SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF

Friday, September 05, 2014

Approved 9/11/14

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 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. August 1, 2014 PDH Minutes

   Received and Filed.

   Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing minutes of August 1, 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 STOOTHOFF** for a Minor Use Permit/Coastal Development Permit to allow the construction of a 558 square-foot two-story addition, replacement of an existing wooden retaining wall with a new concrete retaining wall around an existing patio, and conversion of existing living space into a new one car garage. The project will result in approximately 500 square feet of ground disturbance on a 4,875 square-foot parcel in the Residential Single Family land use category. The proposed project is located at 967 Sheffield Street, approximately 500 feet east of Main Street, in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2013-00116
Supervisorial District: 2
Brandi Cummings, Project Manager

APN(s): 022-212-034 & 035
Date Accepted: July 25, 2014
Recommendation: Approve

Therefore, on motion of the Hearing Officer, the request by DAVID STOOTHOFF for a Minor Use Permit/Coastal Development Permit (DRC2013-00116) is granted based on the Findings A. through N. listed in Exhibit A and subject to the Conditions 1 through 40 listed in Exhibit B (Document Number: 2014-053_PDH).

HEARING ITEMS

5. Hearing to consider a request by **MAJOR DOMO, LLC**, for a Lot Line Adjustment (COAL 12-0081) to adjust the lot lines between two existing parcels of approximately 1,696 acres and 20 acres in size. The adjustment will result in two parcels, of approximately 623 acres and 1,082 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 on the east side of El Camino Real, approximately 900 feet northeast of the intersection of Estrada Avenue (CA-58) and El Camino Real, northeast of the community of Santa Margarita. The site is in the Salinas River sub area of the North County planning area. This project qualifies for a Categorical Exemption under CEQA.

County File Number: SUB2012-00025
Supervisorial District: 5
Xzandrea Fowler, Project Manager

APN(s): 070-091-037 & 039
Date Accepted: July 25, 2014
Recommendation: Approve

Xzandrea Fowler, Project Manager: presents project via a Power Point presentation.

Jamie Kirk, Agent for Applicant: states she is in support of the removal of Condition 11. Ms. Kirk also requests that the discussion in the staff report regarding Planning Area Standards for Santa Margarita Ranch be made a part of the record, noting that an Ag Cluster Subdivision is allowed without the requirement of a specific plan.

Dana Lilley, Hearing Officer: asks staff if the request by Ms. Kirk is acceptable. Xzandrea Fowler, Project Manager, responds.

Therefore, on motion of the Hearing Officer, the request by MAJOR DOMO, LLC for a Lot Line Adjustment (SUB2012-00025/COAL 12-0081) is granted based on the Findings A. through D. listed in Exhibit A and subject to the revised Conditions 1 through 10 listed in Exhibit B (Document Number: 2014-054_PDH).

6. Hearing to consider a request by **JOHN BIRKLER** for a Minor Use Permit to convert an existing detached garage/ workshop to a guest house/ home office and modify the 50-foot minimum distance standard for a guesthouse/ home office to the primary residence pursuant to County Land Use Ordinance Section 22.30.410E. Due to the existing improvements on site, the 600 square foot guesthouse will be located approximately 810 feet from the primary single family residence on an approximately 55.65 acre parcel. The proposed project is within the Residential Rural Land Use category located at 1191 Deerfield Road, approximately 0.50 miles southwest of the Highway 46 and Hidden Valley Road intersection, and two miles west of the community of Templeton. The site is in the Adelaida sub-area of the North County Planning Area. This project is exempt under CEQA (Cont'd from the 7/18/14 PH)..

County File Number: DRC2013-00087
Supervisorial District:1
Schani Siong, Project Manager

Assessor Parcel Number: 039-401-041
Date Accepted: May 9, 2014
Recommendation: Withdraw

Dana Lilley, Hearing Officer: withdraws the project.

Thereafter, on motion of the Hearing Officer, the request by JOHN BIRKLER for a Minor Use Permit (DRC2013-00087) has been withdrawn.

7. 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 exempt from CEQA and 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 (Cont'd from the 8/15/14 PDH).

County File Number: DRC2013-00101
Supervisorial District: 1
Xzandrea Fowler, Project Manager

APN(s): 041-172-004 & 005
Date Accepted: June 30, 2014
Recommendation: Approve.

Xzandrea Fowler, Project Manager: presents project via a Power Point presentation.

Rachel Kovesdi, Agent for Applicant: shows a Power Point presentation outlining details of the project and requests approval.

Thereafter, on motion of the Hearing Officer, the request by MCKERNON-CINDRICH for a Minor Use Permit (DRC2013-00101) is granted based on the revised Findings A. through H. listed in Exhibit A and subject to the revised Conditions 1 through 9 listed in Exhibit B (Document Number: 2014-055_PDH).

ADJOURNMENT @: 9:18 a.m.

Next Scheduled Meeting: September 19, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings