



# Notice of Temporary Meeting Procedures

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## Important Notice Regarding COVID-19

### TEMPORARY MEETING PROCEDURES

Based on the threat of COVID-19 as reflected in the Proclamations of Emergency issued by both the Governor of the State of California and the San Luis Obispo County Emergency Services Director as well as the Governor's Executive Order N-29-20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, until further notice all public meetings for the Department of Planning and Building for the County of San Luis Obispo will be closed to members of the public and non-essential County staff.

Below are instructions on how to view the meeting remotely and how to provide public comment. Additionally, hearing body members and officers may attend the meeting via teleconference and participate in the meeting to the same extent as if they were present.

### **Agendas Posted in Public Locations**

Agendas will still be physically posted outside of the San Luis Obispo Superior Courthouse at the Monterey entrance at 1050 Monterey Street and outside of the New Government Center entrance at 1055 Monterey Street. A full copy of the agenda packet, which includes staff reports will now be available for public review at the Public Information Counter in the lobby of the New Government Center at 1055 Monterey Street.

Using the most rapid means of communication available at this time, members of the public are encouraged to participate in meetings in the following ways:

### **How to Observe the Meeting (no public comment)**

- ☐ Cable Channel 21 (Planning Commission Only)
- ☐ [www.slocounty.ca.gov](http://www.slocounty.ca.gov)

### **How to Join Meeting and Provide Spoken Public Comment (ZOOM Platform)**

#### **Join Meeting**

Members of the public, including applicants/agents, wishing to observe and/or provide live public comment may also participate in the meeting via the ZOOM platform by using one of the following options:

#### ***Via Computer or Smart Device*** (e.g. smart phone, tablet, etc.)

- ☐ Click on the meeting link at the top of the agenda.
  - WEBSITE: <https://zoom.us/join>
- ☐ Input the Meeting ID Number listed at the top of the agenda.
- Follow the prompt to enter your name and email address and press 'Join Webinar in Progress'

#### ***Via Telephone***

- ☐ Dial the telephone number listed at the top of the agenda.

- When prompted, enter the “Meeting ID Access Code” provided at the top of the agenda and press the pound key (#).
- When prompted for a “Participant ID”, press the pound key (#) again and you will be automatically connected. **You do not need a Participant ID to join the meeting.**

## **Public Comment via ZOOM**

### If You Would Like to Speak

- When the Chair calls for general public comment, or for public comment on an agenda item, members of the public, including applicants/agents, who have joined by website or smart device may do so by using the “Raise Hand” feature at the bottom of the screen.
- If joining by phone, please press \*9 to activate the “Raise Hand” feature. This will notify the Clerk that you wish to provide public comment for that specific item.

### Protocol for Speaking During Public Comment

When it is your turn to speak, the Clerk will unmute your connection, announce your name (or the last four digits of your phone number if you are calling in) and let you know that you are live on the line to make your comments.

- Please begin by stating your name for the record. Public comments will be limited to three (3) minutes. Public speakers, including the applicant/agent, will be broadcast in audio form only.

### Public Comment for More Than 1 Item

If providing public comment for multiple items on the agenda, please use the guidelines listed above for each individual item.

### Submit Supporting Documents – MUST BE DONE 48 HOURS IN ADVANCE

If members of the public, including applicants/agents, want to present visual documents/PowerPoint presentations while speaking, they should submit the document electronically at least 48-hours in advance of the meeting to the corresponding hearing body email listed in the table below.

*If submitted after the 48-hour deadline, staff will make best efforts –but cannot guarantee – to make the visuals available for presentation during the meeting.*

## **How to Provide Verbal Public Comment via Telephone (Voicemail Only)**

- 1) Call the number listed below for the specific hearing body.
- 2) State and spell your name, provide the hearing date and agenda item number you are calling about.
- 3) Leave your comment.

Please Note: Verbal comments are limited to 3 minutes including stating your name. Please limit your comment to one (1) agenda item per message. If you would like to comment on multiple agenda items, you are requested to leave a separate message for each item.

Deadline: Verbal comments (voicemails) must be received by the Clerk no later than 4:00 PM the day before the noticed meeting. Every effort will be made to play your comment aloud at the meeting. However, some comments may not be included due to the time limitations or technical issues. All comments will be entered into the administrative record and provided to each hearing body member or officer.

## **How to Provide Public Comment via Email or Mail**

Please email or mail your comment to the attention of the hearing clerk identified below for the appropriate hearing body.

Please Note: Comments received by email or U.S. Mail will be placed into the administrative record and forwarded to each hearing body officer or member. Comments will not be read aloud or presented visually at the meeting.

Deadline: Public comments can be submitted and taken into the administrative record any time via email or U.S. Mail up until the close of the hearing for that item. In order for written comments to be more effective, we encourage you to submit written comments at least 24 hours in advance of the hearing, which will provide the hearing body members or officer a better opportunity to review the correspondence.

<b>Hearing Body</b>	<b>Verbal Comment Voicemail Number</b>	<b>Written Comment Clerk Email</b>	<b>Written Comment Mailing Address</b>
Planning Commission ("PC")	(805) 788-6043	Ramona Hedges <a href="mailto:rhedges@co.slo.ca.us">rhedges@co.slo.ca.us</a>	Department of Planning and Building Attn: PDH, PC, SRB, APROC, or ALUC 976 Osos St., Room 300 San Luis Obispo, CA 93408
Planning Department Hearing ("PDH")	(805) 788-6057	Daniela Chavez <a href="mailto:dchavez@co.slo.ca.us">dchavez@co.slo.ca.us</a>	
Subdivision Review Board ("SRB")	(805) 788-6059	Daniela Chavez <a href="mailto:dchavez@co.slo.ca.us">dchavez@co.slo.ca.us</a>	
Airport Land Use Commission ("ALUC")	(805) 788-6684	Daniela Chavez <a href="mailto:dchavez@co.slo.ca.us">dchavez@co.slo.ca.us</a>	
Agricultural Preserve Reserve Committee ("APRC")	(805) 788-6668	Ramona Hedges <a href="mailto:rhedges@co.slo.ca.us">rhedges@co.slo.ca.us</a>	

Persons who require accommodations for any audio, visual or other disability in order to review an agenda, or to participate in a meeting of the Planning and Building Department per the American Disabilities Act (ADA), may obtain assistance by requesting such accommodation 72 hour in advance of the meeting to the Clerk of the hearing body listed above at (805) 781-5600.



## County of San Luis Obispo Subdivision Review Board

Matt Janssen, Planning  
Karen Nall, Planning  
Andrew Mutziger, APCD  
Edward Reading, Public Works  
Leslie Terry, Public Health

# AGENDA

### **ZOOM MEETING INFORMATION:**

Website: <https://zoom.us/join>

Meeting ID: 883 7066 4397

Call in Phone Number: (669) 900-9128

**MEETING DATE: Monday, August 3, 2020**

### **MEETING SCHEDULE:**

Meeting Begins 9:00 a.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 the **First Time Extension by Peoples' Self-Help Housing** to subdivide an existing 3.92-acre parcel into two lots of 2.08 acres (Lot 2) and 1.84 acres (Lot 1) and develop the second phase of a residential care (senior living) facility on one of the resulting parcels (Lot 1). The first phase, which consists of 29 senior care apartments and related facilities, was previously developed on the southern half of the property (Lot 2). The proposed second phase would add 36 senior care apartments / 41 beds in 8 buildings, a community center, and related site improvements to the northern half of the property (Lot 1). The proposal would disturb the entirety of the proposed 1.84-acre parcel (Lot 1). The applicant is seeking a modification to the required side and rear setbacks. The project site is located at 1035 Petersen Ranch Road, on the south side of Peterson Ranch Road, approximately 0.5-mile west of Highway 101 and approximately 120 feet east of the intersection of Petersen Ranch Road and Gray Pine Avenue in the Community of Templeton. The site is in the Salinas River sub-area of the North County Planning Area. The Parcel Map was approved by the Planning Commission on June 14, 2018.

**County File Number: EXT2020-00022**

Supervisorial District: 1

**Project Manager: Katie Nall**

Assessor Parcel Number: 040-289-012

Date Accepted: N/A

**Recommendation: Approval**

3. A request for a **First Time Extension by Craig Smith/Smith Double SS Ranch** for a Vesting Tentative Parcel Map (CO 16-0124) to subdivide a 47.0-acre parcel into two parcels of 25.3 and 22.2 gross acres for

the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1140 Carpenter Canyon Road, approximately two miles north of Huasna Road and one mile north of the City of Arroyo Grande. The site is in the San Luis Bay Inland Sub Area of the South County planning area. The Parcel Map was approved by the Subdivision Review Board on July 9, 2018.

**County File Number: EXT2020-00020**

Assessor Parcel Number: 044-321-003

Supervisorial District: 3

Date Accepted: N/A

**Project Manager: Katie Nall**

**Recommendation: Approval**

4. A request for a **First Time Extension by Ernie Nolte** for a Vesting Tentative Parcel Map (CO 16-0135) and a Development Plan / Coastal Development Permit for a three-unit planned development including the subdivision of an approximate 8,694 square foot site into three parcels ranging in size from approximately 2,100 square feet to 3,580 square feet, and three dwelling units ranging in size from 1,825 square feet to 1,951 square feet for the purpose of sale and/or development. The project will include partial abandonment of fronting road right-of-way, disturbance of the entire 8,694 square foot site and removal of an existing residence and accessory structure. The proposed project is within the Residential Multi-Family land use category and is located at 157 San Luis Street, within the community of Avila Beach. The site is in the Coastal Zone and San Luis Bay Coastal planning area. The Parcel Map was approved by the Board of Supervisors on August 21, 2018 at the appeal hearing.

**County File Number: EXT2020-00026**

Assessor Parcel Number: 076-217-005

Supervisorial Number: 3

Date Accepted: N/A

**Project Manager: Katie Nall**

**Recommendation: Approval**

5. A request for a **Third Time Extension by Carlos Castaneda, Jr.** for a Vesting Tentative Parcel Map (SUB2015-00009) 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. The Parcel Map was approved by the Subdivision Review Board on June 6, 2016.

**County File Number: EXT2020-00023**

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

Supervisorial District: 4

Date Accepted: N/A

**Project Manager: Katie Nall**

**Recommendation: Approval**

## **HEARINGS**

6. Hearing to consider a request by **Frank Mazzone** for a Tentative Parcel Map (SUB2019-00055/CO 14-0106) to subdivide an existing 16.73-acre parcel into two parcels of 11.66 and 5.07 acres each for the purpose of sale and/or development. Parcel 1 will include an existing 6,000 square foot residence, agricultural barn and accessory storage structures. Parcel 2 will include an existing 1,200 square foot residence, a 500 square foot historic residence converted to storage, and several small accessory sheds. A side setback adjustment is requested to allow the existing structure to be located 10 feet, nine inches from the northern property line. No new site disturbance is proposed or anticipated other than required public road and utility improvements. An existing shared well will continue to serve the two parcels. The property is in the Residential Rural land use category and subject to a Planning Area Standard that limits subdivision to two parcels and prohibits secondary residences. The project site is located at 6505 Monte Road, San Luis Obispo on the east side of Highway 101 at the intersection of San Luis Bay Drive and Monte Road, approximately 3 miles south of the City of San Luis Obispo, in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area. Also to be considered is the determination that this project is categorically exempt from environmental review under CEQA.

**County File Number: SUB2019-00055**

Project Manager: Cindy Chambers

**Supervisorial District: 3**

Assessor Parcel Number: 076-251-044

Date Accepted: December 31, 2019

**Recommendation: Continue to October 2, 2020**

7. Hearing to consider a request by **Kenneth Cardoza** for a Tentative Parcel Map (SUB2019-00111/CO 19-0105) to subdivide an existing twenty-acre parcel into two parcels of ten acres each for the purpose of sale and/or development. Improvements for the subdivision will not result in site disturbance. The applicant is also requesting an adjustment to the design standards in Section 21.03.010 of Title 21 – The Real Property Division Ordinance to allow Proposed Parcel 2 to have greater than a 3:1 depth to width ratio. The proposed project is within the Residential Rural land use category and is located at 730 Serpa Ranch Road, approximately two miles south 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 determination that this project is exempt from environmental review under CEQA based on the common sense exemption, CEQA Guidelines § 15061(b)(3)

**County File Number: SUB2019-00111**

Supervisorial District: 3

**Project Manager: Stephanie Fuhs**

Assessor Parcel Numbers: 076-063-020

Date Accepted: May 5, 2020

**Recommendation: Approval**

8. Hearing to consider a request by **Steve and Julie Souza** for a Tentative Parcel Map to allow for the subdivision (SUB2019-00019/CO 18-0072) of a 469.74-acre parcel into two (2) parcels of 17.67 acres and 452.07 acres for the purpose of sale and/or development. The project will result in the disturbance of approximately 0.35 acres of the 469.74-acre site. There are currently three land use designations for the site; Agricultural, Rural Lands, and Residential Rural. The proposed Parcel 1 would contain 17.67 acres of Residential Rural zoning and the proposed Remainder Parcel would contain approximately 300 acres of Agricultural zoning and approximately 152 acres of Rural Lands zoning. The project proposes a new development “building” envelope of approximately 0.35 acres on Parcel 1. The subdivision is required to make roadway improvements in the right-of way along Tassajara Creek Road, and will be required to construct the private access road to Cal Fire Standards with additional easement width as necessary to contain all elements of the roadway prism. The proposed project is located at 8475 Tassajara Creek Road, approximately 1 mile east of the intersection between Tassajara Creek Road and Highway 101. The site is approximately 2 miles west of the community of Santa Margarita and is within the Salinas River Sub Area of the North County Planning Area. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. 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 June 22, 2020 for this project. Mitigation measures are proposed to address biological resources and are included as conditions of approval.

**County File Number: SUB2019-00019**

Supervisorial District: 1

**Project Manager: Katie Nail**

Assessor Parcel Number: 070-093-018

Date Accepted: January 30, 2020

**Recommendation: Approval**

### **PLANNING STAFF UPDATES**

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

ESTIMATED TIME OF ADJOURNMENT: 11:00 a.m.

**Next Scheduled Meeting: September 7, 2020**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

DANIELA CHAVEZ, SECRETARY  
COUNTY SUBDIVISION REVIEW BOARD

## **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 Upcoming Events. For further information, please call (805) 781-4848.