



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE:** Friday, December 11, 2015

**HEARING OFFICER:** MATT JANSSEN

### **MEETING LOCATION AND SCHEDULE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

*ALL 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.*

### **MATTERS TO BE CONSIDERED**

#### **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.

#### **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. October 16, 2015 PDH DRAFT Minutes
4. A request by **DAVID & RHONDA YSUSI** for a Minor Use Permit/Coastal Development Permit (DRC2015-00035) to allow for the construction of a 120 square-foot addition to a single-family residence, a 90 square-foot addition to an existing garage, and 328 square feet of new decks. The project will result in the permanent disturbance of approximately 538 square-feet of a 6,534 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 5691 Sunbury Avenue, approximately 730 feet northeast of the Highway 1 and Windsor Boulevard intersection, within the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

**County File Number: DRC2015-00035**  
Supervisorial District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 022-093-001  
Date Accepted: October 21, 2015  
**Recommendation: Approve**

5. A request by **CINDY & BRUCE NEUSCHWANDER** for a Minor Use Permit (DRC2015-00032) to allow for the construction of a new 2,300 square-foot single-family dwelling with an attached 700 square-foot garage. The project will result in the permanent disturbance of approximately 3,000 square feet of a 1.07 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 1955 Diablo Dr., approximately 0.5 miles west of the Los Osos Valley Road and Prefumo Canyon Road intersection. The parcel is immediately adjacent the city of San Luis Obispo. The site is in the San Luis Obispo 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: DRC2015-00032**  
Supervisorial District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 067-220-014  
Date Accepted: October 15, 2015  
**Recommendation: Approve**

6. A request by **ANDY & OPHELIA CASTELLANOS & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00151) to allow the construction and operation of an unmanned wireless communications facility consisting of one (1) new panel antenna and associated equipment installed within a 4-foot tall extension of an existing parapet located on the roof of an existing commercial building. The proposed project is within the Commercial Retail land use category and is located at 535 Orchard Road, on the southeast corner of Orchard Road and Division Road, 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: DRC2014-00151**  
Supervisorial District: 4  
**Project Manager: Cody Scheel**

Assessor Parcel Number: 092-157-026  
Date Accepted: October 23, 2015  
**Recommendation: Approve**

7. A request by **CALTRANS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00095) to allow construction of left-turn channels from Highway 1 onto Sheridan Road. The road widening construction will occur on the north side of Highway 1 centerline and approximately 1,250 feet eastward and westward from Sheridan Road along Highway 1. No work is proposed on the south side of the centerline stripe. Road construction 1,250' eastward from Sheridan Road to Ralcoa Way will also bring the northbound roadway up to current standards by providing a 12' lane, 8' shoulder and improved turning radius at Sheridan and Ralcoa Way. The project includes extension of the two existing 12' cross culverts into 18' and removal of a number of eucalyptus trees (29% reduction of existing grove) and other fixed objects along the northern edge of Sheridan Road to create a 20' clear recovery zone on the northbound side. The proposed project is located within the Highway 1 right-of-way, in the village of Callendar-Garrett, in the South County Planning Area. A Class 1 categorical exemption was issued for this project by CALTRANS acting as the lead agency.

**County File Number: DRC2014-00095**  
Supervisorial District: 4  
**Project Manager: Schani Siong**

APN(s): 091-174-060 & 091-401-082 (at Sheridan Rd)  
Date Accepted: October 30, 2015  
**Recommendation: Approve**

ESTIMATED TIME OF ADJOURNMENT: 9:15 a.m.

**Next Scheduled Meeting: DECEMBER 18, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY PLANNING DEPARTMENT HEARINGS

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

## **DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES**

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

## **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices available for the hearing impaired upon request.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.