

Monday, September 14, 2015

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, Glenn Marshall, Leslie Terry and Chairperson Ellen Carroll

ABSENT: None

Chairperson Ellen Carroll opens meeting.

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

- August 3, 2015 SRB DRAFT Minutes

Aeron Arlin-Genet: states in the minutes, under agenda item #3, there is not a complete vote on the motion.

Consent item 2 is approved via voice vote by the County Subdivision Review Board with Leslie Terry abstaining, and is available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	X			
Carroll, Ellen	X			
Arlin-Genet, Aeron	X			
Terry, Leslie			X	

HEARINGS

3. Hearing to consider a request by **JANICE KISSEL** for a Vesting Tentative Parcel Map (CO13-101) to subdivide an existing 7.4 acre parcel into two parcels of 2.0 and 5.4 each for the purpose of sale and/or development. Proposed parcel 2 (2 acre parcel) is currently undeveloped and could result in disturbance of the entire two acre parcel depending on the size of any proposed residences and/or accessory structures. The proposed project is within the Residential Suburban land use category, and is located at 1610 Calle Crotalo, east of Orcutt Road, adjacent to the southeastern limit of the City of San Luis Obispo. The site is in the north San Luis Obispo subarea 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 July 30, 2015 for this project. Mitigation measures are proposed to address Air Quality, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

County File Number: SUB2014-00043

Supervisory District: 3

Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-039

Date Accepted: May 6, 2015

Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report via power point. Also, reviews the changes, on page 1 in the subject adding "and Gallow Lane", page 3 add "and Gallow Lane" and change language to read "rights of way" and Finding K adding language "and Gallow Lane".

Aeron Arlin-Genet: request clarification on staff comments on page 3 regarding the proposed site being annexed into the city with Stephanie Fuhs responding.

Bill Revok, Representative for Applicant: states no questions at this time.

Aeron Arlin-Genet: reviews the APCD policy in the Clean Air Plan and relays since this project is inconsistent with the Clean Air plan she will not be able to support the proposed project.

The Subdivision Review Board adopts the Mitigated Negative Declaration in the accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2015-011_SRB granting Vesting Tentative Parcel Map (SUB2014-00043/CO13-101) to JANICE KISSEL based on the Revised Findings A. through M. in Exhibit A and subject to the Conditions 1 through 17 in Exhibit B; also, including the language changes in the Staff Report on page 1 & 3 adding "and Gallow Lane" and "rights of way" and the Revised Finding K to read " The elimination of the Tract 681 offers to dedicate road rights-of-way for Tejon Court, Alendanos Court, and Gallo Lane would not eliminate, delay or unreasonably interfere with the opportunity to develop the proposed lots within this proposed parcel map and would not preclude development of the properties in the immediate neighborhood because these properties are at ultimate development for their respective land use categories based on current planning area standards and since Tract 681 was recorded the City of San Luis Obispo has designated this area of

the County as the City’s surrounding greenbelt area. These future road connections are no longer necessary due to current and foreseeable development patterns within this area of the County." adopted.

Motion by: Glenn Marshall
Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	X			
Carroll, Ellen	X			
Arlin-Genet, Aeron		X		
Terry, Leslie	X			

4. Hearing to consider a request by **MARK LINDGREN** for a Tentative Parcel Map (CO15-0024) to subdivide an existing 5.5 acre parcel into two parcels of 3.5 and 2 acres for the purpose of sale and/or development. The proposal also includes abandonment of a portion of the Estancia Lane right-of-way shown on Tract 681. The proposed Parcel 2 (two acre parcel) is currently undeveloped and could result in the disturbance of approximately 15,000 square feet of the parcel depending on the size of any proposed residences and/or accessory structures. The proposed project is within the Residential Suburban land use category, and is located at 3565 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 August 6, 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: SUB2014-00043
 Supervisorial District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-030
 Date Accepted: June 9, 2015
Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff report via power point. Discusses changes on page 3 of the Staff Report under the header Road Abandonment, deleting "Tejon Court" and adding "Estancia Lane"; Change Parcel 2 to Parcel 1 and delete the "and the entire right - of-way for Alendanos Court that is located on Proposed Parcel 1."

Aeron Arlin-Genet: reviews the APCD policy and relays since this project is not consistent with the Clean Air Plan she will not support the proposed project.

The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environment Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2015-

012_SRB granting Tentative Parcel Map (SUB2014-00047/CO15-0024) to MARK LINDGREN based on the Findings A through M. in Exhibit A and Subject to the Conditions 1 through 20 in Exhibit B; with the noted changes on Page 3 in the staff report to read " The project proposes to abandon a portion of the Estancia Lane right-of-way that is located on Proposed Parcel 1. When Tract 681 was recorded in 1982, this subdivision was considered a likely location for annexation by the City of San Luis Obispo, so Tract 681 recorded rights-of-way for future road alignments to provide for roadways to serve a higher density development similar to the residential single family neighborhoods to the north currently within the City limits. In the thirty years since Tract 681 was recorded, the City of San Luis Obispo has recently annexed property to the west along Orcutt Road and considers the properties within Tract 681 to be part of the City’s greenbelt. Since future annexation appears unlikely in the future, the abandonment of the rights-of-way has been part of the majority of the subdivisions processed within Tract 681." adopted.

Motion by: Leslie Terry
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	x			
Carroll, Ellen	x			
Arlin-Genet, Aeron		x		
Terry, Leslie	x			

- Hearing to consider a request by **PEDP, INC., A CALIFORNIA CORPORATION**, for a Vesting Tentative Parcel Map (CO 15-0041) to subdivide an existing 3.03 acre parcel into two parcels of 1.75 and 1.28 acres each for the purpose of sale and/or development. The project is the re-subdivision of Parcel 11 of Tract 2368, a Commercial Service subdivision that was recorded in 2006. The proposal will not increase the maximum amount of square footage allowed on the original parcel or increase the allotted amount of water that was approved with the previous subdivision. The proposed project is within the Commercial Service land use category and is located at 1180 Kendall Road, approximately 1,000 feet south of the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo Urban subarea of the San Luis Obispo planning area. Also to be considered is the approval of the environmental document. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

Supervisory District: 3
Project Manager: Stephanie Fuhs

Date Accepted: July 10, 2015
Recommendation: Approval

Stephanie Fuhs, Project Manager: presents staff presentation via power point.

Leslie Terry: requests clarification if there is anything going on for lot 2 with Stephanie Fuhs responding.

Carl Hanson, Representative from Food Bank: introduces board members of the Food Bank, Maricela Garcia, Richard Benitez and Lori Saldona and Chief Operating Officer Wendy Lewis and states everyone is available for questions.

Lori Saldona, Member of the Food Bank: presents history of proposed project.

The Subdivision Review Board notes consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2003 for Tract 2368 and approves Document Number: 2015-013_SRB granting Vesting Tentative Parcel Map (SUB2014-00060/CO15-0041) to PEDP, INC. based on the Findings A. through J. in Exhibit A and subject to the Conditions 1 through 19 in Exhibit B. adopted.

Motion by: Aeron Arlin-Genet
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	x			
Carroll, Ellen	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: November 2, 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 November 2, 2015 Subdivision Review Board meeting.