SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, August 15, 2014

OK - MATT JANSSEN 9/3/14

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 **Matt Janssen, 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.

Matt Janssen, 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.

   Mary Webb, Vice President of Greenspace: speaks on issues in Cambria.

   Matt Janssen, Hearing Officer: responds to public comment.

   Airlin Singwald, Planning Staff: responds to public comment.

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. July 18, 2014 PDH Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing Minutes of July 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 **MCKERNON-CINDRICH** for a Minor Use Permit to allow for the modification of parking standards for a proposed restaurant. The proposed restaurant would require 31 parking spaces, and the applicant is proposing to reduce the required parking to a total of 24 spaces, of which, 11 spaces would be provided on-site and 13 spaces would be located on neighboring parking lots via shared parking agreements. The project is within the Commercial Retail land use

category and is located at 509 South Main Street, on the southeast corner of the intersection of South Main Street and 5th 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: DRC2013-00101
Supervisorial District: 1
Xzandrea Fowler, Project Manager

APN(s): 041-172-004 & 005
Date Accepted: June 30, 2014
Recommendation: Continue to 9/5/14

Thereafter, on motion of the hearing officer, the request by MCKERNON-CINDRICH for a Minor Use Permit (DRC2013-00101) is continued to September 5, 2014.

5. Hearing to consider a request by **CHRIS & KYRA KITTS** for a Minor Use Permit / Coastal Development Permit to allow the following: demolition of an existing deck/carport and sunroom, an addition of a 550 square foot garage with a 660 square foot bedroom and bathroom located above the garage (on the second floor), and a 210 square foot deck. The project will result in the disturbance of approximately 1,100 square feet of a 1.21 acre parcel. The proposed project is within the Residential Single Family land use category and is located at the corner of Quail Lane and Bayview Heights Drive at 1340 Bayview Heights Drive, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2013-00089
Supervisorial District: 2
Morgan Torell, Project Manager

Assessor Parcel Number: 074-325-036
Date Accepted: June 13, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by CHRIS & KYRA KITTS for a Minor Use Permit / Coastal Development Permit (DRC2013-00089)is granted based on the Findings A. through I in Exhibit A and subject to the Conditions 1 through 19 in Exhibit B. (Document Number: 2014-050_PDH)

HEARING ITEMS

6. Hearing to consider a request by **CONNIE GRIEB WILLEMS** to rename an existing road from Trout Farm Road to GRIEB RANCH WAY. The subject road is approximately 3,650 feet in length, and currently does not serve any addressed structures. This road joins the southeast side of Lopez Drive approximately 3,750 feet southwest of Lopez Lake Dam and approximately 5.5 miles northeast of the City of Arroyo Grande, in the Huasna-Lopez Sub Area, of the South County Planning Area.

County File Number: SUB2013-00067
Supervisorial District: 4
Cody Scheel, Project Manager

APN(s): 047-021-011, 013, 017 & 048-061-058
Dated Accepted: May 9, 2014
Recommendation: Approval

Cody Scheel, Project Manager: presents proposed project.

Thereafter, on motion of the hearing officer, the request by CONNIE GRIEB WILLEMS (SUB2013-00067) to rename an existing road from Trout Farm Road to GRIEB RANCH WAY is granted based on the Findings A. through E. in Exhibit A. (Document Number: 2014-051_PDH)

7. Hearing to consider a request by **JOHN AND JUDY KENT** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 600 square foot guesthouse with a 310 square foot deck and approximately 70 square feet of wooden stairs. The project will result in approximately 4,500 square feet of ground disturbance on a 10,500 square foot residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2561 Victoria Way, approximately 0.25-mile northwest of the Ardath Drive and Madison Street intersection, in the community of Cambria. The site is in the North Coast planning area. This project was granted a Class 3 Categorical Exemption on July 18, 2014 (ED14-017). This project is exempt under CEQA.

County File Number: DRC2013-00061
Supervisorial District: 2
Schani Siong, Project Manager

Assessor Parcel Number: 023-021-031
Date Accepted: June 10, 2014
Recommendation: Approval

Schani Siong, Project Manager: presents proposed project.

Matt Janssen, Hearing Officer: questions if there are any code violations with Schani Siong, responding.

David Einung, Agent: reads a letter from the applicants responding to concerns with project.

Matt Janssen, Hearing Officer: questions the usage of the proposed guest house with David Einung, agent responding.

Lauel Stewart, Chair of NCAC: discusses issues with the proposed project.

Mary Webb, Environment representative of NCAC: discusses the delivery of water/water tanks. Also, speaks to the issue of lack of water available in Cambria.

David Einung, Agent: responds to public comments.

Schani Siong, Project Manager: discusses the correction of 4500 to 2100 square feet. Also, reviews and reads into the record the proposed changes of new Condition 31 & 32 with re-numbering as needed and Condition 8.

Airlin Singewald, Planning Staff: responds to Ms. Webb comments.

Matt Janssen, Hearing Officer: suggests revising Condition 1, reading revision into record and reviews the proposed project.

Thereafter, on motion of the hearing officer, the request by JOHN AND JUDY KENT for a Minor Use Permit/Coastal Development Permit (DRC2013-00061) is granted based on the Findings A. through N. in Exhibit A and subject to the modified Conditions 1 through 44, revised Condition 1 to read " This Minor Use Permit/Coastal Development Permit authorizes the construction of a 600 square foot guesthouse, 307 square feet of impermeable deck and approximately 70 square feet of permeable stairs. Maximum area of site disturbance shall be limited to 2100 square feet."; revised Condition 8 to read " Prior to issuance of construction permits, the applicant shall obtain an encroachment permit from the Department of Public Works for the proposed modification of the existing retaining wall along Madison Street.; adding New Condition 31 to read " All excavations and trenching within the root-zone of onsite pine trees shall be hand dug. This means that a backhoe or similar mechanical equipment shall not be used within the pine tree root-zone.; and adding New Condition 32 to read " Highly visible protective fencing shall be installed around all existing pine trees within 50 feet of site disturbance."; renumbering as needed. (Document Number: 2014-052_PDH)

ADJOURNMENT

Next Scheduled Meeting: September 5, 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 September 19, 2014 Planning Department Hearings Meeting.