



Subdivision Review Board

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

AGENDA

MEETING DATE: Monday, September 12, 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. A request for a **Third Time Extension** by **M. DALE and WANDA FEDERER** for a Vesting Tentative Parcel Map (CO 04-0186) to subdivide an existing 1.1 acre parcel into four parcels ranging in size from 8,700 square feet to 13,000 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Orchard Road and Frank Court. The proposed project is within the Residential Single Family land use category and is located at 233 Frank Court, east of Orchard Road, in the community of Nipomo. The site is in the South County Inland Sub-area in the South County Planning Area. A Negative Declaration was approved by the Subdivision Review Board on June 6, 2005.

County File Number: SUB2004-00164
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 092-573-022
Date Accepted: N/A
Recommendation: Approval

3. A request for a **Second Time Extension** by **CARLOS CASTANEDA, JR.** for a Vesting Tentative Parcel Map (CO 05-0207) to subdivide an existing .56 acre parcel into three parcels of 6,526, 7,004 and 10,892 square feet each for the purpose of sale and/or development. The project also includes a request for an exception to the setback standards included in Section 22.10.140 of the Land Use Ordinance to allow a 24 foot, 7 inch front setback for an existing residence instead of the required 25 foot front setback. The project includes off-site road improvements to 16th Street. The proposed project is within the Residential Single Family land use category and is located on the west side of 16th Street (at 1350 16th Street), between Wilmar Avenue and The Pike in the community of Oceano. The site is in the San Luis Bay Inland Sub-area in the South County Planning Area. A Class 15 Categorical Exemption was issued on May 2, 2006.

County File Number: SUB2005-00115
Supervisory District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 062-282-007
Date Accepted: N/A
Recommendation: Approval

4. A request for a **Second Time Extension** by **DAVID and LYNN HIXSON** for a Tentative Parcel Map (CO 04-0156) to subdivide an existing 10.05 acre parcel into two parcels of 5 acres and 5.05 acres for the purpose of sale and/or development and designate the project site as a TDC Receiver Site. The project includes off-site road improvements to Templeton Road. The proposed project is within the Residential Rural land use category and is located at 2975 Templeton Road approximately .75 miles east of the city of Atascadero. The site is in the El Pomar-Estrella Sub-area in the North County planning area. A Mitigated Negative Declaration was approved by the Subdivision Review Board on May 1, 2006.

County File Number: SUB2004-00088
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 034-261-009
Date Accepted: N/A
Recommendation: Approval

5. A request for a **Third Time Extension** by **GENE and BARBARA BILYEU** for a Tentative Parcel Map (CO 04-0574) to subdivide an existing 2.5 acre parcel into two parcels of 1.25 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located at 1085 Vineyard Drive in the community of Templeton. The site is in the Salinas River Sub-area in the North County Planning Area. A General Rule Exemption was issued on April 5, 2005.

County File Number: SUB2004-00213
Supervisory District: 1
Project Manager: Jo Manson

Assessor Parcel Number: 039-281-027
Date Accepted: N/A
Recommendation: Approval

6. A request for a **Third Time Extension** by **MARY MATAKOVICH** for a Vesting Tentative Parcel Map/Development Plan/Coastal Development Permit (CO 05-0183) 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. The project was found to be consistent with the Avila Beach Specific Plan EIR on September 12, 2005.

County File Number: SUB2004-00379
Supervisory District: 3
Project Manager: Jo Manson

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

HEARINGS

7. A request by **ARMREL BEECHAM** for a Lot Line Adjustment / Coastal Development Permit (COAL 16-0137) to adjust the lot lines between two parcels of 46.16 acres and 59.34 acres, resulting in two parcels of 52.86 acres and 52.64 acres. The adjustment will not result in the creation of any additional parcels. The property is within the Agriculture land use category and is located at 3030 & 3070 Clark Valley Road approximately 2 miles south of Los Osos Valley Road, and approximately 2.6 miles southeast of the Los Osos urban reserve line. The site is in the Estero planning area. Also to be considered is the approval of the environmental determination. This project is exempt under CEQA.

County File Number: SUB2015-00072
Supervisorial District: 2
Project Manager: Cody Scheel

APN(s): 067-161-005 & 007
Date Accepted: July 12, 2016
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: 9:30 AM

Next Scheduled Meeting: October 3, 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.