Approved October 20, 2014

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, October 17, 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. Hearing to consider a request by **MARSHALL LEWIS** for a Minor Use Permit/Coastal Development Permit to allow a 196 square-foot master bathroom addition to an existing 2,810 square foot single family residence. The project will result in the disturbance of approximately 260 square feet on a 21,649 square-foot parcel in the Residential Multi Family land use category. The proposed project is located at 709 Lucerne Road, approximately 100 feet south of Ocean Avenue, in the community of Cayucos. The site is located in the Estero planning area. This project is exempt under CEQA.

   County File Number: DRC2013-00083
   Supervisorial District: 2
   Schani Siong, Project Manager

   Assessor Parcel Number: 064-281-009
   Date Accepted: September4, 2014
   Recommendation: Cont. to 12/19/14 PDH

   Thereafter, on motion of the hearing officer, the request by MARSHALL LEWIS for a Minor Use Permit/Coastal Development Permit (DRC2013-00083) has been continued to the December 19, 2014 Planning Department Hearing.

4. Hearing to consider a request by **MARI GIBBS** for a Minor Use Permit/Coastal Development Permit to allow: a) the demolition of an existing single family residence; and b) the construction of a new two-

story 2,799 square-foot single family residence with a 536 square-foot attached garage. The project would result in approximately 5,073 square feet of site disturbance on an existing 5,073 square-foot parcel in the Residential Single Family land use category. The existing residence to be demolished is located at 2194 Andover Place (023-205-018), approximately 150 feet west of Wilton Drive, in the community Cambria. The proposed residence would be located at 2090 Sherwood Drive (023-083-015), on the southeast corner of Sherwood Drive and Harvey Drive, in the community of Cambria. Both sites are in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2013-00039
Supervisorial District: 2
Airlin Singewald, Project Manager

APN(s): 023-205-018 & 023-083-015
Date Accepted: September 10, 2014
Recommendation: Cont. to 11/7/14 PDH

Thereafter, on motion of the hearing officer, the request by MARI GIBBS for a Minor Use Permit/Coastal Development Permit (DRC2013-00039) has been continued to the November 7, 2014 Planning Department Hearing.

5. Hearing to consider a request by **FREEPORT-MCMORAN OIL & GAS** for a Minor Use Permit to replace existing office trailers (to be removed) with permanent structures, including: 7,622 square foot (sf) office, 2,100 sf meeting room, 1,500 sf storage building, restroom building and onsite septage pit, communications shed, water treatment facility, 84,000 gallon water tank, above-ground fueling station, 42-space parking lot, temporary relocation of offices, and removal of temporary trailers and storage containers. This will result in the disturbance of approximately 3.1 acres on a 347 acre parcel. The project is located at 1821 Price Canyon Road, on the west side of Price Canyon Road, approximately 2.7 miles north of the City of Pismo Beach, in the South County planning area, San Luis Bay Inland sub area South. The Environmental Coordinator, after completion of the initial study, found 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq, and CA Code of Regulations Section 15000 et seq.) has been issued on September 12, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Geology and Soils, Hazards/Hazardous Materials, Population/ Housing, and Public Services and are included as conditions of approval. 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: DRC2013-00031
Supervisorial District: 3
John McKenzie, Project Manager

Assessor Parcel Number: 044-201-002
Date Accepted: April 4, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by FREEPORT MCMORAN OIL & GAS for a Minor Use Permit (DRC2013-00031) is granted based on the Findings A. through G. listed in Exhibit A and subject to the Conditions 1 through 29 listed in Exhibit B (Document Number: 2014-066_PDH).

HEARING ITEMS

6. Hearing to consider a request by **KEITH MARTIN & NANCY STANTON** for a Lot Line Adjustment (COAL 14-0017) to adjust the shared lot line between two parcels of 74.24 and 84.78 acres each, resulting in two parcels of 75.96 and 83.06 acres each. The project will not result in the creation of any

additional parcels. The proposed lot line adjustment is within the Agriculture land use category and is located at 8865 & 8755 Chimney Rock Road, approximately 1,000 feet northeast of Adelaida Road, and approximately 8 miles northwest of the community of Paso Robles. The site is in the Adelaida sub area of the North County planning area. This project is exempt under CEQA.

County File Number: SUB2014-00069
Supervisorial District: 1
Cody Scheel, Project Manager

APN(s): 014-311-043 & 072
Date Accepted: September 10, 2014
Recommendation: Approve

Cody Scheel, Project Manager: presents project via a Power Point presentation.

Jamie Kirk, Agent for Applicant: states she is in support of the project and is available for questions.

Thereafter, on motion of the hearing officer, the request by KEITH MARTIN & NANCY STANTON for a Lot Line Adjustment (SUB2013-00069/COAL 14-0017) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 11 listed in Exhibit B (Document Number: 2014-067_PDH).

ADJOURNMENT: 9:07 a.m.

Next Scheduled Meeting: November 7, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings