



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, August 21, 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. June 19, 2015 PDH DRAFT Minutes
4. July 17, 2015 PDH DRAFT Minutes
5. Hearing to consider a request by **3090 ANDERSON, LLC**, for a Minor Use Permit (DRC2014-00145) to allow approximately 17,800 square feet of winery storage building areas including a barrel room, case storage, flex space for fork lift maneuvering, restrooms, administrative office and lab. The current project is an expansion of an existing winery that produces between 5,000 and 30,000 cases per year and was approved under Development Plan D000234D in 2001. This approval would continue to allow 40 special events of between 75 and 200 people per event with amplified music allowed only until sundown, as authorized in the previous development plan. The

current proposal includes a setback waiver to allow a 70 foot setback rather than the 200 foot setback required by the Land Use Ordinance. The proposed project is within the Agriculture land use category and is located at 3090 Anderson Road, approximately 2.5 miles west of the City of Paso Robles. The site is in the Adelaida sub area of the North County planning area. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration 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 Mitigated 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 Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on September 13, 2001.

County File Number: DRC2014-00145
Supervisorial District: 1
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 040-051-034
Date Accepted: June 22, 2015
Recommendation: Approval

6. Hearing to consider a request by **JEFF MARSDEN** for a Minor Use Permit (DRC2014-00085) to allow the construction of a 30,800 square foot (sf) warehouse metal building. The project will result in the disturbance of approximately 40,000 sf on a 1.65 acre parcel. The proposed project is located within the Industrial land use category, on the east side of Monterey Road (6384 Monterey Road), approximately 500 feet south of Wellsona Road, approximately 0.25 miles east of Highway 101 and 1.9 miles north of the City of Paso Robles, in the Salinas River Sub Area of the North County Planning Area. A General Rule Exemption was issued for the project.

County File Number: DRC2014-00085
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 027-321-033
Date Accepted: May 22, 2015
Recommendation: Approval

7. Hearing to consider a request by **CRAIG STATTON** for a Minor Use Permit / Coastal Development Permit (DRC014-00117) to allow for the addition of 537 square feet to an existing second story deck. The deck addition would be attached to the rear (northwest corner) of an existing single family residence, and will result in the disturbance of approximately 500 square feet of a 3,500 square foot parcel. The project requires the purchase of 193 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 1290 Ellis Avenue, approximately 75 feet north of the intersection with Richard Avenue, within 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 3 categorical exemption was issued for this project.

County File Number: DRC2014-00117
Supervisorial District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 024-341-028
Date Accepted: June 10, 2015
Recommendation: Approval

8. Hearing to consider a request by **TERRA VISTA De ARROYO GRANDE, LLC / ANGELO BELLI-MOJICA** for a Minor Use Permit (DRC2012-00116) to allow for a twelve (12) foot high concrete block site wall approximately 320 feet in length within the required 30-foot side and rear setbacks, and a three (3) foot high concrete block wall approximately 25 feet in length within the required 25-foot front setback and the 30-foot side setback pursuant to Land Use Ordinance Section 22.10.080. The proposed project is within the Residential Rural land use category and is located at 695 Meadow Oak Lane, approximately 970 feet south of the intersection of Meadow Oak Drive and Halcyon Road, approximately 0.5 mile east of the village of Palo Mesa. The site is in the South County Inland Sub Area of the South County 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: DRC2012-00116
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 075-351-042
Date Accepted: July 10, 2015
Recommendation: Approval

9. Hearing to consider a request by **SANTA MARGARITA RANCH, LLC** for a Minor Use Permit (DRC2013-00111) to allow for Temporary Events within an existing 2,552 square-foot agricultural barn. The proposed event program would include 40 events annually with no more than 250 guests per event. No permanent alteration of the 544 acre site is proposed. The project will utilize portions of the existing access driveways and infrastructure. The proposed project is within the Agriculture land use category and is located on the south side of West Pozo Road (at 5995 West Pozo Road) approximately 3.5 miles southeast of the community of Santa Margarita, in the Salinas River Sub Planning Area of the North County Planning Area. Also to be considered is the approval of the Mitigated Negative Declaration issued on July 16, 2015.

County File Number: DRC2013-00111
Supervisorial District: 5
Project Manager: Holly Phipps

Assessor Parcel Number: 070-095-002
Date Accepted: July 11, 2014
Recommendation: Approval

HEARING ITEMS

10. 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
Supervisorial District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-281-009
Date Accepted: September 4, 2014
Recommendation : Continuation to 9/18/15

11. Hearing to consider a request by **BRAD CLARK** for a Lot Line Adjustment (COAL15-0036) to adjust the lot lines between two (2) parcels of 8.41 acres and 0.07 acres each, resulting in two (2) parcels of 6.74 acres and 1.74 acres, respectively. The adjustment will not result in the creation of any additional parcels. The two existing parcels are within the Residential Suburban and Commercial Retail land use categories at the southernmost edge of the Los Ranchos/Edna Village Reserve Line, 3 miles southwest of the City of San Luis Obispo at 1655 Old Price Canyon. The site is in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area. Also to be considered is the approval of the environmental document. A Class 5 Categorical Exemption was issued for the project.

County File Number: SUB2014-00058
Supervisorial District: 3
Project Manager: Megan Martin

APN(s): 044-131-024 and 044-131-025
Date Accepted: June 26, 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.