



## Subdivision Review Board

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

# AGENDA

**MEETING DATE: Monday, June 6, 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. April 4, 2016 SRB DRAFT Minutes
3. 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**

## 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**

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**

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**

APN(s): 091-073-021 & -022  
Date Accepted: December 9, 2015  
**Recommendation: Approval**

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**

### **PLANNING STAFF UPDATES**

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

ESTIMATED TIME OF ADJOURNMENT: 10:00 A.M.

**Next Scheduled Meeting: July 11, 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.