

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, April 10, 2015**

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 **Ryan Foster, 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.**

Ryan Foster, 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. March 6, 2015 PDH Draft Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of March 6, 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 **HORACE GEORGE FARMER** for a Minor Use Permit/Coastal Development Permit (DRC2014-00061) to allow the construction of a 231 square-foot sunroom with a 231 square-foot roof deck above to an existing 1,250 square-foot single family residence. The project includes the removal of one Coast live oak tree, which will be replaced with six new oaks. The project will result in approximately 231 square-feet of permanent disturbance on a 6,500 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2660 Romney Drive, within Lodge Hill, in the community of Cambria. The site is located in the North Coast planning area. This project is except under CEQA.

**County File Number: DRC2014-00061**  
Supervisorial District: 2

Assessor Parcel Number: 023-271-056  
Date Accepted: February 9, 2015

**Thereafter, on motion of the hearing officer, the request by HORACE GEORGE FARMER for a Minor Use Permit/Coastal Development Permit (DRC2014-00061) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 17 in Exhibit B. (Document Number: 2015-025\_PDH)**

5. Hearing to consider a request by **CRAIG STOLLER** for a Minor Use Permit / Coastal Development Permit (DRC2014-00055) to allow conversion of an existing deck into 560 square feet of living space and addition of approximately 375 square feet of new deck area to an existing single family residence. The project will result in minimal site disturbance because the remodels proposed are above ground. The project site is within the Residential Single Family land use category, and is located at 141 San Rafael Street, approximately 100 feet northeast from the 1st Street and San Antonia Street intersection in the community of Avila Beach. The site is in the San Luis Bay 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: DRC2014-00055**  
Supervisorial District: 3  
**Project Manager: Schani Siong**

Assessor Parcel Number: 076-223-022  
Date Accepted: February 18, 2015  
**Recommendation: Approval**

**Thereafter, on motion of the hearing officer, the request by CRAIG STOLLER for a Minor Use Permit / Coastal Development Permit (DRC2014-00055) is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2015-026\_PDH)**

**HEARING ITEMS**

6. Hearing to consider a request by **PHILLIP & JANICE KISSEL** for a Minor Use Permit / Coastal Development Permit (DRC2014-00066) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Suburban land use category and is located at 60 Costa Azul, approximately 70 feet north from Pecho Valley Road and Costa Azul intersection, in the community of Los Osos. The site is in the Estero coastal planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00066**  
Supervisorial District: 2  
**Project Manager: Schani Siong**

Assessor Parcel Number: 074-024-035  
Date Accepted: January 16, 2015  
**Recommendation: Approval**

Schani Siong, Project Manager: presents staff report via power point.

Jeff Edwards, Agent: discusses the proposed project. Also, concurs with the Findings and Conditions.

Lisa Sahli, neighbor: expresses no issues and supports approval of the proposed project.

Pam Haworth, neighbor: states concern with parking.

Ellen Yankauskas, neighbor: discusses concern with a vacation rental bringing horses to the property.

Linda Rivera, neighbor: request clarification on the true uses of property.

Jeff Edwards, Agent: responds to public comments. Also, states for the record that no coastal act issues were raised and would like to submit the Coastal Appealable form for the record. Further explaining if an appeal is received, the coastal appealable form should be used and the \$850.00 fee should be paid.

Ryan Foster, Hearing Officer: questions staff regarding the regulation to allow horses with Ms. Siong responding.

**Thereafter, on motion of the hearing officer, the request by PHILLIP & JANICE KISSEL for a Minor Use Permit / Coastal Development Permit (DRC2014-00066) is granted based on the Findings A. through K. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. ( Document Number: 2014-027\_PDH)**

### **ADJOURNMENT**

**Next Scheduled Meeting: April 17, 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 15, 2015 Planning Department Hearings Meeting.