



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, June 06, 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. May 2, 2014 PDH DRAFT MINUTES
4. Hearing to consider a request by **CRAIG STOLLER** for a Minor Use Permit to allow for a 13,525 square foot (S.F.) production winery that would be constructed in two phases. Phase I construction would include one building totaling 6,350 S.F. that includes: tank room (3,335 S.F.), a fermentation room (1,400 S.F.), and office/lab (625 S.F.), and a

caretakers unit (970 S.F.). Phase 2 construction would include an additional 7,175 S.F. building that would include: a barrel storage room (4,700 S.F.), and a 2 storage rooms (2,475 S.F.). Areas outside of the winery building that is connected by a breeze way would include a covered crush pad (8,085 S.F.) and a deck (480 S.F.). Maximum wine production with build out would be 15,000 cases. The project does not include public tasting and special events. The project will result in the approximate disturbance of 2.5 acres of the 114 acre parcel. The project is located within the Agriculture land use category, on the (west) side of South El Pomar at the intersection with Almond Drive, in the El Pomar/Estrella planning area, approximately 7 miles east of the community of the community of Templeton. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on **April 4, 2014** for this project. Mitigation measures are proposed to address visual, air quality, biological, geology and soils, and wastewater and are included as conditions of approval.

**County File Number: DRC2013-00014**  
Supervisory District: 1  
**Rob Fitzroy, Project Manager**

Assessor Parcel Number: 033-291-034  
Date Accepted: November 27, 2013  
**Recommendation: Approval**

5. Hearing to consider a request by **RICHARD & MICHELLE FROEHLICH** for a Minor Use Permit/Coastal Development Permit to allow a residential remodel and addition to an existing single family residence and adjustment to allow a new covered porch to project a maximum of six (6) feet into the front yard setback. The project will include a new 334 square foot attached garage, approximately 219 square feet of additional living space on the first floor, and a new 246 square foot covered porch. Approximately 96 square feet of the covered porch will project a maximum of six (6) feet into the front setback. Maximum height of the proposed project is 18 feet as measured from the street centerline of Pacific Avenue. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 473 Pacific Avenue, approximately 70 feet northeast of the intersection of 5th Street and Pacific Avenue in the community of Cayucos. The site is in the Estero planning area. This project is exempt from CEQA (Class 1).

**County File Number: DRC2013-00074**  
Supervisory District: 2  
**Megan Martin, Project Manager**

Assessor Parcel Number: 064-143-010  
Date accepted: March 24, 2014  
**Recommendation: Approval**

6. Hearing to consider a request by **THOMAS MAINO** for a Minor Use Permit to allow construction of a 12,007 square foot, one-story, commercial office building. The project site is Lot 5 of Tract 2368, a commercial service business park subdivision, recorded in 2006. The project will result in disturbance of the entire 1.08 acre parcel. The proposed project is within the Commercial Service land use category and is located at 1133 Farmhouse Lane, 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 that was 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 occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous

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: DRC2013-00082**  
Supervisory District: 3  
**Stephanie Fuhs, Project Manager**

Assessor Parcel Number: 076-512-005.  
Date Accepted: April 22, 2014  
**Recommendation: Approve**

7. Hearing to consider a request by **PRICE HINDS PLAZA, LLC. (Oceano Community Farmer's Market)** for a Minor Use Permit to allow a community farmer's market to be held on Saturday afternoons (four hour maximum including set up and break down) at 1341 Paso Robles Street, approximately 25 feet east of Front Street and 13th Street intersection. The applicant is also requesting four, one-day community events (temporary events) annually to be held at the same site. The proposed project is within the Commercial Retail land use category and is located in the community of Oceano. The site is in the San Luis Bay planning area. This project was granted Class 4 Categorical Exemption (ED13-228) on May 7, 2014.

**County File Number: DRC2013-00079**  
Supervisory District: 4  
**Schani Siong, Project Manager**

Assessor Parcel Number: 062-042-044  
Date Accepted: April 14, 2014  
**Recommendation: Approve**

#### **HEARING ITEMS**

8. Hearing to consider a request by **CENTRALLY GROWN INC. / DAVID ROBERTSON** for a Minor Use Permit to remodel and change the use of existing structures. The project would perform interior and exterior structural modifications to existing on-site structures to meet current Building Code requirements. The project would include a change in use of an existing single family residence and commercial storage structure to commercial retail. The project is located at 7432 Exotic Garden Lane, Cambria, in the North Coast Sub Area planning area. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 4, 2014 for this project. Mitigation measures are proposed to address biological resources and are included as conditions of approval. Also, to be considered is the Request for Review (appeal) of the Mitigated Negative Declaration.

**County File Number: DRC2012-00119**  
Supervisory District: 2  
**Rob Fitzroy, Project Manager**

Assessor Parcel Number: 013-381-002  
Date Accepted: November 21, 2013  
**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.