SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, March 06, 2015

3/25/15
O.K. BY TREVOR KEITH

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 **Trevor Keith, 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.

Trevor Keith, 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. January 16, 2015 PDH Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of January 16, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. February 6, 2015 PDH Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of February 6, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

5. Hearing to consider a request by **PATTY EHDA** for a Minor Use Permit/Coastal Development Permit (DRC2014-00048) to allow the construction of a 408 square-foot addition to an existing 1,122 square-

foot single-family residence. The project will result in the permanent disturbance of approximately 408 square-feet on an approximately 4,166 square-foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 87 Pacific Street, in the community of Cayucos, approximately 150 feet southwest of the South Ocean Avenue and 1st Street intersection. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 cateforical exemption was issued for this project.

County File Numner: DRC2014-00048
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-122-013
Date Accepted: December 17, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by PATTY EHDA for a Minor Use Permit/Coastal Development Permit (DRC2014-00048) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 33 in Exhibit B. (Document Number: 2015-013_PDH)

6. Hearing to consider a request by **LELAND O'REILLY & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00046) to allow the co-location, construction, and operation of an unmanned wireless communications facility consisting of three (3) antenna sectors with two (2) antennas per sector mounted on an existing 135-foot tall PG&E lattice tower. The sectors will be mounted at a height of 75' and a surge protector will be mounted at a height of 67.5' above ground level. A 23' x 13' equipment license area will be located within an existing telecommunications building (barn) and will store four (4) new prefabricated equipment cabinets. An additional 8'-4" x 15' generator license area will be located adjacent to the barn where a diesel generator with a 132-gallon fuel tank will be placed on top of a 6' x 13' concrete slab. The license area will be shielded by an 8' tall wood fence around the perimeter. The proposed project is within the Agriculture land use category and is located at 8000 Los Osos Valley Road, approximately 0.9 miles northwest of the intersection of Los Osos Valley Road and West Foothill Boulevard. The site is in the San Luis Obispo Sub Area (North) of the San Luis Obispo Planning Area.

County File Number: DRC2014-00046
Supervisorial District: 3
Project Manager: Megan Martin

Assessor Parcel Number: 044-371-035
Date Accepted: November 14, 2014
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by LELAND O'REILLY & VERIZON WIRELESS for a Minor Use Permit (DRC2014-00046) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 26 in Exhibit B. (Document Number: 2015-014_PDH)

HEARING ITEMS

7. Hearing to consider a request by **TEMPLETON ENTERPRISES LLC** for a Lot Line Adjustment (COAL 14-0111) to adjust the shared property lot line between two parcels of 1.64 acres gross (1.31 acres net excluding access road/right-of-way easement) and 3.3 acres gross (3.16 acres net excluding access road), resulting in two parcels of 0.98 acres gross (0.75 acres net) and 3.96 acres gross (3.71 acres net). The project will not result in the creation of any additional parcels. The proposed project is within Commercial Services and Industrial land use categories and is located at 50 Abby Road, in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning

Area. Also to be considered is the approval of the environmental document. A Class 5 categorical exemption was issued for this project.

County File Number: SUB2014-00034
Supervisorial District: 1
Project Manager: Cody Scheel

Assessor Parcel Numbers: 040-291-039 & 040
Date Accepted: January 14, 2015
Recommendation: Approval

Cody Scheel, Project Manager: presents proposed project via power point.

Thereafter, on motion of the hearing officer, the request by TEMPLETON ENTERPRISES LLC for a Lot Line Adjustment (COAL 14-0111) is granted based on the Findings A. through D. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2015-015_PDH)

ADJOURNMENT

Next Scheduled Meeting: March 20, 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 **April 10, 2015** Planning Department Hearings Meeting.