



Subdivision Review Board

Ellen Carroll, Planning
Melissa Guise, APCD
Glenn Marshall, Public Works
Leslie Terry, Public Health

AGENDA

MEETING DATE: Monday, March 07, 2016

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. December 7, 2015 SRB DRAFT Minutes
3. January 4, 2016 DRAFT CANCELLED Minutes

HEARINGS

4. Hearing to consider a request by **SANTA RITA ROAD INVESTMENTS, LLC / EQUITY TRUST** for a Tentative Parcel Map (CO15-0001) to subdivide an existing 2.11 acre parcel into 2-parcels of 1.05 and 1.06 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located on 1150 Santa Rita Road, in the community of Templeton. The site is in the Salinas River Subarea, North County planning area. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00067
Supervisorial District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 039-281-013
Date Accepted: November 18, 2015
Recommendation: Approval

5. A request by **PATRICK RUSCO** for a Tentative Parcel Map (CO 15-0042) to subdivide an existing 6.36 acre parcel into two parcels of 2.67 and 3.69 acres each for the purpose of sale and/or development. The proposal also includes the abandonment of un-named offer of dedication for road right-of-way located on proposed Parcel 1 and on proposed Parcel 2 that was offered as part of Tract 681. The project includes off-site road improvements to Orcutt Road. The project will result in the disturbance of approximately 2.0 acres of the 6.36 acre parcel. The proposed project is within the Residential Suburban land use category and is located at 1590 Tiburon Way, on the northeastern corner of Orcutt Road/Tiburon Way, adjacent to the southeastern boundary of the City of San Luis Obispo. The site is in the San Luis Obispo North 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 January 28, 2016 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Noise, Public Services and Utilities, Transportation/ Circulation and Water and are included as conditions of approval.

County File Number: SUB2015-00006
Supervisorial District: 3
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 076-532-006
Date Accepted: November 12, 2015
Recommendation: Approval

6. A request by **CHRIS HURDLE** for a Vesting Tentative Parcel Map (CO 15-0055) to subdivide an existing 39,248 square foot parcel into four parcels of 6,286, 6,987, 7,017 and 18,949 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Avenue, Theodora Street and Frank Court. The project will result in the disturbance of approximately 23,000 square feet for subdivision related improvements. The division will not require any on-site roads. The project is located at 875 Theodora Street, on the southeast corner of Orchard Avenue and Theodora Street, approximately ¼ mile south of the West Tefft Street/Orchard Avenue intersection, within the urban reserve line of the community of Nipomo. The project is located in the Residential Single Family land use category within the South County sub-area of the South County Planning Area. Also to be considered is 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 28, 2016 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Noise, Public Services and Utilities, Recreation, Transportation/ Circulation, and Water and are included as conditions of approval.

County File Number: SUB2015-00004
Supervisorial District: 4
Project Manager: Stephanie Fuhs

Assessor Parcel Number: 092-573-021
Date Accepted: November 12, 2015
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: 9:30 AM

Next Scheduled Meeting: APRIL 4, 2016, 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.