



REVISED 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, July 28, 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. A request by **DON CUMMINGS** for the determination of conformity with the General Plan for the partial road abandonment of portions of Circle Lane and Circle Drive in the community of Cayucos. The request is in response to an application submitted by Don Cummings owner of the adjacent property at the south intersection of Circle Lane and Circle Drive. Circle Lane is located in the Residential Single-Family land use category within the community of Cayucos in the Estero Planning Area Coastal Zone. This General Plan Conformity Report is not considered a project under CEQA and therefore does not require an environmental determination. Any subsequent land use permit application, however, would require an environmental determination.

County File Number: DTM2015-00011

Assessor Parcel Number: N/A - County Right-of-Way

Supervisor District: 2

Project Manager: Holly Phipps

Recommendation: Receive and file

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

4. A request by **EUREKA ENERGY COMPANY** for a Variance/Minor Use Permit/Coastal Development Permit 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 approximately 573 cubic yards of new grading and approximately 1,500 cubic yards of unpermitted grading and approximately 6,000 square-feet of new disturbance, and 30,000 square-feet of un-permitted disturbance, all 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. Also, to be considered is the approval of the environmental determination. A mitigated negative declaration was issued on June 3, 2016.

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 **HDFT INVESTMENTS** for a Vesting Tentative Tract Map and Development Plan/Coastal Development Permit to demolish three existing residences, a detached garage and accessory building; subdivide two existing parcels totaling approximately 12,000 sq. ft. into seven lots and construct eight residential units in four buildings ranging in size from 396 sq. ft. (studio) to 1,537 sq. ft. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The project is located on the southwest corner of First and San Antonia Streets, within the community of Avila Beach, in the San Luis Bay Coastal planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on May 19, 2016.

County File No: SUB2015-00026
Supervisorial District: 3
Project Manager: James Caruso

Assessor Parcel No: 076-222-005; 006
Date Accepted: March 25, 2016
Recommendation: Continue off Calendar

6. Continued hearing 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 22.30.490 - 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 22.210.130 - 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). CONTINUED FROM 5/26 & 7/14.

County File Number: LRP2014-00018

Assessor Parcel Number: N/A

Supervisorial Districts: 1 and 3

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. 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.