

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS						
Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	March 2025 Updates Highlighted in Yellow and Red	
<b>AVILA COMMITTEE PROJECT(S)</b>						
1	C-DR2021-00028	Mason Denning mdenning@co.slo.ca.us	Shawn Riderhour shawn@arric-studio.com	150 SAN ANTONIA STREET, AVILA BEACH, CA	A request by Shear Edge Development Avila, LLC for a Development Plan / Coastal Development Permit (C-DR2021-00028) to authorize a construction of a new 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 Avila Committee 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 payment pending and resubmittal materials pending. Applicant will revise plans to include reprology. Planner reassigned from Kip Morais to Nicole Ellis. Application was re-referred on 2/23/24. 4/5/23 Aris Studio Architects submitted revised plans and response to comments. County re-examining project and re-evaluating materials for completeness. June 2023 updates: Revised 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 Storage. The storage 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 artifacts. January 2024 update: Authorized Agent and contact information has been changed from Mike Hodge to Shawn Riderhour with Aris Studio Architects. The project description has also been updated. The Project status update include the following: Applicant has been coordinating with the County Public Works Department on right-of-way improvements (sidewalks, cross walks, driveway approaches, retaining walls, undergrounding of select utility poles, etc.). The applicant's Historic consultant (Applied Earthworks) has completed their "Rehabilitation Report" Revised Design Review for the Avila Schoolhouse in December 2023). The Rehabilitation Report and most current right-of-way and on-site plans which were submitted on December 4, 2023 have been deemed accepted as complete. The County will begin its Environmental Review (preparation of a Mitigated Negative Declaration). A 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 the end of the year.
2	SUB2021-00041/CO 21-001	Jeremy Freund jfreund@co.slo.ca.us	Mike Hodge hodgecompany@gmail.com	APNs: 076-217-038 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 the Fall of 2021. Application accepted for processing 7/8/22. Avila Committee's comments were approved by AVAC during September 13, 2021, meeting. County has confirmed receipt, no further review required and Advisory consultation has been completed. Application is under review. A future hearing date is uncertain at this time. The applicant has been offered several options for revisions for County support of project. Anticipate applicant response to options in January 2023. The project has been delayed largely due to complications with the 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 processing (awaiting 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 and then process parcel map after ADU is complete. September 2023 Update: County is awaiting resubmittal information from the applicant and the project remains on hold. Planning staff will determine whether re-review is necessary by the Avila Committee (and the corresponding re-review deadline, if applicable) once information is resubmitted by the applicant and reviewed by the County.
3	C-DR2024-00030	Jeremy Freund jfreund@co.slo.ca.us	Pam Ricci paricci@rmdesign.com	502 First Street, Avila Beach, California APN: 356, 358 and 360 First Street.	A Development Plan Coastal Development Permit (C-DR2024-00030) 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 2,082 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 on November 4, 2024. Avila committee recommended approval and with County planning addresses the following items with the applicant: 1. Zoning regulation - Commercial/recreational or Residential, 2. Flood Zone - Building assessed 2' at Coastal height - 20' ft. height limit with 5' ft. allowance for the shrouded roof. Permitted 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 Maszkovich and seconded by Ken Thompson. The motion was approved for submission. Mary Maszkovich 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. Applicant submitted response to Information hold letter on November 27, 2024. County sent information hold letter 12/27/2024. Applicant resubmitted materials 1/25/2025. Information hold letter 3 and 4 were submitted to Agent.
<b>AVILA VALLEY COMMITTEE PROJECT(S)</b>						
4	N-DR2023-00016 voided new case AMEND2023-00007 will also be accompanied by a new case number N-DR2024-00011	jfreund@co.slo.ca.us Transferred to Jeremy Freund	Jeff Bague Peckosis Architecture Business Phone: 805-595-1962 Email: jbague@peckosis-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 5/23/23, 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-DR2024-00031, 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 February 13, 2025 Planning Commission hearing. Project heard and approved at PC on 2/13/2025.
5	DR2014-00111	Nicole Ellis nellis@co.slo.ca.us	Dante Pecchenino dante@wshengineering.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, 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. August 2021, applicant prepared septic design sheets for Building Division referral review and comment prior to full resubmittal to determine capacity and project scope.
<b>DIABLO CANYON POWER PLANT COMMITTEE PROJECT(S)</b>						
6	DR2021-00092	Susan Strachan sstrachan@co.slo.ca.us	Eric Vargas kvgs@page.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. The comment 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 edits to the Draft EIR. The Draft EIR and comment letters received this year can be found at: www.slocounty.ca.gov/DCPPDecom. It is anticipated that the Final EIR will be issued in 2025. A Planning Commission Final EIR study session and hearings will be held after the Final EIR is released.
<b>LAND USE COMMITTEE PROJECT(S)</b>						
8	DR2021-00015	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 (DR2021-00015) to a previously approved Development Plan/ Coastal Development Permit (D000200) 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 dining 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.	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-referral. 3/8/23 application materials resubmitted for planning re-review. 3/21/23 Application deemed Accepted for Processing. Applicant to coordinate with AVAC Land Use Committee for re-review and comments to then be presented to AVAC for consideration and recommendation to the County. County Planning beginning Environmental Review/Determination while Public Works and Environmental Health concurrently review the referral materials to ensure any prior information hold items from their departments are addressed. 4/17/23 Received Environmental Health Re-Referral response letter. 4/26/23 Received Public Works Re-Referral review conditions of approval (prior information hold items from Public Works have been addressed). 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 the item for a future Hearing date. The project was previously tentatively scheduled for August 4, 2023 Planning Department Hearing. The applicant met with surrounding neighbors on June 28th to discuss the proposed project. The County has since received high community interest in this project as well as written comments of opposition from numerous neighbors. Therefore, 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 Building Department has agreed to refer/relevate the application from the Planning Department Hearing Officer to the Planning Commission for review and decision to best facilitate deliberation between the applicant, agent, members of the public and the Commissioners. Please be advised that this project has been removed from the Planning Department Hearing and is not scheduled for an upcoming hearing date at this time. The project status and materials (attachment tab) may be monitored at PermsLSLO. March 2024 Updates: On February 16, 2024, the applicant resubmitted a revised and refined project description, an updated acoustic/noise analysis to address neighborhood comments and to ensure noise levels do not exceed the 5 Db increase in noise level threshold per CEQA as requested on behalf of the Planning Division, along with an updated site plan. On February 27, 2024, a revised re-referral was initiated and sent to the Building Division, Cal Fire, Environmental Health Department, Public Works Department, AVAC, Coastal Commission and the 3rd District Legislative Assistant. The Planning Division is seeking updated comments, recommendations and conditions of approval, as applicable. The applicant has reduced their proposed entertainment program from 132 annual activities with up to 200 persons, down to 70 gatherings annually. The applicant has designated a new 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 the neighbors (who 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 scheduled at this time, nor a CEQA determination. May 2024 Update: On April 30, 2024, the County Planning Division prepared a V.2. Acceptance Letter for DR2021-00015 - based on the revised Project Description and application materials. Next Steps: Agent response to Public Works information hold item is forthcoming (revised Traffic Study to account for reduced scope, etc.) and 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 AVAC for consideration and recommendation to the County. County Planning follow-up email to Building and Environmental Health seeking re-referral response to Revised Project Description. County Planning re-initiating Environmental Review/Determination and prepare Planning Commission hearing materials. Update to AVAC once Planning Commission hearing date is scheduled. Tentatively scheduled for Planning Commission on April 10th.

ACTIVE/IN PROCESS AVILA PLANNING & BUILDING PROJECTS						
Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	March 2025 Updates Highlighted in Yellow and Red	
9	DRC2019-00235	Andy Knighton aknighton@co.slo.ca.us	Dave Watson dave@watsonplanning.us	076-231-063 & 065 (Fronts Cove 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.	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 County 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 and comment 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. Trail design may be updated from vertical stairs to a switchback design due to geologic stability issues. The switchback trail is recommended by County Parks and the County Geologist for public safety, geologic stability and would require less maintenance.
<b>SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)</b>						
10	N-DRC2022-00042	Elizabeth Moreno emoreno@co.slo.ca.us	Dave Watson dave@watsonplanning.us	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 plans are refined and information hold items are substantially addressed. Information hold letter sent to applicant 6/26/2024.
11	DRC2018-00067	Nicole Ellis nelis@co.slo.ca.us	Jamie Jones jjones@lrc-consulting.net	6450 Ana Bay Rd / 3000 Avila Beach Dr	Development Plan/ Coastal Development Permit and San Luis Bay Estates Master Development Plan Amendment: Application to construct 135 overnight lodging units, a conference center, a new restaurant/cafe, 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.	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 for through the Auditor-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 comprehensive application packet & materials. County solicited proposals January 3, 2022, for RFP: EIR #1646 - AVILA BEACH RESORT (ABR). Proposals were due by 4:30pm PST on January 29, 2022. January 14, 2022 held interested Consultant Q&A Meeting (Q&A summary and video recording available on CSS portal). Request for Proposal (RFP), Detailed Project Description and Scoping Document: Preliminary Environmental Checklist available at CSS link under attachments. DRC2018-00067 (loplanning.org). County completed its review of EIR proposals. 7/7/22 Project applicant provided signed (EIR) 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 BOS consent agenda. 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 site visit with consultant. 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, 2022. 30-day review 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 person December 15, 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 powerpoint presentation 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 comment cards printed and available at the Scoping Meeting. The Powerpoint presentation is available on the PermitsLO webpage for the project under the attachments tab. As of 1/23/23 the County Planning Department received 40 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 1/23/23 the County Planning Department has received 50 written 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 comments received and is 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 evacuation routes. The 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 Traffic Study data. SWCA, the EIR consultant, is continuing peer review of studies, and work is being conducted on various EIR sections for County review.
<b>SEE CANYON COMMITTEE PROJECT(S)</b>						
12	N-SUB2023-00008	Michael Pero mpero@co.slo.ca.us	Jason Moore jmoore@landstarmaster.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. Additional input requested 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 for Planning, Public Works, and Environmental Health. Currently awaiting applicant response to first Info Hold letter.
13	DRC2021-00118	Cheryl Kucuk ckucuk@co.slo.ca.us	Elaine Lee elaine@elaineleedesign.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 options. Project is not active at this time.
<b>SQUIRE CANYON COMMITTEE PROJECT(S)</b>						
14	N-SUB2022-00034	Blake Mauls bmauls@co.slo.ca.us	Scott Stokes Scott@AboveGradingEngineering.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 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. Applicant submitted new Botanical Report. Project has been accepted for processing and is in the process of environmental review.
15	N-DRC2024-00042_and_LRP2024-00008	Eric Tollo etollo@co.slo.ca.us	Dan and Lindsey Nolan	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 Nolan 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 (COEDE2024-22) 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 and will re-submit.
<b>HYBRID COMMITTEE PROJECT(S)</b>						
15	DRC2013-00080	Dominic Dal Porto ddalporto@co.slo.ca.us	Avocet Environmental, Inc 949-296-0977	Avila Point, 076-181-062 (1717 Caves Landing Road, with secondary frontage on Avila Beach)	Remediation facilities for hydrocarbon recovery	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.

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16	<a href="#">LRP2012-00003</a> , <a href="#">DRCA2012-00046</a> , <a href="#">SUG2015-00009</a>	Eric Hughes <a href="mailto:ehughes@co.slo.ca.us">ehughes@co.slo.ca.us</a>	Contact County Department of Planning and Building	<a href="#">Avila Point                      076-181-062                      (1717 Cave                      Landing Road,                      with secondary                      frontage on                      Avila Beach                      Drive)</a>	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 Plan Update. That 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 October 17, 2023. If the Community Plan Update process is discontinued or postponed, the applicant would have the option to proceed with their original application.