SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF

Friday, February 07, 2014

OK Mike Wulkan 2/13/14

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Mike Wulkan, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 8:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

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.

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.

   No one coming forward.

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. Hearing to consider a request by **DAVID SLATER & CHRIS HAYS** for a Minor Use Permit/Coastal Development permit to allow a 433 square-foot living space addition to an existing 2,010 square-foot single family residence. The project will also provide an additional 125 square feet of permeable deck area, resulting in a total of 255 square feet of permeable deck area. The project will result in the disturbance of approximately 900 square feet (33 cubic yards) on an approximately 9,985 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1538 Bradford Road within the Lodge Hill Neighborhood in the community of Cambria. The site is in the North Coast planning area. The project is exempt under CEQA (Class 3). County File Number: DRC2013-00023 Assessor Parcel Number: 024-261-038 Supervisorial District: 2 Date accepted: December 13, 2013 Megan Martin, Project Manager Recommendation: Approve

   Thereafter, on motion of the hearing officer, the request by DAVID SLATER & CHRIS HAYS for a Minor Use Permit/Coastal Development Permit (DRC2012-00023) is granted based on the Findings A. through J. listed in Exhibit A which include the addition of Findings I, L, and M, and the re-lettering of Findings J and K, and subject to the Conditions 1 through 28, with the original Condition 12 being removed and replaced with : "Prior to issuance of construction permits, the applicant shall submit a drainage plan for review and approval by the County Public Works Department, which shall

conform to the "National Pollutant Discharge Elimination System" storm water management program regulations". The newly amended Condition 23 to read: "Should the 30" diameter Monterey Pine be impacted by development, as determined by a qualified arborist, all requirements of Condition 2(b) apply as well as the following Tree Replacement Requirements apply". (Document Number: 2014-004_PDH).

4. Hearing to consider a request by **THOMAS P. SEVILLE** for a Minor Use Permit/Coastal Development Permit to allow the addition of 245 square feet of one-story living area with deck above. The project will result in the disturbance of approximately 850 square feet on a 3,000 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category and is located at 30 14th Street, approximately 150 feet southwest of Cass Avenue in the community of Cayucos. The site is located in the Estero planning area. This project was granted a Class 1 Categorical Exemption (Sections 15301) issued on January 7, 2014 (ED13-122). County File Number: DRC2013-00022 Assessor Parcel Number: 064-224-003 Supervisorial District: 2 Date Accepted: November 7, 2013 Schani Siong, Project Manager Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by THOMAS P. SEVILLE for a Minor Use Permit/Coastal Development Permit (DRC2013-00022) is granted based on the Findings A. through I. listed in Exhibit A and subject to the Conditions 1 through 22 listed in Exhibit B (Document Number: 2014-005_PDH).

5. Hearing to consider a request by **MICHAEL & CHRISTINA NESS** for a Minor Use Permit/Coastal Development Permit to allow for a 6 feet 6 inches solid fence with stucco finish within the required 30-foot side setback pursuant to Coastal Zone Land Use Ordinance Section 23.04.190. The proposed fencing will enclose approximately 0.45 acres of private space on a 2.73-acre existing residential parcel. The proposed project is within the Residential Suburban land use category and is located at 2710 Adobe Road, approximately 200 feet east of Highway 1 and 2 miles southeast of the Morro Bay city-limit. The site is located in the rural Estero planning area. This project was granted a Class 3 Categorical Exemption issued on January 13, 2014 (ED13-132). County File Number: DRC2013-00034 Assessor Parcel Number: 073-181-040 Supervisorial District: 2 Date Accepted: November 27, 2013 Schani Siong, Project Manager Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by MICHAEL & CHRISTINA NESS for a Minor Use Permit/Coastal Development Permit (DRC2013-00034) is granted based on the Findings A. through H. listed in Exhibit A and subject to the Conditions 1 through 7 listed in Exhibit B (Document Number: 2014-006_PDH).

6. Hearing to consider a request by **ALEX SANTANA** for a Minor Use Permit to allow construction of a 600 square foot office, restrooms, pay center, and a separate 420 square foot concrete block storage area for an existing recycling center that was approved under Site Plan DRC2010-00063. The project will result in the disturbance of the entire 2,900 square foot parcel. The proposed project is within the Commercial Retail land use category and is located at 1755 17th Street, between Beach and Ocean Streets in the community of Oceano. The site is in the San Luis Bay (Inland) planning area. This project is exempt under CEQA. County File Number: DRC2012-00114. Assessor Parcel Number: 062-083-004. Supervisorial District: 4. Date Accepted: December 2, 2013. Stephanie Fuhs, Project Manager. Recommendation: Approve.

Thereafter, on motion of the hearing officer, the request by ALEX SANTANA for a Minor Use Permit (DRC2012-00114) is granted based on the Findings A, through F. listed in Exhibit A and subject to the Conditions 1 through 27 listed in Exhibit B with the following changes. Condition 2 shall now read: "At the time of application for construction permits plans submitted shall show all development consistent with the

approved floor plan and architectural elevations". Newly added Condition 3 shall read: "At the time of application for construction permits, the applicant shall show on a revised site plan the following: a. A one way traffic pattern to avoid having vehicles entering the site from both the north and south sides of the property. The applicant shall also provide signs showing the preferred traffic circulation pattern. b. DG paving of the alley along the northern property line. c. Landscaping in front of the parking space along 17th Street." The remaining Conditions shall be renumbered. Newly renumbered Condition 6 shall now read: "At the time of application for construction permits, the applicant shall provide a sign plan for the center. The signs shall be in compliance with the Oceano Specific Plan design guidelines. Signage is limited to 100 square feet for the property (traffic directional signs are not included in the overall 100 square foot calculation)". (Document Number: 2014-007_PDH).

HEARING ITEMS

7. Hearing to consider a request by **BRUCE EBELHERR** for a Lot Line Adjustment (COAL 13-0056) to adjust the lot line between two parcels of 108.5 acres and 135.5 acres each, resulting in two parcels 122 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 8350 Vineyard Drive, approximately 7.5 miles west of the community of Templeton. The site is in the Adelaida planning area. The project is exempt from CEQA (Class 5 Exemption). County File Number: SUB2012-00051 APN(s): 014-101-049, 014-331-022, 014-331-018, 026-281-039 Supervisorial District: 1 Accepted: November 8, 2013 Rob Fitzroy, Project Manager Recommendation: Approve

Rob Fitzroy, Project Manager: presents project via a power point presentation.

Mike Wulkan, Hearing Officer: verifies with staff the size of the parcels, accessibility, location of the row crops, access, and Williamson Act minimum parcel size. Rob Fitzroy, Project Manager, responds.

Thereafter, on motion of the hearing officer, the request by BRUCE EBELHERR for a Lot Line Adjustment (SUB012-00051/COAL 13-0056) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2014-008_PDH).

8. Hearing to consider a request by **PETER CLARK**, for a Lot Line Adjustment (COAL 13-0057) to adjust the lot lines between six parcels of 160 acre each, by consolidating them into four parcels of 102.21 acres, 131.05 acres, 189.87 acres, and 536.87 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agricultural land use category and subject to a Williamson Act contract. The project is located on both sides of Shedd Canyon Road, approximately 2 miles northwest of CA Hwy 41, approximately 2.5 miles west of the community of Shandon. The site is in the El Pomar planning area. This project is qualifies for a General Rule Exemption under CEQA. County File Number: SUB2013-00002 APN(s): 019-171-030, 031 & 012 Supervisorial District: 1 Xzandrea Fowler, Project Manager Recommendation: Approve

Xzandrea Fowler, Project Manager: presents project via a power point presentation.

Mike Wulkan, Hearing Officer: verifies with staff that the project site is in Williamson Act, minimum parcel size and legal access for all parcels. Xzandrea Fowler, Project Manager, responds.

Thereafter, on motion of the hearing officer, the request by PETER CLARK for a Lot

through D. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2014-009_PDH).

ADJOURNMENT

Next Scheduled Meeting: February 21, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings