

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, July 17, 2015**

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8-11-2015

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 **Ryan Foster, 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.**

Ryan Foster, Hearing Officer: opens meeting and notes a change to the agenda, item 15 has been withdrawn and no action will be taken today.

**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. May 15, 2015 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, The Planning and Building Department minutes of May 15, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. June 5, 2015 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of June 5, 2015 are Received and Filed as recommended and are available on file at the office of the Planning and Building Department.

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**  
Supervisory District: 1  
Project Manager: James Caruso

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

**Thereafter, on motion of the hearing officer, the request by PG&E/VERIZON WIRELESS for a Minor Use Permit (DRC2014-00107) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 38 in Exhibit B. (Document Number: 2015-047\_PDH)**

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**  
Supervisory District: 2  
Project Manager: Megan Martin

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

**Thereafter, on motion of the hearing officer, the request by NICOLE MONTEZ for a Minor Use Permit/Coastal Development Permit (DRC2014-00099) is granted based on the Findings A. through O. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2015-048\_PDH)**

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**  
Supervisory District: 2  
Project Manager: Airlin Singewald

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

**Thereafter, on motion of the hearing officer, the request by DAN & ANNAMARIE AVALOS for a Minor Use Permit/Coastal Development Permit (DRC2014-00110) is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 27 in Exhibit B. (Document Number: 2015-049\_PDH)**

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**

Thereafter, on motion of the hearing officer, the request by **LAURA EHRAMJIAN** for a Minor Use Permit/Coastal Development Permit (DRC2014-00060) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2015-050\_PDH)

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**

Thereafter, on motion of the hearing officer, the request by **CORWITH WHITE** for a Minor Use Permit/Coastal Development Permit (DRC2013-00092) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2015-051\_PDH)

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: DRC2014-00104**  
Supervisorial District: 2  
**Project Manager: Schani Siong**

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

Thereafter, on motion of the hearing officer, the request by **DAVID & DIANA MCLAUGHLIN** for a

**Minor Use Permit/ Coastal Development Permit (DRC2014-00104) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 28 in Exhibit B. (Document Number: 2015-052\_PDH)**

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**

**Thereafter, on motion of the hearing officer, the request by HARRY MCKELLOP for a Minor Use Permit/Coastal Development Permit (DRC2014-0071) is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-053\_PDH)**

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**

**Thereafter, on motion of the hearing officer, the request by JYOTSNA SHARMA for a Minor Use Permit (DRC2014-00132) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 33 in Exhibit B. (Document Number: 2015-054\_PDH)**

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**

**Thereafter, on motion of the hearing officer, the request by PATRICK FITZGERALD for a Minor Use Permit / Coastal Development Permit (DRC2014-00114) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 18 in Exhibit B. (Document Number: 2015-055\_PDH)**

#### 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**

Megan Martin, Project Manager: presents staff report via power point.

Dennis Schmidt, Land Surveyor: states is available for questions.

**Thereafter, on motion of the hearing officer, the request by ELEANOR GARCIA for a Lot Line Adjustment (SUB2014-00037/COAL14-0116) is granted based on the Findings A. through C. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2015-056\_PDH)**

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**

Ryan Foster, Hearing Officer: states this project has been withdrawn by the applicant and no action will be taken today.

**ADJOURNMENT**

**Next Scheduled Meeting: August 7, 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 21, 2015 Planning Department Hearings Meeting.