



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, October 03, 2014**

**HEARING OFFICER: Matt Janssen**

### **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. September 5, 2014 PDH DRAFT Minutes
4. Hearing to consider a request by **LEE AND ALEXANDRA CHAMBERLAIN** for a Minor Use Permit (DRC2013-00104) to modify the 250 foot maximum distance standard for a secondary dwelling to the primary residence pursuant to County Land Use Ordinance Section 22.30.470(F). Due to steep topography and mature oak trees on-site, the 1,200 square foot secondary dwelling will be located approximately 1,100 feet from the primary

single family residence on an approximately 29.73 acre parcel. The proposed project is within the Residential Rural land use category and is located at 1761 Horizon Lane, approximately 1.3 mile southwest of the Vineyard Drive and Santa Rita Road intersection and 1,000 feet south of the Templeton urban reserve line. The site is in the rural Salinas River sub area of the North County planning area. This project was granted a Class 3 Categorical Exemption on September 8, 2014 (ED14-061).

**County File Number: DRC2013-00104**  
Supervisorial District:1  
**Schani Siong, Project Manager**

Assessor Parcel Number: 039-261-014  
Date Accepted: August 27, 2014  
**Recommends: Approval**

5. Hearing to consider a request by **GEORGE HAUSER** for a Minor Use Permit / Coastal Development Permit (DRC2014-00007) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Multi-Family land use category and is located at 1538 Strand Way, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. The project received a Class 3 Categorical Exemption under CEQA.

**County File Number: DRC2014-00007**  
Supervisorial District: 4  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 061-061-017  
Date Accepted: August 15, 2014  
**Recommends: Approval**

6. Hearing to consider a request by **MARK STONEBURNER** for a Minor Use Permit (DRC2013-00103) to permit a waiver of the size limitation of 1,000 square feet for a detached garage plus 40% of the primary dwelling square footage in workshop space (1,500 square feet total allowable in this case), to allow an existing 4,520 square foot garage/workshop to remain on the applicant's site. The proposed project is within the Residential Rural land use category and is located at 575 Highland Hills Drive, approximately three miles northeast of the community of Nipomo. The site is in the South County (Inland) planning area. This project is exempt under CEQA.

**County File Number: DRC2013-00103**  
Supervisorial District: 4  
**Stephanie Fuhs, Project Manager**

Assessor Parcel Number: 090-451-040  
Date Accepted: July 10, 2014  
**Recommends: Approval**

## **HEARING ITEMS**

7. Hearing to consider a request by **KEVIN RILEY/ANTHONY BADZIOCH** for a Lot Line Adjustment (COAL 13-0094) to adjust the lot lines between two parcels of 10.07 and 41.22 acres each. The adjustment will reconfigure of the property line between the two parcels resulting in the same property sizes of 10.07 and 41.22 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 3180 Willow Creek Road, approximately ½ mile east of Vineyard Drive, approximately 2.5 miles west of the community of Templeton. The site is in the North County (Adelaida sub area) planning area. This project is exempt under CEQA.

**County File Number: SUB 2013-00046**  
Supervisorial District: 1  
**Stephanie Fuhs, Project Manager**

APN(s): 039-101-032 & 039-101-041  
Date Accepted: August 25, 2014  
**Recommends: Approval**

8. Hearing to consider a request by **EARL J. DARWAY FAMILY TRUST** for a Lot Line Adjustment (COAL14-0022) to adjust the lot lines between (3) three parcels of 31 acres, 30 acres, and 15 acres. The adjustment will result in (3) three parcels of 46 acres, 25 acres and 5 acres. The proposed project is within the Agriculture land use category, Airport Review Area and Flood Hazard and is located (at 215 Green Gate Road) approximately 3 miles south of from the City of San Luis Obispo. The site is in the South County planning area, San Luis Obispo Sub Area South; A Class 5 Categorical Exemption (ED14-057) was issued on September 3, 2014.

**County File Number: SUB2013-00072**  
Supervisory District: 3  
**Holly Phipps, Project Manager**

APN(s): 044-401-042 & 044-161-008  
Date Accepted: July 2, 2014  
**Recommends: Approval**

9. Hearing to consider a request by **JOHN AVREA** for a Minor Use Permit / Coastal Development Permit (DRC2014-00005) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Suburban land use category and is located at 1492 Valley View Lane, in the community of Los Osos. The site is in the Estero Coastal planning area. This project received a Class 3 Categorical Exemption under CEQA.

**County File Number: DRC2014-00005**  
Supervisory District: 2  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 074-325-062  
Date Accepted: August 15, 2014  
**Recommends: Approval**

ESTIMATED TIME OF ADJOURNMENT: 10:00 AM

NICOLE RETANA, SECRETARY  
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.