SAN LUIS OBISPO PLANNING DEPARTMENT HEARING
MINUTES FOR THE MEETING OF
Friday, April 01, 2016

25 MAY 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 **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 8:00 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. March 4, 2016 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of March 4, 2016 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. A request by **GREGORY THURSTON** for a Minor Use Permit (DRC2015-00055) to allow the construction of a new 597 square-foot guesthouse with a 970 square-foot garage/workshop, and to modify the 50 foot maximum distance standard for a guesthouse to the primary residence pursuant to County Land Use Ordinance Section 22.30.410.E. The project will result in the permanent disturbance of approximately 1,800 square-feet of a 1 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 250 Cabrillo Lane, within the village of Los Ranchos/Edna. The site is in the San Luis Obispo 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: DRC2015-00055
Supervisorial District: 3
Project Manager: Brandi Cummings

Assessor Parcel Number: 044-444-004
Date Accepted: February 10, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by GREGORY THURSTON for a Minor Use Permit (DRC2015-00055) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 18 in Exhibit B. (Document Number: 2016-22_PDH)

5. A request by **RICHARD SIPES** for a Minor Use Permit (DRC2013-00005) to allow for a recreational vehicle storage yard on the property. The project will result in the disturbance of approximately 28,975 square-feet on a 33,687 square-foot site. The proposed project is within the Commercial Service and Industrial land use categories and is located near the corner of 21st and Nipomo Street, approximately 168 feet south of Nipomo Street, in the community of Oceano. The site is in the San Luis Bay (Inland) Sub-area of the South County Planning Area. Also to be considered is approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2013-00005
Supervisorial District: 4
Project Manager: Brandi Cummings

APN(s): 062-143-022, 062-143-023
Date Accepted: January 20, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by RICHARD SIPES for a Minor Use Permit (DRC2013-00005) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 19 in Exhibit B. (Document Number: 2016-23_PDH)

HEARING ITEMS

6. A request by **FORREST WARREN** for a Minor Use Permit/Coastal Development Permit (DRC2007-00203) to finalize an Emergency Permit (ZON2008-00004) that authorized the deconstruction and demolition of the burned PA Forrester House (White House), and the capping of the electrical, gas, and all other utilities of the demolished structure. The project is located within the Commercial Retail land use category and is located at 2276 Center Street, approximately 375 feet southeast of the Main Street and Burton Drive 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: DRC2007-00203
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 013-264-019
Date Accepted: January 15, 2016
Recommendation: Approval

Brandi Cummings, Project Manager: presents staff report via power point.

Ryan Foster, Hearing Officer: states for the record that this permit relates solely to the emergency permit that was granted and there is no demolition to take place.

Brandi Cummings, Project Manager: reiterates that the demolition has been completed.

Richard Hawley, neighbor: discusses the proposed project and displays pictures of the garbage and debris on the property.

Ryan Foster, Hearing Officer: questions if there is any open Code Enforcement cases with Ms. Cummings, staff: responding.

Thereafter, on motion of the hearing officer, the request by FORREST WARREN for a Minor Use Permit/Coastal Development Permit (DRC2007-00203) to finalize an Emergency Permit (ZON2008-00004) is granted based on the Findings A. through G. in Exhibit A and subject to Condition 1 in Exhibit B. (Document Number: 2016-24_PDH)

ADJOURNMENT

Next Scheduled Meeting: April 8, 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 June 3, 2016, Planning Department Hearings Meeting.