13 JUL 2016

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, May 20, 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 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.

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.

   Ryan Foster, Hearing Officer: opens and closes public comment with 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 18, 2016 PDH DRAFT Minutes

   Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of March 18, 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 **LORRAINE PARSONS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00041) to allow the construction of a 646 square-foot second-story living addition and a 98 square-foot deck to an existing 1,346 square-foot single-family residence. The project will result in no permanent disturbance on a 5,000 square-foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 15 13th Street, in the community of Cayucos, approximately 950 feet southwest of the 13th Street and Highway 1 intersection. The site is located in the Estero planning area. Also to be considered is approval of the environmental document. A Class 1 Categorical Exemption was issued for this project.

   County File Number: DRC2015-00041
   Date Accepted: April 12, 2016
   Project Manager: Brandi Cummings

   Assessor Parcel Number: 064-222-005
   Supervisorial District: 2
   Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by LORRAINE PARSONS for a Minor Use Permit/Coastal Development Permit (DRC2015-00041) is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 21 in Exhibit B. (Document Number: 2016-038_PDH)

5. A request by **J. TENBROECK INC.** for a Minor Use Permit/Coastal Development Permit (DRC2015-00071) to allow the construction of a 2,415 square foot, three level single family residence with a 460 square foot garage and approximately 200 square feet of deck area. The proposed project will result in the disturbance of the entire 2,431 square foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 3256 Shearer Avenue, approximately 300 feet south of the intersection of El Sereno Avenue and Shearer Avenue, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2015-00071
Supervisorial District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 064-426-064
Date Accepted: March 8, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by J. TENBROECK INC. for a Minor Use Permit/Coastal Development Permit (DRC2015-00071) is granted based on the Findings A. through H. in Exhibit A and subject to the Conditions 1 through 29 in Exhibit B. (Document Number: 2016-039_PDH)

6. A request by **STEVE DRAKE** for a Minor Use Permit (DRC2014-00118) to allow the partial conversion of an existing 12,680 sf agricultural barn into a commercial winery to include a 460 sf barrel/case good storage room and a 440 sf tasting room. The applicant requests a setback modification for the tasting room of the minimum 200 foot setback to the property line requirement to allow setbacks of 145 feet for the side (east).No Special Events are proposed and no Industry-wide events are proposed. The proposed project is located in the Agricultural land use category and is located on the north side of Buckley Road (at 470 Buckley Road) approximately 0.25 miles east of the city of San Luis Obispo, in the San Luis Obispo Sub Area of the San Luis Obispo Planning Area. Also to be considered is the approval of the environmental docuement. A Class 3 cateborical exempiton was issued for this project.

County File Number: DRC2014-00118
Supervisorial District: 3
Project Manager: Holly Phipps

Assessor Parcel Number: 076-371-004
Date Accepted: February 2, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by STEVE DRAKE for a Minor Use Permit (DRC2014-00118) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2016-040_PDH)

7. A request by **STEPHEN BACKER** for a Minor Use Permit (DRC2014-00144) to allow the expansion of an existing winery to allow the construction of a 984 square foot (sf) building that will include a 717 sf tasting room, commercial kitchen, office, retail area and a restroom. The existing 110 sf tasting room/area located in the existing wine processing/barrel storage building will be converted into production area. The applicant is proposing to increase annual case production from 3,000 cases to 10,000 cases and is requesting 6 Special Events annually for up to 80 guests. No outdoor amplified music is proposed. The project will result in the disturbance of approximately 1,500 square feet on a 32 acre parcel. The proposed project is within the agriculture land use category and is located at 8790

East Highway 41, north of the community of Creston. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered is the approval of the environmental document. A Mitigated Negative Declaration was issued on April 7, 2016.

County File Number: DRC2014-00144
Supervisorial District: 5
Project Manager: Holly Phipps

Assessor Parcel Number: 035-111-022
Date Accepted: June 18, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by STEPHEN BACKER for a Minor Use Permit (DRC2014-00144) is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 37 in Exhibit B. (Document Number: 2016-041_PDH)

HEARING ITEMS

8. A request by **BRECON ESTATES/HACKETT PACIFIC INVESTMENTS** for a Minor Use Permit (DRC2014-00081) to amend the existing winery operations to allow for the construction of a 2,500 square-foot new visitor parking area; a pedestrian bridge from the new parking area; and a new primary access driveway from Jensen Road. The existing driveway from Vineyard Drive will be maintained as an emergency access during events and the existing parking will be converted to staff and event parking. The applicant is also requesting 6 special events with up to 80 guests, use of an adjacent parcel (APN 039-011-026 under same ownership) for overflow parking for up to 45 spaces during industry events and modification of noise ordinance standards to allow amplified music past 5 PM (to 10 PM). The project will result in approximately 1.51 acres of disturbance. The proposed project site consists of 2 parcels; the existing winery (APN039-011-025; 19.15 acres) and adjacent parcel (APN039-011-026; 20.20 acres) for overflow parking, totaling 39.35 acres. Both parcels are in the Agriculture land use category, and are located at 7450 Vineyard Drive (winery) and 1120 Jensen Road (overflow parking), approximately 7 miles west of the community of Paso Robles, in the Adelaida sub area of the North County Planning Area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on April 7, 2016.

County File Number: DRC2014-00081
Supervisorial District: 1
Project Manager: Schani Siong

APN(s): 039-011-025 & 039-011-026
Date Accepted: February 26, 2015
Recommendation: Approval

Schani Siong, Project Manager: states this item has been requested by the applicant to Continue to June 3, 2016.

Ryan Foster, Hearing Officer: opens public comment with no one coming forward.

Thereafter, on motion of the hearing officer, the request by BRECON ESTATES/HACKETT PACIFIC INVESTMENTS for a Minor Use Permit (DRC2014-00081) is Continued to June 3, 2016.

9. A request by **KEITH BELMONT** for a Lot Line Adjustment (COAL15-0106) to adjust the lot lines between four (4) parcels of 9.79 acres, 9.76 acres, 10.50 acres, and 8.95 acres each, resulting in four (4) parcels of 9.12 acres, 9.52 acres, 10.67 acres, and 9.69 acres respectively. The adjustment will not result in the creation of any additional parcels. The proposed adjustment is within the Residential Rural land use category and is located at 457 Villa Lots Road, approximately 0.5 miles northwest of the City of Paso Robles. The project site is in the Salinas River Sub Area of the North County Planning Area. Also to be considered is approval of the environmental document. A Class 5 Categorical Exemption was issued for this project.

County File Number: SUB2015-00039
Date Accepted: March 22, 2015
Project Manager: Brandi Cummings

APN(s): 018-021-007, 018-021-009, & -010
Supervisorial District: 1
Recommendation: Approval

Jo Manson, sitting in for Project Manager Brandi Cummings: presents staff report via power point.

Ryan Foster, Hearing Officer: opens public comment with no one coming forward.

Thereafter, on motion of the hearing officer, the request by KEITH BELMONT for a Lot Line Adjustment (SUB2015-00039/COAL15-0106) is granted based on the Findings A. through B. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B. (Document Number: 2016-042_PDH)

10. A request by **DEBRA MUSCH, SANDRA BUSH, DORIS RADLEY AND DONNIE APPLE** for a Lot Line Adjustment (COAL 16-0123) to adjust the lot lines between two parcels of approximately 4 and 6 acres each. The adjustment will result in two parcels of approximately 5.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is located within the Residential Suburban land use category and is located at 685, 719 and 723 Story Street, approximately 0.32 mile east of the intersection of Story Street and Orchard Road in the community of Nipomo. The site is in the South County Sub-Area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 5 categorical exemption was issued for this project.

County File Number: SUB2015-00053
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 092-154-026
Date Accepted: April 8, 2016
Recommendation: Approval

Jo Manson, Project Manager: presents staff report via power point.

Ryan Foster, Hearing Officer: opens public comment with no one coming forward.

Thereafter, on motion of the hearing officer, the request by DEBRA MUSCH, SANDRA BUSH, DORIS RADLEY AND DONNIE APPLE for a Lot Line Adjustment (SUB2015-00053/COAL 16-0123) is granted based on the Findings A. through D. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2016-043_PDH)

ADJOURNMENT

Next Scheduled Meeting: June 3, 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 August 5, 2016, Planning Department Hearings Meeting.