



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: FRIDAY, DECEMBER 05, 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. Hearing to consider a request by **JOHN SWIFT** for a Minor Use Permit/Coastal Development Permit to: a) construct a new 2,340 square-foot single family residence with a 280 square-foot attached garage; b) grading to widen and extend an existing 1,700 foot long access road; c) installation of two 8,000 gallon water tanks and associated utilities; and d) conversion of an existing single family residence to farm support quarters. The proposed project would result in the disturbance of approximately 1.3 acre on a 148-acre parcel in the Agriculture land use category. The proposed project is located at 3698 Clark Valley Road, approximately one mile south of Los Osos

Valley Road and two miles southeast of the Los Osos urban reserve line. The site is in the Estero 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 October 30, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services/Utilities, and Water/Hydrology. 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: DRC2012-00117
Supervisorial District: 2
Arlin Singewald, Project Manager

Assessor Parcel Number: 067-161-01
Date Accepted: August 25, 2014
Recommendation: Approve

4. Hearing to consider a request by **JOHN DAY / J. TENBROECK INC.** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 2,650 square-foot, three-level single family residence with an 840 square-foot attached garage and approximately 447 square feet of deck area. The project will result in the disturbance of approximately 3,600 square feet on a 3,600 square-foot vacant residential parcel. The proposed project is within the Residential Single Family land use category and is located at 3263 Shearer Avenue, approximately 0.3 miles 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 is exempt under CEQA.

County File Number: DRC2014-00012
Supervisorial District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 064-427-046
Date Accepted: October 1, 2014
Recommendation: Approve

5. Hearing to consider a request by **STEVE WOODARD** for a Minor Use Permit/Coastal Development Permit to allow the demolition of an existing 1,283 square foot single family residence and construction of a new 1,755 square foot, two-level single family residence with a 441 square foot attached garage. The proposed residence also includes approximately 155 square feet of deck and 57 square feet of balcony area. The project will result in the disturbance of the entire 3,280 square-foot residential parcel. The proposed project is within the Residential Single Family land use category and is located at 1698 Pacific Avenue, west of Pacific Avenue and 17th Street intersection, in the community of Cayucos. The site is located in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2013-00109
Supervisorial District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 064-236-004
Date Accepted: October 1, 2014
Recommendation: Approval

6. Hearing to consider a request by **RONALD VIOLA** for a Minor Use Permit / Coastal Development Permit to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Single Family

land use category and is located at 1161 Pasadena Drive, approximately 300 feet north of the Santa Ysabel Avenue / Pasadena Drive intersection, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2014-00023
Supervisorial District: 2
Cody Scheel, Project Manager

Assessor Parcel Number: 038-371-007
Date Accepted: September 11, 2014
Recommendation: Approve

HEARING ITEMS

7. Hearing to consider a request by **ERNEST PEREVOSKI & TERRI L. ABBEY LIVING TRUST** for a Minor Use Permit / Coastal Development Permit to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Single Family land use category and is located at 672 Santa Lucia Avenue, approximately 100 feet east of 2nd Street, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2014-00028
Supervisorial District: 2
Cody Scheel; Project Manager

Assessor Parcel Number: 038-681-015
Date Accepted: September 23, 2014
Recommendation: Approve

8. Hearing to consider a request by **THOMAS DANFIELD & EUGENE MACHADO** for a Lot Line Adjustment (COAL14-0087) to adjust the lot lines between two parcels of 30.6 and 57.5 acres each. The adjustment will result in two parcels of 30.5 and 57.6 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 3725 Santa Manuela Road and 3751 Santa Domingo Road. The site is in the South County (Huasna-Lopez subarea) planning area. This project is exempt under CEQA.

County File Number: SUB2014-00016
Supervisorial District: 4
Stephanie Fuhs, Project Manager.

APN(s): 048-171-004 & 048-171-008
Date Accepted: September 12, 2014
Recommendation: Approve.

9. Hearing to consider a request by **ROBERT WILCOX** for a Lot Line Adjustment (COAL14-0056) to adjust the lot lines between two (2) parcels of 2 acres (Parcel 1) and 2 acres (Parcel 2). The adjustment will result in 2 parcels of 1.51 acres and 2.61 acres, respectively. 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 on the south side of Ground Squirrel Hollow; approximately 0.3 miles east of Geneseo Road, located approximately 6 miles east of Paso Robles. The site is in the El Pomar-Estrella Sub Area of the North County Planning Area. This project is exempt under CEQA (Class 5).

County File Number: SUB2014-00005
Supervisorial District: 5
Megan Martin, Project Manager

APN(s): 015-325-033; 015-325-034
Accepted: September 22, 2014
Recommendation: Approve

ESTIMATED TIME OF ADJOURNMENT: 10:00 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.