

March 10, 2025, 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,

County Planning Department is hosting the 2025 Community Advisor Council Orientation meeting on April 18th Please register online to attend.

To attend, please complete the registration form linked below. Feel free to share this invitation with others who may be interested. Deadline to register is April 4th.

Additional details will be provided as the event approaches. Thank you for your commitment to our community—we look forward to seeing you there!

Registration Form : <https://forms.office.com/q/XQMR6hf4Ek>

22ND ANNUAL

**COMMUNITY ADVISORY COUNCIL
ORIENTATION SAVE-THE-DATE**

FRIDAY, APRIL 18, 2025

FEATURED SPEAKERS

- John Peschong, District 1 Board of Supervisors
- Heather Moreno, District 5 Board of Supervisors
- Mariam Shah, Planning Commission Chair
- Mark LaRue, Planning Deputy Director
- Eric Hughes, Planning Division Manager
- Rebecca Whiteside, GIS Analyst
- Jon Ansolabehere, County Counsel
- David Grim, Public Works Division Manager

TOPICS TO BE COVERED

- CAC Handbook & Membership
- CEQA & Environmental Review
- Project Referrals & Decision-Making
- Planning 101 & Land Use Process
- Website & Mapping Resources
- Planning Law
- Public Works Overview
- And More!

PARKING VOUCHER

SNACKS & REFRESHMENTS TO BE PROVIDED

County's Long Range Division is updating some Housing Policies: Summary: ADU, SB9, and Density Bonus updates are scheduled for April 24 Planning Commission. Contact Tristan Roach (troach@co.slo.ca.us) for more information or to request a presentation at April's AVAC meeting.

Below are the summary of the updates:

1. Updating County Regulations for Accessory Dwellings and SB9 Urban Lot Splits and Urban Dwelling Units

County Project Number: LRP2024-00013

Planning Commission Hearing: April 24, 2025

Board of Supervisors Hearing: June 3, 2025

CEQA: Exempt

Project Summary: County-initiated amendments to the County Inland and Coastal Zone Land Use Ordinances, the Local Coastal Program, and the Real Property Division Ordinance to update Accessory Dwelling Unit, Urban Dwellings and Urban Lot Split regulations to be consistent with recent changes in State Law and encourage affordable housing production. Action 04 of the 2020-2028 Housing Element Implementation Framework authorized by the Board on March 12, 2024.

Accessory Dwellings (inland and coastal)

- Streamline and simplify existing development standards
- Increase the allowed number of accessory dwellings per parcel as required by State Law, if not limited by public health and safety site considerations (such as fire code compliance, public access, sufficient water supply, and onsite wastewater treatment minimum acreage requirements)
 - *Single-Family:* Allow up to three (3) accessory dwellings per parcel, in any combination of attached, detached, or junior accessory dwellings
 - *Multi-Family:* Allow up to eight (8) detached accessory dwellings per parcel, not to exceed the number of existing multi-family units *and* conversions of existing non- living space to accessory dwellings, not to exceed 25% of the number of existing multi-family units
- Allow accessory dwellings in Los Osos, subject to on-site parking requirements in some areas to protect coastal access *and* subject to the Los Osos annual residential growth rate
- Allow parcels with a single-family dwelling to have accessory dwellings and a guesthouse
- Limit garage size for accessory dwellings to 450 square feet
- Require pre-screening of applications to ensure project feasibility considering applicable public health and safety standards prior to preparation of construction plans

SB9 Urban Lot Splits and Urban Dwellings (inland only)

- Currently defaulting to State Law; adopt local ordinance to clarify application and review procedures

- Clarify eligible areas to include urban areas and urban clusters as designated by either the 2010 or 2020 census data or areas within a County Urban Reserve Line, not including exclusion areas defined in State Law
- Require pre-screening of applications to ensure project feasibility considering applicable public health and safety standards prior to preparation of construction plans

2. Updating County Density Bonus Regulations

County Project Number: LRP2024-00014

Planning Commission Hearing: April 24, 2025

Board of Supervisors Hearing: June 3, 2025

CEQA: Exempt

Project Summary: County-initiated amendments to the County Inland and Coastal Zone Land Use Ordinances and the Local Coastal Program to update Density Bonus regulations to be consistent with recent changes in State Law and encourage affordable housing production. Action 05 of the 2020-2028 Housing Element Implementation Framework authorized by the Board on March 12, 2024.

- Update coastal regulations to be consistent with inland regulations
- Clarify that the permitting requirements for density bonus projects are based on base density
- Clarify that requests for concessions or incentives cannot be denied based on adverse impacts to the physical environment, per State Law
- Allow an additional percent bonus beyond that allowed by State Law for the inclusion of very-low income units

The March 2025 **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. **Updates Highlighted in Yellow and Red.**

The following **projects have been updated:**

AVILA COMMITTEE PROJECT(S)

Item 3 on the March 2025 Active/In Process list. C-DRC2024-00039. 502 First Street Avila Beach, California APN: 076-213-007. **Information hold letter 3 and 4 were submitted to Agent.**

AVILA VALLEY COMMITTEE PROJECT(S)

Item 4. on the March 2025 Active/In Process list. AMEND2023-00007/ N-DRC2024-00031. 710 Bassi Drive, San Luis Obispo. **Project heard and approved at PC on 2/13/2025.**

LAND USE COMMITTEE PROJECT(S)

Item 8 on the March 2025. Active/ In Process List. DRC2021-00015. 560 Avila Beach Drive. **Tentatively scheduled for Planning Commission on April 10th**

SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)

SQUIRE CANYON COMMITTEE PROJECT(S)

HYBRID COMMITTEE PROJECT(S)

Item 15 on March 2025 Active/In Process list. DRC2013-00080. Avila Point. 076-181-062 (1717 Cave Landing Road with secondary frontage on Avila Beach Drive). list Staff met with the applicant's agent and discussed next steps to closing this application out. **Chevron is provided an updated project description on February 14, 2025, 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.

That concludes County Current Planning updates. Thank you.

Respectfully,

Jeremy Freund, AVAC County Liaison