



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: Friday, May 20, 2016**

**HEARING OFFICER: RYAN FOSTER**

### **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. March 18, 2016 PDH DRAFT Minutes
4. A request by **LORRAINE PARSONS** for a Minor Use Permit/Coastal Development Permit (DRC2015-00041) to allow the construction of a 646 square-foot second-story living addition and a 98 square-foot deck to an existing 1,346 square-foot single-family residence. The project will result in no permanent disturbance on a 5,000 square-foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 15 13th Street, in the community of Cayucos, approximately 950 feet southwest of the 13th Street and Highway 1 intersection. The site is located in the Estero 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: DRC2015-00041**  
Date Accepted: April 12, 2016  
**Project Manager: Brandi Cummings**

Assessor Parcel Number: 064-222-005  
Supervisory District: 2  
**Recommendation: Approval**

5. A request by **J. TENBROECK INC.** for a Minor Use Permit/Coastal Development Permit (DRC2015-00071) to allow the construction of a 2,415 square foot, three level single family residence with a 460 square foot garage and approximately 200 square feet of deck area. The proposed project will result in the disturbance of the entire 2,431 square foot vacant parcel. The proposed project is within the Residential Single Family land use category and is located at 3256 Shearer Avenue, approximately 300 feet south of the intersection of El Sereno Avenue and Shearer Avenue, in the community of Cayucos. The site is in the Estero 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: DRC2015-00071**  
Supervisory District: 2  
**Project Manager: Cody Scheel**

Assessor Parcel Number: 064-426-064  
Date Accepted: March 8, 2016  
**Recommendation: Approval**

6. A request by **STEVE DRAKE** for a Minor Use Permit (DRC2014-00118) to allow the partial conversion of an existing 12,680 sf agricultural barn into a commercial winery to include a 460 sf barrel/case good storage room and a 440 sf tasting room. The applicant requests a setback modification for the tasting room of the minimum 200 foot setback to the property line requirement to allow setbacks of 145 feet for the side (east). No Special Events are proposed and no Industry-wide events are proposed. The proposed project is located in the Agricultural land use category and is located on the north side of Buckley Road (at 470 Buckley Road) approximately 0.25 miles east of the city of San Luis Obispo, in the San Luis Obispo Sub Area of the San Luis Obispo 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: DRC2014-00118**  
Supervisory District: 3  
**Project Manager: Holly Phipps**

Assessor Parcel Number: 076-371-004  
Date Accepted: February 2, 2016  
**Recommendation: Approval**

7. A request by **STEPHEN BACKER** for a Minor Use Permit (DRC2014-00144) to allow the expansion of an existing winery to allow the construction of a 984 square foot (sf) building that will include a 717 sf tasting room, commercial kitchen, office, retail area and a restroom. The existing 110 sf tasting room/area located in the existing wine processing/barrel storage building will be converted into production area. The applicant is proposing to increase annual case production from 3,000 cases to 10,000 cases and is requesting 6 Special Events annually for up to 80 guests. No outdoor amplified music is proposed. The project will result in the disturbance of approximately 1,500 square feet on a 32 acre parcel. The proposed project is within the agriculture land use category and is located at 8790 East Highway 41, north of the community of Creston. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered is the approval of the environmental document. A Mitigated Negative Declaration was issued on April 7, 2016.

**County File Number: DRC2014-00144**  
Supervisory District: 5  
**Project Manager: Holly Phipps**

Assessor Parcel Number: 035-111-022  
Date Accepted: June 18, 2015  
**Recommendation: Approval**

## HEARING ITEMS

8. A request by **BRECON ESTATES/HACKETT PACIFIC INVESTMENTS** for a Minor Use Permit (DRC2014-00081) to amend the existing winery operations to allow for the construction of a 2,500 square-foot new visitor parking area; a pedestrian bridge from the new parking area; and a new primary access driveway from Jensen Road. The existing driveway from Vineyard Drive will be maintained as an emergency access during events and the existing parking will be converted to staff and event parking. The applicant is also requesting 6 special events with up to 80 guests, use of an adjacent parcel (APN 039-011-026 under same ownership) for overflow parking for up to 45 spaces during industry events and modification of noise ordinance standards to allow amplified music past 5 PM (to 10 PM). The project will result in approximately 1.51 acres of disturbance. The proposed project site consists of 2 parcels; the existing winery (APN039-011-025; 19.15 acres) and adjacent parcel (APN039-011-026; 20.20 acres) for overflow parking, totaling 39.35 acres. Both parcels are in the Agriculture land use category, and are located at 7450 Vineyard Drive (winery) and 1120 Jensen Road (overflow parking), approximately 7 miles west of the community of Paso Robles, in the Adelaida sub area of the North County Planning Area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on April 7, 2016.

**County File Number: DRC2014-00081**  
Supervisory District: 1  
**Project Manager: Schani Siong**

APN(s): 039-011-025 & 039-011-026  
Date Accepted: February 26, 2015  
**Recommendation: Approval**

9. A request by **KEITH BELMONT** for a Lot Line Adjustment (COAL15-0106) to adjust the lot lines between four (4) parcels of 9.79 acres, 9.76 acres, 10.50 acres, and 8.95 acres each, resulting in four (4) parcels of 9.12 acres, 9.52 acres, 10.67 acres, and 9.69 acres respectively. The adjustment will not result in the creation of any additional parcels. The proposed adjustment is within the Residential Rural land use category and is located at 457 Villa Lots Road, approximately 0.5 miles northwest of the City of Paso Robles. The project site is in the Salinas River Sub Area of the North County Planning Area. Also to be considered is approval of the environmental document. A Class 5 Categorical Exemption was issued for this project.

**County File Number: SUB2015-00039**  
Date Accepted: March 22, 2015  
**Project Manager: Brandi Cummings**

APN(s): 018-021-007, 018-021-009, & -010  
Supervisory District: 1  
**Recommendation: Approval**

10. A request by **DEBRA MUSCH, SANDRA BUSH, DORIS RADLEY AND DONNIE APPLE** for a Lot Line Adjustment (COAL 16-0123) to adjust the lot lines between two parcels of approximately 4 and 6 acres each. The adjustment will result in two parcels of approximately 5.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is located within the Residential Suburban land use category and is located at 685, 719 and 723 Story Street, approximately 0.32 mile east of the intersection of Story Street and Orchard Road in the community of Nipomo. The site is in the South County Sub-Area of the South 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: SUB2015-00053**  
Supervisory District: 4  
**Project Manager: Jo Manson**

Assessor Parcel Number: 092-154-026  
Date Accepted: April 8, 2016  
**Recommendation: Approval**

ESTIMATED TIME OF ADJOURNMENT: 10:00 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.