

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, September 19, 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. August 15, 2014 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of August 15, 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 **DAVID HARDEE** for a Minor Use Permit (DRC2013-00114) to allow additional time to complete the final phases on a previously approved Minor Use Permit that allowed the construction of a winery. The previously approved Minor Use Permit approved the phased construction of a 4,800 square foot (sf) wine processing facility with a small tasting area (Phase I), construction of an approximately 3,000 sf wine tasting building (Phase II), a 5,000 sf for a barrel storage cave (Phase III), and 6 special events with up to 80 people. Phase I, the processing facility

and small tasting area, has been completed and is operating. The proposed project is within the Agriculture land use category and is located on the southwest side of Adelaida Road (at 3525 Adelaida Road), approximately two miles west of Nacimiento Lake Drive, west of the City of Paso Robles. The site is in the North County planning area, Adelaida Sub Area. Based on Staff's determination an addendum to an adopted Mitigative Negative Declaration can apply.

County File Number: DRC2013-00114
Supervisorial District: 1
Holly Phipps, Project Manager

Assessor Parcel Number: 026-233-017
Date Accepted: July 17, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by DAVID HARDEE for a Minor Use Permit (DRC2013-00114) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 30 in Exhibit B. (Document Number: 2014-056_PDH)

5. Hearing to consider a request by **IAN FORSYTH** for a Minor Use Permit/Coastal Development Permit (DRC2013-00055) to allow the construction of a 2,664 square-foot three-level single family residence with a 495 square foot garage and an approximately 904 square foot unconditioned basement. The project will result in the disturbance of approximately 2,400 square feet on an approximately 3,500 square foot vacant parcel with an average slope of 28%. Maximum height of the proposed residence is 28 feet as measured from average natural grade. The proposed project is within the Residential Single Family land use category and is located at 2746 Richard Avenue within the community of Cayucos in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2013-00055
Supervisorial District: 2
Megan Martin, Project Manager

Assessor Parcel Number: 064-204-023
Date accepted: May 19, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by IAN FORSYTH for a Minor Use Permit/Coastal Development Permit (DRC2013-00055) is granted based on the Findings A. through K. in Exhibit A and subject to the Conditions 1 through 23 in Exhibit B. (Document Number: 2014-057_PDH)

6. Hearing to consider a request by **JIM AND SANDY GREGORY** for a Minor Use Permit/Coastal Development Permit (DRC2013-00090) to allow for the construction of a 488 square foot single story studio/workshop addition and retaining wall to an existing 1,597 square foot single family residence. The project will result in the disturbance of approximately 950 square feet on an approximately 6,435 square foot parcel. The proposed project is within the Residential Multi Family land use category and is located at 269 Butte Drive within the community of Los Osos in the Estero planning area. This project is exempt from CEQA.

County File Number: DRC2013-00090
Supervisorial District: 2
Megan Martin, Project Manager

Assessor Parcel Number: 074-461-019
Date accepted: July 25, 2014.
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by JIM AND SANDY GREGORY

for a Minor Use Permit/Coastal Development Permit (DRC2013-00090) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2014-058_PDH)

7. Hearing to consider a request by **JOHN AND VICTORIA CAMERON** for a Minor Use Permit/Coastal Development Permit (DRC2013-00098) to allow the addition of a detached 323 square foot guest house and 306 square foot garage. The project will result in the disturbance of approximately 700 square feet on an approximately 5,133 square-foot residential parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 549 Pacific Street, in the community of Cayucos. The site is located in the Estero planning area. This project was granted a Class 3 Categorical Exemption on July 23, 2014.

County File Number: DRC2013-00098
Supervisory District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 064-144-010
Date Accepted: July 8, 2014
Recommendation : Approve

Thereafter, on motion of the hearing officer, the request by JOHN AND VICTORIA CAMERON for a Minor Use Permit/Coastal Development Permit (DRC2013-00098) is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2014-059_PDH)

ADJOURNMENT

Next Scheduled Meeting: October 3, 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 November 7, 2014 Planning Department Hearings' Meeting.