SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, May 16, 2014

Approved Dana Lilley May 22, 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 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. April 18, 2014 PDH DRAFT Minutes

   Received and Filed.
   Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of April 18, 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 **PEOPLES' SELF HELP HOUSING CORPORATION** for a Minor Use Permit to allow the construction of 24 single-family residences in the previously-approved Tract 2710. The houses will be based on four floor plans, each of which are single-story and vary in size from 1,215 square feet to 1,536 square feet. Each house will be located on a lot varying in size from 6,000 square feet to 9,300 square feet. Also to be considered is a request pursuant to California Government Code Section 65915 to allow a reduction in the front setback for Lots 1 and 14 from 25 feet to 20 feet. The rear setback for Lot 14, which functions as a side yard, would be reduced from 10 feet to 5 feet. The proposed project is in the Residential Single Family land use category and is located on the south side of 11th Street at N Street in the community of San Miguel. The site is in the Salinas River sub-area of the North County planning area.

County File Number: DRC2013-00065.
Supervisorial District: 1.
Michael Conger, Project Manager

Assessor Parcel Number: 021-241-021.
Date Accepted: March 20, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by PEOPLES' SELF HELP HOUSING CORPORATION for a Minor Use Permit (DRC2013-0065) has been continued to the July 18, 2014 Planning Department Hearing.

5. Hearing to consider a request **JOHN & MARY RAU** for a Minor Use Permit/Coastal Development Permit to allow the addition of a 432 square-foot art studio to an existing single family residence. The new art studio is proposed to be constructed over an existing attached garage. The project will result in the disturbance of approximately 100 square feet of a 5,502 square-foot residential parcel. The proposed project is within the Residential Single Family land use category and is located at 392 Woodland Drive, on the northwest corner of Woodland Drive and Doris Avenue, in the community of Los Osos. The site is located in the Estero planning area. This project was granted a Class 1 Categorical Exemption (Sections 15301) on April 18, 2014 (ED13-212).

County File Number: DRC2013-00072
Supervisorial District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 074-171-026
Date Accepted: March 23, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by JOHN & MARY RAU for a Minor Use Permit/Coastal Development Permit (DRC2013-00072) is granted based on the Findings A. through J. listed in Exhibit A and subject to the Conditions 1 through 11 listed in Exhibit B (Document Number: 2014-026_PDH).

6. Hearing to consider a request by **GERALDINE & JAMES DANA** for a Minor Use Permit 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 the existing improvements on site, the 1,200 square foot secondary dwelling will be located approximately 350 feet from the primary single family residence on an approximately 15.02 acre parcel. The proposed project is within the Residential Rural Land Use category and is located at 1245 North Dana Foothill Road, approximately 0.53 mile east of the Highway 101 and North Thompson Avenue interchange, between the city of Arroyo Grande and community of Nipomo. The site is in the South County rural planning area. The project was granted a Class 3 Categorical Exemption on April 22, 2014 (ED13-215).

County File Number: DRC2013-00071
Supervisorial District: 4
Schani Siong, Project Manager

Assessor Parcel Number: 090-043-049
Date Accepted: March 17, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by GERALDINE & JAMES DANA for a Minor Use Permit (DRC2013-00071) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 12 listed in Exhibit B (Document Number: 2014-027_PDH).

7. Hearing to consider a request by **LEON & VIRGINIA BERNARDI** 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 Multi-Family land use category and is located at 339 McCarthy Avenue, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project received a Class 3 Categorical Exemption under CEQA.

County File Number: DRC2013-00060
Supervisorial District: 4
Cody Scheel, Project Manager

Assessor Parcel Number: 061-012-050
Date Accepted: February 13, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by LEON & VIRGINIA BERNARDI for a Minor Use Permit/Coastal Development Permit (DRC2013-00061) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 14 listed in Exhibit B (Document Number: 2014-028_PDH).

8. Hearing to consider a request by **MARY JOANNE JACOBY** 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 Multi-Family land use category and is located at 1612 Strand Way, between Surf Avenue and York Avenue, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. A Class 3 Categorical Exemption was issued for this project under CEQA.

County File Number: DRC2013-00059
Supervisorial District: 4
Cody Scheel, Project Manager

Assessor Parcel Number: 061-062-001
Date Accepted: February 13, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by MARY JOANNE JACOBY for a Minor Use Permit/Coastal Development Permit (DRC2013-00059) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 14 listed in Exhibit B (Document Number: 201-029_PDH).

9. Hearing to consider a request by **ROBERT & ERIKA MILES** 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 Multi-Family land use category and is located at 321 Surf Avenue, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project received a Class 3 Catagorical Exemption under CEQA.

County File Number: DRC2013-00058
Supervisorial District: 4
Cody Scheel, Project Manager

Assessor Parcel Number: 061-061-026
Date Accepted: February 13, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by ROBERT & ERIKA MILES

for a Minor Use Permit/Coastal Development Permit (DRC2013-0058) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 14 listed in Exhibit B (Document Number: 2014-030_PDH).

ADJOURNMENT

Next Scheduled Meeting: June 6, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings