

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, June 20, 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 **Mike Wulkan, 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.

Mike Wulkan, 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. May 16, 2014 PDH Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of May 16, 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 **J. TENBROECK INC. & DALE AND CARLY KAISER** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 2,727 square-foot, three-level single family residence with a 460 square-foot attached garage and approximately 400 square feet of deck area. The project will result in the disturbance of the entire vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 3286 Shearer Avenue, approximately 0.27 mile southeast of the Old Creek Road and Highway 1 intersection, in the community of Cayucos. The site is located in the Estero planning area. This project was granted a General Rule Exemption on May 28, 2014.

County File Number: DRC2013-00010
Supervisory District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 064-426-017
Date Accepted: May 9, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by TENBROECK INC. and DALE & CARLY FAISER for Minor Use Permit/Coastal Development Permit (DRC2013-00010) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 31 in Exhibit B. (Document Number: 2014-036_PDH)

5. Hearing to consider a request by **JAMES FORAGE** for a Minor Use Permit to allow an exception to the design standards for a secondary dwelling to be located more than the maximum distance requirement of 250 feet from the primary dwelling and site disturbance of over an acre. The secondary dwelling will be located approximately 1,000 feet from the primary residence. The project will result in the disturbance of 1.23 acres of an approximately 209 acre parcel. The proposed project is within the Residential Rural and Rural Lands land use categories and is located at 3355 See Canyon Road, approximately four miles south west of the City of San Luis Obispo. The site is in the San Luis Bay (Inland) planning area. This project is exempt under CEQA.

County File No: DRC2013-00063
Supervisory District: 3
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 076-103-021
Date Accepted: May 14, 2014
Recommends: Approval.

Thereafter, on motion of the hearing officer, the request by JAMES FORAGE for a Minor Use Permit (DRC2013-00063) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2014-037_PDH)

6. Hearing to consider a request by **RODOLFO MARQUEZ** for a Minor Use Permit to allow for construction of two single family residences on a 7,000 square foot parcel. One residence will be 2,517 square feet; the second unit will be 1,645 square feet. The project will result in the disturbance of the entire 6,993 square foot parcel. The request also includes a waiver of the one guest parking space required for the project (no guest parking is proposed due to on street parking on both Beach and 22nd Street). The proposed project is within the Residential Multi-Family land use category and is located at 1880 Beach Street (the northwestern corner of Beach and 22nd 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 No: DRC2013-00064
Supervisory District: 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 062-093-005
Date Accepted: May 14, 2014
Recommends: Approval

Thereafter, on motion of the hearing officer, the request by RODOLFO MARQUEZ for a Minor Use Permit is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 25 in Exhibit B. (Document Number: 2014-038_PDH)

ADJOURNMENT

Next Scheduled Meeting: July 18, 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 August 1, 2014 Planning Department Hearings Meeting.