

Monday, November 04, 2013

The following action minutes are listed as they were acted upon by the Subdivision Review Board 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.

ROLL CALL:

PRESENT: Griffin, Kami
 Carroll, Ellen
 Honeycutt, Frank
 Arlin-Genet, Aeron
 Terry, Leslie

ABSENT: None

The meeting is called to order by Chairperson Kami Griffin.

PUBLIC COMMENT PERIOD

- Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

- October 7, 2013 DRAFT Minutes

Aeron Arlin-Genet: requests clarification on Draft Minutes with Nicole Retana, Secretary responding.

Consent item a. is approved via voice vote by the County Subdivision Review Board with Ellen Carroll abstain from voting and available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen			x	
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

HEARINGS

- A hearing to consider a request by Margaret Randall, Greenspace and The Cambria Land Trust for a Lot Line Adjustment (COAL 13-0067) to adjust the lot lines between two (2) parcels of 2.11 acres and 3.33 acres each, resulting in two (2) parcels of 4.78 acres and 0.65 acres, respectively. The intent of

the adjustment is to donate the 4.78 acre parcel and have it be acquired by Greenspace as permanent open space. The project will not result in the creation of any additional parcels or development. The site is within the Residential Suburban land use category and is located at 3290 Bradford Circle, in the community of Cambria. The site is in the North Coast planning area. This project is exempt under CEQA.

County File Number: SUB2013-00011
 Supervisorial District: 2
 Megan Martin, Project Manager

APN(s): 024-301-028; -031
 Date Accepted: September 4, 2013
 Recommend: Approval

Megan Martin, Project Manager: presents staff report. Reviews housekeeping items, incorrect date on staff report and revision to the land use category from residential suburban to residential single family.

Tim Crawford, Agent: agrees with staff report and states he is available for questions.

The Subdivision Review Board notes the General Rule Exemption was issued on September 16, 2013 (ED13-059) and approves Document Number: 2013-007_SRB granting Lot Line Adjustment (SUB2013-00011/COAL 13-0067) to MARGARET RANDALL, GREENSPACE and THE CAMBRIA LAND TRUST based on the Findings A through C.in Exhibit A and Subject to the Conditions 1 through 11 in Exhibit B. Also, noting corrections to the Staff Report on first page, date and the change from Residential Suburban (RS) to Residential Single-Family (RSF). adopted.

Motion by: Aeron Arlin-Genet
Second by: Ellen Carroll

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

- Hearing to consider a request by PEDP, Inc., a California Corporation, for a Vesting Tentative Parcel Map (CO 13-0048) to subdivide an existing 2.41 acre parcel into two parcels of 1.41 and 1.00 acres each for the purpose of sale and/or development. The project is the re-subdivision of Parcel 16 of Tract 2368, a commercial service subdivision that was recorded in 2006. The proposal will not increase the maximum amount of square footage allowed on the original parcel or increase the allotted amount of water that was approved with the previous subdivision. The proposed project is within the Commercial Service land use category and is located at 4875 Morabito Place, at the southeastern intersection of Morabito Place and Prospect Street, approximately 1,000 feet south of the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

County File Number: SUB2013-00010
 Supervisorial District: 3
 Stephanie Fuhs, Project Manager

Assessor Parcel Number: 076-512-016
 Date Accepted: August 29, 2013
 Recommend: Approval

Stephanie Fuhs, Project Manager: presents staff report. Reviews changes in staff report, page 3 maximum square footage allowed **5,346** not 5,362; the water allotment should be (parcel 1) **.43 acre feet** & (parcel 2) **.61 acre feet**, and on page 5 the maximum density allowed should be **60 people** not 50 people.

Aeron Arlin-Genet: requests clarification if the original conditions still apply to the project with Stephanie Fuhs responds.

Whitney McDonald, County Counsel: questions if Quimby Fees should be applied to this project with Stephanie Fuhs responding.

Kami Griffin: requests clarification on the parcels and there limitations with Stephanie Fuhs responding.

Emily Moore, Agent: discusses proposed project.

Kami Griffin: suggests changing the stock language, page 2, regarding Quimby fees. Stephanie Fuhs: responds with suggested language to add on " Because the project is a subdivisions of less than five parcels that are not to be used for residential purposes, and a building permit cannot be requested for construction of a residential structure or structures on either parcel of this parcel map, staff has determined that Quimby fees do not apply for this project."

The Subdivision Review Board approves Document Number: 2013-008_SRB granting Vesting Tentative Parcel Map (SUB2013-00010/CO 13-0048) to PEDP, INC. based on the Findings A through I. in Exhibit A and subject to the Conditions 1 through 10 in Exhibit B. Also, notes all changes to the staff report that was read into the record, including the addition language regarding Quimby Fees stating " Because the project is a subdivisions of less than five parcels that are not to be used for residential purposes, and a building permit cannot be requested for construction of a residential structure or structures on either parcel of this parcel map, staff has determined that quimby fees do not apply for this project." adopted.

Motion by: Ellen Carroll
Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

- Hearing to consider a request by Kerry Mormann for a Lot Line Adjustment (SUB2008-00039 / COAL 08-0145) to adjust the lot lines between three parcels of 3.19, 62.81, and 19.24 acres each for the purpose of sale and/or development. The adjustment will result in three parcels of 32.0 (Parcel 1), 29.0 (Parcel 2), and 24.2 (Parcel 3) acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands land use category and is located approximately 0.5 miles south of Highway 227, and approximately .8 miles southwest of Corbett Canyon Road, south of the City of San Luis Obispo. The site is in the San Luis Bay Inland planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared

for the item. The Environmental Coordinator, after completion of the initial study, found that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 26, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, air quality, biological resources, geology and soils, hazards / hazardous materials, noise, public services/ utilities, water / hydrology, and land use are included as conditions of approval.

County File No: SUB2008-00039
 Supervisorial District: 3
 Holly Phipps, Project Manager

APN(s): 044-211-002 & 044-241-002
 Date Accepted: October 9, 2012
 Recommend: Approval

Holly Phipps, Project Manager: presets staff report.

Leslie Terry: requests clarification on the header, in regards to the case number, in the staff report.

Whitney McDonald, County Counsel: reviews the EX designation overlay for framework on page 3 should have the language that is on page 28 in staff report/negative declaration. Holly Phipps, staff: states the changes will be made.

Emily Moore, Agent: reviews proposed project.

Aeron Arlin-Genet: requests clarification on if this project has any future development. Also, notes this proposal is one of the 1st times, since on SRB, that the lot line adjustment brings the parcels into alignment with the recommendation of the Air District's clean air plan.

Kami Griffin: questions if any development on the site would trigger at least a Minor Use Permit with staff responding.

Ellen Carroll: comments on the revision to the language on page 3 and request clarification if that change will be made with staff responding.

The Subdivision Review Board approves Document Number: 2013-009_SRB granting Lot Line Adjustment (SUB2008-00039/COAL 08-0145) to KERRY MORMANN based on the Findings A through D. in Exhibit A and subject to the Conditions 1 through 13 in Exhibit B. Also, noting the change on page 3 to the staff report. adopted.

Motion by: Frank Honeycutt
Second by: Ellen Carroll

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami	x			
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

6. This is the time staff provides updates to the Review Authority for items not on the agenda.

No Planning Staff Updates.

ADJOURNMENT

Next Scheduled Meeting: December 2, 2013, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary
Subdivision Review Board**

Minutes approved at the December 2, 2013 Subdivision Review Board meeting.