

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, May 02, 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 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.

Dana Lilley, Hearing Officer: opens meeting.

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. Hearing to consider a request by **JENNIFER BABB-ZWARG** for a Minor Use Permit to allow an existing 84 square foot farm stand that is located within 400 feet of a residence located outside the ownership of the applicant. A Minor Use Permit is required in order to waive the 400 foot distance standard contained in Section 22.30.075 of the Land Use Ordinance. The proposed project is within the Residential Suburban land use category and is located at 606 Crestmont Drive, approximately two miles south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. This project is exempt under CEQA.

County File Number: DRC2013-00067
Supervisorial District: 3
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 044-082-007
Date Accepted: February 26, 2014
Recommendation: Approve.

Thereafter, on motion of the hearing officer, the request by JENNIFER BABB-ZWARG for a Minor Use Permit (DRC2013-00067) is granted based on the Findings A. through

G. and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2014-023_PDH)

4. Hearing to consider a request by **FRANK & SUSAN BROWNELL** for a Minor Use Permit / Coastal Development Permit to allow a change of use designation of an existing two-bedroom caretaker residence into a single family residence, and to allow the proposed single family residence to be used as a residential vacation rental. The two-bedroom residence is located on the second floor of a mixed use building, with two office suites on the second floor, and one retail suite on the first floor. The site also includes and a four car garage located within the existing building footprint. The project includes a proposed parking adjustment to reduce the required number of parking spaces from five to four. The proposed project is located within the Central Business District and in the Commercial Retail land use category and is located at 123 North Ocean Avenue, in the community of Cayucos. The site is in the Estero planning area. This project received a Class 3 Categorical Exemption under CEQA.
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| County File Number: DRC2013-00036 | Assessor Parcel Number: 064-115-025 |
| Supervisorial District: 2 | Date Accepted: November 30, 2013 |
| Cody Scheel, Project Manager | Recommendation: Approval |

Thereafter, on motion of the hearing officer, the request by FRANK & SUSAN BROWNELL for a Minor Use Permit / Coastal Development Permit (DRC2013-00036) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2014-024_PDH)

5. Hearing to consider a request by Robert Wisberg for a Minor Use Permit / Coastal Development Permit to allow a change in the use designation of an existing two-bedroom caretaker residence into a single family residence, and to allow the proposed single family residence to be used as a residential vacation rental. The two-bedroom residence is located on the second floor of a mixed use building, with two office suites on the second floor, and two retail suites on the first floor. The site also includes six carport parking spaces and one garage parking space, with all spaces located within the existing building footprint. The proposed project is within the Central Business District and in the Commercial Retail land use category and is located at 287 South Ocean Avenue, in the community of Cayucos. The site is in the Estero planning area. This project received a Class 3 Categorical Exemption under CEQA.
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| County File Number: DRC2013-00035 | Assessor Parcel Number: 064-125-052 |
| Supervisorial District: 2 | Date Accepted: November 29, 2013 |
| Cody Scheel, Project Manager | Recommendation: Approval |

Thereafter, on motion of the hearing officer, the request by ROBERT WISBERG for a Minor Use Permit / Coastal Development Permit (DRC2013-00035) is granted based on the Findings A. through K. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2014-025_PDH)

ADJOURNMENT: 9:05 A.M.

Next Scheduled Meeting: May 16, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the June 6, 2013 Planning Department Hearings Meeting.