

December 9, 2024, AVAC Agenda Item 6) d) County and Local Agency Reports- Planning- prepared by Jeremy Freund

Written County Current Planning Updates

Good evening Chair and Council and Committee members,

A request to modify the County Active/In Process Project spreadsheet has been submitted. The request was the following:

- Include a **hyperlink to the project details from the County Website**.
- Include a hyperlink to the **Project Address** that goes to a Google Satellite Image showing where that project is located on a map
- Create a **legend of the different sub-areas** (Avila Valley, Sea Canyon, Squire, etc) and color code each area a different color.

Staff can modify the following:

- a) reducing number of columns (if so, AVAC to agree and ID which columns to delete)
- b) reducing amount of text/project status updates
- c) Changing spreadsheet colors (if so, to what)
- d) Reorganizing the spreadsheet from current subcommittee group to neighborhood
- e) Add links to PermitSLO of project case
- f) Other _____

Staff did revise spreadsheet to include the following request made:

- a) Color Code Committee Areas
- b) Add link to PermitSLO to each project case

The revise spreadsheet is part of the tonight's presentation of the Planning Department Update.

The December 9, 2024 Active/In Process Project Spreadsheet has been updated to reflect project status updates. Where updates were made, the various spreadsheet cells have been highlighted in yellow.

The following **projects have been updated:**

AVILA COMMITTEE PROJECT(S)

Item 3 on the December Active/In Process list, December 2024 **Updates Highlighted in Yellow and Red.** C-DRC2024-00039 Application received 9/11/2024, Referral sent 9/20/2024. Information hold letter sent by 10/11/2024. **Avila Committee Reviewed Oct 30th. AVAC reviewed project on November 4, 2024. Avila committee recommend approval and with County planning addresses the following items with the applicant: 1. Zoning regulation - Commercial/recreational or Residential, 2. Flood Zone - Building raised 2 ½ ft. at County's direction, 3. Building height - 20 ft. height limit with a 5 ft allowance for the slanted roof. Permanent architectural attachments that are permanent over the 25 ft limit are not permitted, 4. Parking for residents and commercial uses on site, 5 Setbacks? 6. Designated commercial space and its usage has not been determined; it is difficult to determine requirements without the usage. A 6 questions letter was generated by AVAC committee to submit to planning to approve. A motion to approve letter was made by Mary Matakovich and seconded by Ken Thompson. The motion was approved for**

submittal. Mary Matakovich appreciated discussions between Vic Montgomery, staff, and Avila Beach about the project. Project is mixed use project. Ken Thompson asked for clarification on rental vs. residential designations and about road impact fees for development.

AVILA VALLEY COMMITTEE PROJECT(S)

Item 4. on the December Active/In Process list, December 2024 **Updates Highlighted in Yellow and Red.** N-DRC2023-00016 voided new case AMEND2023-00007 will also be accompanied by a new case number N-DRC2024-00031 Submitted 4/06/23. Referrals distributed 4/26/23. Applicant has resubmitted revised application materials 7-6-23 following an in-person meeting with staff on 5/23/23, to discuss the requirements of the Information Hold Letter provided to the applicant on 5/05/23 for the Minor Use Permit and to account for the newly required Amendment case. County has provided the 2nd (V.2.) Information Hold letter to the applicants, sent August 18, 2023 for the AMEND2023-00007 (Amendment) case. County staff has reviewed resubmittal materials received from applicant on September 13, 2023. The project has been accepted for processing 10-12-23. On April 18, 2024, the applicant revised the application to include a new 71 SF balcony on the second story bedroom (previously referred to as a tower). The County initiated a revised project re-referral on May 29, 2024 seeking new review and comments as applicable. Project tentative Planning Commission Hearing date to be determined. Additional staff review determined the Amendment case to be accompanied by a new Minor Use Permit case, N-DRC2024-00031, for the request of the construction of the residence. The Amendment case is for the request for amendments to Tract 1612 conditions. No re-referral or new referral is required for the Minor Use Permit as the project scope has remained unchanged since the May 29, 2024, re-referral. **Project is tentatively schedule for the January 23 Planning Commission hearing.** That concludes County Current Planning updates. Thank you.

LAND USE COMMITTEE PROJECT(S)

Item 9 on the December Active/In Process list, December 2024 **Updates Highlighted in Yellow and Red.** DRC2019-00235, December 2024 Updates Highlighted in Yellow and Red Planning staff is working with the applicant, County Counsel, and the Coastal Commission to resolve matters relating to aesthetics and visibility of the proposed project as well as the public coastal access trails(s) and water resources. 3/22/23 Agent resubmitted to the County for re-review. Planning conducted re-review and prepared an information hold letter dated 4/18/23 and re-referred the project for comment(s). Land Use Committee meeting with agent and planning staff for McCarthy Residence Cave Landing Road project held May 17, 2023. Agent is working to assemble responses to comments received and resubmit to the County for re-review. September 2023 Update: The project status remains on information hold and has not gone to hearing and has not gone before the Coastal Commission for an appeal hearing. There was, however, a recent Court of Appeals decision regarding the original McCarthy application and the California Coastal Commission related to the public trail dispute. January 2024 Update: On December 22, 2023 the Coastal Commission provided the County and project agent with their formal referral review comments on the McCarthy project. On January 2, 2024 the agent resubmitted application materials and a transmittal letter responding to the County's 4/18/23 information hold letter and referral responses received to-date. Materials have been reviewed by the Planning Division who on March 15, 2024 determined the application can be accepted as complete for processing. County will begin its Environmental Review of the project. Project has been reassigned to County Coastal Planner, Andy Knighton, to conduct the Environmental Review and to prepare the future hearing materials. There is not a hearing date scheduled at this time. **Environmental review/work on the MND has started.**

HYBRID COMMITTEE PROJECT(S)

Item 15 on the December Active/In Process list, December 2024 **Updates Highlighted in Yellow and Red.** DRC2013-00080, **Staff met with the applicant's agent and discussed next steps to closing this application out. Chevron is going to provide an updated project description for staff to analyze and wrap up into the existing environmental determination. The goal is to close this project out in Q2/2025. Note the hydrocarbon recovery system will continue to operate in the same manner for the foreseeable future.**

Respectfully,

Jeremy Freund, AVAC County Liaison