ok Mike Wulkan 8/11/14

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, August 01, 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 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. June 20, 2014 Planning Department Hearings DRAFT Minutes

   Received and Filed.
   Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of June 20, 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 **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 408 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.
Supervisorial District: 1
Xzandrea Fowler, Project Manager.

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

Thereafter, on motion of the hearing officer, the request by PADERO, LLC/ANGELO MOZILO for a Minor Use Permit (DRC2013-00081) is granted based on the Findings A. Through G. listed in Exhibit A and subject to the Conditions 1 through 36 Listed in Exhibit B (Document Number: 2014-047_PDH).

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
Supervisorial District: 3
Airlin Singewald, Project Manager

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

Thereafter, on motion of the hearing officer, the request by BIDDLE RANCH VINEYARDS, LLC for a Minor Use Permit (DRC2013-00068) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 33 listed in Exhibit B (Document Number: 2014-048_PDH).

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 qualifies for a General Rule Exemption under CEQA.

County File Number:SUB2013-00048
Supervisorial District: 4
Jo Manson, Project Manager

APN(s): 048-081-018 & 048-081-020
Date Accepted: June 5, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by GERALD P. DEVINE & CATHRYN W. KELLEY for a Lot Line Adjustment (SUB2013-00048) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2014-049_PDH).

ADJOURNMENT: 9:12 a.m.

Next Scheduled Meeting: August 15, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings