



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NOTICE OF PUBLIC HEARING

WHO

County of San Luis Obispo Planning Commission

WHEN

Thursday, July 22, 2021 at 09:00 AM. All items are advertised for 09:00 AM. To verify agenda placement, please call the Department of Planning & Building at (805) 781-5600.

WHAT

A request by Peoples' Self-Help Housing Corporation (PSHH) for a General Plan Amendment (LRP2019-00002) to remove the 60-parcel limitation from the Mission Gardens site in San Miguel (County Code Section 22.104.060.F.2) and a Vesting Tentative Tract Map (Tract 3131) and concurrent Conditional Use Permit (SUB2021-00002) to subdivide an existing 4.69-acre parcel (APN 021-362-001) into 16 lots consisting of 15 residential parcels ranging from 5,622-square-feet to 13,892-square-feet, a 1.81-acre open space lot, and construction of 15 affordable single-family residences. This project is a Planned Residential Development and includes the demolition of an existing 1,310 square-foot residence. The project will result in the disturbance of 2.9 acres, of a 4.69 acre parcel, including 1,300-cubic yards of cut, and 4,100-cubic yards of fill. The project is within the Residential Single-Family land use category and is located at 1051 Wimer Way in the community of San Miguel. The site is located in the Salinas River Sub -Area of the North County Planning Area.

The General Plan Amendment (LRP2019-00002) is tentatively scheduled for San Luis Obispo County Board of Supervisor action on Aug 24, 2021. This notice serves as the 45-day Referral of Action notice pursuant to Senate Bill 18, Government Code Section 65352.3 and 65352.4.

Also to be considered at the hearing will be adoption of the Mitigated Negative Declaration prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 18, 2021 for this project. Mitigation measures are proposed to address Air Quality, Tribal and Cultural Resources, and Biological Resources are included as conditions of approval.

The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department website at www.sloplanning.org. Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments will be accepted up until completion of the public hearing(s).

County File Number: **LRP2019-00002 & SUB2021-00002**
Supervisorial District: District 1

Assessor Parcel Number(s): 021-362-001
Date Accepted: 11/30/2020

WHERE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey Street, Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets. At the meeting all interested persons may express their views for or against, or to change the proposal.

ADDITIONAL INFORMATION

A copy of the staff report will be made available on the Planning Department website at www.sloplanning.org. You may also contact **Emi Sugiyama, Project Manager**, in the Department of Planning and Building at the address below or by telephone at (805) 781-5600.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this public notice or in written correspondence delivered to the appropriate authority at or before the public hearing.

Ramona Hedges, Secretary
Planning Commission