Number: DRC2015-00089

Supervisorial District: 3

Project Manager: Brandi Cummings

Assessor Parcel Number: 076-011-018

Date Accepted: March 15, 2016

Recommendation: Approval

5. A request by **STEVE CASS (CASS WINERY)** for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,279 square-foot (sf) barrel storage and administration building with an approximately 6,327 sf covered patio area and 6,800 sf of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improvement of an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road; d) increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and e) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles. The site is in the El Pomar-Estrella sub-area of the North County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 28, 2016 for this project. Mitigation measures are proposed to address air quality, geology and soils, hazards, public services, water/hydrology, and land use, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File Number: DRC2015-00038
Supervisory District: 5
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 035-032-018
Date accepted: January 6, 2016
Recommendation: Approval

6. 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).

County File Number: LRP2014-00018
Supervisory District: 1, 3, 4, and 5
Project Manager: Brian Pedrotti

Assessor Parcel Number: N/A
Date Accepted: N/A
Recommendation: 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. 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.