

	Project Number	Planner/Contact	Authorized Agent Name and Email	Location	Brief Description	September 2026 Updates Highlighted in Yellow and Red
AVILA COMMITTEE PROJECT(S)						
1	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. Upon receiving any new project information, AVAC has requested staff to refer the project to them. If an applicant's proposed project description changes substantially, at the discretion of the Planning Liaison, the updated application materials will be re-referred to the advisory council for comment on the newly revisedproject.
2	AMEND2025-00010	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 are in receipt of the AVAC comments and have received clarification from the Coastal Commission regarding appealability of denied projects. Hearing materials are starting to be prepared for the project and staff recommendation is pending.
AVILA VALLEY COMMITTEE PROJECT(S)						
3	LRP2025-00002	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	BOS Authorized LRP request on June 16, 2026.
DIABLO CANYON POWER PLANT COMMITTEE PROJECT(S)						
4	DRC2021-00092	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. The comment period ended on September 25, 2023. County Staff and Aspen Environmental Group are in the process of responding to the comments and make any necessary edits to the Draft EIR. 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. Staff is currently waiting for 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 determined. A Planning Commission Final EIR study session and hearings will be held after the Final EIR is released.
LAND USE COMMITTEE PROJECT(S)						
5	DRC2019-00235	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 proposed project as well as the 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 information hold letter dated 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 Road project held May 17, 2023. Agent is working to assemble responses to comments received and resubmit to the County for re-review. September 2023 Update: The project status remains on information 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 decision regarding the original McCarthy application and the California Coastal Commission related to the public trail dispute. January 2024 Update: On December 22, 2023 the Coastal Commission provided the County and project agent with their formal referral review comments on the McCarthy project. On January 2, 2024 the agent resubmitted application materials and a transmittal 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 Division who on March 15, 2024 determined the application can be accepted as complete for processing. County will begin its Environmental Review of the project. Project has been reassigned to County Coastal Planner, Andy Knighton, to conduct the Environmental Review and to prepare the future hearing materials. There is not a hearing date scheduled at this time. Environmental 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 switchback trail is recommend by County Parks and the County Geologist for public safety, geologic stability and would require less maintenance. 12/1/25 update: Draft MND is nearing completion (focused MND 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 been updated, and the vertical stairs are no longer proposed in favor of a switchback design. The switchback trail design is recommended by County Parks and the County Geologist for public safety, geologic stability and would require less maintenance. 3/31/26 Update: Staff is working with the agent to further discuss the environmental approach and visual analysis. Projected Planning Commission Hearing has been adjusted to last quarter of 2026.
SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)						
6	N-DRC2022-00042	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	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. Applicant resubmitted a revised documents on 8/7 and is working on preparing a referral.
					Development Plan/ Coastal Development Permit and San Luis Bay Estates Master Development Plan Amendment:	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 for through the Auditor-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 comprehensive application 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. January 14, 2022 held 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- Preliminary Environmental 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) estimated cost proposal 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. EIR Contract approved by 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 tentative schedule- 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 to provide comments 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 10:00 AM through noon. 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 introductions, project 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 Scoping Meeting. 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 record of 10 verbal comments 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 record of 10 verbal comments 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 and agent and County on 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 in Tribal Consultations. 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 peer reviews of studies, and work is being conducted on various EIR sections for County review.

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7	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.2025.12.02 Staff Update: County staff, the applicant / agent, and the County Environmental Consultant (SWCA) have met twice in the 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 / assessment, evacuation plan, low-cost visitor serving accommodations, and a potential employee / workforce housing concept. Next steps were outlined with action items assigned. No public review documents or tentative hearing dates are available currently.
8	N-SUB2025-00066 and N-DRC2026-00005	Jeremy Freund jfreund@co.slo.ca.us	Jeffrey Wyantt 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 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 October 8.
SEE CANYON COMMITTEE PROJECT(S)						
SQUIRE CANYON COMMITTEE PROJECT(S)						
9	N-DRC2024-00042	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. **PROJECT HAS BEEN REVISED** A request by Richard Noland for a Conditional Use Permit to allow up to 25 temporary outdoor events per year with a maximum of 150 guests per event with amplified sound for a period of 20 years and a waiver of the secondary access requirement and event frequency to >4 consecutive weekends. The parcel consists of 22.27 acres and is located just east of Highway 101 near the intersection of San Luis Bay Drive and Monte Road at 6445 Monte Road, approximately 2.25 miles south of the city limits of San Luis Obispo. Proposed conversion of existing Farm Support Quarters to a Bed & Breakfast and the previous General Plan Amendment (GPA) request (LRP2024-00008) to re-zone the property from Agriculture (AG) to Rural Residential (RR) has been withdrawn	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. Referred out 6/20/25.Referral sent 7/30/25. Mr. Noland has elected to pursue this project (i.e. a land use entitlement to conduct weddings/special events) to the review authority, the County Planning Commission, with a staff recommendation of denial. The date set for this public hearing is Thursday, February 26, 2026. The hearing will be held in-person beginning at 9am in the Board of Supervisors chambers at the County Government Center, 1055 Monterey Street in downtown SLO. If you've already submitted correspondence regarding this project, it has been filed and will be included in the project package for the Planning Commissioners' consideration. Any future correspondence received leading up to the hearing will be accepted and also forwarded to the commissioners. The staff report will be made publicly available a week before the hearing via the County website. PROJECT SCHEDULED FOR PLANNING COMMISSION ON 02/26/26 (STAFF RECOMMENDING DENIAL) Planning Commission voted for denial (4-1) on 2/26/26. Project appealed by applicant, appeal date not set.
HYBRID COMMITTEE PROJECT(S)						
10	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 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.
11	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.