



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, October 13, 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. April 15, 2016 draft Planning Commission minutes
4. April 28, 2016 draft Planning Commission minutes
5. May 16, 2016 draft Planning Commission minutes
6. A request for a first time extension by **COKER ELLSWORTH DEVELOPMENT LLC** for Vesting Tentative Tract Map 2424 and Conditional Use Permit to subdivide an existing

1.69 acre parcel into a nine lot planned development with seven residential lots varying in size from 1,492 square feet to 2,224 square feet, a mini-storage lot of 34,500 square feet, and a non-buildable lot of 26,685 square feet to be held in common undivided interest by the owners of the other eight lots. The project includes seven two-story townhouses varying in size from 1,240 square feet to 1,522 square feet each and each including an attached garage of 494 to 519 square feet, two mini-storage buildings with a total structural area of 23,432 square feet and a mini-storage office of approximately 264 square feet. The project will include a retention basin, three on-site roadways, extension of utilities and a 120-foot buffer measured from the southerly/southeasterly property line which is designated as a no habitable area. The project will result in the disturbance of the entire 1.69-acre parcel. The project site is within the Residential Multi-Family land use category and is located on the east side of South Halcyon Road, at Temple Street, approximately 400 feet south of The Pike, south of the City of Arroyo Grande. The site is in the San Luis Bay Inland Sub-area in the South County Planning Area. The Negative Declaration for this project was approved by the Board of Supervisors on December 16, 2008.

County File Number: SUB2004-00160
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 075-011-041
Date Accepted: N/A
Recommendation: Approval

7. A request for a second time extension by **FORTUNE REALTY, LLC and SEAN H. McGRATH** for Vesting Tentative Tract Map 2779 and Conditional Use Permit to allow for a 1) planned development, 2) subdivision of an approximate 2.2 acre parcel into 31 parcels of 2,040 to 4,585 square feet each, and 3) allow for grading and construction of 31 detached, two-story residences with attached garages, approximately 1,713 to 1,739 square feet each. The project includes off-site road improvements to 12th Street, and a connection to La Bova Street. The project will result in the disturbance of the entire 2.2 acre parcel. The division will create one on-site road (La Bova Street). The proposed project is within the Residential Multi-Family land use category and is located on the southern side of 12th Street, approximately 340 feet east of N Street in the community of San Miguel. The site is in the Salinas River Sub-area in the North County Planning Area. A Negative Declaration for this project was approved by the Board of Supervisors on September 26, 2006.

County File Number: SUB2005-00054
Supervisorial District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 021-401-001
Date Accepted: N/A
Recommendation: Approval

8. A request for a first time extension by **GRANDE NIPOMO, LLC** for Vesting Tentative Tract Map (Tract 2923) and a Conditional Use Permit (SUB2006-00205) to subdivide an existing, approximately 1.14 acre parcel into a seventeen (17) unit multi-family residential planned development which will result in seventeen (17) residential parcels, ranging in size from 1,325 SF to 1,638 SF; and one (1) common area parcel (25,841 SF in size). The proposed project is within the Residential Multi-Family land use category and is located at the southeast corner of Avenida de Amigos and Grande Avenue, approximately 200 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County Sub-area of the South County (Inland) Planning Area. A Negative Declaration was approved by the Planning Commission on August 28, 2014.

County File Number: SUB2006-00205
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 092-142-034
Date Accepted: N/A
Recommendation: Approval

9. A request by **DOUG ANDERSON** to establish an Agricultural Preserve to enable the applicant to enter into a Land Conservation Contract. The property consists of approximately 350 acres located within the Agriculture land use category, at 2490 Toro Creek Road, approximately 4.5 miles northeast of the City of Morro Bay. The site is in the Adelaida subarea of the North County planning area. A Class 17 Categorical Exemption was issued for the application.

County File Number: AGP2016-00001

Assessor Parcel Numbers: 046-212-023, 024, 025 and 073-069-001

Supervisorial District: 2

Date Accepted: August 17, 2016

Project Manager: Stephanie Fuhs

Recommendation: Approval

10. A request by **TONY L. COSTA JR. FAMILY TRUST** to establish an Agricultural Preserve and enter into a Land Conservation Contract. The property consists of approximately 216 acres located within the Agriculture land use category, at 1407 Toro Creek Road approximately 2.5 miles northeast of the City of Morro Bay. The site is in the Adelaida subarea of the North County planning area. A Class 17 Categorical Exemption was issued for this application.

County File Number: AGP2016-00002

Assessor Parcel Number: 073-092-055

Supervisorial District: 2

Date Accepted: August 23, 2016

Project Manager: Terry Wahler

Recommendation: Approval

11. A request by **SCHROEDER TRUST** to amend an existing Agricultural Preserve to alter the boundaries and decrease the minimum parcel size for conveyance of parcels from 640 acres to 320, and to rescind two existing Land Conservation Contracts and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The parcel consists of approximately 402 acres within the Agricultural land use category and is located on both sides of Tucker Canyon Road, approximately 1.5 miles northeast of Shandon San Juan Road, and approximately 2.5 miles southeast of the community of Shandon. The site is in the Shandon-Carrizo Sub-area of the North County Planning Area. A Class 17 Categorical Exemption was issued for this application.

County File Number: AGP2015-00006

Assessor Parcel Number: 017-261-021

(portion)

Supervisorial District: 1

Date Accepted: February 25, 2016

Project Manager: Terry Wahler

Recommendation: Approval

12. A request by **SCHROEDER TRUST** to amend an existing Agricultural Preserve to alter the boundaries and decrease the minimum parcel size for conveyance of parcels from 640 acres to 320, and to rescind three existing Land Conservation Contracts and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The parcel consists of approximately 638 acres within the Agricultural land use category and is located on both sides of Tucker Canyon Road, approximately 1.5 miles northeast of Shandon San Juan Road, and approximately 3.0 miles southeast of the community of Shandon. The site is in the Shandon-Carrizo Sub-area of the North County Planning Area. A Class 17 Categorical Exemption was issued for this

application.

County File Number: AGP2015-00007 Assessor Parcel Numbers: 017-261-015 and 021 (portion)
Supervisory District: 1 Date Accepted: February 25, 2016
Project Manager: Terry Wahler **Recommendation: Approval**

13. A request by **GEORGE WHITE** to alter the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a Lot Line Adjustment. The property consists of approximately 155 acres located within the Agriculture land use category, at 17999 East Highway 46, approximately 1.5 miles west of Bitterwater Road, east of the community of Shandon. The site is in the Shandon-Carrizo subarea of the North County planning area. A Class 17 Categorical Exemption was issued for this application.

County File Number: AGP2015-00008
Assessor Parcel Numbers: 017-131-048, 049, 050, 051 & 052
Supervisory District: 1 Date Accepted: February 11, 2016
Project Manager: Stephanie Fuhs **Recommendation: Approval**

14. A request by **DAVID WARREN RANCH/DAWN DUNLAP** to establish an agricultural preserve to enable the applicant to enter into a land conservation contract for two discontinuous properties. The properties consist of approximately 1,326 acres within the Rural Lands and Agriculture land use categories. The southern property is located approximately 4.0 miles east of Cambria on Cinnabar Rock Trail, approximately 1.0 mile north of Santa Rosa Creek Road and the northern property is located approximately 8.0 miles north east of Cambria and 4.0 miles north of Santa Rosa Creek Road extending northerly approximately 2.3 miles. Both properties are in the Adelaida Sub-area of the North County planning area. A Class 17 Categorical Exemption was issued for this application.

County File Number: AGP2015-00009
Assessor Parcel Numbers: 014-071-016, 040 & 041;
014-061-022, 032 & 033; 080-141-008; 080-171-014 & 015
Supervisory District: 2 Date Accepted: April 12, 2016
Project Manager: Terry Wahler **Recommendation: Approval**

15. A request by **LAS PILETAS RANCH, LLC** to expand an existing Agricultural Preserve and add approximately 2,430 acres to the existing Land Conservation Contract. The property to be added is in two parcel groupings, 160 acres located 2.0 miles due east of the intersection of San Juan Creek Road and Hay Canyon Road and 2,270 acres located west of and abutting Branch Mountain Road, west of and abutting the Village of California Valley and approximately one half mile south of the Topaz Solar facility. The site is in the Shandon-Carrizo Sub-area of the North County Planning Area. A Class 17 Categorical Exemption was issued for this application.

County File Number: AGP2015-00010
Assessor Parcel Numbers: 072-131-006, 072-191-005, 072-191-014, 072-201-005, 072-201-006
Supervisory District: 5 Date Accepted: August 26, 2016
Project Manager: Terry Wahler **Recommendation: Approval**

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

16. A request by the **COUNTY OF SAN LUIS OBISPO** to amend the County Land Use Ordinance, Title 22 of the County Code, to incorporate land use regulations for Residential Vacation Rentals in the Adelaida/Willow Creek area. The requested modifications include: 1) an amendment to add new Section 22.30.510 – Residential Vacation Rentals; 2) an amendment to Section 22.06.030 – Table 2-2 to add Residential Vacation Rentals as an allowable use in specified land use categories, and 3) an amendment to Chapter 22.80 – Definitions to add a land use definition for Residential Vacation Rentals. The requested land use regulations include but are not limited to: location requirements, prohibiting temporary events unless required permits are obtained, limiting overnight occupancy and daytime visitors, on-site parking requirements, noise limits, and neighborhood notification requirements. With the exception of the location requirement, the requested amendments would apply to existing vacation rentals. The Adelaida/Willow Creek area is defined in the draft ordinance and includes approximately 71,460 acres of agricultural and rural residential land located west of Paso Robles and north of Highway 46 in the Adelaida Sub-area of the North County planning area. Also to be considered is the approval of the environmental determination. The project is exempt under CEQA.

County File Number: LRP2015-00017
Supervisorial District: All
Project Manager: Airlin M. Singewald
approval

Assessor Parcel Number: Various
Date Authorized: July 12, 2016
Recommendation: Board of Supervisors

17. A request by the **COUNTY OF SAN LUIS OBISPO** to consider the San Miguel Community Plan Update and to: 1) amend and update the North County Area Plan, Part II of the Land Use and Circulation Element of the County General Plan by updating the San Miguel Community Plan for the area within and outside of the existing San Miguel Urban Area, and making other related changes to the Area Plan; 2) amend Chapter 22.94 of the Land Use Ordinance, Title 22 of the County Code by revising and updating planning area standards, and 3) amend the Official Maps, Part III of the Land Use Element of the County General Plan to reflect changes to land use categories and combining designations. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards. Also to be considered is the approval of the environmental document. A Draft Environmental Impact Report (DEIR) has been prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. Upon completion, the Final EIR will be made available to the public and will be considered by the Planning Commission prior to approval of the project.

County File Number: LRP2010-00016
Supervisorial District: 1
Project Manager: Brian Pedrotti

Assessor Parcel Numbers: Various
Date Accepted: N/A
Recommendation: Approval

18. A request to consider an appeal by **CRAIG MERRILL** of a Planning Director's administrative determination to allow an approved golf course to be replaced with a vineyard for the open space associated with Phase 2A of the Woodlands Village, and determination that replacing the golf course with a vineyard substantially conforms with the approved Conditional Use Permit, DRC2014-00130, for MONARCH DUNES, LLC.

County File Number: DRC2014-00130
Supervisorial District: 4
Project Manager: Jay G. Johnson

Assessor Parcel Number: 091-500-019
Date Accepted: N/A
Recommendation: Denial

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.