



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, July 17, 2015**

**HEARING OFFICER: RYAN FOSTER**

### **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. May 15, 2015 PDH DRAFT Minutes
4. June 5, 2015 PDH DRAFT Minutes
5. Hearing to consider a request by **PG&E/VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00107) to allow for the installation of an unmanned communications facility consisting of: a) six (6) six foot tall panel antennas mounted approximately 49 feet from the ground on an existing PG&E transmission tower; b) 200 square foot equipment shelter; c) emergency generator; and d) a 6 foot high chain link fence around the 600 square foot lease area. The project will result in the disturbance of approximately 600 square feet on an 18.31 acre parcel.

The proposed project is within the Agricultural land use category and is located at 3293 Meadowlark Rd, east of the City of Paso Robles. 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 mitigated negative declaration was issued on June 8, 2015.

**County File No: DRC2014-00107**  
Supervisorial District: 1  
**Project Manager: James Caruso**

Assessor Parcel No: 020-301-027  
Date Accepted: April 27, 2015  
**Recommendation: Approval**

6. Hearing to consider a request by **NICOLE MONTEZ** for a Minor Use Permit/Coastal Development Permit (DRC2014-00099) for a new 525 square foot second-story deck addition to an existing two-story single family residence. The site is within the Residential Single Family land use category at 731 Cornwall Street in Cambria. The site is 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: DRC2014-00099**  
Supervisorial District: 2  
**Project Manager: Megan Martin**

Assessor Parcel Number: 022-093-037  
Date accepted: April 21, 2015  
**Recommendation: Approval**

7. Hearing to consider a request by **DAN & ANNAMARIE AVALOS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00110) to allow a 320 square-foot deck addition to an existing 357 square-foot deck on an existing single family residence. The proposed project will result in the permanent disturbance of approximately 320 square feet on a 5,250 square-foot lot. The proposed project is within the Residential Single Family land use category and is located at 1967 Emmons Road, approximately 500 feet north of Oxford Avenue, in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File Number: DRC2014-00110**  
Supervisorial District: 2  
**Project Manager: Airlin Singewald**

Assessor Parcel Number: 023-095-037  
Date Accepted: May 15, 2015  
**Recommendation: Approval**

8. Hearing to consider a request by **LAURA EHRAMJIAN** for a Minor Use Permit/Coastal Development Permit (DRC2014-00060) to allow the construction of a 99 square-foot balcony addition to an existing upper deck on an existing 1,430 square-foot single family residence. The project will result in no permanent disturbance on a 2,800 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 63 Coronado Avenue, within the Small Scale Design Neighborhood, 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 3 Categorical Exemption was issued for this project.

**County File Number: DRC2014-00060**  
Supervisorial District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 064-416-014  
Date Accepted: May 22, 2015  
**Recommendation: Approval**

9. Hearing to consider a request by **CORWITH WHITE** for a Minor Use Permit/Coastal Development Permit (DRC2013-00092) to allow the installation of a 15,000 gallon gravity-fed underground storage tank for non-potable landscaping water. The project will result in approximately 8,000 square feet of disturbance on an 87,118 square-foot existing residential parcel. The proposed project is within the Residential Suburban land use category, and is located at 1465 Bayview Heights Drive in the community of Los Osos. The site is located in the Estero planning area. Also to be considered is approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

**County File Number: DRC2013-00092**  
Supervisorial District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 074-326-007  
Date Accepted: May 26, 2015  
**Recommendation: Approval**

10. Hearing to consider a request by **DAVID & DIANA MCLAUGHLIN** for a Minor Use Permit/Coastal Development Permit (DRC2014-00104) to allow for the construction of a new 2,170 square-foot two-story single family residence, a 350 square-foot attached garage and an approximately 230 square-foot deck. The project will result in the disturbance of approximately 4,000 square feet on a 5,040 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 11 9th Street, approximately 150 feet north of Pacific 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 3 categorical exemption was issued for this project.

**County File Number: DRC2014-001040**  
Supervisorial District: 2  
**Project Manager: Schani Siong**

Assessor Parcel Number: 064-152-036  
Date Accepted: March 18, 2015  
**Recommendation: Approval**

11. Hearing to consider a request by **HARRY MCKELLOP** for a Minor Use Permit/Coastal Development Permit (DRC2014-0071) to allow the construction of a new 1,460 square feet, single story covered patio and the conversion of an existing 649 square foot cottage into a bakery kitchen and storage building. The proposed covered patio is the new dining area for the existing restaurant at the historic Cass House in Cayucos. The application also includes temporary events with up to 100 attendees. The project requests modifications to the ordinance standards to allow a reduced number of parking spaces and the use of off-site parking. The project will result in the disturbance of approximately 2,500 square feet on a 7,500 square foot parcel. The project site is in the Commercial Retail land use category and is located on the northwest corner of North Ocean Avenue and Cayucos Drive, in the community of Cayucos, in the Estero planning area. Also to be considered is the approval of the environmental document. A Negative Declaration Addendum was issued for this project.

**County File Number: DRC2014-00071**  
Supervisorial District: 2  
**Project Manager: Schani Siong**

Assessor Parcel Number: 064-094-014  
Date Accepted: June 4, 2015  
**Recommendation: Approval**

12. Hearing to consider a request by **JYOTSNA SHARMA** for a Minor Use Permit (DRC2014-00132) to allow location of a water tank storage yard and construction of a 960 square foot modular office building on a 3.27 acre parcel. The project is located on west side of Hutton Road, approximately 700 feet north of Cuyama Lane, northwest of the Highway 166/Highway 101 interchange, south of the community of Nipomo, in the South County subarea, South County planning area. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration prepared for Minor Use Permit D020330 is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on March 19, 2004.

**County File Number: DRC2014-00132**  
Supervisorial District: 4  
**Project Manager: Stephanie Fuhs**

Assessor Parcel Number: 090-301-065  
Date Accepted: May 22, 2015  
**Recommendation: Approval**

13. Hearing to consider a request by **PATRICK FITZGERALD** for a Minor Use Permit / Coastal Development Permit (DRC2014-00114) to allow for a new 399 square foot second story master bedroom addition to be constructed over an existing two vehicle garage. The proposed bedroom addition would replace an existing roof deck (constructed above the existing two vehicle garage) attached to an existing 1,703 square foot single family residence, and would bring the total living area to 2,102 square feet. The project does not involve any grading and will not result in further disturbance of the existing 3,000 square foot lot. The proposed project is in the Residential Multi-Family land use category and is located at 325 Surf Avenue, 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: DRC2014-00114**  
Supervisorial District: 4  
**Project Manager: Cody Scheel**

Assessor Parcel Number: 061-061-027  
Date Accepted: April 30, 2015  
**Recommendation: Approval**

## **HEARING ITEMS**

14. Hearing to consider a request by **ELEANOR GARCIA** for a Lot Line Adjustment (COAL14-0116) to adjust the lot lines between two (2) parcels of 4.5 acres and 453.5 acres each, resulting in two (2) parcels of 138 acres and 320 acres. The project will not result in the creation of any additional parcels. The project site is within the Agriculture land use category, and is located at 1710 Toro Creek Road, 2.85 miles east of the community of Cayucos. The site is in the Adelaida sub area of the North County Planning Area. Also to be considered is the approval of the environmental document. A general rule exemption was issued for the project.

**County File Number: SUB2014-00037**  
Supervisorial District: 2  
**Project Manager: Megan Martin**

APN(s): 073-092-026, 073-092-048 & 046-201-009  
Date Accepted: April 23, 2015  
**Recommendation: Approval**

15. Hearing to consider a request by **LOS OSOS CSD and VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00119) to establish communications facility to be installed on two water tanks and will include an equipment shelter, GPS antennas and an electric meter. The proposed project is within the Residential Single Family land use category and is located at 1316 16th Street in the community of Los Osos in the Estero 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: DRC2014-00119**  
Supervisorial District: 2  
**Project Manager: James Caruso**

Assessor Parcel Number: 038-251-027  
Date Accepted: April 21, 2015  
**Recommendation: Approval**

**Next Scheduled Meeting: AUGUST 7, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

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.