

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, October 03, 2014**

*OK FOR MATT JANSEN*  
*10/16/14*

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.

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. September 5, 2014 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing minutes of September 5, 2014 are Received and Filed as recommended and are on file at the office of the Planning and Building Department.**

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**  
Supervisory District: 1  
Schani Siong, Project Manager

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

Thereafter, on motion of the hearing officer, the request by **LEE AND ALEXANDRA CHAMBERLAIN** for a Minor Use Permit (DRC2013-00104) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 13 in Exhibit B (Document Number: 2014-060\_PDH).

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**  
Supervisory District: 4  
Cody Scheel, Project Manager

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

Thereafter, on motion of the hearing officer, the request by **GEORGE HAUSER** for a Minor Use Permit / Coastal Development Permit (DRC2014-00007) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B (Document Number: 2014-061\_PDH).

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**  
Supervisory District: 4  
Stephanie Fuhs, Project Manager

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

Thereafter, on motion of the hearing officer, the request by **MARK STONEBURNER** for a Minor Use Permit (DRC2013-00103) is granted based on the Findings A. through G. and subject to the revised Conditions 1 through 15 in Exhibit B (Document Number: 2014-062\_PDH).

#### 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**  
Supervisory District: 1  
**Stephanie Fuhs, Project Manager**

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

Stephanie Fuhs, Project Manager: presents proposed project.

**Thereafter, on motion of the hearing officer, the request by KEVIN RILEY/ANTHONY BADZIOCH for a Lot Line Adjustment (COAL 13-0094) is granted based on the Findings A. through B. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B (Document Number: 2014-063\_PDH).**

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 and 044-161-008  
Date Accepted: July 2, 2014  
**Recommends: Approval**

Holly Phipps, Project Manager: presents proposed project.

Jamie Kirk, Agent: states is available for questions and discusses entering the proposed parcels into the Williamson Act.

**Thereafter, on motion of the hearing officer, the request by EARL J. DARWAY FAMILY TRUST for a Lot Line Adjustment (COAL14-0022) is granted based on the Findings A. and B. in Exhibit A and subject to the Conditions 1 through 13 in Exhibit B (Document Number: 2014-064\_PDH).**

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**

Cody Scheel, Project Manager: presents proposed project.

Jeff Edwards, Agent: states there is a group presentation, introducing Nick Avera, Applicant and Nick Juren, Property Manager: all discuss proposed project referring to Exhibits in packet provide to Hearing Officer.

Ron Lautrup, neighbor: discusses reasons to deny proposed project. Also reads a statement from Roy Stewbingver.

Kristine Lautrup, neighbor: states reasons to deny proposed project.

Nancy Kolliner, neighbor: discusses reasons to deny proposed project.

Patricia Davidman, neighbor: discusses reasons to deny proposed project.

Tom Stokes, neighbor: states he has a letter signed by all neighbors.

Yvonne Reiter-Brown, neighbor: discusses reasons to deny proposed project.

Jeff Edwards, Agent: responds to public comments.

Matt Janssen, Hearing Officer: questions original permit history, parking and if the proposed project has already been advertizing as a vacation rental with Cody Scheel responding.

Cody Scheel, Project Manager: responds to public comments and discusses parking and traffic.

Matt Janssen, Hearing Officer: presents his closing comments and adds new Condition#14 to read "Any and all advertising for this vacation rental shall be consistent with these conditions of approval." with re-numbering as needed.

**Thereafter, on motion of the hearing officer, the request by JOHN AVREA for a Minor Use Permit / Coastal Development Permit (DRC2014-00005) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B; Adding new Condition 14 to read as " Any and all advertising for this vacation rental shall be consistent with these conditions of approval." with re-numbering as needed. (Document Number: 2014-065\_PDH).**

#### **ADJOURNMENT**

**Next Scheduled Meeting: October 17, 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 November 7, 2014 Planning Department Hearings' Meeting.