



# AGENDA

## Subdivision Review Board

Kami Griffin, Chairperson  
Ellen Carroll, Planning  
Aeron Arlin-Genet, APCD  
Frank Honeycutt, Public Works  
Leslie Terry, Public Health

**MEETING DATE: Monday, June 02, 2014**

### **MEETING LOCATION AND SCHEDULE**

Regular Subdivision Review Board meetings are held in the (new) Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the first Monday of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows.

Meeting Begins		9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	2:30 p.m.	2:45 p.m.

*ALL 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**

### **PUBLIC COMMENT PERIOD**

1. 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.

### **CONSENT AGENDA**

2. April 7, 2014 SRB Draft Minutes
3. May 5, 2014 SRB Draft Minutes
4. Request for a **1st and final time extension** from **MIOSI BROS. LA CUESTA RANCH** for a Lot Line Adjustment (SLO/COAL 11-0058) to adjust the lot lines between five parcels of 153, 171, 49, 0.9, and 0.5 acres. The adjustment will result in four parcels of 129, 129, 108, and 7.4 acres each. This project was granted a General Rule Exemption ED11-147 on April 14, 2012.

**County File Number: SUB2011-00016**

APN(s): 052-271-007, 073-341-028,  
029, 030, 073-361-011, & 012

Supervisorial District: 2 and 5

Date Accepted: April 13, 2012

**Project Manager: Holly Phipps**

Recommendation: Approve

## HEARINGS

5. Hearing to consider a request by **PB COASTVIEW LLC** for a Lot Line Adjustment/Coastal Development Permit (COAL 14-0026/SUB2013-00055) to adjust the lot lines between four parcels of 40, 132, 335, and 394 acres each. The adjustment will result in two parcels. The first parcel will be 20 acres and the second parcel will be 880 acres. 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 along Mattie Road to the west, Thousand Hills Road to the east, and is adjacent to the City Limits of Pismo Beach to the south (Pismo Heights) neighborhood. The site is in the San Luis Bay (Inland) planning area. The intent of the Lot Line Adjustment is to provide the majority of the property for open space, conservation and public access. This project is exempt under CEQA.

**County File No: SUB2013-00055**

APN(s): 079-231-002, 079-241-002,  
079-241-009 & 079-241-010

Supervisorial District: 3

Date Accepted: April 30, 2014

**Stephanie Fuhs, Project Manager**

Recommendation: Approve.

6. Hearing to consider a request by the **DUBBINK FAMILY TRUST** for a Minor Use Permit/ Coastal Development Permit and Lot Line Adjustment (DRC2011-00100/SUB2011-00054) to: allow for a 2,336 square foot addition to an existing single family residence (a studio/gallery of 946 square feet, an office/bedroom of 595 square feet, a 93 square foot addition to the living room, a garage of 306 square feet, and a 396 square foot deck), and adjust the lot lines between two parcels of 27,138 square feet and 23,216 square feet each. The adjustment will result in two parcels of 35,414 square feet and 14,940 square feet each. The project will not result in the creation of any additional parcels. The project will result in a disturbance of 4,000 square feet. The project is located on 1147 and 1161 9th Street, in the community of Los Osos, in the Estero 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 April 24, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, cultural resources, and public services/utilities and are included as conditions of approval.

**County File No: DRC2011-00100/SUB2011-00054**

APN(s): 038-051-016 & 019

Supervisorial District: 2

Date Accepted: February 21, 2014

**Project Manager: Kerry Brrown**

Recommendation: Approval

## PLANNING STAFF UPDATES

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

ESTIMATED TIME OF ADJOURNMENT: 10:00 AM

**Next Scheduled Meeting: July 7, 2014**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY SUBDIVISION REVIEW BOARD

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Subdivision Review Board within 72 hours preceding the Subdivision Review Board meetings are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Subdivision Review Board during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Subdivision Review Board during a meeting so that those extra copies can be immediately distributed to all members of the Subdivision Review Board, County staff and other members of the public who desire copies.

## **SUBDIVISION REVIEW BOARD MEETING PROCEDURES**

Subdivision Review Board meetings are conducted under the authority of the Chair. Each item scheduled for public hearing at a Subdivision Review Board meeting will be announced by the Chair and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Subdivision Review Board, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Subdivision Review Board and staff prior to the Subdivision Review Board making a decision.

## **RULES FOR PRESENTING TESTIMONY**

Subdivision Review Board hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. The meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Subdivision Review Board Secretary.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Subdivision Review Board decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5718.