



ADMINISTRATIVE HEARING AGENDA

The City of San Luis Obispo's Zoning Hearing Officer will hold a public hearing at **2:30 p.m.** or later on **Monday, December 4, 2023**, in Conference Room 1, at 919 Palm Street, to consider the following:

1. **3419 Roberto Ct., Suites B & C.** MOD-0333-2023; Review of a Modification to a previously approved Minor Use Permit (USE-1966-2018) that allows operation of a tasting room. The requests include expansion of the tasting area into an outdoor patio, amended hours of operation for tasting from 12:00 P.M. to 10:00 P.M. (currently allowed from 2:00 P.M. to 10 P.M.), and a parking reduction of one (1) car space in exchange for providing five (5) replacement bicycle spaces. The project is categorically exempt from environmental review (CEQA); M Zone; SLO Cider Co., applicant. *(Hannah Hanh)*
2. **1459 Monterey St.** USE-0505-2023; Request for a Minor Use Permit to allow beer service as accessory to an existing personal service use (i.e., barbershop). The project is categorically exempt from environmental review (CEQA); C-R Zone; Clippers Barbershop, applicant. *(Monserath Casillas-Rios / Hannah Hanh)*
3. **1491 Monterey St.** USE-0447-2023; Request for a Minor Use Permit to establish a restaurant with late-hour alcohol service (i.e., service after 11:00 p.m.). The project is categorically exempt from environmental review (CEQA); C-T Zone; 1473 Monterey Street, LLC, applicant. *(Hannah Hanh)*
4. **3197, 3183, 3055 Duncan Road.** MOD-0319-2023; Request to modify previously approved Minor Use Permit USE-0489-2022 to allow an additional six (6) bar/tavern tenant suites totaling 2,600 square feet of use area. The proposed six (6) bar/tavern locations would be in addition to the five (5) bar/tavern spaces previously approved in January 2023 for the existing Duncan Alley development. Proposed uses include alcoholic beverage services (bars/taverns) and tasting rooms associated with onsite distilleries, breweries, and/or wine processing. Hours of operation are not proposed to extend past 10:00 pm. No amplified music is proposed. This project is categorically exempt from environmental review (CEQA); C-S Zone; Duncan Alley, LLC, applicant. *(Callie Taylor)*
5. **790 Foothill Blvd.** USE-0517-2023; Request to operate Hotworx, a small-scale commercial recreation facility, 24 hours a day, seven days a week outside of the allowed hours of 7:00 AM to 8:00 PM within a mixed-use development. This project is categorically exempt from environmental review (CEQA); C-C-SF Zone; Ryan Bray, applicant. *(Cassidy Bewley / Rachel Cohen)*

PLEASE NOTE: Any court challenge to the actions taken on these public hearing items may be limited to considering only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing.

Any decision of the Hearing Officer is final unless appealed to the Planning Commission within 10 days of the action. Any person aggrieved by the decision may file an appeal. Appeal forms are available in the Community Development Department or on the City's website (www.slocity.org). The appropriate appeal fee must accompany the appeal documentation.