

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS

Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	February 2025 Updates Highlighted in Yellow and Red
AVILA COMMITTEE PROJECT(S)					
1	Mason Denning mdenning@co.slo.ca.us	Shawn Ridenhour shawn@arris-studio.com	190 SAN ANTONIA STREET, AVILA BEACH, CA	A request by Shear Edge Development Avila, LLC for a Development Plan / Coastal Development Permit (C-DRC2021-00028) to authorize a conversion and addition to a non-residential structure (Avila Schoolhouse) into an 8-unit (and manager's unit), approximately 6,000 square foot, two-story with basement level Bed and Breakfast Facility and for the restoration of the historic structure to meet the Secretary of Interior Standards. The project includes an outdoor patio, site grading including on-site parking and circulation, removal of four trees, right-of-way and infrastructure improvements and appurtenances. The project includes a request for exceptions to Special Use Standards of CZLUO Section 23.08.012.b. to authorize 1) the non-residential structure (Avila Schoolhouse) to be converted to a Bed and Breakfast Facility pursuant to CZLUO Section 23.08.261, 2) to request a manager's unit in place of a family in permanent residence, 3) to request expansion of the existing building by more than 15% to accommodate the basement floor addition. The project includes a waiver request for adjustments to parking standards per CZLUO Section 23.04.162.h. (compact parking concessions and reduced on-site parking)	Application received. Referrals distributed 10/22/21. Information Hold issued 10/29/21. 6/30/22 Planner Update: Applicant is revising plans to accommodate recommendations. No resubmittal at this time. County has identified a peer review engineering firm and accepted an RFP. As of 8/29/22 Peer review paym resubmittal materials pending. Applicant will revise plans to include repository. Planner reassigned from Kip Morais to Nicole Ellis. Application was re-referred. Arris Studio Architects submitted revised plans and responses to comments. County re-referring project and re-reviewing materials for completeness. June 2024 plans designate a space for Avila Beach artifacts to be held in the common areas of the building and site. The storage room has been re-labeled as History S room has been relocated with exterior access for the Avila History Project Staff. Appropriate security will be provided to maintain a secure space for the artifact. update: Authorized Agent and contact information has been changed from Mike Hodge to Shawn Ridenhour with Arris Studio Architects. The project description updated. The Project status updates include the following: Applicant has been coordinating with the County Public Works Department on right-of-way improvement cross walks, driveway approaches, retaining walls, undergrounding of select utility poles, etc.). The applicant's Historic consultant (Applied Earthworks) has submitted a "Rehabilitation Report" Revised Design Review for the Avila Schoolhouse in December 2023). The Rehabilitation Report and most current right-of-way and on-submitted on December 4, 2023 have been deemed accepted as complete. The County will begin its Environmental Review (preparation of a Mitigated Nega hearing date is anticipated to be approximately 6 months out. Project has been reassigned to County Environmental Planner, Mason Denning, to prepare the Environmental Document and hearing materials. Update as of August 2024: Environmental Document and Hearing Materials are being drafted, a hearing date is expected by
2	jfreund@co.slo.ca.us Jeremy Freund	Mike Hodge hodgecompany@gmail.com	APN(s): 076-217-028 and 076-217-027 (addresses 356, 358 and 360 First Street)	Planned development with a lot split. The site area includes two contiguous lots (9,620 s.f.) under same ownership. The front parcel is zoned CR, and the rear parcel is zoned RMF. A lot split is proposed on the CR zoned lot, via a planned development, placing a lot line between the two existing houses (356 & 358 First Street). A maintenance agreement will bind all three lots to maintain common facilities	Submitted 6/2/21. Referrals distributed 7/21/21 Information Hold. 7/8/22 Planner Update: This project was reviewed by the Avila Committee several times in 2021. Application accepted for processing 7/8/22. Avila Committee's comments were approved by AVAC during September 13, 2021, meeting. County has confirmed review required and Advisory consultation has been completed. Application is under review. A future hearing date is uncertain at this time. The applicant has options for revisions for County support of the project. Anticipate applicant response to options in January 2023. The project has been delayed largely due to a pending ADU ordinance in the Coastal Zone and how that may affect floor area, open area and parking requirements. Applicant has agreed to hold/pause application pending County BOS consideration of Coastal Zone ADU Ordinance in April 2023) before commencing. 7/5/2023 applicant to submit revised package to process the ADU parcel map after ADU is complete. September 2023 Update: County is awaiting resubmittal information from the applicant and the project remains on hold. Determine whether re-review is necessary by the Avila Committee (and the corresponding re-review deadline, if applicable) once information is resubmitted and reviewed by the County.
3	jfreund@co.slo.ca.us Jeremy Freund	Pam Ricci paricci@rmmdesign.com	502 First Street Avila Beach, California APN: 076-213-007	A Development Plan Coastal Development Permit (C-DRC2024-00039) to allow for a new construction of a new 2-story mixed-use project with a 25-foot maximum height. First floor contains 928 square feet of commercial space and a 448 square-foot ADU with an adjacent carport. Second floor contains a 2,052 square-foot unit connected via elevator to a 577 square-foot, two-car garage. The project will require demolition of an existing two-story 1,522 square foot structure, with decking, existing perimeter fencing and will result in the disturbance of approximately 3,000 square feet on a 0.07 acre parcel. The proposed project is within the commercial retail land use category and is located at 502 First Street Avila Beach, California. The site is in the San Luis Bay Coastal Area Plan of the Coastal Zone.	Application received 9/11/2024, Referral sent 9/20/2024. Information hold letter sent by 10/11/2024. Avila Committee Reviewed Oct 30th. AVAC received project 11/11/2024. Avila committee recommend approval and with County planning addresses the following items with the applicant: 1. Zoning regulation - Commercial Residential, 2. Flood Zone - Building raised 2 1/2 ft. at County's direction, 3. Building height - 20 ft. height limit with a 5 ft allowance for the slanted roof. Permitted 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 use 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 the applicant for motion to approve letter was made by Mary Matakovich and seconded by Ken Thompson. The motion was approved for submittal. Mary Matakovich appreciated between Vic Montgomery, staff, and Avila Beach about the project. Project is mixed use project. Ken Thompson asked for clarification on rental vs. residential development road impact fees for development. Applicant submitted response to Information hold Letter on November 27, 2024. County sent information hold letter 12/2/2024. resubmitted materials 1/25/2025
AVILA VALLEY COMMITTEE PROJECT(S)					
4	jfreund@co.slo.ca.us Trasferred to Jeremy Freund	Jeff Bague Pegasus Architecture Business Phone 805-595-1962 Email jbague@pegasus-architecture.com	710 Bassi Drive, San Luis Obispo	MUP: A request for an approximately 4,300 square foot, single story with second story bedroom (previously referred to as a tower), single family residence on a vacant lot. Project request includes an approximately 700 square foot guest house, a detached 2-car garage, a new driveway with entry gate leading to a privately maintained road (Bassi Dr), landscaping, approximately 16,000 sq ft hard scaping, ground mount solar panels, with use of an onsite septic system and use of community water (Bassi Ranch Mutual Water Co). The project site is located within the Residential Rural Land Use Category (RR) at 710 Bassi Dr within Bassi Ranch, San Luis Obispo APN: 076-233-018 & AMEND: Amendment to CUP for Tract 1612. Proposed amendments to Tract 1612, Lot 18, include building envelope and height tract conditions. Proposed project includes a 4,315 square foot, single-story, single-family residence with tower, with a 697 square foot guest house and a detached 2-car garage. The project site is 2.46 acres and located within Bassi Ranch.	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 5/10/23 for 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 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 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 materials 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 and comments as applicable. Project tentative Planning Commission Hearing date to be determined. Additional staff review determined the Amendment case to be 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 amendment 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 schedule for the February 13, 2025 Planning Commission hearing.
5	Nicole Ellis nellis@co.slo.ca.us	Dante Pecchenino dante@walshengineering.net	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 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 of the application. August 2021, applicant prepared septic design sheets for Building Division referral review and comment prior to full resubmittal to determine capacity and
DIABLO CANYON POWER PLANT COMMITTEE PROJECT(S)					
6	Susan Stratchan ssratchan@co.slo.ca.us	Kris Vardas kav6@pge.com	076-011-018, 076-011-032, Diablo Canyon	Decommissioning of the Diablo Canyon Nuclear Power Plant	The Draft Environmental Impact Report (EIR) for decommissioning of the Diablo Canyon Power Plant was released on July 28, 2023 for a 60-day public review period ended on September 25, 2023. County Staff and Aspen Environmental Group are in the process of responding to the comments and make any necessary revisions. The Draft EIR and comment letters received can be found at: www.slocounty.ca.gov/DCPPDecom. It is anticipated that the Final EIR will be issued in November 2023. Commission Final EIR study session and hearings will be held after the Final EIR is released.
LAND USE COMMITTEE PROJECT(S)					

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS

	Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	February 2025 Updates Highlighted in Yellow and Red
8	DRC2021-00015	Nicole Ellis nellis@co.slo.ca.us	Mandi Pickens angle.planning@gmail.com	560 Avila Beach Drive 076-231-073	A request by Avila Valley Barn for an Amendment (DRC2021-00015) to a previously approved Development Plan/ Coastal Development Permit (D000200D) to expand the existing approximately 2,183 square foot eating and drinking establishment (restaurant and sweet shoppe with on-site consumption authorized pursuant to D000200D and PMT2002-13531) to be expanded to include secondary and subordinate outdoor facilities for dancing and other entertainment pursuant to CZLUO Section 23.08.208 - Stores and Restaurants in Non-Commercial Categories. The project includes designated outdoor entertainment areas and on-site parking on an approximately 45-acre property. The entertainment program would include up to 70 outdoor gatherings annually between the hours of 10 a.m. and 10 p.m. Most of the gatherings (50 annually) will be intimate with 50 – 75 persons occurring during weekdays. A smaller portion of the program (20 annually) would cater to larger groups with up to 200 persons occurring during weekends. The project also includes a request for outdoor amplified music between the hours of 10 a.m. and 10 p.m. Temporary appurtenances would be erected and would be dismantled and removed at the conclusion of the outdoor entertainment. All vehicular access would be restricted to the existing Ontario Road driveway. Emergency secondary access would be available to Avila Beach Drive. The proposed project is within the Recreation land use category and is located at 560 Avila Beach Drive, in the community of Avila Beach. The site is located in the San Luis Bay Coastal Planning Area.	<p>Submitted 1/26/2021. Referrals distributed 1/26/2021. Information Hold letter sent 2/24/21. Application materials resubmitted 12/2/21. In re-review and re-refer materials resubmitted for planning re-review. 3/21/23 Application deemed Accepted for Processing. Agent to coordinate with AVAC Land Use Committee for re-to then be presented to AVAC for consideration and recommendation to the County. County Planning beginning Environmental Review/Determination while Environmental Health concurrently re-review the referral materials to ensure any prior information hold items from their departments are addressed. 4/17/23 Re Health Re-Referral response letter. 4/26/23 Received Public Works Re-Referral review conditions of approval (prior information hold items from Public Works h On 4/24/23 the agent met with the Land Use Committee to discuss the project proposal. 5/8/23 Received AVAC recommendations. The County is preparing 1 Hearing date. The project was previously tentatively scheduled for August 4, 2023 Planning Department Hearing. The applicant met with surrounding neighb discuss the proposed project. The County has since received high community interest in this project as well as written comments of opposition from numerous i the County is working with the applicant and agent team and neighbors to review comments received. Update as of 7/21/23: The Director of the Planning and has agreed to refer/elevate the application from the Planning Department Hearing Officer to the Planning Commission for review and decision to best facilitate the applicant, agent, members of the public and the Commissioners. Please be advised that this project has been removed from the Planning Department h scheduled for an upcoming hearing date at this time. The project status and materials (attachment tab) may be monitored at PermiSLO. March 2024 Updates: (the applicant resubmitted a revised and refined project description, an updated acoustic/noise analysis to address neighborhood comments and to ensure noise the 5 Db increase in noise level threshold per CEQA as requested on behalf of the Planning Division, along with an updated site plan.</p> <p>On February 27, 2024, a revised re-referral was initiated and sent to the Building Division, Cal Fire, Environmental Health Department, Public Works Departm Commission and the 3rd District Legislative Assistant. The Planning Division is seeking updated comments, recommendations and conditions of approval, e applicant has reduced their proposed entertainment program from 132 annual activities with up to 200 persons, down to 70 gatherings annually. The applicant l area (1A) for the larger gatherings and has limited area 1, closest to the neighbors, to smaller gatherings. The applicant has decided to reach out privately to were at the original meeting at AVB) and provide an update on their proposal. The County is re-reviewing these materials and there is not a hearing date sche a CEQA determination. May 2024 Update: On April 30, 2024, the County Planning Division prepared a V.2. Acceptance Letter for DRC2021-00015 – based o Description and application materials. Next Steps: Agent response to Public Works information hold item is forthcoming (revised Traffic Study to account for rec resubmit to Public Works to deem Study complete. Agent to coordinate with AVAC Land Use Committee for re-review and comments to then be presented to A and recommendation to the County. County Planning follow-up email to Building and Environmental Health seeking re-referral response to Revised Project C Planning re-initiating Environmental Review/Determination and prepare Planning Commission hearing materials. Update to AVAC once Planning Commissi scheduled.</p>
9	DRC2019-00235	Andy Knighton aknighton@co.slo.ca.us	Dave Watson dave@watsonplannin g.us	076-231-063 & 065 (fronts Cave Landing Road)	New two story single family residence on a vacant property, including 6,588 square feet of living space, 1,645 square feet of unconditioned areas (garage, basements and elevator), and 2,479 square feet in exterior patio, balcony and deck areas. Related improvements include a new access driveway, retaining walls, site preparation and grading for building pad and septic system, water tank(s) and landscaping and water resources. The project also includes a request for relocation of the Ontario Ridge public trail in coordination with County Parks Department.	<p>Planning staff is working with the applicant, County Counsel, and the Coastal Commission to resolve matters relating to aesthetics and visibility of the proposed 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 in 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 R 17, 2023. Agent is working to assemble responses to comments received and resubmit to the County for re-review. September 2023 Update: The project s 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 o regarding the original McCarthy application and the California Coastal Commission related to the public trail dispute. January 2024 Update: On December 22 Commission provided the County and project agent with their formal referral review comments on the McCarthy project. On January 2, 2024 the agent resub 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 revie Division who on March 15, 2024 determined the application can be accepted as complete for processing. County will begin its Environmental Review of the p been reassigned to County Coastal Planner, Andy Knighton, to conduct the Environmental Review and to prepare the future hearing materials. There is not a h at this time. Environmental review/work on the MND has started. Trail design may be updated from vertical stairs to a switchback design due to geologic st; switchback trail is recommend by County Parks and the County Geologist for public safety, geologic stability and would require less maintena</p>
SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)						
10	N-DRC2022-00042	Elizabeth Moreno emoreno@co.slo.ca.us (Transfer to Jeremy Freund jfreund@co.slo.ca.us) Transfer back to E. Moreno	dave@watsonplannin g.us Dave Watson	076-180-076	The applicant is seeking a CUP and a Variance to construct a residence, a caretaker home, a yoga studio, and an equestrian facility.	Submitted 10.28.22. Information Hold Letter 12.27.2022 sent out Referral to AVAC and subcommittee will be initiated once the project description and plan information hold items are substantially addressed. Information hold letter sent to applicant 6/26/2024.
					Development Plan/ Coastal Development Permit and San Luis Bay Estates Master Development Plan Amendment:	<p>Reassigned from Terry Wahler to Nicole Ellis. Referral submitted to AVAC (1/17/20). Applicant indicated intent to revise application to include scope of events (previously applied Controller-Treasurer-Tax Collector's office). Project accepted for processing. Applicant agreed to have an EIR prepared. County completed working with applicant to collate a con packet & materials. County solicited proposals January 3, 2022, for RFP - EIR #1646 - AVILA BEACH RESORT (ABR) Proposals were due by 4:30p.m. PST on January 28, 2022 Interested Consultant Q&A Meeting (Q&A summary and video recording available on CSS portal). Request for Proposal (RFP), Detailed Project Description and Scoping Doc Environmental Checklist available at CSS link under attachments. DRC2018-00067 (sloplanning.org) . County completed its review of EIR proposals. 7/7/22 Project applicant p estimated cost proposal for the selected Environmental Consultant firm, SWCA. 7/8/22 Funds for EIR services provided to the County. EIR Contract scheduled for October 4, 2022; EIR Contract approved by BOS October 4, 2022. October 20, 2022 EIR kick off meeting held with applicant, agent, consultant and departments and agencies. October 25, 2022 s EIR tentative schedule- next steps: Notice of Preparation of EIR and Scoping Meeting & Project Description and EIR Outline. Notice of Preparation of an EIR posted December 2 period to provide comments regarding the scope and content of the EIR begins Friday, December 2, 2022 and ended Tuesday, January 3, 2023. CEQA scoping meeting held in 2022 at 10:00 AM through noon. Meeting held at Avila Beach Community Center, 191 San Miguel Street, Avila Beach, CA. The County and EIR Consultant (SWCA) provided a p which included introductions, project overview and EIR process as well as a public comment period. The County provided a sign-in sheet, scoping meeting agendas, and comm available at the Scoping Meeting. The Powerpoint presentation is available on the PermiSLO webpage for the project under the attachments tab. As of 1/3/23 the County Planning written comments and record of 10 verbal comments which have been saved to the record to be included in the EIR review. Update: As of 1/31/23 the County Planning Departmen comments and record of 10 verbal comments which have been saved to the record to be included in the EIR review. SWCA, the EIR consultant, is reviewing and organizing the co working with the applicant and agent and County on finalizing the Project Description. The County is also documenting effects of the recent storm event(s) related to flooding and County has begun engaging in Tribal Consultations. Applicant and Agent team are working on supplementing evacuation plan information in coordination with CalFire as well as Tr the EIR consultant, is continuing peer reviews of studies, and work is being conducted on various EIR sections for County review.</p>

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS

Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	February 2025 Updates Highlighted in Yellow and Red
11	Nicole Ellis nellis@co.slo.ca.us	Jamie Jones Jamie@kirk-consulting.net	6450 Ana Bay Rd./ 3000 Avila Beach Dr	Application to construct 135 overnight lodging units, a conference center, a new restaurant/café, spa facilities, an entertainment pavilion, and an adventure center, and to reconfigure the 18-hole golf course in Avila Beach on the Avila Beach Golf Resort property. The project (Avila by the Sea) would be constructed in phases, over an approximately 15-year period. Total structural development is approximately 210,703 S.F. over 17 acres on the 170-acre site, and additional site improvements to the existing restaurant/bar, banquet facilities, and additional meeting rooms. The applicant is also seeking to host various temporary events. Application includes a request to amend and update the text of the SLBE MDP to allow an additional 135 overnight accommodations, to be allocated to the Resort, and for clarifying language to align the SLBE MDP with the San Luis Bay Coastal Area Plan. Additionally, the key for Map 3 of the SLBE MDP would be amended.	<p>ABR: Continued: Prior update included the following which remains accurate (overall status remains the same-): The development of the Environmental Impact Report (EIR) is in development (project description and EIR section development). A lot of progress is being made weekly there are a lot of parts still left to the process and there remains many oppc One of the benefits of the project is the "event program" requirement that will provide solid guidelines/conditions for special events held at the resort property. There are no upcomil at this time. This project's progress and application materials can be reviewed through the County's PermitSLO portal DRC2018-00067 (sloplanning.org). •January 2024 Update: 1 being refined to account for a Low-Cost Visitor Accommodations Package in which the applicant, agent and County Planning staff have been engaged with Coastal Commission consent on the overall proposal, range and variety of low-cost accommodations and rates.</p> <p>oThe applicant, agent and County met with Coastal Commission staff over Winter break of 2023. Once the concept Low-Cost Visitor Accommodations Package is established with staff then the materials will be presented to the community.</p> <p>•The County has also remained engaged with local consulting Tribes in which a Testing Plan has been prepared by Applied Earthworks (November 2023) with the purpose of consi Project on historical resources. Due to the archaeological and tribal sensitivity within ABR, Applied Earthworks was retained by the applicant to conduct an archaeological testing p depth of fill within the Project area; classify the types of cultural deposits, if present; and assess potential impacts from the Project on archaeological resources. Results from the l incorporated by the County into the Draft EIR and help determine potential mitigation measures, if applicable, and project alternatives. The County, applicant, agent and Tribes ar Schedule so that testing efforts may commence. Testing activities may include shovel test pits, auger boring and backhoe trenching.</p> <p>•A Water Supply Assessment was originally included in the EIR scope of work as an "optional task" (to be determined if required). The County has since determined, and the appli preparation of a Water Supply Assessment for the project, as part of the EIR assessment. Therefore, the Water Supply Assessment is being prepared by the County's Environmer</p> <p>•Traffic Study addendum to account for the new Low-Cost Visitor Accommodations Package is pending until the concept Low-Cost Visitor Accommodations Package is established t staff.</p> <p>•Evacuation Plan is currently being finalized in consultation with Cal Fire.</p> <p>•Visual photo simulation locations have been identified by the County including a viewpoint from the Bob Jones Trail – Visual photo simulation modeling has commr</p> <p>•The overall EIR Timeline/Schedule will be updated and shared once the Traffic Study addendum is received.</p> <p>The project agent has indicated that if AVAC would like for the agent and owner to attend a future AVAC meeting to answer questions after the Project Description with the Accommodations package is completed, that they would be amendable to attend at that time.</p>
SEE CANYON COMMITTEE PROJECT(S)					
12	Michael Pero mpero@co.slo.ca.us	Jason Moore jason@landstarmana gement.com	3365 See Canyon Rd. SLO APN: 076-103-021	A request by James Forage for a Tentative Parcel Map (CO 23-0001) to subdivide a 209-acre parcel into 4 parcels of 164, 5.3, 5.2, and 34.5 acres. The proposed project is within the Rural Lands and Residential Rural land use category and is located at 3365 See Canyon Road, approximately 1.7 miles southwest of San Luis Obispo and 1.6 miles north of the community of Avila. The site is in the San Luis Bay Sub-area of the San Luis Obispo Planning Area.	Application received 2/2/2023. Referrals distributed 2/15/23. Public Works, Environmental Health, and Cal Fire responses received and available online. Addit from CDFW (no response yet) and Agriculture Commissioner's office (received and available on PermitSLO website). Project is still on Info Hold as of 7/6/2023. Works, and Environmental Health. Currently awaiting applicant response to first Info Hold letter.
13	Cheryl Ku cku@co.slo.ca.us	Elaine Lee elaine@elaineleedesi gn.com	076-233-037 (fronts on See Canyon Road)	Minor Use Permit for greater than 50 feet separation between main residence and Guesthouse	Submitted May 17, 2021. Referrals distributed June 10, 2021. Project is currently on information hold. Agent has indicated the owners are re-evaluating their o active at this time.
SQUIRE CANYON COMMITTEE PROJECT(S)					
14	Blake Maule bmaule@co.slo.ca.us	Scott Stokes Scott@AboveGradeE ngineering.com	35 Squire Canyon Rd (APN: 076-271-058)	Proposed subdivision of an existing 35-acre parcel into three parcels of varying sizes (Parcel 1: 4.75 acres, Parcel 2: 5.68 acres, Parcel 3: 24.94 acres), using existing access from Squire Canyon Road. The site is characterized by a level to steeply sloping topography and open space areas to the north and south. Parcel 2 is improved with an approximately 2,576 square foot single family residence served by an on-site well and septic system. Parcels 1 and 3 will need individual septic but have access to the 4 on-site wells.	Application received 9/01/22. Referrals distributed 11/20/22. Information Hold / Correction letter sent 11/18/22. Response to comments pending from applicant new Botanical Report. Project has been accepted for processing and is in the process of environmental review.
15	Eric Tolle / 805-788-2148 / etolle@co.slo.ca.us	Dan and Lindsey Noland	APN 076-251-045 / 6445 MONTE RD SAN LUIS OBISPO, CA 93401	**PROJECT DESCRIPTION HAS BEEN REVISED TO NOW INCLUDE THE ADDITIONAL REQUEST TO CONVERT THE EXISTING AG WORKER DWELLING INTO AN BED & BREAKFAST (B&B) (12-09-24)** A request by Dan and Lindsey Noland for a Conditional Use Permit to allow up to 20 temporary outdoor events per year on the grounds of 6441 Monte Road with a maximum of 120 guests per event for 15 years and waiver of the secondary access requirement. There is a concurrent GPA amendment application (LRP2024-00008) to change this property's designation from Agriculture (AG) to Residential Rural (RR). This project is currently under a code violation (CODEE2024-22) for operating special events without a land use entitlement permit	Referral sent to AVAC Dec 11, 2024 ET Comments 01/27/25: Project currently on an applicant-requested hold. Applicant hired land use consultant Mandi Pickens. Revising project description
HYBRID COMMITTEE PROJECT(S)					
15	Dominic Dal Porto ddalporto@co.slo.ca.us	Avocet Environmental, Inc 949-296-0977	Avila Point 076-181-062 (1717 Cave Landing Road with secondary frontage on Avila Beach Drive)	Remediation facilities for hydrocarbon recovery	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 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 for the foreseeable future.
16	Eric Hughes ehughes@co.slo.ca.us	Contact County Department of Planning and Building	Avila Point 076-181-062 (1717 Cave Landing Road with secondary frontage on Avila Beach Drive)	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.	This project is on hold and has not been recently active. The applicant intended to seek their proposed land use category change through the Avila Community update process is currently on hold due to staff vacancies and will be discussed further during the Planning and Building Department's priorities report on Oct Community Plan Update process is discontinued or postponed, the applicant would have the option to proceed with their original applicatio