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**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, July 15, 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.

**** EXPERIENCED TECHNICAL DIFFICULTIES DURING MEETING. ****

DUE TO TECHNICAL DIFFICULTIES ALL ITEMS ON THIS AGENDA HAVE BEEN RESCHEDULED TO AUGUST 19, 2016.

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. A request by **JOHN SOMERS** for a Minor Use Permit / Coastal Development Permit (DRC2015-00103) to allow for the remodel of the existing second and third story decks, with an additional 206 square feet of new decking. The project also involves an interior remodel to the existing 2,486 square foot three story single family residence. The project will result in the disturbance of approximately 200 square feet on a 5,227 square-foot parcel. The project requires the purchase of 13 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 5249 Whitehall Avenue, on the southwest corner of Hastings Street and Whitehall Avenue, within 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: DRC2015-00103
Supervisory District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 022-227-019
Date Accepted: May 20, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JOHN SOMERS for a Minor Use Permit / Coastal Development Permit (DRC2015-00103) is rescheduled to new hearing date August 19, 2016.

4. A request by DON ERNST for a Minor Use Permit (DRC2015-00057) to allow for the development of a 183 space limited-term parking lot with a 200 square-foot office building. The request includes a modification to parking lot construction standards to allow gravel surfacing and reduced landscaping. The parking lot will serve as a transit station for shuttles to convey employees to and from off-site work locations, as well as provide rental vehicle parking for the airport. The project will result in the disturbance of the entire 2.06 acre site. The project is located within the Commercial Service land use category and is located on the north side of Farmhouse Lane, approximately 400 feet from the Farmhouse Lane and Broad Street intersection, immediately east of the City of San Luis Obispo. The site is in the San Luis Obispo (North) subarea of the San Luis Obispo Planning Area.

County File Number: DRC2015-00057
Supervisory District: 3
Project Manager: Brandi Cummings

Assessor Parcel Number: 076-511-040
Date Accepted: March 7, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by DON ERNST for a Minor Use Permit (DRC2015-00057) is rescheduled to new hearing date August 19, 2016.

HEARING ITEMS

5. A request by JOHN BIRKLER for a Minor Use Permit (DRC2015-00075) to convert a portion of an existing permitted workshop to a 600 square-foot guesthouse, 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 no permanent disturbance of the 51.64 acre site. The proposed parcel is within the Rural Lands land use category and is located at 1191 Deerfield Road, approximately 0.5 miles from the Highway 46 and Hidden Valley Road intersection, in the Templeton Gap area. The site is located in the Adelaida subarea of the North County Planning Area.

County File Number: DRC2015-00057
Supervisory District: 1
Project Manager: Brandi Cummings

Assessor Parcel Number: 039-401-041
Date Accepted: May 4, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JOHN BIRKLER for a Minor Use Permit (DRC2015-00075) is rescheduled to new hearing date August 19, 2016.

ADJOURNMENT

Next Scheduled Meeting: August 5, 2016, will be held 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 19, 2016, Planning Department Hearings Meeting.