



Project Title and No.: Havannes Bazinyan Minor Use Permit; N-DRC2024-00030 / ED24-119

Project Location: APN: 026-292-016; 4180
Peachy Canyon Road, Paso Robles, CA 93446

Project Applicant / Phone No. / E-mail:
Havannes Bazinyan/ (323) 370-5003/ newpathpt@msn.com

Applicant Address (Street, City, State, Zip):
1857 W. Mountain Street, Glendale CA, 91201

Description of Nature, Purpose and Beneficiaries of Project

A request by Hovannes Bazinyan for a Minor Use Permit (N-DRC2024-00030) to allow an existing 2,232 square-foot, single-family residence to be used as a vacation rental. The applicant is requesting a modification of the location standard per Land Use Ordinance Section 22.30.150 to allow the proposed vacation rental to be located 1,075 feet from of an existing vacation rental, instead of 1,500 feet per ordinance standards. The project would not result in any disturbance on an approximately 13-acre parcel. The proposed project is within the Agriculture land use category and is located at 4180 Peachy Canyon Road, approximately 3.44 miles west of the City of Paso Robles. The site is in the Adelaida Sub Area of the North County Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status:

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
Categorical Exemption. {Sec. 15301; Class: 1}
Statutory Exemption {Sec. ____}
General Rule Exemption. {Sec. 15061(b)(3)}
Not a Project ____

Reasons why project is exempt:

The project qualifies for a Categorical Exemption (Class 1) pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) because the project consists of operation of an existing private structure as a vacation rental involving negligible or no expansion of existing or former use.

Jessica Macrae, San Luis Obispo County Planning and Building 805-788-2714 / jmacrae@co.slo.ca.us

Lead Agency Contact Person Telephone

If filed by applicant:
1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: Jessica Macrae Date: 12/4/24

Name: Jessica Macrae Title: Project Manager

On November 15, 2024 the project was Approved by:

- Board of Supervisors
Planning Commission
Subdivision Review Board
Planning Dept Hearing Officer
Other