

**Thursday, April 14, 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; James Harrison; and Don Campbell

**ABSENT:** None

**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.  
Eric Greening: speaks.

**PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.  
Ellen Carroll, Environmental Coordinator: updates commissioners on their near term schedules.

**CONSENT AGENDA:**

3. January 14, 2016 draft Planning Commission meeting minutes

Eric Meyer: referring to Pg. 9 of 9, indicates his absence during this item and requests the vote indicate his absence.

4. EMERGENCY PERMITS. The following emergency permits have been issued by the Planning Director. This is a report to the Planning Commission as required by Section 23.03.045(8) and I being provided for public information only. No action need be taken by the Planning Commission except to Receive and File. The decision to issue an emergency permit is solely at the discretion of the Planning Director, although subsequent permits required for the project are subject to all applicable hearing requirements as specified in Titles 22 or 23. (Recommendation: Receive and File)  
Report on Emergency Permit (ZON2015-00385) authorizing emergency flood control activity adjacent to and within the Arroyo Grande Lagoon, within the Oceano Dunes State Vehicular Recreation Area. This project is exempt under CEQA.

Recommendation: Receive and File

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

<b>COMMISSIONERS:</b>	<b>AYES:</b>	<b>NOES:</b>	<b>ABSTAIN:</b>	<b>RECUSE:</b>
Harrison, James	X			
Irving, Jim	X			
Campbell, Don	X			
Meyer, Eric	X			
Topping, Ken	X			

The Commission approves Consent items 3 and 4.

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

- A request by the Templeton Community Services District (TCSD) for a Conditional Use Permit to construct a wastewater project to re-route the treatment and disposal location of 220,000 gallons of sewage per day to the Meadowbrook wastewater treatment plant and the Selby Percolation Pond facility (East Side Force Main and Lift Station Project). The project includes: installation of approximately 3.0 miles of new 6” to 15” diameter wastewater piping; installation of a new sewer lift station and replacement of an existing sewer lift station and will result in the disturbance of approximately 7.0 acres of previously disturbed rights of way and easements. The project is within the Agriculture, Commercial Retail, Office and Professional and Residential Single Family land use categories, and is located approximately 200 feet north of the end of Marquita Ave (new lift station) and running in a trench approximately 3.0 miles in easements and rights of way south along Sweetwater Rd to Main Street, west along Las Tablas Rd to an existing sewer lift station located southwest of the intersection of Bennet Way and Las Tables Rd in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area Plan.

The Environmental Coordinator finds that the previously adopted Negative Declarations and addendum prepared by TCSD as Lead Agency are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declarations, no substantial changes occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declarations, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declarations was adopted.

County File No.: DRC2015-00070  
 Supervisorial District: 1  
 Project Manager: James Caruso

Assessor Parcel Number: Multiple  
 Date Accepted: January 29, 2016  
 Recommendation: Approval

James Caruso, Project Manager: presents staff report via a Power Point presentation.

Commissioners: asks questions of the applicant.

Keena Meyer: Templeton Community Services District (TCSD - applicant): discusses pursuit of easements.

Jim Irving: would like to know the discussion regarding the TCSD opposition vote with Ms.

Meyer responding.

Commissioners: would like reasoning for proposal with Ms. Meyer responding and showing a Power Point presentation.

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

Commissioners: briefly deliberate proposal.

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

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

The Commission approves Conditional Use Permit DRC2015-00070 based on the findings listed in Exhibit A, and the conditions listed in Exhibit B; adopted.

- A request by HURLEY RANCH, LLC for a Vesting Tentative Tract Map (Tract 3053) to subdivide three existing parcels (total 66.5 acres) into 13 residential lots ranging in size from 5.10 to 5.29 gross acres. Twelve of the 13 lots (proposed Lot 2 to 13) will be for sale and/or development; the existing residence on the site will remain on the proposed Lot 1. The project includes construction of a private access road with associated drainage and utility improvements and a creek crossing. Each parcel will be served by individual well and septic systems. The proposed project will result in site disturbance of approximately 3.6 acres due to road construction and future development, on an overall 66.5 acres site. The project is located on the west side of Old Oak Park Road, between Vetter Lane and Erhart Road in the Arroyo Grande fringe area, about 1.2 miles north of the City of Arroyo Grande. The project is within the Residential Rural land use category in the San Luis Bay (south) planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on February 25, 2016.

County File Number: SUB2013-00009 TRACT 3053 APN(s): 044-368-001, 044-561-006 & 007  
 Supervisorial District: 4 Date Accepted: December 4, 2015  
 Project Manager: Schani Siong Recommendation: Approval

Steve McMasters, Supervising Planner: provides reasoning for continuance request to April 28, 2016.

Schani Siong, Project Manager: presents staff report via a Power Point presentation and explains why staff is requesting a continuance.

Don Campbell: opens Public Comment: Jennifer Silva: speaks.

Commissioners: discuss flooding issues with Ms. Silva and Mr. Glenn Marshall from Public

Works.

Commissioners: briefly deliberate.

Tim McNulty, County Counsel: refers Commissioners to staff report and Condition 12 which lists provisions that need to be included in the CC&Rs regarding no maintenance requirements of the Home Owners Association of the area.

Glenn Marshall, Public Works: refers to Condition 51 also regarding no maintenance by the Home Owners Association in the area. Applicant is not required to improve existing conditions unless conditioned and provides reasoning.

Steve McMasters, staff: will further research this issue and bring it back to the Commission at the next hearing date.

Jim Irving: stresses he would not like the burden to be put on the individual property owners in the area and hopes this is addressed by the next hearing.

Joanie Anderson: explains topography of the area where she lives close to the Hurley Ranch.

Brandi Cummings, Project Manager: presents staff report via a Power Point presentation.

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

Commissioners: deliberate proposal.

Thereafter on **Motion by:** James Harrison, **Second by:** Ken Topping and on the following vote:

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

The commission continues this item to April 28, 2016.

7. A request by MID-COAST CAPITAL for a Tentative Tract Map 2558 (Oak Terrace) to subdivide a 3.26 acre parcel into fifteen residential lots ranging in size from 6,000 to 7,011 square feet each for the purpose of sale and/or development. The project includes on-site road improvements (Oak Terrace Circle) and off-site road improvements to Magenta Lane and Oak Terrace Lane. Also proposed is one on-site underground stormwater basin to be constructed under the cul-de-sac of Oak Terrace Circle, and two off-site stormwater detention basins and associated storm drains on adjacent property owned by the applicant northeast of the project site. The project will result in the disturbance of approximately four acres (including off-site improvements on APN 092-572-015). The proposed project is within the Residential Single-Family and Commercial Retail land use categories and is located on Magenta Lane, on the north side of Tefft Street, approximately 0.25 mile west of Highway 101, in the community of Nipomo, in the South County (Inland) planning area. Also to be considered is approval of the environmental document. An addendum to the previously approved mitigated negative declaration was issued for this project.

County File Number: SUB2015-00042  
 Supervisorial District: 4  
 Project Manager: Brandi Cummings

Assessor Parcel Number: 092-572-053  
 Date Accepted: February 22, 2016  
 Recommendation: Approval

Don Campbell: asks commissioners for any ex-parte contacts with none being reported.

Brandi Cummings, Project Manager: presents staff report via a Power Point presentation.

James Harrison: states he noticed the former applicant signed the new request for water and requests clarification.

Brandi Cummings, Project Manager: clarifies the former applicant is the landowner and the new applicant is Mid Coast Capital.

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

Thereafter on **Motion by:** James Harrison, **Second by:** Ken Topping, and on the following vote:

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

The commission adopts the addendum to the Negative Declaration in accordance with the applicable provision of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Tentative Tract 2558 based on the findings listed in Exhibit A, and the conditions listed in Exhibit B.

- 8. A request by DAVID SANSONE CO. INC. of the Planning Department’s determination to withdraw an application pursuant to Coastal Zone Land Use Ordinance Section 23.02.056 for a Minor Use Permit/Coastal Development Permit to allow for the construction of a 49 unit mini-storage facility, and for an existing 1,164 square-foot (sf) residence to be utilized as an on-site manager’s unit. The project will result in the disturbance of the entire 22,000 sf parcel. The proposed project is within the Residential Multi-Family land use category and is located at 9270 Avonne Avenue, approximately 0.2 miles southeast of the Highway 1 and Pico Avenue intersection, in the village of San Simeon. The site is in the North Coast Planning Area.

County File Number: DRC2013-00020  
 Supervisorial District: 2  
 Date Accepted: N/A

Assessor Parcel Number: 013-071-023  
 Project Manager: Brandi Cummings  
 Recommendation: Denial

The item has been withdrawn.

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

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

The commission accepts all testimony and correspondence for the record.

Thereafter on **Motion by:** Eric Meyer, **Second by:** James Harrison and on the following vote:

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

The commission adjourns to the next regularly scheduled meeting on April 28, 2016.

**ADJOURNMENT: 10:24**

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

**Minutes approved at the xx/xx/xx Planning Commission meeting.**