



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, February 05, 2016

HEARING OFFICER: ROB FITZROY

MEETING LOCATION AND SCHEDULE

The hearing will be held in **Room D-271, Second Floor** of the County Government Center, 1055 Monterey Street, San Luis Obispo, CA., on the first and third Fridays of each month. The County Government Center is 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. A request by **RICHARD CRAWFORD** for a Minor Use Permit/Coastal Development Permit (DRC2015-00006) to allow for the construction of a new 1,487 square-foot detached three car garage and a 71 square foot laundry room to the existing 1,154 square foot house. The project also includes installation of three (3) new 3,000 gallon water cisterns for rainwater catchment. The new garage will be 16'-5" above average natural grade. The project also includes a request to modify the fencing height standard to allow the construction of a new 6'-6" fence within the front setback. The project will result in the disturbance of approximately 3,234 square feet on a 10,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located approximately 50 feet south of the intersection of Fern Drive and Camborne Place in 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 3 categorical

exemption was issued for this project.

County File Number: DRC2015-00006
Supervisorial District: 2
Project Manager: Megan Martin

Assessor Parcel Number: 023-293-058
Date Accepted: December 14, 2015
Recommendation: Approval

4. A request by **BONAIRE INVESTMENTS & T-MOBILE** for a Minor Use Permit/Coastal Development Permit (DRC2015-00053) to allow the construction and operation of an unmanned wireless communications facility consisting of: 1) six (6) new panel antennas installed within the rooftop structure of an existing office building, 2) equipment cabinets mounted in the interior of the lower floor of the existing building, and 3) expansion of the rooftop equipment platform and new fiberglass reinforced plastic (FRP) screening to match the existing parapet. The entire facility will be incorporated into the architecture of the existing building with no noticeable changes to the building's exterior. The proposed project will result in no permanent site disturbance on a 0.13 acre parcel in the Office and Professional land use category. The project site is located at 1330 Van Buerden Drive, at the southwest intersection of South Bay Boulevard and Los Osos Valley Road, in the community of Los Osos. The site is located in the Estero 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: DRC2015-00053
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 074-314-019
Date Accepted: November 30, 2015
Recommendation: Approval

5. A request by **KATHLEEN ANDERSON** for a Minor Use Permit/Coastal Development Permit (DRC2015-00049) to: 1) convert an existing 227 square-foot attached garage to living area, 2) construct a 64 square-foot pantry/laundry addition to an existing single family residence, and 3) construct a new 904 square-foot detached garage with a 572 square-foot guesthouse above and an 88 square-foot deck. Also proposed is a breezeway to connect the existing residence to the proposed garage/guesthouse. Two (2) oak trees are proposed for removal and will be replaced on-site at a 6:1 ratio. The project will result in the disturbance of 2,500 square-feet on a 7,800 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2315 Adams Street, approximately 0.2 miles northwest 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 the approval of the environmental document. A class 1 categorical exemption was issued for this project.

County File Number: DRC2015-00049
Supervisorial District: 2
Project Manager: Brandi Cummings

APN(s): 023-383-009, 023-383-059,
023-383-061
Date Accepted: November 20, 2015
Recommendation: Approval

6. A request by **CLINT NICHOLSON** for a Minor Use Permit/Coastal Development Permit (DRC2015-00062) to allow for the construction of farm support quarters (2,421 square-feet) on prime-soils. The proposed project will result in the disturbance of approximately 2,500 square-feet on a 23 acre parcel in the Agriculture land use category. The project site is located at 2268 Little Morro Creek Road, approximately 2.5 miles northeast of the City of Morro Bay. The site is located in the Estero 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: DRC2015-00062
Supervisor District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 073-031-038
Date Accepted: December 11, 2015
Recommendation: Approval

7. A request by **SAM ROBINSON** for a Minor Use Permit (DRC2015-00048) to allow construction of a new 1,200 square-foot secondary dwelling with a 600 square-foot attached garage and 208 square-foot deck, and to modify the 250 foot maximum distance standard for a secondary dwelling to the primary residence. The project will result in the permanent disturbance of approximately 2,400 square-feet on a 2.89 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 2890 Kip Lane, approximately 550 feet from the Kip Lane and Highway 1 intersection, in the village of Palo Mesa. The site is in the South County Sub Area of the South County 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: DRC2015-00048
Supervisory District: 4
Project Manager: Brandi Cummings

Assessor Parcel Number: 075-281-007
Date Accepted: November 14, 2015
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 9:15 a.m.

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.