

AVILA PLANNING & BUILDING PROJECTS									
	Project Number	Planner/Contact	Applicant Name	Project Type	Location	Brief Description	June 2021 Updates		
1	DRC2021-00015	Nicole Ellis nellis@co.slo.ca.us	Mandi Pickens	Minor Use Permit/Coastal Development Permit	560 Avila Beach Drive 076-231-073	Proposed Minor Use Permit/ Coastal Development Permit for temporary events using outdoor areas (existing field and lawn) at Avila Valley Barn, with 144 events annually (12 per month) and up to 200 guests per event, existing restroom facilities will be used and will be supplemented with portable restrooms (as needed), on a 46 acre site containing an existing farm stand.	Submitted 1/26/2021. Referrals distributed 1/26/2021. Project is currently on Information hold		
2	DRC2020-00212	Nicole Ellis nellis@co.slo.ca.us	Bob Cantrell	Minor Use Permit/Coastal Development Permit	076-180-007 6380 Mar Vista Place	Proposal to construct a new 3933 sq. ft. single family dwelling with a 1109 sq. ft. three-car attached garage and shop and new private driveway.	Referrals distributed 12/2/20, and the County has received comments from the AVAC subcommittee. Project is currently on Information Hold		
3	SUB2020-00067	Terry Wahler twahler@co.slo.ca.us	Garris	Tract Map and Development Plan	236 1st Street	Existing seven (7) lot subdivision of 0.88 acres. Proposed ten (10) lot subdivision for SFR plus 1 studio unit.	Submitted 9/3/20. Referrals sent out 10/5/20.		
4	DRC2020-00152	Nicole Ellis nellis@co.slo.ca.us	Cool Properties	Development Plan/Coastal Development Permit	076-231-074	Residential development in three phases: 1) Barn with residence, 2) New residence, 3) New residence	Reassigned from Young Choi to Nicole Ellis. Submitted 8/28/20. Referrals sent out week of 10/5/20. Second submittal received 1/4/21. Accepted for processing and undergoing environmental review.		
5	DRC2019-00235	Lacey Minnick lminnick@co.slo.ca.us	McCarthy	Minor Use Permit / Coastal Development Permit	076-231-063 & 065	New single family residence	Planning staff is working with the applicant, County Counsel, and the Coastal Commission to resolve issues relating to public coastal access and water resources.		
6	DRC2013-00080	Airlin Singewald asingewald@co.slo.ca.us	Chevron	Minor Use Permit / Coastal Development Permit	Avila Point 076-181-062	Remediation facilities for hydrocarbon recovery	Reassigned from Kerry Brown to Airlin Singewald. Applicant has submitted a draft Feasibility Study of alternative remedial strategies to the Central Coast Regional Water Quality Control Board. After the Feasibility Study is approved, the next step is to develop a Remedial Action Plan, which will address environmental impacts. (September 2020). Chevron plans to present new concept plan(s) in July to AVAC for Avila Point as related to the Draft Community Plan (see item 12 on list below)		
7	DRC2018-00033	Schani Siong ssiong@co.slo.ca.us	Somera Capital Management	Proposed Development Plan / Coastal Development Permit / San Luis Bay Estate Master Plan Amendment	Off Avila Beach Drive 076-174-009	Proposed Development Plan / Coastal Development Permit / San Luis Bay Estate Master Plan Amendment to develop a 50-room cottage style hotel in the Avila Beach Area.	Information Hold - Preparation for EIR underway. EIR cost estimate prepared for Applicant. Waiting on applicant to move forward. (Nov. 2020)		
8	DRC2018-00067	Nicole Ellis nellis@co.slo.ca.us	ABR Properties	Conditional Use Permit and Development Plan/ Coastal Development Permit	6450 Ana Bay Rd/ 3000 Avila Beach Dr	Conditional Use Permit and Development Plan/ Coastal Development Permit to add a lodge, cottages and upgrades to event center/amphitheater	Reassigned from Terry Wahler to Nicole Ellis. Referral submitted to AVAC (1/17/20). Applicant has indicated intent to revise application to include scope of events (previously applied for through the Auditor-Controller-Treasurer-Tax Collector's office). Project has been accepted for processing. Applicant has agreed to have an EIR prepared. County is working with applicant to collate a comprehensive application packet & materials to begin preparing RFP and Scoping Document.		
9	DRC2014-00111	Nicole Ellis nellis@co.slo.ca.us	King	Conditional Use Permit/Development Plan	350 Alliance Way	Redesign and resubmittal of a commercial camping cabana resort consisting of 39 units and one manager's unit, 3 water storage tanks, 4 treated water storage tanks, 2 entrances, swimming pool, bike camping sites, and parking for resort units.	Reassigned from Young Choi to Nicole Ellis. Wetland rehabilitation per CDFW/RWQCB has been completed (January 2021). The applicant has revised the application, resubmitted 4/27/21, and the project is currently in information hold (hold letter sent to applicant 5/26/21). Once accepted for processing the applicant will provide hard copies to AVAC to review.		
10	DRC2018-00182	Lacey Minnick lminnick@co.slo.ca.us	PG&E	Conditional Use Permit	076-141-016	Proposed communications facility on Diablo Canyon Road.	Information Hold		

11	DRC2019-00161	Lacey Minnick lminnick@co.slo.ca.us	Port San Luis Harbor District	Minor Use Permit / Coastal Development Plan	Parking Lot	Storage of Seatrains for Commercial Fisherman's Gear in Public Parking Lot in Downtown Avila Beach	Application was denied by the Planning Commission on May 13, 2021, and subsequently appealed to the Board of Supervisors.		
12	LRP2012-0003, DRC2012-00048, SUB2015-00008	Airlin Singewald asingewald@co.slo.ca.us	Chevron	General Plan Amendment, Development Plan	Avila Point 076-181-062	Remediation of previous oil tank farm and refinery. Change land use category from Industrial to Recreation with specific standards. Development of recreation and resort uses. Tract Map to subdivide site into 8 parcels.	Reassigned from Kerry Brown to Airlin Singewald. The County is waiting for a defined project description from the 2015 application (1/9/17). Project representatives have communicated with the County and indicated their intent to withdraw this permit and re-apply with a new land use concept (January 2021). Chevron plans to present new concept plan(s) in July to AVAC for Avila Point as related to the Draft Community Plan		
14	LRP2015-0018	Airlin Singewald asingewald@co.slo.ca.us	County of SLO	General Plan Amendment	Avila Urban Reserve Line	Avila Community Plan Update to comprehensively guide future land use decisions for a 20 year horizon. Incorporates existing policies, programs, and standards within several documents: the existing Avila Community Plan, the San Luis Obispo Area Plan (Inland), the San Luis Obispo Area Plan (Coastal), and the Avila Beach Specific Plan.	Reassigned from Kimmie Nguyen to Airlin Singewald. Consultant contract is finalized, scope of work is initiated. Virtual workshops were held in July and December 2020. Draft Plan anticipated in April 2021. The Draft Avila Community Plan has been published. Stakeholders and community members to submit comments for a 90-day review period, ending August 13, 2021. Link below.		
Avila Community Plan - Envision Avila - County of San Luis Obispo (ca.gov)									

APPROVED/DENIED/WITHDRAWN PROJECTS

	Project Number	Planner/Contact	Applicant Name	Project Type	Location	Brief Description	December Updates		
5	SUB2020-00041	Schani Siong ssiong@co.slo.ca.us	Reinertson	Parcel Map and Coastal Development Permit	51 San Luis Street 076-218-016	2-story mixed use building with commercial wine tasting room and three new residential units, subterranean parking garage.	<i>Approved at the April 5, 2021 Subdivision Review Board hearing.</i>		
15	DRC2020-00149	Young Choi ychoi@co.slo.ca.us	County of SLO - Public Works	Development Plan/Coastal Development Permit	Highway 101/Avila Beach Drive	Improve the Avila Beach Drive at SR-101 Interchange northbound and southbound ramp intersections to address traffic operational and safety deficiencies and improve multimodal access.	<i>Approved at the February 11, 2021 Planning Commission hearing.</i>		
16	DRC2014-00072	Lacey Minnick lminnick@co.slo.ca.us	McCarthy	Minor Use Permit	Cave Landing Road	Relocate Cave Landing trail	<i>Coastal Commission found a Substantial Issue with the proposed project and the California Coastal Act and Local Coastal Program. CCC denied the project on February 12, 2021.</i>		
17	DRC2015-00070	Emi Sugiyama esugiyama@co.slo.ca.us	Art Weldon	Parcel Map	Ontario Road 3/4 mile north of San Luis Bay Drive, San Luis Obispo	2 lot parcel map with 3 designated building sites with grading and driveway improvements.	<i>Approved at the December 7, 2020 Subdivision Review Board.</i>		
18	SUB2015-00026, DRC2020-00081	Schani Siong ssiong@co.slo.ca.us	HDFT Investments	Tract Map and Development Plan	217 1st Street	Demo existing structures and replace with 7 new townhomes (1 of which as attached studio) (around 14,510 sf). Modification request to remove condition limiting vacation rental use to the studio unit only.	<i>Reassigned from Young Choi to Schani Siong for appeal to BOS. Modification denied at October 22, 2020 Planning Commission hearing, following staff recommendation. Project has been appealed (11/9/2020)</i>		
19	DRC2020-00097	Ian Landreth ilandreth@co.slo.ca.us	County Parks and Recreation	Minor Use Permit	076-231-062 Cave Landing trailhead/parking area	Repair and resurface existing parking lot (68 standard spaces and 4 ADA accessible); install vegetated bio-swales to improve site drainage; install permanent trash/recycling enclosures, bike racks, and interpretative/safety signage.	<i>Approved at October 16, 2020 Planning Department Hearing. No appeal, and NOE filed and recorded. Coastal Conservancy has awarded \$250K to project funding (December 2020). Board hearing on April 16, 2021 to designate the area as a County Park and to accept the Coastal Conservancy funding.</i>		
20	SUB2018-00026	Schani Siong ssiong@co.slo.ca.us	Avila Valley Partners LLC	Tract Map with Conditional Use Permit	Off Ontario Road 076-251-028	Proposed Tract Map with Conditional Use Permit for a 22 unit cluster subdivision located off of Ontario Rd in Avila Beach.	<i>Approved at July 9, 2020 Planning Commission hearing.</i>		
21	DRC2019-00224	Holly Phipps hphippis@co.slo.ca.us	Mandi Pickens	Minor Use Permit/Coastal Development Permit	076-233-029 & 030	Conversion of existing single-story accessory structure (including indoor and covered patio) into winery and small tasting area.	<i>Application withdrawn in June 2020.</i>		

22	DRC2019-00200	Cindy Chambers cchambers@co.slo.ca.us	Little Sprouts	Conditional Use Permit	6895 Ontario Rd 076-261-031	Change Tasting room to a Daycare	<i>Approved at May 28, 2020 Planning Commission hearing. Minor improvements needed to convert to daycare have been completed, and staff has approved water tanks (January 2021).</i>		
23	DRC2019-00218	Emi Sugiyama esugiyama@co.slo.ca.us	Schene	Minor Use Permit / Coastal Development Permit	076-205-007	New deck	<i>Approved at January 17, 2020 Planning Department Hearing. Construction permit issued.</i>		
24	DRC2019-00212	Emi Sugiyama esugiyama@co.slo.ca.us	Helenius	Minor Use Permit / Coastal Development Permit	076-223-006	Add. Of 2nd story (res) 9' ceiling. 735 sqft with add height will be 25' from ave. Natural grade	Approved at January 17, 2020 Planning Department Hearing. No construction permits as of 5/28/2021		
25	DRC2019-00187	Lacey Minnick lminnick@co.slo.ca.us	Chevron	Minor Use Permit/Coastal Development Permit	1717 Cave Landing Rd 076-181-062	Removal of pump house, lab pump house, and fire pump house.	<i>Approved at the December 20, 2019 Planning Department Hearing.</i>		
26	DRC2018-00003	Lacey Minnick lminnick@co.slo.ca.us	PG&E	Conditional Use Permit Development Plan, Variance, and Coastal Development Permit	APN(S): 076-011-006, -008, -018, &3 -031	Proposed to allow for improvements to the North Ranch Road to meet the County Fire/CAL FIRE standards for two-way roads. Improvements include grading, pavement, and partial realignment of the existing road, and will result in 14.7 acres of site disturbance.	<i>Approved at Planning Commission September 26, 2019. Appealed to the Board of Supervisors. Board of Supervisors denied the appeal and upheld the Planning Commission's approval on December 10, 2019.</i>		
27	DRC2018-00174 SUB2018-00017	Terry Wahler twahler@co.slo.ca.us	Once Upon A Time LLC	Development Plan	6655 Bay Laurel Drive	Proposed Conditional Use Permit for a 3-story hotel (14 suites) Proposed Lot Line Adjustment to correct errors in prior agreement	<i>Approved August 9, 2019.</i>		
28	SUB2015-00068	Terry Wahler twahler@co.slo.ca.us	Nolte	Parcel Map and Planned Development	157 San Luis Street	3 lots, with 3 proposed residential units (one on each lot)	<i>Approved May 2, 2019.</i>		
29	DRC2017-00069	<i>Planner to be assigned</i>	Spearman	Conditional Use Permit/Development Plan	076-231-075	Proposed Conditional Use Permit/Dev Plan for Single Family Residence of 2,320 SF and Guest Home of 580 SF for property located on Avila Beach Drive in Avila.	<i>Approved March 14, 2019.</i>		
30	SUB2015-00051 CO15-0005	<i>Planner to be assigned</i>	Salucci & Hodge	Parcel Map and Development Plan	360 First Street 076-217-015	A proposed Parcel Map and Development Plan to demolish three existing houses, and to construct three hotel units on one lot, and to construct four new residential units on another lot to be subdivided for condominium purposes.	<i>Approved at the February 5, 2019 Board of Supervisors hearing. Coastal Commission de novo hearing is scheduled off-calendar.</i>		
31	DRC2015-00098	<i>Planner to be assigned</i>	Cagliero Multi-Family Duplexes	Minor Use Permit	Lots 8,9,10,12 & 13 Map 96-112 Book 54 Pg. 73	The project is located in the "Colony Lots", and includes 5 separate lots, each lot with a proposed duplex, and one duplex to be used as a vacation rental.	<i>Approved at July 21, 2017 Planning Department Hearing. An appeal was filed, and later withdrawn.</i>		
32	SUB2016-00022	<i>Planner to be assigned</i>	Three Sylvester Sisters LLC (John Rourke)	Conditional Use Permit/Development Plan	076-205-039 - 284 San Miguel St	Parcel Map/DP/CDP for 2 residential parcels, 1 OS parcel, and Planned Development of 3 two story residences.	<i>Approved at April 7, 2017 Planning Commission</i>		
33	DRC2013-00044 DRC2020-00055	Cindy Chambers cchambers@co.slo.ca.us	Port San Luis Harbor District	Conditional Use Permit/Development Plan	6420 Babe Lane	Tent camping, RV camping, cabins, commercial space, and a swimming pool. Also provides essential functions supporting coastal dependent uses, such as storage for boats and marine gear.	<i>Staff has issued a third substantial conformance, minor modifications to the original entitlement addressing grading around Vista Lane, retaining walls, and an entrance monument sign. Must meet conditions of approval before occupancy.</i>		