



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, September 02, 2016

HEARING OFFICER: ROB FITZROY

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. A request by the **CAMBRIA COMMUNITY SERVICES DISTRICT** for a Minor Use Permit/Coastal Development Permit (DRC2015-00146) to allow the demolition an existing residence to increase open space within the Fiscalini Ranch Preserve. The project will result in the disturbance of approximately 2,000 square foot of a 1.34 acre site. The proposed project is within the Recreation land use category and is located at 1777 Rodeo Grounds Road approximately 900 feet southwest of the termination of Rodeo Grounds Road, in the community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00146
Supervisory District: 2
Project Manager: Kerry Brown

Assessor Parcel Number: 013-131-033
Date Accepted: July 22, 2016
Recommendation: Approval

4. A request by **ROBERT and ADRIENNE KINGSLYN** for a Minor Use Permit/Coastal Development Permit (DRC2015-00107) to allow the construction of a 2,769 square-foot single-family residence with a 602 square-foot attached garage and attached deck. The project will result in the disturbance of the entire 2,800 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located on Park Avenue, approximately 0.2 miles northwest of the South Ocean Avenue and 13th Street intersection, in the community of Cayucos. The site is in the Estero 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: DRC2015-00107
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-081-053
Date Accepted: March 24, 2016
Recommendation: Approval

5. A request by **GREENGATE FARMS SLO LLC and GREEN GATE FARMS EDNA VALLEY, LLC.** for a Minor Use Permit (DRC2012-00078) to allow Temporary Events on a 210 acre site. The Temporary Event program will include: 25 events with up to 500 people; 50 events with up to 300 people; and 50 activities with up to 200 people. Multiple Temporary Events may occur on a single day and the number of Temporary Events per year shall not exceed 125. The proposed project is located within the Agriculture land use category, on the east side of Edna Road (SR 227) at the intersection of Corbett Canyon Road. The project site is approximately 3.6 miles south of the City of San Luis Obispo in the South County planning area (San Luis Obispo Sub Area South). Also to be considered is the approval of the Mitigated Negative Declaration that was issued on July 28, 2016.

County File Number: DRC2012-00078
Supervisory District: 3
Project Manager: Holly Phipps

APN(s): 044-161-010, 044-161-009,
044-233-010
Date Accepted: March 4, 2016
Recommendation: Approval

HEARING ITEMS

6. A continued hearing to consider a request by **JOHN TENBROECK** for a Minor Use Permit/Coastal Development Permit (DRC2015-00079) to allow grading of a site with slopes over 20% for a 2,019 square-foot single-family residence with a 378 square-foot attached garage. The project will result in approximately 1,100 square-feet of site disturbance on the 1,750 square-foot parcel. The proposed parcel is within the Residential Single Family land use category and is located at 2788 Richard Avenue, approximately 975 feet northeast from the Highway 1 and Old Creek Road intersection, in the community of Cayucos. The site is located in the Estero Planning Area. Also to be considered is approval of the environmental document. A Class 3 Categorical Exemption is proposed for this project. This item was continued from the August 19, 2016 Planning Department Hearing.

County File Number: DRC2015-00079
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 064-204-032
Date Accepted: May 5, 2016
Recommendation: Approval

7. A request by **FREDERICK G. NOVY** for a Minor Use Permit/Coastal Development Permit (DRC2015-00092) to allow the construction of a 3,048 square-foot single-family residence with a 484 square-foot attached garage and a 351 square-foot attached workshop. Also requested is a modification to the 75-foot wetland setback, and the 15-foot front setback. The project will result in the disturbance of approximately 8,000 square-feet of a 17,097 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1325 Pasadena

Drive, approximately 1.1 miles southwest of the South Bay Boulevard and Santa Ysabel Avenue intersection, in the community of Los Osos. The site is in the Estero planning area. This project is continued from the June 17, 2016 Planning Department Hearing. Also to be considered is approval of the environmental document. This project is exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

County File Number: DRC2015-00092
Supervisory District: 2
Project Manager: Brandi Cummings

APN(s): 038-732-016 & 038-732-017
Date Accepted: April 19, 2016
Recommendation: Denial

8. A request by **HORSEPOWER SANCTUARIES dba REDWINGS HORSE SANCTUARY** for a Minor Use Permit (DRC2015-00108) to allow the keeping of up to 90 horses (equines) on a 145 acre site. The project also includes the construction of a 2,700 sf agricultural barn (pole barn). The proposed project is located within the Agriculture land use category and is located east of the City of Paso Robles (at 6875 Union Rd.). The site is in the North County Planning Area, El Pomar-Estrella Sub area. Also to be considered is the Categorical Exemption.

County File Number: DRC2015-00108
Supervisory District: 5
Project Manager: Holly Phipps

Assessor Parcel Number: 015-053-019
Date Accepted: May 20, 2016
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:30 a.m.

Next Scheduled Meeting: September 16, 2016, in the County Board of Supervisors Chambers, County Government Center, 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.