REVIEWED & APPROVED BY MATT JANSSEN 12/4/15

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF Friday, November 20, 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. September 18, 2015 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of September 18, 2015 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. October 2, 2015 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of October 2, 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 **WENDY SPRADLIN** for a Minor Use Permit/Coastal Development Permit (DRC2015-00063) to allow for the construction of an irrigation well for existing agricultural production. The applicant is proposing one well with an alternate site, in the event the first site is dry. The project will result in the permanent disturbance of approximately 80 square-feet of a 343 acre parcel. The proposed project is within the Agricultural land use category and is located at 4727 Los Osos Valley Road, approximately 3 miles east 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 4 categorical exemption was issued for this project.

County File Number: DRC2015-00036
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 067-171-040
Date Accepted: October 6, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by WENDY SPRADLIN for a Minor Use Permit/Coastal Development Permit (DRC2015-00063) notes a Class 4 Categorical Exemption was issued on October 6, 2015 (ED15-092) and is granted based on the Findings A.through G. in Exhibit A and subject to the Conditions 1 through 9 in Exhibit B. (Document Number: 2015-086_PDH)

6. A request by **RALPH & LISA HACKETT** for a Minor Use Permit (DRC2014-00112) to allow the construction of a two-story 4,709 square-foot single family residence and an attached 705 square foot garage with associated grading. Also included are retaining walls, a patio and pool. The proposed project will result in limited oak tree removal within the designated building envelope and site disturbance of approximately 7,850 square feet within a 10,471 square foot (0.24 acre) parcel. The project site is within the Residential Suburban land use category and is located at 6315 Mar Vista Place in the Heron Crest neighborhood of San Luis Bay Estates approximately 1,000 feet north of the community of Avila Beach. The site is in the San Luis Bay Sub-Area of the San Luis Obispo Planning Area. Also to be considered is the determination of consistency with the Subsequent Final EIR for Tract 2149 (ED15-118)

County File Number: DRC2014-00112
Supervisorial District: 3
Project Manager: Terry Wahler

Assessor Parcel Number: 076-180-010
Date Accepted: September 9, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by RALPH & LISA HACKETT for a Minor Use Permit (DRC2014-00112) notes consistent with the Subsequent Final EIR for TRACT 2149 (ED15-118) and is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 31 in Exhibit B. (Document Number: 2015-087_PDH)

7. A request by **SAN LUIS OBISPO COUNTY** for a Minor Use Permit (DRC2014-00156) for the Jim Miller Community Park in Olde Towne Nipomo. The new park includes a gazebo, a war veteran's memorial, a Dorothea Lange-era memorial, Pacific Coast Railroad memorial, and walking paths. The proposed 1.05 acre park is within the Public Facilities land use category and is located at the southeast corner of West Tefft Street and Carrillo Street, 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. The project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

County File Number: DRC2014-00156
Supervisorial District: 4
Project Manager: Brian Pedrotti

Assessor Parcel Number: 090-142-007
Date Accepted: September 29, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by SAN LUIS OBISPO COUNTY for a Minor Use Permit (DRC2014-00156) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 32 in Exhibit B. (Document Number: 2015-088_PDH)

8. A request by **JACOB THOENE** for a Minor Use Permit/Coastal Development Permit (DRC2014-0034) to allow for the construction of a two-story, 3,400 square-foot single-family dwelling with attached two-car garage, on a vacant parcel. The project will result in the disturbance of the entire 6,100 square-foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 365 Juanita Ave., approximately 0.3 miles southwest of the Highway 1 and Pier Avenue intersection, in the community of Oceano. The site is in the San Luis Bay 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: DRC2014-00034
Supervisorial District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 061-021-057
Date Accepted: September 8, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JACOB THOENE for a Minor Use Permit/Coastal Development Permit (DRC2014-0034) notes a Class 3 Categorical Exemption was issued on October 6, 2015 (ED15-071) and is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 32 in Exhibit B. (Document Number: 2015-089_PDH)

ADJOURNMENT

Next Scheduled Meeting: December 11, 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 December 18, 2015 Planning Department Hearings Meeting.