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	Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	June 2025 Updates Highlighted in Yellow and Red
AVILA COMMITTEE PROJECT(S)						
1	C-DRC2021-00028	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 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 repository. Planner reassigned from Kip Morais to Nicole Ellis. Application was re-referred on 2/23/23. 4/5/23 Arris Studio Architects submitted revised plans and responses to comments. County re-referring project and re-reviewing materials for completeness. June 2023 update: 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 Ridenhour with Arris Studio Architects. The project description has also been updated. The Project status updates 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. Tentatively Scheduled for PC June 26th.
2	SUB2021-00041/CO 21-001	Jeremy Freund jfreund@co.slo.ca.us	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 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 the 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-DRC2024-00039	Jeremy Freund jfreund@co.slo.ca.us	Pam Ricci paricci@rrmdesign.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-floor 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 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. 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. Resubmital received March 20, 2025. Accepted for processing April 4, 2025.Tentatively scheduled for PC hearing June 26, 2025.
AVILA VALLEY COMMITTEE PROJECT(S)						
5	DRC2014-00111	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, 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.
6	N-DRC2025-00015	Eric Tolle / 805-788-2148 / etolle@co.slo.ca.us	Jennifer Brennan jenniferb@tenoverstudio.com	Bassi Road APN 076-233-012	A request by Michael Perry for a Minor Use Permit (MUP) per Tract 1612 (Bassi conditions of approval for a new 7,969 SF, 2-story, 3-bedroom, 5-bathroom single-family residence including a 1,986 SF attached garage, covered decks and patios, and new access driveway.	Application referred to AVAC on 4/14/2025. Information hold letter issued on May 1, 2025.
DIABLO CANYON POWER PLANT COMMITTEE PROJECT(S)						

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	Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	June 2025 Updates Highlighted in Yellow and Red
11	DRC2018-00067	Mason Denning mdenning@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.	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 the earlier phases of 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 opportunities for public input. 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 upcoming hearing(s) scheduled 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: The Project Description is 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 for their review and consent on the overall proposal, range and variety of low-cost accommodations and rates. 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 Coastal Commission staff then the materials will be presented to the community. •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 considering the impacts of the 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 program to document the 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 testing program will be 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 are developing a Testing Schedule so that testing efforts may commence. Testing activities may include shovel test pits, auger boring and backhoe trenching. •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 applicant has agreed to the 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 Environmental Consultant (SWCA). •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 with Coastal Commission staff. •Evacuation Plan is currently being finalized in consultation with Cal Fire. •Visual photo simulation locations have been identified by the County including a viewpoint from the Bob Jones Trail – Visual photo simulation modeling has commenced. •The overall EIR Timeline/Schedule will be updated and shared once the Traffic Study addendum is received. 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 Low-Cost Visitor Accommodations package is completed, that they would be amendable to attend at that time.
SEE CANYON COMMITTEE PROJECT(S)						
12	N-SUB2023-00008	Michael Pero mpero@co.slo.ca.us	Jason Moore , jason@landstarmanagement.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 Ku cku@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.
SQUIRE CANYON COMMITTEE PROJECT(S)						
14	N-SUB2022-00034	Blake Maule bmaule@co.slo.ca.us	Scott Stokes Scott@AboveGradeEngineering.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. 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 Tolle 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 and will re-submit.
HYBRID COMMITTEE PROJECT(S)						
15	DRC2013-00080	Mason Denning mdenning@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 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 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.
16	LRP2012-00003 , DRC2012-00048 , SUB2015-00008	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 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.