



# AGENDA

**Planning Commission**  
Jay Brown, 1<sup>st</sup> District  
Michael Multari, 2<sup>nd</sup> District  
Dawn Ortiz-Legg, 3<sup>rd</sup> District  
Jim Harrison, 4<sup>th</sup> District  
Don Campbell, 5<sup>th</sup> District

**MEETING DATE: Thursday, October 24, 2019**

## **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. Briefing on Planning Commission Schedule and Appeals.

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

3. Hearing to consider a request by **Howard and Pepper, Inc.**, for a Conditional Use Permit to allow for a two-phase project consisting of the following: Phase 1 - Recreational vehicle sales and storage yard consisting of 275, 10-foot by 33-foot storage bays; and Phase 2 - Conversion of a portion of the storage yard (Phase 1) for construction of a new 14,825-square foot, two-story office and sales building with a reduction in the number of storage bays from 275 to 225. The project will result in the disturbance of the entire 4.43-acre parcel. The request also includes a modification of fencing and screening requirements pursuant to Land Use Ordinance Section 22.10.080. The proposed project is within the Commercial Service land use category and is located at the intersection of North Frontage Road and Sandydale Road in the community of Nipomo. The site is in the South County Sub Area of the South County Planning Area. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been

issued on June 20, 2019 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Noise, Public Services/Utilities, Transportation/Circulation, Water/Hydrology and Land Use and are included as conditions of approval.

**County File Number: DRC2016-00068**  
Supervisorial District: 4  
**Project Manager: Stephanie Fuhs**

Assessor Parcel Number: 091-325-022  
Date Accepted: December 19, 2018  
**Recommendation: Continue off-calendar**

4. A continued hearing (from October 10, 2019) to consider a request by **Cabrillo Court Construction Company** for a Vesting Tentative Tract Map (Tract 3130) and concurrent Conditional Use Permit (SUB2019-00017) to subdivide an existing 1.23-acre parcel into a 14-lot residential Planned Development of approximately 3,470 to 4,900-square-foot (gross) in size. Each resulting parcel would allow construction of one single-family residence of approximately 1,200 square-feet with an attached two-car garage. The project proposes modifications to the development standards of Planned Development (LUO 22.22.145). The project will result in the disturbance of the entire 1.23-acre parcel. The project is within the Residential Single-Family land use category and is located at 2430 Wilmar Avenue in the community of Oceano. The site is located in San Luis Bay Sub Area of the South County Planning Area. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 3, 2019 for this project. Mitigation measures are proposed to address Air Quality, and Geology & Soils and are included as conditions of approval.

**County File Number: SUB2019-00017**  
Supervisorial District: 4  
**Project Manager: Young Choi**

Assessor Parcel Number: 062-073-002  
Date Accepted: June 14, 2019  
**Recommendation: Approval**

5. A continued hearing (from September 26, 2019) to consider a request by **Henry Mancini / Darren Shetler** for a Conditional Use Permit (DRC2019-00142 – formerly DRC2018-00171) to establish 21,600 square feet of indoor mixed-light cannabis cultivation within five greenhouses, 3,643 square feet of indoor nursery within one greenhouse, seven cargo containers for material storage, and related site improvements. A modification from the parking standards is requested to reduce the required number of parking spaces onsite from 50 to 12. The project would result in the disturbance roughly 3 acres of a 16.21-acre parcel. The proposed project site is within the Agricultural land use category and is located at 457 Green Gate Road, approximately 2 miles southeast of the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub-Area South. Continued from September 26, 2019.

**County File Number: DRC2019-00142**  
Supervisorial District: 3  
**Project Manager: Jan Dileo**

Assessor Parcel Number: 044-161-015  
Date Accepted: N/A  
**Recommendation: Denial**

6. A continued hearing (from October 10, 2019) to consider a request by **CB Farms** for a Conditional Use Permit (DRC2017-00123) to establish outdoor and indoor cannabis cultivations, outdoor and indoor commercial cannabis nurseries, cannabis manufacturing, non-storefront dispensary, ancillary processing and transport activities. The project includes construction of a 37,350-square-foot greenhouse, and 8,000-square-foot metal building. The project will result in the disturbance of approximately 10-acres of a 25-acre parcel. A modification from the setback standards is requested to reduce the required setback to the eastern property line from 300 feet to 100 feet. A modification from the parking standards is also

requested to reduce the required number of parking spaces onsite from 67 to 36. The proposed project is within the Agriculture land use category and is located at 4225 South El Pomar Road, approximately 4 miles northeast of the community of Atascadero. The site is in the El Pomar-Estrella Area Sub Area of the North County Planning Area. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 16, 2019, for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, and Hazards and Hazardous Materials are included as conditions of approval.

**County File Number: DRC2017-00123**  
Supervisorial District: District 5  
**Project Manager: Ian Landreth**

Assessor Parcel Number: 034-321-004  
Date Accepted: 02/14/19

**Recommendation: Continue to November 14, 2019**

### **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](mailto: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.