REVIEWED & APPROVED
MATT JANSSEN
9/23/15

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, August 07, 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.

***** EXPERIENCED TECHNICAL DIFFICULTIES DURING THIS MEETING****

Matt Janssen: clarifies that we are having technical difficulties and re-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 **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

Thereafter, on motion of the hearing officer, the request by KUNAL & NEETA MITTAL for a Minor Use Permit (DRC2013-00086) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B also, adopting the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. (Document Number: 2015-057_PDH)

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

Thereafter, on motion of the hearing officer, the request by LONNIE LINDELL for a Minor Use Permit/Coastal Development Permit (DRC2014-00073) is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 19 in Exhibit B. (Document Number: 2015-058_PDH)

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

Thereafter, on motion of the hearing officer, the request by STEPHEN BECK for a Minor Use Permit/Coastal Development Permit (DRC2014-00127) is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B. (Document Number: 2015-059_PDH)

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

Thereafter, on motion of the hearing officer, the request by JON & VICKI VAN DEN BERG for a Minor Use Permit/ Coastal Development Permit (DRC2014-00067) is granted based on the Findings A. through J. in Exhibit A and subject to the Conditions 1 through 41 in Exhibit B also, adopting Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resource Code Section 21000 et seq. (Document Number: 2015-060_PDH)

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

Thereafter, on motion of the hearing officer, the request by ELAINE CAROVILLA for a Minor Use Permit / Coastal Development Permit (DRC2014-00128) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 14 in Exhibit B. (Document Number: 2015-061_PDH)

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

Airlin Singewald, Project Manager: presents staff report via power point. Also, discusses revising conditions, Condition 1 and new condition 3, regarding the setbacks.

Matt Janssen, Hearing Officer: questions if the size of the smaller green house will change with Mr. Singewald responding.

Charles Doster, Applicant: discuses proposed property.

Alex Amini, Neighbor: speaks to reasons to deny proposed project.

Thomas Paige, Neighbor: discusses reasons to deny proposed project.

Charles Doster: Applicant: addresses the noise issues.

Matt Janssen, Hearing Officer: questions the vacant lot and the parking issue, if the dogs on the property are guard dogs and questions the lighting and the instillation of the new fans with Mr. Doster responding.

Matt Janssen, Hearing Officer: questions if staff has any additional information with Mr. Singewald responding.

Thereafter, on motion of the hearing officer, the request by CHARLES DOSTER for a Minor Use Permit/Coastal Development Permit (DRC2014-00040) is granted based on the Findings A. through H. in Exhibit A and subject the REVISED Conditions 1 through 23 in Exhibit B with Revised Condition 1 to read "This Minor Use Permit/Coastal Development Permit authorizes two existing "as built" residential accessory greenhouses of 336 and 120 square feet in size. These greenhouses resulted in approximately 500 square feet of disturbance on a 6,250 square-foot parcel." and adding New Condition 3 to read " Within 90 days of the final effective date of this Minor Use Permit/ Coastal Development Permit, the applicant shall modify the 120 square-foot greenhouse at the rear of the property to comply with the required 3 foot rear setback." with re-numbering as needed. (Document Number: 2015-062_PDH)

ADJOURNMENT

Next Scheduled Meeting: August 21, 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 October 2, 2015 Planning Department Hearings Meeting.