SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF Friday, January 02, 2015

Ok Mike Wulkan 2/2/15

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 **Mike Wulkan, 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.

Mike Wulkan, 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.

   Mike Wulkan, Hearing Officer: states he will be pulling item #5 for separate consideration due to issue with the Findings and Conditions.

   Alec Webster, neighbor: speaks to item #4 and discusses reasons for denial.

   Jack Hanover, neighbor: speaks to item #4 and discusses reasons for denial.

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. December 5, 2014 PDH Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department Hearing minutes of December 5, 2104 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 **WILLOW CREEK NEWCO. LLC** for a Minor Use Permit to allow for the phased expansion of an existing agricultural processing facility (olive oil and wine). Construction is proposed to include demolition and replacement of an existing 6,946 square foot (sf) barn and two new buildings (2,600 sf and 3,000 sf) that will include processing areas, tasting room, retail sales, commercial kitchen, office, and storage. The project also includes a request for 25 temporary events annually with no more than 200 guests per event and to allow for the processing of off-site olives. The

applicant is requesting modifications to ordinance standards to allow adjustments to the required setbacks, and an increase to the limits of retail sales area. The project will result in the disturbance of approximately 3.5 acres on a 120 acre parcel. The project is located on the east side of Vineyard Road, approximately 1 mile south of Adelaida Road (at 8530 Vineyard Drive), approximately 7 miles west of the community of Templeton, in the Adelaida Sub planning area of the North County Planning Area. A Mitigated Negative Declaration was issued for this project on November 26, 2014; Staff is recommending approval.

County File Number: DRC2013-00028
Supervisorial District: 1
Holly Phipps, Project Manager

Assessor Parcel Number: 014-331-073
Date Accepted: April 22, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by WILLOW CREEK NEWCO. LLC for a Minor Use Permit (DRC2013-00028) is granted based on the Findings A. through I. and subject to the Conditions 1 through 44 in Exhibit B. (Document Number: 2015-001)

Mike Wulkan, Hearing Officer: comments on the hearing procedure.

Alec Webster, neighbor: comments on the issue date of the Mitigated Negative Declaration and when they received the notice.

5. Hearing to consider a request by **FRED RAMIREZ** for a Minor Use Permit/Coastal Development Permit to allow the conversion of a 291 square foot deck into an unconditioned sunroom, and the following additions: a 371 square foot deck and a 391 square foot garage, all to an existing single family residence. The proposed project is within the Residential Single Family land use category and is located at 2786 Rodman Drive, approximately 0.5 mile southeast of Pecho Valley Road, in the community of Los Osos. The site is located in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2014-00036
Supervisorial District: 2
Brandi Cummings, Project Manager

Assessor Parcel Number: 074-482-017
Date Accepted: November 13, 2014
Recommendation: Approval

Mike Wulkan, Hearing Officer: pulls item from consent to discuss Continuance to January 16, 2015.

Thereafter, on motion of the hearing officer, the request by FRED RAMIREZ for a Minor Use Permit/Coastal Development Permit (DRC2014-00036) is continued to January 16, 2015.

ADJOURNMENT

Next Scheduled Meeting: January 16, 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 February 6, 2015 Planning Department Hearings Meeting.