

Thursday, June 09, 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; and Don Campbell

ABSENT: James Harrison

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.

Laurnce Shinderman, Mary Ciesinski, Charles Varni, Kay Gore, and Eric Greening: speak.

PLANNING STAFF UPDATES

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

Ellen Carroll, Environmental Coordinator: updates Commissioners on their near term schedules.

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

Terry Wahler, Project Manager: presents staff report via a Power Point presentation

Don Campbell: asks about the process to enter into an Ag. Preserve. Discusses “restricted uses” in terms of what are the restrictive uses with Mr. Wahler responding referencing Table 2 which indicates uses.

Eric Meyer: discusses wildlife and conservation areas in terms of application to non ag. uses and would like further clarification with Mr. Wahler responding in regards to wild life conservation review and valuation of habitat in terms of the taxation code used.

Thereafter on **Motion by:** Ken Topping, **Seconded by:** Jim Irving, and on the following vote,

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

The Commission recommends the Board of Supervisors approve this general plan amendment as shown in Exhibits LRP2015-00011:1 through LRP2015-00011:5 based on findings set forth in the staff report.

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

Brandi Cummings, Project Manager: provides reasoning for continuation request.

Don Campbell: opens Public Comment with no one coming forward.

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

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

The Commission continues this item to July 28, 2016.

- 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
 Supervisorial District: 5
 Recommendation: Approval

Assessor Parcel Number: 035-032-018
 Date accepted: January 6, 2016
 Project Manager: Airlin M. Singewald

Airlin Singewald, Project Manager: requests a continuance to July 14, 2016.

Don Campbell: opens Public Comment with no one coming forward.

Thereafter on **Motion by:** Jim Irving, **Second by:** Eric Meyer, and on the following vote:

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

The Commission continues this item to July 14, 2016.

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
 Supervisorial District: 1, 3, 4, and 5
 Project Manager: Brian Pedrotti

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

Don Campbell: opens Public Comment with no one coming forward.

Thereafter on **Motion by:** Eric Meyer, **Second by:** Jim Irving, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:

Harrison, James				
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission continues this item to July 14, 2016.

Thereafter on **Motion by:** Eric Meyer, **Second by:** Jim Irving, and on the following vote:

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

The Commission accepts all testimony and correspondence entered into the record.

Thereafter on **Motion by:** Eric Meyer, **Second by:** Jim Irving, and on the following vote:

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

The Commission adjourns to the next regularly scheduled meeting on July 14, 2016.

ADJOURNMENT: 9:41 AM

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

Minutes approved at the 10/27/16 Planning Commission meeting.