

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, February 19, 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 **Ryan Foster, 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.

Ryan Foster, 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.

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. January 15, 2016 PDH DRAFT Minutes

Thereafter, on motion of the hearing officer, the Planning and Building Department minutes of January 15, 2016 are Received and Filed as recommended and are available on file at the office of the County Planning and Building Department.

4. A request by **ALAN AND PHYLLIS SCHOONBECK** for a Minor Use Permit/Coastal Development Permit (DRC2015-00059) to allow the construction of a 354 square-foot recreation room addition to an existing single-family residence. The proposed project is within the Residential Single Family land use category and is located at 239 Vista Court, approximately 400 feet south of the Pecho Valley Road

and Montana Way intersection, in the community of Los Osos. 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 (ED15-145).

County File Number: DRC2015-00059
Supervisorial District: 2
Project Manager: Brandi Cummings

Assessor Parcel Number: 074-042-054
Date Accepted: December 16, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by ALAN AND PHYLLIS SCHOONBECK for a Minor Use Permit/Coastal Development Permit (DRC2015-00059) notes a Class 1 Categorical Exemption was issued on December 23, 2015 (ED15-145) and is granted based on the Findings A through G in Exhibit A and subject to the Conditions 1 through 22 in Exhibit B. (Document Number: 2016-015_PDH)

5. A request by **LOT 11 EAP, LLC.** for a Minor Use Permit (DRC2015-00056) to allow for the construction of a 14,389 square-foot commercial warehouse building, including associated parking, landscaping, and site improvements. The proposed project will result in the disturbance of the entire 1.28 acre parcel, located in the Commercial Service land use category. The project site is located at 1220 Kendall Road, approximately 1,200 feet east of the Highway 227 and Kendall Road intersection and approximately 1,200 feet southeast of the San Luis Obispo city-limit. The site is located in the San Luis Obispo sub-area of the San Luis Obispo planning area. Also to be considered is the environmental document. An addendum to a previously adopted mitigated negative declaration was prepared for this project.

County File Number: DRC2015-00056
Supervisorial District: 3
Project Manager: Brandi Cummings

Assessor Parcel Number: 076-512-011
Date Accepted: December 11, 2015
Recommendation: Approval

Ryan Foster, Hearing Officer: notes revisions to the Findings and Conditions.

Thereafter, on motion of the hearing officer, the request by LOT 11 EAP, LLC. for a Minor Use Permit (DRC2015-00056) notes the previously adopted Mitigated Negative Declaration (ED15-143) is adequate per state CEQA sec. 15164(a), Sec 15162 and is granted based on the Finding A through F. in Exhibit A and subject to the REVISED Conditions 1 through 30 in Exhibit B; with Revised Condition 1b to read " All conditions of approval from Conditional Use Permit S000007U as amended by subsequent land use permits DRC2006-00214 and DRC2011-00014 (attached) shall remain in effect with this approval. If there is any conflict between the conditions of approval from the current proposal and the original proposal, the current conditions shall apply." and further revisions as stated on the memo from staff dated February 18, 2016. (Document Number: 2016-016_PDH)

6. A request by **PACE HOMES, LLC.** for a Minor Use Permit/ Coastal Development Permit (DRC2014-00141) to allow for the construction of a two-story, 2,170 square-foot single-family dwelling with an attached 430 square-foot garage, 250 square-foot balcony and a 120 square foot roof deck on a vacant parcel. This permit would also allow the proposed residence to be used as a residential vacation rental. The project will result in the disturbance of the entire 3,000 square-foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 340 Juanita Ave., approximately 0.4 miles southwest of the Highway 1 and Pier Avenue intersection, in the community of Oceano. The site is in the San Luis Bay (Coastal) 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: DRC2014-00141
Supervisory District: 4
Project Manager: Schani Siong

Assessor Parcel Number: 061-022-008
Date Accepted: December 17, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by PACE HOMES, LLC. for a Minor Use Permit/ Coastal Development Permit (DRC2014-00141) notes a Class 3 Categorical Exemption was issued on January 15, 2016 (ED-076) and is granted based on the Findings A through G. in Exhibit A and subject to the Conditions 1 through 43 in Exhibit B. (Document Number: 2016-017_PDH)

HEARING ITEMS

7. A request by **WILLIAM MURPHY** for a Lot Line Adjustment (COAL 15-0085) to adjust the shared property lot line between two parcels of 13,995 square feet and 3,500 square feet, resulting in two parcels of 7,701 square feet and 9,794 square feet. The project will not result in the creation of any additional parcels. The proposed project is within Residential Single Family land use category and is located at 2347 Ocean Street, in the community of Oceano. The site is in the San Luis Bay Inland 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: SUB2015-00033
Supervisory District: 4
Project Manager: Cody Scheel

APN(s): 062-098-014 & 015
Date Accepted: December 4, 2015
Recommendation: Approval

Cody Scheel, Project Manager: presents staff report via power point.

Thereafter, on motion of the hearing officer, the request by WILLIAM MURPHY for a Lot Line Adjustment (COAL 15-0085) notes a Class 5 Categorical Exemption was issued on December 4, 2015 (ED15-173) and is granted based on the Findings A through D. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. (Document Number: 2016-018_PDH)

ADJOURNMENT

Next Scheduled Meeting: March 4, 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 March 18, 2016 Planning Department Hearings Meeting.