



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, September 08, 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 for a second time extension by **FILIPPONI FAMILY LIMITED PARTNERSHIP** for Vesting Tentative Tract Map 2768 to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. The proposed project is within the Residential Multi Family land use category and is located at 604 Las Tablas Road approximately 750 feet east of Highway 101 in the community of Templeton. The site is in the Salinas River Sub-area in the North County Planning Area. A Negative Declaration was approved by the Board of Supervisors on December 19, 2006.

County File Number: SUB2005-00091
Supervisorial District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 041-011-009
Date Accepted: N/A
Recommendation: Approval

4. A request for a third time extension by **CYPRESS RIDGE GOLF COURSE, LLC** for Vesting Tentative Tract Map 2641 and Conditional Use Permit to 1) subdivide 8 existing lots (totaling about 10.1 acres) into 10 parcels ranging from 0.35 acres to 4.7 acres each for the purpose of sale and or development; 2) allow for the following uses within this 10.1 acre area: construction of 81 individually-owned lodging units (one and two-story, one and two-bedroom units [totaling 149 bedrooms]); lodging occupancy shall be limited to no more than 29 days for non-owners and 84 days for unit owners; a 200-seat restaurant; a pro shop and clubhouse (replaces existing facility); conference rooms (totaling 3,408 sq. ft); 3) reduce parking requirements by approximately 17% to provide for 260 parking spaces; and 4) reduce setback requirements allowed for planned developments. The project is located at 950 Cypress Ridge Parkway, approximately 2,000 feet south of Halcyon Road, in the village of Palo Mesa on the Nipomo Mesa, in the South County Inland Sub-Area in the South County planning area. A Negative Declaration was approved by the Planning Commission on July 14, 2005.

County File Number: SUB2003-00208, D000391D

Assessor Parcel Number: 075-400-001, 075-407-008 through 075-407-014

Supervisorial District: 4

Date Accepted: N/A

Project Manager: Jo Manson

Recommendation: Approval

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

5. A request by **TODD PLASTINO** for a Development Plan/Coastal Development Permit to allow construction of an 85,663 square-foot self-storage facility and 1,200 square-foot caretaker's unit on a vacant 4.67 acre parcel. The proposed development would include 12 single-story storage buildings, a stormwater retention basin with 17,000 cubic foot capacity and approximately 18,470 square feet of landscaping. The caretaker's unit includes an adjoining 519 square-foot office and attached two-car garage. Related improvements include a septic system and leachfield, parking, paving, lighting and perimeter fencing. The project will result in the disturbance of the entire 4.67-acre parcel. The proposed project is within the Industrial land use category, and is located on the south side of Willow Road, approximately 1,000 feet east of Sheridan Road, in the village of Callender/Garrett. The site is within the South County (coastal) planning area. Also to be considered is the approval of the environmental determination. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. Modified mitigation measures are proposed to address biological resources, noise, transportation and water and are included as conditions of approval.

County File Number: DRC2015-00101

Assessor Parcel Number: 091-192-032

Supervisorial District: 4

Date Accepted: May 10, 2016

Project Manager: Cindy Chambers

Recommendation: Approval

6. A request by **BRAD GOODROW** for a Conditional Use Permit to modify the previously authorized composting facility to allow the following: increase the number of truck trips per day from 8 truck trips (4-round trips) to 24 truck trips (12-round trips) and to remove the 10% limit on food waste content in rows of composting materials. The proposed project is on a 434 acre parcel that is within the Agriculture land use category and is located on the north side of Calf Canyon Road at 3730 Calf Canyon Road (Highway 58), approximately 0.5 miles east of O'Donovan Road, southeast of the community of Creston. The site is in the North County Planning Area, El Pomar/Estrella Sub Area. Also to be considered is a Class 1 categorical exemption.

County File Number: DRC2015-00086 Assessor Parcel Number: 043-323-008, 009
Supervisorial District: 5 Date Accepted: May 23, 2016
Project Manager: Holly Phipps **Recommendation: Approval**

7. 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, & 7/28.

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.