COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Important Notice to the Public:

Planning Staff would like to advise meeting participants that there is an active phishing campaign impersonating the County Planning Department and the Planning Commission. These fraudulent messages request payment of “approval fees” via wire transfer.

Please be advised that the County of San Luis Obispo does not request wire payments, and official County correspondence is issued only from @co.slo.ca.us email addresses.

If you or your clients receive a message of this nature, do not respond and do not send funds. Instead, forward the email to Eric Vitale in the District Attorney’s Office, and contact the Department of Planning & Building directly to verify any payment request or correspondence.

Thank you for helping protect the integrity of the County’s public processes.

Planning Commission

Alex Villicana, 1st District
Anne Wyatt, 2nd District
Steve Lieberman, 3rd District
Mariam Shah, 4th District
Mike Avila, 5th District

AGENDA

MEETING DATE: Thursday, November 12, 2026

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Katcho Achadjian Government Center, Board of Supervisors Chambers, 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. October 8, 2026 - Planning Commission - Draft Meeting Minutes.

4. A request by **Mid-State Properties** for a one-year time extension (N-EXT2026-00026) to a previously approved Vesting Tentative Tract Map (Tract 2383) and Variance to subdivide a 37-acre parcel into 11 new residential parcels, ranging in size from 2.5 acres to 4.56 acres. A building envelope was proposed on each parcel ranging in size from 6,620 square feet (sf) to 15,850 sf. The approved project would require 51,000 cubic yards of cut and 51,000 cubic yards of fill (102,000 total cubic yards of earthwork) and would result in 12.5 acres of site disturbance as a result of grading for road and utility improvements, vegetation removal, recontouring of the former quarry, and grading of future building pads. The project also includes a previously approved variance due to grading on slopes greater than 30% to construct portions of “Street B”, recontouring of the former quarry on Lot 1 and 11, and for a portion of building pad improvements on Lot 11. Additionally, the project includes a previously approved request for adjustments to Title 21 (Real Property Division Ordinance) to allow more than 5 parcels to

take access off a private easement and Road) and to design criteria to allow for an exceedance of the maximum ratio of parcel depth to width (3:1). The project site is located in the Residential Suburban land use category, on the northeast side of Hondonada Road, approximately 1,500 feet north of Lopez Drive, northeast of the City of Arroyo Grande. The project is located in the San Luis Bay Inland Sub Area South of the South County Planning Area.

The time extension is not considered a project under CEQA and is therefore not subject to additional environmental review.

County File Number: N-EXT2026-00026 Assessor Parcel Number(s): 047-182-002
Supervisorial District: District 3 Date Accepted: October 9, 2026
Project Manager: Elizabeth Moreno **Recommendation: Approval**

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

5. Hearing to consider a request by **Dennis Moresco/Midland Pacific Homes** for a Vesting Tentative Tract Map and Conditional Use Permit (TRACT 3234 / N-SUB2024-00066) to subdivide an existing 24.43-acre parcel into 70 lots, including 69 residential lots ranging in gross area from 7,607 square feet to 15,229 square feet for the construction of 69 single-family residences, and one 9.74-acre common open-space lot (Lot 70) containing two neighborhood parks, a barbecue area, and a walking trail. The request also includes a Land Use Ordinance text amendment (LRP2026-00012) to Section 22.104.060.J.5.b(4) to modify the site-specific maximum building height standard for the Mission Vineyard Estates site from 20 feet to 31 feet. As part of the Conditional Use Permit, the project also requests approval of residential building heights up to 31 feet pursuant to the Salinas River Highway Corridor Design Standards. The project includes four on-site stormwater retention basins. Proposed tract improvements include two connections to Cemetery Road, one at the northern portion of the site and one at the southern portion, with associated right-of-way improvements including parkway landscaping and sidewalks along Cemetery Road. The project is located in the community of San Miguel on the west side of Cemetery Road, approximately 1,500 feet south of 10th Street, in the Salinas River Sub-Area of the North County Planning Area.

   Also to be considered is the determination, pursuant to State CEQA Guidelines Sections 15168(c)(2) and 15162, that the project is within the scope of the previously certified San Miguel Community Plan Update Program Environmental Impact Report and that no subsequent Environmental Impact Report is required (ED 26-0158).

   County File Number: N-SUB2024-00066 & LRP2026-00012
   Assessor Parcel Numbers: 021-371-001
   Supervisorial District: 1 Date Accepted: August 07, 2026
   Project Manager: Lane Sutherland **Recommendation: Approval**

6. Hearing to consider amendments to the Land Use Ordinance of the County of San Luis Obispo, Title 22 of the San Luis Obispo County Code for minor technical 'clean-up' and the implementation of a one-mile commercial cannabis prohibition buffer around the Village Reserve Line of the community of Creston, including those areas contained within.

   County File Number: LRP2026-00008; ED26-0106
   Assessor Parcel Number: Not applicable
   Supervisorial District: 5 Date Authorized: May 19, 2026
   Project Manager: Nicholas Burgnon **Recommendation: Approval to Board of Supervisors**

ESTIMATED TIME OF ADJOURNMENT: 10:30 A.M.

YSABEL EIGHMY, ADMINISTRATIVE SERVICES OFFICER
COUNTY PLANNING COMMISSION

SUPPLEMENTAL CORRESPONDENCE

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 dchavez@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) 781-1006.