

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, February 21, 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 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.

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. January 17, 2014 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of January 17, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. February 7, 2014 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of February 7, 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 **RODNEY STINE** for a Minor Use Permit to modify the distance standards for a guesthouse to the primary residence as defined in County Land Use Ordinance Section 22.30.410E(2). The 600 square foot guesthouse, due to steep slopes and dense oak woodland, will be located approximately 231 feet from the single family residence on an approximately

40 acre parcel. The proposed project is within the Agriculture Land Use category located at 4085/4095 Hampton Lane, west of the City of Paso Robles. The site is in the Adelaida planning area. The project is exempt under CEQA (Class 3). County File Number: DRC2013-00047; Assessor Parcel Number: 026-231-081; Supervisorial District: 1; Date Accepted: December 30, 2013.

Thereafter, on motion of the hearing officer, the request by RODNEY STINE for a Minor Use Permit (DRC2013-00047) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 12 listed in Exhibit B (Document Number: 2014-010_PDH).

6. Hearing to consider a request by **DAVID & DEBBIE LAMPE** for a Minor Use Permit/Coastal Development Permit to allow demolition of an existing 749 square-foot single family residence and construction of a new 1,650 square foot two-story single family residence. The project will result in the disturbance of approximately 3,000 square feet on a 3,000 square-foot residential parcel. The proposed project is within the Residential Single Family land use category and is located at 19 19th Street in the community of Cayucos. The site is located in the Estero planning area. This project was granted a Class 1 & Class 3 Categorical Exemptions, issued on January 23, 2014 (ED13-143). County File Number: DRC2013-00042; Assessor Parcel Number: 064-232-007; Supervisorial District: 2; Date Accepted: December 16, 2013

Thereafter, on motion of the hearing officer, the request by DAVID & DEBBIE LAMPE for a Minor Use Permit/Coastal Development Permit (DRC2013-00042) is granted based on the Findings A. through J. listed in Exhibit A and subject to the Conditions 1 through 34 listed in Exhibit B (Document Number: 2014-011_PDH).

7. Hearing to consider a request by **DENNY & LINDA KAY MCALLISTER** for a Minor Use Permit/Coastal Development Permit to allow the addition of a 211 square-foot unconditioned workshop to an existing single family residence. The project will result in the disturbance of approximately 560 square feet on a 4,688 square-foot residential parcel. The proposed project is within the Residential Single Family land use category and is located at 1199 5th Street, on the northwest corner of 5th Street and Santa Ysabel Avenue, in the community of Los Osos. The site is located in the Estero planning area. This project was granted a Class 1 Categorical Exemption (Sections 15301), issued on January 23, 2014 (ED13-142). County File Number: DRC2013-00041; Assessor Parcel Number: 038-031-024; Supervisorial District: 2; Date Accepted: December 3, 2013

Thereafter, on motion of the hearing officer, the request by DENNY & LINDA KAY MCALLISTER for a Minor Use Permit/Coastal Development Permit (DRC2013-00041) is granted based on the Findings A. through J. listed in Exhibit A and subject to the Conditions 1 through 22 listed in Exhibit B (Document Number: 2014

8. Hearing to consider a request by **DIRT CLOD INDUSTRIES, LLC**, for a Minor Use Permit to allow the construction of an 8,059 square foot, two-story, commercial/ equipment rental building. The project is located on Lot 14 of Tract 2368, a commercial service business park subdivision, recorded in 2006. It will result in the disturbance of the entire 1.51 acre parcel. The proposed project is within the Commercial Service land use category and is located at 1251 Prospect Street, at the intersection of Kendall Road and Prospect Street, adjacent to the southern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. The Environmental Coordinator finds that the previous Mitigated Negative Declaration adopted for Tract 2368, is adequate for the purposes of

compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes have occurred with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on August 14, 2003. County File Number: DRC2013-00033; Assessor Parcel Number: 076-512-029; Supervisorial District: 3; Date Accepted: January 15, 2014

Thereafter, on motion of the hearing officer, the request by DIRT CLOD INDUSTRIES, LLC for a Minor Use Permit (DRC2013-00033) is granted based on the Findings A. through F. listed in Exhibit A and subject to the Conditions 1 through 41 listed in Exhibit B (Document Number: 2014-013_PDH).

ADJOURNMENT

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

**Donna Hernandez, Secretary Pro Tem
Planning Department Hearings**