

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, April 04, 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. March 21, 2014 PDH DRAFT Minutes

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

4. Hearing to consider a request by **DAVID KRAUSE** for a Minor Use Permit / Coastal Development Permit to allow for the construction of a 430 square foot detached garage with a 220 square foot

storage loft above, and 78 square feet of exterior stairs. The proposed garage is to be located on the east side of the existing 1401 square foot single family residence. The project will result in the disturbance of approximately 630 square feet of the 7,584 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 2706 Newton Drive, in the community of Cambria. The site is in the North Coast planning area. This project was issued a Class 3 Categorical Exemption.

County File Number: DRC2013-00021
Supervisory District: 2
Cody Scheel, Project Manager

Assessor Parcel Number: 023-235-046
Date Accepted: November 7, 2013
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by DAVID KRAUSE for a Minor Use Permit/Coastal Development Permit (DRC2013-00021) is granted based on the Findings A. through L. listed in Exhibit A and subject to the Conditions 1 through 37 listed in Exhibit B (Document Number: 2014-019_PDH).

5. Hearing to consider a request by **MARIO TRAVALINI** for a Minor Use Permit / Coastal Development Permit to allow for the demolition of an existing 144 square foot second story covered deck, and the construction of a new 321 square foot second story covered deck. The existing and proposed deck is attached to the rear of an existing single family residence and will result in the disturbance of approximately 321 square feet of a 4,511 square foot parcel. This Minor Use Permit / Coastal Development Permit would also allow for the existing single family residence to be used as a residential vacation rental, and because the proposed residential vacation rental would be within 50 feet of another/existing residential vacation rental, a modification of the location standard is required. The proposed project is within the Residential Multi-Family land use category and is located at 137 1st Street, in the community of Avila Beach. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA and received a Class 3 Categorical Exemption.

County File Number: DRC2013-00019
Supervisory District: 3
Cody Scheel, Project Manager

Assessor Parcel Number: 076-224-016
Date Accepted: February 6, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by MARO TRAVALINI for a Minor Use Permit/Coastal Development Permit (DRC3013-00049) is granted based on the Findings A. though I. listed in Exhibit A and subject to the Conditions 1 through 28 listed in Exhibit B (Document Number:2014-020_PDH).

6. Hearing to consider a request by **JEFF & SUSAN PICKARD** for a Minor Use Permit that will allow an as-built unpermitted guesthouse to achieve compliance with the County Land Use Ordinance (LUO) and remain on the property. To the achieve compliance, the current 858 square foot guesthouse will be reduced to 600 square feet of habitable space. Modification of the location standard of section 22.30.410 E.2. of Title 22, Land Use Ordinance, requires a guest house be located within 50 feet from the primary residence, is required. The applicant is requesting instead, to allow the as-built guesthouse to be located approximately 83 feet from the primary residence. The applicant has also requested a side setback adjustment from 30 feet to 10 feet. The proposed project is within the Residential Suburban land use category, on a 6.25 acre parcel, located on the east side of Salinas Drive (at 12805 Salinas Drive), approximately 1/2 mile south of the City of Atascadero. The site is in the Salinas planning area. This project was issued a Class I Categorical Exemption.

County File Number: DRC2012-00092
Supervisorial District: 5
Holly Phipps, Project Manager

Assessor Parcel Number: 059-111-023
Date Accepted: December 19, 2013
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by JEFF & SUSAN PICKARD for a Minor Use Permit (DRC2012-00092) is granted based on the Findings A. through H. listed in Exhibit A and subject to the Conditions 1 through 11 listed in Exhibit B (Document Number: 2014-021_PDH).

ADJOURNMENT @: 9:04 a.m.

Next Scheduled Meeting: April 18, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings