SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, November 07, 2014

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MATT JANSSEN

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 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.

   Mary Webb, Cambria Resident: states her concerns regarding water issues in Cambria and the unpermitted construction taking place at Exotic Gardens.

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 19, 2014 PDH Draft Minutes

   Therefore, on motion of the Hearing Officer, the Planning and Building Department Hearing Minutes of September 19, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. October 3, 2014 PDH Draft Minutes

   Therefore, on motion of the Hearing Officer, the Planning and Building Department Hearing Minutes of October 3, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

5. October 17, 2014 PDH DRAFT Minutes

   Therefore, on motion of the Hearing Officer, the Planning and Building Department

Hearing Minutes of October 17, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

6. Hearing to consider a request by **JOHN CRAWFORD & LISA NAUGLE** for a Minor Use Permit / Coastal Development Permit to allow for the redesign of an existing 260 square foot second story covered deck, into a new 207 square foot second story deck, of which approximately 141 square feet of the proposed deck would be covered with a new gable roof. The project also includes a new 76 square foot trellis to be located in front of the existing two car garage. The proposed deck redesign and new trellis would be attached to the front of the existing single family residence and will result in the disturbance of approximately 320 square feet of a 3,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2150 Windsor Boulevard, in the community of Cambria. The site is in the North Coastal planning area. This project is exempt under CEQA.

County File Number: DRC2014-00003
Supervisorial District: 2
Cody Scheel, Project Manager

Assessor Parcel Number: 023-048-002
Date Accepted: August 13, 2014
Recommendation: Approve

Therefore, on motion of the Hearing Officer, the request by JOHN CRAWFORD & LISA NAUGLE for a Minor Use Permit/Coastal Development Permit (DRC2014-00003) is granted based on the Findings A. through M. listed in Exhibit A and subject to the Conditions 1 through 24 listed in Exhibit B (Document Number: 2014-068_PDH).

7. Hearing to consider a request by **PHILLIPS 66 PIPELINE LLC** for a Minor Use Permit (DRC2012-00101) to construct; operate; and, maintain a 3.9 mile segment of a proposed 5.6 mile oil pipeline and appurtenant facilities within unincorporated County of San Luis Obispo. The remaining 1.7 miles of the proposed oil pipeline and appurtenant facilities would be located within the cities of Pismo Beach (0.8 miles), Grover Beach (0.5 miles) and Arroyo Grande (0.4 miles) and would require approval by the respective city. The project is withn the San Luis Bay Inland and South County Inland sub areas of the South County planning area. The hearing will also consider adoption of the Mitigated Negative Declaration prepared for the project, which analyzed the entire project including all aspects of the project within unincorporated County of San Luis Obispo and the cities of Pismo Beach, Arroyo Grande and Grover Beach. The proposed pipeline alignment would be located within/under existing roadway right-of-way (primarily Ormonde Road and Oak Park Road). The project would transport crude oil from the existing Freeport McMoran Oil Field (Price Canyon/Arroyo Grande Oil Field) located at 1821 Price Canyon Road to its existing 12-inch pipeline located at the intersection of Oak Park Drive and Grande Avenue in the City of Arroyo Grande. The existing 12-inch pipeline located at the intersection of Oak Park Drive and Grande Avenue in the City of Arroyo Grande connects to the existing Santa Maria oil refinery at 2555 Willow Road on the Nipomo Mesa. The project also includes installation of above ground facilities at the existing Summit Station facility located at 1364 Dale Avenue, south of Arroyo Grande. In addition, the project would replace an existing segment of the existing P66 pipeline within Arroyo Grande Creek. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds 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 25, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Hazards/Hazardous Materials 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: DRC2012-00101
Supervisorial District(s): 3 & 4
Rob Fitzroy; Project Manager

APN(s): 044-201-002, 091-053-033; & active roadway
Date Accepted: November 4, 2013
Recommendation: Approve

Therefore, on motion of the Hearing Officer, the request by PHILLIPS 66 PIPELINE, LLC for a Minor Use Permit (DRC2012-00101) is granted based on the Findings A. through H. listed in Exhibit A and subject to the Conditions 1 through 18 listed in Exhibit B (Document Number: 2014-069_PDH).

8. Hearing to consider a request by **KING SISTERS PROPERTIES** 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 1720 Laguna Drive, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA.

County File Number : DRC2014-00009
Supervisorial District: 4
Cody Scheel, Project Manager

Assessor Parcel Number: 061-071-039
Date Accepted: August 27, 2014
Recommendation: Approve

Therefore, on motion of the Hearing Officer, the request by KING SISTERS PROPERTIES for a Minor Use Permit/Coastal Development Permit (DRC2014-00009) 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: 2014-070_PDH).

9. Hearing to consider a request by **TOM & CAROL VALENTA** 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 1730 Laguna Drive, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA.

County File Number : DRC2014-00010
Supervisorial District: 4
Cody Scheel, Project Manager

Assessor Parcel Number: 061-071-031
Date Accepted: August 27, 2014;
Recommendation: Approve

Therefore, on motion of the Hearing Officer, the request by TOM & CAROL VALENTA for a Minor Use Permit/Coastal Development Permit (DRC2014-00010) 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: 2014-071_PDH).

HEARING ITEMS

10. 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 M. Singewald, Project Manager

APN(s): 023-205-018 & 023-082-015
Date Accepted: September 10, 2014
Recommendation: Approve

Airlin Singewald, Project Manager: presents project via a Power Point presentation.

Jeffrey Lentz, Architect for Applicant: states he is available for questions.

Mary Webb, Cambria resident: states concerns regarding project.

Kurt Voelker: Cambria resident: states concerns regarding project.

Jeffrey Lentz, Architect for Applicant: responds to concerns raised.

Matt Janssen, Hearing Officer: asks staff if they have any response to concerns raised. Airlin Singewald, Project Manager, responds.

Matt Janssen, Hearing Officer and Airlin Singewald deliberate.
Therefore, on motion of the Hearing Officer, the request by MARI GIBBS, for a Minor Use Permit/Coastal Development Permit (DRC2013-00039) is granted based on the Findings A. through N. listed in Exhibit A and subject to the Conditions 1 through 38 listed in Exhibit B (Document Number: 2014-072_PDH).

11. Hearing to consider a request by the **EDNAL KIENING REVOCABLE TRUST** for a Lot Line Adjustment (COAL 14-0066) to adjust the lot lines between three legal parcels of 7,495, 7,495 and 11,246 square feet each. The adjustment will result in three parcels of 8,745, 8,745 and 8,746 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 1515, 1525 and 1535 "L" Street in the community of San Miguel. The site is in the North County (Salinas River sub-area) planning area. This project is exempt under CEQA.

County File Number: SUB2013-00077
Supervisorial District: 1.
Stephanie Fuhs, Project Manager.

Assessor Parcel Number: 021-122-014.
Date Accepted: September 30, 2014.
Recommendation: Approve.

Stephanie Fuhs, Project Manager: presents project via a Power Point presentation.

Matt Janssen, Hearing Officer: verifies with Ms. Fuhs the sizes of the new lots.

Bryce Dilger, Agent for Applicant: states he is available for questions.

Matt Janssen, Hearing Officer: questions staff for any further comments, Ms.Fuhs responds.

Therefore, on motion of the Hearing Officer, the request by EDNAL KIENING REVOCABLE TRUST for a Lot Line Adjustment (SUB2013-00077) is granted based on the Findings A. through B. listed in Exhibit A and subject to the Conditions 1 through 11 listed in Exhibit B (Document Number: 2014-073_PDH).

12. Hearing to consider a request by **GEORGE & JANICE KOESTER & SHIRLEY HOUCHIN TRUST** for a Lot Line Adjustment (COAL 14-0085) to adjust the shared property lot line between two parcels of 0.56 and 0.77 acres each, resulting in two parcels with the same size (0.56 and 0.77 acres each) as the original parcels but different configuration of the shared property lot line. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located at 778 & 784 Mesa View Drive (State Highway 1) and 781 Hermosa Vista Way, in the community of Palo Mesa. The site is in the South County Sub Area of the South County (Inland) planning area. This project is exempt under CEQA.

County File Number: SUB2014-00021
Supervisorial District: 4
Cody **Scheel, Project Manager**

APN(s): 075-171-013 & 015
Date Accepted: September 19, 2014
Recommendation: Approve

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

Matt Janssen, Hearing Officer: questions staff if the new line meets the setbacks. Mr Scheel responds.

Therefore, on motion of the Hearing Officer, the request by GEORGE AND JANICE KOESTER & SHIRLEY HOUCHIN TRUST for a Lot Line Adjustment (SUB2014-00021) is granted based on the Findings A. through D. listed in Exhibit A and subject to the Conditions 1 through 10 listed in Exhibit B (Document Number: 2014-074_PDH).

ADJOURNMENT

Next Scheduled Meeting: December 5, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Donna Hernandez, Secretary Pro Tem
Planning Department Hearings