Robin Sims 7/28/16

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, June 17, 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.

   Rob Fitzroy, Hearing Officer: Opens 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. A request by **THE NIPOMO GROUP** for a Minor Use Permit (DRC2014-00024) to allow for the expansion of an existing recreational vehicle (RV) storage and sales lot. The proposed expansion will provide for up to an additional 144 RV storage spaces and will include the disturbance of approximately 5.77 acres (251,395 square feet) of the 9.57 acre project site. Development will also include improvement of two existing driveways and curb, gutter, and sidewalk along Juniper Street, and installation of a landscaping strip. The project includes a waiver of the curb, gutter and sidewalk improvements along the Camino Caballo street frontage. The project is located on the North side of Juniper Street, approximately 550 feet west of Highway 101, within the community of Nipomo, in the South County Sub Area of the South County planning area. Also to be considered is the environmental document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 5, 2016 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Noise, Public Services and Utilities, and Transportation and are included as conditions of approval.

County File Number: DRC2014-00024
Supervisorial District: 4
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 091-328-027 & 028
Date Accepted: July 30, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by THE NIPOMO GROUP for a Minor Use Permit (DRC2014-00024) is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 30 in Exhibit B. (Document Number: 2016-045_PDH)

HEARING ITEMS

4. A request by **TIM AND TARYN ORELLANA** for a Minor Use Permit/Coastal Development Permit (DRC2015-00097) to allow the construction of a 3,046 square-foot single-family residence with a 528 square-foot attached garage, and 445 square-feet of deck. The proposed residence will be served by an active water meter transferred from another Cambria parcel (APN: 023-086-039) to be permanently retired. The project will result in the removal of one Monterey pine tree, removal of two oak trees, and impacts to one oak tree. The removed Monterey pine tree will be replanted at a 4:1 ratio, the removed oak trees will be replanted at a 6:1 ratio, and the impacted oak tree will be mitigated at a 3:1 ratio, all on an off-site property owned by Greenspace. The project will result in the disturbance of approximately 3,862 square-feet of a 6,000 square-foot parcel. The project is within the Residential Single Family land use category and is located at 930 Drake Street, approximately 1.1 miles southwest 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 approval of the environmental document. A Class 3 categorical exemption was issued on May 1, 2016.

County File Number: DRC2015-00097
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 023-067-008
Date Accepted: March 25, 2016
Recommendation: Approval

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

Tim Orellana, Applicant: discusses the history of the proposed project.

Rob Fitzroy, Hearing Officer: questions when the applicant acquired the property with Mr. Orellana responds.

Rob Fitzroy, Hearing Officer: questions staff on the California Coastal Commission letter and if there is any issues with the actual structure with Brandi Cummings responding.

Crosby Swartz, Cambria Forest Committee: reads from the letter received prior to the meeting, discussing reasons for denial of the proposed project.

Mary Webb, Cambria: speaks to issues with water; the CCSD and the County.

Kristine Hendrick, neighbor: reads from letter received prior to the hearing.

Nancy Anderson, neighbor: speaks to reasons for denial on the proposed project.

Tim Orellana: speaks to water usage on the proposed project.

Laurel Stewart, neighbor: speaks to the water issues with Cambria and the proposed property.

Airlin Singewald, Planning Staff: discusses the California Coastal Commission letter received prior to the meeting. Stating the CCC requests this hearing be continued.

Rob Fitzroy, Hearing Officer: reviews and deliberates on the proposed project.

Thereafter, on motion of the hearing officer, the request by TIM AND TARYN ORELLANA for a Minor Use Permit/Coastal Development Permit (DRC2015-00097) 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: 2016-046_PDH)

5. A request by **FREDERICK G. NOVY** for a Minor Use Permit/Coastal Development Permit (DRC2015-00092) to allow the construction of a 3,048 square-foot single-family residence with a 484 square-foot attached garage and a 351 square-foot attached workshop. The project will result in the disturbance of approximately 8,000 square-feet of a 17,097 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1325 Pasadena Drive, approximately 1.1 miles southwest of the South Bay Boulevard and Santa Ysabel Avenue intersection, in the community of Los Osos. The site is in the Estero planning area. Also to be considered is approval of the environmental document. A Class 3 categorical exemption was issued on May 1, 2016.

County File Number: DRC2015-00092
Supervisorial District: 2
Project Manager: Brandi Cummings

APN(s): 038-732-016 & 038-732-017
Date Accepted: April 19, 2016
Recommendation: Approval

Brandi Cummings, Project Manager: presents proposed project via power point. Also, discusses the letter received by the California Coastal Commission prior to the meeting.

Jeff Edwards, Agent: discusses the proposed project. Reviews the following Condition(s): **Condition 19; Condition 20**, states would like to go on the record stating objection to this condition and suggests the deletion of **Condition 30.** Also, suggests to add new condition regarding open space easement. Refers to the California Coastal Commission letter received prior to the meeting.

Brandi Cummings, Project Manager: responds to Mr. Edwards comments regarding the Conditions. Speaks to Condition 30, states would leave that condition and add a new condition allowing a waiver from Public Works.

Kerry Brown, Planning Staff: speaks to Mr. Edwards concern with Condition 20, US Fish and Wildlife Condition. States this Condition needs to remain.

Joyce Silicson, neighbor: reads from letter submitted prior to hearing and questions why this project was exempt from CEQA.

Gus Wassel, neighbor: speaks to the proposed project regarding water usage, variances and placement of the house.

Roger Comerdene, neighbor: speaks to any variances to the bay.

Lisa Denker, neighbor: discusses the elevation to the water and refers to the letter she submitted prior to the hearing.

Charmaine Henderson, neighbor: speaks to denial of the proposed project.

Jeff Edwards, Agent: responds to comments made by the public.

Brandi Cummings, Project Manager: responds to comments made by the public. Speaks to the surveys the applicant provided.

Rob Fitzroy, Hearing Officer: comments on the proposed project, the setbacks, reconfiguration/redesign and water. Discusses continuing this project Off Calendar.

Thereafter, on motion of the hearing officer, the request by FREDERICK G. NOVY for a Minor Use Permit/Coastal Development Permit (DRC2015-00092) is CONTINUED OFF CALENDAR.

ADJOURNMENT

Next Scheduled Meeting: July 15, 2016, will be held in the County Government Center, Room D-271, Second Floor, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the August 19, 2016, Planning Department Hearings Meeting.