

Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	July 2026 Updates Highlighted in Yellow and Red	
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 time Application accepted for processing 7/8/22. Avila Committee's comments were approved by AVAC during September 13, 2021, meeting. County has confir review required and Advisory consultation has been completed. Application is under review. A future hearing date is uncertain at this time. The applicant h 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 ADU ordinance in the Coastal Zone and how that may affect floor area, open area and parking requirements. Applicant has agreed to hold/pause applicatio County BOS consideration of Coastal Zone ADU Ordinance in April 2023) before commencing. 7/5/2023 applicant to sumbit revised package to process the parcel map after ADU is complete. September 2023 Update: County is awaiting resubmittal information from the applicant and the project remains on hold. Ple whether re-review is necessary by the Avila Committee (and the corresponding re-review deadline, if applicable) once information is resubmitted by the applic County. Upon receiving any new project information, AVAC has requested staff to refer the project to them. If an applicant's proposed project description cha discretion of the Planning Liaison, the updated application materials will be re-referred to the advisory council for comment on the newly revise	
Cindy Chambers / 805-781-5608 cchamber@co.slo.ca.us	T.K. Consulting Kihm, Tim tkihm@tkcteam.com	Harbor Terrace/Flying Flags, 6420 BABE Ln 076-172-031 6420 BABE LN SAN LUIS OBISPO, CA 93405	Proposed new 53,000 gallon to supplement the existing water supply for Port San Luis Harbor District, as required under conditions of approval for DRC2013-00044 for the RV park and campground development of Harbor Terrace. The Applicant is Redtail Acquisitions, the site lessee and manager of the Flying Flags RV and camping facility located at 6420 Babe Lane in Avila. The project includes widening and gravel overlay of the existing water storage facility site access (ranging from 15%-23.8% gradient), a new 12" storm drain installed within the access road; a total of 51 cubic yards of cut and fill, and disturbance of approximately 1/2 acre is proposed. The Project site is located in the Avila Beach URL, the San Luis Bay Coastal Planning Area, and the Coastal Zone.	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 ad 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 or hold letter issued on 7/23/25. Revised information provided in September 2025, second referral sent to agencies Sept 23, 2025. Second information-hold resp Referral sent 12/23/2025 to AVAC.Scheduled for PC 07/09/2026.	
Mason Denning mdenning@co.slo.ca.us	Erik Vasquez - evasquez@venatorresources.com	076-226-001 to 007 225 1st Street Avila Beach	A request by Erik Vasquez for an amendment to Development Plan / Coastal Development Permit SUB2015-00026, Approved Development Condition of Approval 1.g. identifying a singular unit as the only allowable vacation rental on the property. The proposed project is located within the Residential Multi-Family land use category and is located at 215 1st Street, in the community of Avila Beach, within the San Luis Bay Coastal Planning Area of the Coastal Zone.	Due to the scope of this project there are no requests for additional information from the applicant and the project has been accepted for processing. Staff an comments and have received clarification from the Coastal Commission regarding appealability of denied projects. Hearing materials are starting to be prep. staff recommendation is pending.	
ECT(S)					
Holly Phipps	Dave Watson, WATSON PLANNING CONSULTANTS	350 Alliance Way	King General Plan Amendment and Ordinance Amendment Application / LRP2025-00002 / Schedule for BOS Authorization – June 16 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	BOS Authorized LRP request on June 16, 2026.	
COMMITTEE PROJECT(S)					
Mark LaRue mlarue@co.slo.ca.us	Kris Vardas kav6@pge.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 ended on September 25, 2023. County Staff and Aspen Environmental Group are in the process of responding to the comments and make any necess: The Draft EIR and comment letters received can be found at: www.slocounty.ca.gov/DCPPDecom . It is anticipated that the Final EIR will be issued in 2026. S project description information from PG&E for the Final EIR. Once all required information is received, a specific date for issuance of the Final EIR can be dete Commission Final EIR study session and hearings will be held after the Final EIR is released.	
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Andy Knighton aknighton@co.slo.ca.us	Dave Watson dave@watsonplanning.us	076-231-063 & 065 (fronts Cave 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 propos 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 inf 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 Roa 2023. Agent is working to assemble responses to comments received and resubmit to the County for re-review. September 2023 Update: The project status hold and has not gone to hearing and has not gone before the Coastal Commission for an appeal hearing. There was, however, a recent Court of Appeals original McCarthy application and the California Coastal Commission related to the public trail dispute. January 2024 Update: On December 22, 2023 the Coa: the County and project agent with their formal referral review comments on the McCarthy project. On January 2, 2024 the agent resubmitted application mai 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 Divi 2024 determined the application can be accepted as complete for processing. County will begin its Environmental Review of the project. Project has been Coastal Planner, Andy Knighton, to conduct the Environmental Review and to prepare the future hearing materials. There is not a hearing date scheduled at 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 switchbac County Parks and the County Geologist for public safety, geologic stability and would require less maintenance. 12/1/25 update: Draft MND is nearing com sections remain for completion). Project is projected for tentative Planning Commission hearing at the end of the first quarter of 2026. The trail design has l vertical stairs are no longer proposed in favor of a switchback design. The switchback trail design is recommended by County Parks and the County Geolc geologic stability and would require less maintenance. 3/31/26 Update: Staff is working with the agent to further discuss the environmental approach and vis Planning Commission Hearing has been adjusted to last quarter of 2026.	

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TEE PROJECT(S)

Elizabeth Moreno emoreno@co.slo.ca.us	Dave Watson dave@watsonplanning.us	076-180-076	Applicant request a variance for grading on slopes greater than 30% and a Conditional Use Permit for a 4,776 square foot (sf) single family residence, a 1,000 sf ADU, 1,625 sf barn, and a 1,200 sf caretaker dwelling. The project will also include construction of a 1,750-linear-foot main access driveway off Lupine Canyon Road. The approximate area of disturbance is expected to be 3.1 acres with approximately 63,720 square feet of new impervious surfaces. Utility infrastructure includes a basin, water storage tank, and utility lines, including water.	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 Referred to Planning Commission for review. Referral accepted for processing and tentatively scheduled for PC August 27, 2026
Mason Denning mdenning@co.slo.ca.us	Jamie Jones jamie@kirkconsulting.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/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.	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 to County 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 complete packet & materials. County solicited proposals January 3, 2022, for RFP - EIR #1646 - AVILA BEACH RESORT (ABR) Proposals were due by 4:30p.m. PST on January 28, 2022. 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 Checklist available at CSS link under attachments. DRC2018-00067 (sloplanning.org) . County completed its review of EIR proposals. 7/7/22 Project applicant provided signed (EIR) 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. 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 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 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 the 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 an 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 Powerpoint presentation is available on the PermitSLO webpage for the project under the attachments tab. As of 1/3/23 the County Planning Department received 40 written comments and responses which have been saved to the record to be included in the EIR review. Update: As of 1/31/23 the County Planning Department has received 50 written comments and responses 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 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 the 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 work and work is being conducted on various EIR sections for County review.
			ABR: Continued: Prior update included the following which remains accurate (overall status remains the same-): The development of the Environmental Impact Report (EIR) is ongoing (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 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 funding requests. This project's progress and application materials can be reviewed through the County's PermitSLO portal DRC2018-00067 (sloplanning.org). •January 2024 Update: The FIRM has 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 of 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 the community 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 conducting a 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 protocol 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 protocol will be provided 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 protocol and 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 approval of 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 Engineer. •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 the community. •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 amenable to attend at that time.2025.12.02 Staff Update: County staff, the applicant / agent, and the County Environmental Consultant (SEI) met last ~6 months to discuss potential refinements to the project description and status of various draft EIR sections. This includes, but is not limited to, visual resources / assessments, visitor serving accommodations, and a potential employee / workforce housing concept. Next steps were outlined with action items assigned. No public review documents or testimony is available currently.	
Jeremy Freund jfrend@co.slo.ca.us	Jeffrey Wyant jwyant@abovegradeengineering.com	6380 Lupine Canyon Road APNs:076-189-005 & 076-189-006	A request by Knauer for a Conditional Use Permit (N-DRC2026-00005) and Vesting Parcel Map (CO 25/ 0052) (N-SUB2025-00066) to subdivide an existing 1.36 acre into four parcels of 15,249 square feet, 16,169 square feet, 13,024 square feet and 15,011 square feet each for the purpose of sale and/or development. Includes a 3.96 acre parcel for dedicated open space. Site disturbance is approximately 0.83 acres with 2600 cubic yards of cut and fill, includes a private access road and onsite drainage basin. The proposed road name to be determined. The proposed project is within Residential Suburban and Open Space land use categories and is located 6390 Lupine Canyon Road San Luis Obispo in the San Luis Bay Inland Subarea North Planning Area. 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 Hold letter No 1 issued 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 2-11-26. Referral accepted for processing and tentatively scheduled for PC August 27, 2026

EFFECT(S)

PROJECT(S)

