

July 13, 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. Housing Element Update

Implementation of the Housing Element by Dominic Dal Porto.

2. July 2026 Active/In Process Project Spreadsheet

The 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 2 on the July Active/in Process list. (C-DRC2025-00022) Harbor Terrace. **Scheduled for PC 7/9/2026.**

AVILA VALLEY COMMITTEE PROJECT(S)

Item 4 on the July Active/in Process list (LRP2025-00002).350 Alliance Way. Project Planner: Holly Phillips, **King General Plan Amendment and Ordinance Amendment Application / LRP2025-00002 / Schedule for BOS Authorization – June 16** Description: 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 (Assessor Parcel Numbers: 076-261-028 and 076-261-036) located adjacent to Ontario Road from Commercial Retail (CR) to Residential Multi-family (RMF) to add a new planning area standard to Section 22.106.010 of the County Inland Land Use Ordinance (LUO) to establish standards for a Residential Multi-Family (RMF) use category for future residential uses on the project site. The site is in San Luis Bay Inland Area North Planning Area. District 3. BOS Authorized LRP request on June 16, 2026.

SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)

Item 7 on the July 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.A re-referral in progress and to be sent week of May 11. **Referral response from AVAC received 5/29/2026.**

Item 9 on the July Active/in Process list. N-SUB2025-00066 and N-DRC2026-00005, APNs:076-189-005 & 076-189-006. Application recieved 10-2-2025. Project referral sent 10/15/2025. Information hold letter No 1 issued October 31, 2025 (available on PermitSLO website). San Luis Bay Estates HOA board referral response 1/13/2026. AVAC referral response received 1/13/2026. Applicant resubmitted 2-4-26, referral resent. Project change to include CUP. (N-DRC2026-00005). Referral resent to AVAC 3/10/2026. **Project is accepted for processing and tentatively scheduled for PC August 27, 2026**

That concludes County Current Planning updates. Thank you.