



**County of San Luis Obispo
Planning Department Hearing**

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, November 1, 2019

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. A request by **Larry Freeman** for a Minor Use Permit (DRC2019-00181) to allow for a distance waiver request to allow for the construction of a 600-square-foot guesthouse and a 1,405-square-foot attached garage/workshop located 120 feet from the primary residence. The proposed project will result in the disturbance of approximately 2,005 square feet on a 26-acre parcel. The project is within the Rural Lands land use category and is located at 11130 Nacimiento Lake Drive, in the community of Bradley. The project is within the Nacimiento Sub Area of the North County Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

County File Number: DRC2019-00181

Assessor Parcel Number: 080-041-020

Supervisory District: 1
Project Manager: Melina Smith

Date Accepted: August 28, 2019
Recommendation: Approval

4. A request by **Rita Brown** for a Minor Use Permit/Coastal Development Permit (DRC2019-00191) to allow one bedroom to be used as a bed and breakfast facility in an existing 1,688 square-foot, three-bedroom single-family residence. The proposed project is within the Residential Multi-Family land use category and is located at 2861 Burton Drive, in the community of Cambria. The project is within the North Coast Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

County File Number: DRC2019-00191
Supervisory District: 2
Project Manager: Melina Smith

Assessor Parcel Number: 023-425-047
Date Accepted: August 19, 2019
Recommendation: Approval

5. A request by **Justin Carey** for a Minor Use Permit (DRC2019-00021) to allow for the construction of two (2) two-story single-family dwellings each located on adjacent 3,000-square-foot lots. Each residence consists of 2,175 square feet of living area, a 428-square-foot attached garage, 310 square feet of balcony space, and a 258-square-foot roof deck. The project will result in the disturbance of the entirety of each lot through development, landscaping and associated improvements. The proposed project is within the Residential Multi-Family land use category and is located on the northeast side of Security Court, approximately 100 feet northwest of the intersection of Maui Circle and Security Court, in the community of Oceano. The site is in the San Luis Bay Coastal Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

County File Number: DRC2019-00021
Supervisory District: 4
Project Manager: Cody Scheel

Assessor Parcel Number: 061-082-025 & 061-082-026
Date Accepted: August 27, 2019
Recommendation: Approval

6. A request by **Gary and Un Zipperer** for a Minor Use Permit (DRC2019-00085) to allow temporary events within existing 2,500-square-foot barn and a 16,000-square foot outdoor area north of the barn. The event program would include 20 temporary events (including non-profits) with 3 events up to 200 guests, and 17 events up to 150 guests. The project also includes a request for amplified music between the hours of 10 a.m. and 10 p.m. The project will result in minor site disturbance for driveway approach improvements on an approximate 5-acre parcel. The parcel is within the Residential Rural land use category and is located at 4015 Almond Drive, approximately 5.5 miles east of Templeton. The project site located within the El Pomar-Estrella Sub Area of the North County Planning Area. Also to be considered is the environmental determination that the project is categorically exempt under CEQA, pursuant to CEQA Guidelines Section 15061(b)(2). A Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

County File Number: DRC2019-00085
Supervisory District: 5
Project Manager: Melina Smith

Assessor Parcel Number: 033-281-030
Date Accepted: August 28, 2019
Recommendation: Approval

HEARING ITEMS

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

Next Scheduled Meeting: November 15, 2019, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

DANIELA CHAVEZ, 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 Upcoming Events. For further information, please call (805) 781-4848.