



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, March 20, 2015

HEARING OFFICER: MATT JANSSEN

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL 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.

MATTERS TO BE CONSIDERED

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.

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
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

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-feet and 38 square-feet, 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

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

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

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
Supervisory District: 5
Project Manager: Cody Scheel

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

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
Supervisory District: 3
Project Manager: Cody Scheel

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

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
Supervisory District: 4
Project Manager: Cody Scheel

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

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
Supervisory District: 2
Project Manager: Schani Siong

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

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
Supervisory District: 5
Project Manager: Jo Manson

APN(s): 070-431-007, -012
Date Accepted: January 21, 2015
Recommendation: Approval

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
Supervisory District: 5
Project Manager: Airlin Singewald

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

ESTIMATED TIME OF ADJOURNMENT: 10:30 a.m.

Next Scheduled Meeting: APRIL 10, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.