



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, December 18, 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. November 13, 2015 PDH Minutes
4. November 20, 2015 PDH Minutes
5. A request by **RICK WEST** for a Minor Use Permit/ Coastal Development Permit (DRC2015-00043) to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Agriculture land use category and is located at 18710 Cabrillo Highway, approximately 14 miles north of the community of San Simeon. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File Number: DRC2015-00043**  
Supervisory District: 2  
**Project Manager: Megan Martin**

Assessor Parcel Number: 011-021-010  
Date Accepted: October 14, 2015  
**Recommendation: Approval**

## HEARING ITEMS

6. A request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00050) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-2.6" diameter cylindrical "antenna" mounted to an antenna support arm at a height of 24'-0" on an existing 42'-9.6" wooden utility pole. Two RRUs, one diplexer, and one meter on a proposed "H-frame", one equipment cabinet on a concrete pad, and associated utilities and equipment will be located within a 6'-0" tall wooden fence enclosure, near the base of the utility pole. The proposed project will result in approximately 45 square feet of site disturbance in the Residential Single Family land use category. The project site is located in the County right-of-way on and adjacent to an existing 42'-9.6" utility pole at the southeast corner of the Chaney Avenue and Ocean Boulevard 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 Class 3 Categorical Exemption was issued for this project.

**County File Number: DRC2014-00050**  
Supervisory District: 2  
**Project Manager: Zarina M. Hackney**

Location: County Right-of-Way  
Date Accepted: October 30, 2015  
**Recommendation: Approval**

7. A request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00053) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-2.6" diameter cylindrical "antenna" mounted on an extension bayonet on top of an existing 42'-10.8" wooden utility pole (top of antenna will be at a height of 51'-6" above ground level). Six RRUs, three diplexers, and one meter on a proposed "H-frame", one equipment cabinet on a concrete pad, and associated utilities and equipment will be located within a 6'-0" tall wooden fence enclosure, near the base of the utility pole. The proposed project will result in approximately 80 square feet of site disturbance in the Residential Single Family land use category. The project site is located in the County right-of-way on and adjacent to the existing 42'-10.8" utility pole approximately 200 feet northwest of the Ocean Boulevard and Obispo Avenue 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 Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00053**  
Supervisory District: 2  
**Project Manager: Zarina Hackney**

Location: County right-of-way  
Date Accepted: October 30, 2015  
**Recommendation: Approval**

8. A request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00054) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-2.6" diameter cylindrical "antenna" mounted to a new 29'-3.6" wooden utility pole (top of antenna will be at a height of 31'-9.6" above ground level) replacing an existing utility pole in kind. Four RRUs at a height of 19'-9.6", one equipment cabinet at a height of 13'-9.6", and associated utilities and equipment will be mounted on the utility pole. The proposed project will result in less than 50 square feet of site disturbance and is located in the County right-of-way, at the west corner of the Old Creek Road and Orville Avenue intersection in the community of Cayucos, in the Commercial Retail land use category. The site is in the Estero planning area. Also to be considered is the approval of the environmental

document. A Class 3 categorical exemption was issued for the project.

**County File Number: DRC2014-00054**  
Supervisorial District: 2  
**Project Manager: Zarina Hackney**

Location: County right-of-way  
Date Accepted: October 30, 2015  
**Recommendation: Approval**

9. A request by **KENNETH R. NELSON AND MARIA T. NELSON** for a Lot Line Adjustment (COAL 15-0079) to adjust the lot lines between two parcels of approximately 80.4 and 5.0 acres each. The adjustment will result in one parcel of approximately 85.4 acres. The project will not result in the creation of any additional parcels. The proposed project is located within the Agriculture and Rural Lands land use categories and is located at 575 Upper Los Berros Road, approximately 2.4 miles north of the intersection of Upper Los Berros Road and North Dana Foothill Road, east of the City of Arroyo Grande. The site is in the South County Sub-Area of the South County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

**County File Number: SUB2015-00028**  
Supervisorial District: 4  
**Project Manager: Jo Manson**

Assessor Parcel Number: 047-071-028  
Date Accepted: November 3, 2015  
**Recommendation: Approval**

10. A request by **MIKE HODGE** for a Minor Use Permit/Coastal Development Permit (DRC2015-00005) to waive the 50 foot separation requirements for vacation rentals to allow the establishment of two (2) vacation rentals within 50 feet of an existing vacation rental and within 50 feet of one another. The project will result in no site disturbance. The proposed project is located on the northeast side of San Luis Street and 2nd Street at 260 and 270 Second Street (Top of the Hill), within the community of Avila Beach, 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: DRC2015-00005**  
Supervisorial District: 3  
**Project Manager: James Caruso**

APN(s): 076-201-084 & 085  
Date Accepted: September 4, 2015  
**Recommendation: Approval**

ESTIMATED TIME OF ADJOURNMENT: 10:30 a.m.

**Next Scheduled Meeting: JANUARY 15, 2016**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

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.