



**COUNTY OF SAN LUIS OBISPO  
BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE 12/15/2020		(3) CONTACT/PHONE Jennifer Guetschow Senior Planner (805) 788-2352	
(4) SUBJECT Continued hearing to consider a request by Franco DeCicco to amend the Official Maps- Part III of the Coastal Land Use Element, by redesignating 0.4 acres from Commercial Retail to Residential Single-Family in the Cayucos Urban Reserve Line, located at 2958 Orville Avenue in Cayucos about 200 feet from Highway 1; request includes adoption of a Mitigated Negative Declaration pursuant to CEQA. District 2.					
(5) RECOMMENDED ACTION It is recommended that the Board of Supervisors: <ol style="list-style-type: none"> <li>1. Approve the attached resolution amending the official maps - Part III of the Coastal Land Use and Circulation Element to change the land use category from Commercial Retail to Single-Family Residential.</li> <li>2. Adopt the Mitigated Negative Declaration pursuant to Section 21000 et seq. of the California Public Resources Code (CEQA).</li> </ol>					
(6) FUNDING SOURCE(S) Applicant fees		(7) CURRENT YEAR FINANCIAL IMPACT \$0.00		(8) ANNUAL FINANCIAL IMPACT \$0.00	
(9) BUDGETED? Yes					
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. 60 min) <input type="checkbox"/> Board Business (Time Est. _____)					
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A					
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A				(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached		(15) BUSINESS IMPACT STATEMENT? No		(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: December 8, 2020	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe					
(18) SUPERVISOR DISTRICT(S) District 2					



## COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Jennifer Guetschow, Senior Planner

VIA: Airlin Singewald, Division Manager

DATE: 12/15/2020

SUBJECT: Continued hearing to consider a request by Franco DeCicco to amend the Official Maps - Part III of the Coastal Land Use Element, by redesignating 0.4 acres from Commercial Retail to Residential Single-Family in the Cayucos Urban Reserve Line, located at 2958 Orville Avenue in Cayucos about 200 feet from Highway 1; request includes adoption of a Mitigated Negative Declaration pursuant to CEQA. District 2.

### **RECOMMENDATION**

It is recommended that the Board:

1. Approve the attached resolution amending the official maps - Part III of the Coastal Land Use and Circulation Element to change the land use category from Commercial Retail to Single-Family Residential.
2. Adopt the Mitigated Negative Declaration pursuant to Section 21000 et seq. of the California Public Resources Code (CEQA).

### **DISCUSSION**

The Board of Supervisors ("Board") initially heard this item on December 8, 2020. See the attached December 8, 2020 Board staff report (Attachment 7) for a detailed description of the proposed General Plan Amendment.

During the December 8, 2020 hearing (DeCicco Hearing), staff recommended the Board tentatively approve the DeCicco General Plan Amendment and continue it to today's hearing (December 15, 2020) for final action with the fourth and final 2020 General Plan Amendment cycle. Per State law, cities and counties can only amend the General Plan four times per year. The December 15, 2020 Board hearing, which includes the Los Osos Community Plan Update, is the County's fourth and final General Plan Amendment of 2020.

Due to the timing of staff report preparation, this staff report is not able to report on the Board's DeCicco Hearing decision because it was published before December 8, 2020. However, after the DeCicco Hearing,

staff will submit a memorandum to the Board explaining the Board's tentative decision at the DeCicco Hearing and either confirm staff's recommendation in this report, or provide an alternative recommendation for final action based on the Board's tentative decision at the DeCicco Hearing.

## **RESULTS**

Approval of the General Plan Amendment to change the land use designation to a Residential Single-Family designation will allow the Applicant to apply for a land division to create single family residential lots in the community of Cayucos. This action would be consistent with the San Luis Obispo County General Plan and satisfies all applicable provisions of Title 23 of the County Code. This is consistent with the County's goal to promote a safe and livable community.

The amendment will also require California Coastal Commission approval. If approved by the Board, the Department will submit the amendment to the Coastal Commission for certification. If the Coastal Commission approves and certifies the amendment, it will take effect immediately. If the Coastal Commission approves the amendment with suggested modifications, the Department will return to the Board for consideration and approval of the Coastal Commission's suggested modifications.

## **ATTACHMENTS**

- 1 PowerPoint Presentation
- 2 Resolution and Land Use Category Map
- 3 Planning Commission Letter
- 4 Planning Commission Minutes for October 22, 2020
- 5 Planning Commission Staff Report for October 22, 2020 and Mitigated Negative Declaration
- 6 Correspondence Received
- 7 Board of Supervisors Staff Report December 8, 2020