



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: FRIDAY, AUGUST 1, 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. June 20, 2014 Planning Department Hearings DRAFT Minutes
4. Hearing to consider a request by **PADERO LLC. / ANGELO MOZILO** for a Minor Use Permit to allow for the construction of two 2-story retail/office buildings, totaling 5,878 square feet in size combined; and allow a reduction of the required parking for shared peak-hour parking. Proposed Building A will be 4,245 square feet in size and Building B

will be 1,633 square feet in size. A total of twelve on-site parking spaces will be provided. The project will result in the disturbance of the entire 11,500 square foot parcel. The project is within the Commercial Retail land use category and is located at 508 South Main Street, on the southwest corner of the intersection of South Main Street and 4th Street, in the community of Templeton. The site is in the Salinas River Sub Area of the North County planning area. This project is exempt under CEQA.

**County File Number: DRC2013-00081**  
Supervisory District: 1.  
**Xzandrea Fowler, Project Manager.**

Assessor Parcel Number: 041-113-008.  
Date Accepted: May 30, 2014  
**Recommendation: Approve.**

5. Hearing to consider a request by **BIDDLE RANCH VINEYARDS, LLC** for a Minor Use Permit to allow for the construction of a new 4,750 square-foot winery facility and tasting room in two phases. Wine production is estimated at 10,000 cases annually with a maximum case production limit of up to 15,000 cases annually. The applicant is also requesting a limited special event program that includes six annual events with no more than 80 attendees each, in addition to events (industry-wide events) that are exempt from permit requirements. The events will occur inside the winery structure and adjacent to the winery. The proposed project (both phases) will result in the disturbance of approximately 30,000 square feet on a 21-acre parcel. The Land Use Ordinance requires a 200' setback from all property lines for structures that house a public tasting room. The applicant is requesting to reduce this setback to 161' in order to minimize the removal of vines. The proposed project is within the Agriculture land use category and is located at 2060 Biddle Ranch Road, on the northeast portion of the intersection of Biddle Ranch Road and Highway 227, approximately two miles south of the southerly San Luis Obispo city-limit. The site is in the San Luis Obispo (south) sub-area of the rural South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. 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 **June 19, 2014** for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, public services/ utilities, and water and hydrology and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

**County File Number: DRC2013-00068**  
Supervisory District: 3  
**Airlin Singewald, Project Manager**

Assessor Parcel Number: 044-381-022  
Date Accepted: March 27, 2014  
**Recommendation: Approve**

## **HEARING ITEMS**

6. Hearing to consider a request by **GERALD P. DEVINE & CATHRYN W. KELLEY** for a Lot Line Adjustment (COAL 14-0011) to adjust the lot lines between two parcels of approximately 19.49 and 19.53 acres each, resulting in two parcels with the same size (19.49 and 19.53 acres each) as the original parcels but different configuration of the shared lot line. The adjustment will result in two parcels of approximately 19.49 and 19.53 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located at 3133 Upper Lopez Canyon Road, approximately 630.0 feet north of the intersection of Upper Lopez Canyon Road and Waters End Road, east of the village of Los Ranchos/Edna and east of the City of San Luis Obispo. The site is in the Los Padres Sub Area South in

the South County planning area. This project is exempt under CEQA.

**County File Number: SUB2013-00048**

Supervisorial District: 4

**Manson, Project Manager**

APN(s): 048-081-018 & 048-081-020

Date Accepted: June 5, 2014 **Jo**

**Recommendation: Approve**

ESTIMATED TIME OF ADJOURNMENT: 9:30 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.