

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, March 20, 2015**

REVIEWED & APPROVED
MATT JANSSEN
4/21/15

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 **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.

Matt Janssen, 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. February 20, 2015 PDH Draft Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of February 20, 2015 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 **MAYNARD CROWTHER** for a Minor Use Permit/Coastal Development Permit (DRC2014-00068) to allow the construction of a 177 square-foot second level permeable deck to an existing 240 square-foot deck on a single family residence. The project will result in no permanent site disturbance on a 5,000 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2070 Sherwood Drive, within Lodge Hill, in the community of Cambria. The site is located in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 1

categorical exemption was issued for this project.

County File Number: DRC2014-00068
Supervisorial District: 2
Project Manager: Zarina Hackney

Assessor Parcel Number: 023-083-021
Date Accepted: February 6, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **MAYNARD CROWTHER** for a Minor Use Permit/Coastal Development Permit (DRC2014-00068) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 13 in Exhibit B. (Document Number: 2015-016_PDH)

5. Hearing to consider a request by **CHARLES & SHELLINE BENNETT** for a Minor Use Permit/Coastal Development Permit (DRC2014-00026) to allow the construction of two mezzanines of 202 square-foot and 38 square-foot, and a 138 square-foot deck to an existing 946 square-foot single family residence. The project will result in no permanent site disturbance on an existing 2,160 square-foot residential parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 2855 Studio Drive, approximately 345 feet northwest of the Studio Drive and Highway 1 intersection, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00026
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-271-011
Date Accepted: January 20, 2015
Recommendation: Approve

Thereafter, on motion of the hearing officer, the request by **CHARLES & SHELLINE BENNETT** for a Minor Use Permit/Coastal Development Permit (DRC2014-00026) is granted based on the Findings A. through J. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2015-017_PDH)

6. Hearing to consider a request by **GARY & SUSAN HEMME** for a Minor Use Permit/Coastal Development (DRC2014-00058) permit to allow for a 618 square foot addition to an existing 1,689 square foot single family home and 573 square foot outdoor deck addition. The residence is two-story and will be a maximum height of 23 feet. The proposed project is within the Residential Single Family land use category at 1835 Orville Avenue, approximately 360 feet southeast of Burton Drive, within the community of Cambria in the North Coast Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for the project.

County File Number: DRC2014-00058
Supervisorial District: 2
Project Manager: Megan Martin

APN(s): 024-152-003, 017 & 023
Date accepted: January 27, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **GARY & SUSAN HEMME** for a Minor Use Permit/Coastal Development (DRC2014-00058) is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 31 in Exhibit B. (Document Number: 2015-018_PDH)

7. Hearing to consider a request by **MARY WUNDER** for a Minor Use Permit (DRC2014-00059) to construct a new 763 square foot single story secondary dwelling unit and to modify the 50 foot maximum distance standard for a secondary dwelling to the primary residence pursuant to County Land Use Ordinance Section 22.30.470(F). The project consists of an approximately 1 acre lot located within the Residential Suburban land use category at 1446 La Loma Drive, approximately 0.5 miles northeast of the intersection of S. Las Flores Drive and S. Tefft Street within the community of Nipomo. The project site is located in the South County Sub Area of the South County Planning Area and within the Nipomo urban reserve line. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00059
Supervisorial District: 4
Project Manager: Megan Martin

Assessor Parcel Number: 092-447-016
Date Accepted: January 2, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by MARY WUNDER for a Minor Use Permit (DRC2014-00059) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-019_PDH)

Matt Janssen, Hearing Officer: makes note of revision to Conditions on item #7, Mary Wunder, Condition 2.

8. Hearing to consider a request by **PACIFIC GAS & ELECTRIC** for a Minor Use Permit / Coastal Development Permit (DRC2014-00079) to allow for the conversion of approximately 19,300 square feet of an existing approximately 32,500 square foot storage warehouse facility into office space, and emergency vehicle storage and living quarters for the Diablo Canyon Fire Department. The permit also includes the addition of a 13,000 square foot paved equipment storage pad. No major grading work is proposed and the equipment storage pad addition will occur in a currently disturbed or developed area. The proposed project is within the Public Facilities land use category and is located at Diablo Canyon Power Plant at 3890 Diablo Canyon Road, nine (9) miles northwest of the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2014-00079
Supervisorial District: 5
Project Manager: Cody Scheel

Assessor Parcel Number: 076-011-018
Date Accepted: February 18, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by PACIFIC GAS & ELECTRIC for a Minor Use Permit / Coastal Development Permit (DRC2014-00079) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2015-020_PDH)

9. Hearing to consider a request by **PACIFIC GAS & ELECTRIC** for a Minor Use Permit / Coastal Development Permit (DRC2014-00080) to allow for the demolition of a 720 square foot modular fitness facility, and the addition of a 7,200 square foot modular office building, a 4,320 square foot modular office building, and a 600 square foot modular restroom building. No major grading work is proposed and all proposed additions will be within currently disturbed or developed areas. The proposed project is within the Public Facilities land use category and is located at Diablo Canyon Power Plant at 3890

Diablo Canyon Road, nine (9) miles northwest of the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2014-00080
Supervisorial District: 3
Project Manager: Cody Scheel

Assessor Parcel Number: 076-011-018
Date Accepted: February 18, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by PACIFIC GAS & ELECTRIC for a Minor Use Permit / Coastal Development Permit (DRC2014-00080) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2015-021_PDH)

10. Hearing to consider a request by HIGH 5 FARMS LLC for a Minor Use Permit / Coastal Development Permit (DRC2014-00056) 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 1211 Norswing Drive, approximately 150 feet north of Monroe Drive, in the community of Oceano. The site is in the San Luis Bay coastal planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00056
Supervisorial District: 4
Project Manager: Cody Scheel

Assessor Parcel Number: 061-112-023
Date Accepted: January 30, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by HIGH 5 FARMS LLC for a Minor Use Permit / Coastal Development Permit (DRC2014-00056) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2015-022_PDH)

HEARING ITEMS

11. Hearing to consider a request by MARSHALL LEWIS for a Minor Use Permit/Coastal Development Permit (DRC2013-00083) to allow a 217 square-foot master bathroom addition to an existing 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. Also to be considered is the approval of the environmental document. A Class 1 Categorical Exemption was issued for this project.

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

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

Matt Janssen, Hearing Officer: notes we received a request to continue this item from the applicant.

Thereafter, on motion of the hearing officer, the request by MARSHALL LEWIS for a Minor Use Permit/Coastal Development Permit (DRC2013-00083) is continued to August 21, 2015.

12. Hearing to consider a request by **GEORGE H. ANDREWS & SUSAN L. ANDREWS** for a Lot Line Adjustment (COAL 14-0075) to adjust the lot lines between five parcels of approximately 41.1, 32.3, 6.0, 65.5 and 164.0 acres each. The adjustment will result in four parcels of approximately 54.0, 54.6, 84.7 and 115.6 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located at 4490 West Pozo Road, approximately 1.75 miles southeast of the intersection of West Pozo Road and Santa Margarita Lake Road, southeast of the community of Santa Margarita. The site is in the Las Pilitas Sub Area in the North County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00010
Supervisorial District: 5
Project Manager: Jo Manson

Assessor Parcel Number: 070-431-007, -012
Date Accepted: January 21, 2015
Recommendation: Approval

Jo Manson, Project Manager: presents staff report via power point.

Leaha McGee, Agent: concurs with staff recommendations and is available for questions.

Thereafter, on motion of the hearing officer, the request by GEORGE H. ANDREWS & SUSAN L. ANDREWS for a Lot Line Adjustment (COAL 14-0075) 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: 2015-023_PDH)

13. Hearing to consider a request by the **SANTA MARGARITA CEMETERY DISTRICT** for a Lot Line Adjustment (COAL14-0112) to adjust the lot lines between two (2) existing parcels of 2.95 acres and 1,685.67 acres. The adjustment will result in two (2) parcels of 3.63 acres and 1,684.99 acres. This adjustment is for the Cemetery District to accept a 0.68-acre land donation from the neighboring Santa Margarita Ranch. The site is located at 7500 West Pozo Road (Highway 58), approximately 0.5-mile east of the community of Santa Margarita, in the Salinas River sub-area of the North County planning area. This project is exempt under CEQA (Class 5).

County File Number: SUB2014-00040
Supervisorial District: 5
Project Manager: Airlin Singewald

APN(s): 070-091-015 & 037
Accepted: January 28, 2015
Recommendation: Approval

Airlin Singewald, Project Manager: presents staff report via power point.

Matt Janssen, Hearing Officer: questions how much longer this expansion will supply the Cemetery life with Airlin Singewald responding.

Allen Volbrect, Consultant-Mapping: states is available for any questions.

Thereafter, on motion of the hearing officer, the request by the SANTA MARGARITA CEMETERY DISTRICT for a Lot Line Adjustment (COAL14-0112) is granted based on the Findings A. through B. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2015-024_PDH)

ADJOURNMENT

Next Scheduled Meeting: April 10, 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 May 1, 2015 Planning Department Hearing Meeting.