APPROVED 8/3/15

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF Friday, June 19, 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.

   No one coming forward.

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 **TROYE MUELLER** for a Minor Use Permit/Coastal Development permit (DRC2014-00087) to allow a 1,160 square foot manufactured home as a secondary unit on a 5.7 acre parcel. The project is located within the Residential Rural land use category at 2199 Falcon Ridge Lane, approximately 0.25 miles southwest of the intersection of Los Osos Valley Road and Clark Valley Rd and 0.5 miles west of the community of Los Osos. 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: DRC2014-00087
   Supervisorial District: 2
   Project Manager: Cheryl Cochran

   Assessor Parcel Number: 074-225-015
   Date Accepted: March 30, 2015
   Recommendation: Approval

   Thereafter, on motion of the hearing officer, the request by TROYE MUELLER for a Minor Use Permit/Coastal Development permit (DRC2014-00087) is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B. (Document Number: 2015-040_PDH)

4. Hearing to consider a request by **KARIN KRAEMER-RODRIGUEZ** for a Minor Use Permit/Coastal Development permit (DRC2014-00093) for a 269 square foot master bedroom addition and 51 square foot deck addition to an existing 2-story single family residence on a 2,251 square foot lot. The project requires the purchase of 124 square feet of Transfer of Development Credits (TDCs) to increase the Gross Structural Area (GSA) to 1,410 square feet. The site is within the Residential Single Family land use category at 295 Orlando Drive 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 the project.

County File Number: DRC2014-00093
Supervisorial District: 2
Project Manager: Emma Schoppe

Assessor Parcel Number: 023-013-012
Date Accepted: March 31, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by KARIN KRAEMER-RODRIGUEZ for a Minor Use Permit/Coastal Development permit (DRC2014-00093) is granted based on the Finding A. through G. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-042_PDH)

5. Hearing to consider a request by **CATHLEEN CRITCHLEY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00116) to allow the demolition of a 165 square-foot deck, and construction of a new 290 square-foot deck to an existing single family residence. The proposed project will result in the permanent disturbance of approximately 290 square-feet of a 5,367 square-foot lot. The proposed project is within the Residential Single Family land use category and is located at 350 Huntington Road, approximately 350 feet east of the Huntington Road and Windsor Boulevard intersection, in the community of Cambria. The site is located in the North Coast planning area. Also to be considered is the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00116
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 022-313-024
Date Accepted: April 24, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by CATHLEEN CRITCHLEY for a Minor Use Permit/Coastal Development Permit (DRC2014-00116) is granted based on the Findings A. through N. in Exhibit A and subject to the Revised Conditions 1 through 25 in Exhibit B, including the Memo with the deletion of Condition 3 that was received prior to hearing. (Document Number 2015-042_PDH)

6. Hearing to consider a request by **BLACK'S HATCHERY & TURKEY FARMS INC. & VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00120) to allow the co-location, construction, and operation of an unmanned wireless communications facility consisting of one (1) new Verizon Wireless antenna, (1) new GPS antenna, and four (4) new Verizon Wireless Remote Radio Units within a new 4'-0" tall faux chimney located on the roof of an existing building. Also to be installed is new ground mounted equipment to include one (1) new equipment cabinet and meter pedestal within a 36 square foot lease enclosure area surrounded by a new 6'0" high wooden fence. The proposed project is within the Recreation land use category and is located at 6252

Moonstone Beach Drive. The site is in the community of Cambria 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: DRC2014-00120
Supervisorial District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 022-381-012
Date Accepted: April 20, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by BLACK'S HATCHERY & TURKEY FARMS INC. & VERIZON WIRELESS is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 28 in Exhibit B. (Document Number: 2015-043_PDH)

7. Hearing to consider a request by **JOINT POLE ASSOCIATION & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00052) to allow for the construction and operation of an unmanned wireless communications facility involving installation of one (1) 50.9 inch tall panel antenna mounted at a height of 35.2 feet (measured to top of antenna) on a new cross arm on an existing 43.8 foot tall wood utility pole. The project also involves installation of equipment cabinets and racks on a concrete slab on grade, enclosed by a 6 foot tall wooden fence, located within an approximately 32 square foot lease area, with associated utility trenching. The project will result in the disturbance of approximately 60 square feet within the shoulder of a County maintained right-of-way. The proposed project is within the Agriculture land use category and is located on the north corner of the North Thompson Avenue/Mehlschau Road intersection, approximately 2,000 feet northwest of the Nipomo urban reserve line. 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 Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00052
Supervisorial District: 4
Project Manager: Cody Scheel

APN: N/A (County ROW), Closest APN: 090-051-056
Date Accepted: April 2, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JOINT POLE ASSOCIATION & VERIZON WIRELESS for a Minor Use Permit (DRC2014-00052) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 29 in Exhibit B. (Document Number: 2015-044_PDH)

8. Hearing to consider a request by **ALMA MAY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00098) to allow for an existing as-built 110 square foot bathroom addition attached to an existing 540 square foot detached recreation room, located in the rear yard behind an existing single family residence. The proposed project is in the Residential Single Family land use category and is located at 2619 Rodman Drive, in the community of Los Osos. 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: DRC2014-00098
Supervisorial District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 074-481-009
Date Accepted: March 26, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by ALMA MAY for a Minor Use Permit/Coastal Development Permit (DRC2014-00098) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2015-045_PDH)

HEARING ITEMS

9. Hearing to consider a request by **NSA WIRELESS & VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00074) to allow the co-location, construction, and operation of an unmanned telecommunications facility for Verizon Wireless consisting of the installation of (1) electrical meter, (1) disconnect box, (1) GPS antenna, (2) Remote Radio Units, and (1) ground mounted small cell equipment cabinet, and (1) cylindrical antenna on an existing PG&E wooden pole within the public right of way (the project will not include the construction of a new cellular tower as it will be located on the existing PG&E pole). The proposed project is within the Residential Suburban land use category and is located in the public right of way approximately 125 feet east of the intersection of San Luisito Creek Road and Highway 1, east of the City of Morro Bay. 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: DRC2014-00074	Assessor Parcel Number: 073-181-027
Supervisorial District: 2	Date Accepted: February 3, 2015
Project Manager: Megan Martin	**Recommendation: Approval**

Megan Martin, Project Manager: presents proposed project via power point.

Matt Janssen, Hearing Officer: questions the distance from the nearest house to the proposed project with Megan Martin responding.

Chris Durand, Agent: introduces others on team and discusses the proposed project also, reviews suggested revised Condition numbers 6 & 23.

Matt Janssen, Hearing Officer: questions which priorities Verizon is wishing to accomplish with Mr. Durand responding.

Matt Janssen, Hearing Officer: questions Mr. Kelly what does his firm do and what are the RFM with Mr. Kelly responding.

Bruce Badrigian, neighbor: speaks to reasons for denial of propose project.

Nancy Badrigian, neighbor: speaks in behalf of neighbors and discusses reasons for denial of the project.

Chris Duran, Agent: responds to comments regarding noise and vibration issues.

Matt Janssen, Hearing Officer: questions if the other location was looked into with Mr. Duran responding.

Matt Janssen, Hearing Officer: question the encroachment permit that was applied for through Public Works with Ms. Martin responding.

Matt Janssen, Hearing Officer: reviews the condition changes, Condition 6 revised language and

Condition 23 revised from 6 months to 12 month, also Condition 14, all conditions read into the record.

Megan Martin, Project Manager: questions if staff would like to add additional condition with Mr. Janssen responding.

Thereafter, on motion of the hearing officer, the request by NSA WIRELESS & VERIZON WIRELESS for a Minor Use Permit/Coastal Development Permit (DRC2014-00074) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 25 in Exbibit B; with revisions to Condition 6 to read "Prior to issuance of a construction permit, the applicant shall submit a color board for all proposed improvements (including, but not limited to, antennas, coaxial cables, associated mounting brackets, etc.). The color, Brown, shall be matte finish to blend and match with the PG&E pole."; Condition 14 to read " Prior to final inspection, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas)" and Condition 23 to read "If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 12 months of notification by the county". (Document Number: 2015-046_PDH)

ADJOURNMENT

Next Scheduled Meeting: July 17, 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 August 7, 2015 Planning Department Hearing meeting.