



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, November 18, 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. October 14, 2016 PDH DRAFT Minutes
4. A request by **Craig Stoller (Sextant Winery)** for a Minor Use Permit (DRC2015-00145) to allow for the construction of a 655 square foot covered deck, two utility sheds of 430 and 165 square feet each, and a 5,464 square foot, 34-foot tall detached canopy structure over an existing outdoor winery work area. The applicant also requests a modification to allow the proposed covered deck to be located 41 feet from the east property line and the proposed canopy structure to be located 82 feet from the east property line instead of the required 100 feet. The project will not result in any new site disturbance. The existing winery and tasting room were permitted under a previously authorized land use permit. The proposed project is within the Agriculture land

use category and is located at 2324 Green Valley Road (on the north side of Highway 46 West), approximately 800 feet southwest of the intersection of Anderson Road and Green Valley Road, approximately 2.5 miles southwest of the city of Paso Robles. The site is in the North County planning area, Adelaida Sub Area. Also to be considered is the approval of the environmental determination. The Environmental Coordinator finds that the previously adopted Negative Declaration (ED01-350) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

County File Number: DRC2015-00145
Supervisory District: 1
Project Manager: Cody Scheel

Assessor Parcel Number: 040-111-024
Date Accepted: July 13, 2016
Recommendation: Approval

5. A request by **Marc Eisemann** for a Minor Use Permit/Coastal Development Permit (DRC2015-00138) to 180 square foot addition to an existing outdoor dining patio and associated parking waiver of three (3) parking spaces. The proposed covered patio will be used as a permanent outdoor dining area for the existing restaurant at the historic Way Station building. The project will result in approximately 600 square feet of disturbance with no structural changes to any other structures on site. The project site is in the Commercial Retail land use category and is located at 80 North Ocean Avenue, in the community of Cayucos. The site is in the Estero planning area. This project is exempt under CEQA.

County File Number: DRC2015-00138
Supervisory District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-114-004
Date Accepted: September 28, 2016
Recommendation: Approval

6. A request by **Charles & Cheryl Stauffer** for a Minor Use Permit/Coastal Development Permit (DRC2016-00011) to allow for the demolition of an existing 1,072 square-foot single family residence and the construction of a 2,450 square-foot single-family residence with a 625 square-foot detached garage. The project will result in the permanent disturbance of approximately 4,300 square-feet of the 17,500 square-foot parcel. The project is within the Residential Single Family land use category and is located at 1107 Kenneth Drive, approximately 1 mile west of the Ardath Drive and CA Highway 1 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. This project is exempt under CEQA.

County File Number: DRC2016-00011
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 023-032-008
Date Accepted: October 12, 2016
Recommendation: Approval

7. A request by **Tom Neal** for a Minor Use Permit (DRC2015-00144) to allow for the construction of a new 10,585 square-foot, one-story single family residence with a basement level and an attached 1,990 square-foot garage. The project includes an approximately 550 foot long driveway from Orcutt Road to the site. The project will result in the disturbance of approximately 1 acre of the 10.36-acre parcel, which includes grading and excavation for the basement and foundation. The proposed project is within the Agriculture land use category and is located at 5170 Orcutt Road, on the southeast corner of Orcutt Road and Avocado Lane, approximately 1 mile southeast of the community of San Luis Obispo. The site is in the San Luis Obispo Sub-area (north) of the San Luis Obispo Planning Area. Also to be considered is the approval of the environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00144
Supervisorial District: 3
Project Manager: Kate Shea

Assessor Parcel Number: 044-052-034
Date Accepted: September 23, 2016
Recommendation: Approval

HEARING ITEMS

8. A request by **LRE Management Co.** for a Minor Use Permit (DRC2016-00002) to allow the construction of a 32,000 square-foot public storage facility on a previously graded 2.3 acre site. The proposed project is within the Commercial Service land use category and is located at 1375 Professional Parkway at Via Entrada, approximately 600 feet east of Highway One in Woodlands Village, in the South County planning area. The Environmental Coordinator finds that the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR or FSEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR or FSEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR and FSEIR were certified.

County File Number: DRC2016-00002
Supervisorial District: 4
Project Manager: Jay Johnson

APN(s): 091-509-002 & 003
Date accepted: September 12, 2016
Recommendation: Approve

9. A request by **Mary Maher & Madelynn Rigopoulos** for a Minor Use Permit/Coastal Development Permit (DRC2015-00133) to allow for the demolition of an existing 1,288 square-foot single family residence and the construction of a 3,024 square-foot single-family residence with a 404 square-foot attached garage, and 561 square-feet of deck. The project will result in the permanent disturbance of approximately 3,200 square-feet of a 7,104 square-foot parcel. The project is within the Residential Single Family land use category and is located at 1835 Wales Road, approximately 1 mile west of the Ardath Drive and CA Highway 1 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. This project is exempt under CEQA.

County File Number: DRC2015-00133
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 023-133-025
Date Accepted: August 9, 2016
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

Next Scheduled Meeting: December 2, 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.