

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, October 02, 2015**

*[Signature]*  
09 NOV 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.

**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. August 7, 2015 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of August 7, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

4. August 21, 2015 PDH DRAFT Minutes

**Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of August 21, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.**

5. A request by **FRED JOHANNESSON** for a Minor Use Permit (DRC2014-00148) to modify the 50 foot maximum distance standard for a secondary dwelling to the primary residence pursuant to County Land Use Ordinance Section 22.30.470(F). Due to the existing improvements on site, the 800 square foot secondary dwelling will be located approximately 110 feet from the primary single family residence on an approximately 1.24 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 804 Pomeroy Road, approximately 1.3 miles southwest from Highway 101 and Willow Road interchange, in the community of Nipomo. 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: DRC2014-00148**  
**Supervisorial District: 4**  
**Project Manager: Schani Siong**

**Assessor Parcel Number: 091-292-047**  
**Date Accepted: June 25, 2015**  
**Recommendation: Approval**

**Thereafter, on motion of the hearing officer, the request by FRED JOHANNESSON for a Minor Use Permit (DRC2014-00148) 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: 2015-073\_PDH)**

#### **HEARING ITEMS**

6. A request by **VERIZON WIRELESS & LORI ANGELLO** for a Minor Use Permit/Coastal Development Permit (DRC2014-00149) to allow the construction and operation of an unmanned wireless communications facility, consisting of one new 1'-11.25" tall x 10" wide panel antenna mounted on the top of a new 23' tall replacement light pole, two new Remote Radio Units (RRUs) mounted a maximum height of 5'-10" above ground on the new replacement pole, two new ground-mounted equipment cabinets with heights of 3'-4" and 4'-2" mounted at the base of the replacement pole, and associated utilities, equipment, and hardware. The new replacement pole and ground equipment would be located within an existing 6' tall chain link fenced enclosure, which will screen the base of the replacement pole, RRUs, and ground equipment from public view. The proposed project will result in approximately 25 square feet of site disturbance on a 0.27-acre parcel in the Commercial Retail land use category. The project site is located at 307 Pier Avenue, on the western end of Pier Avenue, in the community 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 3 Categorical Exemption was issued for this project.

**County File Number: DRC2014-00149**  
**Supervisorial District: 4**  
**Project Manager: Airlin Singewald**

**Assessor Parcel Number: 061-011-046**  
**Date Accepted: August 18, 2015**  
**Recommendation: Approval**

Airlin Singewald, Project Manager: presents staff report via power point.

**\*\*\*\* EXPERIENCING TECHNICAL DIFFICULTIES \*\*\*\***

Ryan Foster, Hearing Officer; states we will be taking a break to try to resolve the technical difficulties.

Airlin Singewald, Project Manager: continues with presentation and discusses the concerns of Robert Mueller.

Chris Durand, Applicant: discusses the proposed property.

Robert Mueller, neighbor: discusses issues with the property and the proposed project.

Lori Angello, applicant: discusses the proposed project and responds to comments made by the neighbor.

Ryan Foster, Hearing Officer: questions the height limit on antennas with Airlin Singewald responding. Also, suggests adding a condition regarding any code violations on the property.

Airlin Singewald, Project Manager: states storage containers are not allowed in the County unless they are associated with an active construction project and this issue will have to be resolved before a permit is issued for this use. Also, drafts a condition as requested by the Hearing Officer, reading the new Condition 3 into the record.

**Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS & LORI ANGELLO for a Minor Use Permit/Coastal Development Permit (DRC2014-00149) notes a Class 3 Categorical Exemption issued on September 8, 2015 (ED15-058) and is granted based on the Findings A. through G. in Exhibit A and subject to the Revised Conditions 1 through 27 in Exhibit B; Adding New Condition 3 to read "Prior to issuance of a construction permit, the Department of Planning and Building shall verify that there are no existing code violations or condition compliance concerns on the property, and the applicant shall correct any violations prior to issuance of the permit." (Document Number: 2015-074\_PDH)**

7. Continued hearing to consider a request by **VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00011) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-3" diameter cylindrical "cantenna" antenna mounted on the top of an existing 30'-10" wooden utility pole; two RRUs mounted at a height of 10'-0" on the wooden utility pole; two ground mounted equipment cabinets with heights of 3'-4" and 4'-2" near the base of the utility pole; and associated utilities and equipment. The proposed project will result in approximately 15 square feet of site disturbance in the Residential Single Family land use category. The project site is located on and adjacent to the existing utility pole at the western corner of the Whitehall Avenue and Dorsett Street intersection 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 3 categorical exemption was issued for this project.

**County File Number: DRC2015-00011**  
**Supervisory District: 2**  
**Project Manager: Airlin M. Singewald**

**Location: County Right-of-Way**  
**Date Accepted: July 31, 2015**  
**Recommendation: Approve**

Airlin Singewald, Project Manager: presents staff report via power point. Also, reviews revised Condition 2, reading the condition into the record.

Arron Anderson, Representative for Verizon: reviews the proposed project and discusses the alternate locations.

Claudia Horthen, neighbor: states reasons for denial of the proposed project.

Robert Dees, neighbor: speaks to reasons for continuance to allow for another location for this cell tower.

Ryan Foster, Hearing Officer: questions staff regarding the visibility and danger of the intersection and by moving the equipment 60 feet that completely removes it from the vision triangle that Public Works was going to look into with Airlin Singewald responding. Also, questions the visual impacts of the painting/coating of the equipment and whether that will uphold in the coastal elements, would that be covered in Conditions 23 and 24 with Airlin Singewald responding.

Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS for a Minor Use Permit/Coastal Development Permit (DRC2015-00011) notes a Class 3 Categorical Exemption was issued on August 6, 2015 (ED15-026) and is granted based on the Finding A. through M. in Exhibit A and subject to the Revised Conditions 1 through 27 in Exhibit B; Revising Condition 2 to read " At the time of application for construction permits, the applicant shall submit and development shall be consistent with a revised site plan, antenna and equipment layout plan, and elevations. The revised plans shall show the proposed ground-mounted equipment located approximately 60 feet north of the PG&E pole at Dorset and Whitehall (where the antenna is proposed)." (Document Number: 2015-075\_PDH)

## **ADJOURNMENT**

**Next Scheduled Meeting: October 16, 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 November 20, 2015 Planning Department Hearings Meeting.