5/4/16

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, March 18, 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. Also, notes for the record this hearing is being held in Room D271 with audio only.

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 on 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. February 5, 2016 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of February 5, 2016 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. February 19, 2016 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of February 19, 2016 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 **J&R SLO PROPERTIES, LLC,** for a Minor Use Permit (DRC2015-00054) to allow construction of a 12,400 square foot administrative office building. The project site is Lot 1 of Tract 2368, a commercial service business park subdivision, recorded in 2006. The project will result in disturbance of approximately 1.04 acres of a 1.18 acre parcel. The proposed project is within the Commercial Service land use category and is located at 1025 Farmhouse Lane, adjacent to the southern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. Also to be considered is the environmental document prepared for the project. The Environmental Coordinator finds that the previous Mitigated Negative Declaration that was adopted for Tract 2368 is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on August 14, 2003.

County File Number: DRC2015-00054
Supervisorial District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-512-001
Date Accepted: February 2, 2016
Recommendation: Approval

Rob Fitzroy, Hearing Officer: notes for the record that there were minor revisions made to the Findings that have been reviewed.

Thereafter, on motion of the hearing officer, the request by J&R SLO PROPERTIES, LLC, for a Minor Use Permit (DRC2015-00054) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 30 in Exhibit B. (Document Number: 2016-20_PDH)

6. A request by **FRANK HILTON** for a Minor Use Permit (DRC2015-00004) to allow the keeping of 450 chickens (poultry) for commercial use. The project will not result in any site disturbance on the approximate 47 acre parcel. The proposed project is located within the Residential Rural land use category and is located (at 280 Phelan Ranch Way) approximately 3 miles south of City of Arroyo Grande. The site is in the San Luis Bay Inland Subarea of the South County Planning area. A General Rule exemption was issued for this project.

County File Number: DRC2015-00004
Supervisorial District: 4
Project Manager: Holly Phipps

Assessor Parcel Number: 075-241-042
Date Accepted: November 23, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by FRANK HILTON for a Minor Use Permit (DRC2015-00004) notes a General Rule Exemption (ED15-194) was issued on February 17, 2016 and is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 4 in Exhibit B. (Document Number: 2016-021_PDH)

ADJOURNMENT

Next Scheduled Meeting: April 1, 2016, 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 May 20, 2016, Planning Department Hearings Meeting.