

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, January 17, 2014**

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 **Matt Janssen, 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. December 20, 2013 PDH Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of December 20, 2013 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. January 3, 2014 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of January 3, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

5. Hearing to consider a request by **JOHN TWO HEARTS MADRID** for a Minor Use Permit/ Coastal Development Permit to allow for a three (3) unit hotel of 5,670 square feet. The site is composed of two parcels of 3,220 square feet and 2,760 square feet respectively totaling 5,980 square feet. The proposed project will be built across both parcels and result in the disturbance of the entire site area. The site is located at 1111 Strand Way, approximately 100 feet north of the intersection of Pier and Strand Avenues, located in the community of Oceano. The site is in the San Luis Bay Coastal planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 12, 2013 for this project. Mitigation measures are proposed to address biological resources, geology and soils, noise, public services/utilities, and land use and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).County File Number: DRC2012-00041; Assessor Parcel Number: 061-011-005 & 006; Supervisorial District: 4; Date Accepted: October 31, 2013.

Matt Janssen, Hearing Officer: states there is a minor change to Condition 37 which shall now read: "The maximum height of the project is 26 feet from average natural grade".

Thereafter, on motion of the hearing officer, the request by JOHN TWO HEARTS MADRID for a Minor Use Permit/Coastal Development Permit (DRC2012-00041) is granted based on the Findings A. through H. listed in Exhibit A and subject to the Conditions 1 through 54 with Condition 37 being amended to read: "The maximum height of the project is 26 feet from average natural grade" (Document Number: 2014-001_PDH).

HEARING ITEMS

6. Hearing to consider a request by **JOHN & CATHERINE ZETTLER** for a Minor Use Permit/Coastal Development Permit to allow a 2,763 square-foot two-story single family residence with a 948 square-foot garage and 730 square feet of unfinished storage. The project will result in the disturbance of approximately 7,600 square feet on a 10,424 square-foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 1785 Chester Lane in the community of Cambria. The site is located in the North Coast planning area. This project is exempt under CEQA. County File Number: DRC2012-00118; Assessor Parcel Number: 023-151-055 ; Supervisorial District: 2; Date Accepted: October 7, 2013.

Schani Siong, Project Manager, presents project via a power point presentation.

Gary Swauger, Agent for Applicant: explains some finer points of the project and clarifies other aspects.

Matt Janssen, Hearing Officer: questions agent on several matters relating to the construction of the project. Mr. Swauger responds.

Matt Janssen, Hearing Office: asks staff for closing comments. Schani Siong, Project Manager, responds.

Matt Janssen, Hearing Officer: deliberates.

Thereafter, on motion of the hearing officer, the request by JOHN & CATHERINE ZETTLER for a Minor Use Permit/Coastal Development Permit (DRC2012-00118) is granted based on the Findings A. through N. listed in Exhibit A and subject to the Conditions 1 through 35 listed in Exhibit B (Document Number: 2014-003_PDH).

7. Hearing to consider a request by **JERRY TAFT** for a Lot Line Adjustment (COAL13-0058) to adjust the lot lines between two parcels of approximately 172.73 acres and 136.57 acres each. The adjustment will result in two parcels of approximately 96.46 acres and 212.84 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located at 10125 Santa Clara Road, approximately 1000 feet east of the intersection of Santa Clara Road and Rocky Canyon Truck Trail, adjacent to and southeast of the City of Atascadero. The site is in the El Pomar- Estrella planning area. This project is exempt under CEQA. County File Number: SUB2013-00023 ; APN(s): 034-434-006, 007, 011 & 014 ; Supervisorial District: 5 ; Date Accepted: November 18, 2013.

Schani Siong, Project Manager: presents project via a power point presentation.

Matt Janssen, Hearing Officer: questions agent regarding purpose of Lot Line Adjustment, the well for the existing house and whether or not the project will generate any new roads. Jamie Kirk responds.

Thereafter, on motion of the hearing officer, the request by JERRY TAFT for a Lot Line Adjustment (SUB2013-00023/COAL 13-0058) is granted based on the Findings A. through F. listed in Exhibit A and subject to the Conditions1 through 13 listed in Exhibit B (Document Number: 2014-002_PDH).

ADJOURNMENT

Next Scheduled Meeting: February 7, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem

Planning Department Hearings