



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, August 07, 2015

HEARING OFFICER: TREVOR KEITH

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. Hearing to consider a request by **KUNAL & NEETA MITTAL** for a Minor Use Permit (DRC2013-00086) to allow the phased construction of a winery facility with a public tasting room. At build-out the winery facility would total 3,600 square feet (sf) that includes a 400 sf tasting room. No Special Events have been proposed. Industry-wide events are allowed per land use ordinance. Wine production is estimated at 5,000 cases per year. The applicant requests a setback modification for the tasting room of the minimum 200 foot setback to the property line requirement to allow setbacks of 143 feet (west front setback), 179 feet (south side setback) and a setback modification for the wine processing building of the minimum 100 foot setback to property line to allow 69 feet (west front setback). The project will result in the disturbance of approximately 0.96 acres on a 13.6 acre parcel. The project is located within the Agriculture land use category and is located on the east side of Willow Creek Road (at 3690 Willow Creek Road), approximately 3

miles west of the community of Templeton, in the North County planning area, Adelaida Sub Area. A Mitigated Negative Declaration was issued on June 25, 2015.

County File Number: DRC2013-00086
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 040-161-005
Date Accepted: September 19, 2015
Recommendation: Approval

4. Hearing to consider a request by **LONNIE LINDELL** for a Minor Use Permit/Coastal Development Permit (DRC2014-00073) to allow the construction of a 258 square-foot deck to an existing single family residence. This project includes the removal of an unpermitted ground-level deck and spiral staircase located within the bluff setback and restoring disturbed areas with landscaping (including removable pavers). The project will result in no permanent 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 236 Pacific 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 1 categorical exemption was issued for this project.

County File Number: DRC2014-00073
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-121-031
Date Accepted: June 4, 2015
Recommendation: Approval

5. Hearing to consider a request by **STEPHEN BECK** for a Minor Use Permit/Coastal Development Permit (DRC2014-00127) to allow a 1,116 square-foot living space addition to an existing two-story 2,707 square-foot single family residence. The addition will also include 60 square feet of storage space. The project includes an additional 522 square-feet of deck space, resulting in a total of 367 square-feet of permeable deck area and 155 square-feet of non-permeable deck area. The project will result in the disturbance of approximately 1,300 square-feet on a 7,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2020 Chester Lane, approximately 300 feet southeast of Ardath Drive, in the Lodge Hill Neighborhood in the community of 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: DRC2014-00127
Supervisorial District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 023-064-023
Date accepted: April 21, 2015
Recommendation: Approve

6. Hearing to consider a request by **JON & VICKI VAN DEN BERG** for a Minor Use Permit/ Coastal Development Permit (DRC2014-00067) to allow for the demolition of an existing 1,568 square foot single-story, single family residence and the construction of a new 1,910 square foot, two-story single family residence with 317 square feet of upper floor deck area. The project will result in the disturbance of the entire 3,520 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 41 23rd Street, approximately 380 feet west of Cass Street and Highway 1 intersection, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A Mitigated Negative Declaration was issued for this project.

County File Number: DRC2014-00067
Supervisorial District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-184-012
Date Accepted: March 30, 2015
Recommendation: Approval

7. Hearing to consider a request by **ELAINE CAROVILLA** for a Minor Use Permit / Coastal Development Permit (DRC2014-00128) to allow an existing single family residence to be used as a residential vacation rental. The proposed project will result in no permanent site disturbance on the 3,050 square foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 1832 Strand Way in the community of Oceano. The site is in the San Luis Bay coastal planning area. This project is exempt under CEQA.

County File Number: DRC2014-00128
Supervisorial District: 4
Project Manager: Cody Scheel

Assessor Parcel Number: 061-072-030
Date Accepted: May 26, 2015
Recommendation: Approval

HEARING ITEMS

8. Hearing to consider a request by **CHARLES DOSTER** for a Minor Use Permit/Coastal Development Permit (DRC2014-00040) to permit two existing greenhouses of 384 and 120 square feet in size. The existing "as built" greenhouses resulted in approximately 500 square feet of disturbance on a 6,250 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1152 Tenth Street, approximately 300 feet north of Santa Ysabel Avenue, 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: DRC2014-00040
Supervisorial District: 2
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 038-061-037
Date Accepted: May 22, 2015
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 9:30 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.