

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, April 17, 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 **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.

Paul Martinez, Caltrans: states is available for questions on item 5 - Caltrans.

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. Hearing to consider a request by **BLACKS HATCHERY & TURKEY FARMS INC**, for a Minor Use Permit (DRC2014-00083) to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) panel antenna with two (2) remote radio units (RRUs), one (1) raycap, one (1) equipment cabinet, and one (1) GPS antenna. The panel antenna will be mounted at a height of 22' above ground level and the GPS antenna will be mounted on eaves at a height of 18' above ground level, on an existing motel building at the Castle Inn. A 7' x 5'6" equipment license area will be located on the east side of the site and will store one (1) new prefabricated equipment cabinet on a new concrete pad. The proposed project is within the Recreation land use category and is located at 6620 Moonstone Beach Drive, approximately 0.6 miles southeast of Moonstone Beach Drive and CA Highway 1 intersection. The site is in the Cambria Sub Area of the North Coast 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: DRC2014-00083

Assessor Parcel Number: 022-371-010

Thereafter, on motion of the hearing officer, the request by **BLACKS HATCHERY & TURKEY FARMS INC**, for a Minor Use Permit (DRC2014-00083) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-028_PDH)

4. Hearing to consider a request by **BRADLEY & GINA ZANE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00063) to allow for the residential addition of 132 square feet to an existing sunroom, and the redesign of an existing 121 square foot second story deck into a 171 square foot roof deck constructed above the existing sunroom and proposed addition. The proposed sunroom addition and upper deck redesign would be attached to the rear of the existing single family residence and will result in the disturbance of approximately 200 square feet of a 7,000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1737 Berwick Drive, in the community of Cambria. The site is in the North 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: **DRC2014-00063**
Supervisory District: 2
Project Manager: **Cody Scheel**

Assessor Parcel Number: 023-143-040
Date Accepted: March 5, 2015
Recommendation: **Approval**

Thereafter, on motion of the hearing officer, the request by **BRADLEY & GINA ZANE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00063) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 26 in Exhibit B. (Document Number: 2015-029_PDH)

5. Hearing to consider a request by **CALTRANS** to amend a previously approved Minor Use Permit/Coastal Development Permit (D010029P) to accommodate the demolition of two single family residences authorized under D010029P, and to recognize the development of the relocated State Route 1 and associated improvements as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of State Route 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, in the North Coast Planning Area. The potential environmental impacts associated with relocation of State Route 1 as approved by CDP 3-13-012 was addressed by a previously certified EIR (SCH# 2008031059). In accordance with the standards set forth in Public Resources Code Section 21166, the Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment beyond that documented and fully mitigated by the previously certified FEIR and no subsequent or supplemental CEQA compliance document is required.

County File Number: **DRC2014-00082**
Supervisory District: 2
Project Manager: **Steve McMasters**

Assessor Parcel Number(s): 011-231-013 & 014
Date Accepted: March 2, 2015
Recommendation: **Approval**

Thereafter, on motion of the hearing officer, the request by **CALTRANS** to amend a previously approved Minor Use Permit/Coastal Development Permit (D010029P/DRC2014-00082) is granted based on the Findings A. through I. in Exhibit A and subject to the Revised Conditions 1 through 3 in Exhibit B. (Document Number:

HEARING ITEMS

6. 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 3.5 acres on a 120 acre parcel. The project is located on east Vineyard Road, 1 mile south of Adelaida Road (at 8530 Vineyard Drive), 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 on November 26, 2014.

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

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

Bill Robeson, County Staff: presents proposed project reviewing project history and the revisions to Conditions.

Matt Janssen: requests clarification if there is a limit to the adjustments to the standards of the ordinance with Mr. Robeson responding.

Discussion on how the existing structure was permitted, and if it wanted to be permitted as a Bed and Breakfast or a Vacation Rental is this allowed.

Matt Janssen: reviews all correspondences received into the record.

Jamie Kirk, Agent: reviews the proposed project via power point. Speaks to the previous hearings and Williamson Act. Also, reviews requested revisions.

Allison Norton, Lawyer for the Webster Family: reviews reasons to deny the proposed project.

Claudia Webster, neighbor: speaks to concerns with the removal of the barn.

Alec Webster, neighbor: discusses reasons to deny project.

Colleen Runyon, neighbor: discusses concerns with the proposed project.

Ronald Jolliffe, neighbor: states no notification regarding hearing was received and discusses concerns with proposed project.

Jack Hanauer, neighbor: speaks to reasons to deny proposed project.

Ty Green, Applicant Repressive: discusses the reference to the lawsuit filed to the County.

Jamie Kirk, Agent: responses to comments made by neighbors.

Bill Robeson: County Staff: responds to comments made by neighbors.

Matt Janssen, Hearing Officer: requests Glenn Marshall, Public Works to speak to the evaluation of the proposed project by Public Works with Mr. Marshall responding.

Whitney McDonald, County Counsel: responds Hearing Officer's question regarding to if there were any grounds to not taking action today.

Bill Robeson, County Staff: clarifies the allowed Events, discusses Condition of Approval #29.

Matt Janssen: Hearing Officer: questions the rehearsal dinner times and if it is considered an "event day" with Karen Nall, County Staff, responding.

Bill Robeson, County Staff: suggests many options to revise the condition.

David Dubbink, Noise Consultant: discusses the noise study report/study.

Matt Janssen, Hearing Officer: requests clarification on the process to completing a noise study with Mr. Dubbink responding.

Whitney McDonald, County Counsel: speaks to the concern regarding lack of data supplied in the noise study.

Matt Janssen, Hearing Officer: requests clarification on the season(s) these events may take place with Jamie Kirk responding.

Jamie Kirk, Agent: discusses the "rehearsals" and offers suggests to revise condition.

Matt Janssen, Hearing Officer: discusses the amplified music and allowed time; life of permit - 15 years with Ms. Kirk responding.

Matt Janssen, Hearing Officer: questions the barn and the reasoning it has to be removed with Jamie Kirk responding.

Andy Alcer, Architect: supplies testimony regarding the location of the barn.

Allison Norton, Lawyer for the Webster Family: responds to comments made by applicant.

Matt Janssen, Hearing Officer: discusses the conditions and reviews condition changes with Bill Robeson, Planning Staff.

Clarifies the revisions to Temporary Events: Condition 30; Events: Condition 1 & Condition 1b - changing from 25 to 20 events, Condition 1c -changing from 15 years to 10 years. Also, states concern with the number of setbacks and the removal of the barn.

Bill Robeson, County Staff: requests clarification if there are any changes to Condition 31 with Whitney McDonald, County Counsel: suggests revised language for condition 31.

Jamie Kirk, Agent: states concern with the revision to the 10 years versions 15 years.

Matt Janssen, Hearing Officer: clarifies the appeal process to the Board of Supervisors.

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 revised Findings A. through I. in Exhibit A and subject to the revised Conditions 1 through 44 in Exhibit B, revised Condition 1 changing 25 to "20 temporary events"; Condition 1b to read "

Up to 20 one day Temporary Events with no more than 200 guests (upon completion of secondary access) as defined by the Temporary Event standards in Section 22.30.60 of the Land Use Ordinance;" Condition 1c to read "This authorization for Temporary Events, once vested, shall remain valid for a period of 10 years from its effective date;" Condition 30 to read "Temporary Events shall start no sooner than 10 a.m. and end by 10 p.m. each day. Amplified music must stop by 9:00p.m. Facility set up and clean up shall be allowed between the hours of 8 a.m. to 11 p.m. All guests of an Event shall be off the property by 10:30 p.m." and Condition 31 to read "Temporary Events shall last no more than one day each; however, rehearsals may occur the day prior and are not considered an event. Rehearsals shall not include amplified music, and shall be minor in nature and shall be limited to 50 persons maximum." Adopted.

ADJOURNMENT

Next Scheduled Meeting: May 1, 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 June 5, 2015 Planning Department Hearings Meeting.