



COUNTY OF SAN LUIS OBISPO Department of Agriculture/Measurement Standards

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Ag Tourism & Direct Marketing Work Group

March 14, 2006

Meeting Minutes

Submitted by Michael Isensee, March 24, 2006

Present:

-Angela Thompson	-Elizabeth Rolph	-Karen Mansfield (ATF monitor)	-MaryAnn Vasconcellos
-Anne McMahan	-Eric Michielssen (alt)	-Kate Loftus (alt)	-Roy Parsons
-Colleen Childers	-Holly Setteland	-Kim Pasciuto	-Steven Knudson (alt)
-Deanne Gonzales	-Jamie Kirk	-Lora Pankey Eade	-Karen Nall (staff)
-Debra Garrison	-Joy Barlogio	-Mary Bianchi	-Michael Isensee (staff)
-Duane Waddell			-Brenda Ouwkerk (staff)

Absent:

Charlie Whitney, Dick Rogers, Doug Filipponi, Steve Sinton

Handouts:

1. Agenda
2. Draft minutes
3. Second draft farmstay committee materials
4. Process materials – schedule & deadlines, committees & references, process, committee guidelines

Minutes Review

Approved as written with one spelling correction

Presentation on Building Code (Stephen Hicks, Supervising Plans Examiner)

- How County Building Division interacts with Planning Division
 - Planning is “may I do this use/activity and under what circumstances?”
 - Building comes after receiving permission. It is the question “How do I go about doing this use/activity?”
 - Generally definite line dictating building code. Building code is not discretionary but is ministerial (applying existing rules)
- Key points regarding use and occupancy
 - Building code dictated by occupancy. Who occupies structure. Occupancy is determined by use. Types of uses include A-assembly; B-business; E-education; F-factory; M-mercantile (store); S-storage; U-utility (eg. garages, sheds, ag. buildings)
 - Ag buildings are not considered places of employment but are storage facilities. The public does not have access & are the building is not used for sales or processing or assembly (different uses)
- Issues regarding
 - Building conversion: converted buildings must meet same standards as a new structure. Plans must be stamped by certified architect/engineer
 - Dwelling vs. congregate residence vs. lodging:
 - R-3 uses: *Dwelling* contains living facilities for not more than one family. Equivalent to a dwelling is a *congregate residence*, which contains facilities for 10 or fewer people “other than a family”. Also equivalent is a *lodging house* with not more than 5 guestrooms.

- R-1 uses: A *congregate residence* with more than 10 persons, a *hotel* (6 or more guestrooms). Equivalent to a *hotel* is a motel, lodges with separate cottages (if there are 6 or more guestrooms), resorts, or the equivalent.
- Any public accommodation with more than 5 rooms is required to meet CA Title 24 Accessibility rules and Federal Americans with Disabilities Act (ADA). Any place of public accommodation (a structure the public can enter) or “place of employment” triggers ADA. Thus, one may not be required to meet the ADA by the County but could still be sued by a private party.
- EVENTS:
 - A place that holds an event or events to which the public is invited (A-assembly use) is required to meet the building code for an assembly use and also requires ADA.
 - Events utilizing temporary structures (eg tents) are governed by the fire code

Introduction to new Committee Topic: Events (Karen Nall) – Committees 2 & 3

- County directed by Board of Supervisors to review existing ordinances (tax collector and land use) specifically to address annual events such as the SLO symphony at Avila Beach
- Current ordinance addresses temporary events and public assembly & entertainment
- Only place where special events is currently addressed is in agricultural processing-wineries (Land Use Ord. Sec. 22.30.070)
- Planning staff and a small committee is working to create revised standards.
- Current draft defines a temporary event as occurring on once (not once a year), without any permanent facilities, and with no more than 2,000 people. These would require site plan approval and could last no more than 3 days.
- Special events are all other types of events, occurring up to 40 times per year. Special events would require a MUP for events of up to 150 people and CUP for events of more than 150 people. A permit would be for a site and cover the ongoing events, whether 40 times a year or once per year.
- Public assembly and entertainment uses would be places where events occur more than 40 times a year or permanent facilities specifically designed for events (eg meeting hall, concert hall, amphitheater).
- Winery events would continue to be governed by the existing winery standards.

Discussion: Farmstay – (#5 Farmstay Committee)

Presentation of second draft of committee efforts, including issues yet to be decided by the committee.

There was some discussion regarding topics including:

- Employees based upon the Building Code and ADA rules.
- The size of detached farmstay rooms and what would occur with these if the qualifying use (active farm or ranch) were to cease.

The final draft to be provided to the work group for review prior to the March 30 meeting

Rural Character discussion

See attached

Next Meeting: Thursday March 30 from 6:30 to 9:00

Templeton Sheriff Substation

Upcoming Schedule

-April 11, 6:30-9 PM at UC Cooperative Extension Auditorium, 2156 Sierra Way, SLO

Work Group Homework – for March 30

-Committee participation.

-Review of any drafts sent from #4 Sales committee and #5 Farmstay Committee

-Questions for Environmental Health Department (relating to water, building code, food service, packaged food sales, food processing)

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Attachment to Meeting Minutes

Submitted by Michael Isensee, March 24, 2006

Compilation of Input on Rural Character

Rural character is defined by the good stewardship of open lands on larger properties. Rural character includes a diversity of uses that are dominated by extensive natural areas and active farm and ranch operations. Rural is described by:

- **communities of people who live and work, including many who make a living from the land;**
- **an economy based upon the sustainable use of natural and agricultural resources;**
- **variety rather than uniformity; and**
- **an aesthetic where the built environment is a minor part of the overall landscape**

Common themes

- Open/ property size (11)
 - ⇒ open spaces; low density; open areas; people live far apart; more land than houses; low density; sparsely populated; separated by natural areas; predominately open; larger pieces of property (10+ acres); barns, homes sparsely site; not condensed life adjacent towns; many places with in excess of 40 acres without improvements; distinguished from rural residential areas by having less visible human impacts (roads, structures, infrastructure)
- Farmed (9)
 - ⇒ open areas may be farmed, orchards, grazed; grazing land; farming land, make your living off the land; long-term agricultural land uses; farming/ranching in process; pastures, orchards; domestic livestock, agricultural uses, livestock; farms, diversity of crops and livestock; working landscapes, farms, ranches; active & passive ag, harvesters, swathers, balers, tractors, farm workers
- Natural (6)
 - ⇒ natural/wild; trees, rolling hills, natural areas, native flora; open areas may be forested; woodlands, creeks and streams, unaltered hills and valleys
- Community (6)
 - ⇒ People know each other; where families live, thrive & grow; community of you and your neighbors, self-reliant as well as reliant on neighbors, sense of place, feels like home
- Stewardship (4)
 - ⇒ Make your living off the land, good stewardship by farmers and ranchers, balance between productive agricultural land and natural areas; good land stewardship
- Diverse (4)
 - ⇒ Mailboxes don't match, homes don't match; small, family-owned; structures that enhance or complement the agricultural use of the land; farming interspersed with open space, not mono-crops
- Country roads (3) winding, narrow, unimproved; Wildlife (2); Clean air (2); Nostalgia (2); Stars/Lighting (2); Scents (earth, rain, grass, wildflowers); Sounds; (silence, crickets, tractors, singing, dinner bells); Sites (clotheslines, swing-sets, mismatched mailboxes, unaltered landscapes