

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, December 19, 2014**

*Approved
12/19/14
Dana Lilley*

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 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.

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. November 7, 2014 PDH Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing minutes of November 7, 2014 are Received and Filed as recommended and are available on file at the office of the County Planning & Building Department.

4. Hearing to consider a request by **RUSS AND LINDA CHARVONIA** for a Minor Use Permit /Coastal Development Permit (DRC2012-00085) to allow for the construction of a 5,335 square foot single family residence and a 400 square foot workshop and garage. The project will result in the disturbance of approximately 15,600 square feet of a 25,800 square foot parcel. The project is located at 2599 San Domingo Avenue in the Cabrillo Estates neighborhood, in the community of Los Osos. The site is in the Estero planning area. 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 13, 2014 for this project.

Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, public services/utilities, transportation/ circulation, and water resources 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: DRC2012-00085
Supervisory District: 2
Kerry Brown, Project Manager

Assessor Parcel Number: 074-483-021
Date Accepted: September 5, 2014
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by **RUSS AND LINDA CHARVONIA** for a **Minor Use Permit /Coastal Development Permit (DRC2012-00085)** is granted based on the Findings A. through J. in Exhibit A and subject to the revised Conditions 1 through 36 in Exhibit B. (Document Number: 2014-082_PDH)

HEARING ITEMS

5. Continued hearing to consider a request by **MARSHALL LEWIS** for a Minor Use Permit/Coastal Development Permit to allow a 196 square-foot master bathroom and 42 square-foot living space addition to an existing single family residence. This revised project will result in the disturbance of approximately 300 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 was granted a Class 1 Categorical Exemption (Sections 15301) on September 18, 2014. (Continued from October 17, 2014)

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

Assessor Parcel Number: 064-281-009
Date Accepted: September 4, 2014
Recommendation: Approval

Dana Lilley, Hearing Officer: states the applicant has requested for Continuance to March 20, 2015.

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 **March 20, 2015 Planning Department Hearing.**

6. Hearing to consider a request by **PAMELA RUTLEDGE & MORRO BAY LEGACY, LLC.** for a Minor Use Permit / Coastal Development Permit (DRC2014-00030) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Single Family land use category and is located at 656 Santa Lucia Avenue, at the intersection of Santa Lucia Avenue and 2nd Street, in the community of Los Osos. The site is in the Estero planning area (South Bay). This project is exempt under CEQA. A Class 1 Categorical Exemption was issued on November 10, 2014 (ED14-116).

County File Number: DRC2014-00030
Supervisory District: 2
Xzandrea Fowler, Project Planner

Assessor Parcel Number: 038-681-018
Date Accepted: October 24, 2014
Recommend Approval

Xzandrea Fowler, Project Manager: presents staff report for proposed project.

Jeff Edwards, Agent: reviews the proposed project stating is in agreement with all conditions. Also, submits an example of informational pamphlet for the record.

Mildred Miyazaki, Neighbor: discusses reasons for requesting denial.

Xzandrea Fowler, Project Manager: responds to public comments regarding the bathrooms, advertisements for vacation rentals, check list by Planning in receiving a application for vacation rentals and fines with code enforcement.

Dana Lilley, Hearing Officer: responds to public comments.

Jeff Edwards, Agent: in clarification to the advertising, reads Condition 15 for the subject project.

Thereafter, on motion of the hearing officer, the request by PAMELA RUTLEDGE & MORRO BAY LEGACY, LLC. for a Minor Use Permit / Coastal Development Permit (DRC2014-00030) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2014-083_PDH)

ADJOURNMENT

Next Scheduled Meeting: January 2, 2015, 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 January 16, 2015 Planning Department Hearings Meeting.