



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, January 15, 2016

HEARING OFFICER: MATT JANSSEN

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL 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.

MATTERS TO BE CONSIDERED

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.

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. December 11, 2015 PDH DRAFT Minutes
4. December 18, 2015 PDH DRAFT Minutes
5. A request by **VIRGINIA TAYLOR** for a Minor Use Permit/Coastal Development Permit (DRC2015-00042) to allow for the construction of a 63 square-foot dining room addition to an existing residence, and the construction of a 763 square-foot detached garage/workshop with a 599 square-foot guesthouse above and a 374 square-foot deck. The project will result in the permanent disturbance of approximately 1,500 square-feet of a 10,000 square-foot parcel. The

proposed project is within the Residential Multi-Family land use category and is located at 2871 Burton Drive, approximately 1,000 feet from the Burton Drive and Highway 1 intersection, within the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

County File Number: DRC2015-00042
Supervisorial District: 2
Project Manager: Brandi Cummings

APN(s): 023-425-032 & 033
Date Accepted: November 10, 2015
Recommendation: Approve

6. A request by **MICHELLE THARP** for a Minor Use Permit/Coastal Development Permit (DRC2015-00023) to allow for the construction of a 225 square-foot deck addition on the west side of an existing residence, and an 80 square-foot deck addition on the south side of the residence. The project will result in the permanent disturbance of approximately 300 square-feet of an 8,712 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 698 Drake Street, 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: DRC2015-00023
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 023-067-002
Dated Accepted: October 27, 2015
Recommendation: Approval

7. A request by **JUDITH DRUMMOND** for a Minor Use Permit/Coastal Development Permit (DRC2015-00018) to allow for the construction of a 576 square-foot detached garage and new driveway approach. The project will result in the permanent disturbance of approximately 1,050 square-feet of a 7,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2321 Wilcombe Road, approximately 0.4 miles east of the Highway 1 and Ardath Drive 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 1 categorical exemption was issued for this project.

County File Number: DRC2015-00018
Supervisorial District: 2
Project Manager: Brandi Cummings

APN(s): 024-042-035 & 024-042-030
Date Accepted: November 10, 2015
Recommendation: Approval

8. A request by **BENJAMIN & ELISABETH CURTI** for a Minor Use Permit/Coastal Development Permit (DRC2014-00139) to allow the construction of a new two-story, 3,187 square foot single family residence. The residence will be 27 feet in height above the highest point of the lot and will have an attached 749 square foot garage. The project will result in the disturbance of the entire 6,000 square foot parcel through development, landscaping and associated improvements. The project is located at 2925 Avila Beach Dr. on the south side of Avila Beach Drive off of Colony Lane, within the community of Avila Beach, in the San Luis Bay Coastal planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on November 19, 2015.

County File Number: DRC2014-00139
Supervisorial District: 3
Project Manager: Megan Martin

Assessor Parcel Number: 076-196-011
Date Accepted: July 24, 2015
Recommendation: Approval

9. A request by **VERIZON WIRELESS** for a Minor Use Permit (DRC2015-00051) to allow the construction and operation of an unmanned wireless communications facility consisting of 2 new panel antennas mounted at a height of 28' and various equipment boxes extending from 7' to 17.5' on an existing 38.4' tall utility pole. The proposed project is located in the County right-of-

way at 263 North Frontage Road at the front entrance of the Nipomo Swap Meet in the community of Nipomo, approximately 700 feet northwest of the intersection of Juniper Street and North Frontage Road. The site is within the Commercial Service land use category in the South County Inland Sub Area of the South County Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2015-00051
Supervisorial District: 4
Project Manager: Megan Martin

Assessor Parcel Number: N/A
Date Accepted: November 20, 2015
Recommendation: Approval

10. A request by **JALAL VAHABNEZHAD** for a Minor Use Permit (DRC2014-00142) to modify the 250 foot maximum distance standard for a secondary dwelling to the primary residence pursuant to County Land Use Ordinance Section 22.30.470(F). This would allow the applicant to construct a new 2,400 square-foot single family residence approximately 350 feet away from an existing 687 square-foot residence, which would be converted to a secondary dwelling. The proposed project would result in approximately 2,400 square feet of site disturbance on an approximately 5 acre parcel. The proposed project is within the Residential Rural land use category and is located at 1055 Patricio Lane, approximately 630 feet south of Camino Caballo, approximately ½-mile west of the community of Nipomo. The site is in the South County Inland sub-area of the South County planning area. Also to be considered is approval of the environmental determination for the proposed project. A Class 3 Categorical Exemption was issued for the project under the California Environmental Quality Act.

County File Number: DRC2014-00142
Supervisorial District: 4
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 091-284-006
Date Accepted: December 3, 2015
Recommendation: Approval

HEARING ITEMS

11. A request by **KEVIN AND LORI BRAINS** for a Lot Line Adjustment (COAL15-0078) to adjust the lot lines between two parcels of 1.01 acres and 9.95 acres each. The adjustment will result in two parcels of 3.76 acres and 7.20 acres each. The proposed project is within the Agriculture and Rural Lands land use categories and is located at 5411 Seven Oaks Way, approximately ½ mile south of Park Hill Road; approximately 7 miles east of the community of Santa Margarita. The project site is in the Las Pilitas sub area of the North 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 SUB2015-00016
Supervisorial District: 5
Project Manager: James Caruso

APN(s): 070-158-004; 005
Date Accepted: October 9, 2015
Recommendation: Approval

12. A request by **JOE REPETTO** for a Lot Line Adjustment (COAL 15-0077) to adjust the lot lines between two parcels of 9.25 and 9.63 acres each, resulting in two parcels of 5.0 and 13.88 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located at 2414 High Grove Road and 1255 Akron Road, approximately seven miles east of the community of Templeton. The site is in the El Pomar Sub-area of the North County 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: SUB2015-00023
Supervisorial District: 5
Project Manager: Stephanie Fuhs

APN(s): 034-181-009 & -011
Date Accepted: November 25, 2015
Recommendation: Approval

13. A request by **VANCE VAN PETTEN** for a Minor Use Permit (DRC2014-00097) to allow for demolition of an existing 1,316 square foot single family residence and construction of a new 4,372 square foot single family residence with 863 square foot attached garage. The proposal includes a side setback adjustment to allow for a 22 foot side setback instead of the required 30 feet. The project will result in the disturbance of approximately 1.07 acres of a 5.16 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 916 Mesa View Drive (Highway 1), approximately 0.5 miles south of the Mesa View Drive/Halcyon Road intersection, approximately two miles south of the City of Arroyo Grande. The site is in the South County (Inland) sub area of the South County planning area. Also to be considered is the approval of the environmental document. 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 November 25, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, and Cultural Resources and are included as conditions of approval.

County File Number: DRC2014-00097
Supervisorial District: 4
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 075-281-014
Date Accepted: October 5, 2015
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

Next Scheduled Meeting: FEBRUARY 5, 2016, will take place in the County Government Center, Room #271, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.