

THURSDAY, JULY 14, 2011

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 July 14, 2011 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. (9:09 AM)

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ROLL CALL (9:10 AM)

PRESENT: Commissioner(s) Jim Irving, Tim Murphy, Ken Topping, Dan O'Grady, and Chairperson Carlyn Christianson.

ABSENT: None

3. Continued hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend Section 23.08.165, Residential Vacation Rentals, of the Coastal Zone Land Use Ordinance, Title 23 of the County Code, regarding definition, location, tenancy, noise, notice, existing vacation rentals, violations and complaints. This project is not subject to the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. CONTINUED FROM APRIL 14, 2011. County File Number: LRP2009-00005 Assessor Parcel Number: Various Supervisorial District: 2, 3 & 4 Date Authorized: July 21, 2009 John Busselle, Project Manager Recommend approval (1:14 PM)

JIM IRVING IS NOW ABSENT.

John Busselle: Project Manager, reviews past hearing changes that were made in the April 14, 2011 staff report.

Carlyn Christianson: opens Public Comment.

Anne Brown, Richard Watkins, Shauna Sullivan, Joseph Curley John Lamb, Barbara Crawley, Tony LeGrande, Cindy Prank, Bob Casper, and Debbie Richards: speak.

Carlyn Christianson: provides meeting format.

Commissioner Topping: discusses view on current ordinance. States suggested change of wording. Reviews suggested change via letter from past Commissioner Wyatt.

John Busselle: Project Manager: responds.

Discussion among members regarding changing the residential radius for each city.

Kami Griffin, Asst. Director: discusses comment via member of public and clarifies the map and comment.

John Busselle, Project Manager: responds.

Ken Topping: discusses the option to view this via the County's GIS.

Kami Griffin: Asst. Director: discusses the map and the impact of the Vacation Rentals location.
Chairperson Christianson: requests clarification on the colored map prepared by staff. Kami Griffin: Assistant Director, responds. Chairperson Christianson: discusses view on the Vacation Rentals and map.

Dan O'Grady: questions what is considered a block in reference to the map.

Kami Griffin, and John Bussell: responds.

Dan O'Grady: suggests option of changing the radius of the Vacation Ordinance using the map in explanation.

Ken Topping: discusses view on what changing the radius may do to sound. Offers suggested option.

Tim Murphy: reviews and discusses suggested option.

Dan O'Grady: clarifies his option of changing the radius.

Carly Christianson: clarifies the suggested changes.

Kami Griffin, Asst. Director: supplies an altered map with suggested change per Commissioner O'Grady.

Dan O'Grady: clarifies the map with correct suggested changes.

Discussion among all members regarding changes to map.

Carlyn Christianson: discusses time limit.

Ken Topping: asks how time limits are enforced.

Discussion among members regarding the rentals and the time allotted.

John Busselle, Project Manager: responds.

Kami Griffin, Asst. Director: discusses view on time allotted at vacation rentals.

Ken Topping: requests clarification on the definition of "...and guests". Discussion among Commissioners ensues.

John Busselle, Project Manager: reviews and reads changes into the record.

Nancy Orton, staff: discusses view on "guests".

Discussion on suggested language.

Kami Griffin, Asst. Director: reads suggested change into record for #d.

Tim McNulty, County Counsel: questions suggested changes.

Dan O'Grady: suggests changes and also change to signage.

John Busselle, Project Manager: suggests change to signage amendment #g.

Dan O'Grady: reads change into record.

Tim Murphy: questions if signage with phone number is allowed with Mr. Busselle responding.

Dan O'Grady: suggested change to Traffic (letter h.). Discussion among all regarding change.

Ken Topping: questions the changes regarding the noise (letter j.) amendment in ordinance with Mr. Busselle responding.

Discussion among all members regarding the language for all changes ensues.

Ken Topping: discusses view on the difference between Cambria and Cayucos. Discusses suggested changes to Vacation Rental Radius.

Dan O'Grady: discusses view on the change to the Ordinance.

Ken Topping: offers a compromise at 150 feet radius for Cambria.

Tim Murphy: discusses his point of view on the suggested 150 foot radius in Cambria. Also, questions if the Coastal Commission will be able to view these changes with Ms. Orton responding.

Carlyn Christianson: questions change to Cayucos radius with Mr. Busselle responding and Ms. Griffin discussing options available.

Nancy Orton: staff, discusses the size of the lots in Cayucos.

Carlyn Christianson: questions what the Los Osos radius should be with Mr. Busselle responding.

Kami Griffin, Asst. Director: speaks to correspondence received.

Carlyn Christianson: clarifies the suggested changes to all radius' in all cities.

Dan O'Grady: suggested change to letter k. changing "community" to "town". Discussion among all with suggested change to "urban".

Tim McNulty, County Counsel: discusses view on "local contact person". (letter k).

Tim Murphy: questions the language and if this will apply to new applications or existing applications.

Dan O'Grady: suggests option for language to letter k. Also, requests clarification on the form in terms of what "occupancy" may mean. Provides suggestions.

Thereafter, on motion of Dan O'Grady, seconded by Tim Murphy, and on the following vote:

AYES: Commissioner(s) Dan O'Grady, Tim Murphy, Ken Topping and Carlyn Christianson.

NOES: None.

ABSENT: Commissioner(s) Jim Irving.

to go past 5:00.

Carlyn Christianson: reviews changes.

Tim Murphy: requests clarification on the amendment with Mr. McNulty from County Counsel responding.

Ken Topping: questions how long a business licence is good for. Discussion among all.

John Busselle, Project Manager: discusses how a business licence is offered at the county.

Ken Topping: questions the maps online, GIS, in terms of whether these can be updated when people pull business licenses.

Nancy Orton, staff: begins discussion among all regarding the Planning and Building GIS maps.

Tim Murphy: questions the business licence issued by the County.

Dan O'Grady: suggest a new heading, "unpermitted vacation rental and what the penalties are.

Thereafter, on motion of Dan O'Grady, seconded by Tim Murphy, and on the following vote:

AYES: Commissioner(s) Dan O'Grady, Tim Murphy, Ken Topping and Carlyn Christianson.

NOES: None.

ABSENT: Commissioner(s) Jim Irving.

The Commission continues this item to August 25, 2011.

Respectfully submitted,
Ramona Hedges (Items 1 & 2)
Plannng Commission Secretary