



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: FRIDAY, FEBRUARY 07, 2014

HEARING OFFICER: Mike Wulkan

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL 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.

MATTERS TO BE CONSIDERED

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. 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
Supervisorial District: 2
Megan Martin, Project Manager

Assessor Parcel Number: 024-261-038
Date accepted: December 13, 2013
Recommendation: Approve

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
Supervisorial District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 064-224-003
Date Accepted: November 7, 2013
Recommendation: Approve

5. Hearing to consider a request by **MICHAEL & CHRISTINANESS** 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
Supervisorial District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 073-181-040
Date Accepted: November 27, 2013
Recommendation: Approve

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
Supervisorial District: 4.
Stephanie Fuhs, Project Manager.

Assessor Parcel Number: 062-083-004.
Date Accepted: December 2, 2013.
Recommendation: Approve

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

Supervisory District: 1

Accepted: November 8, 2013

Rob Fitzroy, Project Manager

Recommendation: Approve

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

Supervisory District: 1

Date Accepted: September 25, 2013

Xzandrea Fowler, Project Manager

Recommendation: Approve

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

DONNA HERNANDEZ, SECRETARY PRO TEM
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.