

**Monday, June 06, 2016**

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:** Leslie Terry, Glenn Marshall, Melissa Guise and 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.

Chairperson Ellen Carroll: opens public comment with no one coming forward.

**CONSENT AGENDA**

- April 4, 2016 SRB DRAFT Minutes

**Consent item 2, April 4, 2016 SRB Minutes, is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.**

**Motion by:** Melissa Guise  
**Second by:** Glenn Marshall

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	X			
Guise, Melissa	X			
Marshall, Glenn	X			
Terry, Leslie	X			

- A request for a second time extension by **MARY MATAKOVICH** for a Tentative Parcel Map (CO05-0183) to subdivide an existing 8,083 square foot parcel into three parcels of 1,478, 1,345, and 1,618 square feet each for the purpose of sale and development and one common lot of 3,642 square feet and construction of three residential dwelling units of 1,645 square feet each. The project will result in the disturbance of approximately 6,640 square feet of an 8,083 square foot parcel. The proposed project is within the Residential Multi-Family land use category and is located at 250 Laurel Street, in the community of Avila Beach. The site is in the San Luis Bay (Coastal) planning area.

**County File No:** SUB2004-00379  
**Supervisorial District:** 3  
**Project Manager:** James Caruso

**Assessor Parcel Number:** 076-201-078  
**Date Approved:** N/A  
**Recommendation:** Approval

**Consent item 3, a request for a second time extension by MARY MATAKOVICH is approved via voice vote by the County Subdivision Review Board and available on file at the office of the Planning and Building Department.**

**Motion by:** Melissa Guise  
**Second by:** Glenn Marshall

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	X			
Guise, Melissa	X			
Marshall, Glenn	X			
Terry, Leslie	X			

**HEARINGS**

4. A request by **TONI and RON MESECHER** for an adjustment/exception to the improvement requirements for undergrounding of utilities and road improvements for an approved Tentative Parcel Map (CO13-0105) pursuant to Section 21.03.020 of the Real Property Division Ordinance. The Tentative Parcel Map is a request to subdivide an approximately 57,558 square foot parcel into two parcels of 45,653 and 11,905 square feet each (with associated road, drainage and utility improvements). The purpose of the Tentative Parcel Map is to allow separate ownership of two existing residences. The project site is within the Residential Single Family land use category and is located at 1351 Ramona Avenue, approximately 500 feet west of South Bay Boulevard, in the community of Los Osos. The site is in the Estero planning area. This project is exempt under CEQA.

**County File Number: SUB2013-00065**  
 Supervisorial District: 2  
**Project Manager: Brandi Cummings**

Assessor Parcel Number.: 074-271-013  
 Date Approved: February 2, 2015  
**Recommendation: Approve**

Brandi Cumming, Project Manager: presents staff report via power point.

Glenn Marshall: requests clarifications on the road improvements with staff responding.

Glenn Marshall: recommends to revise Condition 5a. Reads revision into the record.

**The Subdivision Review Board notes a Class 15 Categorical Exemption (Section 15315) was issued on December 31, 2014 (ED14-150) and approves Document Number: 2016-008\_SRB to TONI and RON MESECHER based on Findings A. through R. in Exhibit A and subject to the Conditions 1 through 8 in Exhibit B; Revising Condition 5a to read " Prior to finaling a residential building permit, roads and/or streets to be constructed to the following standards, unless design adjustments are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:" adopted.**

**Motion by:** Glenn Marshall  
**Second by:** Melissa Guise

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	X			
Guise, Melissa	X			
Marshall, Glenn	X			
Terry, Leslie	X			

- 5. A request by **JOHN & TIA DOWDEN** for a Vesting Tentative Parcel Map (CO 15-0057) to subdivide an existing ten acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes road improvements to Aloma Way fronting the site. The project will result in site disturbance of approximately 10,000 square feet of a ten acre parcel for road improvements with up to an additional two acres as the parcels are developed. The proposed project is within the Residential Rural land use category, and is located at 400 Aloma Way, approximately 2,500 feet northeast of the Halcyon Road/Aloma Way intersection. The site is in the South County Inland sub area of the South County planning area.

**County File Number: SUB2015-00037**  
 Supervisorial District: 4  
**Project Manager: Stephanie Fuhs**

Assessor Parcel Number: 075-232-003  
 Date Accepted: March 2, 2016  
**Recommendation: Approval**

Stephanie Fuhs, Project Manager: presents staff report via power point. Also disucsses adding new Conditions 32g.

Melissa Guise: states reasons she cannot support this proposed project.

Bill Dyer, Agent: questions the trail requirement with Mr. Marshall responding. Also, Stephanie Fuhs responds to question.

Glenn Marshall: speaks to adding new Conditions 32c under the Additional Map Sheet. Reads New Condition 32c into the record.

**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: 2016-009\_SRB granting Vesting Tentative Parcel Map (SUB2015-00037/CO 15-0057) to JOHN & TIA DOWDEN based on the Findings A. through J. in Exhibit A and subject to the Revised Conditions 1 through 35; In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits. Adding New Condition 32c to read "In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits." relettering as needed and Revised Condition 32g to read" Prior to any site disturbance, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure." adopted.**

**Motion by:** Glenn Marshall  
**Second by:** Leslie Terry

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Carroll, Ellen	X			
Guise, Melissa		X		
Marshall, Glenn	X			
Terry, Leslie	X			

6. Hearing to consider a request by **CARLOS CASTANEDA** for a Vesting Tentative Parcel Map (CO 15-065) to subdivide two existing parcels totaling approximately 21 acres into four parcels of approximately 5.20 acres each for the purpose of sale and/or development. The project includes road improvements to Pomeroy Road and Rocky Place fronting the property. The project will result in site disturbance of approximately 10,000 square feet (for road improvements). The proposed project is within the Residential Rural land use category. The project is located at 1650 Rocky Place, at the north east corner of Rocky Place and Pomeroy Road, approximately three miles northwest of the community of Nipomo. The site is in the South County Sub-area of the South County planning area.

**County File Number: SUB2015-00009**

Supervisorial District: 4

**Project Manager: Stephanie Fuhs**

Assessor Parcel Numbers: 091-073-021 & -022

Date Accepted: December 9, 2015

**Recommendation: Approval**

Stephanie Fuhs, Project Manager: present staff report via power point.

Melissa Guise: states reasons she cannot support the proposed project.

Emily Ewer, Agent: requests revision on NCSD letter regarding not issuing will serve letters, clarifies no moratorium and the NCSD is issuing will serve letters. Requests to delete **Conditions 2a**; Clarifies condition 18; requests to modify Condition 26. Also, states available for any questions.

Terry Wahler, Planning Staff: requests clarification on if this is a road exemption request. Discusses the procedure on requesting a road exemption request, refers question to County Counsel.

Ben Dorr: County Counsel: states that the applicant is requesting adjustment exception to Title 21 it needs to be in writing at the time of application.

Glenn Marshall: states from Public Works standpoint, the road improvement request would not be supported.

Terry Wahler, Planning Staff: raises the question if road exemption should be put in the advertising notice, so the neighbors have the right to know if there will not be any road improvements required by the developer.

Emily Ewer, Agent: states would like support of the project and to not continue it at this time.

Glenn Marshall: requests clarification on the other Condition revisions by the Agent, Condition 18 and Condition 26. States is fine with both revisions.

Stephanie Fuhs, Project Manager: states the revision to Condition 26. Although Condition 18 is a standard Condition.

Ben Dorr, County Counsel: states the revision to Condition 26 is fine suggests adding "approved by county counsel".

**The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2016-010\_PDH granting Vesting Tentative Parcel Map (SUB2015-00009/CO 15-065) to CARLOS CASTANEDA based on the Findings A. through J. in Exhibit A and subject to the Amended Conditions 1 through 30 in Exhibit B; Deleting Condition 25g and relettering, Modifying Condition 26 to read "The developer shall submit proposed covenants, conditions, and restrictions or other organized and perpetual mechanism to ensure inspection, operation and maintenance for the subdivision**

to the county Department of Planning and Building for review and approval and recordation along with the map, in a form approved by County Counsel. The CC&R's shall provide at a minimum the following provisions:"; Deleting Condition 26g; Deleting Condition 29 and renumbering as needed. adopted.

**Motion by:** Glenn Marshall

**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa		x		
Marshall, Glenn	x			
Terry, Leslie	x			

7. A request by **JOHN BUNYEA** for a Vesting Tentative Parcel Map (CO 15-0027) to subdivide an existing +/-115 acre parcel into 2 parcels of 28.18 acres and 86.73 acres. One single family residence is located on each proposed parcel. No new construction or land disturbance is proposed at this time. A building envelope is shown on proposed Parcel 1 which would be the location of a second dwelling on Parcel 1. No secondary residence is proposed for Parcel 2 and no off site road improvements are required. The project is within the Rural Lands land use category and is located on the east side of Adobe Canyon Rd, approximately 1000 feet north of Rocky Canyon Rd (3393 Adobe Canyon Rd). The site is in the El Pomar subarea of the North County planning area. Also to be considered is the approval of the environmental document. A negative declaration was issued on May 12, 2016.

**County File Number: SUB2015-00012**  
 Supervisorial District: 5  
**Project Manager: James Caruso**

Assessor Parcel Number: 034-441-021  
 Date Accepted: December 19, 2015  
**Recommendation: Approval**

James Caruso: Project Manager: presents staff report via power point.

Melissa Guise: states reasons she can no support the proposed project.

Jamie Kirk: Agent: states is in agreement with the staff conditions of approval and request all members approve the subdivision, chapter 6 of the Clean Air Plan actually does support rural densities of 20 acre parcel sizes or larger.

Melissa Guise: states she will have to review the Clean Air Plan and will abstain from this vote. Questions County Counsel if this is an option with County Counsel responding.

**The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provision of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Document Number: 2016-011\_SRV granting Vesting Tentative Parcel Map (SUB2015-00012/CO 15-0027) to JOHN BUNYEA based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 9 in Exhibit B. adopted.**

**Motion by:** Glenn Marshall

**Second by:** Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Carroll, Ellen	x			
Guise, Melissa			x	

Marshall, Glenn	x			
Terry, Leslie	x			

**PLANNING STAFF UPDATES**

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

None.

**ADJOURNMENT**

**Next Scheduled Meeting: July 11, 2016**, 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 7, 2016 Subdivision Review Board meeting.**