

May 11, 2026, 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,

1. May 2026 Active/In Process Project Spreadsheet

The spreadsheet has been updated to reflect project status updates. Where updates where 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 2 on the May Active/in Process list. (C-DRC2025-00022) Harbor Terrace. Project Referral sent July 7, 2025. Responses from multiple agencies were received and provided to the Applicant on July 23. Applicants are in process of addressing the comments. The submitted information is available for review in the PermitSLO portal on the County Planning web page, by searching C-DRC2025-00022: <https://www.slocounty.ca.gov/departments/planning-building/>. AVAC Reviewed project and approved it and submitted an approval letter to Project Manager on 8/20/25. An information hold letter issued on 7/23/25. Revised information provided in September 2025, second referral sent to agencies Sept 23, 2025. Second information-hold response sent 10/2025. Referral sent 12/23/2025 to AVAC. **Scheduled for PC 6/11/82026.**

AVILA VALLEY COMMITTEE PROJECT(S)

Item 4 on the May Active/in Process list (DRC2014-00111).350 Alliance Way. 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. **Project Onhold.**

Item 5 on the May Active/in Process list (LRP2025-00002) consultant: Dave Watson, WATSON PLANNING CONSULTANTS , Staff: Holly Phipps, 350 Alliance Way. Hearing - A request by John King to authorize processing of a General Plan Amendment and Ordinance Amendment application (LRP2025-00002) to amend the land use designation of two adjacent parcels totaling approximately 7.92 acres (APNs: 076-261-028 and 076-261-036) located adjacent to Ontario Road from Commercial Retail (CR) to Residential Multi-Family (RMF), and to add Planning Area BOS Tentative Authorization hearing date of June 16, 2026.

SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)

Item 7 on the May Active/in Process list. (N-DRC2022-00042) APN 076-180-076 .Submitted 11.09.2025. Currently under review. Referral to AVAC and subcommittee sent 12-02-2025. SBE referral response received 1/31/2026. **4/30/26 Resubmittal (with updated project plans, project description and supplemental Biological Resource Assessment -response from the Biologist, SWCA) for re-review by the County.**

That concludes County Current Planning updates. Thank you.