

September 14, 2026, AVAC Agenda Item 6) d) County and Local Agency Reports- Planning- prepared by Jeremy Freund and presented by Kerry Brown.

### **Written County Current Planning Updates**

Good evening Chair and Council and Committee members,

1. **Amendment to Title 22: Regional Housing Incentive Program Eligibility Long Range**  
Courtesy Planning Update: SLO County Long Range Planning division is recommending an amendment to the County's **Inland Land Use Ordinance** (Title 22) to [1] expand the Regional Housing Incentives eligibility criteria to single family dwelling projects meeting or exceeding 40% of the maximum allowable density on Residential Multi-Family (RMF) land use category and [2] establishing a new incentive category to allow a 5% reduction in minimum density per incentive point. This amendment is intended to provide greater design flexibility to achieve more diverse housing types and production in the region and does not change the underlying allowed parcel uses. *This amendment does not include properties in the coastal zone and will not be revising Title 23 County's Coastal Zone Land Use Ordinance*. The Planning Commission will consider this recommendation on Sept 24<sup>th</sup>. The hearing for this item will be available to watch live at [Meetings-Calendar - County of San Luis Obispo](#). Public comment may be submitted in person or prior to the hearing via email to Planner Jacob Hughes, (805) 781-4118 or jahughes@co.slo.ca.us and Planning Commission Clerk Daniela Diaz ([dcldiaz@co.slo.ca.us](mailto:dcldiaz@co.slo.ca.us)).
  
2. **Urban Lot Split Update**  
On July 13, Dominic Dal Porto, Long-Range Planning Division presented ordinance amendments related to Senate Bill 9 (SB-9), which includes urban lot splits and urban dwellings. These amendments are required to remain compliant with State housing law. The presented amendments will be heard by the Planning Commission on September 10. The agenda packet for this item will be available at [Planning Commission Meetings - County of San Luis Obispo](#) on September 3. The hearing for this item will be available to watch live at [Meetings-Calendar - County of San Luis Obispo](#). Public comment may be submitted in person or prior to the hearing via email to Planner Dominic Dal Porto ([ddalporto@co.slo.ca.us](mailto:ddalporto@co.slo.ca.us)) and Planning Commission Clerk Daniela Diaz ([dcldiaz@co.slo.ca.us](mailto:dcldiaz@co.slo.ca.us)).
  
3. **September 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**:

|                                           |
|-------------------------------------------|
| SAN LUIS BAY ESTATES COMMITTEE PROJECT(S) |
|-------------------------------------------|

Item 6 on the August 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. Staff responded to AVAC's questions July 28, 2026.

Item 8 on the August Active/in Process list. N-SUB2025-00066 and N-DRC2026-00005, APNs: 076-189-005 & 076-189-006. Application received 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 in September.

That concludes County Current Planning updates. Thank you.