

**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

\_\_\_\_\_ day \_\_\_\_\_, 20\_\_

**PRESENT:** Supervisors

**ABSENT:**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION UPHOLDING THE APPEAL OF PB COASTVIEW LLC, MODIFYING THE DECISION OF THE SUBDIVISION REVIEW BOARD, AND CONDITIONALLY APPROVING THE APPLICATION OF PB COASTVIEW LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT PERMIT COAL 14-0026/SUB2013-00055)

The following resolution is now offered and read:

WHEREAS, on June 2, 2014, the Subdivision Review Board of the County of San Luis Obispo (hereinafter referred to as the “Subdivision Review Board”) duly considered and conditionally approved the application of PB Coastview LLC, a California Limited Liability Company for Lot Line Adjustment/Coastal Development Permit COAL 14-0026/SUB2013-00055; and

WHEREAS, PB Coastview LLC, a California Limited Liability Company has appealed the Subdivision Review Board’s decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the “Board of Supervisors”) pursuant to the applicable provisions of Titles 21, 22, and 23 of the San Luis Obispo County Code; and

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on July 15, 2014, and a determination and decision was made on July 15, 2014 ; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons

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present were given the opportunity to hear and be heard in respect to any matter relating to said appeal; and

WHEREAS, the Board of Supervisors has duly considered the appeal and finds that the appeal should be upheld and the decision of the Subdivision Review Board should be modified and affirmed subject to the findings and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.
3. That this project is found to be exempt from the provisions of the California Code of Regulations, Title 14, Sec. 15061(b)(3), (General Rule Exemption).
4. That the appeal filed by PB Coastview LLC, a California Limited Liability Company is hereby upheld, that the decision of the Subdivision Review Board is modified, and that the application of PB Coastview LLC, a California Limited Liability Company for Lot Line Adjustment/Coastal Development Permit COAL 14-0026/SUB2013-00055 is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairperson of the Board of Supervisors

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ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL  
County Counsel

By:   
\_\_\_\_\_  
Deputy County Counsel

Dated: July 1, 2014

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STATE OF CALIFORNIA,            )  
  )        ss  
County of San Luis Obispo        )

I, \_\_\_\_\_, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk of the  
Board of Supervisors

(SEAL)

By: \_\_\_\_\_  
Deputy Clerk

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**FINDINGS - EXHIBIT A**  
**PB Coastview LLC (SUB2013-00055/COAL 14-0026)**

*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA.  
[Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

*Lot Line Adjustment*

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the parcels meet the minimum parcel size for the Rural Lands and Agriculture land use categories.

*Coastal Access*

- C. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

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### **CONDITIONS - EXHIBIT B PB Coastview LLC (SUB2013-00055/COAL 14-0026)**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance.
2. If a parcel map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
  - c. A tax certificate.
3. Any private easements described in the title report must be shown on the parcel map, with recording data.
4. When the parcel map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
5. All conditions of approval herein specified are to be complied with prior to the recordation of the parcel map or certificates of compliance which effectuate the adjustment. Recordation of a parcel map is at the option of the applicant. However, if a parcel map is not filed, recordation of a certificate of compliance is mandatory.
6. The parcel map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
7. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
8. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
9. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the parcel map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
10. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
11. Private ingress/egress easement(s) from a public road to the proposed interior parcel shall be reserved by recordation of Restrictive Covenant(s) and/or easement deed(s) prior to, or concurrent with, recordation of the Lot Line Adjustment.

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12. **Prior to, or concurrent with recordation of the final parcel map or certificates of compliance finalizing the lot line adjustment,** the applicant will obtain any necessary approvals from the City of Pismo Beach.