Robert Fitzroy 3/9/16

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, February 05, 2016

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 **Rob Fitzroy, 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.

Rob Fitzroy, 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.

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. A request by **RICHARD CRAWFORD** for a Minor Use Permit/Coastal Development Permit (DRC2015-00006) to allow for the construction of a new 1,487 square-foot detached three car garage and a 71 square foot laundry room to the existing 1,154 square foot house. The project also includes installation of three (3) new 3,000 gallon water cisterns for rainwater catchment. The new garage will be 16'-5" above average natural grade. The project also includes a request to modify the fencing height standard to allow the construction of a new 6'-6" fence within the front setback. The project will result in the disturbance of approximately 3,234 square feet on a 10,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located approximately 50 feet south of the intersection of Fern Drive and Camborne Place 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: DRC2015-00006
Supervisorial District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 023-293-058
Date Accepted: December 14, 2015
Recommendation: Approval

Rob Fitzroy, Hearing Officer: reads the revised Fire Plan change into record.

Thereafter, on motion of the hearing officer, the request by RICHARD CRAWFORD for a Minor Use Permit/Coastal Development Permit (DRC2015-00006) notes a Class 3 Exemption (ED15-159) was issued on December 16, 2015 and is granted based on the Findings A. through L. in Exhibit A and subject to the Conditions 1 through 25 in Exhibit B with the revision of the Fire Plan. (Document Number: 2016-010_PDH)

4. A request by **BONAIRE INVESTMENTS & T-MOBILE** for a Minor Use Permit/Coastal Development Permit (DRC2015-00053) to allow the construction and operation of an unmanned wireless communications facility consisting of: 1) six (6) new panel antennas installed within the rooftop structure of an existing office building, 2) equipment cabinets mounted in the interior of the lower floor of the existing building, and 3) expansion of the rooftop equipment platform and new fiberglass reinforced plastic (FRP) screening to match the existing parapet. The entire facility will be incorporated into the architecture of the existing building with no noticeable changes to the building's exterior. The proposed project will result in no permanent site disturbance on a 0.13 acre parcel in the Office and Professional land use category. The project site is located at 1330 Van Buerden Drive, at the southwest intersection of South Bay Boulevard and Los Osos Valley Road, in the community of Los Osos. 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: DRC2015-00053
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 074-314-019
Date Accepted: November 30, 2015
Recommendation: Approval

Rob Fitzroy, Hearing Officer: discusses correspondence received.

Thereafter, on motion of the hearing officer, the request by BONAIRE INVESTMENTS & T-MOBILE for a Minor Use Permit/Coastal Development Permit (DRC2015-00053) notes a Class 3 Categorical Exemption was issued on December 1, 2016 and is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 23 in Exhibit B. (Document Number: 2016-011_PDH)

5. A request by **KATHLEEN ANDERSON** for a Minor Use Permit/Coastal Development Permit (DRC2015-00049) to: 1) convert an existing 227 square-foot attached garage to living area, 2) construct a 64 square-foot pantry/laundry addition to an existing single family residence, and 3) construct a new 904 square-foot detached garage with a 572 square-foot guesthouse above and an 88 square-foot deck. Also proposed is a breezeway to connect the existing residence to the proposed garage/guesthouse. Two (2) oak trees are proposed for removal and will be replaced on-site at a 6:1 ratio. The project will result in the disturbance of 2,500 square-feet on a 7,800 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2315 Adams Street, approximately 0.2 miles northwest of the Ardath Drive and Highway 1 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 1 categorical exemption was issued for this project.

County File Number: DRC2015-00049
Supervisorial District: 2
Project Manager: Brandi Cummings

APN(s): 023-383-009, 023-383-059, 023-383-061
Date Accepted: November 20, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by KATHLEEN ANDERSON for a Minor Use Permit/Coastal Development Permit (DRC2015-00049) notes a Class 1 Categorical Exemption was issued on December 3, 2015 (ED15-140) and is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 28 in Exhibit B. (Document Number: 2016-012_PDH)

6. A request by **CLINT NICHOLSON** for a Minor Use Permit/Coastal Development Permit (DRC2015-00062) to allow for the construction of farm support quarters (2,421 square-feet) on prime-soils. The proposed project will result in the disturbance of approximately 2,500 square-feet on a 23 acre parcel in the Agriculture land use category. The project site is located at 2268 Little Morro Creek Road, approximately 2.5 miles northeast of the City of Morro Bay. 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: DRC2015-00062
Supervisor District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 073-031-038
Date Accepted: December 11, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by CLINT NICHOLSON for a Minor Use Permit/Coastal Development Permit (DRC2015-00062) notes a Class 3 Categorical Exemption was issued on December 22, 2016 (ED-146) and is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 16 in Exhibit B. (Document Number: 2016-013_PDH)

7. A request by **SAM ROBINSON** for a Minor Use Permit (DRC2015-00048) to allow construction of a new 1,200 square-foot secondary dwelling with a 600 square-foot attached garage and 208 square-foot deck, and to modify the 250 foot maximum distance standard for a secondary dwelling to the primary residence. The project will result in the permanent disturbance of approximately 2,400 square-feet on a 2.89 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 2890 Kip Lane, approximately 550 feet from the Kip Lane and Highway 1 intersection, in the village of Palo Mesa. The site is in the South County Sub Area of the South County 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: DRC2015-00048
Supervisorial District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 075-281-007
Date Accepted: November 14, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by SAM ROBINSON for a Minor Use Permit (DRC2015-00048) notes a Class 3 Categorical Exemption was issued on December 10, 2015 (ED-111) and is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 15 in Exhibit B. (Document Number: 2016-014_PDH)

ADJOURNMENT

Next Scheduled Meeting: February 19, 2016, in the County Government Center, **Room D-271,** San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the March 18, 2016 Planning Department Hearings Meeting.