



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, August 25, 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:

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|------------------|------------|------------|
| 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 **HDFT INVESTMENTS** for a Vesting Tentative Tract Map and Development Plan/Coastal Development Permit (SUB2016-00026) to demolish three existing residences, a detached garage and accessory building; subdivide two existing parcels totaling approximately 12,000 sq. ft. into seven lots ranging in size from 1,245 sq. ft. to 2,895 sq. ft. and construct eight residential units in four buildings ranging in size from 360 sq. ft. (studio) to 1,235 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 Number: SUB2015-00026 Assessor Parcel Number: 076-222-005, 006
Supervisory District: 3 Date Accepted: March 25, 2016

4. A hearing to consider a request by **HITACHI ZOSEN INOVA USA, LLC** for a Conditional Use Permit (DRC2015-00122) to allow for the construction and operation of an anaerobic digestion plant (ADP) to process green and food waste from the Waste Connections service area. The project will include the remodel of an existing 13,128 square-foot (sf) warehouse building and construction of a 36,000 sf addition. Other improvements will include a new office trailer, 80-space parking lot, vehicle weighbridge, 5,000 sf digester, 3,500 sf presswater tank, 7,500 sf biofilter, 1,059 kW combined heat and power (CHP) unit with flare, site grading, and stormwater facilities. The project will result in the disturbance of approximately 4.8 acres on two parcels totaling 12.53 acres. The proposed project is within the Industrial land use category and is located at 4388 Old Santa Fe Road, approximately 850 feet east of Hoover Avenue and Old Santa Fe Road, south of the community of San Luis Obispo. The site is in the San Luis Obispo Sub Area (North) of the San Luis Obispo planning area. Also to be considered is approval of the environmental document. 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 July 21, 2016 for this project. Mitigation measures are proposed to address Air Quality, Geology and Soils, Hazards/Hazardous Materials, Transportation/Circulation, and Water/Hydrology 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: DRC2015-00122

Assessor Parcel Numbers: 076-371-025

Date Accepted: May 23, 2016

Supervisorial District: 3

Project Manager: Brandi Cummings

Recommendation: Approval

5. A request by **ALAN & REBECCA VANDERHORST** for a Conditional Use Permit to allow the conversion of an existing 3,320 square-foot equestrian center and barn into an 8-unit Bed and Breakfast lodging (B&B), 10 incidental camping spaces and an event venue for up to 52 temporary events per year with attendance of between 225 and 400 guests, at the La Lomita Ranch. This project also includes a request to modify the 1000 feet setback from property line for incidental camping. The project will result in the disturbance of approximately 0.7 acres of the 161 acre parcel, and approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The project site is located in the Agriculture land use category and is located at 1771 La Lomita Way, on the south side of Orcutt Road, approximately 1,200 feet east of the City of San Luis Obispo. The site is in the San Luis Obispo sub-area of the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on July 14, 2016.

County File Number: DRC2014-00134

Assessor Parcel Number: 044-042-010

Supervisorial District: 3

Date Accepted: January 27, 2016

Project Manager: Schani Siong

Recommendation: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 12:00 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.