



Subdivision Review Board

Ellen Carroll, Planning
Aeron Arlin-Genet, APCD
Glenn Marshall, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, November 02, 2015

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. September 14, 2015 SRB DRAFT Minutes
3. October 5, 2015 SRB DRAFT Minutes
4. A request for a **1st and final time extension** by **BUTTONWOOD PROPERTIES, LLC.** for a Lot Line Adjustment (COAL 13-0074) to adjust the lot lines between two parcels of 3.0 and 10.1 acres each, resulting in two parcels of 3.6 and 9.5 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Commercial Service land use category and is located at 675 Buckley Road, approximately 0.25 mile from the Buckley Road/Highway 227 intersection, approximately 0.5 miles south of the City of San Luis Obispo. The site is in the San Luis Obispo urban subarea of the San Luis Obispo planning area.

County File Number: SUB2013-00019
Supervisorial District: 3
Project Manager: Stephanie Fuhs

APN(s): 076-062-045 and -034
Date Accepted: N/A
Recommendation: Approval

HEARINGS

5. Hearing to consider a request by the **PHILLIP PORTWOOD FAMILY TRUST** for a Tentative Parcel Map (CO13-0092) and Development Plan/ Coastal Development Permit to create two airspace condominium units and to allow a mixed-use building to include one 4,841 square foot commercial condominium unit/use at street level and one 4,105 square foot residential condominium unit/use on the second floor with 1,358 square feet of deck space. Development will also include a 1,973 square foot rooftop deck and 4,573 square foot basement (below ground level) for parking and storage for the sole use of the residence. The project will result in disturbance of the entire 6,000 square foot lot. The site is within the Commercial Retail land use category and is located on Front Street approximately 155 feet southeast from the intersection of Front Street and San Miguel Street in the community of Avila Beach. The site is in the San Luis Bay Coastal Planning Area.

County File Number: SUB2013-00038
Supervisorial District: 3
Project Manager: Megan Martin

Assessor Parcel Number: 076-218-013
Date Accepted: August 25, 2014
Recommendation: Approval

6. Hearing to consider a request by **JAMES & LINDA DAVIS** for a Lot Line Adjustment (COAL15-0035) to adjust the lot lines between three (3) parcels of 6,367 square feet, 4,824 square feet, and 9,931 square feet each, resulting in three (3) parcels of 7,706 square feet, 5,998 square feet, and 7,418 square feet, respectively. The adjustment will also result in the realignment of an existing Cayucos Sanitary District's sewer easement at the rear of the three properties. The adjustment will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category at 2632 and 2640 Richard Avenue. The third parcel is located on the east side of Santa Barbara Avenue, approximately 150 feet east of Orville Avenue. The project site is in the community of Cayucos within the Estero Planning Area.

County File Number: SUB2014-00053
Supervisorial District: 2
Project Manager: Megan Martin

APN(s): 064-203-041, 064-203-050, 064-203-070
Date Accepted: August 24, 2015
Recommendation: Approval

7. Hearing to consider a request by **KENDALL ROAD LLC** for 1) a Tentative Parcel Map (CO15-0053) to subdivide one 2.29 acre parcel into two parcels of 0.96 acre and 1.32 acres; and 2) a Minor Use Permit to develop a commercial building with 2,000 square feet of office and 12,830 square feet of warehouse. The project will result in the disturbance of the entire 2.29 acre site. The proposed project is located at 1140 Kendall Road, south of the City of San Luis Obispo. The site is in the San Luis Obispo Sub-Area of the San Luis Obispo Planning area. Also to be considered is the approval of the environmental document. The project was found to be consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2003 for Tract 2368.

County File Number: SUB2015-00002
DRC2014-00124
Supervisorial District: 3
Project Manager: Brian Pedrotti

Assessor Parcel Number: 076-512-010
Date Accepted: September 10, 2015
Recommendation: Approval

8. Hearing to consider a request by **CANDACE & PHIL GULDEMAN** for a Vesting Tentative Parcel Map (CO12-0002) to subdivide an existing 5.25 acre parcel into three parcels ranging in size from 1.22 to 2.64 acres for the purpose of sale and/or development. The proposal involves a modification to the design standards of Section 21.03.010 of the Real Property Division Ordinance for proposed Parcel 3 regarding the average depth to width ratio of a parcel and pertaining to undergrounding of utilities. The project includes off-site road improvements to Mesa View Drive (Highway 1). The project will result in the disturbance of approximately 1,500 square

feet of the 5.25 acre parcel. The proposed project is within the Residential Suburban land use category. The project is located at 524 Mesa View Drive, approximately 460 feet northeast of Halcyon Road, approximately two miles south of the community of Oceano on the Nipomo Mesa. The project is in the South County Inland subarea of the South County 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 September 24, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Noise, Public Services and Utilities, Recreation, Transportation and Circulation and Water, and are included as conditions of approval.

County File Number: SUB2011-00028

Supervisorial District: 4

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 075-191-029

Date Accepted: October 1, 2014

Recommendation: Continue to 12/7/2015

9. Hearing to consider a request by **COLLEEN ROSENTHAL** for a Tentative Parcel Map (CO15-0033) to subdivide an existing 4.45 acre parcel into two parcels of 2.45 and 2.0 acres for the purpose of sale and/or development. The proposal also includes abandonment of a portion of Tejon Court and Sombra Lane rights-of-way shown on Tract 681. The project will result in the disturbance of up to two acres of the overall 4.45 acre parcel. The proposed project is within the Residential Suburban land use category, and is located at 3737 Sequoia Drive, east of Orcutt Road, adjacent to the southeastern limit of the City of San Luis Obispo. The site is in the San Luis Obispo sub area of the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. 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 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 17, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

County File Number: SUB2014-00054

Supervisorial District: 3

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-037

Date Accepted: July 14, 2015

Recommendation: Approval

PLANNING STAFF UPDATES

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

ESTIMATED TIME OF ADJOURNMENT: 11:00 am

Next Scheduled Meeting: December 7, 2015, 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.