



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

WHO

County of San Luis Obispo Planning Commission

WHEN

Thursday, January 13, 2022 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

Hearing to consider a request by Cool Properties, LLC for a Development Plan/Coastal Development Permit (DRC2020-00152) to allow for the phased development of two residences, one guesthouse and an agricultural barn. Phase 1 consists of the construction of an agricultural barn (4,000 sf) with one residence located in the upper story with associated site improvements. Phase 2 consists of the construction of two new single-family residences (between 2,500-4,500 sf), and the conversion of the residential unit within the agricultural barn into a guesthouse. This project includes the creation of two building envelopes ranging from 12,500 sf to 21,000 sf, dedication of a coastal public trail easement, and a request to modify the front yard setback standard for an agriculture accessory structure. The applicant is also requesting a Variance to allow grading on slopes greater than 30%. The project would result in approximately 1.61 acres of total site disturbance including 6,700 cubic yards (cy) of cut and 2,500 cy of fill (total of 9,200 cy of earthwork) on a 54.95-acre parcel. The project is located in the Rural Lands land use category, on the south side of Avila Beach Drive at the intersection with Ontario Road (across from the Avila Valley Barn), east of the community of Avila Beach, in the San Luis Bay Coastal Planning Area and the Coastal Zone.

Also to be considered at the hearing will be adoption of the Environmental Document 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 November 23, 2021, for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological, and Geology/Soils Resources and 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: **DRC2020-00152**
Supervisorial District: District 3

Assessor Parcel Number(s): 076-231-074
Date Accepted: 06/10/2021

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 **Nicole Ellis, 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