



Notice of Temporary Meeting Procedures

Important Notice Regarding COVID-19

TEMPORARY MEETING PROCEDURES

Based on the threat of COVID-19 as reflected in the Proclamations of Emergency issued by both the Governor of the State of California and the San Luis Obispo County Emergency Services Director as well as the Governor's Executive Order N-29-20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, until further notice all public meetings for the Department of Planning and Building for the County of San Luis Obispo will be closed to members of the public and non-essential County staff.

Below are instructions on how to view the meeting remotely and how to provide public comment. Additionally, hearing body members and officers may attend the meeting via teleconference and participate in the meeting to the same extent as if they were present.

Agendas Posted in Public Locations

Agendas will still be physically posted outside of the San Luis Obispo Superior Courthouse at the Monterey entrance at 1050 Monterey Street and outside of the New Government Center entrance at 1055 Monterey Street. A full copy of the agenda packet, which includes staff reports will now be available for public review at the Public Information Counter in the lobby of the New Government Center at 1055 Monterey Street.

Using the most rapid means of communication available at this time, members of the public are encouraged to participate in meetings in the following ways:

How to Observe the Meeting (no public comment)

- ☐ Cable Channel 21 (Planning Commission Only)
- ☐ www.slocounty.ca.gov

How to Join Meeting and Provide Spoken Public Comment (ZOOM Platform)

Join Meeting

Members of the public, including applicants/agents, wishing to observe and/or provide live public comment may also participate in the meeting via the ZOOM platform by using one of the following options:

Via Computer or Smart Device (e.g. smart phone, tablet, etc.)

- ☐ Click on the meeting link at the top of the agenda.
 - WEBSITE: <https://zoom.us/join>
- ☐ Input the Meeting ID Number listed at the top of the agenda.
- Follow the prompt to enter your name and email address and press 'Join Webinar in Progress'

Via Telephone

- ☐ Dial the telephone number listed at the top of the agenda.

- When prompted, enter the “Meeting ID Access Code” provided at the top of the agenda and press the pound key (#).
- When prompted for a “Participant ID”, press the pound key (#) again and you will be automatically connected. **You do not need a Participant ID to join the meeting.**

Public Comment via ZOOM

If You Would Like to Speak

- When the Chair calls for general public comment, or for public comment on an agenda item, members of the public, including applicants/agents, who have joined by website or smart device may do so by using the “Raise Hand” feature at the bottom of the screen.
- If joining by phone, please press *9 to activate the “Raise Hand” feature. This will notify the Clerk that you wish to provide public comment for that specific item.

Protocol for Speaking During Public Comment

When it is your turn to speak, the Clerk will unmute your connection, announce your name (or the last four digits of your phone number if you are calling in) and let you know that you are live on the line to make your comments.

- Please begin by stating your name for the record. Public comments will be limited to three (3) minutes. Public speakers, including the applicant/agent, will be broadcast in audio form only.

Public Comment for More Than 1 Item

If providing public comment for multiple items on the agenda, please use the guidelines listed above for each individual item.

Submit Supporting Documents – MUST BE DONE 48 HOURS IN ADVANCE

If members of the public, including applicants/agents, want to present visual documents/PowerPoint presentations while speaking, they should submit the document electronically at least 48-hours in advance of the meeting to the corresponding hearing body email listed in the table below.

If submitted after the 48-hour deadline, staff will make best efforts –but cannot guarantee – to make the visuals available for presentation during the meeting.

How to Provide Verbal Public Comment via Telephone (Voicemail Only)

- 1) Call the number listed below for the specific hearing body.
- 2) State and spell your name, provide the hearing date and agenda item number you are calling about.
- 3) Leave your comment.

Please Note: Verbal comments are limited to 3 minutes including stating your name. Please limit your comment to one (1) agenda item per message. If you would like to comment on multiple agenda items, you are requested to leave a separate message for each item.

Deadline: Verbal comments (voicemails) must be received by the Clerk no later than 4:00 PM the day before the noticed meeting. Every effort will be made to play your comment aloud at the meeting. However, some comments may not be included due to the time limitations or technical issues. All comments will be entered into the administrative record and provided to each hearing body member or officer.

How to Provide Public Comment via Email or Mail

Please email or mail your comment to the attention of the hearing clerk identified below for the appropriate hearing body.

Please Note: Comments received by email or U.S. Mail will be placed into the administrative record and forwarded to each hearing body officer or member. Comments will not be read aloud or presented visually at the meeting.

Deadline: Public comments can be submitted and taken into the administrative record any time via email or U.S. Mail up until the close of the hearing for that item. In order for written comments to be more effective, we encourage you to submit written comments at least 24 hours in advance of the hearing, which will provide the hearing body members or officer a better opportunity to review the correspondence.

Hearing Body	Verbal Comment Voicemail Number	Written Comment Clerk Email	Written Comment Mailing Address
Planning Commission ("PC")	(805) 788-6043	Ramona Hedges rhedges@co.slo.ca.us	Department of Planning and Building Attn: PDH, PC, SRB, APROC, or ALUC 976 Osos St., Room 300 San Luis Obispo, CA 93408
Planning Department Hearing ("PDH")	(805) 788-6057	Daniela Chavez dchavez@co.slo.ca.us	
Subdivision Review Board ("SRB")	(805) 788-6059	Daniela Chavez dchavez@co.slo.ca.us	
Airport Land Use Commission ("ALUC")	(805) 788-6684	Daniela Chavez dchavez@co.slo.ca.us	
Agricultural Preserve Reserve Committee ("APRC")	(805) 788-6668	Ramona Hedges rhedges@co.slo.ca.us	

Persons who require accommodations for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Planning and Building Department per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation 72 hour in advance of the meeting to the Clerk of the hearing body listed above at (805) 781-5600.



**County of San Luis Obispo
Planning Department Hearing**

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

ZOOM MEETING INFORMATION:

Website: <https://zoom.us/join>

Meeting ID: 836 8468 2550

Call in Phone Number: (669) 900-9128

MEETING DATE: Friday, October 16, 2020

HEARING OFFICER: Brian Pedrotti

MEETING SCHEDULE

Meeting Begins 9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. July 19, 2019 Planning Department Hearing Minutes
4. August 2, 2019 Planning Department Hearing Minutes
5. August 16, 2019 Planning Department Hearing Minutes

6. A request by **Jon Roth** for a Minor Use Permit (DRC2019-00265) to allow the construction of a 600-square-foot guesthouse with an attached 2,000-square-foot garage. San Luis Obispo County Code Section 22.30.410.E.2 states that a guesthouse shall be located no more than 50 feet from the principle residence. The applicant is requesting a modification to Section 22.30.410.E.2 to locate the guesthouse 61 feet from the principle residence. This request also includes the construction of a 3,000-square-foot expansion to an existing 3,994-square-foot workshop. San Luis Obispo County Code Section 22.30.410.G.2 states that a workshop shall not occupy an area greater than 40% of the floor area of the principle structure, except where the workshop is combined with a garage. The applicant is requesting a modification of Section 22.30.410.G.2 to allow a 6,994-square-foot workshop, which will exceed 100% of the floor area of the 3,097-square-foot principle structure. Since the workshop currently exceeds and is proposed to further exceed the square foot allowance, a Minor Use Permit is required. The project will result in the disturbance of 0.22 acres of a 68-acre parcel. The proposed project is within the Agricultural land use category and is located at 2225 Kit Fox Lane located approximately 1/2 mile east of the City of Paso Robles. The project site is in the El Pomar-Estrella Sub Area 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 September 2, 2020 for this project. Mitigation measures are proposed to address Biological Resources and are included as conditions of approval.

County File Number: DRC2019-00265

Supervisory District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 026-441-013

Date Accepted: December 19, 2019

Recommendation: Approval

HEARING ITEMS

7. A request by the **County of San Luis Obispo, Parks and Recreation Department** for a Minor Use Permit/Coastal Development Permit to allow for the following improvements to the Cave Landing Natural Area Coastal Access/Trailhead parking: 1) Repair and maintenance of an existing parking area to provide up to 72 parking spaces (68 standard and four ADA accessible). 2) Installation of erosion and sedimentation controls 3) Addition of approximately 65 three to four-ton landscape boulders, two permanent trash/recycling enclosures, two bike racks, and 12 low profile signs. The project will result in the disturbance of approximately 1,650 cubic yards of fill and zero cut on approximately 1.05-acres of pre-disturbed area on a 26.83-acre parcel. The proposed project is within the Residential Rural land use category and is located at the south end of Cave Landing Road, approximately 3,000 feet south of the intersection of Cave Landing Road and Avila Beach Drive, east of the community of Avila Beach, in the San Luis Bay (Coastal) Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA.

County File Number: DRC2020-00097

Supervisory District: 3

Project Manager: Ian Landreth

Assessor Parcel Number: 076-231-062

Date Accepted: August 28, 2020

Recommendation: Approval

8. Hearing to consider a request by **Copper Creek Farms, LLC** for a Minor Use Permit (DRC2019-00042) to establish a phased cannabis cultivation operation including approximately 3.0 acres (130,680 square-feet) of outdoor mature cannabis cultivation canopy, a maximum of 22,000 square-feet of indoor mixed-light cannabis cultivation canopy, up to 5,000 square-feet of ancillary nursery cannabis cultivation canopy for use only onsite, and ancillary processing (trimming, drying, packaging) of the cannabis grown and harvested onsite. The project includes a request for a modification from the parking provisions set forth in Section 22.18.050.C.1 of the County Land Use Ordinance to allow for a total of 3 parking spaces where 55 are required. The proposed project would result in the disturbance of approximately 5.7 acres and would result in less than 50 cubic yards of grading on a portion of a 54-acre parcel. The project site is located on the north side of Neal Spring Road, approximately 2.5 miles east of the Templeton Urban Reserve Line. The project site is in the Agriculture land use category and in the El Pomar-Estrella Sub-Area of the North 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 July 10, 2020, for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology & Water Quality, Land Use and Planning, Utilities & Service Systems and Mandatory Findings of Significance and are included as conditions of approval.

County File Number: DRC2019-00042

Supervisory District: 1

Project Manager: Eric Hughes

Assessor Parcel Number: 020-301-010

Date Accepted: January 29, 2020

Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

Next Scheduled Meeting: **November 6, 2020**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

DANIELA CHAVEZ, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

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 Department Hearings 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 available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Upcoming Events. For further information, please call (805) 781-4848.