SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, March 07, 2014

Approved 03/11/14

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 Dana Lilley, 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 9:00 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.

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. February 21, 2014 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning & Building Department Hearing Minutes of February 21, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

HEARING ITEMS

4. Hearing to consider a request by **JERRY PHILIPPS & TERRI BELTER** for a Lot Line Adjustment (COAL 13-0081) to adjust the lot lines between two parcels of approximately 0.90 and 4.55 acres each. The adjustment will result in two parcels of approximately 2.58 and 2.86 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located at 1139 Mesa View Drive, approximately 150.0 feet north of the intersection of Randy Lane and Mesa View Drive, southwest of the village of Palo Mesa and north of the village of Callender-Garrett. The site is in the South County planning area. This project qualifies for a Class 5 Categorical Exemption under CEQA. County File Number: SUB2013-00026 APN(s): 075-311-023 & 075-311-055 Supervisorial District: 4 Date Accepted: January 16, 2014
   Jo Manson, Project Manager Recommendation: Approve

Jo Manson, Project Manager: presents project via a power point presentation.

Terry Orton, Agent For Applicant: gives brief history of project area, proposes the possibility of Arboles Way to be used for access, that a 20 foot easement be done on parcel 2, with other owner's entering in to a road maintenance agreement. Give reasons supporting this request.

Dana Lilley, Hearing Officer: questions agent about the county approving this as recommended, if the option would still be available to the effected property owners. Mr. Orton responds.

Jo Manson, Project Manager: responds to comments made by Mr. Orton.

Dana Lilley, Hearing Officer: questions staff if approving project as recommended precludes effected owners from establishing access along Arboles Way. Jo Manson, Project Manager, responds.

John McKellar, Landscape Surveyor for the Phillips: responds to comments made by Jo Manson and Mr. Orton.

Dana Lilley, Hearing Officer, deliberates.
Thereafter, on motion of the hearing officer, the request by JERRY PHILLIPS & TERRI BELTER for a Lot Line Adjustment (SUB213-00026/COAL 13-0081) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 12 listed in Exhibit B (Document Number: 2014-014_PDH)

5. Hearing to consider a request by **LARRY & JULIE BELTRAMO** for a Minor Use Permit/Coastal Development Permit to allow for: 1) the demolition of an existing 785 square foot single family residence and an attached 224 square foot garage; and 2) the construction of a new 1,556 square foot two-story single family residence, a 259 square foot attached garage, and 431 square feet of decks. The project requires the purchase of 215 square feet of Transfer of Development Credits (TDCs). The project will result in approximately 2,800 square feet of ground disturbance. The proposed project is within the Residential Single Family land use category, and is located at 5398 Nottingham Drive, in the community of Cambria. The site is in the North Coast planning area. This project was granted Class 1 & Class 3 Categorical Exemptions on February 11, 2014 (ED13-155). County File Number: DRC2013-00040 Assessor Parcel Number: 023-163-010 Supervisorial District: 2 Date Accepted: December 26, 2013 Schani Siong, Project Manager Recommendation: Approve

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

Thereafter, on motion of the hearing officer, the request by LARRY & JULIE BELTRAMO for a Minor Use Permit/Coastal Development Permit (DRC2013-00040) is granted based on the Findings A. through J. listed in Exhibit A and subject to the Conditions 1 through 43 listed in Exhibit B (Document Number: 2014-015_PDH).

ADJOURNMENT

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

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings