



## COUNTY OF SAN LUIS OBISPO Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A, SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX: (805) 781-1035  
[AgCommSLO@co.slo.ca.us](mailto:AgCommSLO@co.slo.ca.us)

### Ag Tourism & Direct Marketing Work Group January 10, 2006 Meeting Minutes

#### Present:

Alison Denlinger	Deanne Gonzales	Joy Barlogio	MaryAnn Vasconcellos
Angela Thompson	Dick Rogers	Karen Mansfield	Roy Parsons
Anne McMahon	Duane Waddell	Kim Pasciuto	Karen Nall
Charlie Whitney	Eric Michielssen	Lora Pankey Eade	Michael Isensee
Colleen Childers	Holly Sletteland		Brenda Ouwerkerk

#### Absent:

Debra Garrison, Doug Filippini, Jamie Kirk, Mary Bianchi, Steve Sinton, Elizabeth Rolph

#### **Handouts:**

1. Revised Agenda
2. Shared vision & values from Nov 2005
3. AgTourism & Direct Marketing Draft Definition
4. Title 22: Land Use Ordinance, 94 pages related to AgTourism & direct marketing
5. Definitions: 4 -pages of definitions from state code, including farm and farm product
6. Permit Levels & Permit Costs

#### **Introduction of New Members**

Angela Thompson, Central Coast Greenhouse Growers' Association; Alison Denlinger, alternate for Elizabeth Rolph; Lora Pankey Eade, San Miguel Advisory Council

#### **Minutes Review**

Approved without amendment

#### **Work Group Roster Review**

Changes/updates were made to the list. Updated list to be posted to web.

#### **Code Section Handout / Title 22 Inland Land Use Ordinance (Michael)**

Brief review – table of contents, table of allowed uses, specific use standards, definitions  
Karen Nall led group through ordinance using roadside stands as an example

#### **Temporary Events/Special Events update (Karen & Michael)**

Several members of group submitted comments to Kerry Brown in the Planning Dept.

A revision to these draft standards will be completed this week.

Michael will bring the latest version to the next meeting on the 24<sup>th</sup>—comments allowed until Feb 6.

#### **Definition (Michael)**

Group review of the definition that was developed at the Nov 30, 2005 mtg.

**A supplementary business conducted on a farm or a ranch in order to directly market the products and experiences of the agricultural operation, supplement the primary agricultural use of the site, and generate added income.**

A revised definition was developed after consideration of each phrase and its intent.

**A farming or ranching operation that directly markets products and experiences derived primarily from local agricultural operations and that supplements the agricultural use of the site.**

## **Vision & Shared Values (Brenda)**

This item was reserved for discussion at the Jan 24 mtg. It is a follow-up to the initial discussion held on November 30, 2005.

## **Discussion: Land Use Permits (Karen)**

Handouts from Karen on permits & permit costs (“How much will it cost”)

Two primary permit levels: Ministerial & discretionary

Ministerial – automatically approved if you meet the standards for the permit

    Zoning Clearance/business license approval—over the counter approx \$80 cost

    Site Plan – staff level approved – \$850 minimum cost

Discretionary – Minor Use Permit or Conditional Use Permit/Development Plan

    MUP—approval body is a hearing officer (management level staff), min permit cost \$3400

    CUP –approval body is the Planning Commission, min. permit cost \$4820

Walked-through permit level & cost for roadside stand

## **Discussion: Lodging-Bed & Breakfast – current ordinance (Karen)**

WHAT IS ALLOWED?

See attached page for specifics on the Lodging-Bed & Breakfast Standard

WHAT DO YOU WANT?

Discussed the existing standards and the seeming inconsistency between the definition and the standard as they each currently exist. The group generally thought that separating out lodging that was not part of a residence from the B&B standard was appropriate. At the current time most of these types of projects have been associated with winery/tasting room & accessory use projects. The recommendation was to create a standard called Lodging-Inns that would capture such uses.

WHAT IS APPROPRIATE?

Ideas that were presented but not completely discussed:

- B&B should be residential in nature

- Owner-occupied

- Scaled appropriately to the property size/location

- Mention was made regarding the state Agricultural Homestay law that regulates farm residences used for overnight accommodation. See attached page for specifics. Information on the law is also on the web site, [www.sloag.org](http://www.sloag.org) in the “agricultural tourism and direct marketing section”

WHAT SHOULD BE REQUIRED? WHAT SHOULD STANDARDS BE?

Not discussed

**Next Meeting: Tuesday January 24 from 6:30 to 8:30**

**Templeton Sheriff’s Substation, N. Main, across from County Agriculture Office**

## **Upcoming Schedule**

Skip Feb. 14

**Feb. 28 in San Luis Obispo**

**March 14 in Templeton**

## **Work Group Homework**

- Review draft definitions of AgTourism (listed above)
- Review Land Use Ordinance handout, specifically lodging standards and definitions-
- Come prepared to discuss lodging, specially what you want, what is appropriate, and what should be required
- Review agricultural homestay law on web ([www.sloag.org](http://www.sloag.org)) and attached
- Review shared vision & values handout, as well as emails from group members on 1/7-1/9

Submitted by Michael Isensee, January 20, 2006. Approved January 28, 2006