

Attachment 4

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Minutes of the December 16, 2011
Planning Department Hearing Meeting

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SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS MINUTES OF THE MEETING OF

December 16, 2011

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 Matt Janssen, 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 December 16, 2011, together with the maps and staff reports attached thereto and incorporated therein by reference.

Item 8: Hearing to consider a request by BONAIRE INVESTMENTS for a Minor Use Permit/Coastal Development Permit to allow the installation of a new unmanned wireless communications facility. The proposed development consists of construction of two 9'-7 ½" wide by 12'-6" deep by 6' tall mechanical screens on the roof of the existing two-story building to shield twelve new 4' high antennas. Fourteen equipment racks will be located inside the building on the first floor in a 14' by 6' lease area. The project will not create any new ground disturbance on the 4,000 square foot parcel. The proposed project is within the Office/Professional land use category and is located at 1320 Van Beurden Drive, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA. County File Number: DRC2011-00019 Assessor Parcel Number: 074-314-018 Supervisorial District: 2 Date Accepted: October 24, 2011 Paul Sittig, Project Manager Recommendation: Approve

POST HEARING DETERMINATION: APPROVED

Paul Sittig, Project Manger: gives project description, addresses issue raised by neighbor concerning RF's.

Matt Janssen, Hearing Officer: questions staff regarding any existing facilities on location, with Paul Sittig responding.

AirIn Singewald, Planning Staff: responds to Hearing Officers questions as to his history with this site and the processing of projects there that were either approved or denied.

Matt Janssen, Hearing Officer: questions Mr. Sittig and Mr. Singewald regarding the issue of RF's and questions the visability of the project, with Mr. Singewald and Mr. Sittig responding.

Tricia Knight, Agent: speaks to design of project, states she is available for questions.

Rosalie Canning, Neighbor: states her concerns regarding project.

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Andres Ulate, Neighbor: states his concerns about the project.

Tricia Knight, Agent: responds to neighbor's concerns.

Paul Sittig, Project Manager: clarifies the Counties ordinance for noticing in coastal areas, describes the property layout and use of the property.

Matt Janssen, Hearing Officer: questions if staff agrees with applicant's explanation regarding ordinance and incentive to co-locate, with Paul Sittig responding.

Airlin Singewald, Staff: provides more explanation citing what the Counties ordinance requires pertaining to co-locating.

Matt Janssen, Hearing Officer: questions Tricia Knight, agent, as to capacity, with Ms. Knight responding.

Thereafter, on motion of the hearing officer, the request by BONAIRE INVESTMENTS for a Minor Use Permit/Coastal Development Permit (DRC2011-00019) is granted based on the Findings A. through G. in Exhibit A. and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2011-082_PDH).