REVIEWED & APPROVED 10/6/16

SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING OF
Friday, September 16, 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 **Matt Janssen, 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.

Matt Janssen, 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.

   Matt Janssen, 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. A request by **JASON LEGGITT** for a Minor Use Permit (DRC2015-00105) to allow the installation of two duplex manufactured units (four new dwelling units) totaling 2,592 square feet, a common space area between the two buildings, and eight onsite parking spaces. Each unit would be 648 square feet with two bedrooms and a front porch. The project will result in the disturbance of approximately 7,500 square feet on a 7,500 square-foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 968 L Street, between 9th and 10th streets, in the community of San Miguel. The site is in the Salinas River sub-area of the North County planning area. Also to be considered is approval of the environmental determination. A Mitigated Negative Declaration was issued on August 11, 2016.

   County File Number: DRC2015-00105
   Supervisorial District: 1
   Project Manager: Airlin M. Singewald

   Assessor Parcel Number: 021-331-034
   Date Accepted: June 28, 2016
   Recommendation: Approval

   Thereafter, on motion of the hearing officer, the request by JASON LEGGITT for a Minor Use Permit (DRC2015-00105) is granted based on the Finding A. through G. in Exhibit A and subject to the Conditions 1 through 36 in Exhibit B. (Document Number: 2016-065_PDH)

4. A request by **JEFF PAPENDORF** for a Minor Use Permit/Coastal Development Permit (DRC2015-00112) to allow the construction of a 1,878 square-foot single-family residence with 418 square-foot attached garage and 206 square-feet of deck area. The proposed project will require the purchase and use of 296 Transferable Development Credits. The proposed project will result in the disturbance of the entire 3,500 square-foot parcel in the Residential Single Family land use category. The project site is located at 351 Norfolk Street, approximately 0.3 miles southwest of the Windsor Boulevard and CA Highway 1 intersection, in the community of Cambria. The site is located in the North Coast 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: DRC2015-00112
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 022-171-020
Date Accepted: July 21, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by JEFF PAPENDORF for a Minor Use Permit/Coastal Development Permit (DRC2015-00112) notes a Class 3 Categorical Exemption was issued on August 1, 2016 is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2016-066_PDH)

5. A request by **MIKE KEOUGH** for a Minor Use Permit/Coastal Development Permit (DRC2015-00113) to allow the construction of a 598 square-foot detached, unconditioned workshop. The proposed project will result in approximately 600 square-feet of permanent site disturbance on an 11,000 square-foot parcel in the Residential Single Family land use category. The project site is located at 1198 Pinewood Drive, approximately 1,000 feet east of Oakhurst Drive, in the community of Cambria. The site is located in the North Coast planning area. Also to be considered is approval of the environmental document. A Class 1 Categorical Exemption was issued on August 1, 2016.

County File Number: DRC2015-00113
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 013-313-012
Date Accepted: August 5, 2016
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by MIKE KEOUGH for a Minor Use Permit/Coastal Development Permit (DRC2015-00113) notes a Class 3 Categorical Exemption (ED16-017) was issued on August 1, 2016 is granted based on the Findings A. through M. in Exhibit A and subject to the Conditions 1 through 25 in Exhibit B. (Document Number: 2016-067_PDH)

ADJOURNMENT

Next Scheduled Meeting: October 14, 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 October 21, 2016, Planning Department Hearings Meeting.