

Monday, February 03, 2014

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

ABSENT: None

This 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.

Kami Griffin: introduces the new Planning and Building Director Jim Bergman.

Whitney McDonald: introduces new County Counsel Betsy Martin, Land Use Attorney.

CONSENT AGENDA

- January 6, 2014 SRB DRAFT Minutes

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

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

HEARINGS

- Hearing to consider a request by **AVILA COMMUNITY SERVICES DISTRICT** and the **COUNTY GENERAL SERVICES DEPARTMENT** on behalf of Central Coast Aquarium for a Lot Line Adjustment (COAL11-103) to adjust the lot lines between two (2) parcels of

approximately 5,196 square feet and 70,381 square feet. The adjustment will result in two (2) parcels of approximately 12,719 square feet and 62,858 square feet. The project will not result in the creation of any additional parcels and will allow for the Central Coast Aquarium to expand their educational facilities. The county park adjacent to the aquarium will not be changed, modified or impacted by the lot line adjustment. The proposed project is within the Recreation land use category and is located at 50 San Juan Street in the community of Avila. The site is in the San Luis Bay Coastal planning area. The project is exempt from CEQA (Class 5).

County File No: SUB2013-00030

Assessor Parcel Number(s): 076-212-007 & 008

Supervisorial District: 3

Date Accepted: December 23, 2013

Megan Martin, Project Manager

Recommendation: Approval

Megan Martin, Project Manager: presents staff report. Also, notes revision to Conditions in Exhibit B.

Frank Honeycutt: requests clarification on the conformity report in regards to the new condition with Ms. Martin responding.

Bill Robeson: Planning Staff, also responds clarifying the conformity report.

Frank Honeycutt: questions County Counsel's view with Whitney McDonald responding.

John Wallace, Engineer: reviews history on this proposed project, also states is available for questions.

Tara Malzone, Central Coast Aquarium Director: requests board approves item.

The Subdivision Review Board approves Document Number: 2014-003_SRB granting Lot Line Adjustment (SUB2013-00030/COAL 11-103) to AVILA COMMUNITY SERVICES DISTRICT AND COUNTY GENERAL SERVICES DEPARTMENT on behalf CENTRAL COAST AQUARIUM based on the Findings A. through C. in Exhibit A and subject to the Conditions 1 through 11 in Exhibit B; adding new Condition 11 to read "The applicant shall obtain a conformity report consistent with Government Code Sections 65100 and 65402." 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 **HENRI DEGROOT** for a Vesting Tentative Parcel Map/Conditional Use Permit (CO 13-0002) to subdivide an existing one acre parcel into a

planned development condominium project. The condominium units will be located within an existing 18,000 square foot industrial building and will be approximately 3,000 square feet each for the purpose of sale and/or lease. The project will not result in any site disturbance. The proposed project is within the Industrial land use category and is located at 2385 Precision Drive, approximately 600 feet west of Winterhaven Way, in the Callender-Garrett Village Area. The site is in the South County (Inland) planning area. This project is exempt under CEQA.

County File No: SUB 2012-00044
Supervisory District 4
Stephanie Fuhs, Project Manager

Assessor Parcel Number: 091-402-001
Date Accepted: December 2, 1013
Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report.

Public Speakers discussing opposition to the proposed project: Has Hansson; El Jay Hansson; Fran Henriksen; Istar Holliday; Constance Rose; Alfreda Joan Phillips; Barbara Cross; Steve Kautz; Janice Leach; Paul Henriksen; Tom Hopkins.

Stephanie Fuhs: describes the zoning uses of the area.

Aeron Arlin-Genet: questions the surrounding parcels and if they are vacant with Ms. Fuhs responding. Also, questions the hour of operations in that zoning area and the allowed uses of the proposed parcel with Ms. Fuhs responding.

Frank Honeycutt: questions the landscaping issues, code enforcement issues with Stephanie Fuhs responding.

Kami Griffin: questions the owners of all parcels and the conditions of the original Minor Use Permit with Stephanie Fuhs, responding.

Leslie Terry: requests clarification on the lot in question with Ms. Fuhs responding.

Ellen Carroll: questions who is responsible for the landscaping with Stephanie Fuhs, responding.

Frank Honeycutt: suggests to deny or continue the proposed project.

Kami Griffin: suggests option to revise conditions and continue this project. Starting with the revision of allowed uses, removing glass products; temporary construction yards and wholesaling and distribution. Condition #8- modified to take out all references of bonding. And require that approved landscaping plan be installed within 120 days of this approval or establishment of any use on the sight, whichever comes first. Add new condition fee of code violations prior recordation. Revise hours of operation 7 am to 7pm. Move condition from old Minor Use Permit to this new one regarding the solid wall and the landscape screen also, including the suggested language regarding being established within 120 days of approval etc. Additionally moving to the new and adding CC&R's & additional map sheet, making sure it is clear that maintenance of the landscaping would have to occur in both the CC&R's and additional map sheet.

Aeron Arlin-Genet: states she is in support of proposed changes.

Frank Honeycutt: offers direction to staff regarding landscaping maintenance and the noise.

Ellen Carroll: in agreeance with all suggested revisions. Also, states there may need to require a monitor at the applicants cost.

Frank Honeycutt: discusses water and the landscaping suggested to be drought tolerant.

Stephanie Fuhs: references in the conditions there is a 3 year monitoring bond condition, questions if the time table is sufficient with Kami Griffin responding.

Ellen Carroll: suggests 60 to 90 days for continuance maybe April or May?

The Subdivision Review Board continues HENRI DEGROOT (SUB2012-00044/CO 13-0002) to May 5, 2014 with the suggested revisions and direction to staff.

Motion by: Frank Honeycutt
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 **PRIVATE CAPITAL INVESTMENTS** for 1) a Conditional Use Permit to allow for the construction and operation of a 96-bed assisted living facility and a 36-unit senior living apartment complex on two vacant parcels; and 2) a Lot Line Adjustment to adjust the lot lines between the two parcels of 2.12 and 3.14 acres each. The adjustment will result in 2 parcels of 1.08 acres and 4.18 acres respectively. The project will not result in the creation of any additional parcels. The project will result in the disturbance of approximately 5.76 acres, which includes off-site road improvements to Mary Avenue and Juniper Street. The proposed project is south of Juniper Street, bordered by Mary Avenue and North Frontage Road, in the community of Nipomo. The site is in the South County 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, finds 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 23, 2013 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, and noise, and are included as conditions of approval.

County File Number: DRC2013-00003 (CUP)/SUB2013-00005(LLA) **APN(s):** 092-572-016 and -017

Supervisory District: 4
Brian Pedrotti, Project Manager

Date Accepted: September 23, 2013
Recommendation: Approval

Brian Pedrotti, Project Manager: reviews staff report. Notes the Lot Line Adjustment graphic is attached to the mitigated negative declaration on page 49 of 69. and states the revision of Condition 20 adding language "Section 22.112.020.F.2 (except where an adjustment has been approved)".

Frank Honeycutt: request clarification on last comment, regarding the map with Mr. Pedrotti responding.

Ellen Carroll: requests clarification if the condition change was to Condition 20 with Mr. Pedrotti responding.

Kami Griffin: questions if the proposed parcels are part of the active tract map with Brian Pedrotti responding.

Aeron Arlin-Genet: inquires on the total number of parcels with Mr. Pedrotti responding.

Kami Griffin: questions the ownership of all 5 parcels with Brian Pedrotti responding.

Todd Smith, Agent: discusses proposed project and available for questions. Questions Condition 2 and suggests landscaping flexibility, Condition 19_offer to dedicate and Condition 17_road fees. Also inquires if recommended conditions apply.

Frank Honeycutt: responds to question regarding road improvement fees.

Kami Griffin: requests clarity on the recommended conditions the applicant is questioning.

Discussion on the right turn on Mary and Condition 6a.

Kami Griffin: discusses the turf issue and the right turn lane.

The Subdivision Review Board approves Document Number: 2014-004_SRB granting Conditional Use Permit (DRC2013-0003) and Lot Line Adjustment (SUB2013-00005/COAL 13-0075) to PRIVATE CAPITAL INVESTMENTS based on the Findings A. through G. in Exhibit A and Findings A. through D. in Exhibit C. Also, subject to the Conditions 1 through 42 in Exhibit B; revising Condition 20 to read "VS-2 Aesthetics - Landscape Plan. Prior to construction permit issuance, the applicant shall submit landscape/irrigation/landscape maintenance plan(s) to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The Plan shall be prepared as provided in Section 22.16.040 and Section 22.112.020.F.2 (except where an adjustment has been approved) of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways and parking areas into the surrounding environment, and will screen glare from the buildings onto adjacent properties. The landscape plan shall utilize only plant material consistent with Section 22.16.040 C. 4. of the San Luis Obispo County Land use Ordinance, and shall include drought-tolerant

plant species. No turf shall be allowed. The applicant shall keep the landscaping in good working order for the life of the project."; and Conditions 1 through 10 in Exhibit D. adopted.

Motion by: Ellen Carroll
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			

PLANNING STAFF UPDATES

- 6. This is the time staff provides updates to the Review Authority for items not on the agenda.
 None.

ADJOURNMENT

Next Scheduled Meeting: March 3, 2013, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will be approved at the April 7, 2013 Subdivision Review Board meeting.