

Monday, December 01, 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 and Leslie Terry

ABSENT: 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

- September 8, 2014 SRB DRAFT MINUTES
- October 6, 2014 SRB DRAFT MINUTES
- November 3, 2014 SRB CANCELLED MINUTES

Consent items 2 through 4 are approved via voice vote by the County Subdivision Review Board and is available on file at the Planning and Building Department.

Motion by: Frank Honeycutt
Second by: Leslie Terry

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

HEARINGS

- Hearing to consider a request by **FRED KERR** (DRC2014-00025) for a conditional use permit to: 1) amend development plan D000195D/ S000136L/COAL00-0292 to shift a designated building envelope by approximately 30 feet to the east, and 2) allow the development of a 1,564 square foot garage and guesthouse within the adjusted building envelope. The existing building envelope was established by

the original development plan (D000195D) and included as a condition of approval of the lot line adjustment (as approved by the Subdivision Review Board at that time). The new building envelope will not increase the development potential of the site. The proposed 1,564 square foot structure includes a 1,142 square foot garage and 422 square foot guesthouse, and will be located adjacent to the existing single family residence. The proposed project is within the Rural Lands land use category and is located at 9250 North Forty Road, west of the village of Garden Farms. The project site is in the Salinas River Sub Area of the North County Planning Area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA for this project.

County File Number: DRC2014-00025

Assessor Parcel Number: 070-112-017

Supervisorial District: 5

Date Accepted: September 3, 2014

Rob Fitzroy, Project Manager

Recommendation: Approval

Rob Fitzroy, Project Manager: presents and explains this project will be elevated to Planning Commission.

Jim Orton, County Counsel: requests to clarify for the record that the Subdivision Review Board originally approved a development plan that was associated with the Lot Line Adjustment. The Development Plan set the building envelopes and that is what the Conditional Use permit is amending.

Ellen Carroll: states would like to let the record show Kami Griffin is now in attendance and she will be the meeting's chair.

Jim Orton: states for the record Kami Griffin was in attendance before the presentation was completed.

Kami Griffin: request clarification, the Conditional Use permit set the building envelope but, it was not in any way related to the Lot Line Adjustment with Rob Fitzroy, staff responding.

Jim Orton, County Counsel: states for the record, indicate that the Lot Line Adjustment had a cross reference to the Development Plan at that time and the envelope was set in the Development Plan and prior to recordation of the Lot Line Adjustment there was an agreement for mitigation, that was recorded, adopted and approved by the Board of Supervisors. This process will involve having the Conditional Use permit relocate the designated building envelope and then it will follow through to the BOS with an amendment to the agreement for mitigation.

Kami Griffin: questions if the Subdivision Review Board needs to make a motion on this project with Jim Orton, County Counsel responding.

Rob Fitzroy, Project Manager: states the proposed project will be re-noticed and heard at the Planning Commission on January 8, 2015.

Kami Griffin: reiterates that the Subdivision Review Board does not need to take any action.

PLANNING STAFF UPDATES

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

Ellen Carroll: states this is Kami Griffin's last meeting and she would like to thank Kami for her service to the County and to SRB.

Aeron Arlin-Genet: says goodbye Kami Griffin and thanks her for all her hard work.

ADJOURNMENT

Next Scheduled Meeting: January 5, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary
Subdivision Review Board**

Minutes will approved at the February 2, 2015 Subdivision Review Board meeting.