City and development maps

143 project and phase records | Research cutoff November 3, 2026



A regional overview, six city/community maps and a close-up for every record.

Use the PDF bookmarks or city indexes to reach an individual development. Matching record numbers appear in the interactive atlas and detailed research report.

Numbered city-map labels may be offset with leader lines. The small dot at the line endpoint is the mapped location.

Gray parcel outlines are context. Gold parcels are APNs named in a source; neither identifies a surveyed construction footprint.

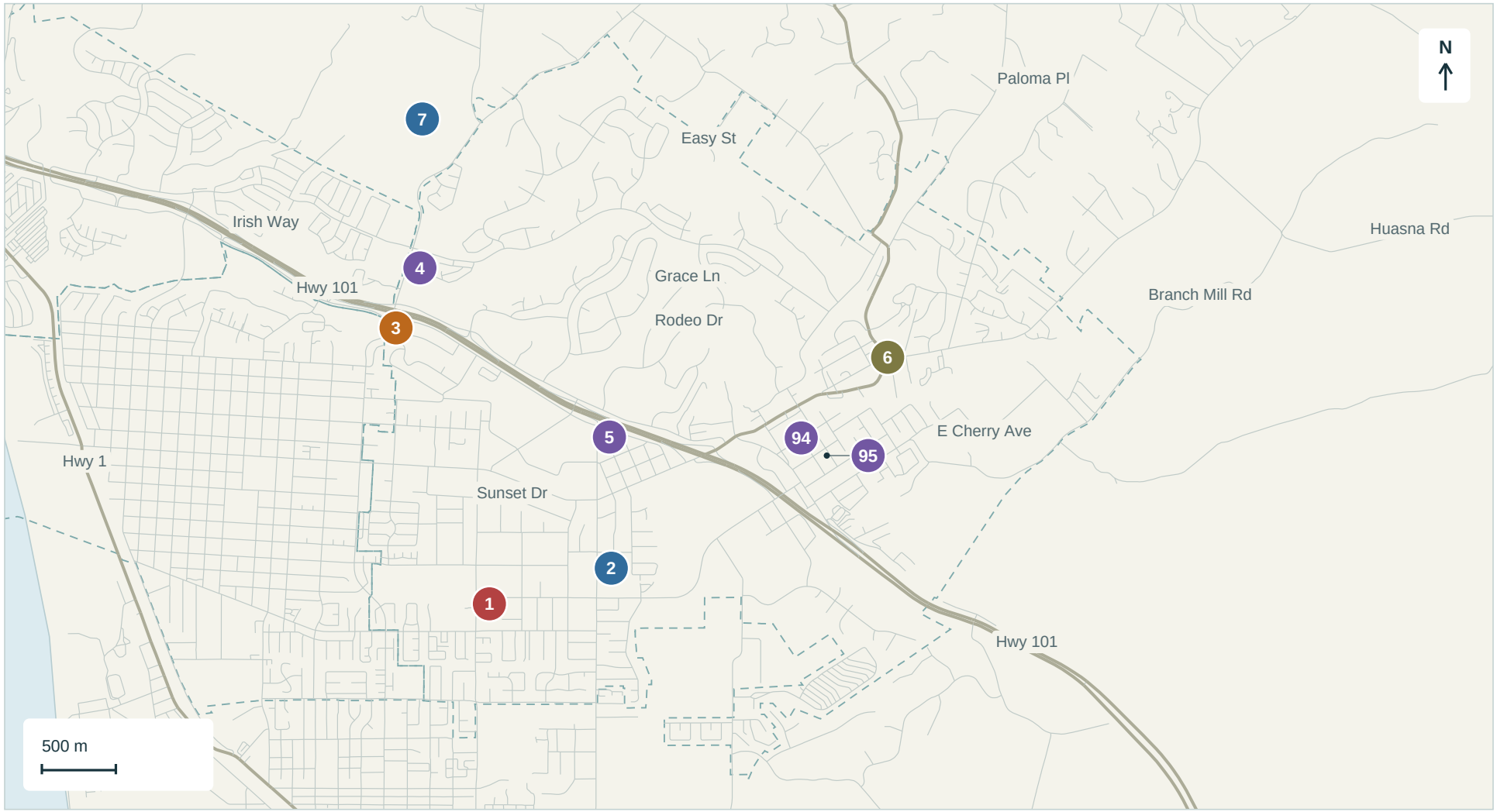
Stages reflect dated public records. Planning, permits and capital funding do not prove construction. Some records are completed or unverified concepts.

Shell Beach is in Pismo Beach. Oceano, county sites and Cal Poly retain their separate jurisdictions.

Roads, parcel geometry and city limits: San Luis Obispo County GIS. Source links and project-specific limitations are in the accompanying research report.

Arroyo Grande

9 project / phase records | Numbered labels refer to the index that follows



Planning review | Approved / building review | Permit issued | Construction reported | Public planning / funding | Status conflict / unknown | Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

Arroyo Grande project index

Records 1-9 of 9 | Select any name to open its map

1 **1173 Fair Oaks apartments expansion**

2 **AG Community Hospital rehabilitation hospital**

3 **Arroyo Terrace**

4 **Creekside Junction**

5 **El Camino Real hotel and car wash**

6 **Huasna-Branch roundabout**

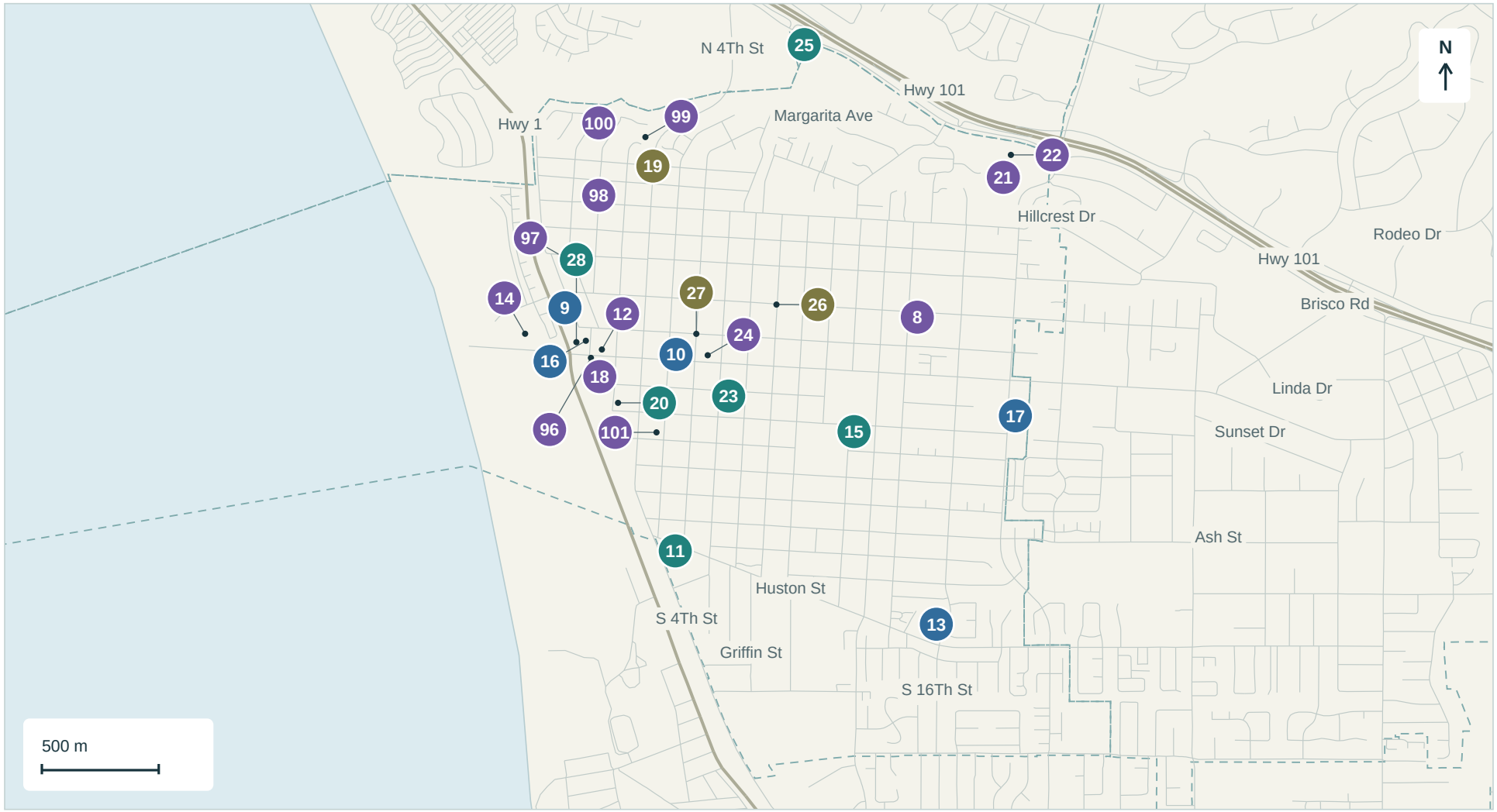
7 **Del Mar Ranch**

94 **Nelson and Short Street duplexes and ADUs**

95 **308 S Mason replacement residence**

Grover Beach

27 project / phase records | Numbered labels refer to the index that follows



Planning review · Approved / building review · Permit issued · Construction reported · Public planning / funding · Status conflict / unknown · Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

Grover Beach project index

Records 1-27 of 27 | Select any name to open its map

8 284 N 14th Townhomes

9 359 Front - Mixed-Use

10 501 W Grand - Mixed-Use

11 Astound (550 Farroll)

12 Beach Front Plaza (201 W Grand Ave)

13 Farroll Residences (1591 Farroll Road)

14 Grover Beach Lodge (55 W Grand)

15 Long Branch Residences (1232 Long Branch)

16 Mixed-Use (171 N 2nd)

17 Mixed-Use (191 S Oak Park)

18 Mixed-Use (261 Rockaway)

19 North 4th Street repairs CIP 2285

20 Peak WIFI Headquarters (305 Long Branch)

21 Phase 1 - La Quinta (1598 El Camino Real)

22 Phase 2 - Mixed-Use (1598 El Camino Real)

23 Rockaway Residences (Barcelona Court)

24 Sea Salt (675 W Grand)

25 Springhill Suites (950 El Camino Real)

26 Street repairs CIP 2295-17

27 Street repairs CIP 2295-19

28 Trinity (197 W Grand)

96 Grover Beach Amtrak station accessibility

97 391 Beckett live/work and ADU

98 632 N 2nd urban dwelling

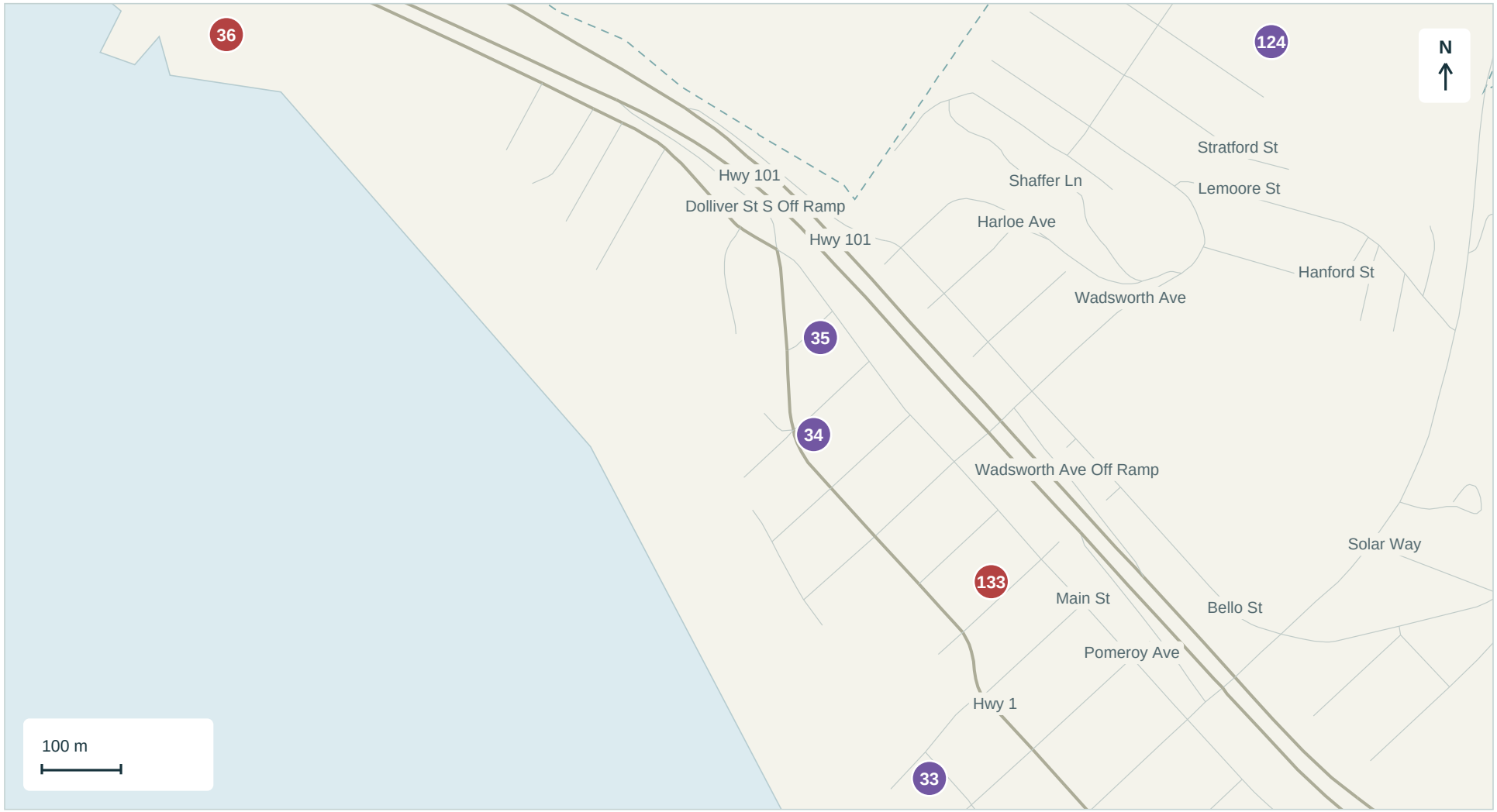
99 881 N 3rd addition and ADU conversion

100 888 N 1st accessory dwelling

101 481 Manhattan home addition

Pismo Beach

6 project / phase records | Numbered labels refer to the index that follows



Planning review | Approved / building review | Permit issued | Construction reported | Public planning / funding | Status conflict / unknown | Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

Pismo Beach project index

Records 1-6 of 6 | Select any name to open its map

33 **198 Main rooftop wireless facility**

34 **330 Harloe condominiums**

35 **Ocean Terraces at Gateway**

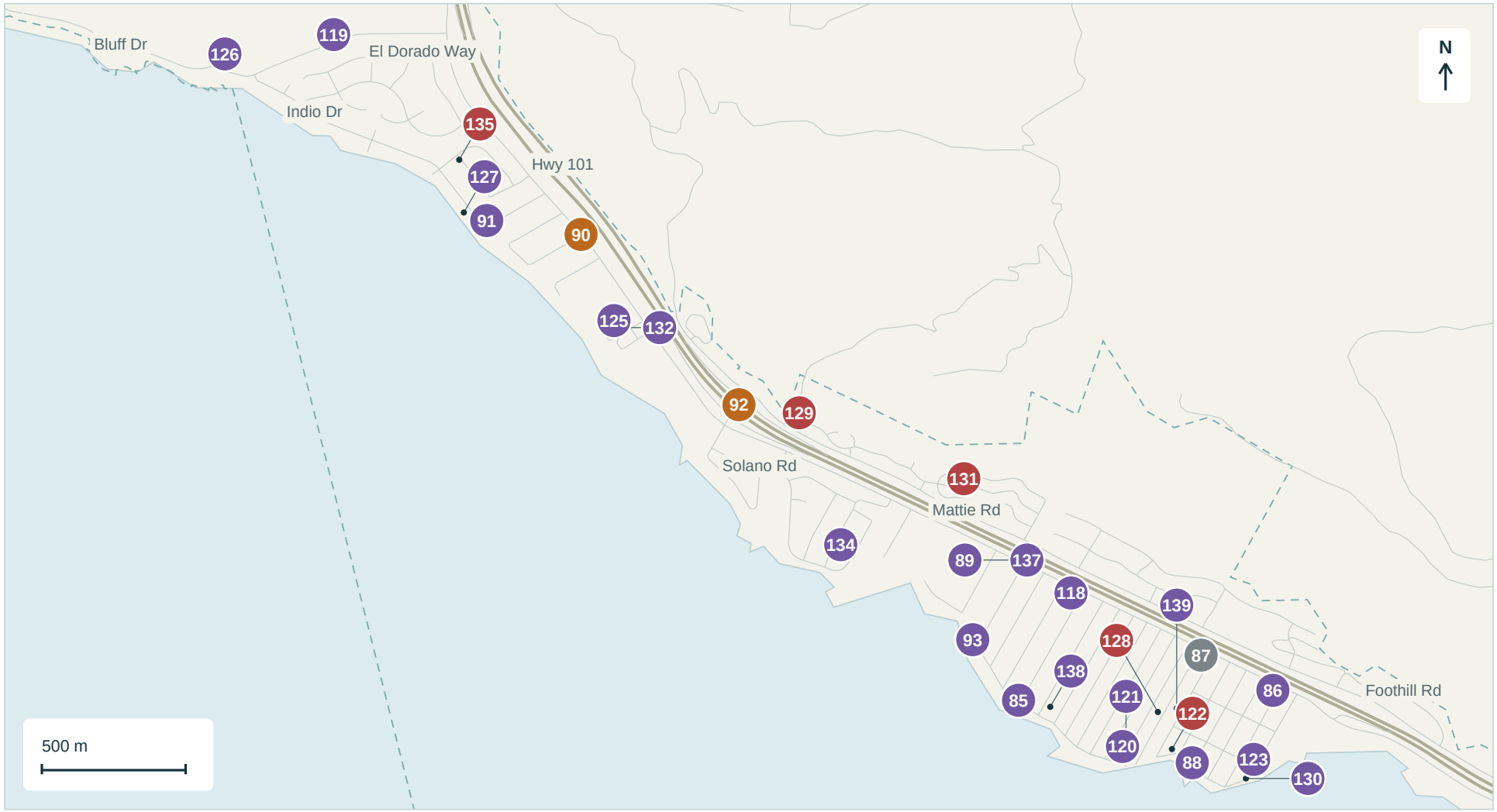
36 **Pacific Point blufftop site improvements**

124 **811 Bakersfield height modification**

133 **361 Pismo Avenue expansion**

Shell Beach

28 project / phase records | Numbered labels refer to the index that follows



Planning review · Approved / building review · Permit issued · Construction reported · Public planning / funding · Status conflict / unknown · Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

Shell Beach project index

Records 1-28 of 28 | Select any name to open its map

85 1700 Ocean Boulevard blufftop park

86 401 Shell Beach Road mixed-use

87 853 Shell Beach Road mixed-use

88 Pier Avenue storm-drain outfall

89 Shell Beach Elementary classroom replacement, phase 2

90 Solemar

91 Sunset Palisades sewer lift station

92 US 101 Pismo congestion-relief corridor

93 Vista del Mar beach-access stairs

118 1717 Shell Beach Road mixed-use

119 290 El Portal replacement residence

120 368 Placentia addition

121 980 Ocean Boulevard expansion

122 728 Ocean Boulevard replacement residence

123 290 Cliff Avenue expansion

125 206 Ebb Tide new residence

126 10 Bluff Drive addition

127 107 Indio remodel and decks

128 280 Boeker addition and remodel

129 2739 Barcelona new residence

130 Ocean Boulevard and Cliff coastal trail protection

131 2121 Costa Brava new residence

132 200 Ebb Tide permit extension

134 153 Baker addition and remodel

135 133 Hermosa new residence

137 Shell Beach Elementary classroom replacement, phase 1

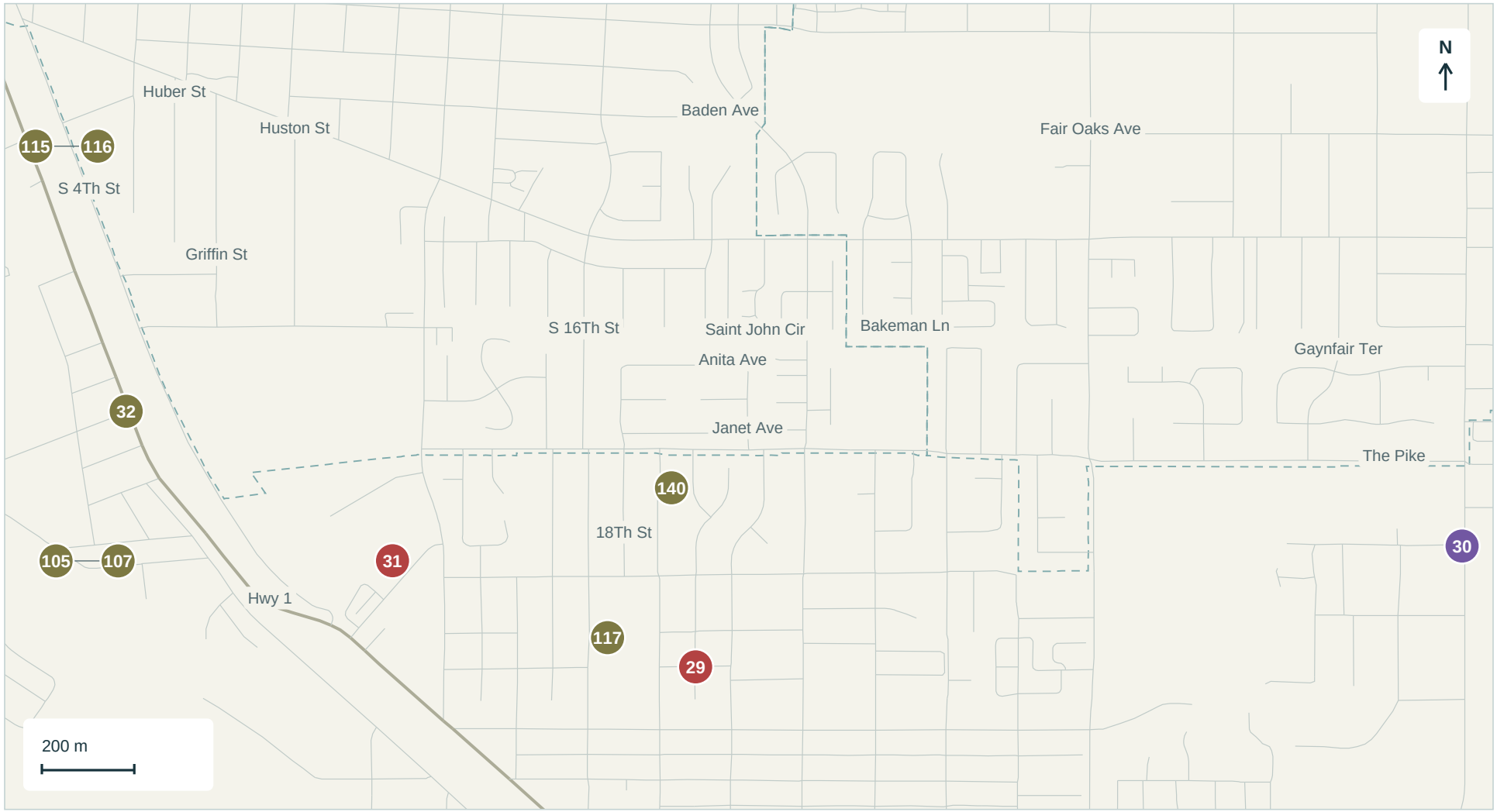
138 375 Palomar replacement residence

139 246 Windward addition and remodel

Index links open individual map sheets. Full facts, sources and uncertainty notes are in the research report.

Oceano

10 project / phase records | Numbered labels refer to the index that follows



Planning review | Approved / building review | Permit issued | Construction reported | Public planning / funding | Status conflict / unknown | Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

Oceano project index

Records 1-10 of 10 | Select any name to open its map

29 **Kenny two-home subdivision**

30 **Oceano-Halcyon water-system consolidation**

31 **Oceanview Apartments**

32 **Pier Avenue multimodal betterments**

105 **Oceano Airport: Install Miscellaneous Navaids Design & Construct, PPD01**

107 **Oceano Airport: Install Electrical Vault and Runway 11-29 Lighting Improvements**

115 **Coastal Dunes RV Park Electrical Repairs, PPD12**

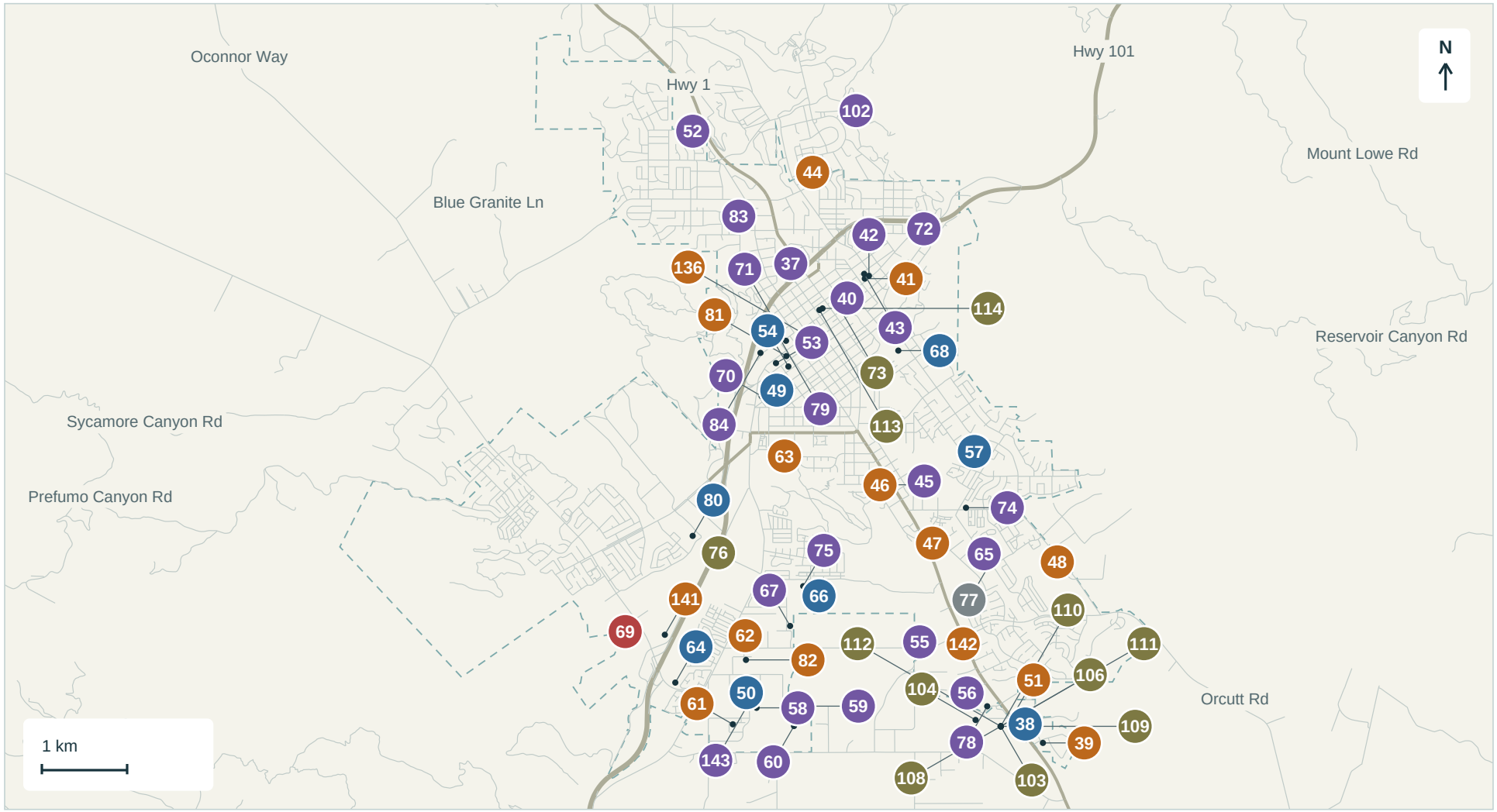
116 **Demolish Pool at Coastal Dunes RV Park, PPD12**

117 **Oceano Elementary Pedestrian Improvements**

140 **Oceano sewer upgrades: CIPs A-3, A-4 and A-7**

San Luis Obispo

63 project / phase records | Numbered labels refer to the index that follows



Planning review | Approved / building review | Permit issued | Construction reported | Public planning / funding | Status conflict / unknown | Completed / concept

Dashed boundary: legal city limits. Gray roads: county GIS. Offset labels use leader lines. Individual close-ups provide parcel context and more street detail.

San Luis Obispo project index

Records 1-32 of 63 | Select any name to open its map

37 1042 Olive Street

38 1051 Farmhouse Lane

39 1109 Kendall Rd. & 4805 Morabito Pl. | U-Haul

40 1239 Monterey Street

41 1422 Monterey St. | Building 1

42 1422 Monterey St. | Building 2

43 1422 Monterey St. | Triplex

44 175 Crandall Way

45 2730 McMillan Avenue

46 2855 McMillan Ave. | Industrial Building

47 3450 Broad St. | SLO Classical Academy (SLOCA)

48 3805 Orcutt Rd. | Four Residences

49 382 Pismo St. Apartments

50 4145-4195 Earthwood Lane | Commercial & Industrial Buildings

51 4600 Broad Street

52 500 Westmont Ave. | Tract 3157

53 545 Higuera Street

54 562 Pacific Street

55 600 Tank Farm Road

56 832 Aerovista

57 Augusta Street Apartments

58 Avila Ranch (Phase 3)

59 Avila Ranch (Phase 4)

60 Avila Ranch (Phase 5)

61 Avila Ranch | SFRs Phases 1 and 2

62 Bonetti Ranch | Building K

63 Bridge St. Project

64 Broadstone Village

65 Bullock Ranch

66 Clark Field Crossing

67 Crockers Lockers Self Storage Facility

68 French Hospital Expansion

San Luis Obispo project index

Records 33-63 of 63 | Select any name to open its map

69 Froom Ranch

70 Gas Works Mixed-Use

71 Monterey Place

72 Motel Inn

73 New San Luis Obispo courthouse

74 Orcutt Road Apartments

75 Prado Business Park

76 Prado Road interchange

77 Pratt Ranch | Tiburon Place

78 SLO Airport Hotel

79 SLO Repertory Theatre

80 San Luis Ranch | Lot 7

81 San Luis Square

82 Tank Farm Commerce Park

83 Villages at Broad Expansion

84 Waterman Village

102 Cal Poly student housing program revision

103 SLO Airport: Outbound Baggage Improvements

104 SLO Airport: Demolish Old Terminal Building and Remove Sites J and K Hangars

106 SLO Airport: Taxiway A Zone 2 Shift to 400' (Include Taxiway A4 Construction)

108 SLO Airport: Runway 11-29 Sealcoat

109 SLO Airport: Electrical Vault Relocation Design and Construct

110 SLO Airport: Remove Airport Restaurant (Enabling Project for Taxiway A Shift)

111 SLO Airport: Terminal Apron Reconstruction Design & Construct

112 SLO Airport: Engineered Materials Arrestor System Design & Construct

113 Old Courthouse Replace HVAC

114 Install Electronic Access Controls, PTB20, PTB02/03

136 SLO Museum of Art campus expansion

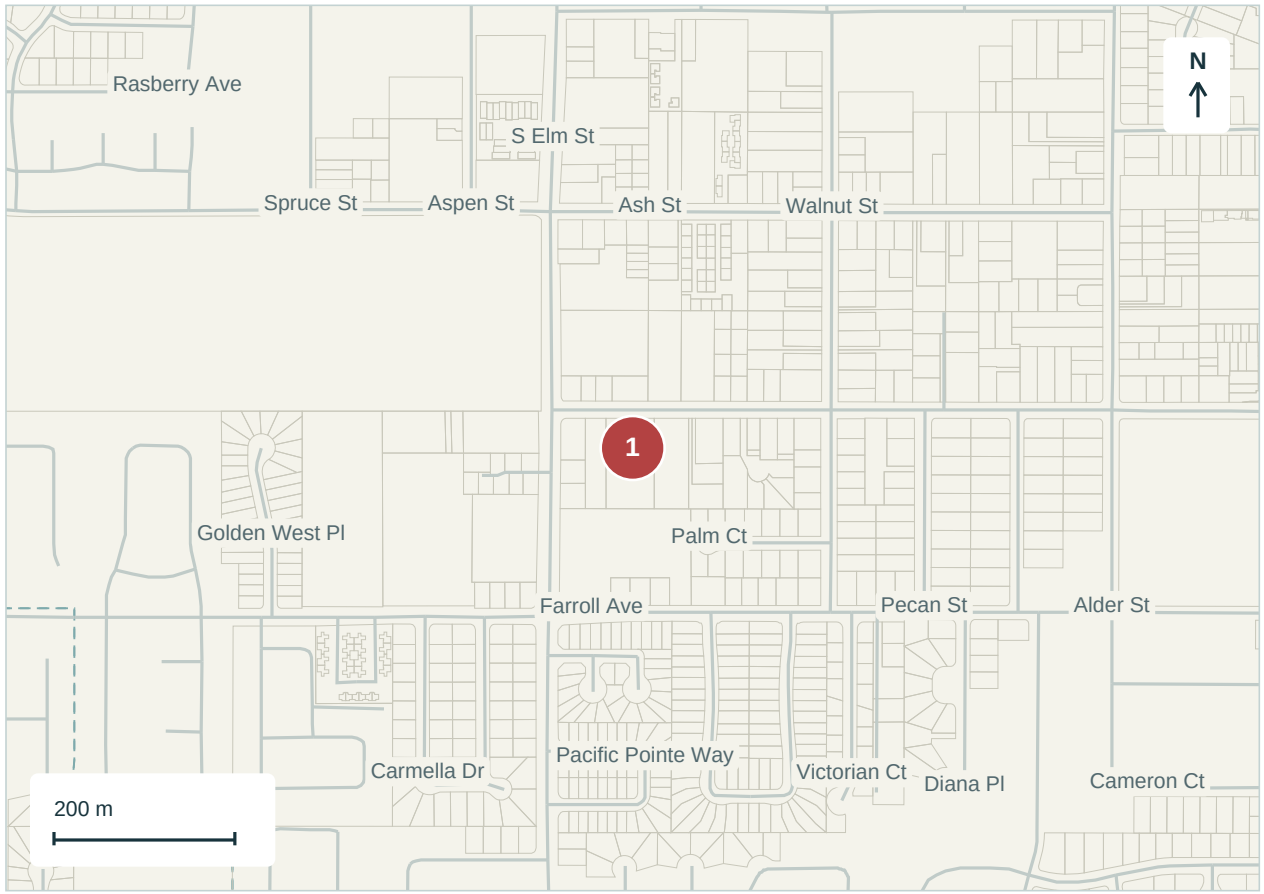
141 Beacon Studios (Calle Joaquin Homekey)

142 Comprehensive Cancer Center at 4051 Broad

143 Sendero Apartments at Avila Ranch

#1 1173 Fair Oaks apartments expansion

Arroyo Grande | Residential | Arroyo Grande



Location: 1173 Fair Oaks Avenue, Arroyo Grande, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Status needs confirmation

Two new buildings containing eight accessory dwelling units, with utility and clubhouse expansion.

Selected details

Application and applicant: CUP 25-002; John Tibbits.

Review trigger: The proposed detached ADU buildings exceed the 18-foot objective height standard and require discretionary review.

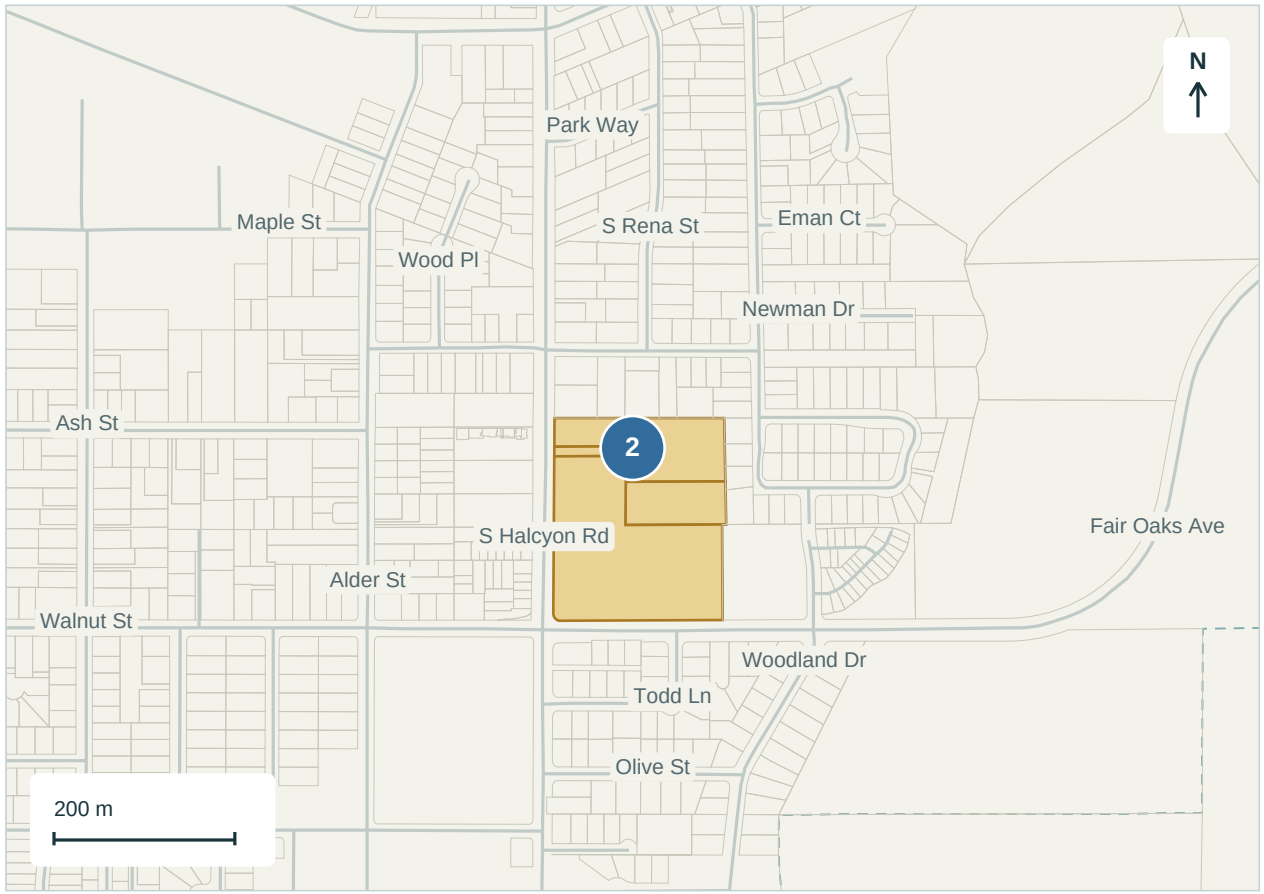
Evidence and full record

Arroyo Grande public meeting record (September 2, 2025)

Architectural Review Committee staff report (August 4, 2025)

#2 AG Community Hospital rehabilitation hospital

Arroyo Grande | Health / care | Arroyo Grande



Location: 345 S Halcyon Road, Arroyo Grande, CA

Published CEQAnet project location; indicative point, not project extent.

Source-listed APNs: 006-391-046, 006-391-047, 006-391-048, 006-391-049

Planning review

Proposed 52-bed rehabilitation hospital, approximately 67,900 square feet, on the existing hospital campus.

Selected details

Applicants: Dignity Health and LifePoint Health.

Environmental review: Draft-EIR preparation notice filed August 20, 2026; scoping comments closed September 18, 2026.

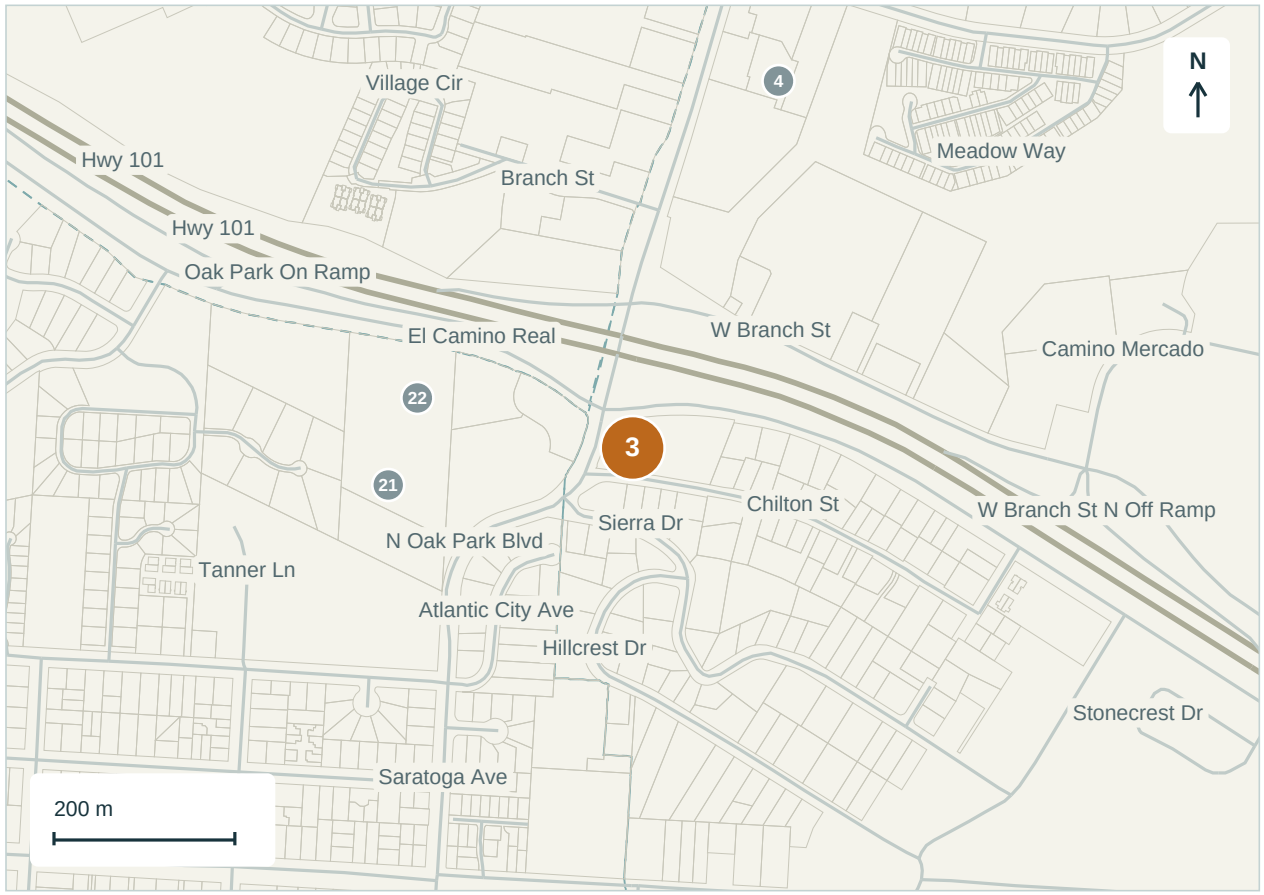
Site and program: Approximately four acres; 52 beds, approximately 67,900 square feet and supporting parking/utilities.

Evidence and full record

State environmental record: 2026080724 (August 20, 2026)

#3 Arroyo Terrace

Arroyo Grande | Residential | Arroyo Grande



Location: 700 Oak Park Boulevard, Arroyo Grande, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Construction / nearing completion

62 affordable apartments. Reported under construction in March 2026 with completion and leasing expected in late 2026.

Selected details

Builder: Abbott | Reed

Housing sponsor: HASLO / San Luis Obispo Non-Profit Housing Corporation

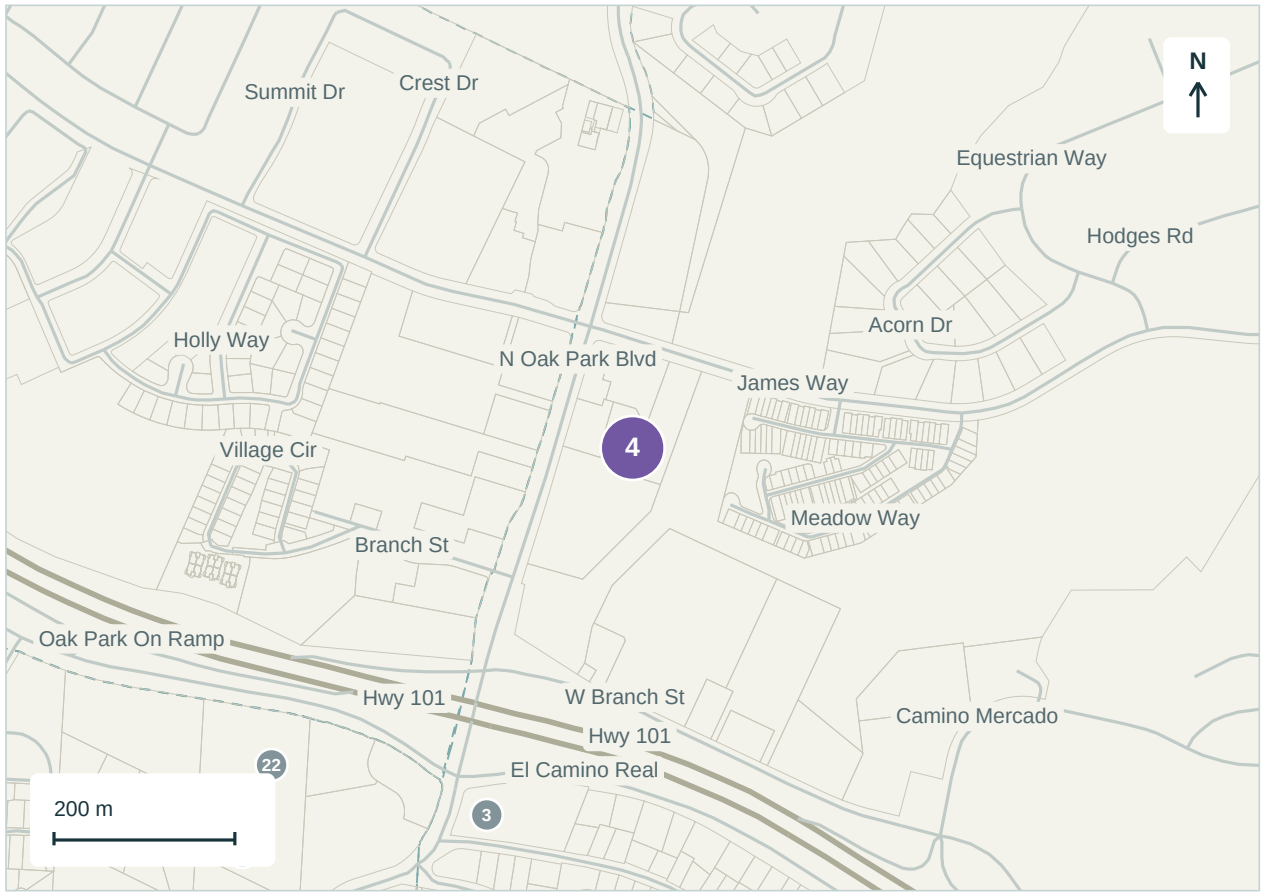
Evidence and full record

Original project source (March 2026)

Builder September progress update (September 16, 2026)

#4 Creekside Junction

Arroyo Grande | Residential | Arroyo Grande



Location: 1271 James Way, Arroyo Grande, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

92 apartments in two four-story buildings; 14 income-restricted homes.

Selected details

Application: CUP 25-001; appeal APL26-001

Site and building program: 1.81 acres; two four-story buildings; 20 studios, 58 one-bedroom and 14 two-bedroom apartments; community center, fitness area and 31 one-car garages.

Environmental record: Statutory PRC 21080.66 and Class 32 infill exemptions reported.

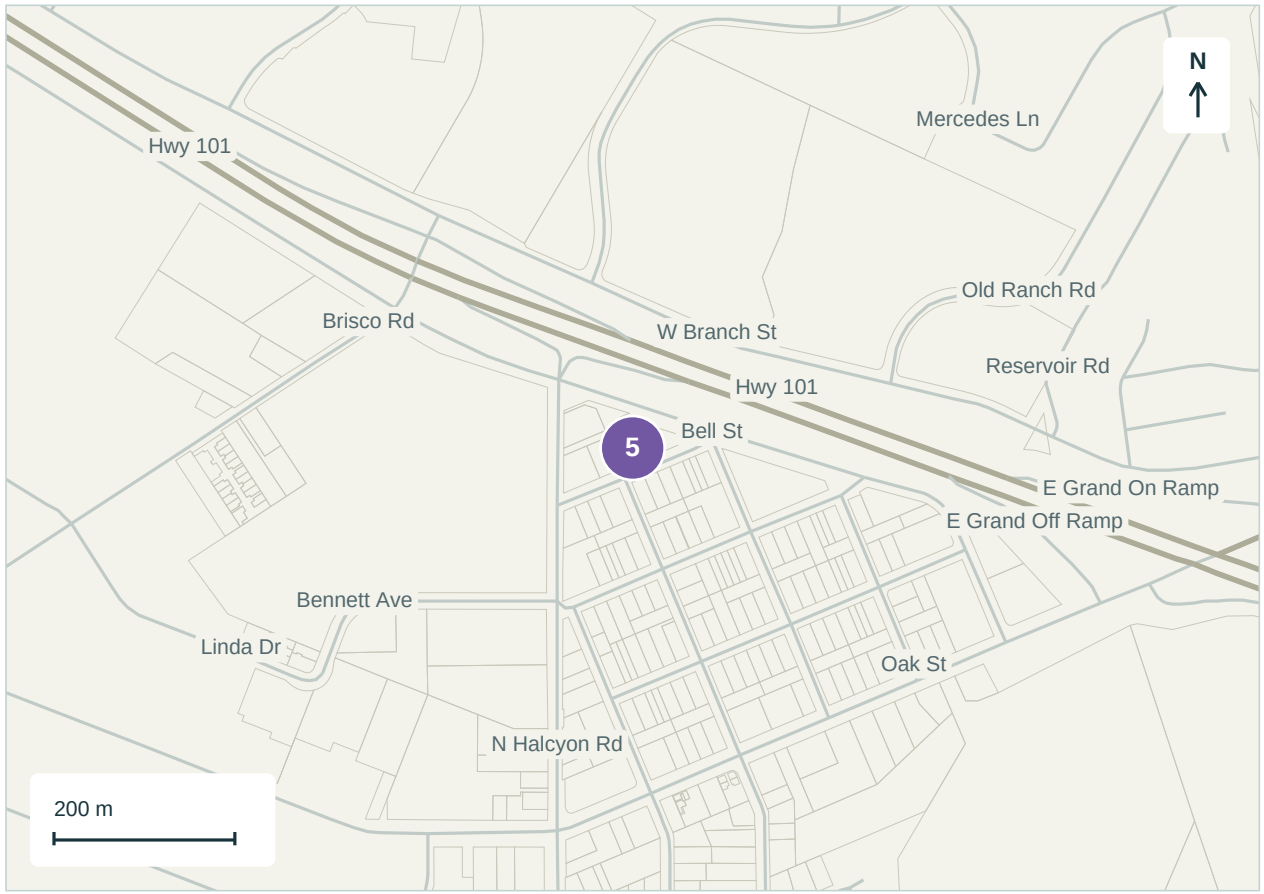
Evidence and full record

State environmental record: 2026010751 (January 20, 2026; appeal decision reported April 16, 2026)

Updated city environmental filing (April 16, 2026)

#5 El Camino Real hotel and car wash

Arroyo Grande | Hospitality | Arroyo Grande



Location: 727 El Camino Real, Arroyo Grande, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

22-room hotel, pool, automated drive-through car wash and self-service vacuum area.

Selected details

Applications: CUP 23-004; LLA 23-002; Planned Sign Program 23-001

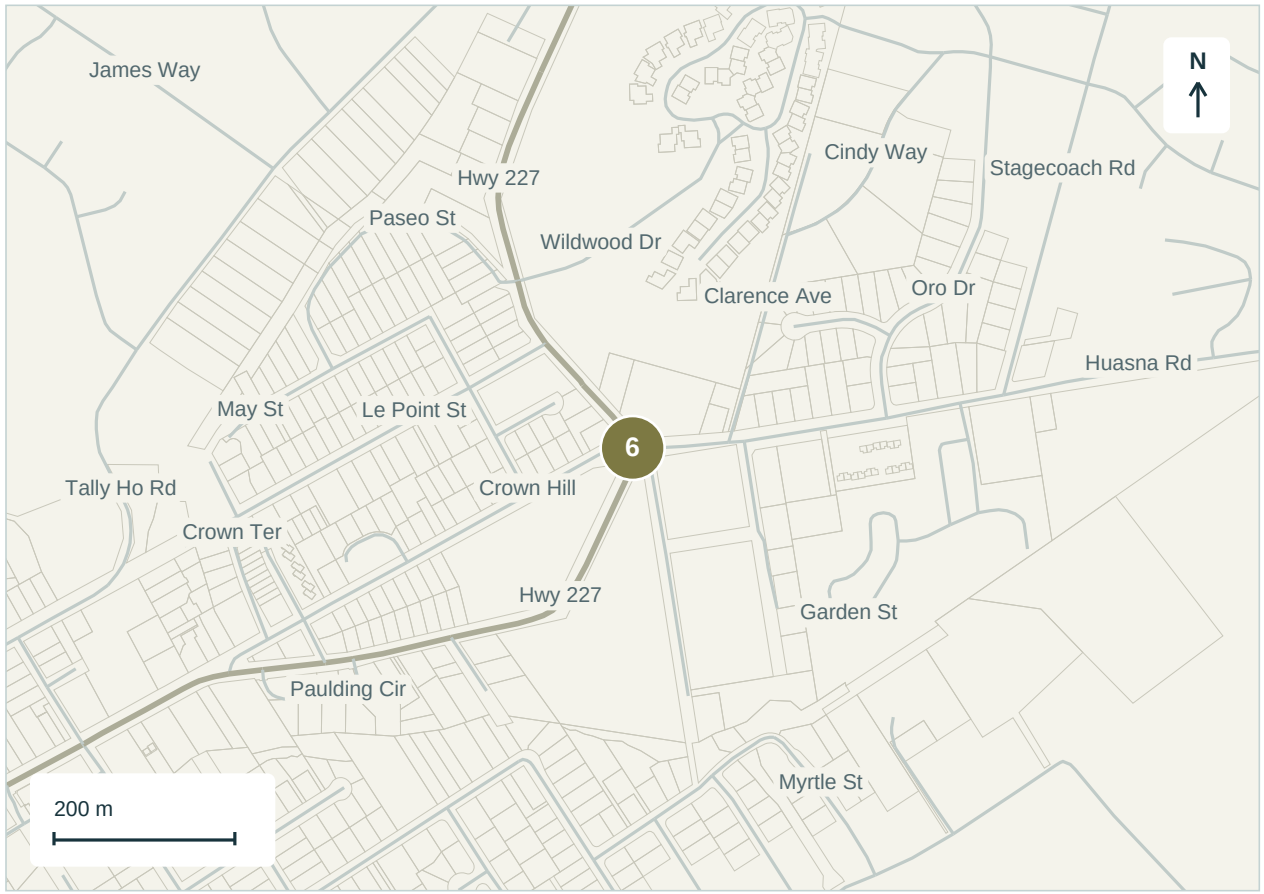
Evidence and full record

State environmental record: 2024110865 (November 2024 approval)

Supporting project record (See source)

#6 Huasna-Branch roundabout

Arroyo Grande | Public works / infrastructure | Arroyo Grande



Location: E Branch Street and Huasna Road, Arroyo Grande, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

Proposed roundabout at East Branch, Huasna, Corbett Canyon and Crown Hill junction. Design procurement.

Selected details

Funding source: Transportation Facilities Development Impact Fee funds identified by the city; construction award and final budget not established.

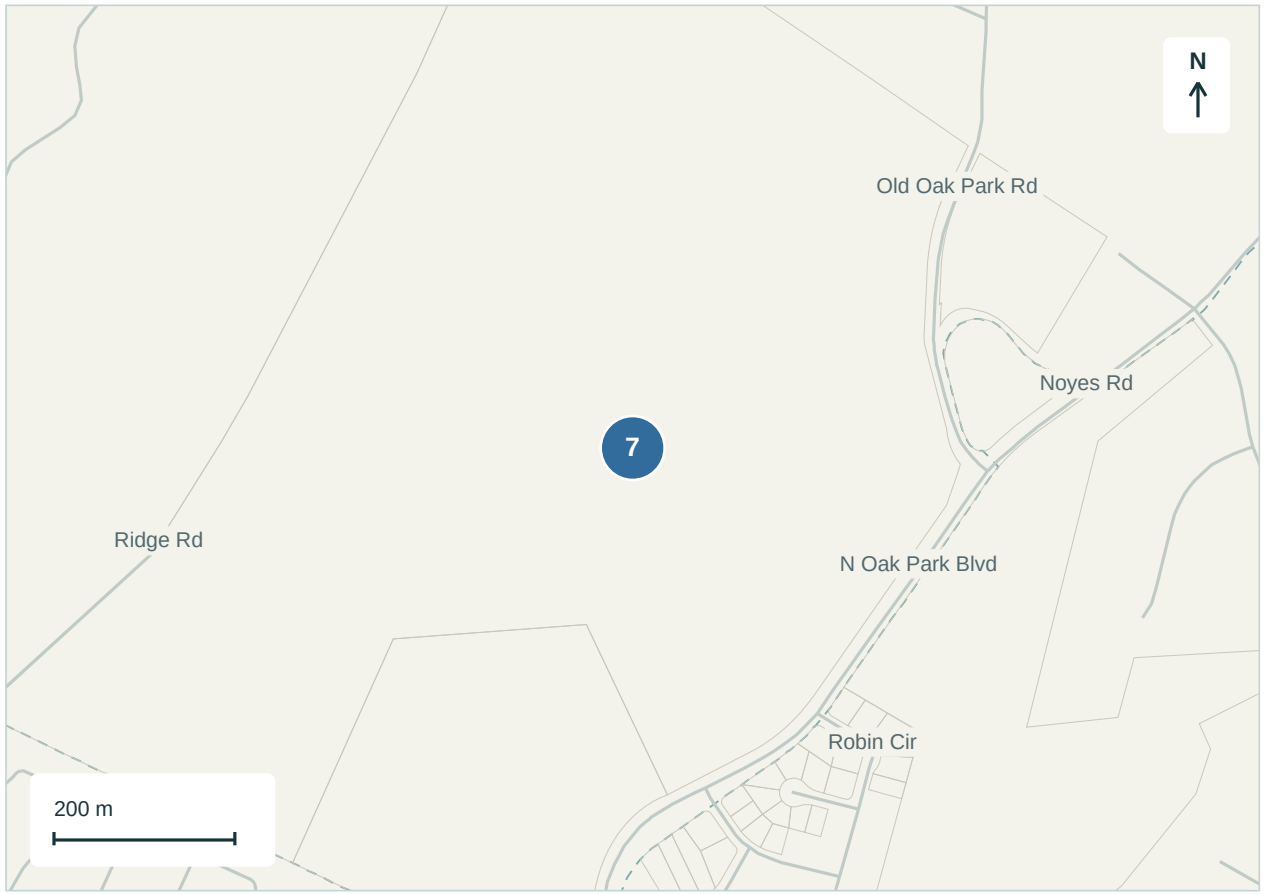
Public engagement: Community meeting held March 30, 2026. Crown Hill access configuration remains a design decision.

Evidence and full record

Original project source (City page checked November 3, 2026)

#7 Del Mar Ranch

Arroyo Grande | Residential | San Luis Obispo County



Location: 1007 Oak Park Boulevard, Pismo Beach area, CA

County official address point. Site extends beyond this point.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

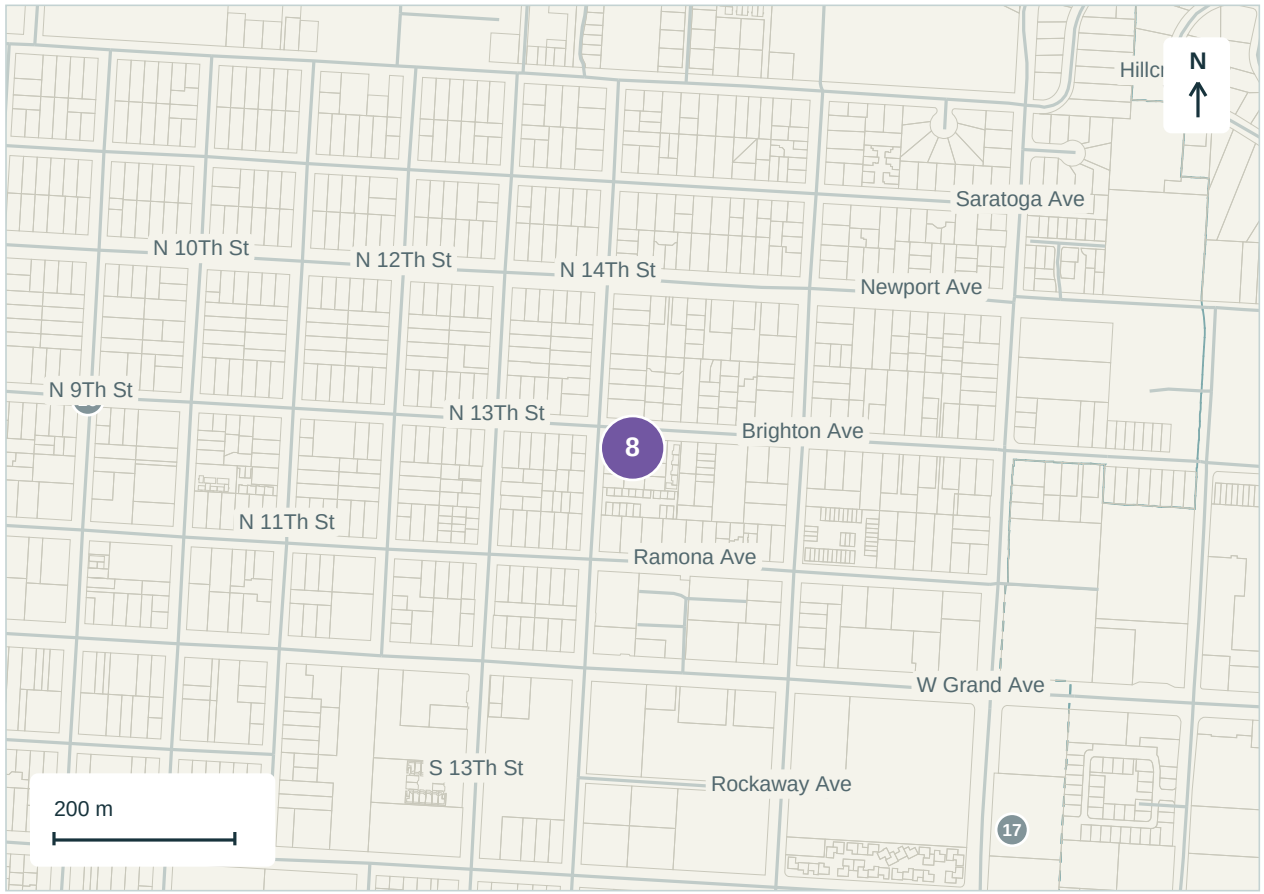
Proposed 100 homes: 70 detached homes and up to 30 senior units on about 154 acres.

Evidence and full record

Original project source (November 23, 2025)

#8 284 N 14th Townhomes

Grover Beach | Residential | Grover Beach



Location: 284 N 14th Street, Grover Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 060-176-055

Building review

Development of a three-story residential project, consisting 14 townhomes.

Selected details

Application: DA-25-0006; Tract 3242

Building arrangement: Two three-story structures; 14 townhomes and 14 individual parcels.

Applicant representative: Jeffrey Emrick, Garing, Taylor & Associate

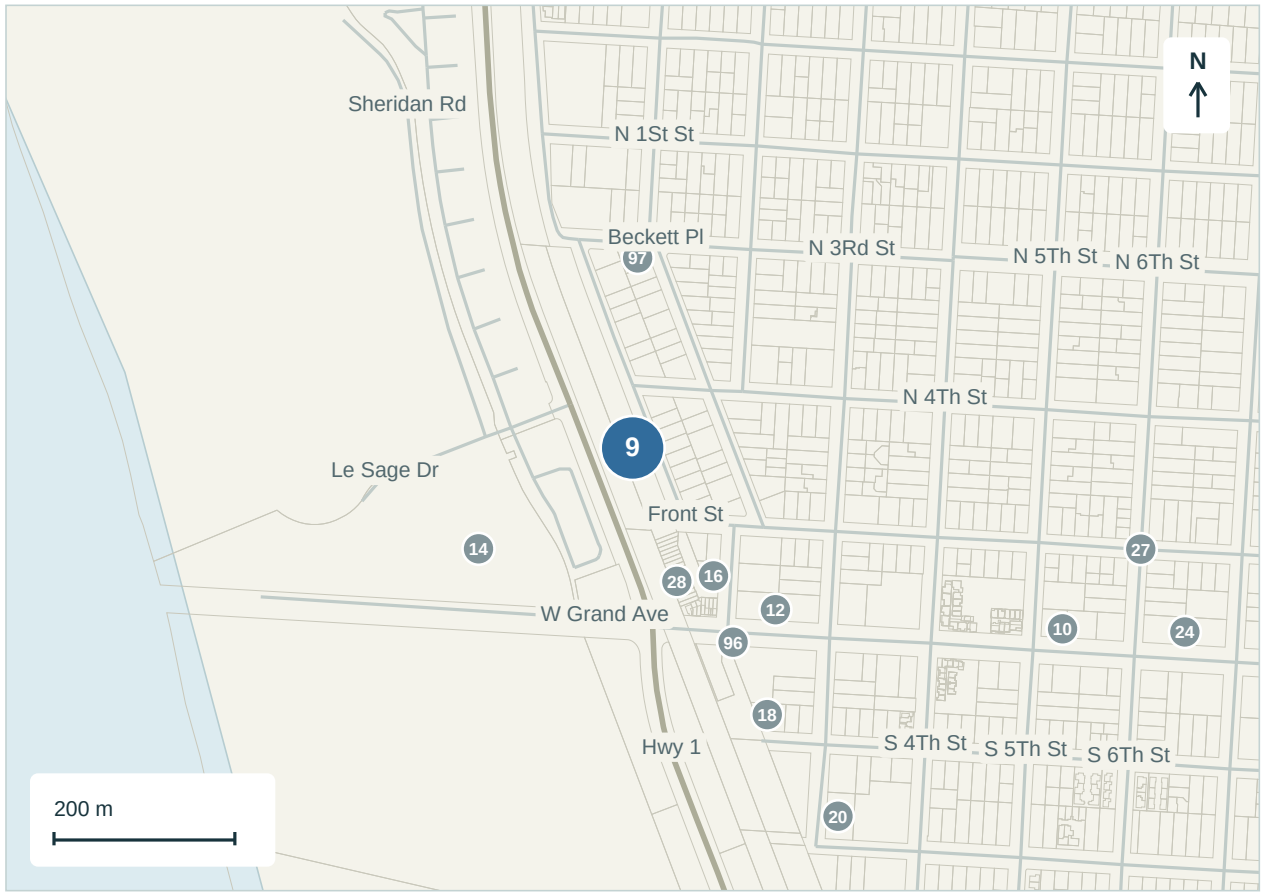
Evidence and full record

Grover Beach city development tracker (October 14, 2026)

State environmental filing (2026)

#9 359 Front - Mixed-Use

Grover Beach | Mixed use | Grover Beach



Location: 359 Front Street, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

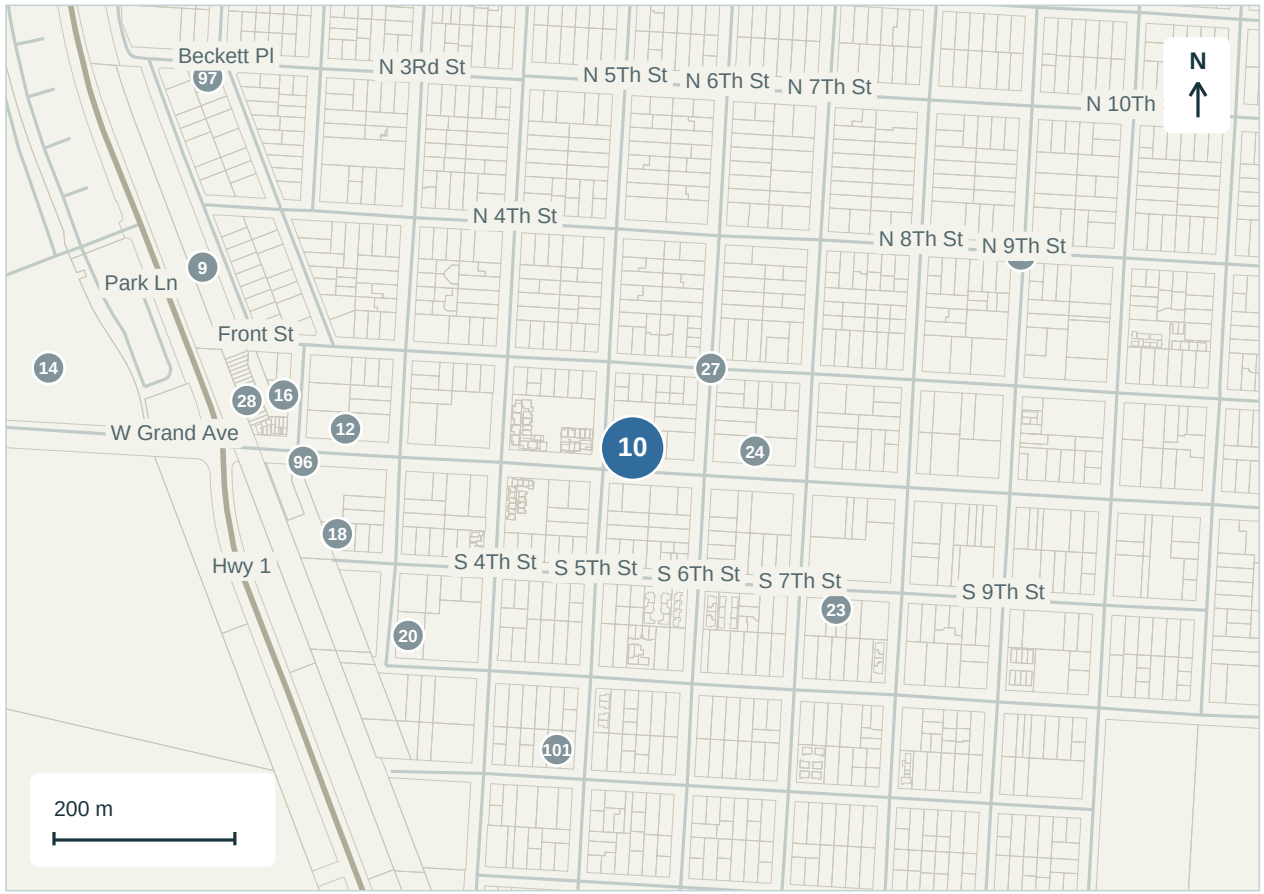
Development review of a three-story mixed-use project consisting of 3,114 square feet of commercial space, and 36 residential units (28 Townhomes & 8 condominiums).

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#10 501 W Grand - Mixed-Use

Grover Beach | Mixed use | Grover Beach



Location: 501 W Grand Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

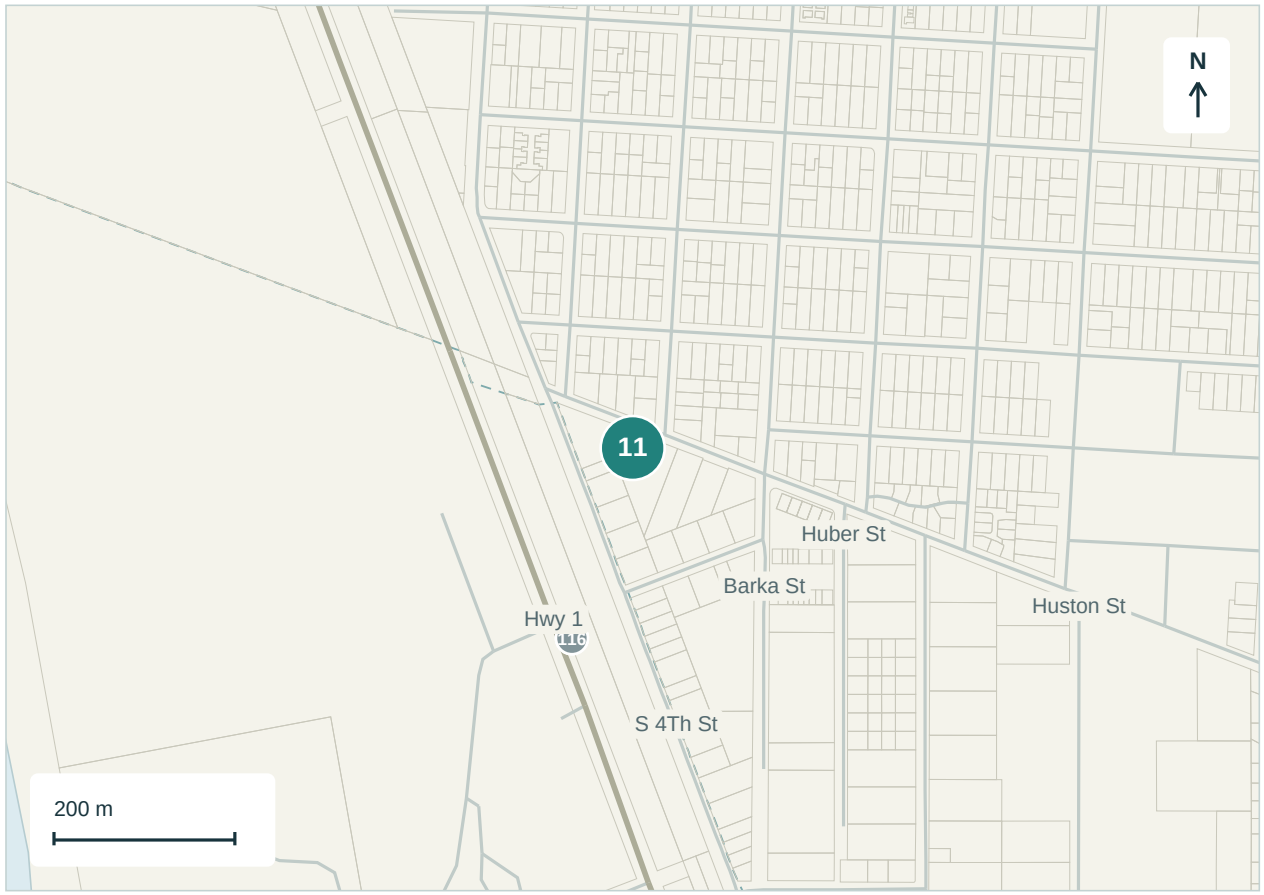
Development Application for a four-story mixed-use project consisting of 2,300 square feet of commercial space, and 30 residential units.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#11 Astound (550 Farroll)

Grover Beach | Commercial / industrial | Grover Beach



Location: 550 Farroll Road, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Permit issued / activity unverified

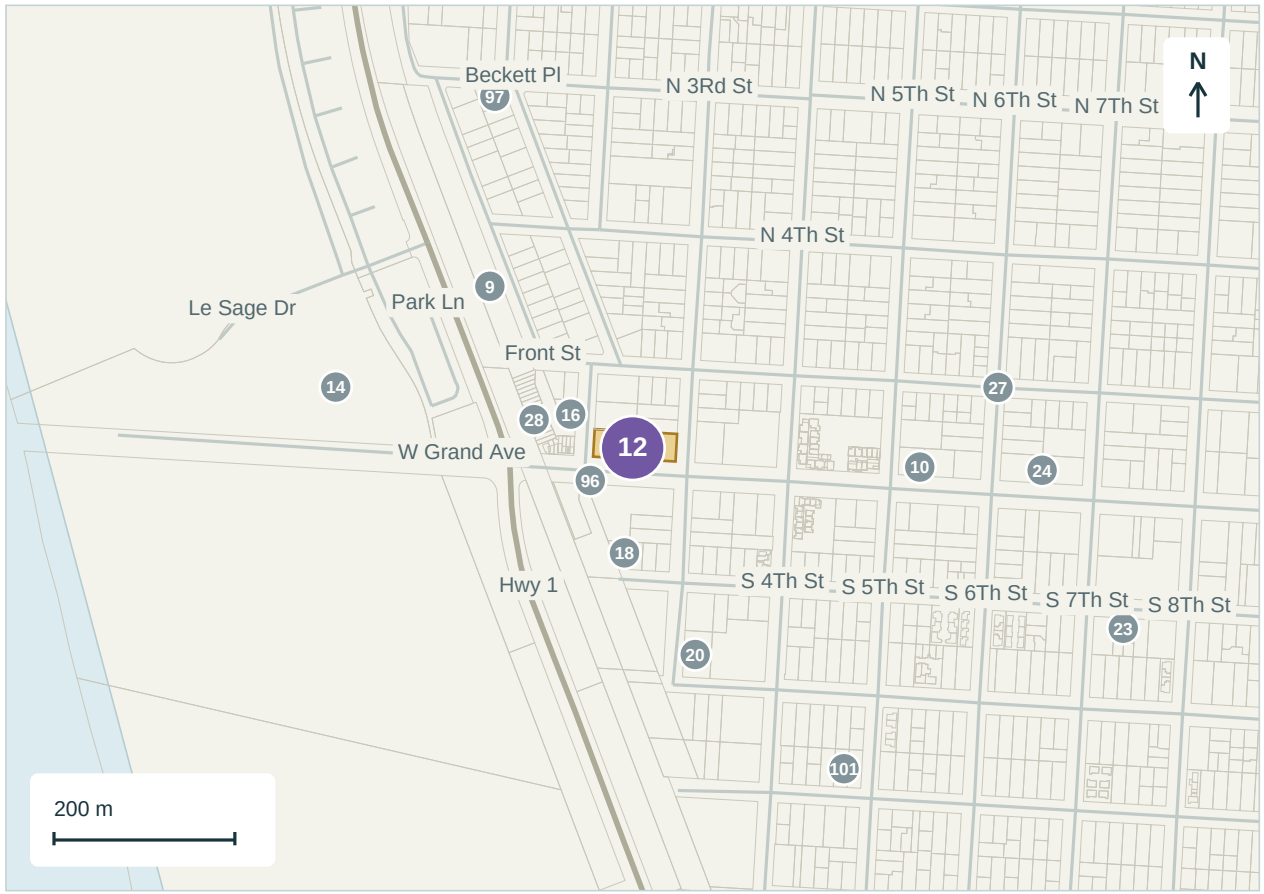
Development of a single-story Broadband Communication Distribution Center, consisting of 9,781 square feet of non-residential space, across four structures.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#12 Beach Front Plaza (201 W Grand Ave)

Grover Beach | Mixed use | Grover Beach



Location: 201 W Grand Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

Source-listed APNs: 060-205-018

Building review

Development of a four-story mixed-use project consisting of 4,100 square feet of commercial/patio space, and 39 residential units.

Selected details

Application: DA-25-0009; Tract 3248

Developer: Coastal Community Builders; applicant contact Ben Fine

Site and density bonus: 0.7 acres; 20% density bonus; waiver for two ground-floor residential units.

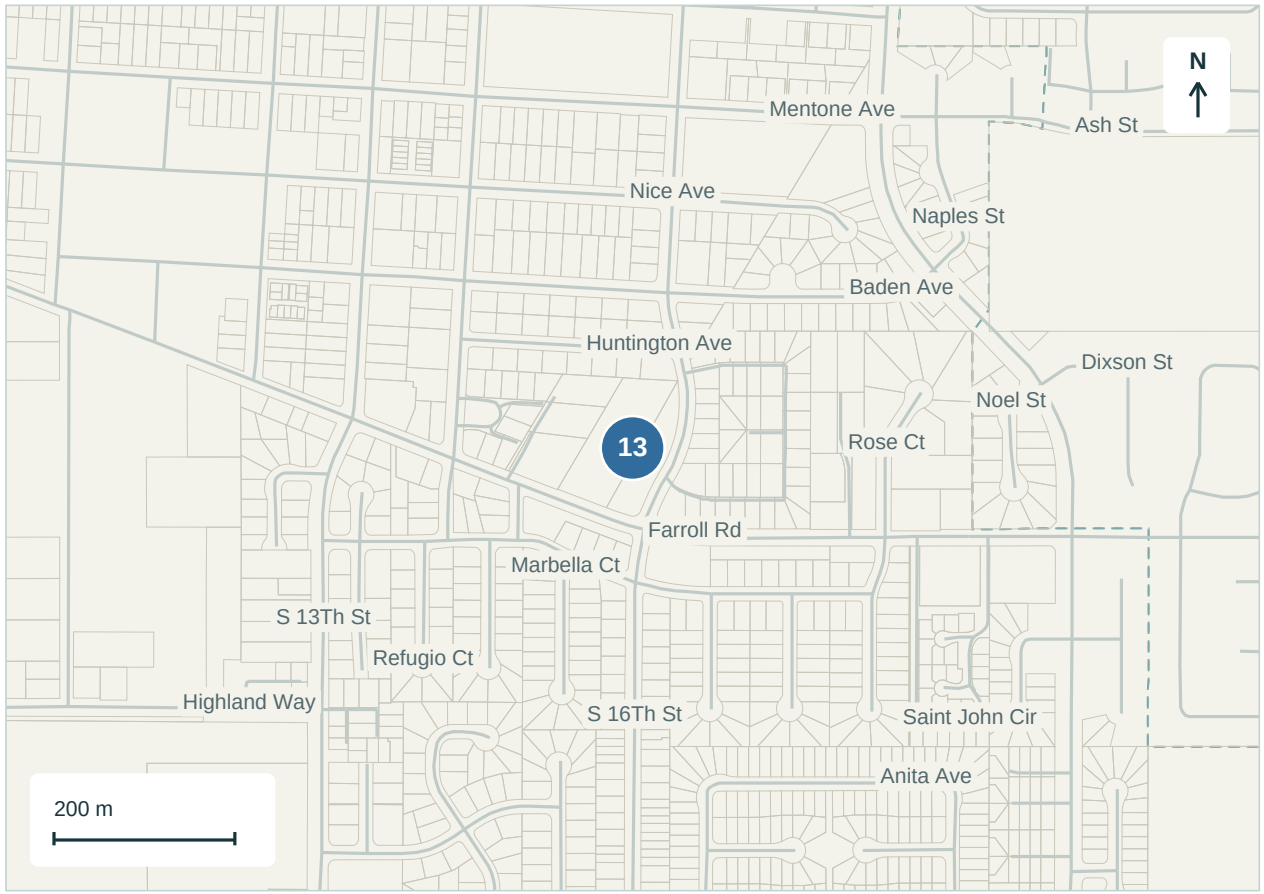
Evidence and full record

Grover Beach city development tracker (October 14, 2026)

State environmental filing (2026)

#13 Farroll Residences (1591 Farroll Road)

Grover Beach | Residential | Grover Beach



Location: 1591 Farroll Road, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

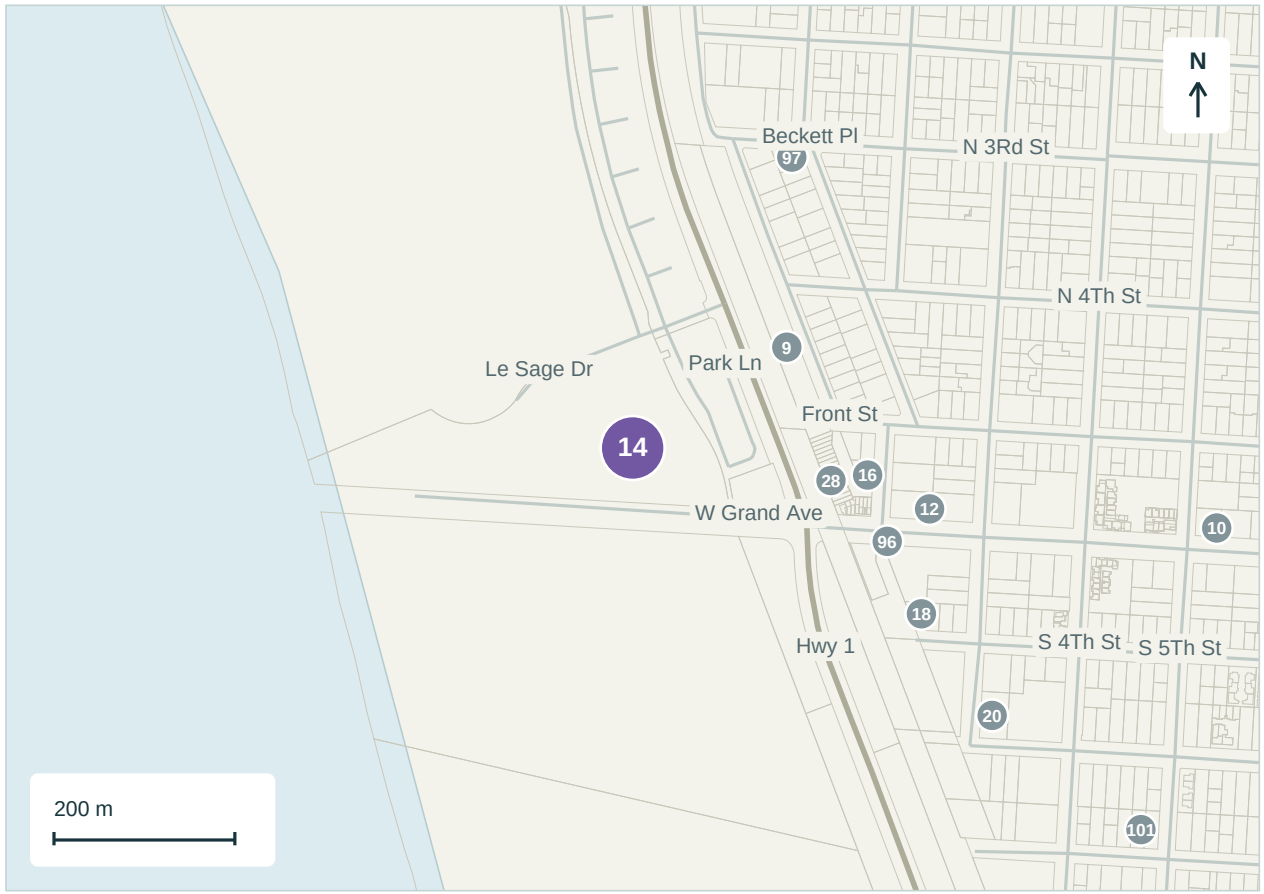
Development review of a tract home project consisting of 30 single-story attached homes. The project includes a request to rezone the property from R1 to R2.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#14 Grover Beach Lodge (55 W Grand)

Grover Beach | Hospitality | Grover Beach



Location: 55 W Grand Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

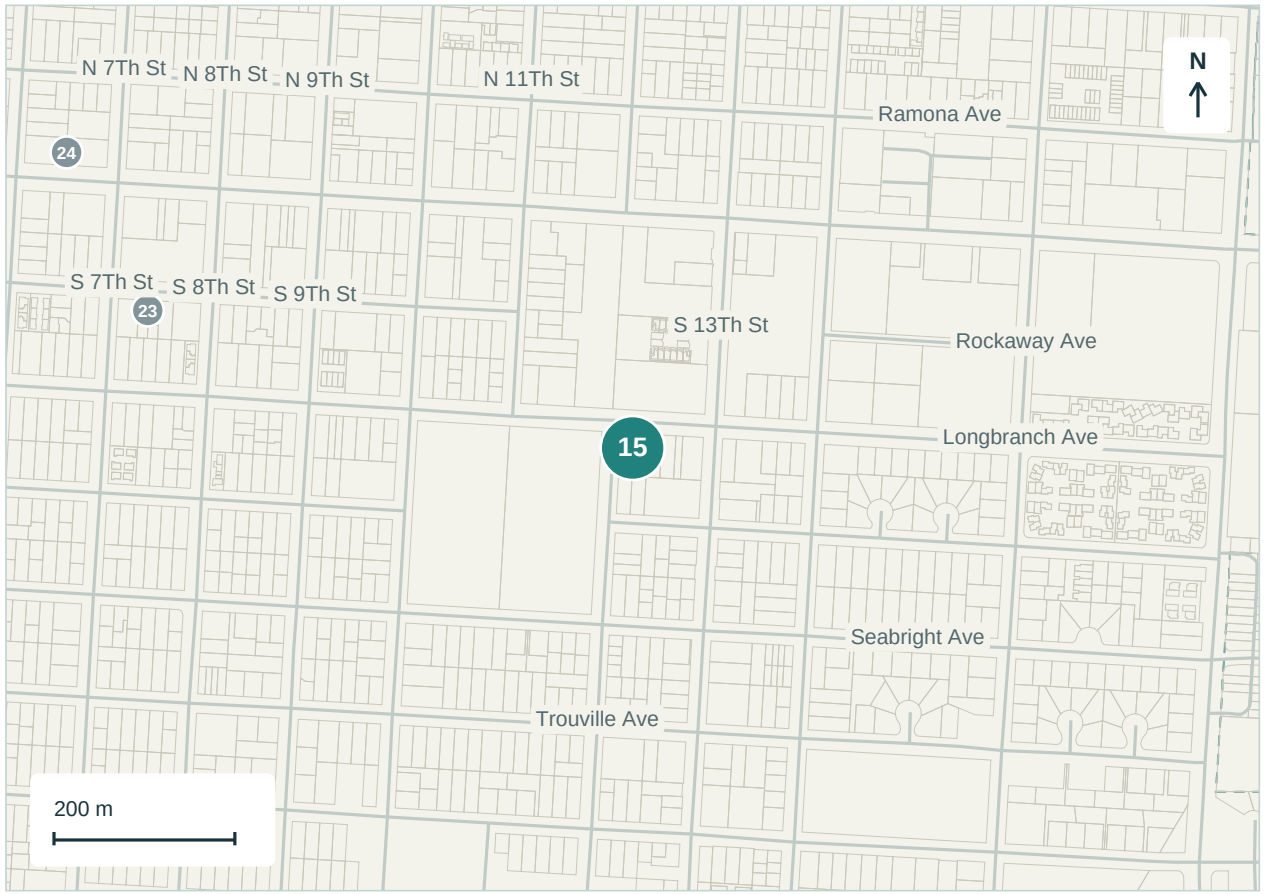
Development of a three-story hotel/lodge, consisting of 144 rooms across 3 separate structures.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#15 Long Branch Residences (1232 Long Branch)

Grover Beach | Residential | Grover Beach



Location: 1232 Long Branch Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Permit issued / activity unverified

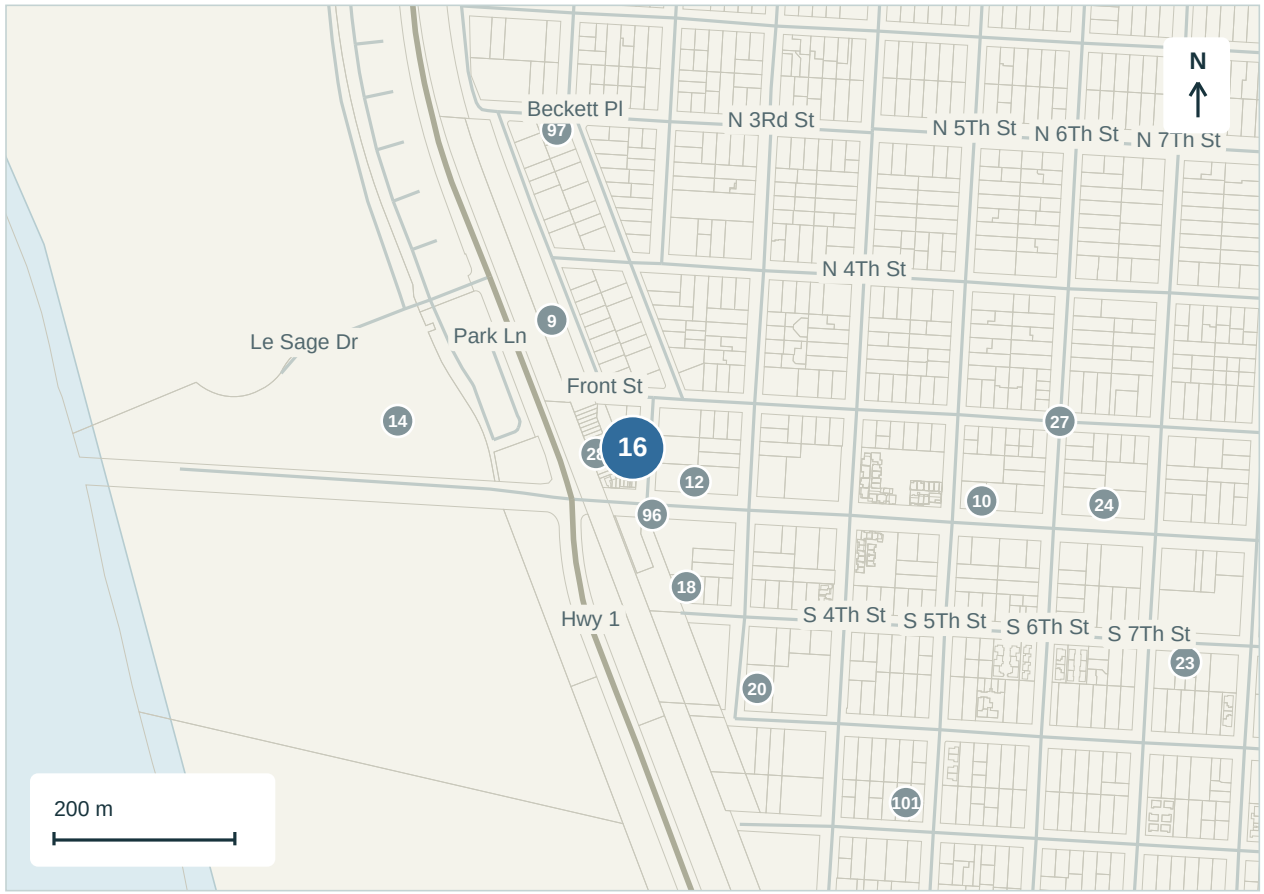
Development of a two-three story residential project, consisting of 10 townhomes, and 6 accessory dwelling units.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#16 Mixed-Use (171 N 2nd)

Grover Beach | Mixed use | Grover Beach



Location: 171 N 2nd Street, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

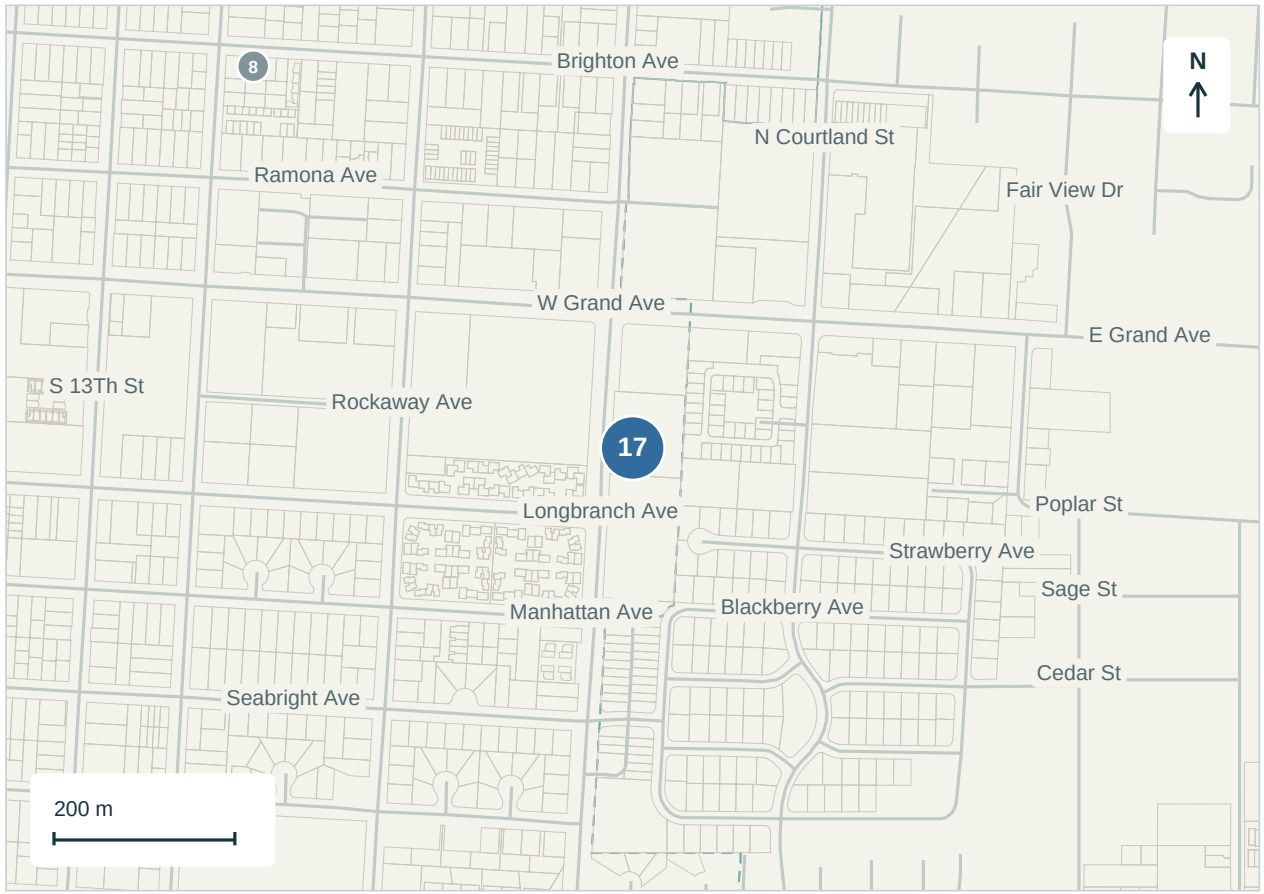
Development of a three-story mixed-use project, consisting of 800 square feet of commercial space, and 9 residential condominiums.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#17 Mixed-Use (191 S Oak Park)

Grover Beach | Mixed use | Grover Beach



Location: 191 S Oak Park Boulevard, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

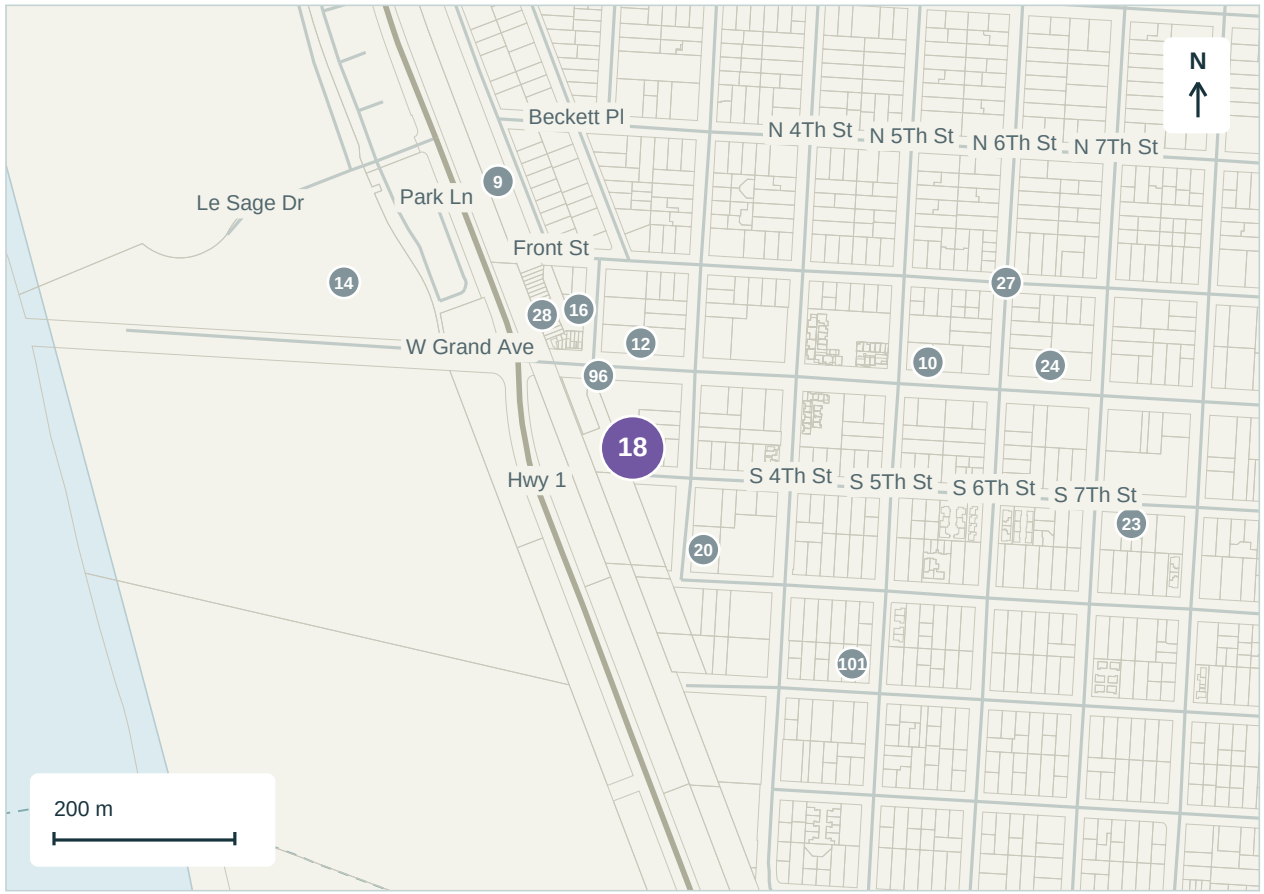
Development of a three-story mixed-use project consisting of 5,120 square feet of commercial space, and 20 townhomes.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#18 Mixed-Use (261 Rockaway)

Grover Beach | Mixed use | Grover Beach



Location: 261 Rockaway Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

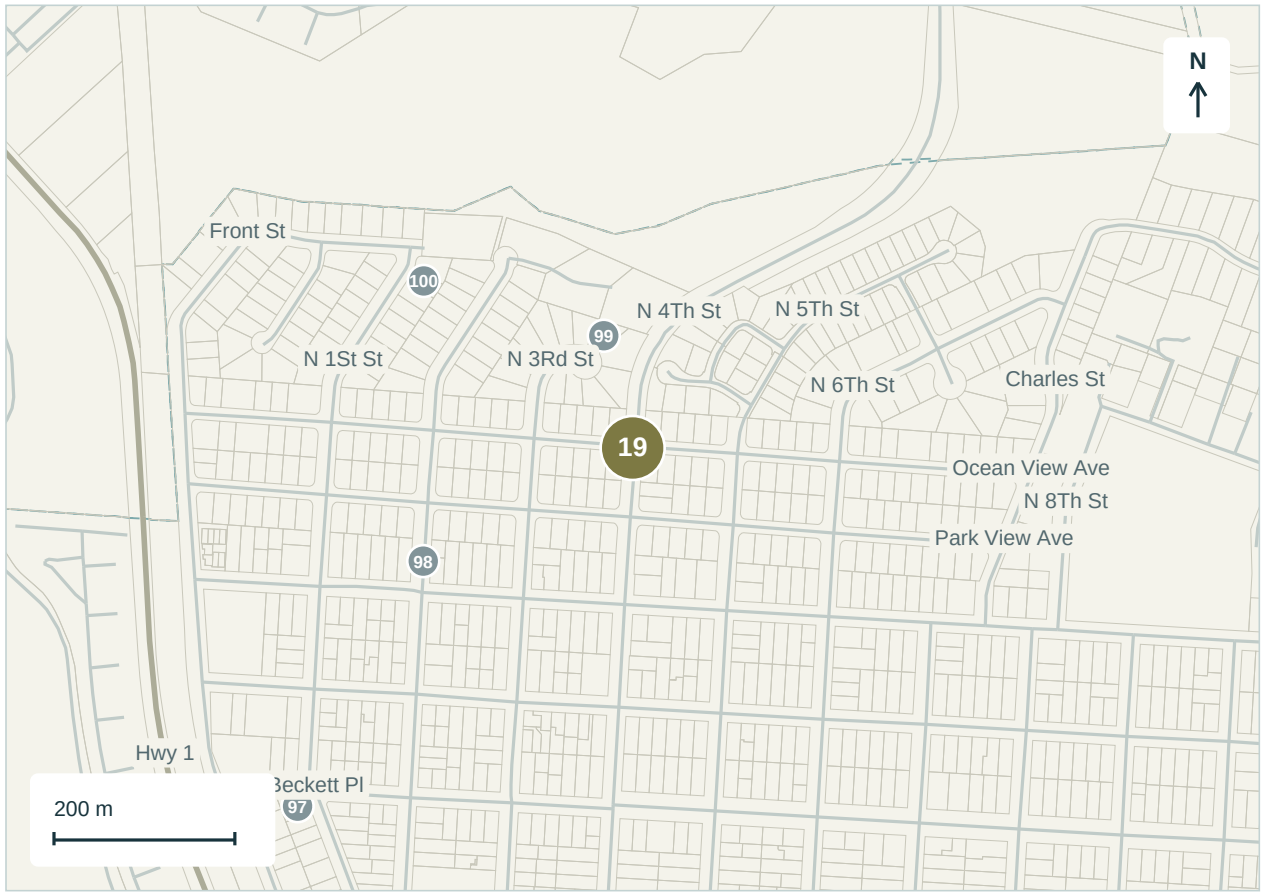
Development of a five-story mixed-use project consisting of 900 square feet of commercial space, and 20 residential condominiums.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#19 North 4th Street repairs CIP 2285

Grover Beach | Public works / infrastructure | Grover Beach



Location: N 4th Street and Ocean View Avenue, Grover Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

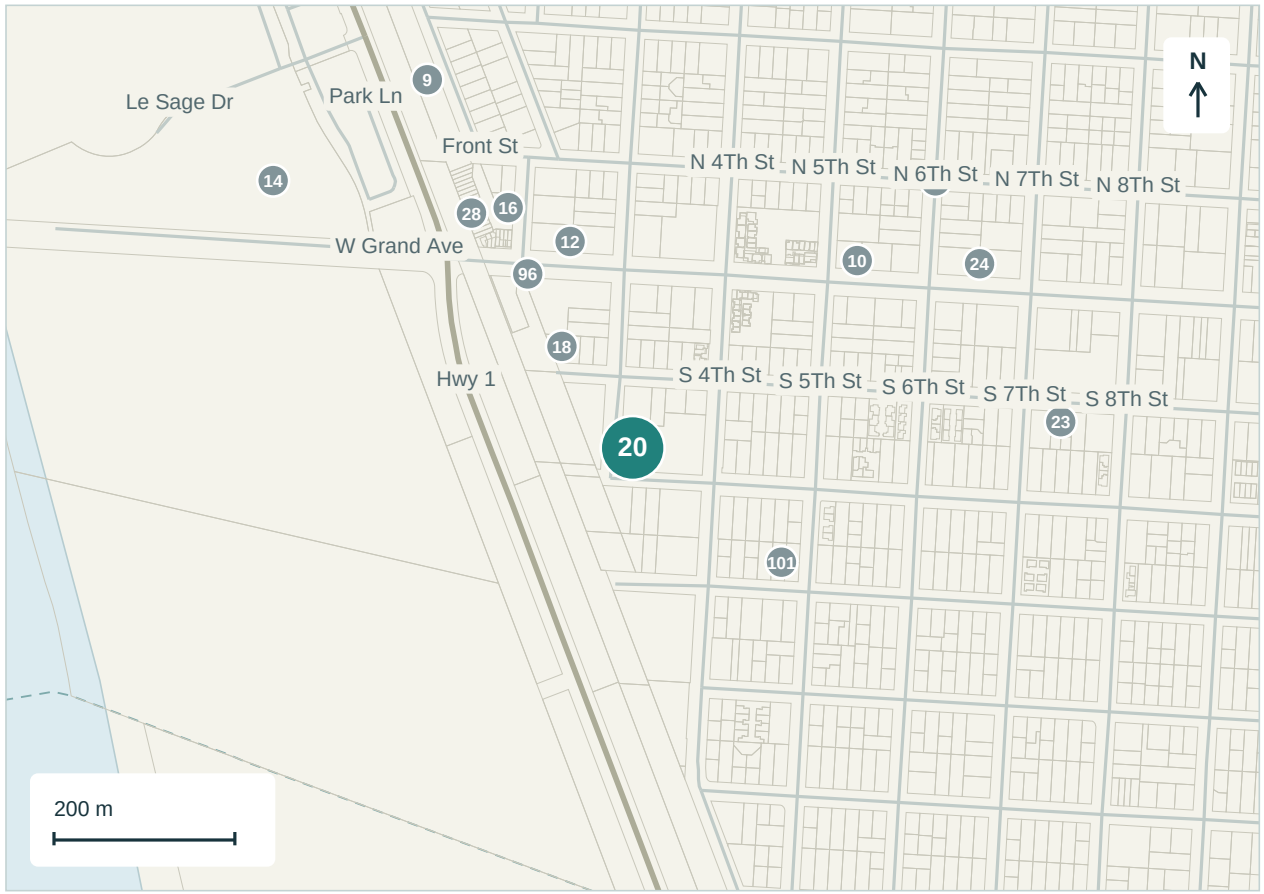
N. 4th Street from West Grand to Ocean View; FY 2026-27 design objective.

Evidence and full record

Original project source (FY 2026-27 budget update)

#20 Peak WIFI Headquarters (305 Long Branch)

Grover Beach | Mixed use | Grover Beach



Location: 305 Long Branch Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Permit issued / activity unverified

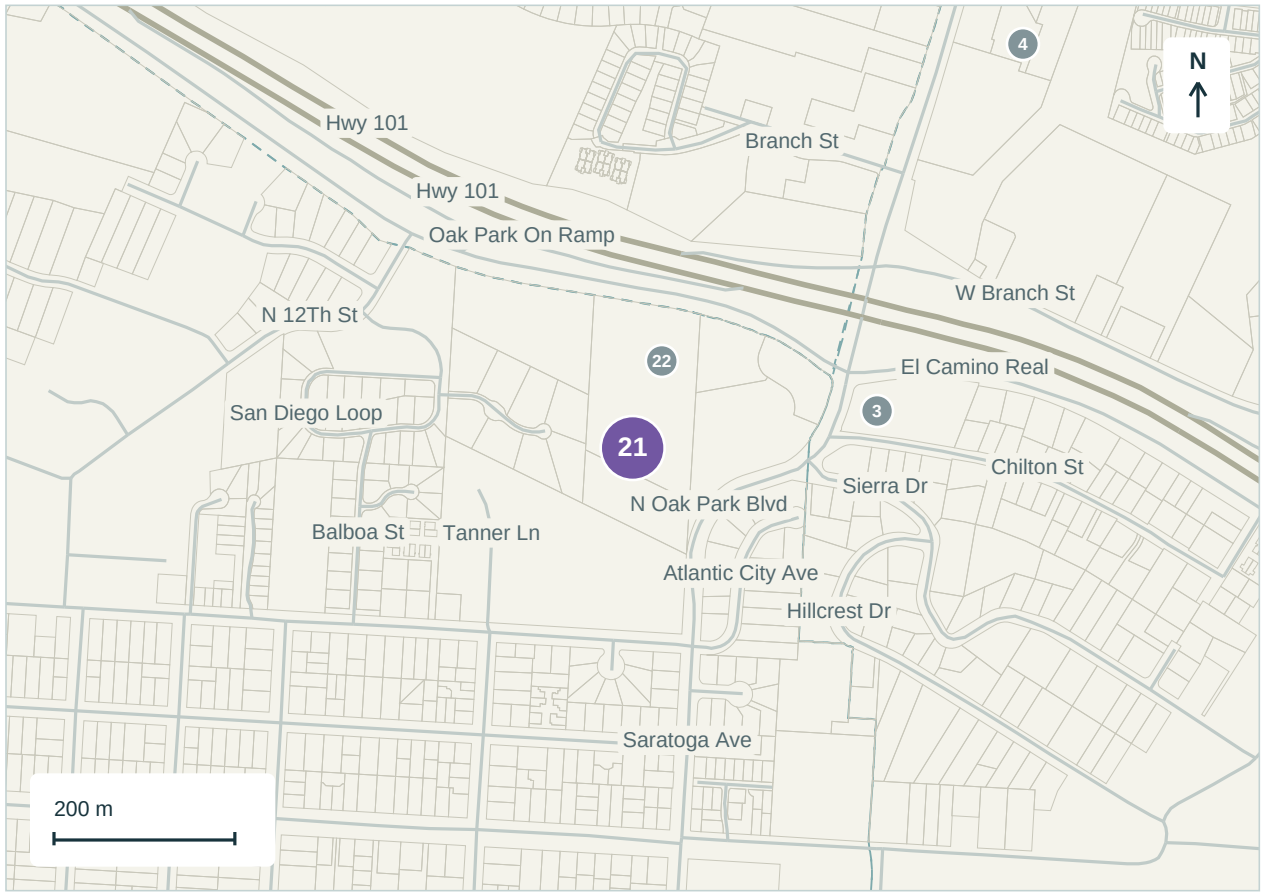
Development of a three-story mixed-use project, consisting of 17,043 square feet of industrial and office space, one live/work unit, and one caretaker's unit.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#21 Phase 1 - La Quinta (1598 El Camino Real)

Grover Beach | Hospitality | Grover Beach



Location: 1598 El Camino Real, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

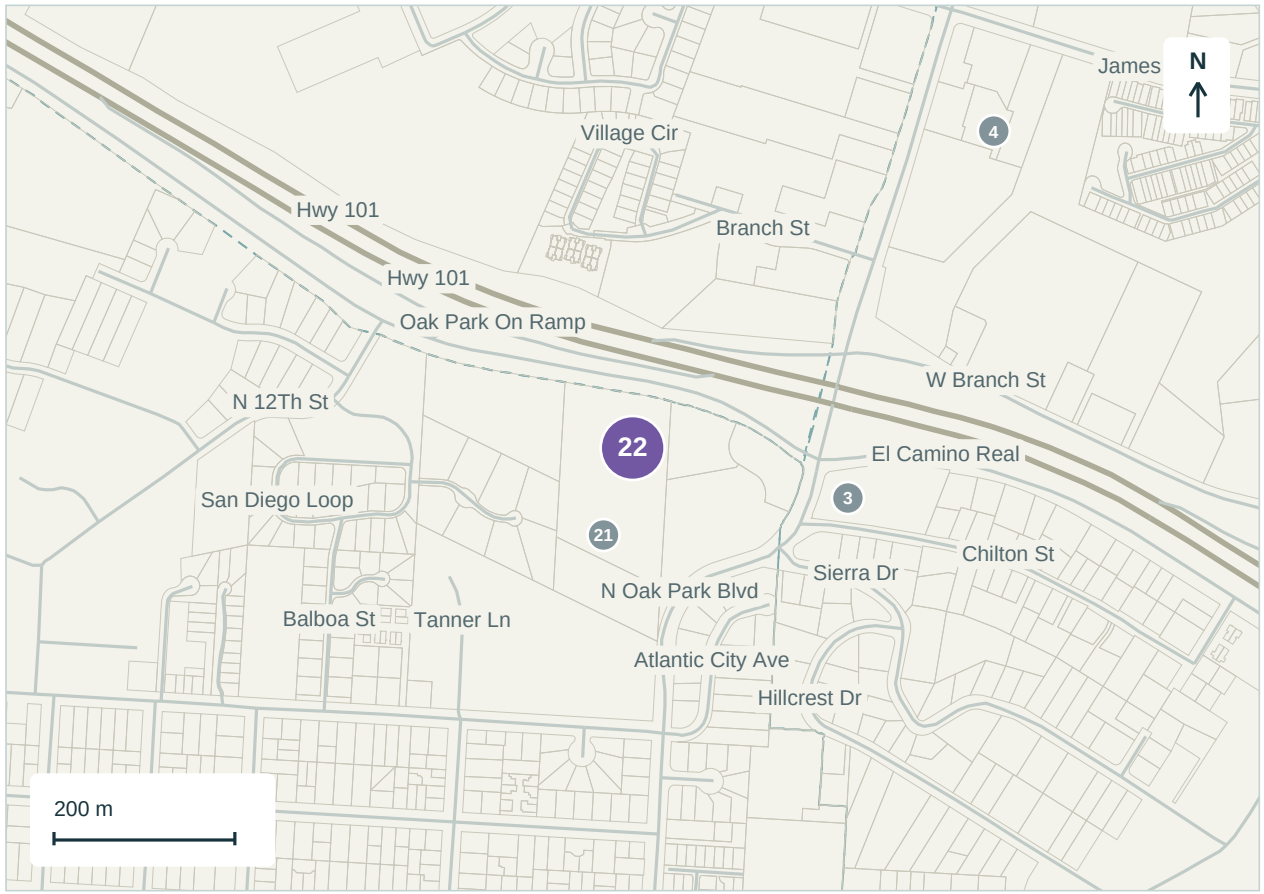
Phase 1: Development of a four-story hotel (La Quinta), consisting of 93 rooms.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#22 Phase 2 - Mixed-Use (1598 El Camino Real)

Grover Beach | Mixed use | Grover Beach



Location: 1598 El Camino Real, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

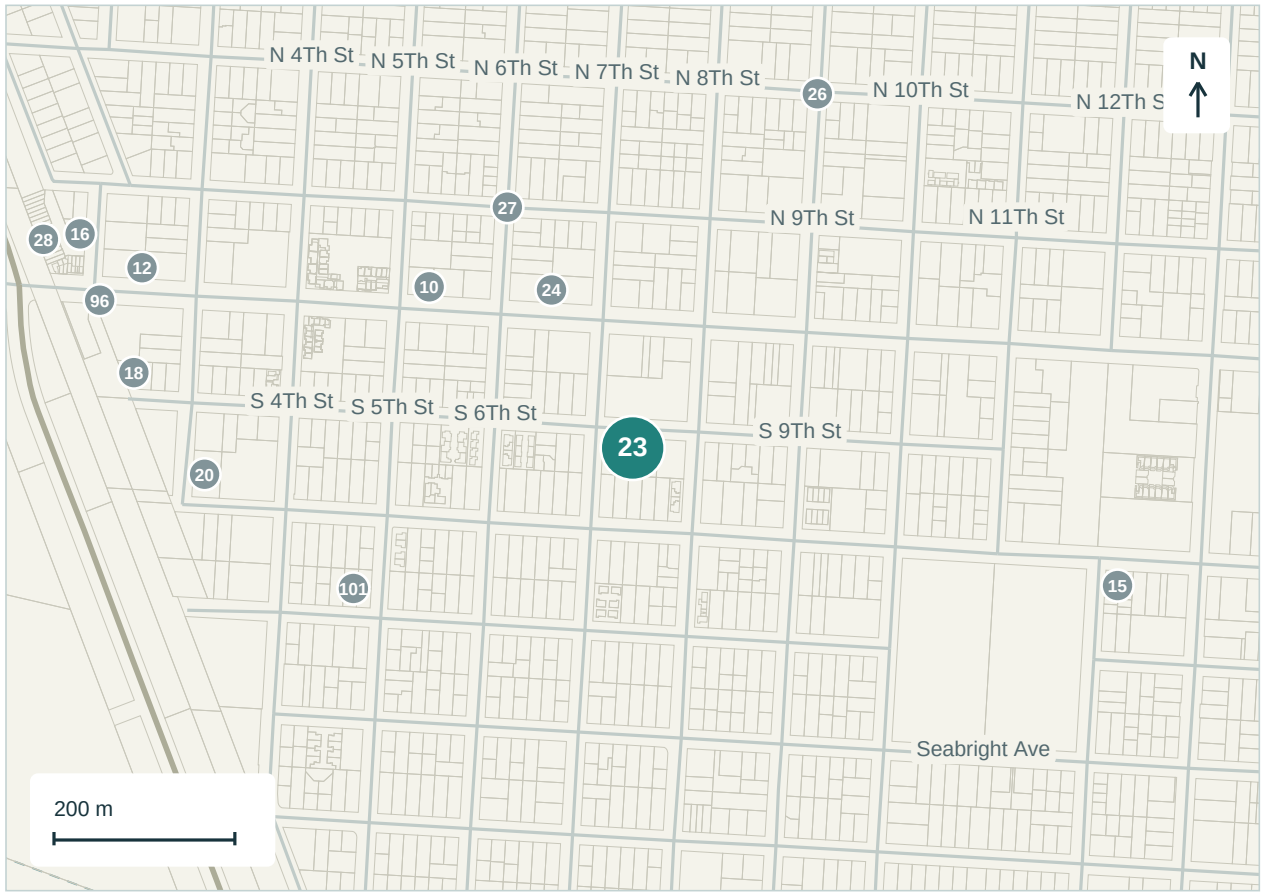
Phase 2: Development of a four-story hotel, consisting of 60 rooms. The project also includes 7 single-family residences.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#23 Rockaway Residences (Barcelona Court)

Grover Beach | Residential | Grover Beach



Location: Barcelona Court, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Permit issued / activity unverified

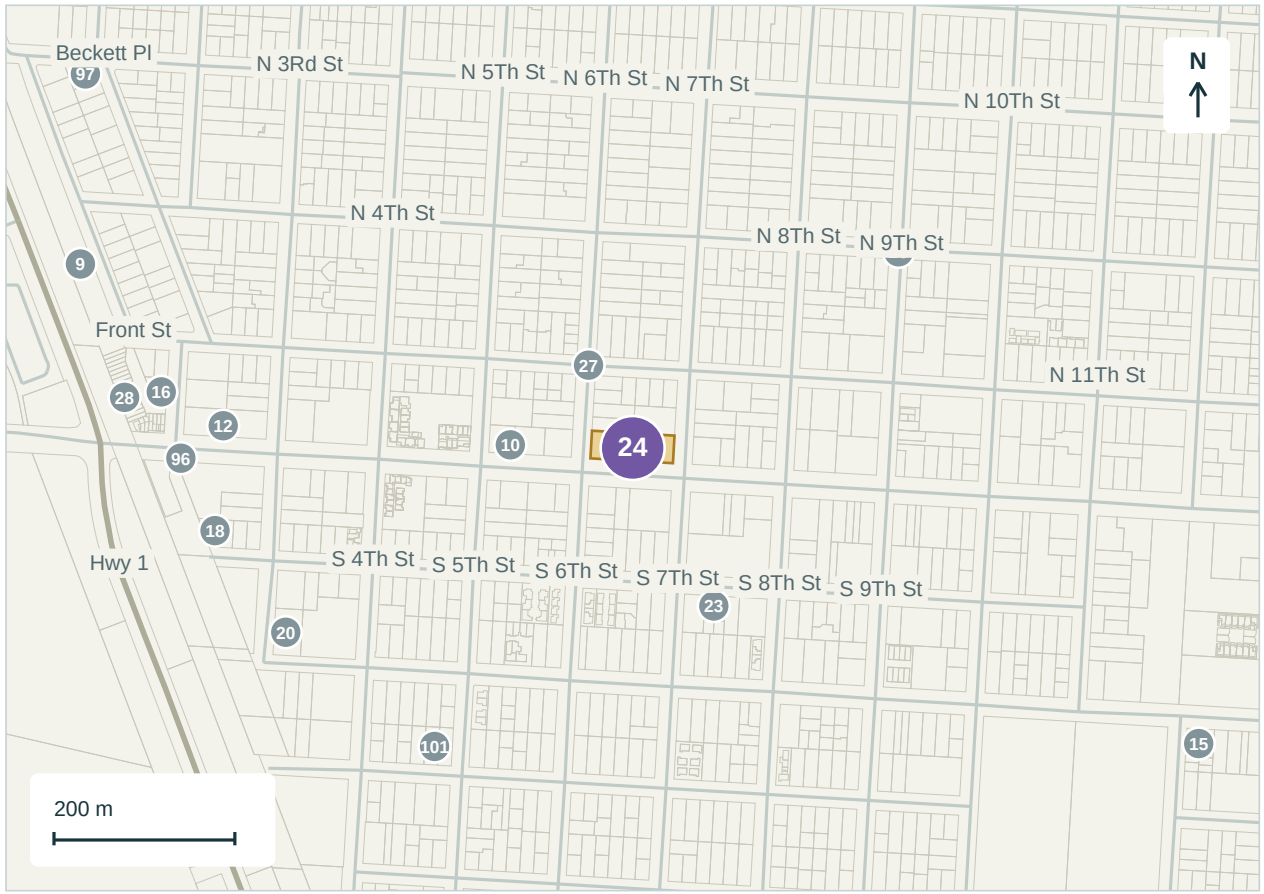
Development of a three-story residential project, consisting of 6 single-family residences.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#24 Sea Salt (675 W Grand)

Grover Beach | Mixed use | Grover Beach



Location: 675 W Grand Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

Source-listed APNs: 060-221-019, 060-221-024

Building review

Development of a four-story mixed-use project consisting of 2,500 square feet of commercial/retail space, 7 hotel units, and 58 residential apartments.

Selected details

Application: DA-23-00052; Tract 3231

Parking and density bonus: 25% density bonus; approved request for 60 parking spaces compared with 78 otherwise required.

Applicant / design team: Cusack Family Trust; Arris Studio Architects.

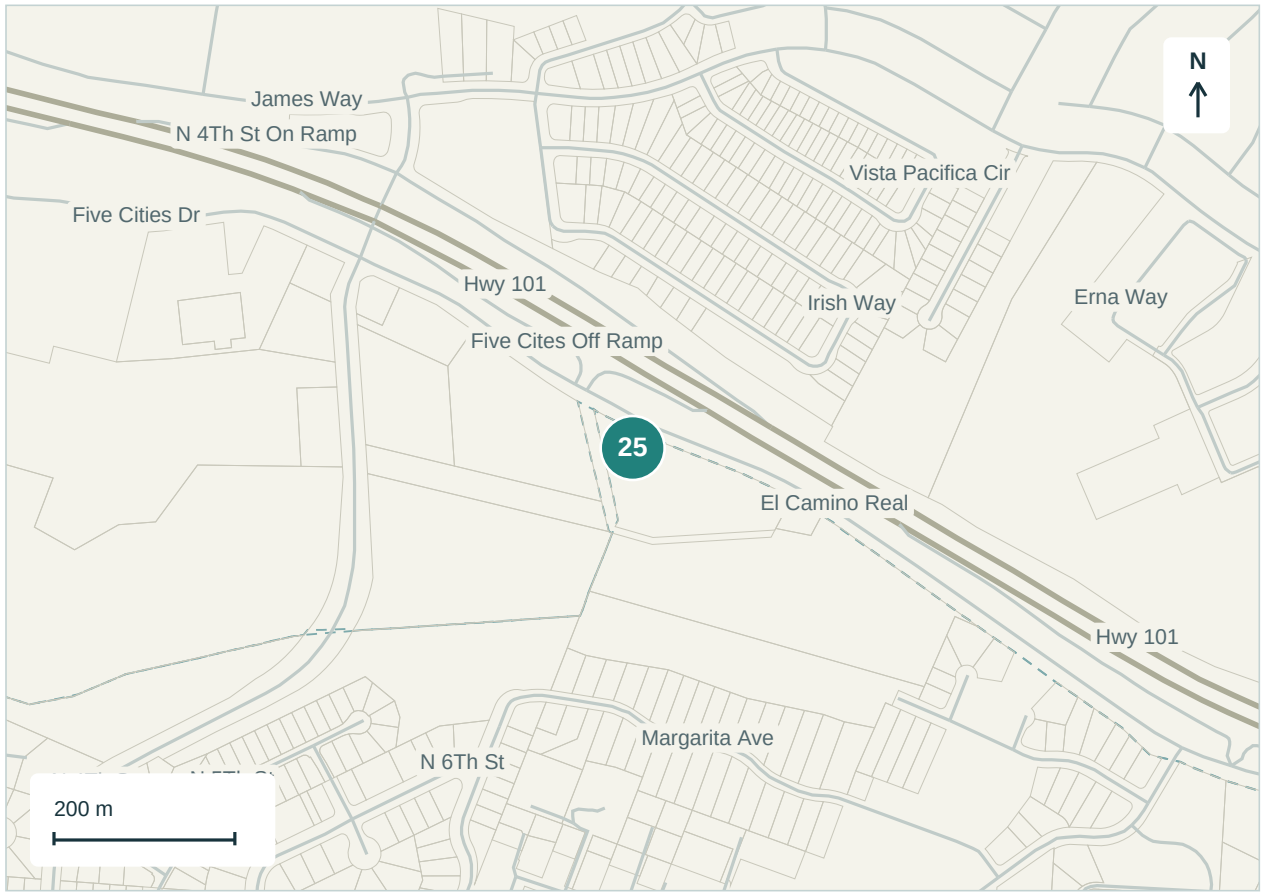
Evidence and full record

Grover Beach city development tracker (October 14, 2026)

State environmental filing (2026)

#25 Springhill Suites (950 El Camino Real)

Grover Beach | Hospitality | Grover Beach



Location: 950 El Camino Real, Grover Beach, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Permit issued / activity unverified

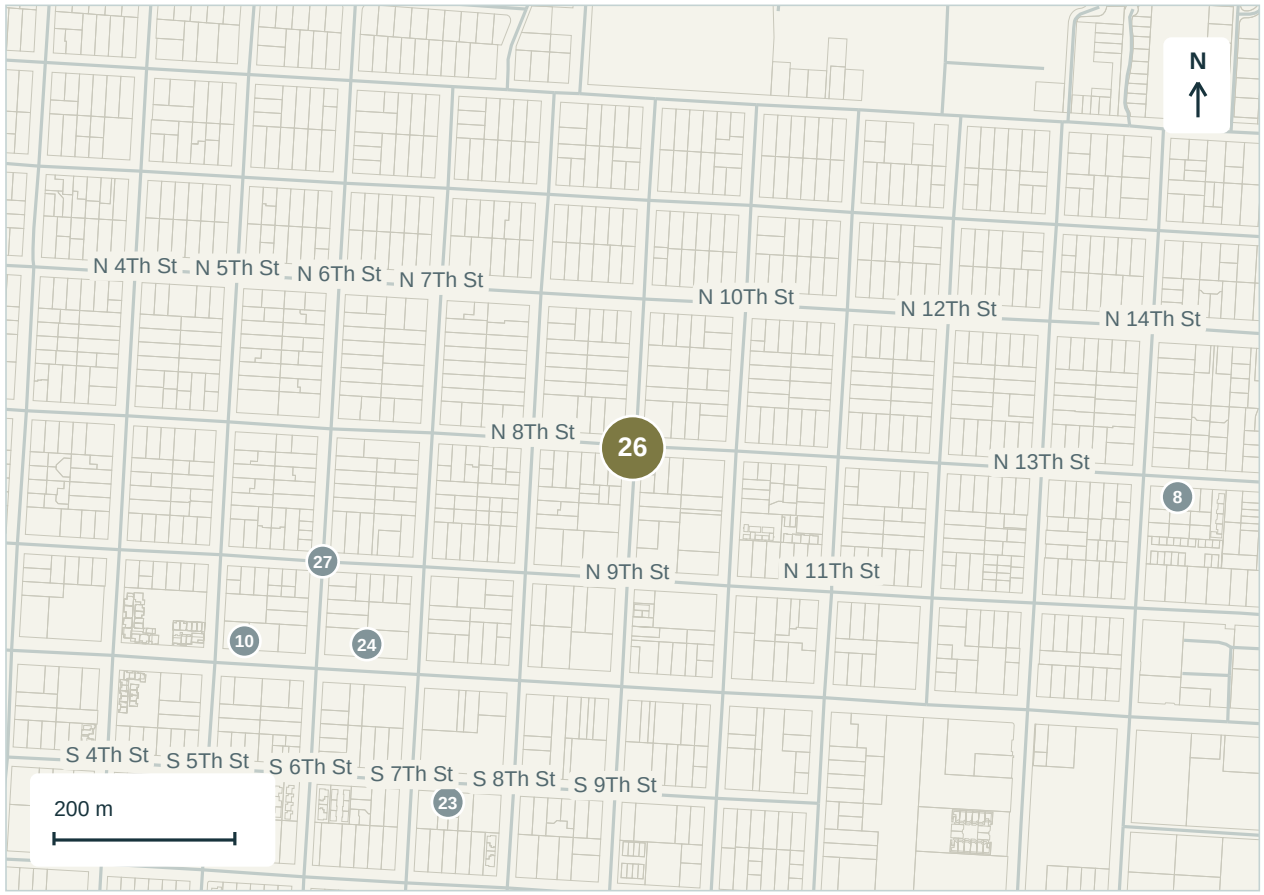
Development of a four-story hotel (Springhill Suites) consisting of 135 rooms.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#26 Street repairs CIP 2295-17

Grover Beach | Public works / infrastructure | Grover Beach



Location: N 9th Street and Brighton Avenue, Grover Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

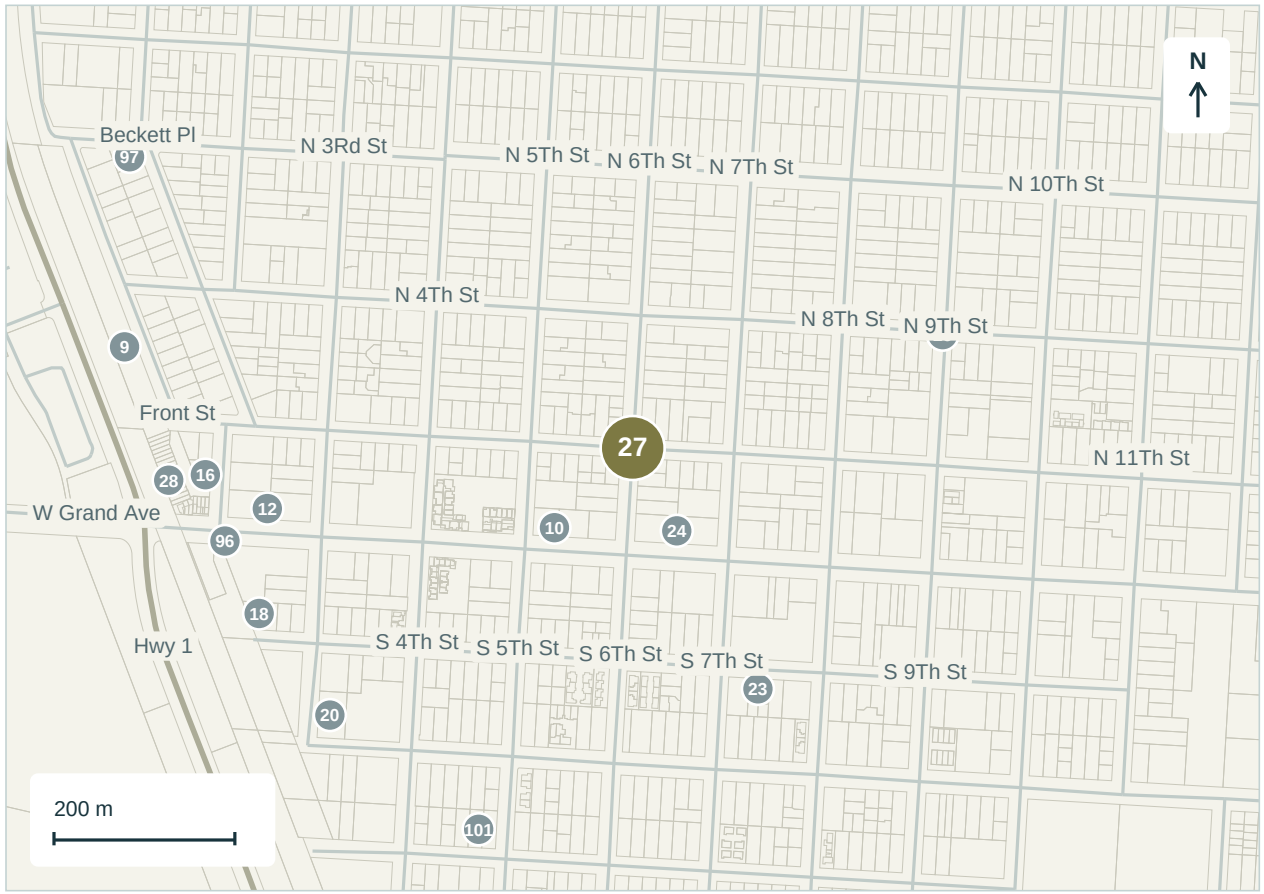
N. 9th Street and portions of Brighton, N. 11th, N. 12th and Ramona; FY 2026-27 construction objective.

Evidence and full record

Original project source (FY 2026-27 budget update)

#27 Street repairs CIP 2295-19

Grover Beach | Public works / infrastructure | Grover Beach



Location: N 6th Street and Ramona Avenue, Grover Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

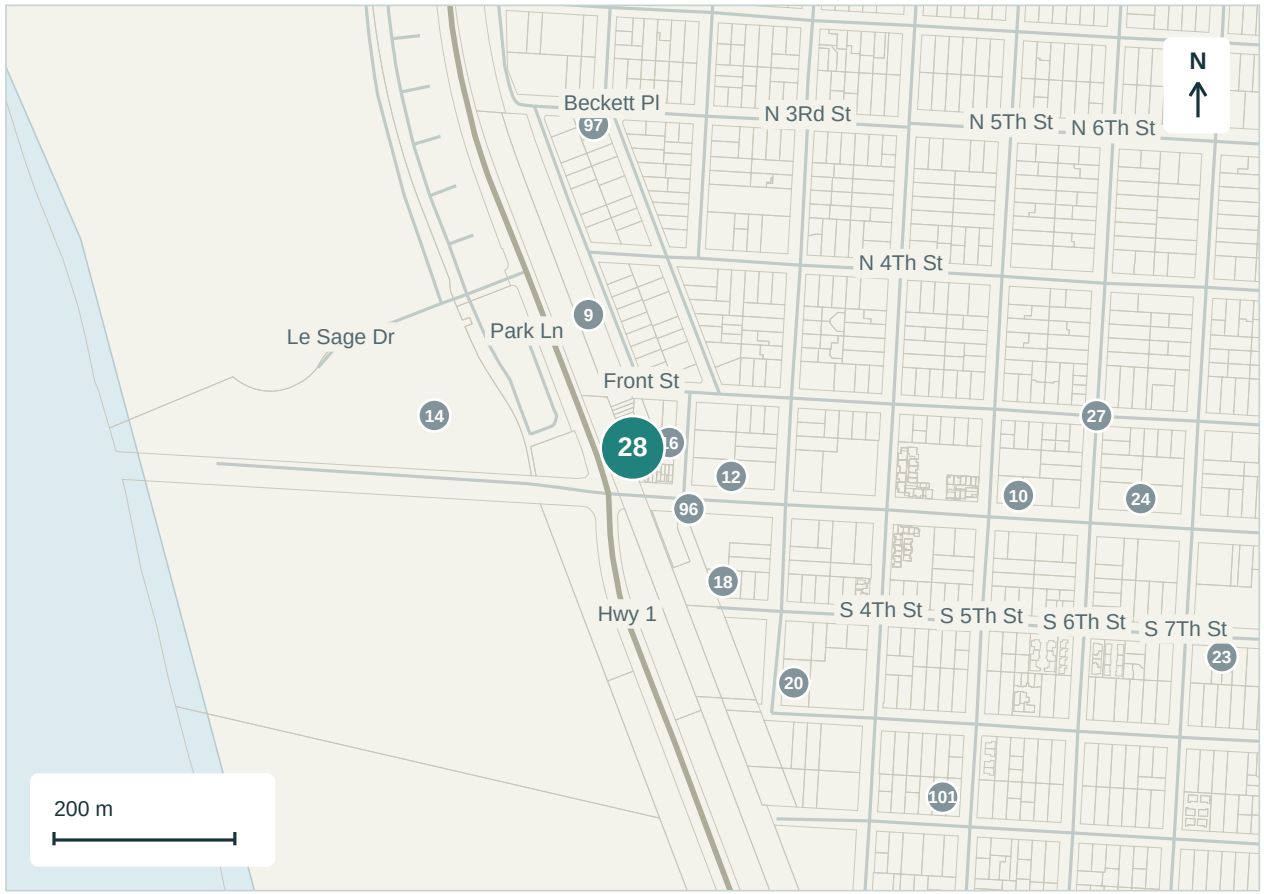
Portions of Ramona, Brighton, N. 7th, N. 6th, N. 2nd and N. 5th; FY 2026-27 construction-start objective.

Evidence and full record

Original project source (FY 2026-27 budget update)

#28 Trinity (197 W Grand)

Grover Beach | Mixed use | Grover Beach



Permit issued / activity unverified

Development of a four-story mixed-use project, consisting of 2,500 square feet of commercial/restaurant space, and 23 residential units (including 16 townhomes and 7 condominiums).

Location: 197 W Grand Avenue, Grover Beach, CA

City-published map point; not a parcel boundary.

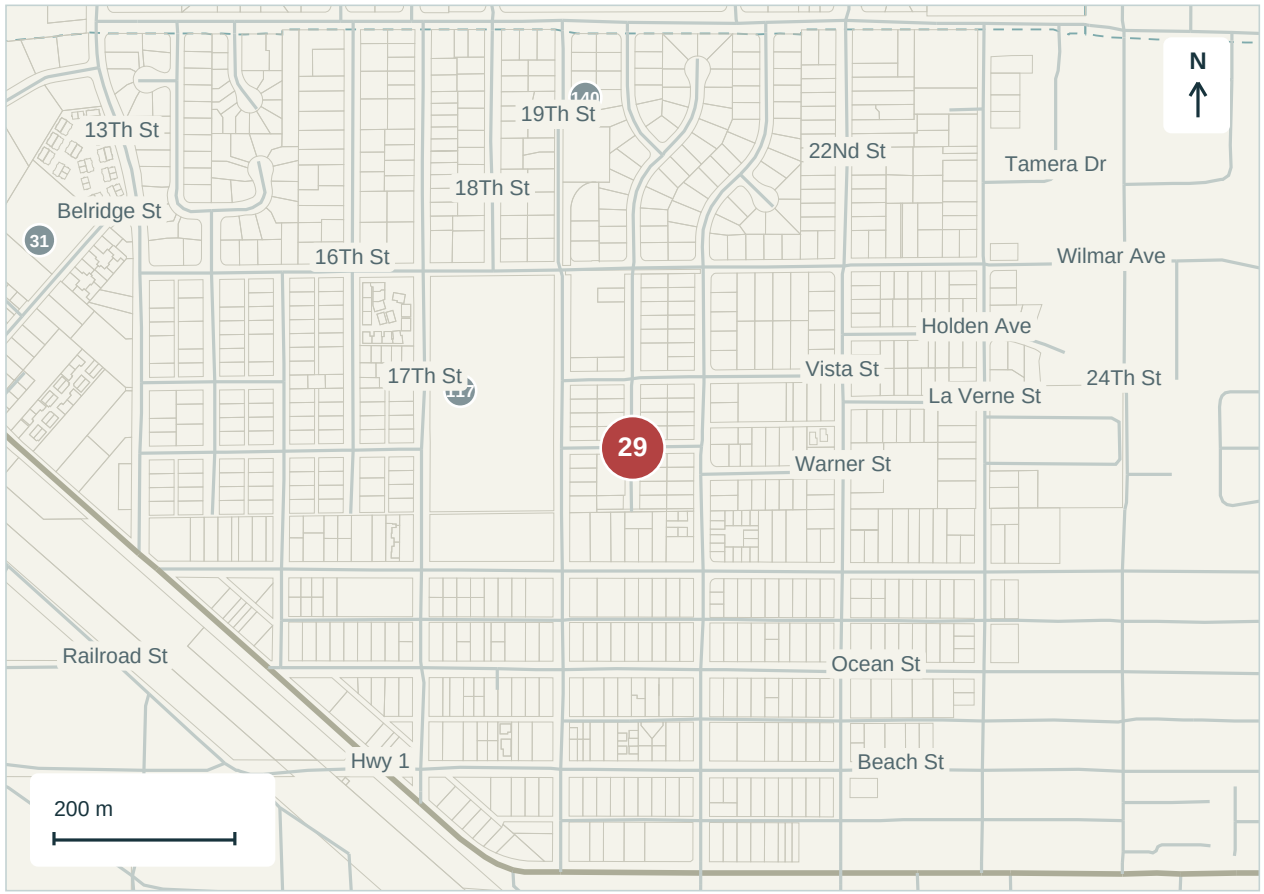
No project parcel list verified. Nearby assessor parcels are context only.

Evidence and full record

Grover Beach city development tracker (October 14, 2026)

#29 Kenny two-home subdivision

Oceano | Residential | San Luis Obispo County



Location: 20th Street and Warner Street, Oceano, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Status needs confirmation

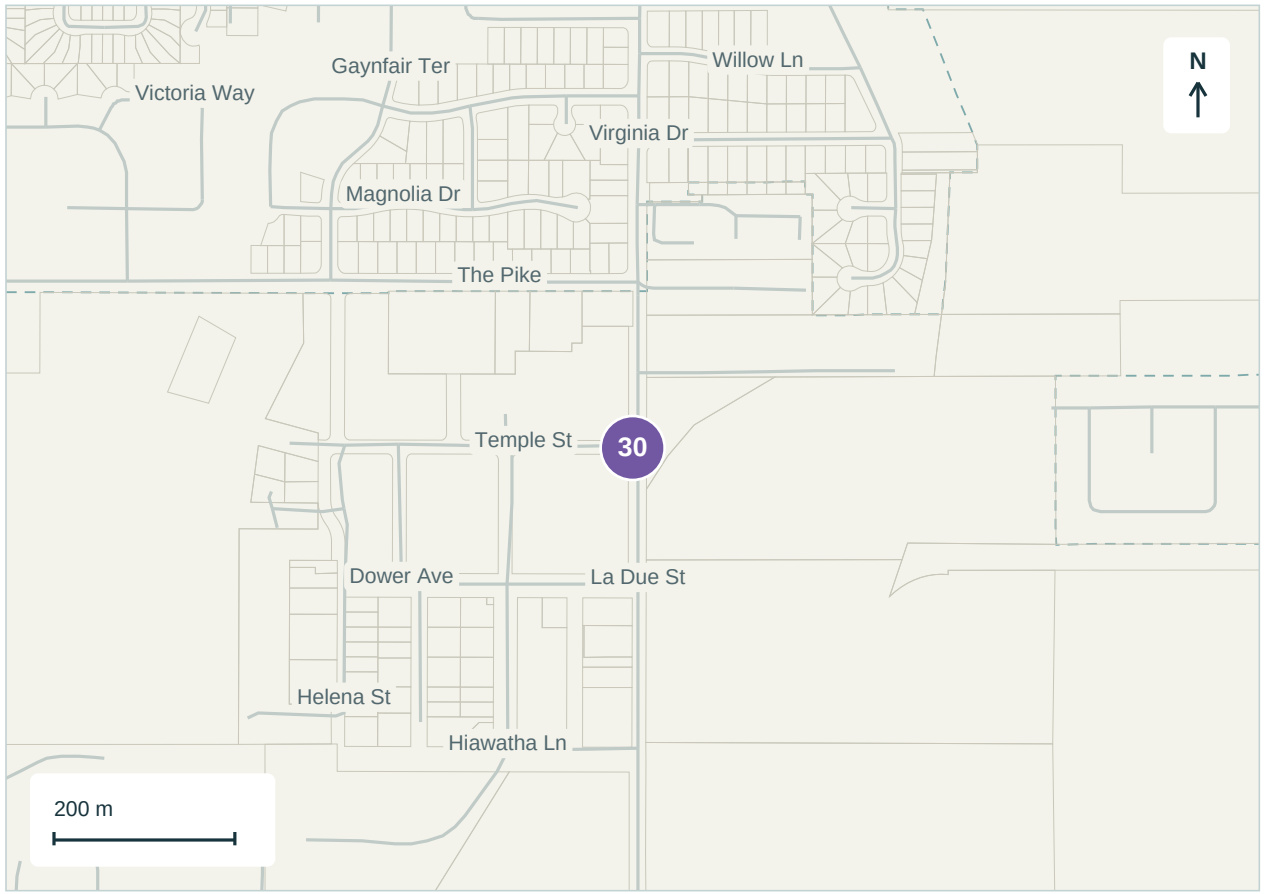
Split vacant property into two parcels and build two 1,452-square-foot homes with garages.

Evidence and full record

State environmental record: 2025010189 (January 7, 2025)

#30 Oceano-Halcyon water-system consolidation

Oceano | Public works / infrastructure | San Luis Obispo County



Location: Halcyon, CA

Published CEQAnet project location; indicative point, not project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

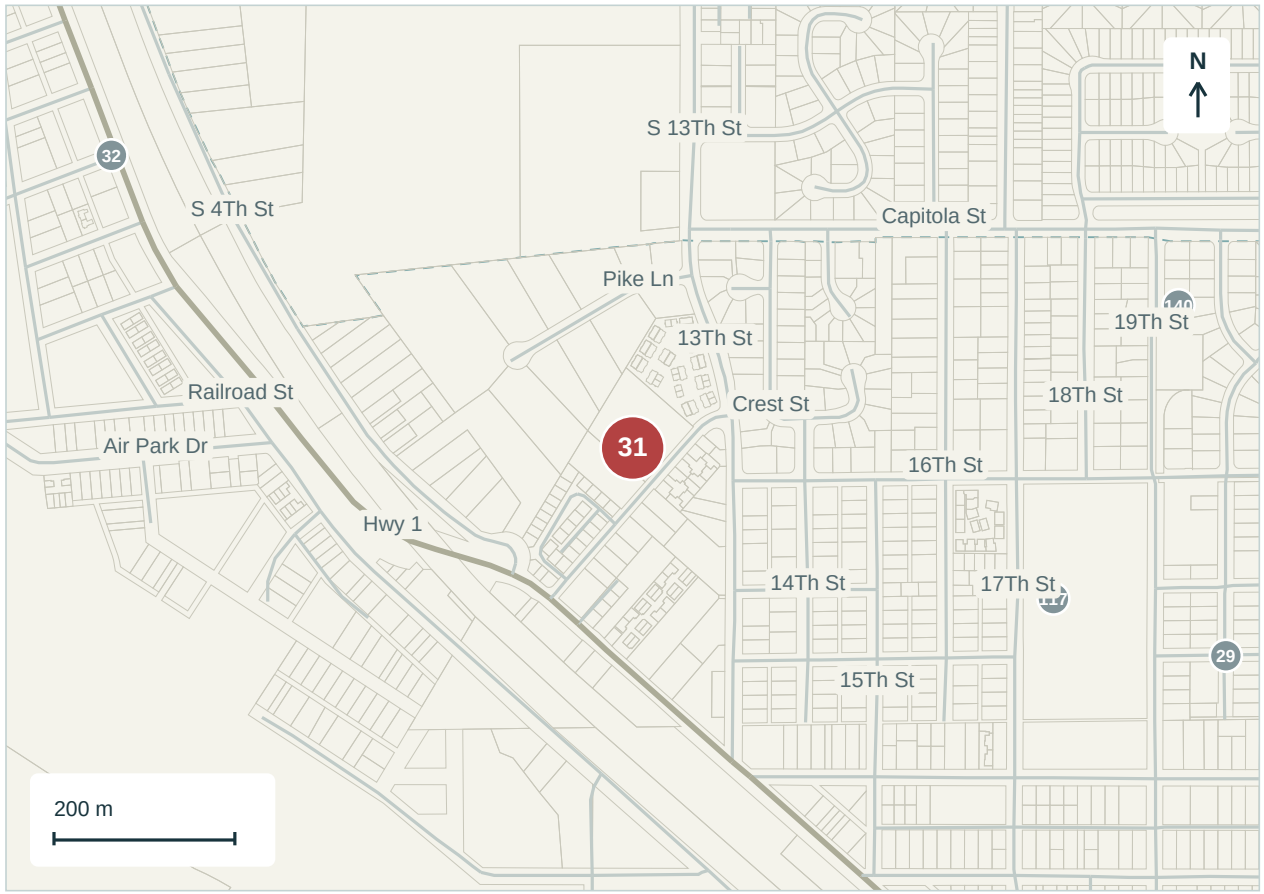
Connect Ken-Mar Gardens, Halcyon Water System, Halcyon Estates and Grande Mobile Manor to OCSD; add pipelines, meters, hydrants and laterals.

Evidence and full record

State environmental record: 6 (September 15, 2026)

#31 Oceanview Apartments

Oceano | Residential | San Luis Obispo County



Location: 1273 Belridge Street, Oceano, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Status needs confirmation

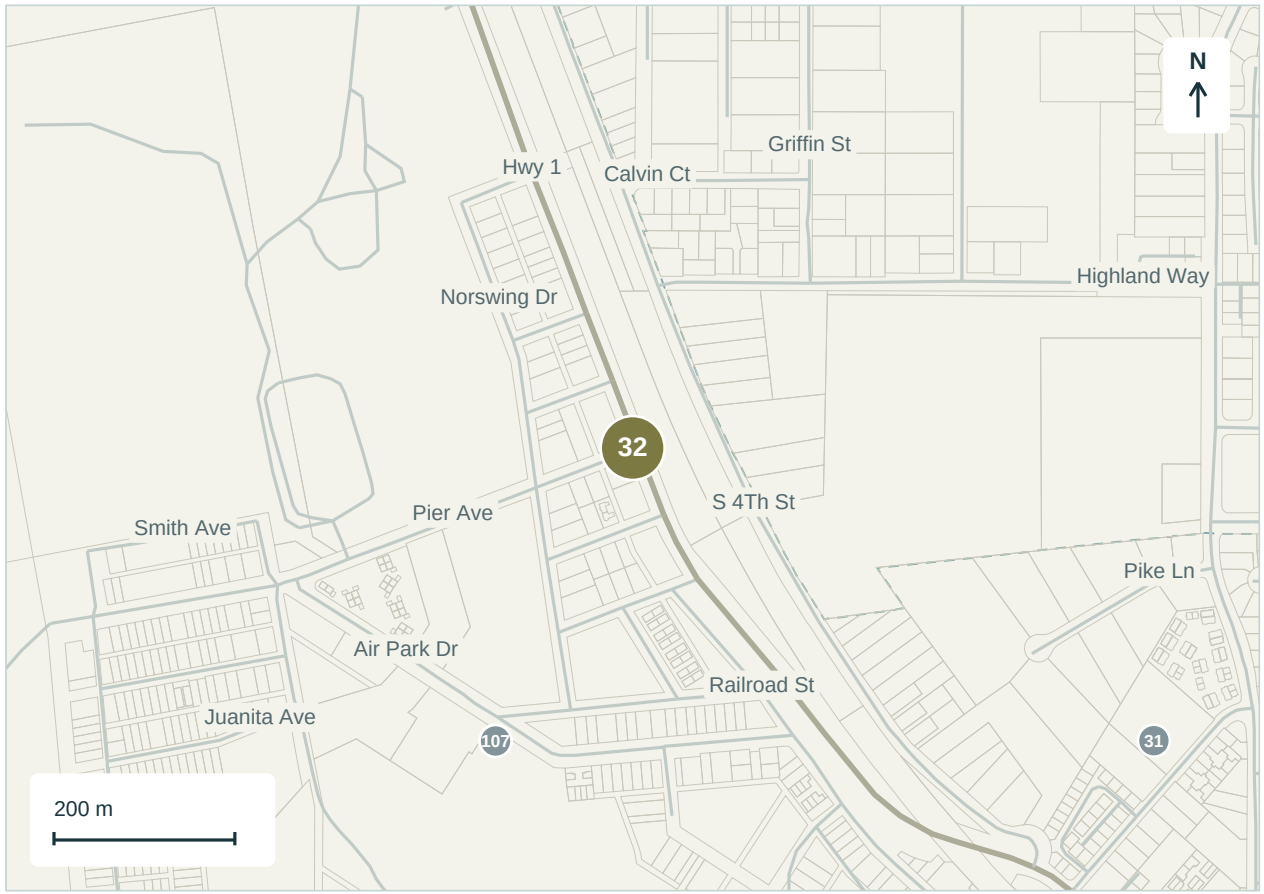
27-unit multifamily proposal on about 1.79 acres.

Evidence and full record

Original project source (September 21, 2022)

#32 Pier Avenue multimodal betterments

Oceano | Public works / infrastructure | San Luis Obispo County



Location: Pier Avenue and Highway 1, Oceano, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

New pavement, striping and curb ramps on Pier Avenue in Oceano. Grind and overlay of new pavement. Striping will be updated to match the Pier Avenue Corridor Plan. Flashing beacon at the unsignalized crossing of Air Park Dr, buffered bike lanes throughout Pier Avenue. Curb ramps will be upgraded to meet ADA requirements.

Selected details

Capital project number: 300681

Planning estimate: $1,300,000 total; $100,000 approved funding; $1,200,000 proposed funding.

Estimated completion: FY 2026 - 2027 in the county plan, subject to funding and approvals.

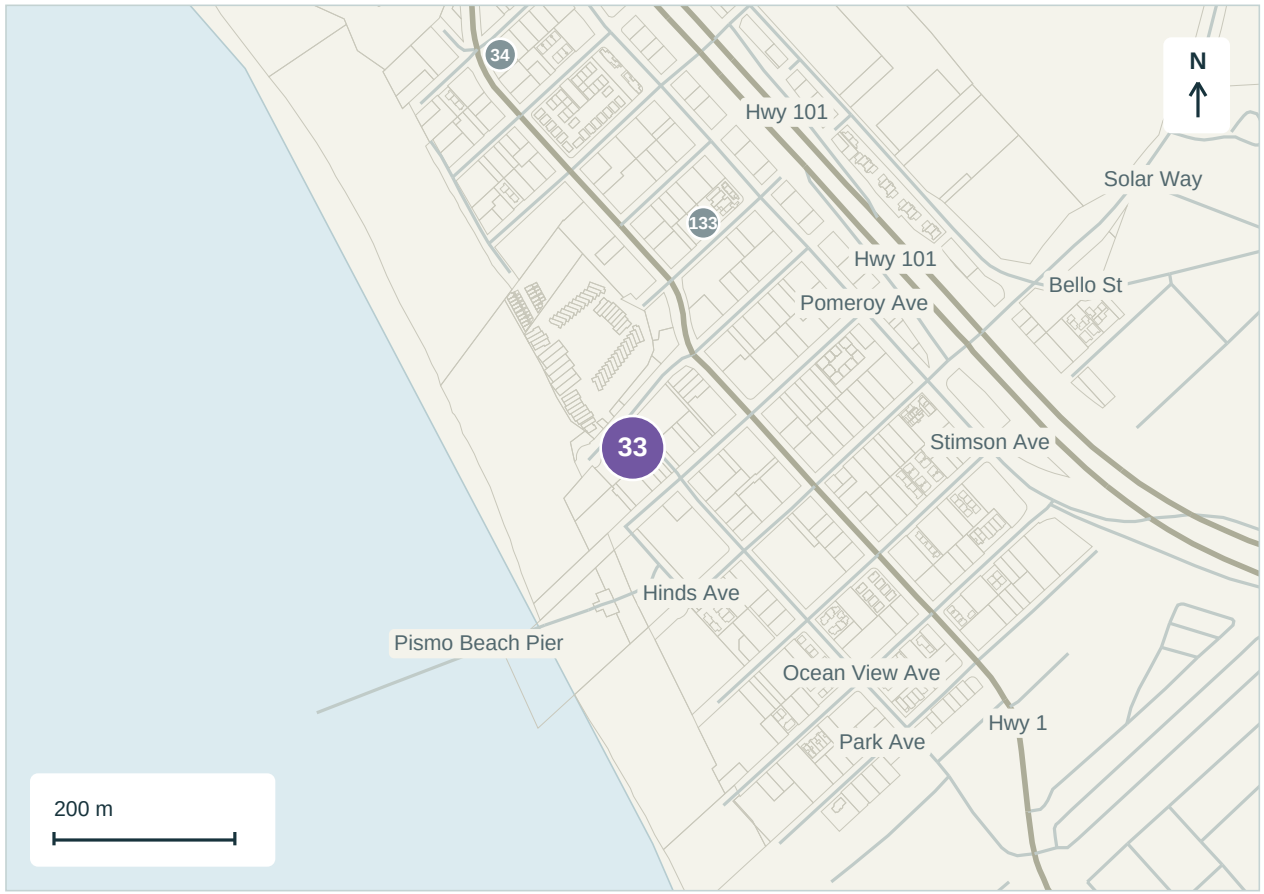
Evidence and full record

Original project source (August 2025)

County implementation budget (FY 2026-27 CIP)

#33 198 Main rooftop wireless facility

Pismo Beach | Public works / infrastructure | Pismo Beach



Location: 198 Main Street, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 005-182-001

PC approval recorded / permits unverified

New wireless communications facility on an existing hotel rooftop.

Selected details

Application: P26-000081

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

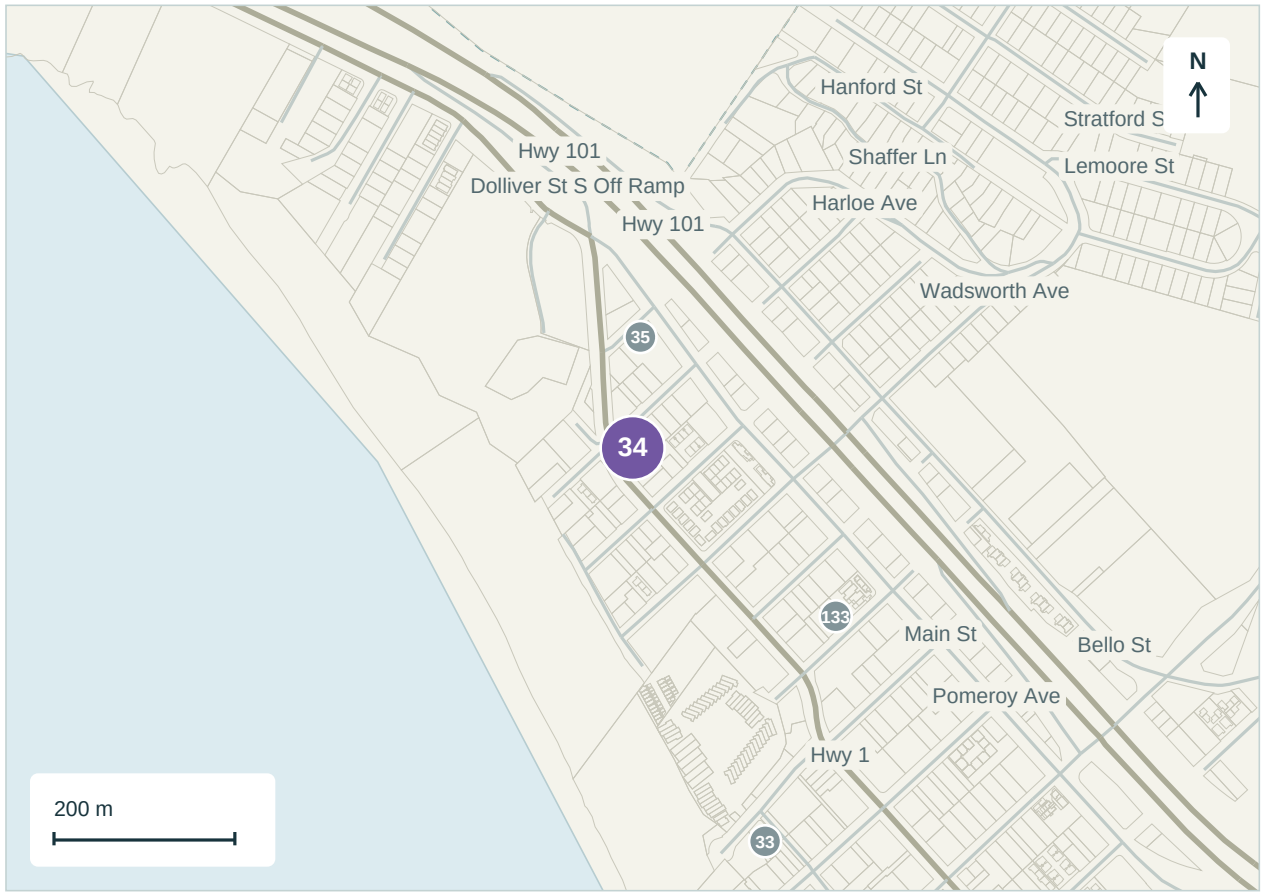
Evidence and full record

Pismo Beach Planning Commission agenda (August 25, 2026)

Planning staff report, conditions and plans (August 25, 2026)

#34 330 Harloe condominiums

Pismo Beach | Residential | Pismo Beach



Location: 330 Harloe Avenue, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 005-066-012

PC approval recorded / permits unverified

Four residential airspace condominiums; two-year permit extension requested.

Selected details

Application: P26-000075

Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

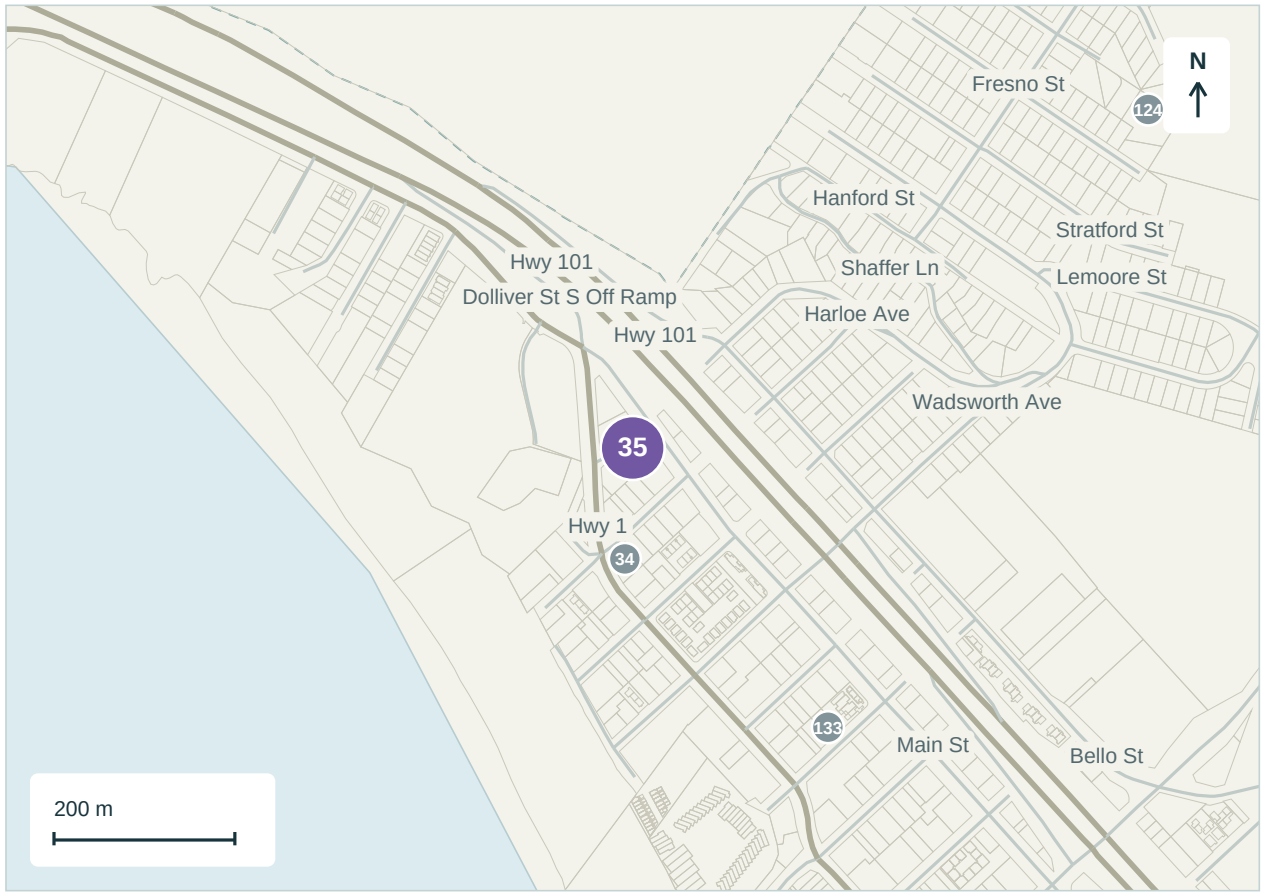
Evidence and full record

Pismo Beach Planning Commission agenda (August 25, 2026)

Planning staff report, conditions and plans (August 25, 2026)

#35 Ocean Terraces at Gateway

Pismo Beach | Mixed use | Pismo Beach



Location: 1331 Price Street, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

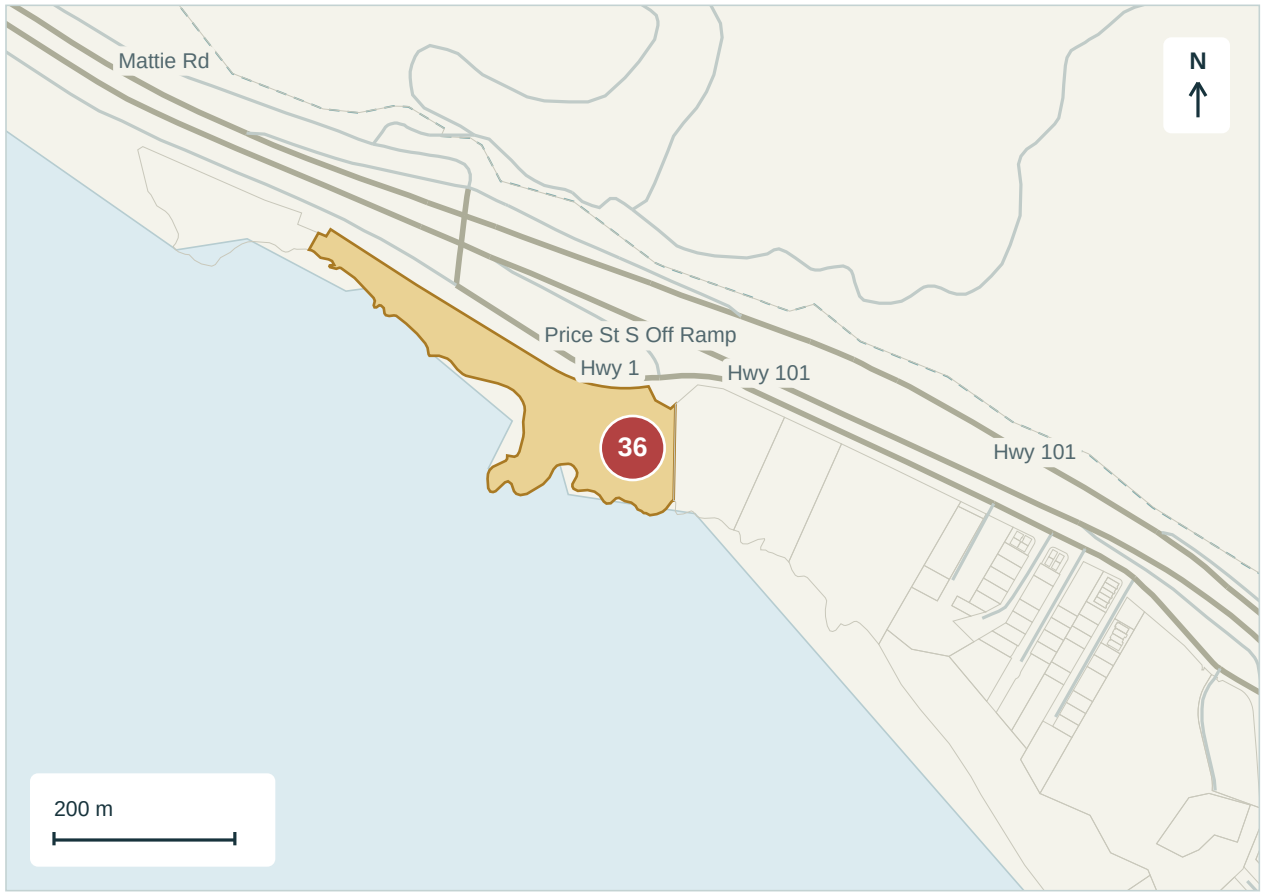
Mixed-use redevelopment at Price and Dolliver. Developer currently describes 34 homes, including five affordable units, retail and a public plaza.

Evidence and full record

Original project source (Developer page checked November 3, 2026)

#36 Pacific Point blufftop site improvements

Pismo Beach | Hospitality | Pismo Beach



Location: 2555 Price Street, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 005-261-001

Status needs confirmation

Coastal blufftop site improvements at an existing resort. The hotel itself opened in July 2026 and is not counted as a new proposal.

Selected details

Application: P26-000018

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Proposed site work: 4,300 square feet of synthetic turf, 7,049 square feet of native plantings, 3,725 square feet of pervious paths/patio, 1,900 square feet of concrete patio, fencing, portable seating and firepits.

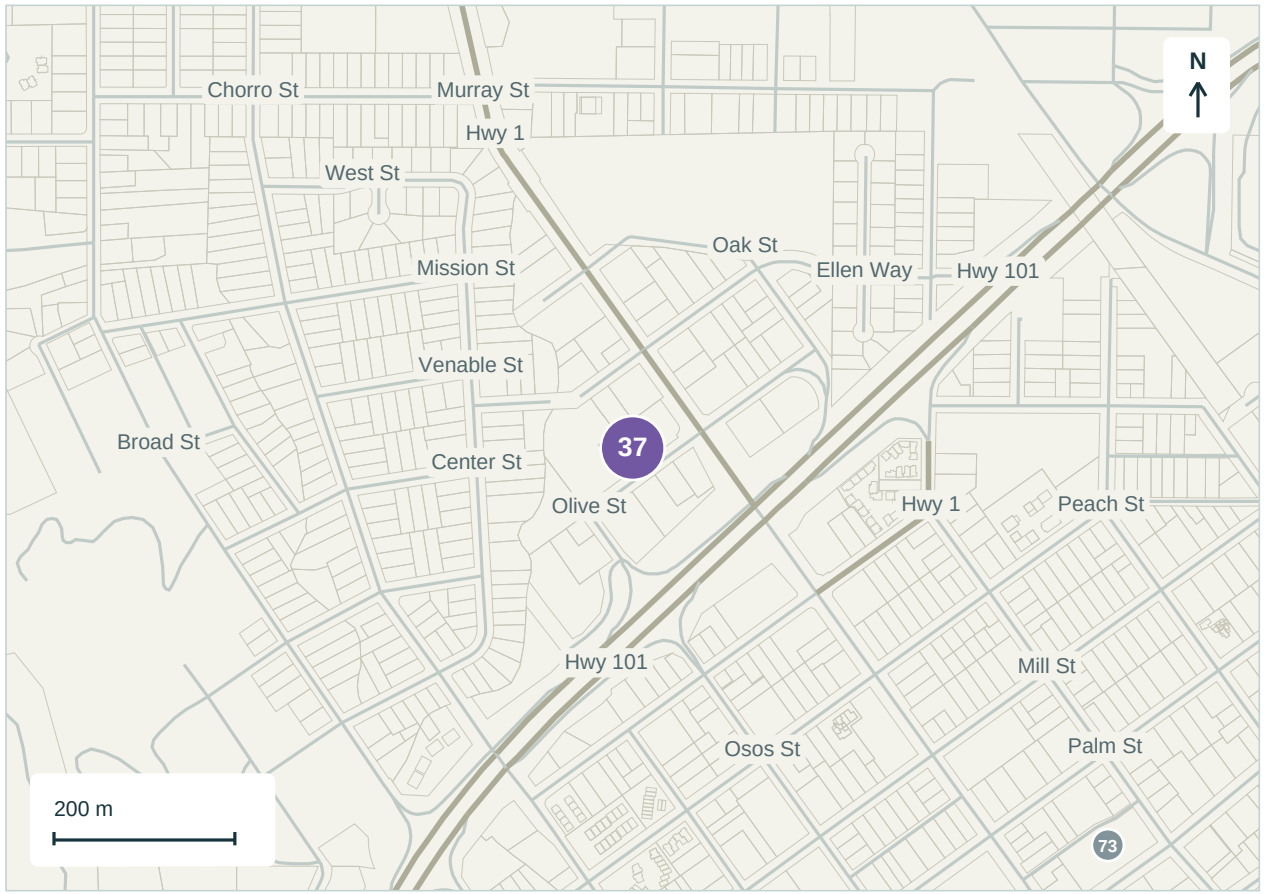
Evidence and full record

Pismo Beach Planning Commission agenda (October 27, 2026)

Planning staff report, conditions and plans (October 27, 2026)

#37 1042 Olive Street

San Luis Obispo | Mixed use | San Luis Obispo



Location: 1042 Olive Street

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The construction of a mixed-use facility featuring a three-story structure containing commercial spaces, a leasing office, and ten residential units, along with associated site improvements.

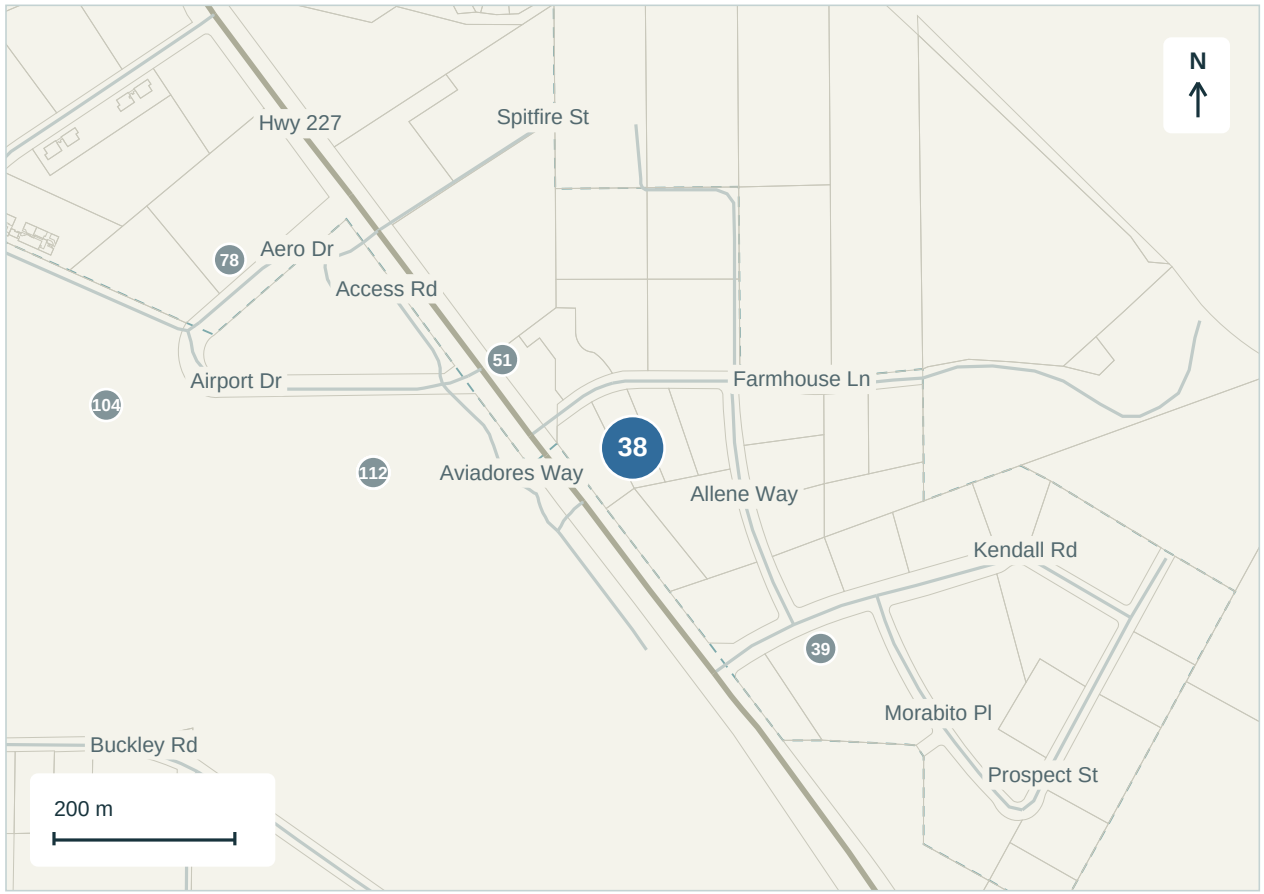
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#38 1051 Farmhouse Lane

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: 1051 Farmhouse Lane

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

The construction of a 9,900-square-foot warehouse facility for dry, cold, and frozen storage, including associated site improvements. The proposed facility would also feature an eight-bay loading dock and outdoor storage areas.

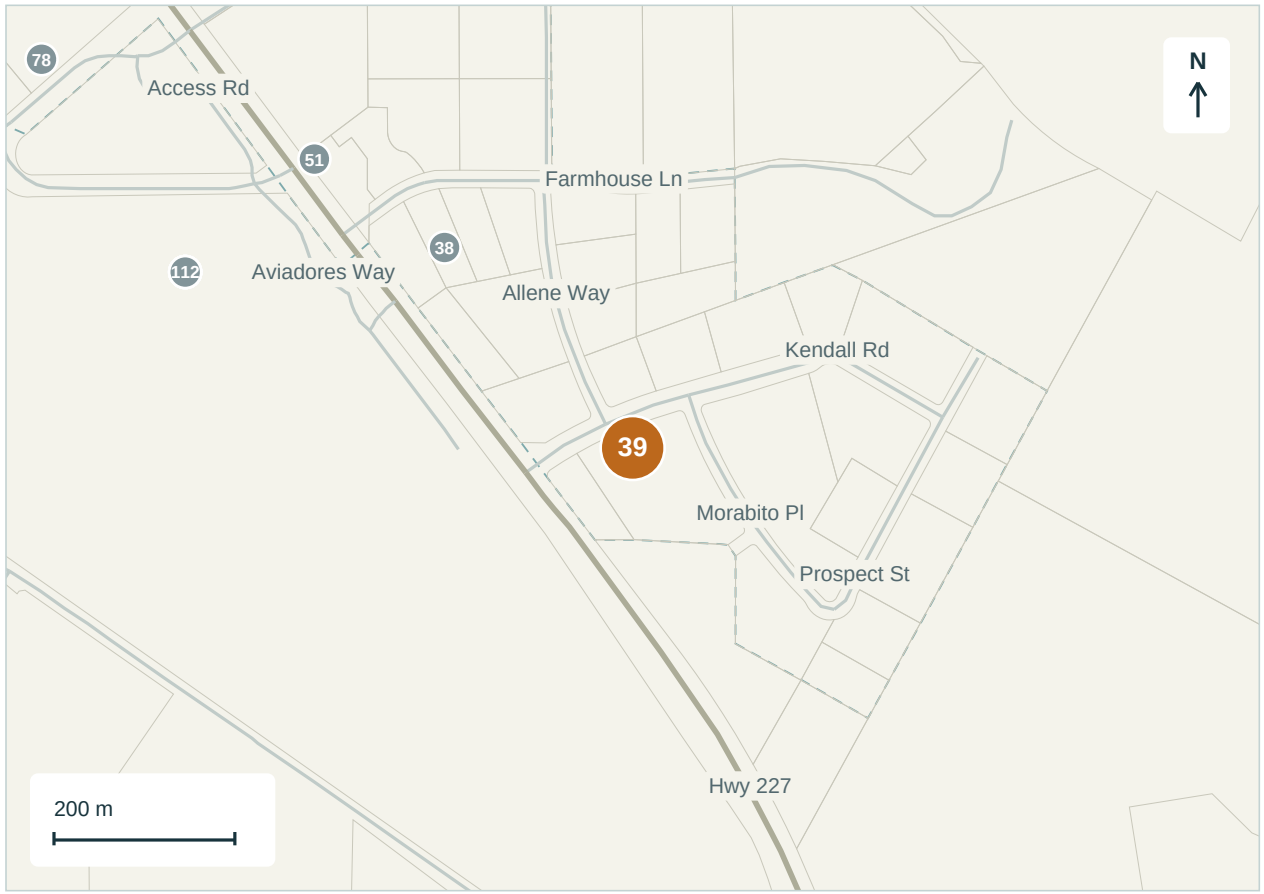
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#39 1109 Kendall Rd. & 4805 Morabito Pl. | U-Haul

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: 1109 Kendall Rd. & 4805 Morabito Pl., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The construction of a three-story, 114,368-square-foot personal storage building, a one-story, 24,498-square-foot warehouse, and associated site improvements.

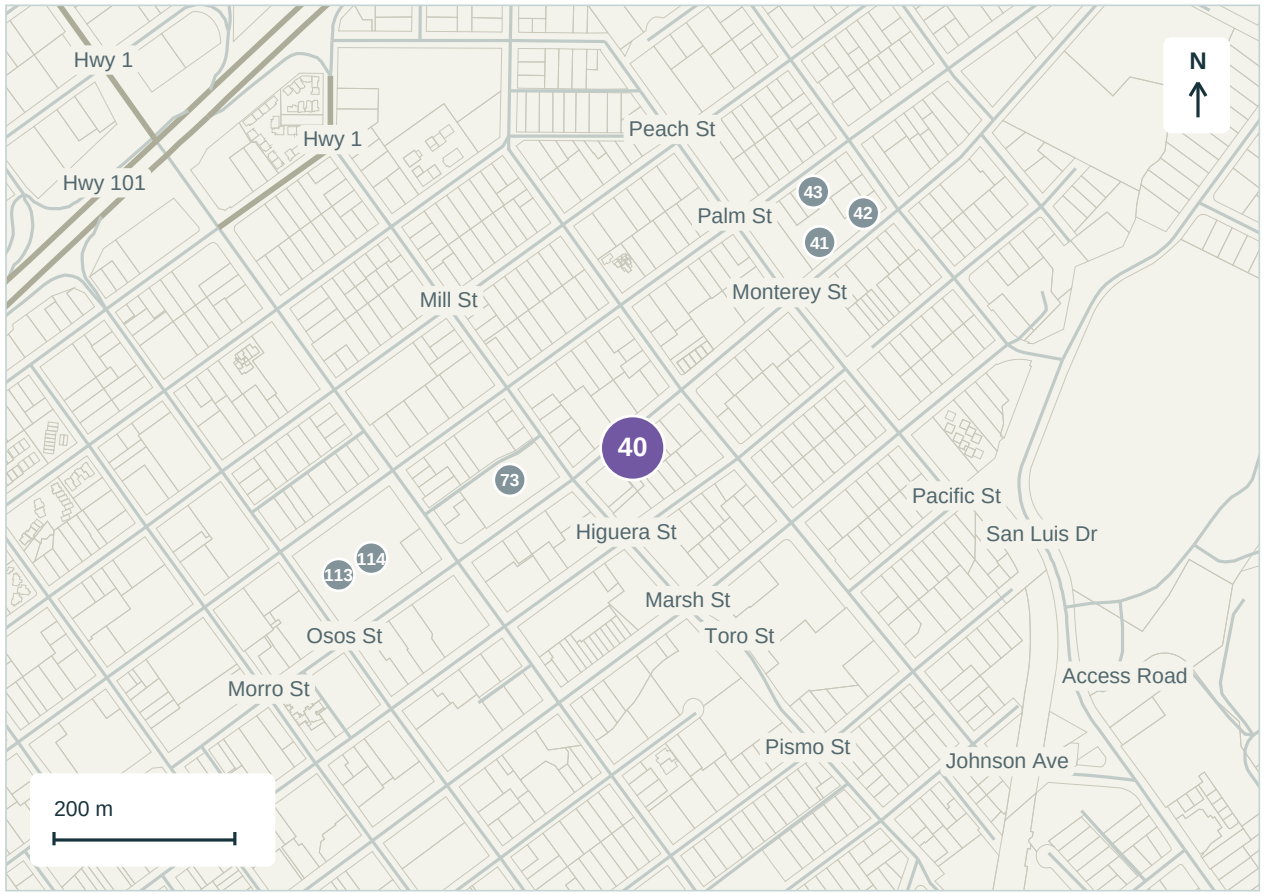
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#40 1239 Monterey Street

San Luis Obispo | Mixed use | San Luis Obispo



Location: 1239 Monterey Street

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

The demolition of existing structures and the development of a mixed-use facility consisting of twelve residential units and two hotel suites, as well as associated site improvements such as access, parking, and landscaping.

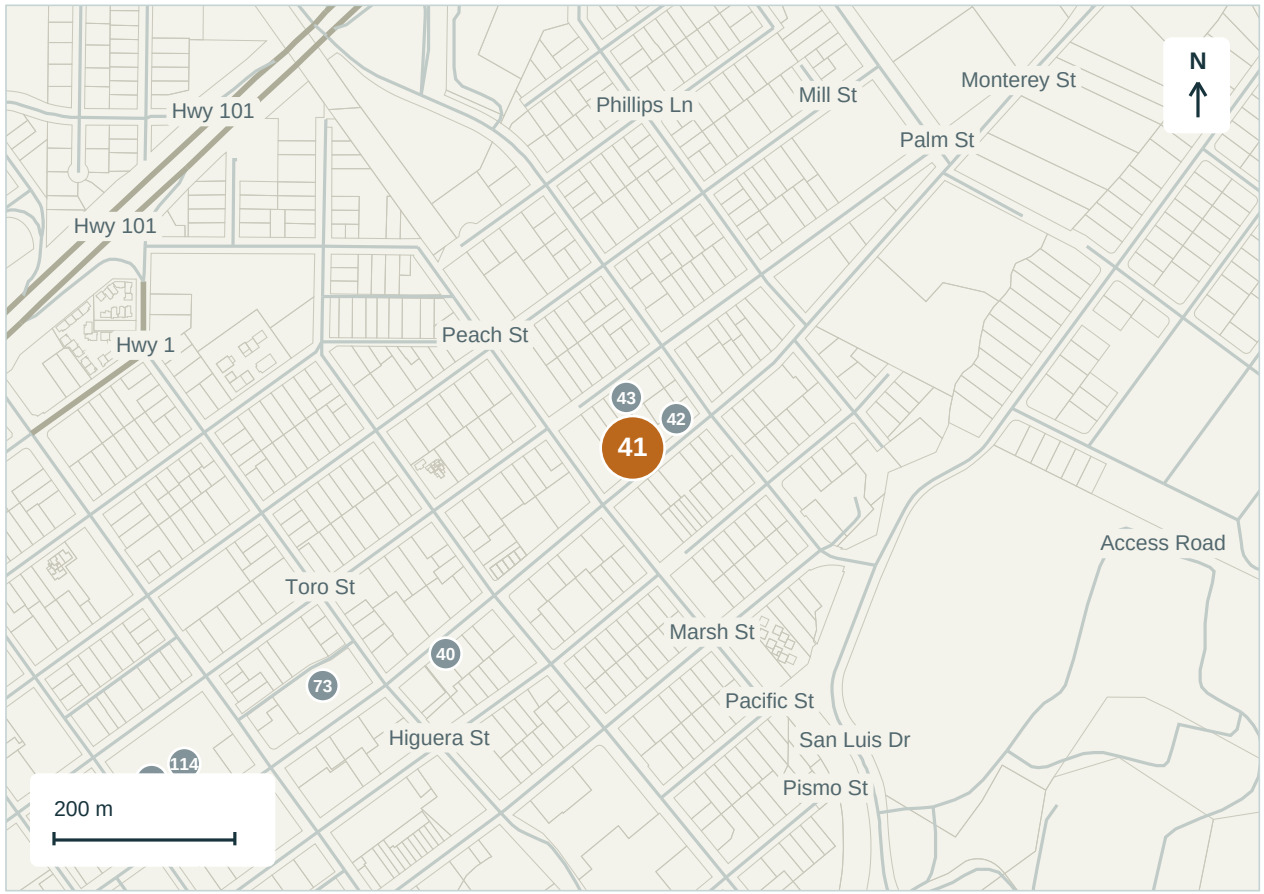
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#41 1422 Monterey St. | Building 1

San Luis Obispo | Residential | San Luis Obispo



Location: 1422 Monterey St., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

Part of the phased 1422 Monterey Street development, Building 1 includes the construction of 45 affordable units and a portion of 4,366 square feet of commercial space.

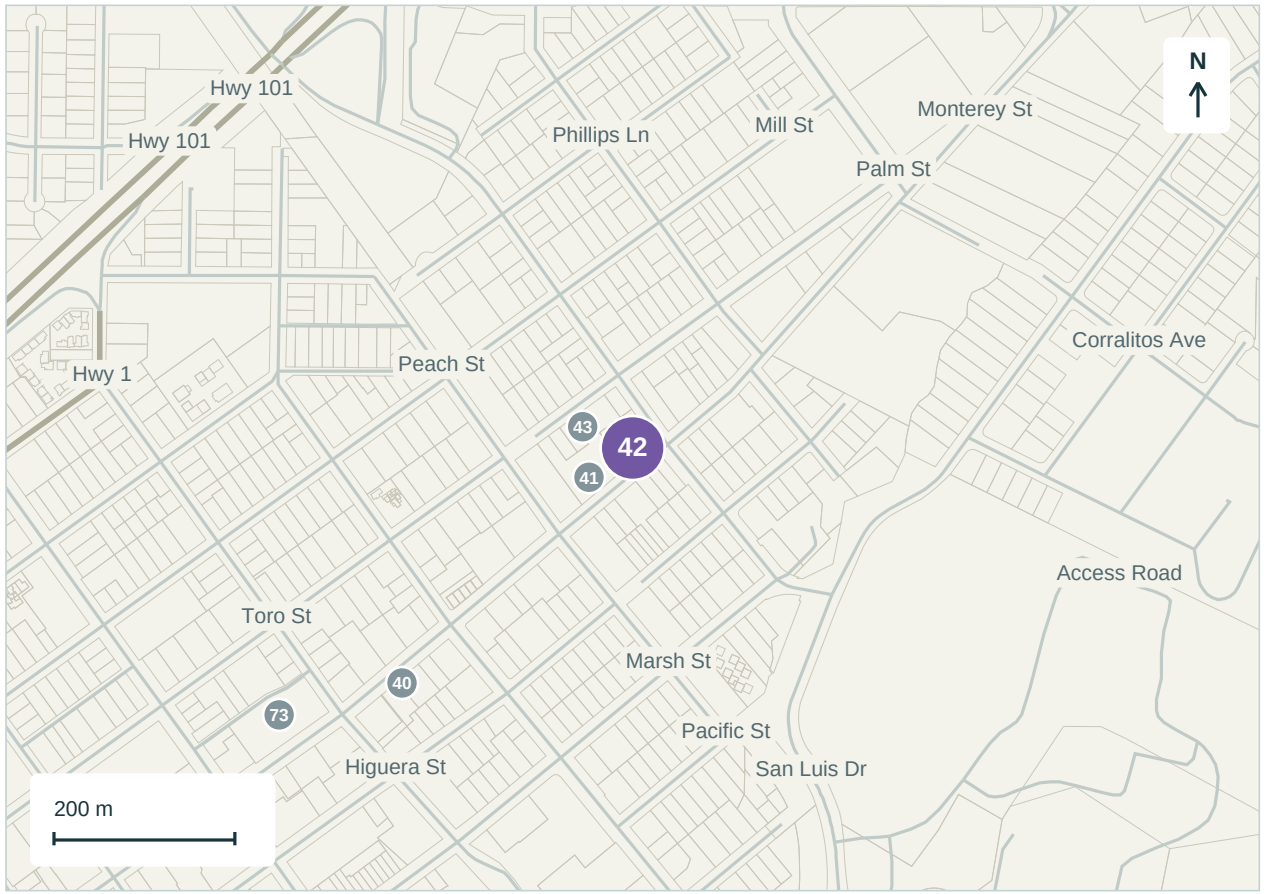
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#42 1422 Monterey St. | Building 2

San Luis Obispo | Residential | San Luis Obispo



Location: 1422 Monterey St., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

Part of the phased 1422 Monterey Street development, Building 2 includes the construction of 55 affordable units and a portion of 4,366 square feet of commercial space.

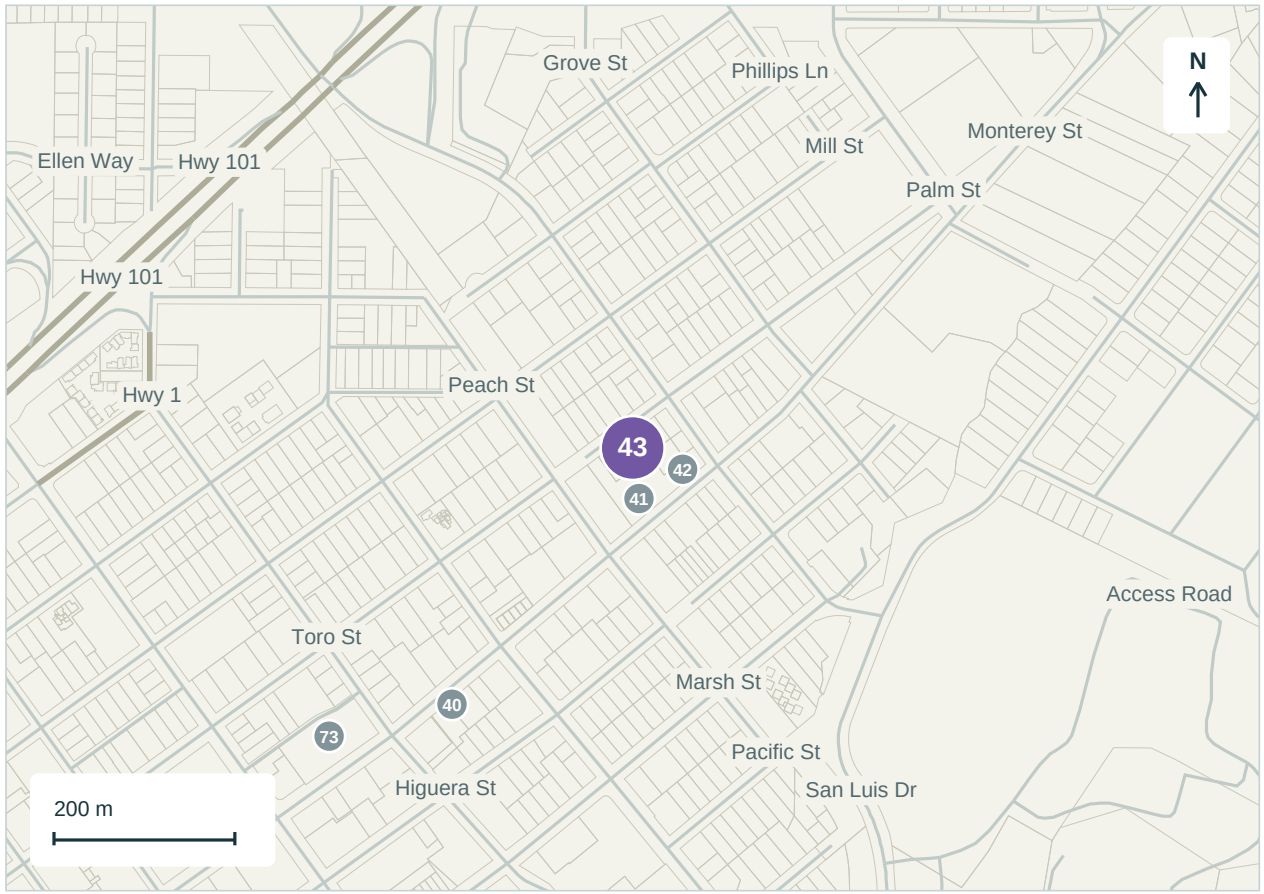
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#43 1422 Monterey St. | Triplex

San Luis Obispo | Residential | San Luis Obispo



Location: 1422 Monterey St., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

Part of the phased 1422 Monterey Street development, this project includes the construction of 3 affordable units.

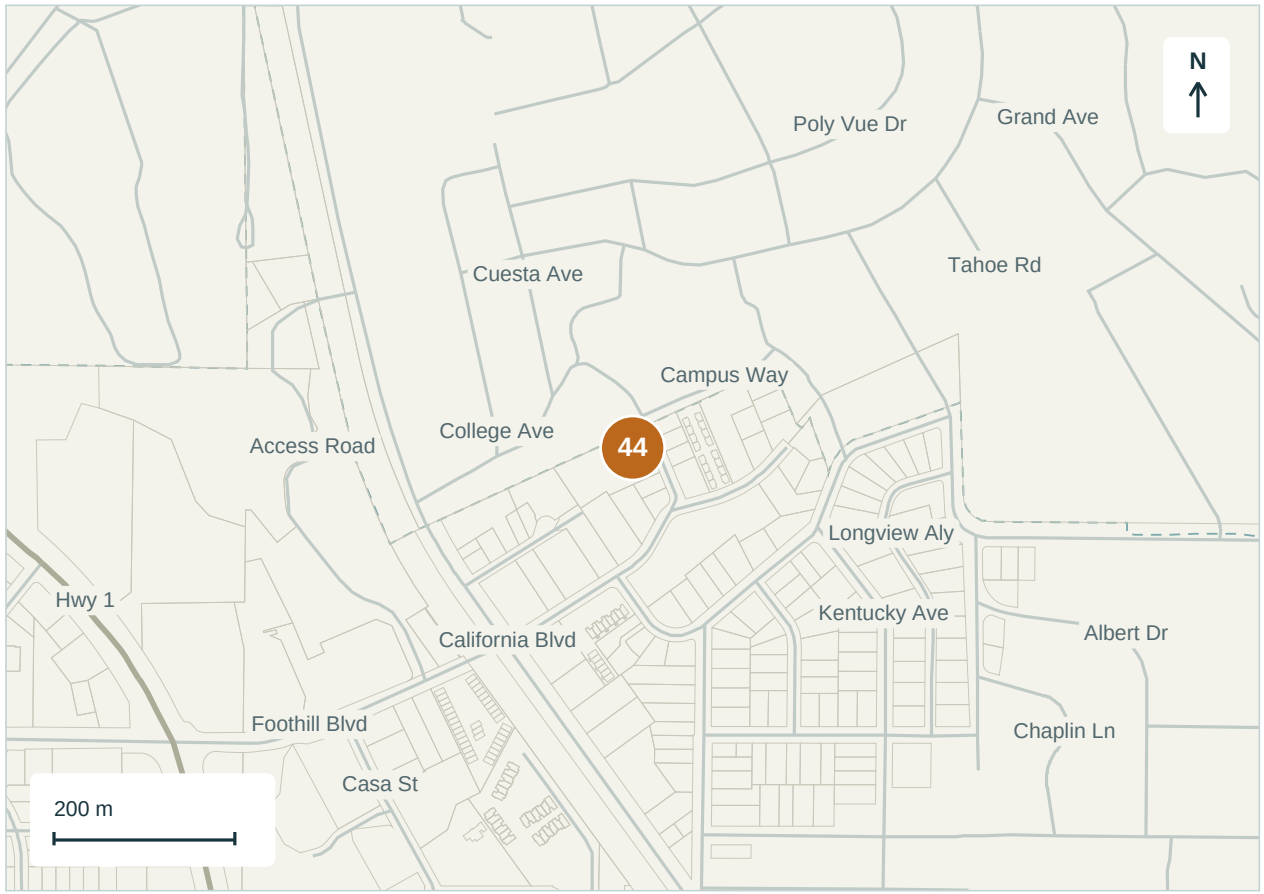
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#44 175 Crandall Way

San Luis Obispo | Residential | San Luis Obispo



Location: 175 Crandall Way

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Construction / demolition started

The demolition of existing structures and the development of four residential structures providing a total of 43 units, as well as associated site improvements such as access, parking, and landscaping.

Selected details

Designer: Arris Studio Architects

Unit configuration: 29 units in one four-story apartment building and 14 units in three townhome buildings; 43 units total.

Stormwater application: STORM-0132-2026, submitted March 6, 2026

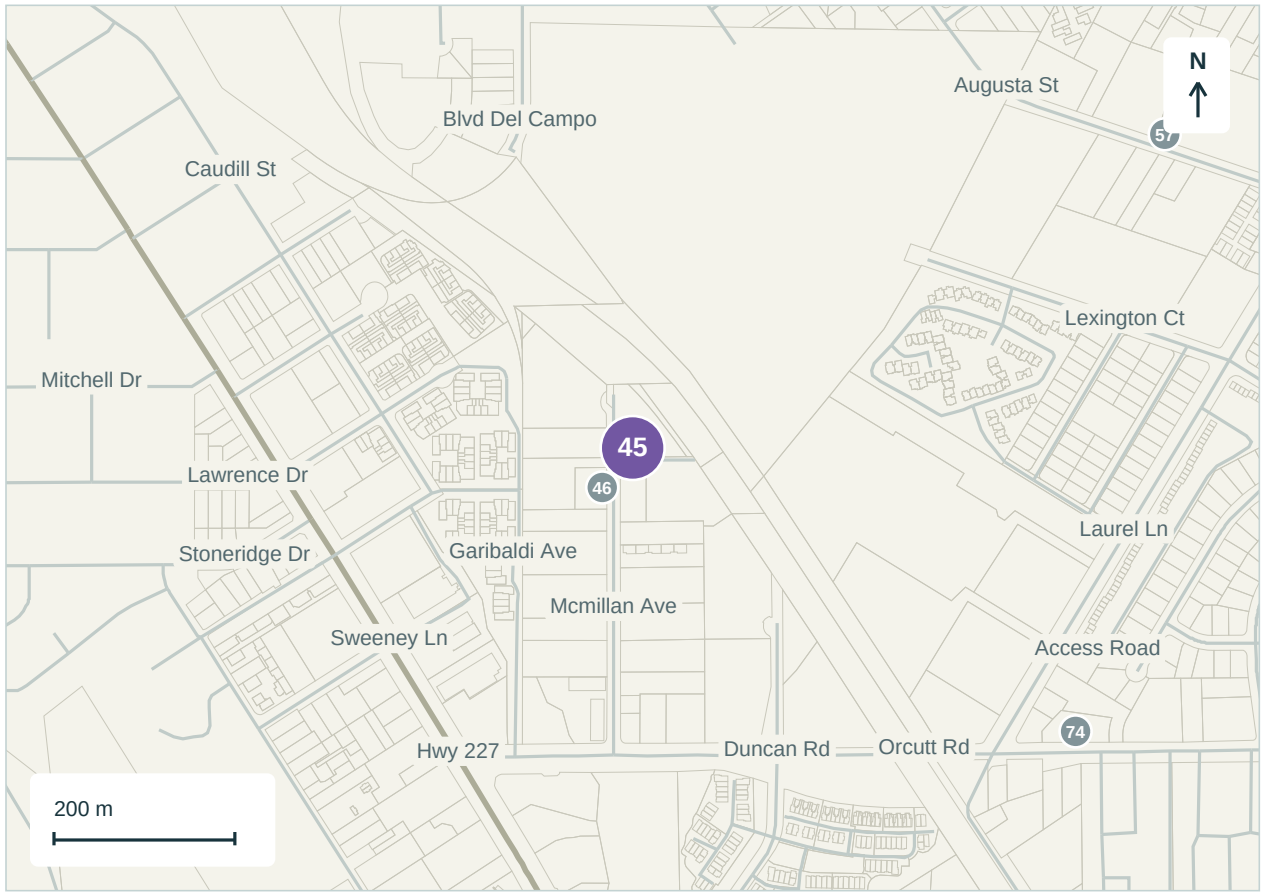
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#45 2730 McMillan Avenue

San Luis Obispo | Mixed use | San Luis Obispo



Location: 2730 McMillan Avenue

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a mixed-use facility featuring a four-story multi-family residential complex with 44 units and 500 square feet of commercial space.

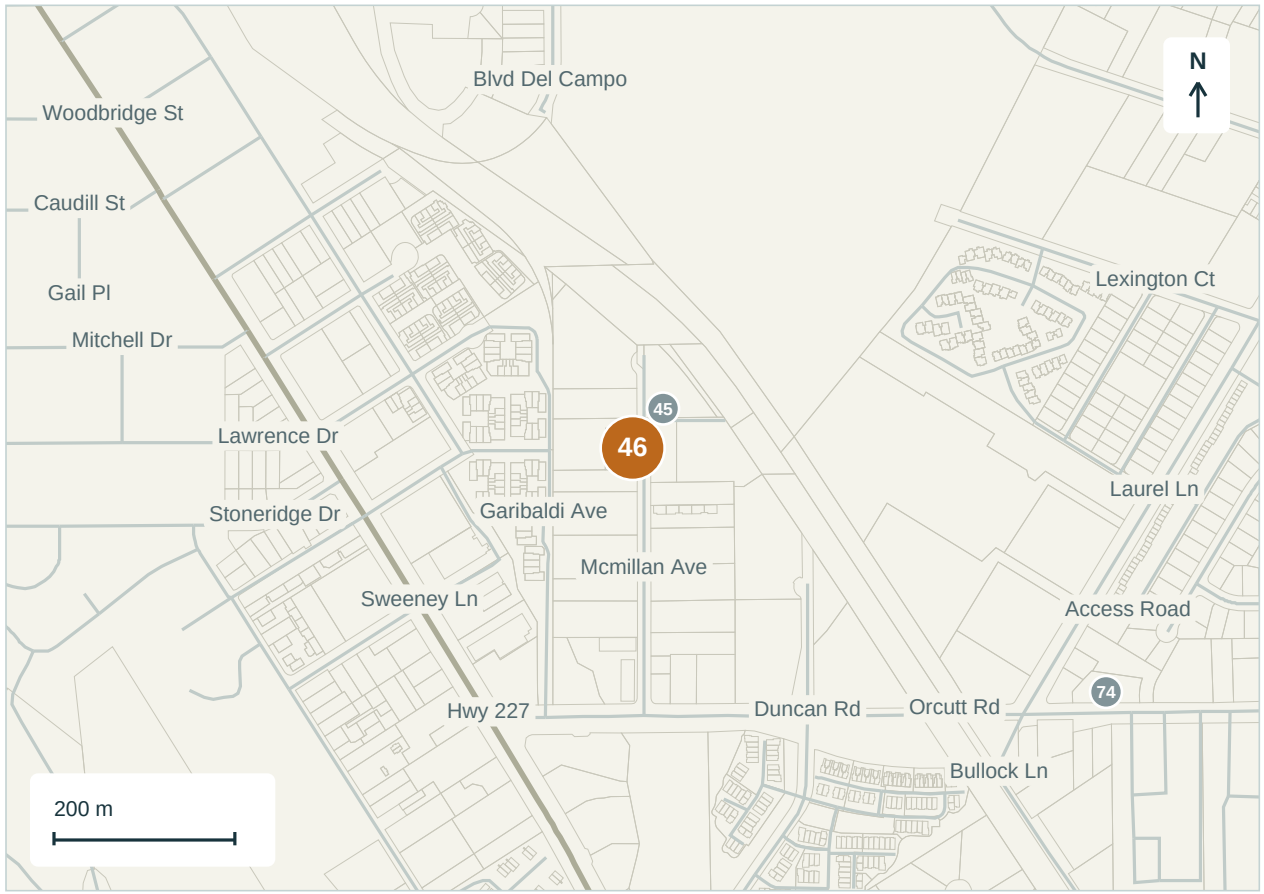
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#46 2855 McMillan Ave. | Industrial Building

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: 2855 McMillan Ave., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of an 8,272-square-foot warehouse and office structure.

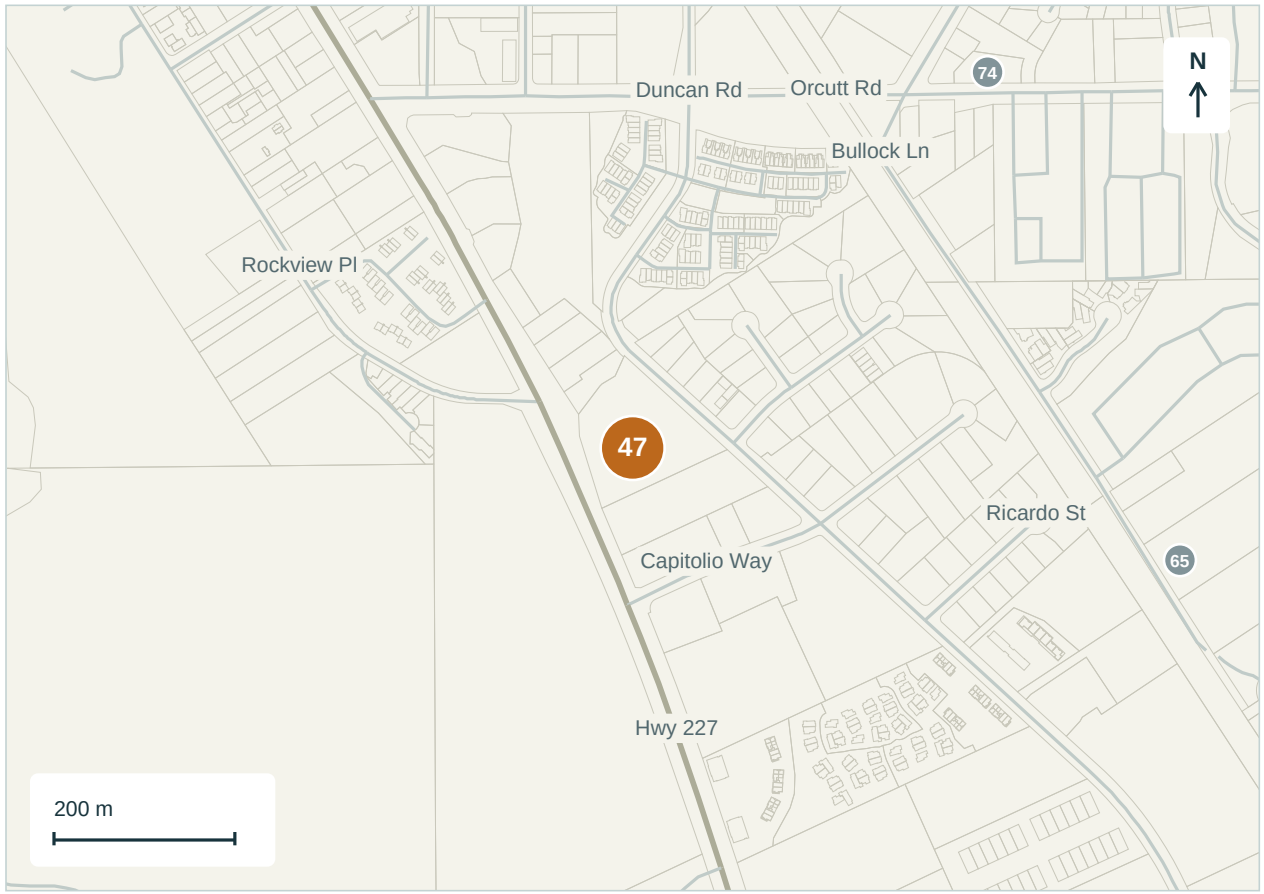
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#47 3450 Broad St. | SLO Classical Academy (SLOCA)

San Luis Obispo | Education / civic / culture | San Luis Obispo



Location: 3450 Broad St., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

Building and site improvements to accommodate the relocation and consolidation of SLOCA students and staff to one site. This includes the remodel of the existing Acacia Creek Business Park with a building addition, tenant improvements, a façade refresh, and the removal of parking to accommodate landscaping for student use.

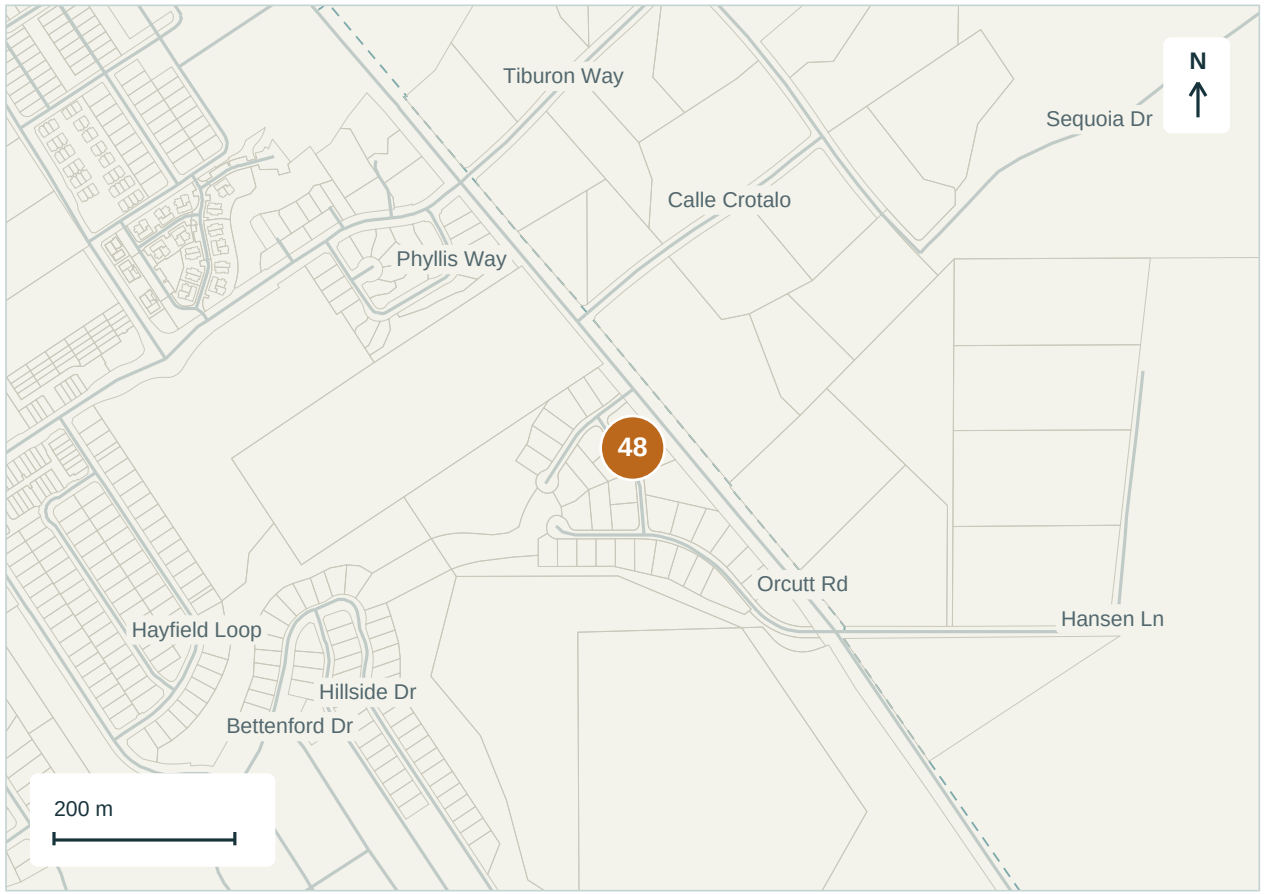
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#48 3805 Orcutt Rd. | Four Residences

San Luis Obispo | Residential | San Luis Obispo



Location: 3805 Orcutt Rd., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of four single-family residences within the Enclave at Righetti.

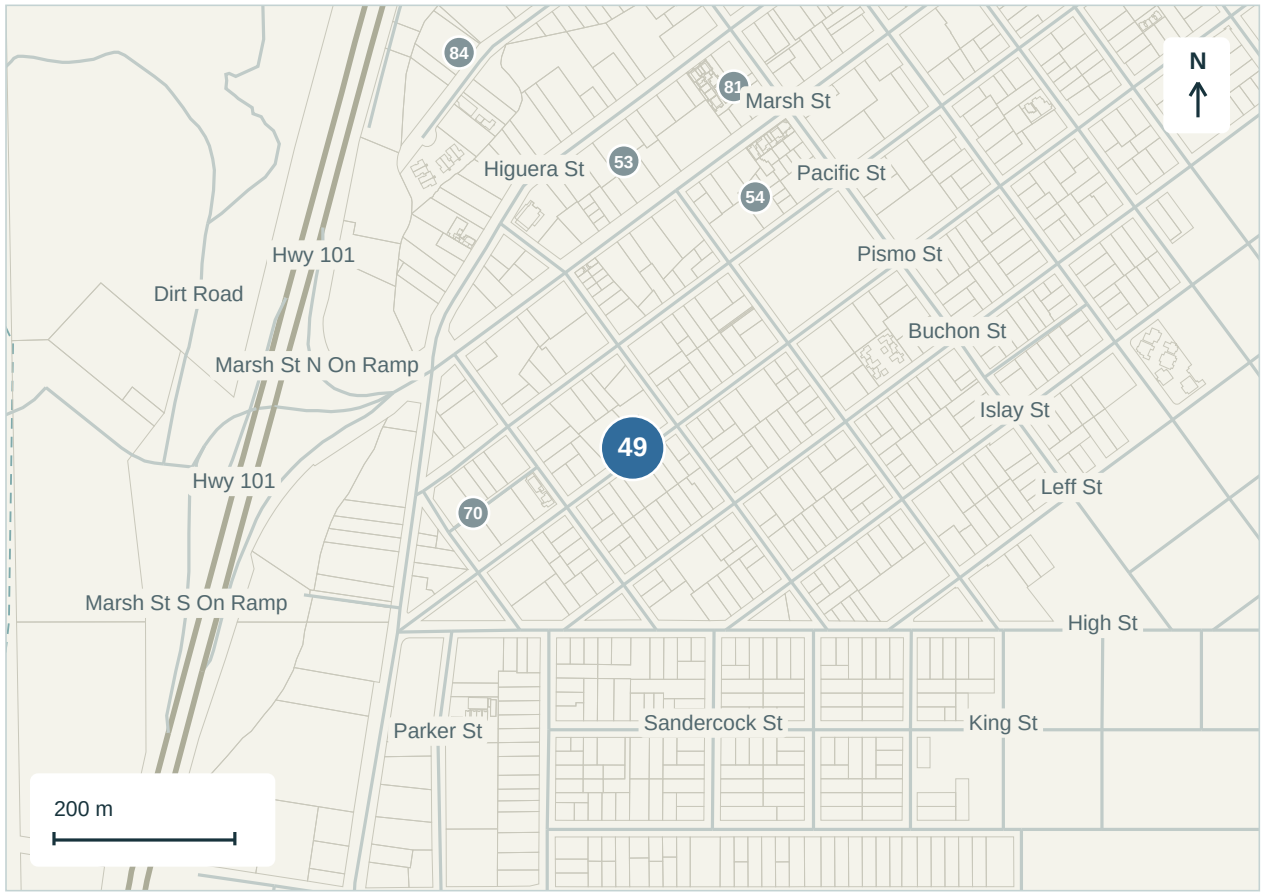
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#49 382 Pismo St. Apartments

San Luis Obispo | Residential | San Luis Obispo



Location: 382 Pismo St. Apartments

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

The development of a multi-family residential complex consisting of 24 units.

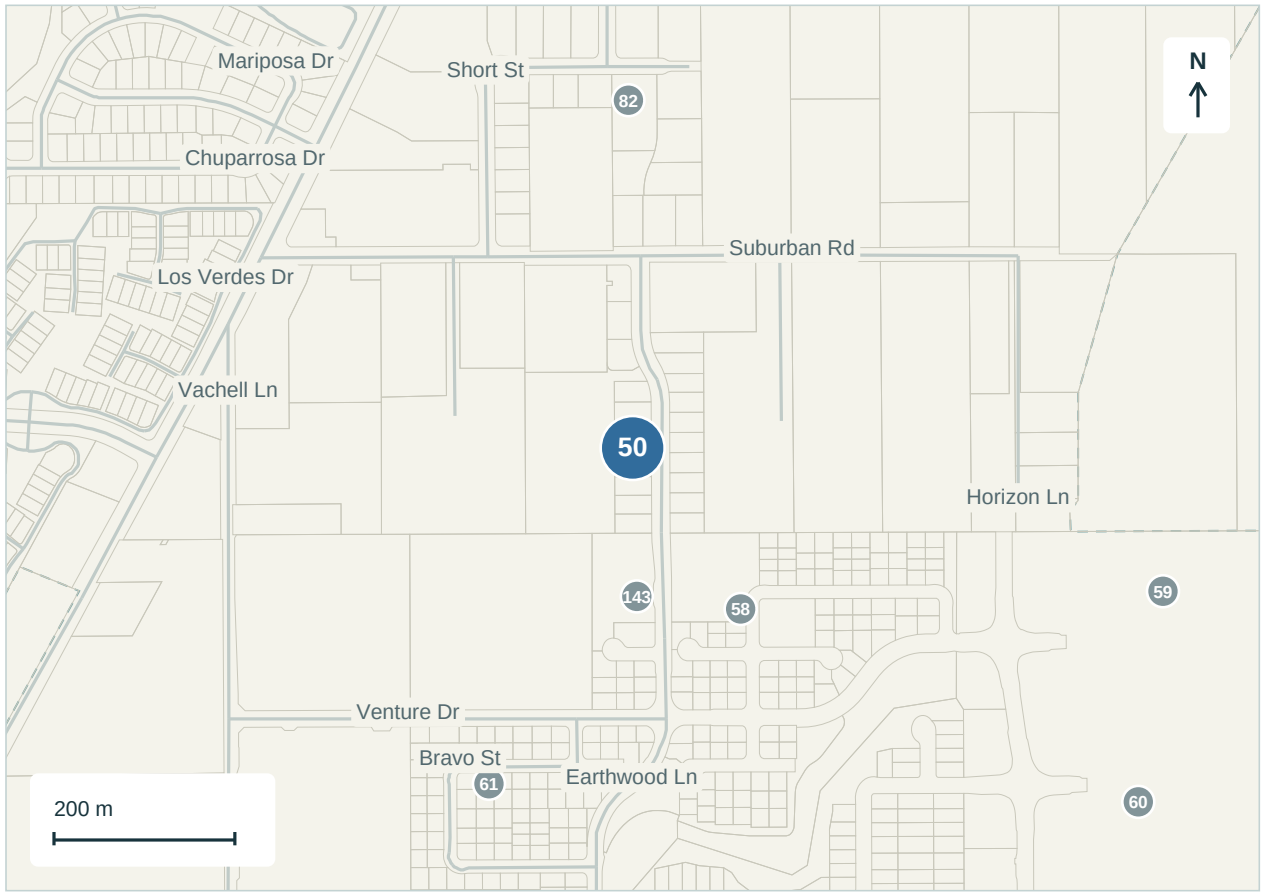
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#50 4145-4195 Earthwood Lane | Commercial & Industrial Buildings

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: 4145-4195 Earthwood Lane, San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

The construction of approximately six 3,700-square-foot buildings for commercial and industrial use along with associated shared site improvements within the Airport Area Specific Plan area.

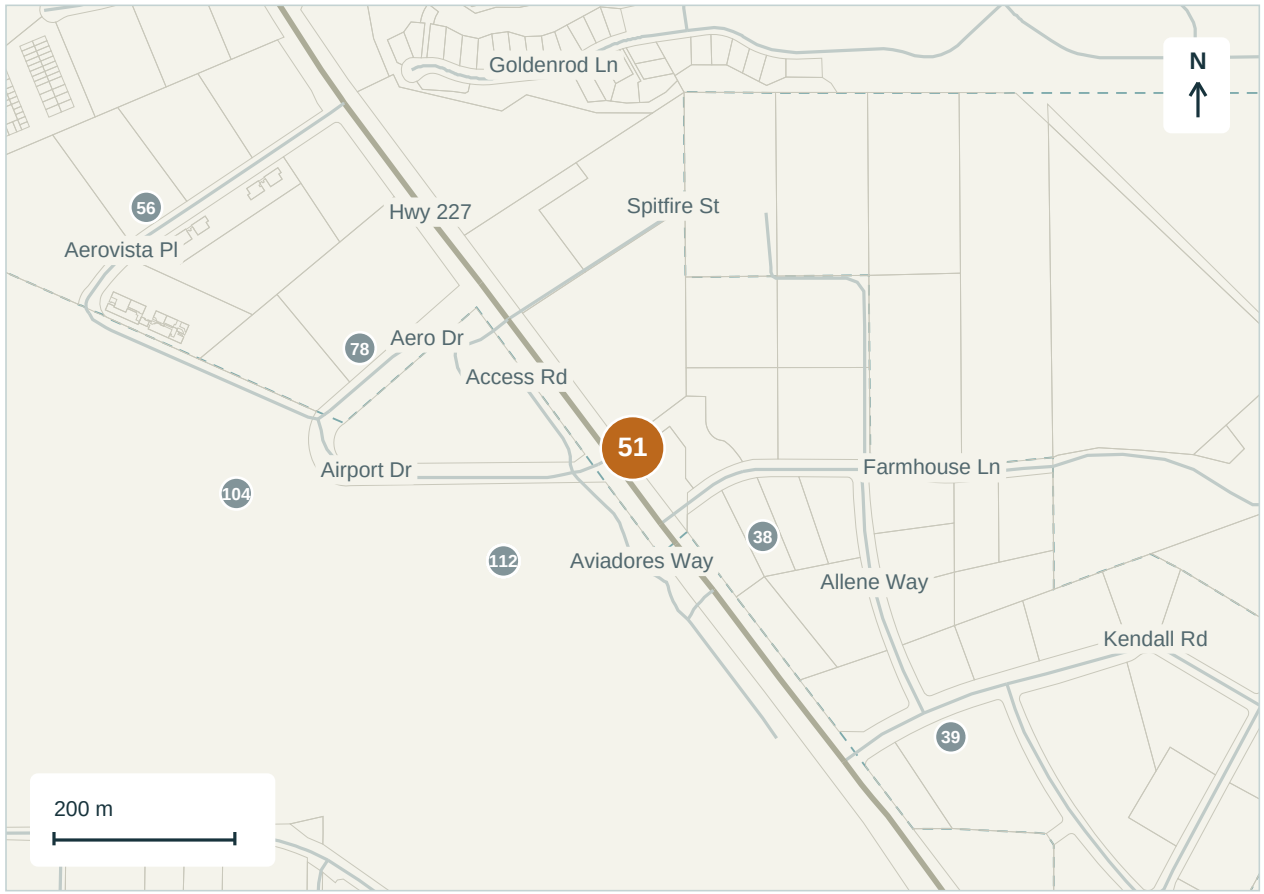
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#51 4600 Broad Street

San Luis Obispo | Residential | San Luis Obispo



Location: 4600 Broad Street

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of a 3,711-square-foot convenience store and a 3,581- square-foot fueling station canopy containing ten fuel pumps.

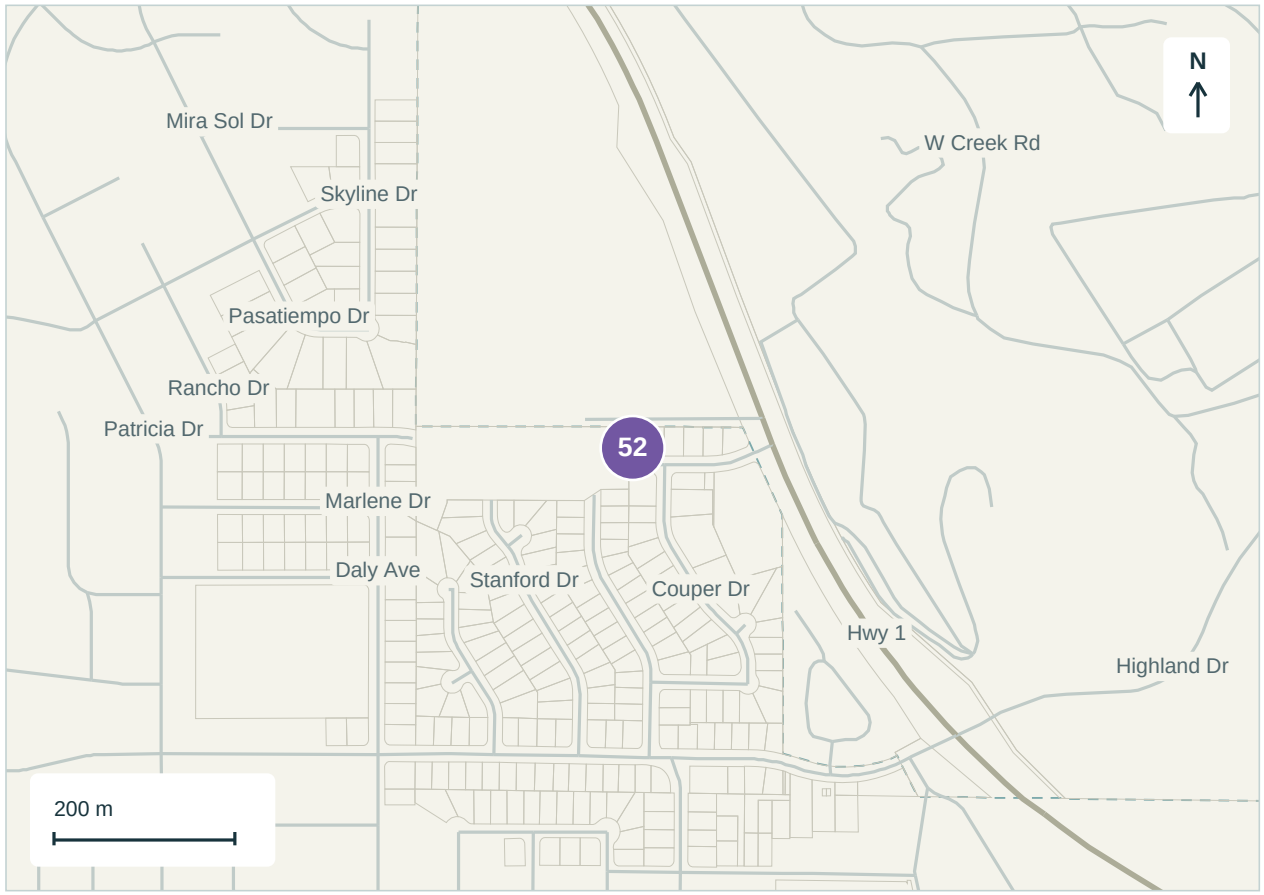
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#52 500 Westmont Ave. | Tract 3157

San Luis Obispo | Residential | San Luis Obispo



Location: 500 Westmont Ave., San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The creation of a 23-lot tract map for residential development.

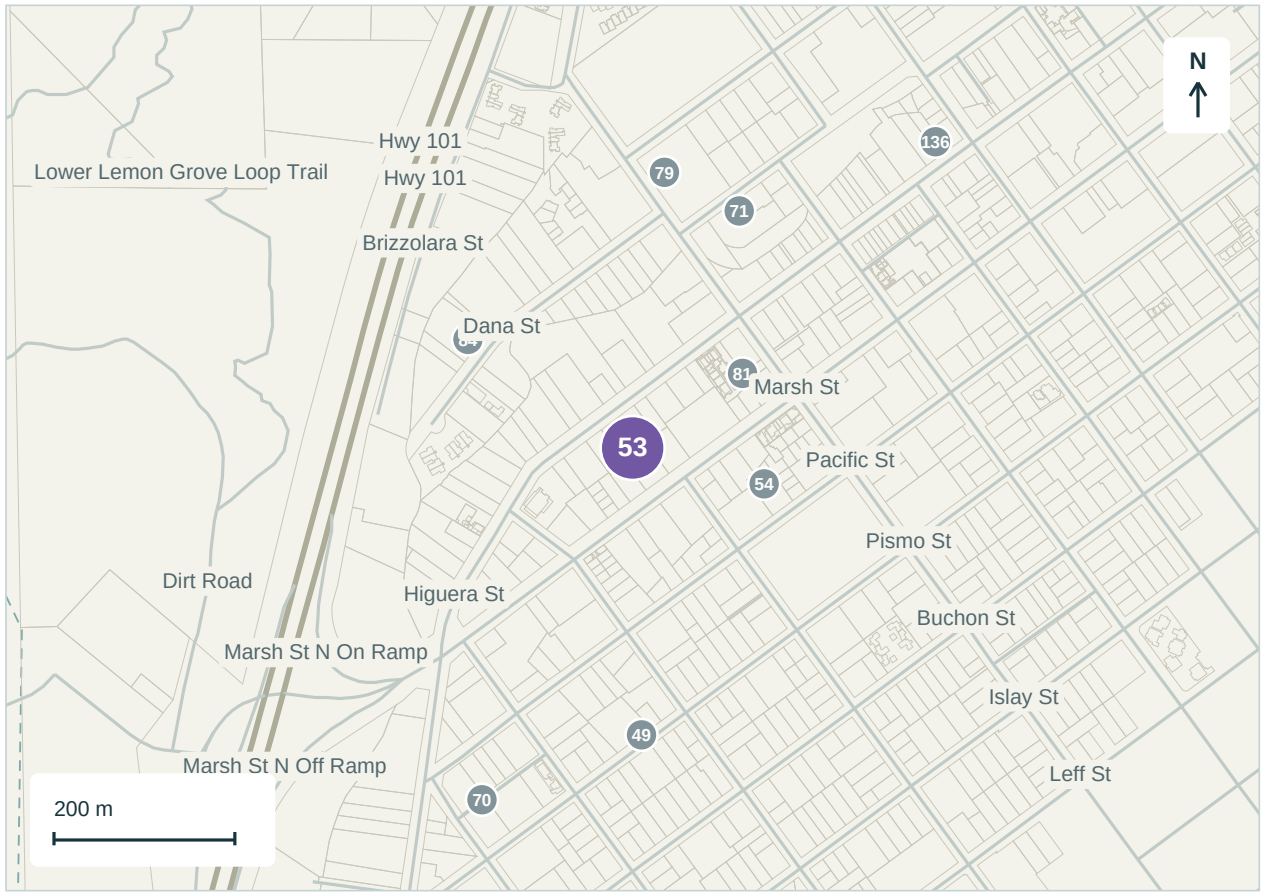
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#53 545 Higuera Street

San Luis Obispo | Mixed use | San Luis Obispo



Location: 545 Higuera Street

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a mixed-use facility featuring a four-story structure with 64 residential units and 4,649 square feet of commercial space.

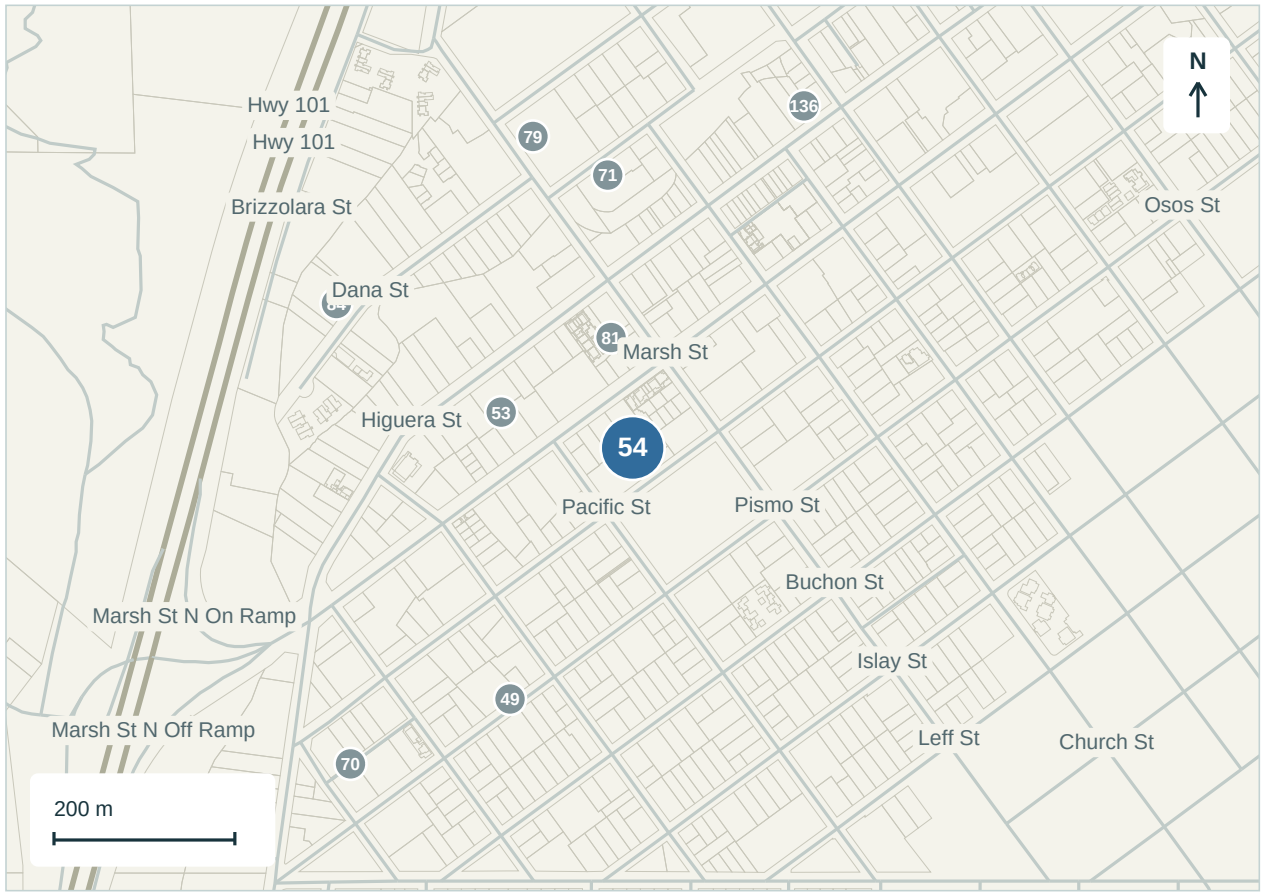
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#54 562 Pacific Street

San Luis Obispo | Residential | San Luis Obispo



Location: 562 Pacific Street

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

The demolition of existing structures and development of a density bonus project consisting of a new, 10-unit residential building and the retention of six existing units for a total of sixteen residential units onsite. Project includes associated site improvements such as access, parking, and landscaping.

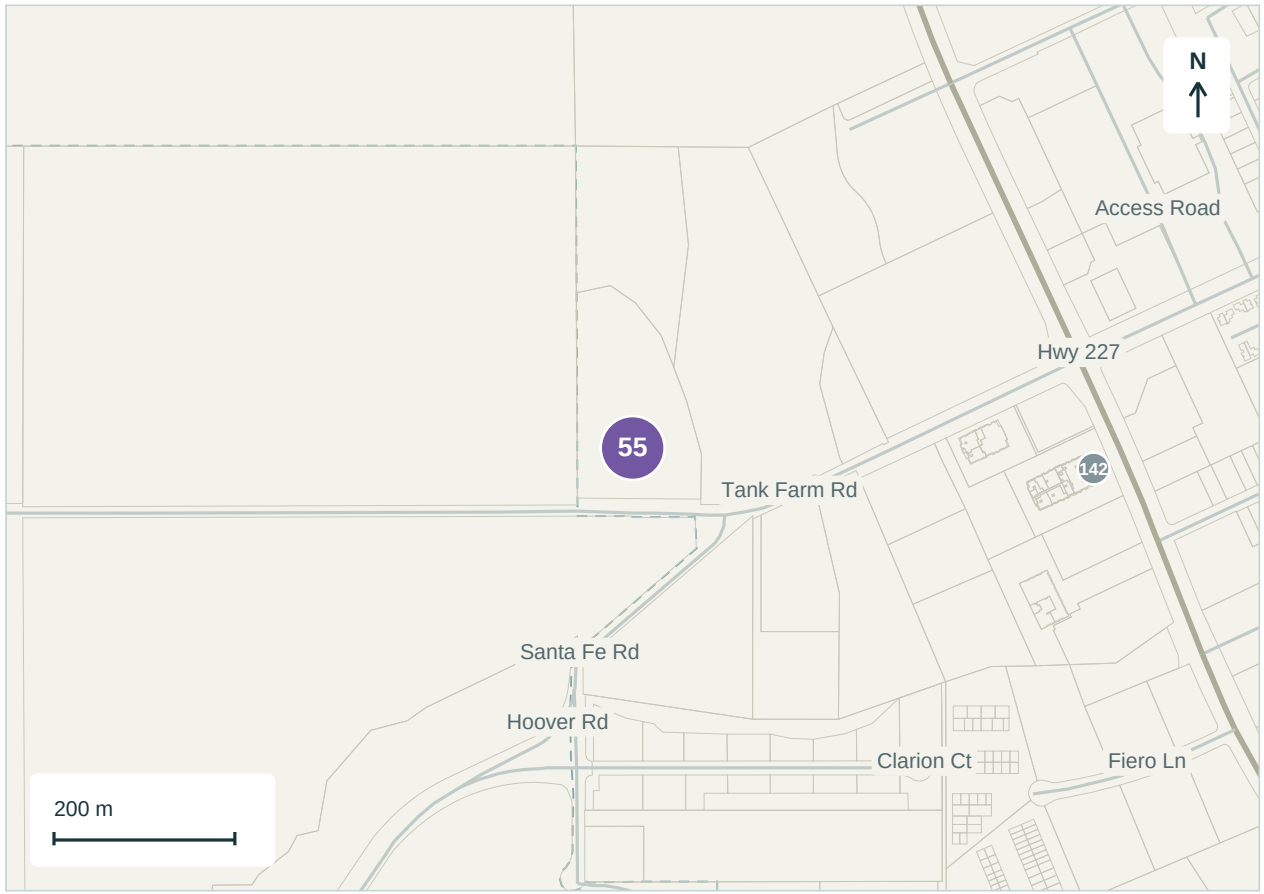
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#55 600 Tank Farm Road

San Luis Obispo | Mixed use | San Luis Obispo



Location: 600 Tank Farm Road

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a mixed-use facility featuring a multi-family residential complex with 280 units and 15,000 square feet of commercial space.

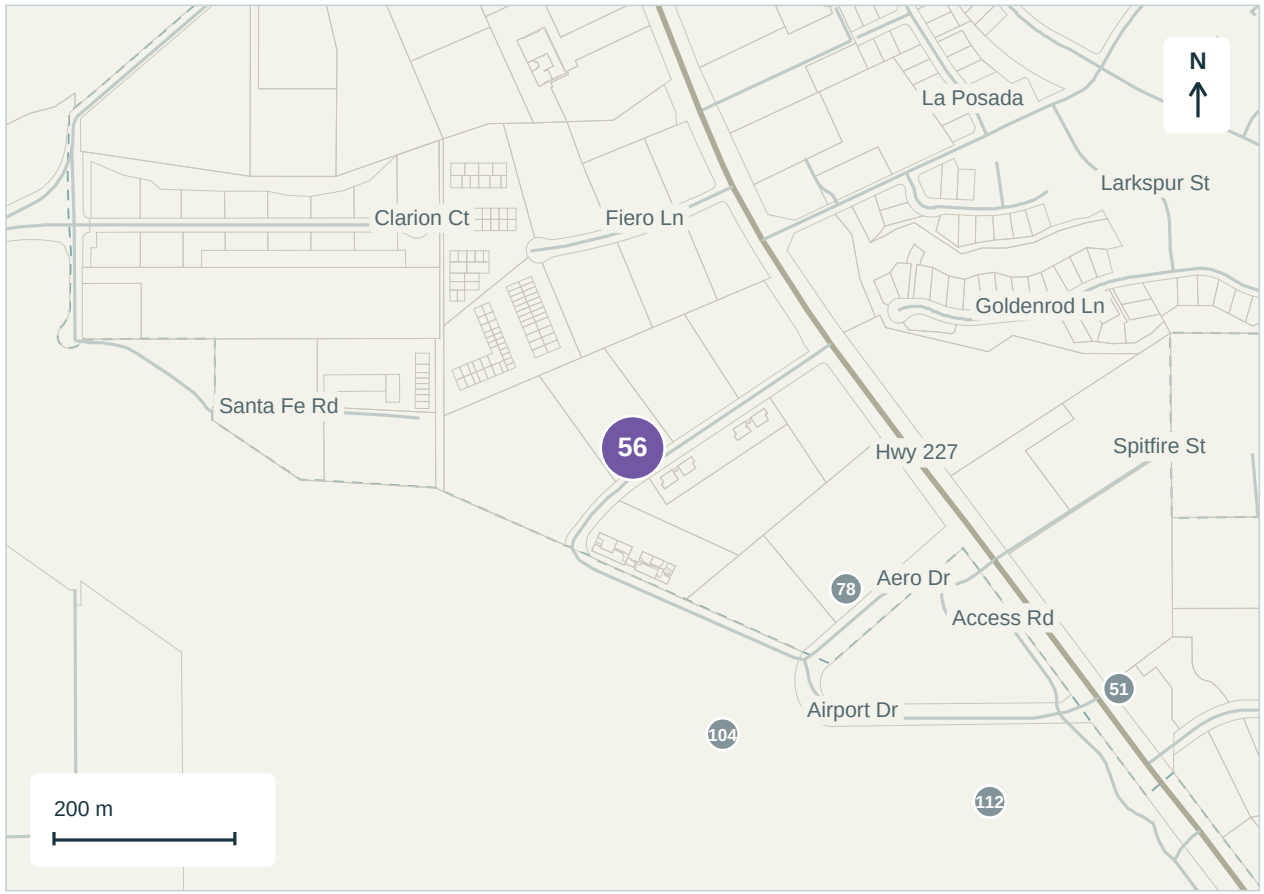
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#56 832 Aerovista

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: 832 Aerovista

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

The development of a two-story, 37,675 square foot building for general office and medical services, as well as associated site improvements such as access, parking, and landscaping.

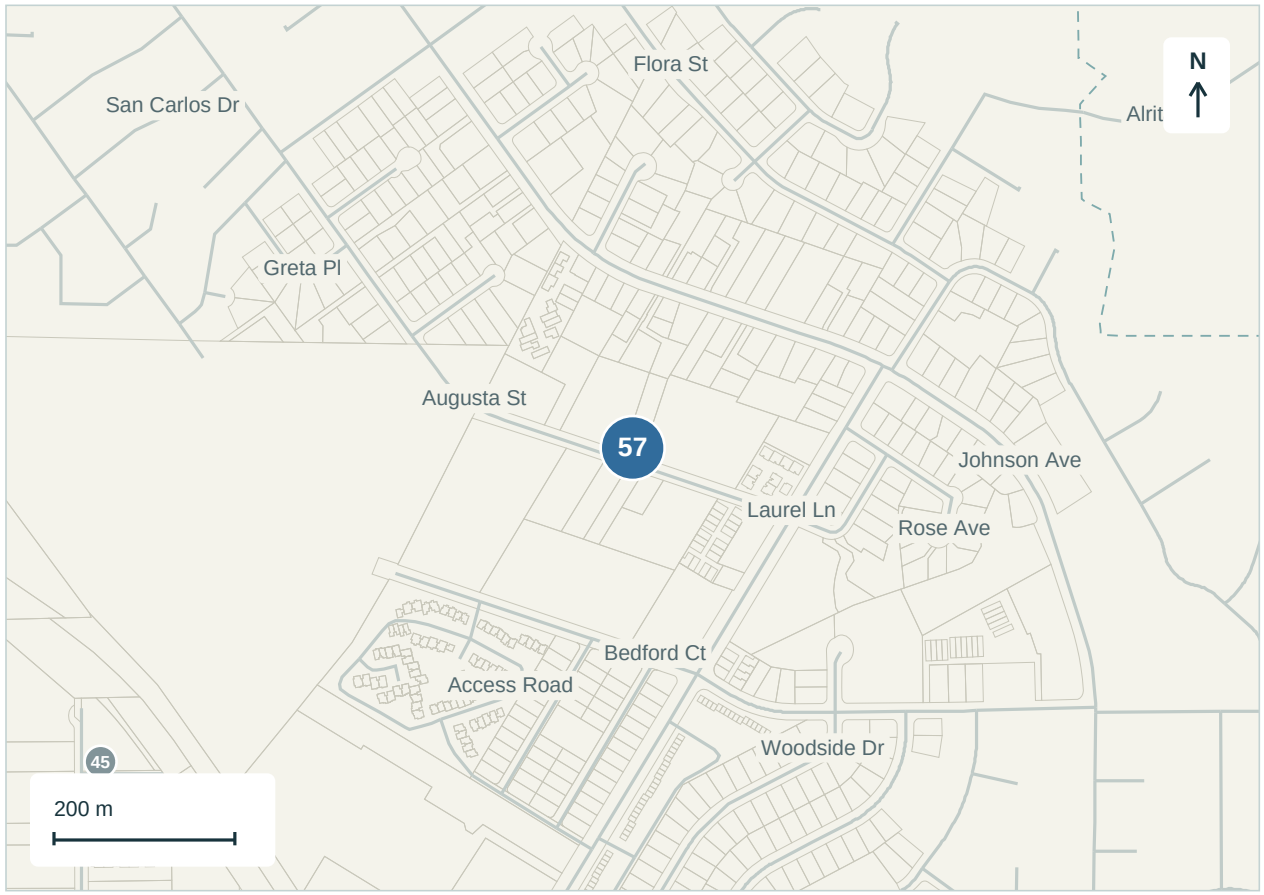
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#57 Augusta Street Apartments

San Luis Obispo | Residential | San Luis Obispo



Location: Augusta Street Apartments

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

The development of a three-story multifamily residential complex consisting of 28 residential units and a one-story residential structure containing two ADUs.

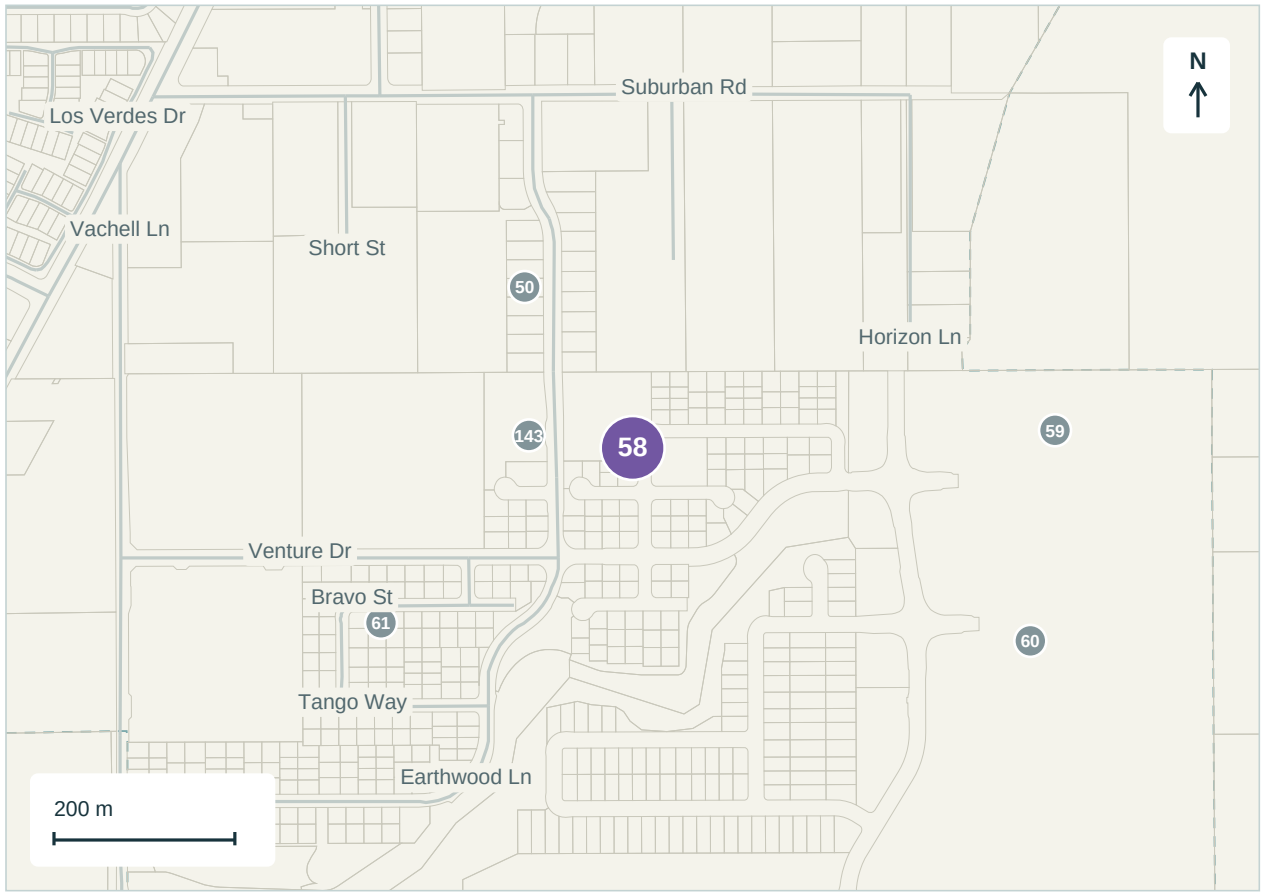
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#58 Avila Ranch (Phase 3)

San Luis Obispo | Residential | San Luis Obispo



Location: Avila Ranch (Phase 3)

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

Part of the larger Avila Ranch Development Plan, Phase 3 involves the development of a multifamily residential complex consisting of 85 market-rate units and 60 affordable units.

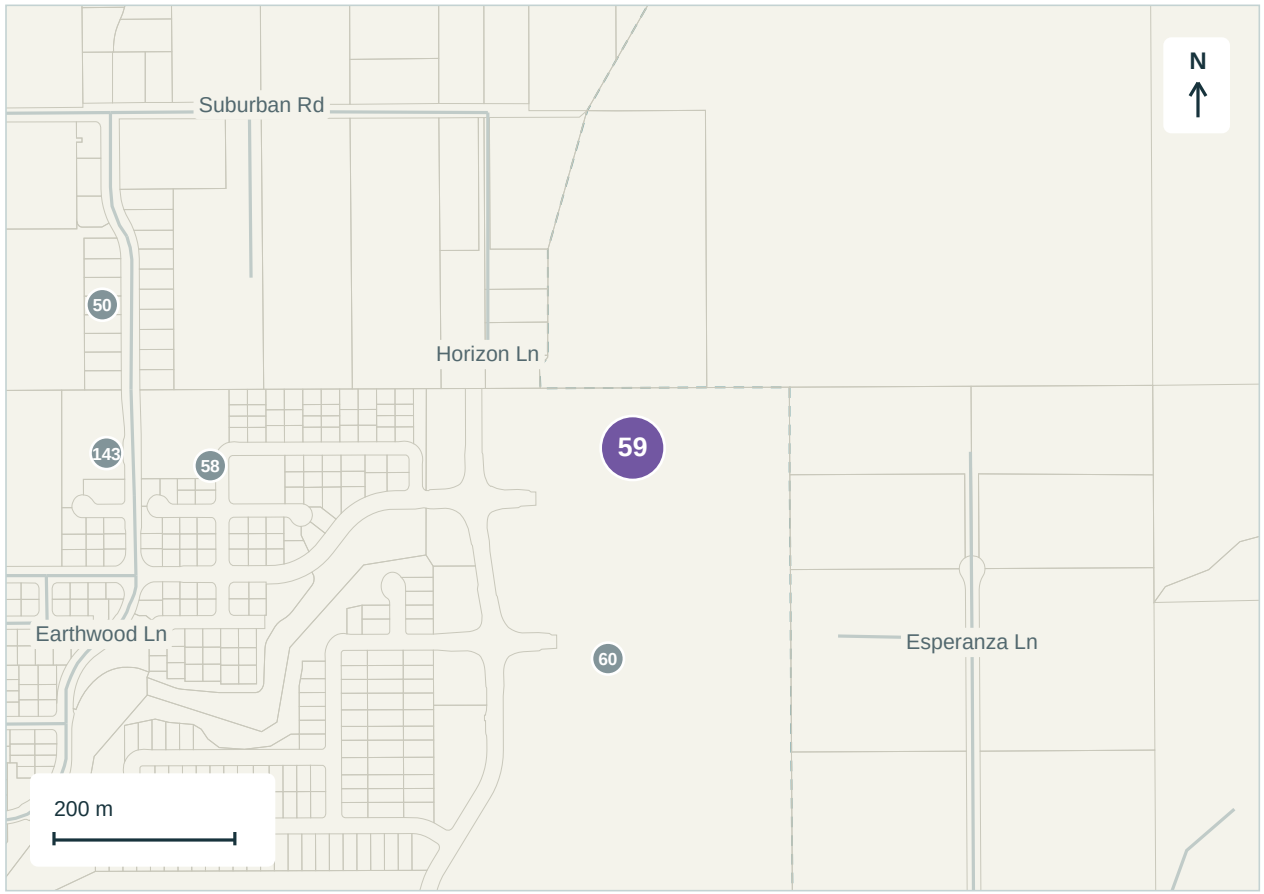
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#59 Avila Ranch (Phase 4)

San Luis Obispo | Residential | San Luis Obispo



Location: Avila Ranch (Phase 4)

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

Part of the larger Avila Ranch Development Plan, Phase 4 involves the development of a multifamily residential townhome complex consisting of approximately 197 units.

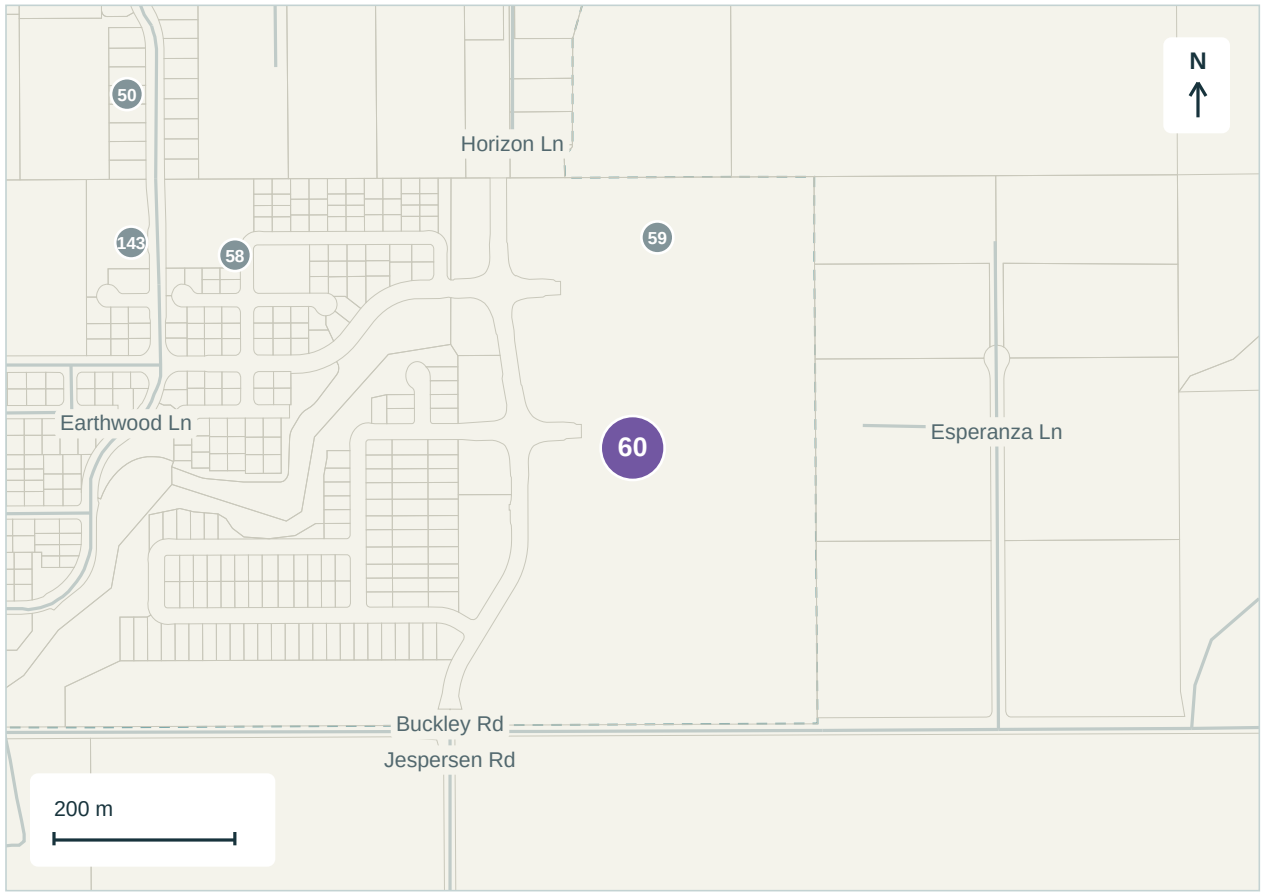
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#60 Avila Ranch (Phase 5)

San Luis Obispo | Residential | San Luis Obispo



Location: Avila Ranch (Phase 5)

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

Part of the larger Avila Ranch Development Plan, Phase 5 involves the development of 101 residential units.

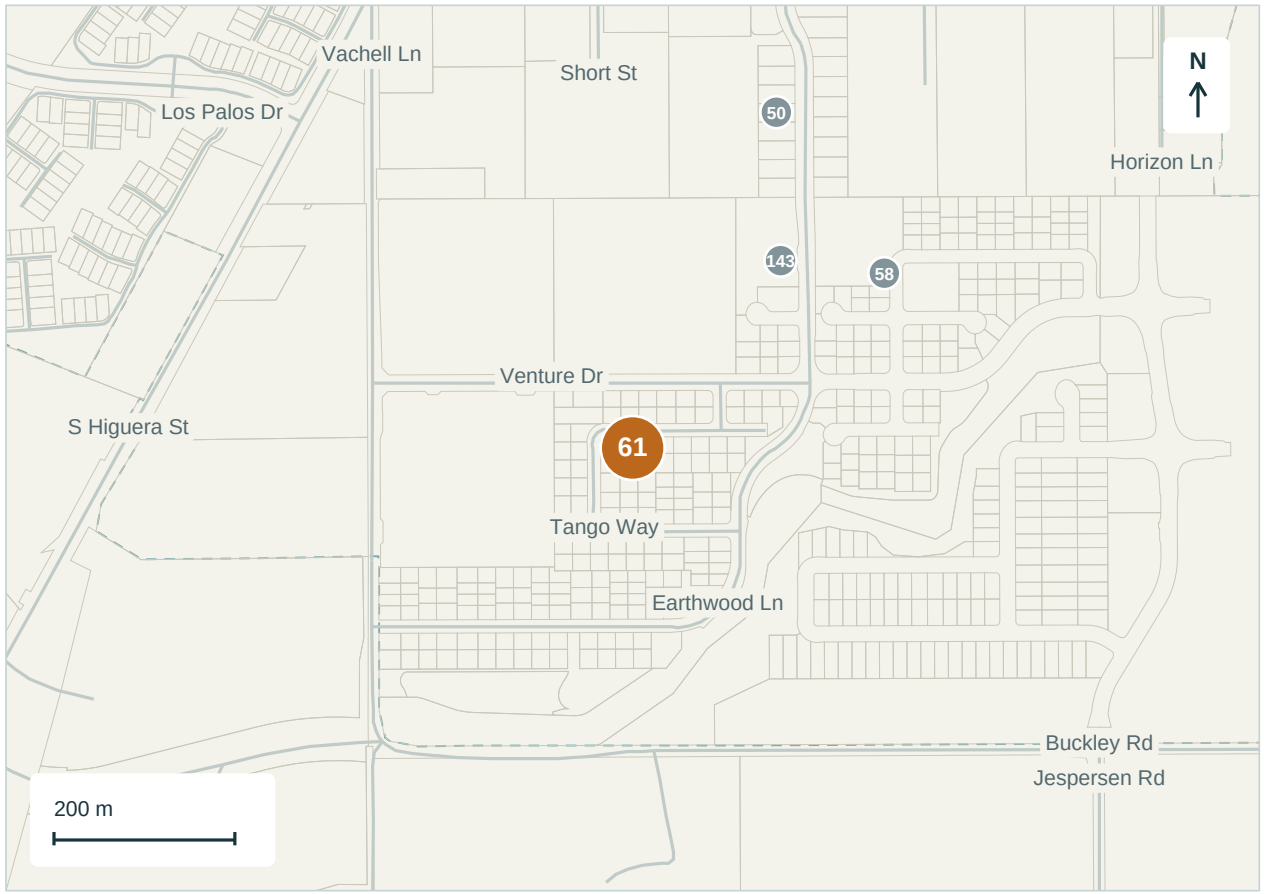
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#61 Avila Ranch | SFRs Phases 1 and 2

San Luis Obispo | Residential | San Luis Obispo



Location: Avila Ranch | SFRs Phases 1 and 2

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

Part of the larger Avila Ranch Development Plan, this portion of the plan involves the phased development of 297 single-family residences.

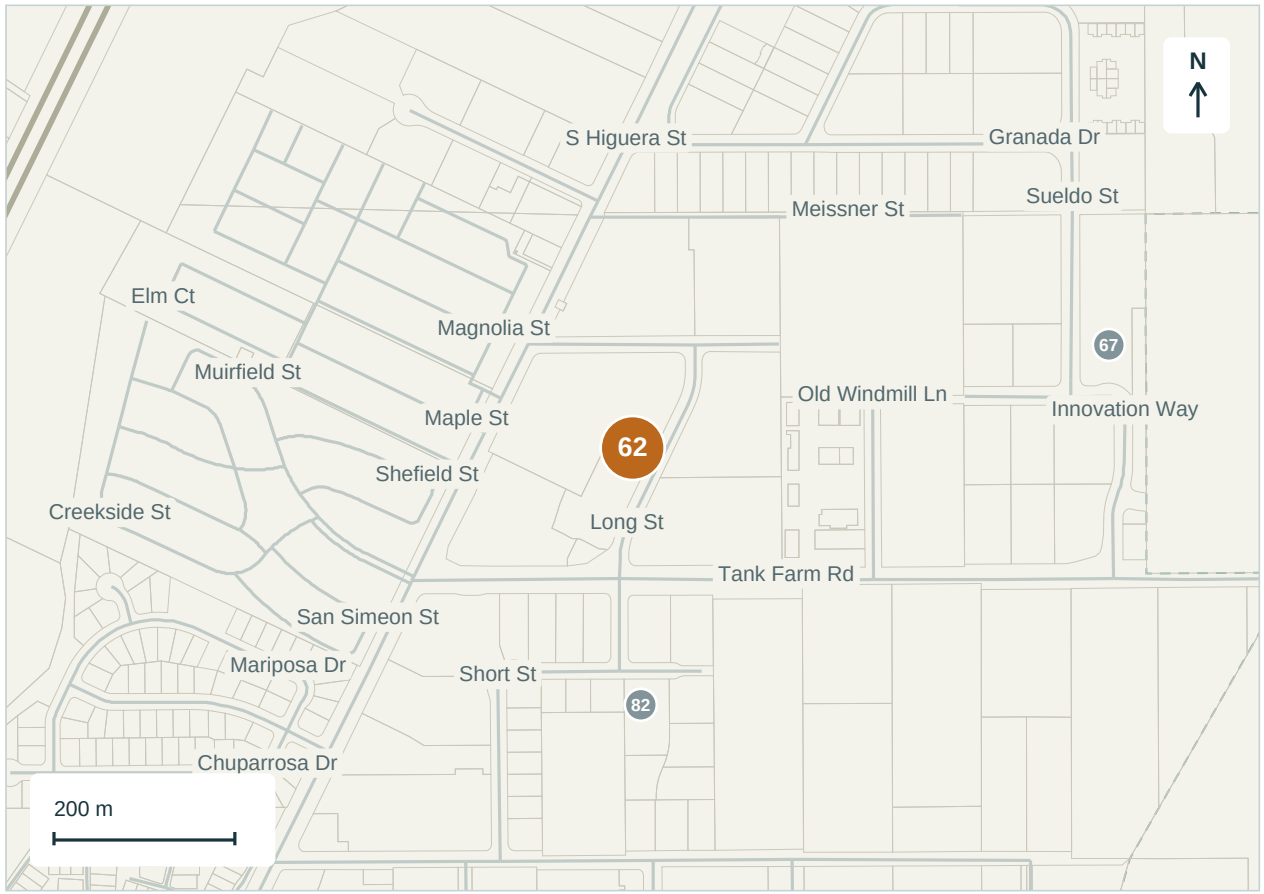
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#62 Bonetti Ranch | Building K

San Luis Obispo | Residential | San Luis Obispo



Location: Bonetti Ranch | Building K

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of a two-story, 6,446-square-foot commercial structure.

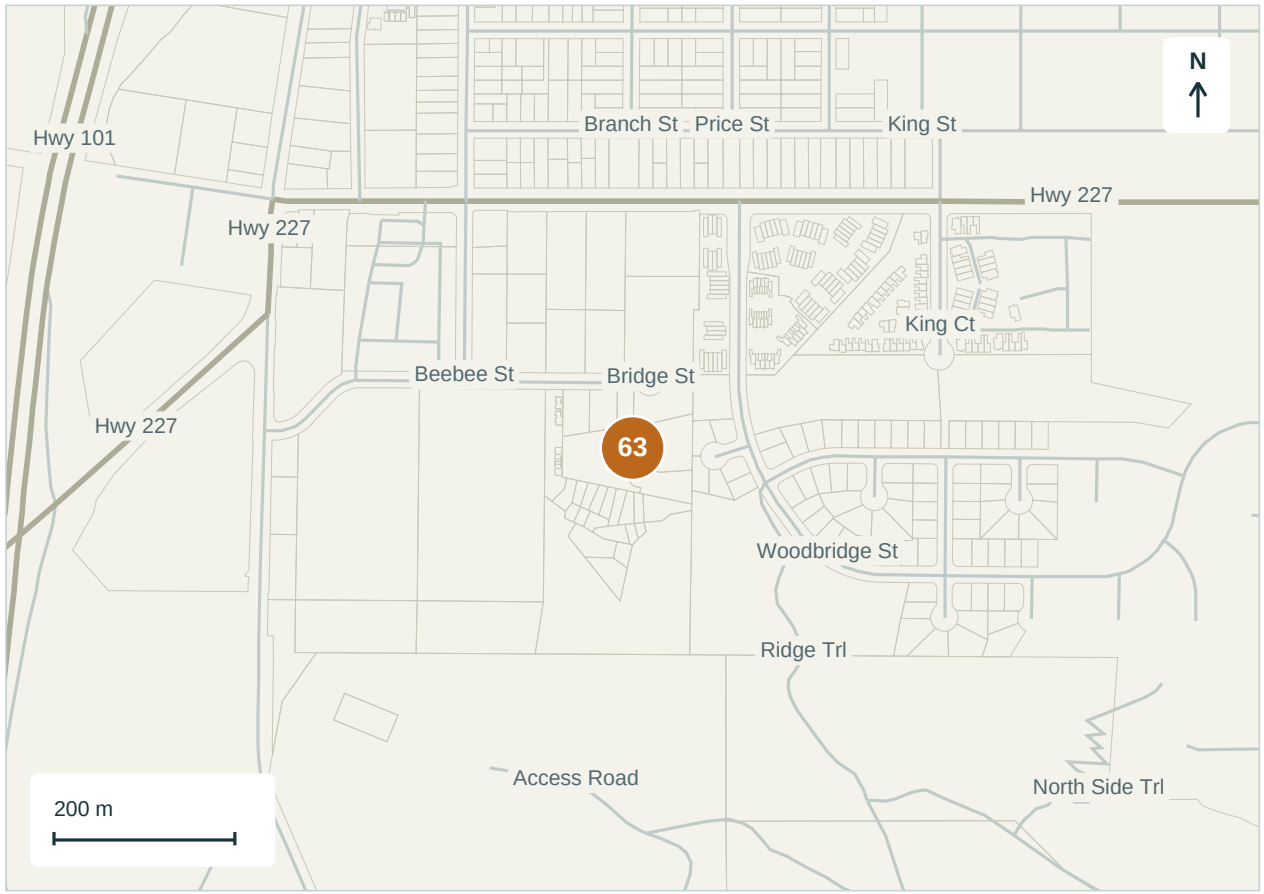
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#63 Bridge St. Project

San Luis Obispo | Mixed use | San Luis Obispo



Location: 279 Bridge Street, San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Phase 1 construction reported; later phases seeking financing

The development of a mixed-use facility featuring a three-story multi-family residential complex with 94 affordable units and 924 square feet of commercial space.

Selected details

Phase distinction: 94 dwellings across the overall project. The annual report identifies phase 1 under construction and phases 2 and 3 seeking financing.

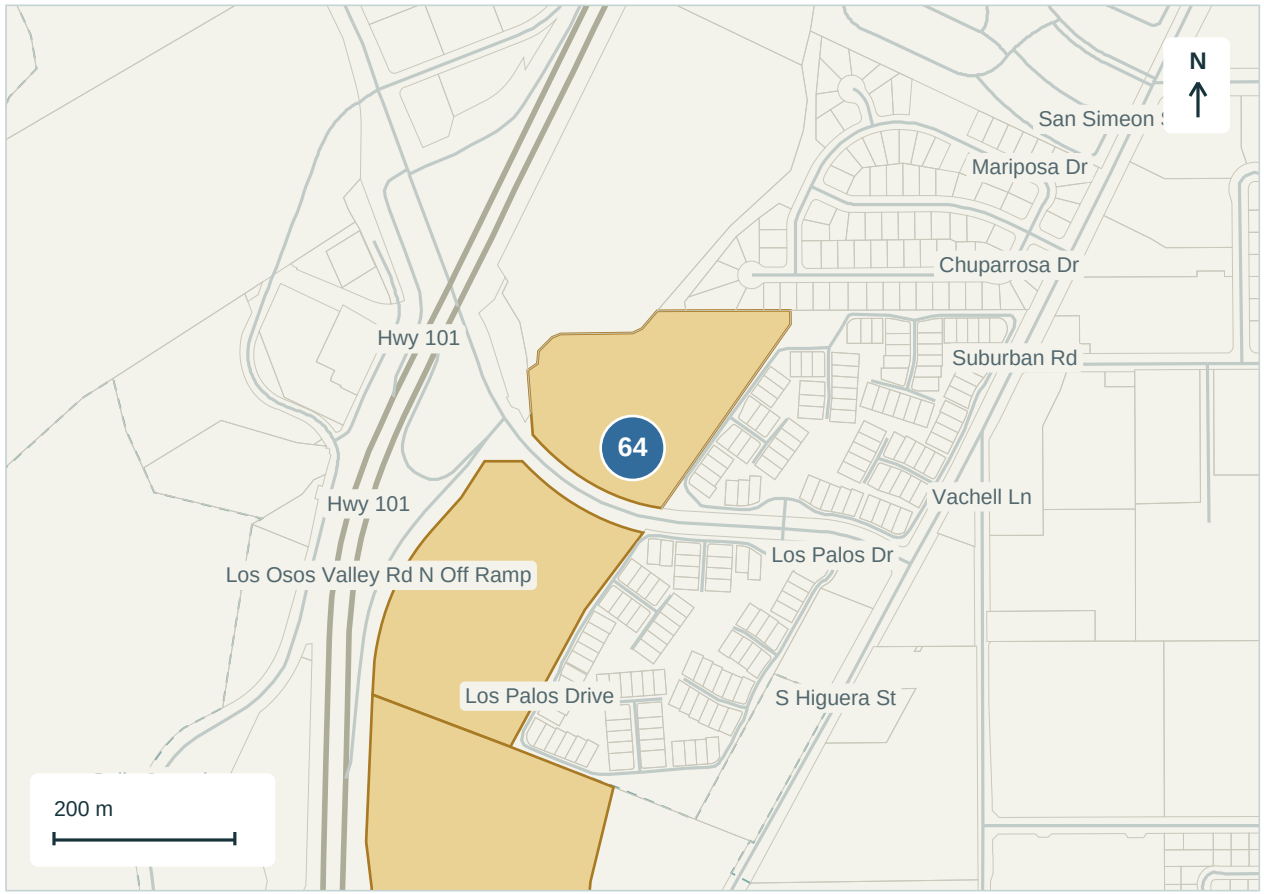
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#64 Broadstone Village

San Luis Obispo | Residential | San Luis Obispo



Location: Broadstone Village

City-published map point; not a parcel boundary.

Source-listed APNs: 053-161-020, 053-141-013, 076-081-030

Planning review

409 homes: 208 age-restricted senior units on the North Site and 201 multifamily units on the South Site. Includes proposed Hayashi annexation, roadway work and a Bob Jones Trail extension.

Selected details

Total Acres: 66.6

Present Land Use: Medium Density Residential (MDR)/Low Density Residential (LDR); Special Focus overlay (R-2-SF)/Special Focus overlay (R-1-SF)

Local Actions: General Plan Amendment, Site Plan, Rezone, Annexation

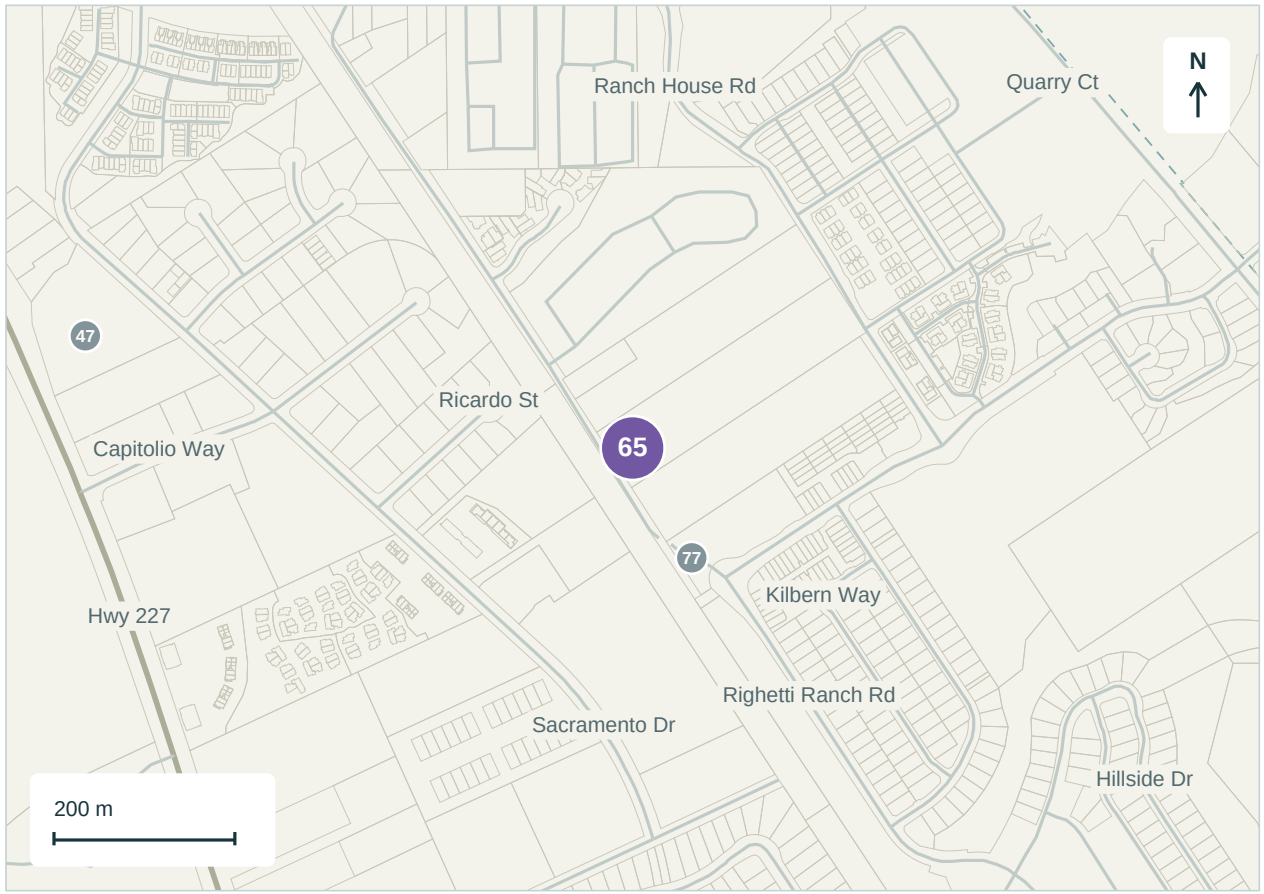
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#65 Bullock Ranch

San Luis Obispo | Mixed use | San Luis Obispo



Location: Bullock Ranch

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

The development of a mixed-use facility featuring 192 residential structures and 504-square-foot commercial space.

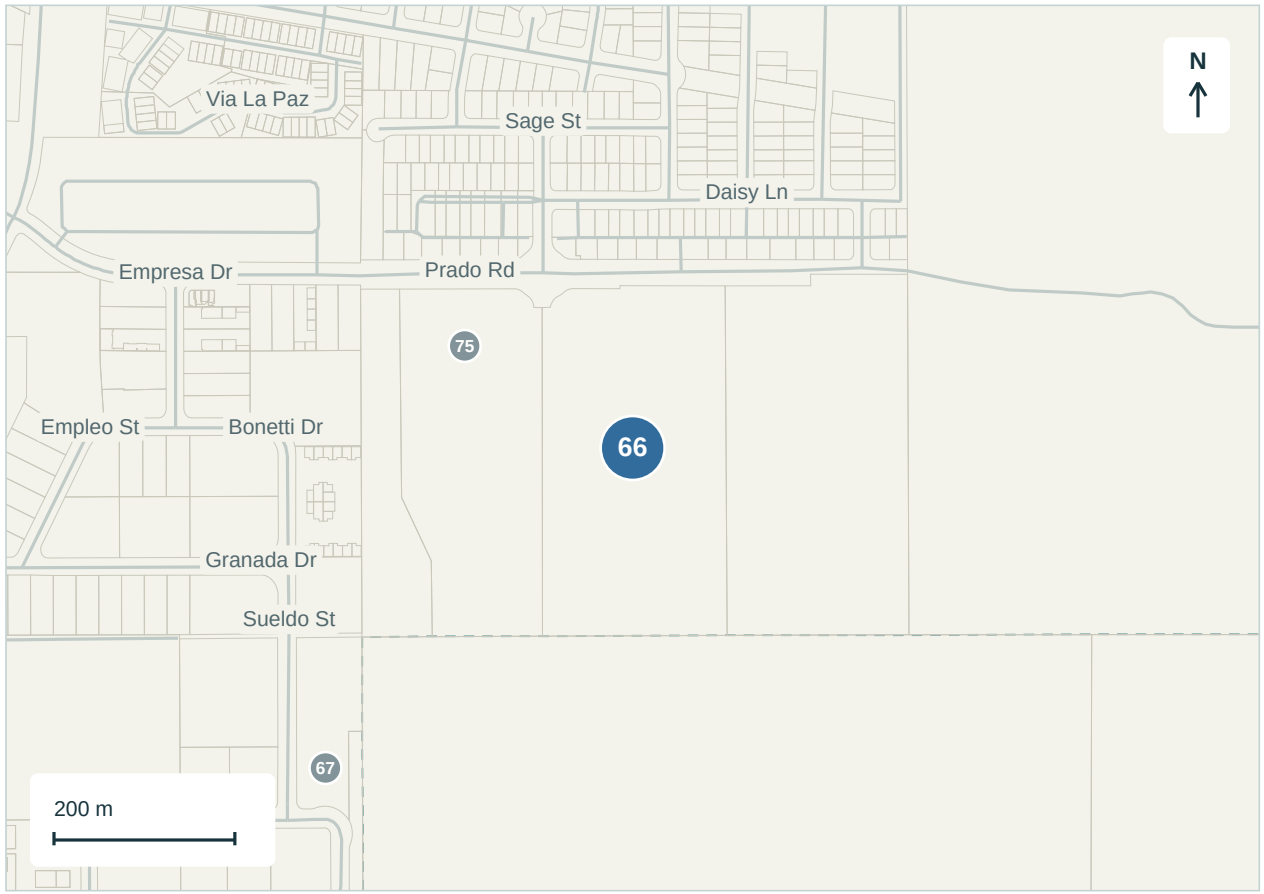
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#66 Clark Field Crossing

San Luis Obispo | Mixed use | San Luis Obispo



Location: 365 Prado Road, San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

General Plan and Specific Plan Amendments to redesignate the site's land use as Services & Manufacturing and Service Commercial, respectively, and a mixed-use project comprised of 222 residential units (including 48 affordable units), 100,000 square feet of commercial space, 1.29-acre park, and other site improvements.

Selected details

Applicant: Covelop, Inc.

Commercial breakdown: 10,000 square feet neighborhood commercial plus 90,000 square feet mini-storage, rather than 100,000 square feet of general retail.

Circulation: Davis Road extension south of the Prado / Serra Meadows roundabout, with two driveways and Prado right-in/right-out access.

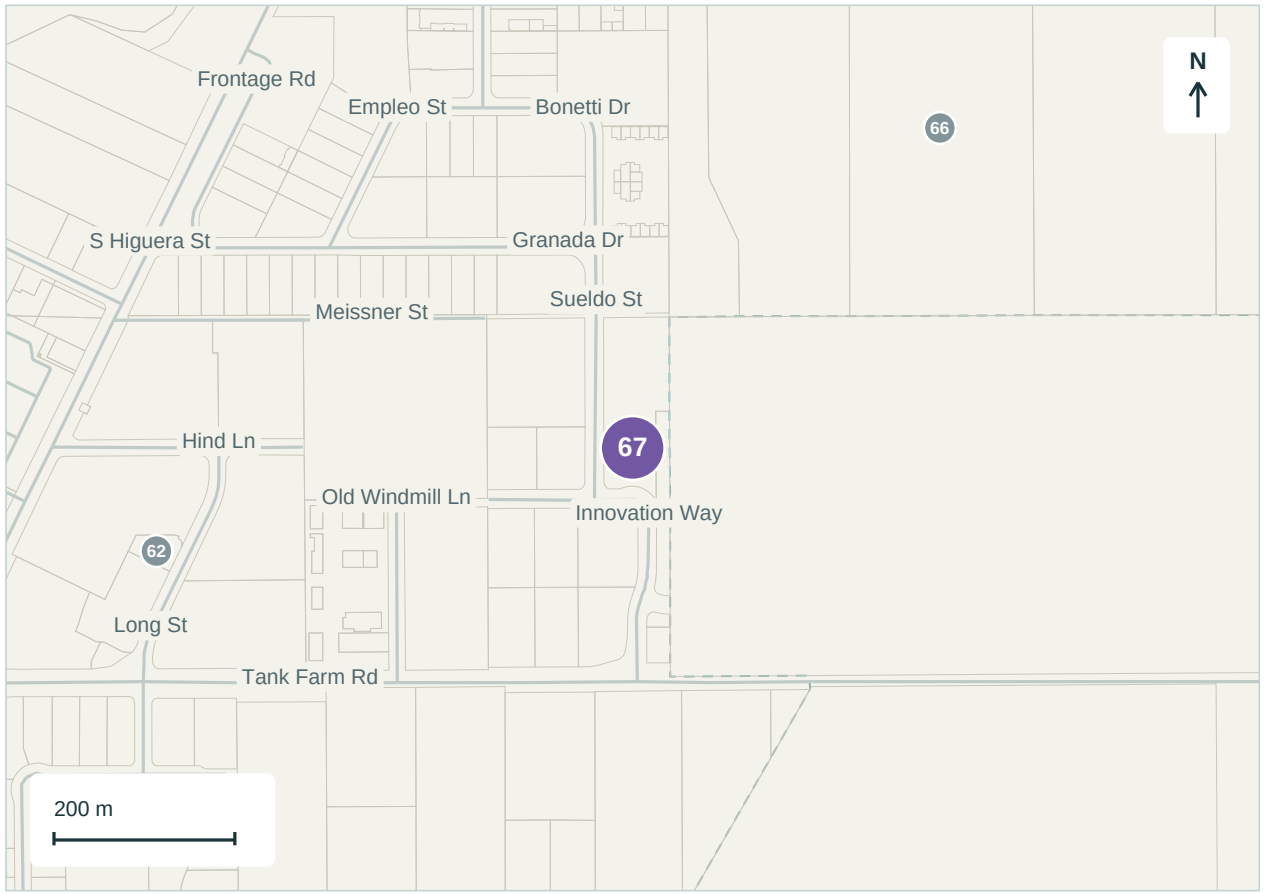
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#67 Crockers Lockers Self Storage Facility

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: Crockers Lockers Self Storage Facility

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a 112,000-square-foot self-storage facility.

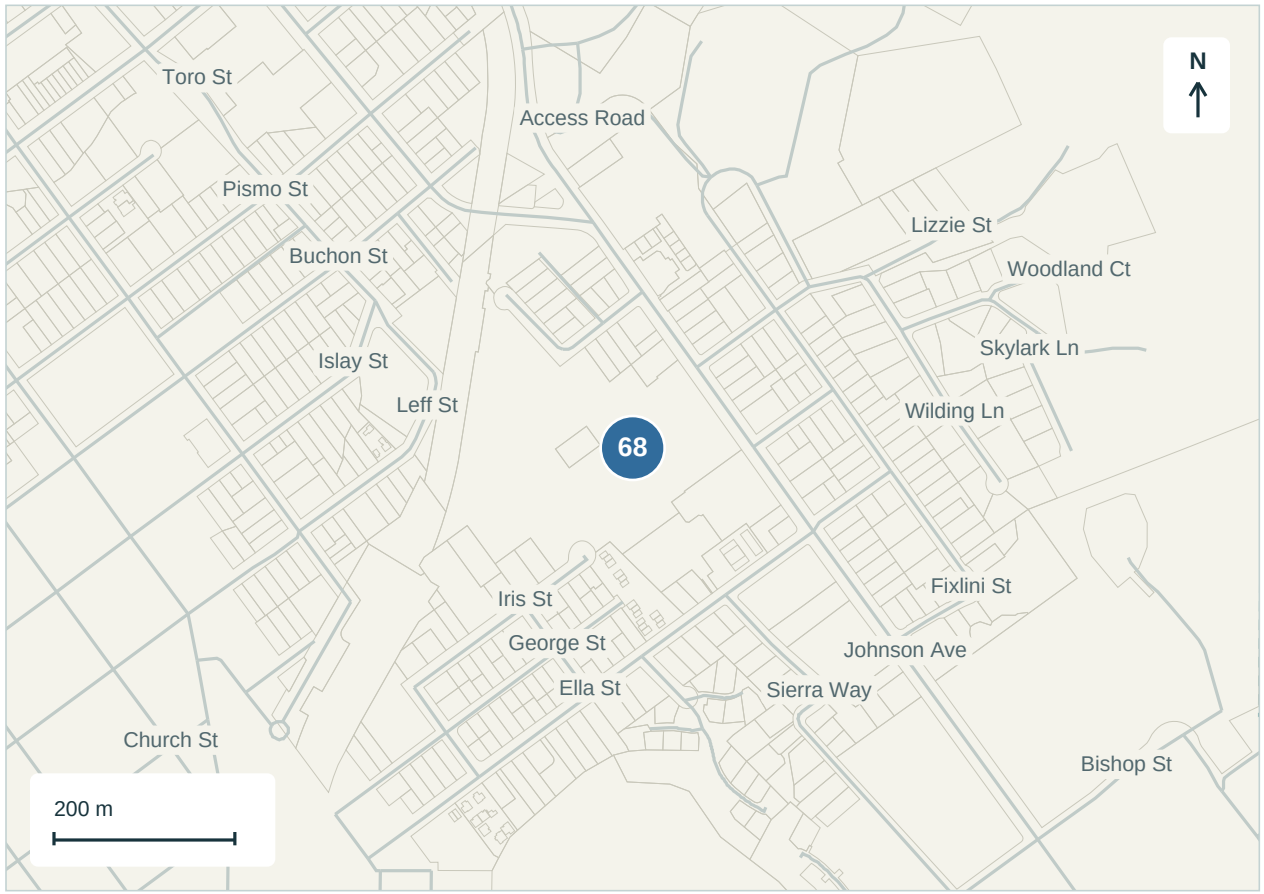
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#68 French Hospital Expansion

San Luis Obispo | Health / care | San Luis Obispo



Location: French Hospital Expansion

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

A phased expansion of the French Hospital Medical Center campus and modifications to the master plan, including the construction of a two-level, 234-space parking structure with 5,800 sq. ft. of lab and storage space, a 2,000 sq. ft. helistop, a four-story, 89,775 sq. ft. patient tower, an 1,800 sq. ft. generator yard, and various related site improvements.

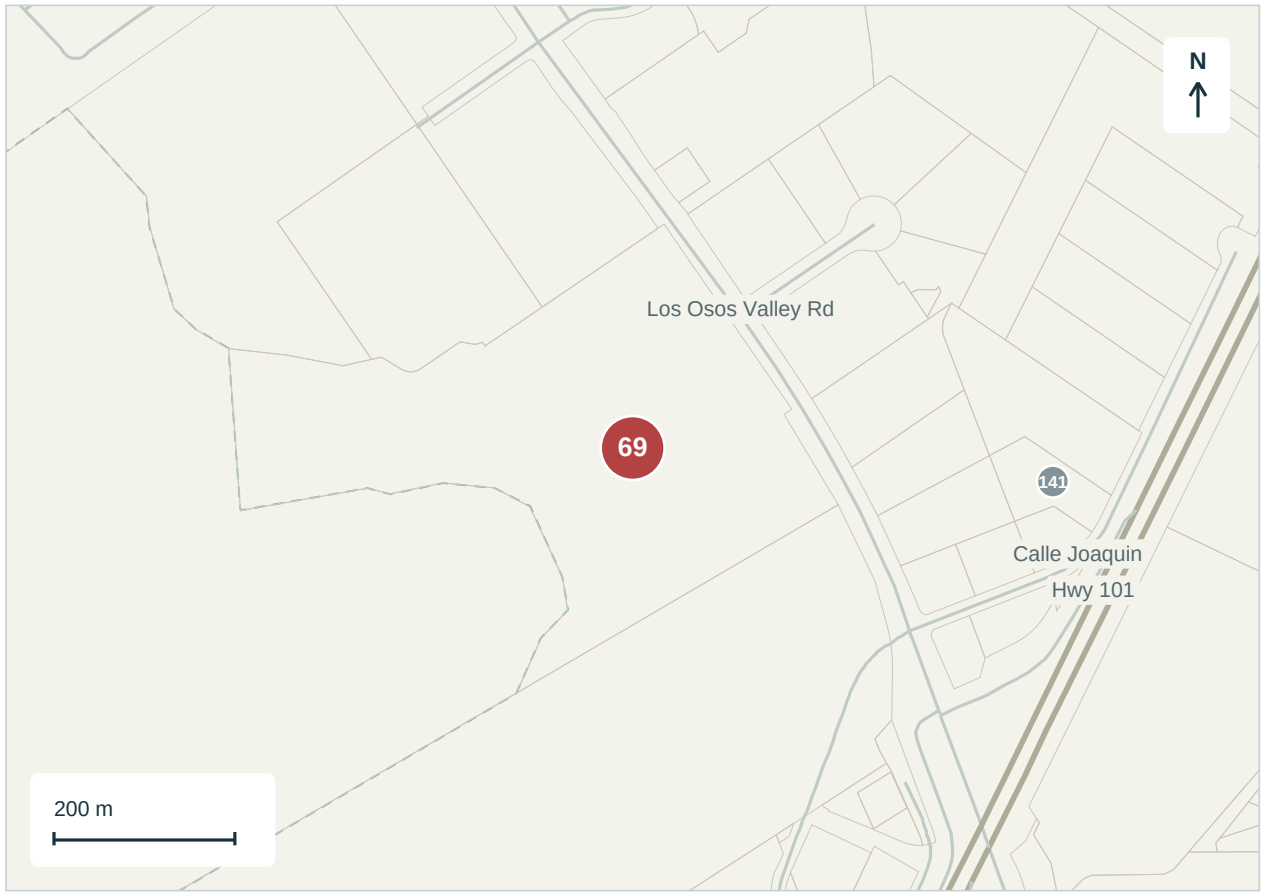
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#69 Froom Ranch

San Luis Obispo | Mixed use | San Luis Obispo



Location: Froom Ranch

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Conflicting official status

The Froom Ranch Specific Plan involves the development of a multi-family residential complex with 130 units, a 70,000 sq. ft. hotel with 120 rooms, 30,000 sq. ft. of commercial space, the Life Plan Community, a 2.9-acre trailhead park, and additional open space designations.

Selected details

Earlier approved master-plan program: 366 independent senior units, 38 assisted-living units, 51 care beds, about 174 other multifamily units, 100,000 commercial square feet, 3.6-acre park and over 60 acres open space. This differs from the tracker synopsis and must not be added to it.

Annexation: LAFCO approved October 2021; annexation completed November 2023.

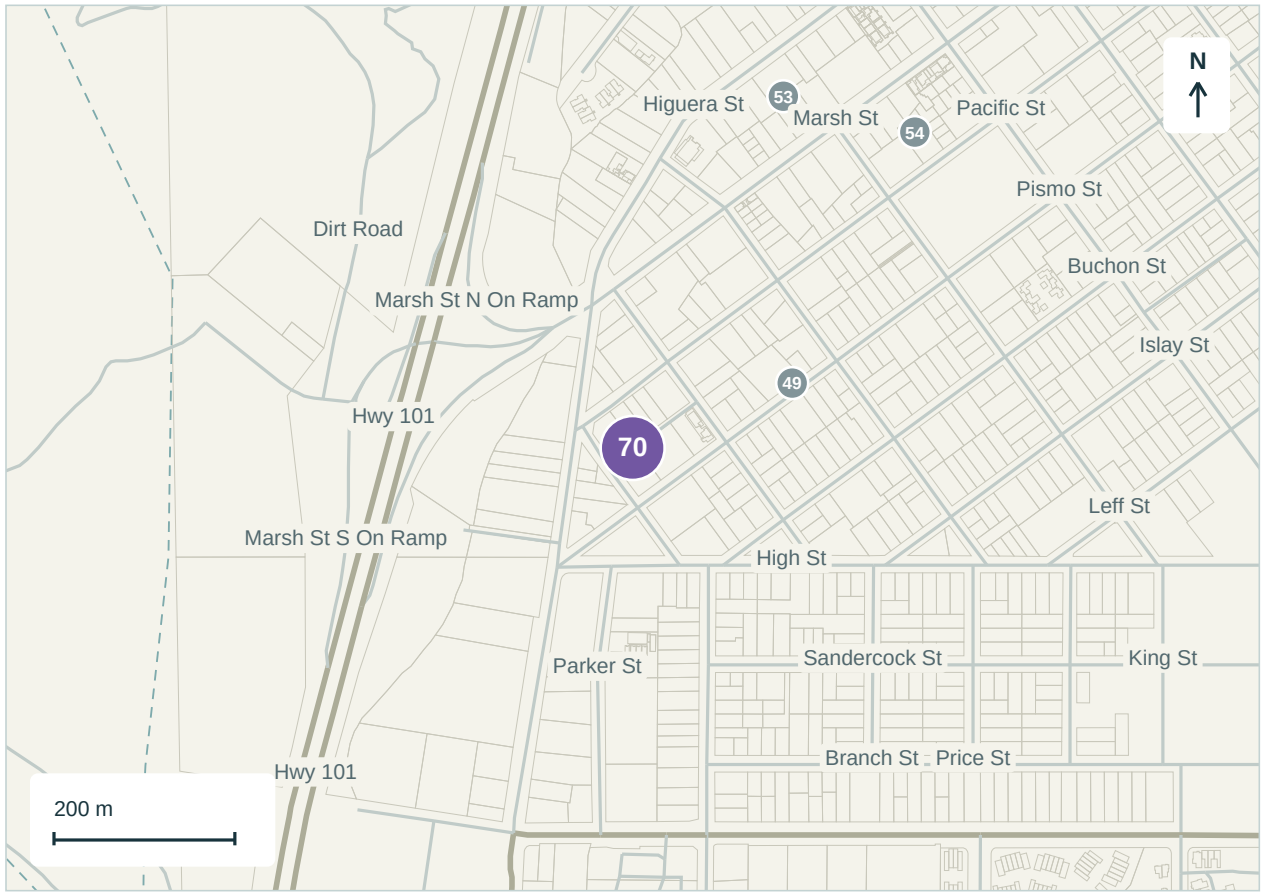
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#70 Gas Works Mixed-Use

San Luis Obispo | Mixed use | San Luis Obispo



Location: Gas Works Mixed-Use

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

The development of a mixed-use facility consisting of a new, 49-unit residential building and a 2,150-square-foot commercial building via the rehabilitation of an existing historic structure and proposed addition, as well as associated site improvements such as access, parking, and landscaping.

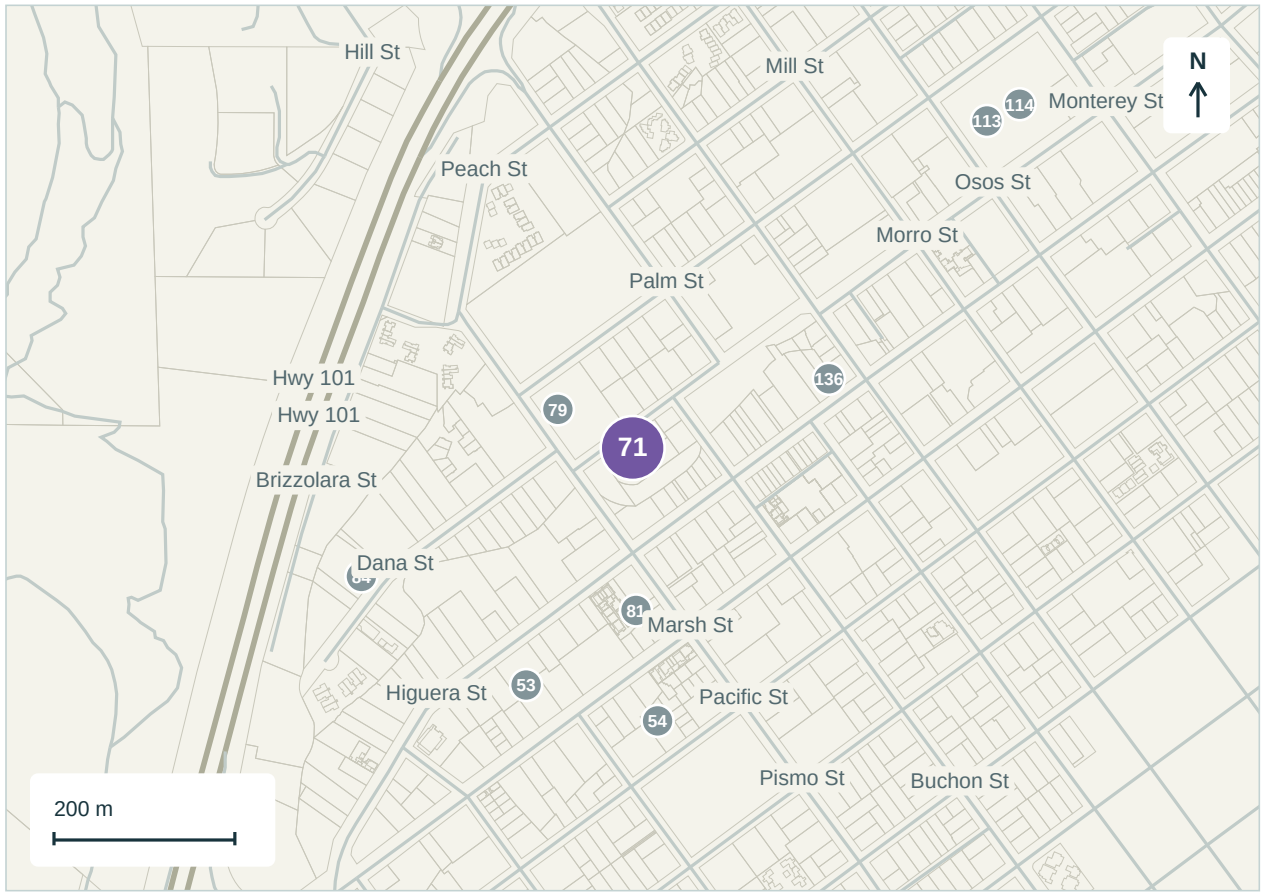
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#71 Monterey Place

San Luis Obispo | Mixed use | San Luis Obispo



Location: Monterey Place

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The rehabilitation of the Leitcher Building and the development of a mixed-use project featuring 30 residential units, 8,500 square feet of commercial space, a pedestrian paseo, and a below grade parking garage.

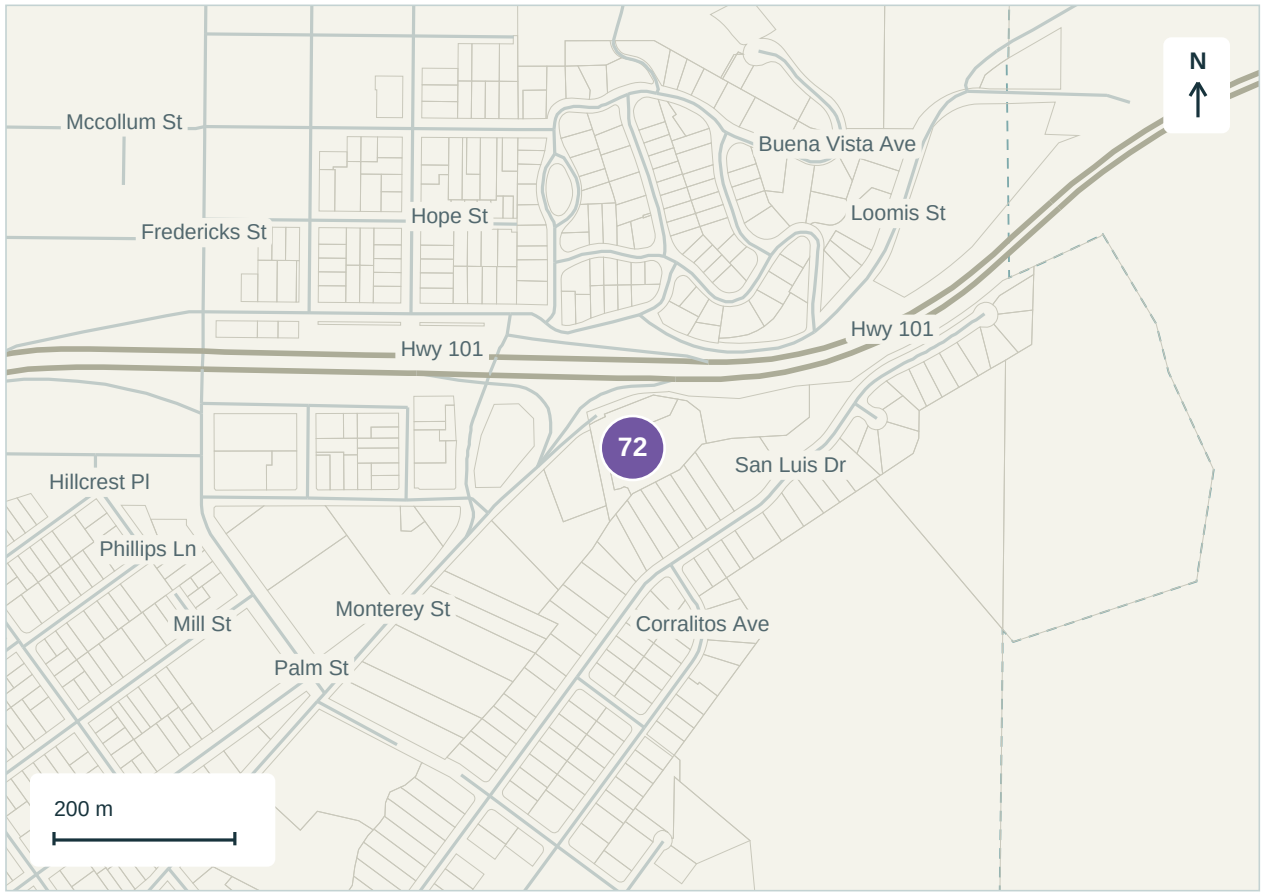
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#72 Motel Inn

San Luis Obispo | Hospitality | San Luis Obispo



Location: Motel Inn

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

A revised design for the Motel Inn, which consists of eighty-three hotel rooms, twenty-seven bungalow guestroom buildings, and amenities.

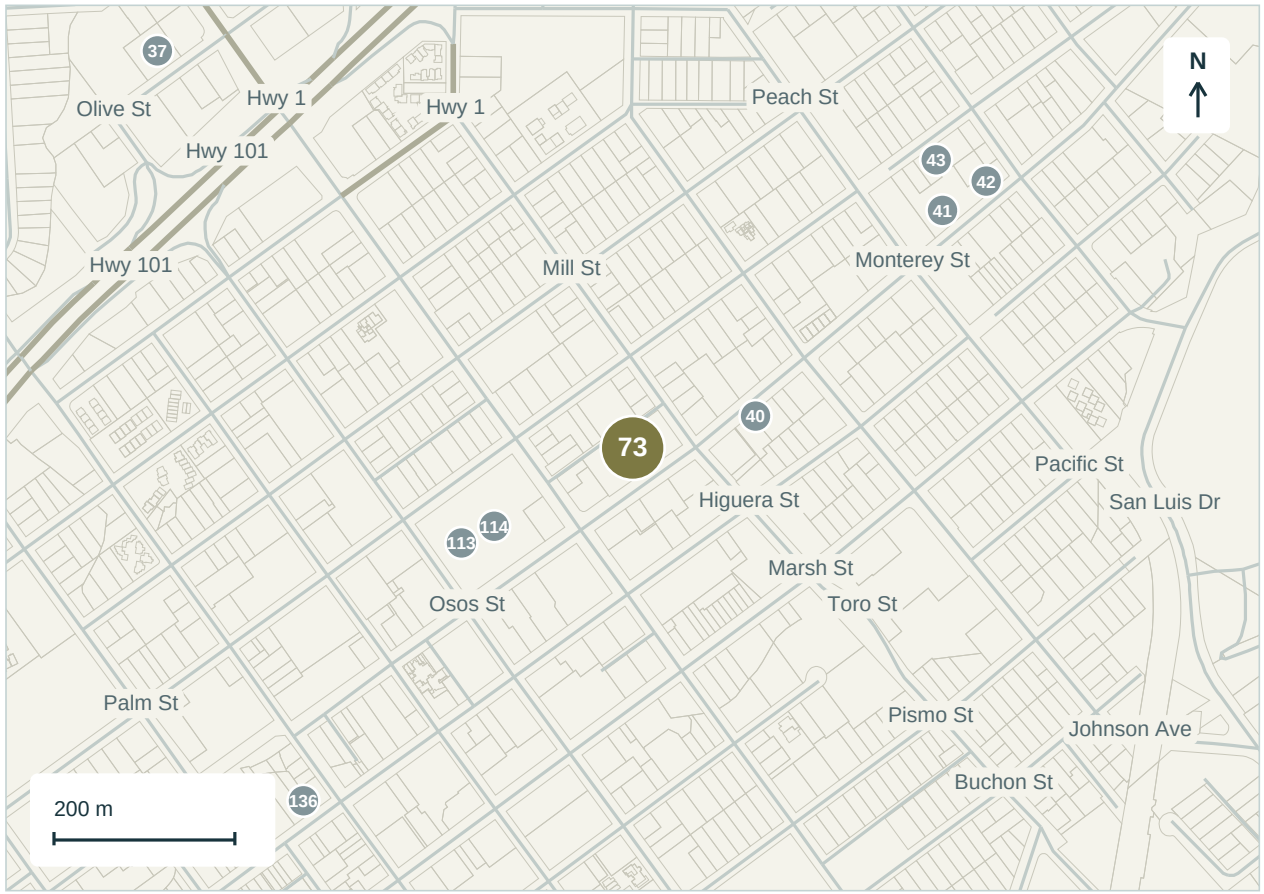
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#73 New San Luis Obispo courthouse

San Luis Obispo | Public works / infrastructure | San Luis Obispo



Location: 1144 Monterey Street, San Luis Obispo, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

New five-story courthouse at the Monterey Street site. County property sale approved in September 2026.

Selected details

Preceding site demolition: CIP-PW26-10: $2,300,000 estimate; $0 approved and $2,300,000 proposed; target FY 2027 - 2028.

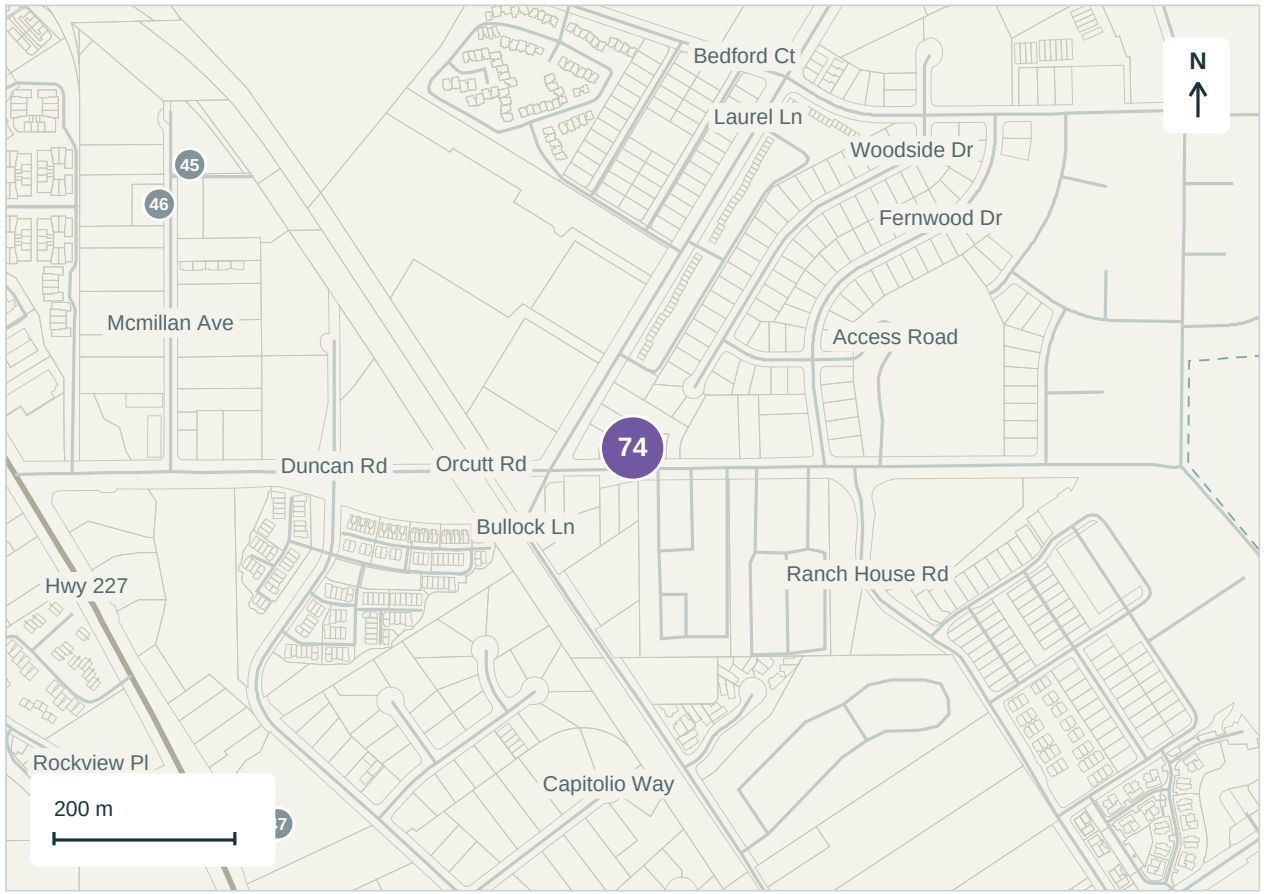
Evidence and full record

Original project source (October 1, 2026)

County site demolition budget (FY 2026-27 CIP)

#74 Orcutt Road Apartments

San Luis Obispo | Mixed use | San Luis Obispo



Location: Orcutt Road Apartments

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a mixed-use facility featuring a three-story multi-family residential complex with 15 units and an existing commercial use.

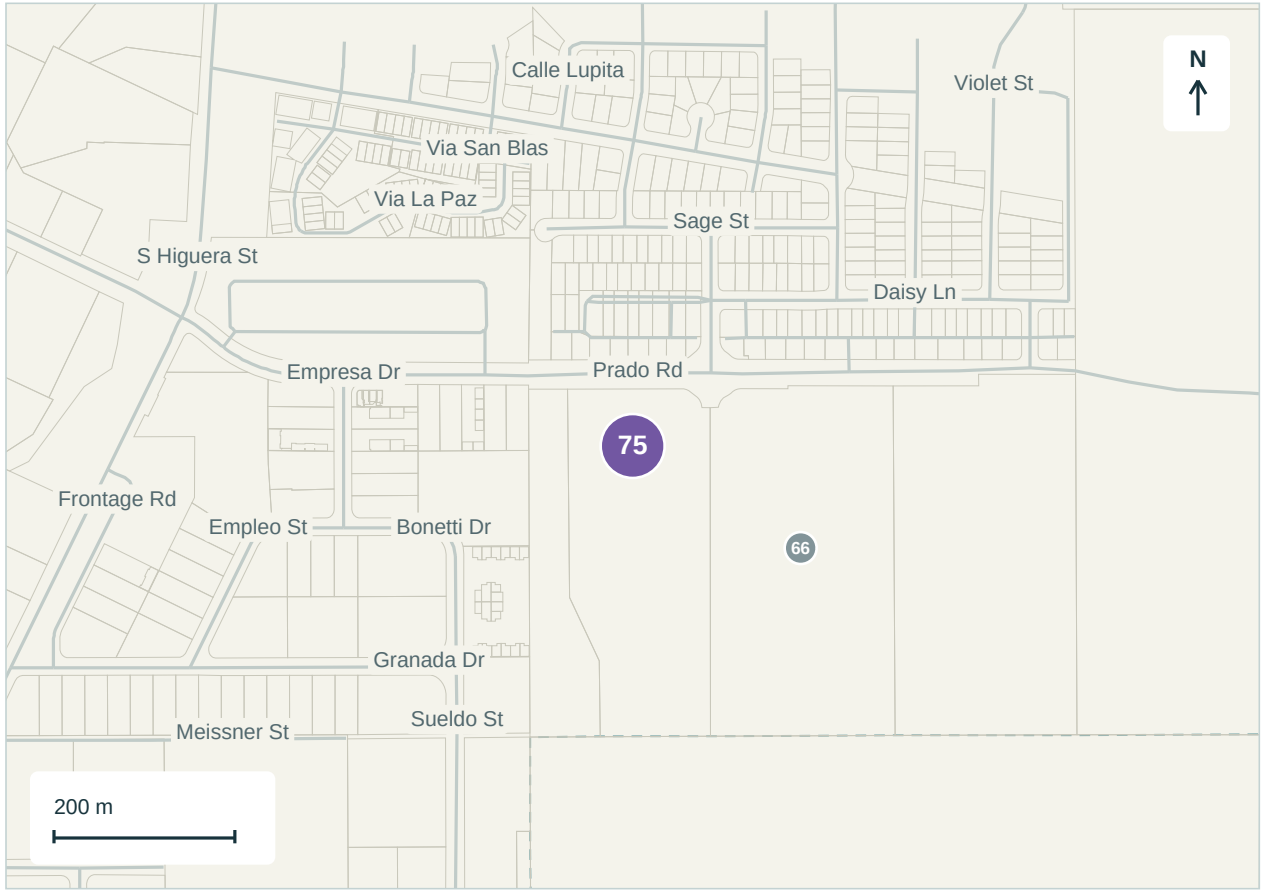
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#75 Prado Business Park

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: Prado Business Park

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of seven two-story structures consisting of a total of 159,663 square feet of industrial and office space.

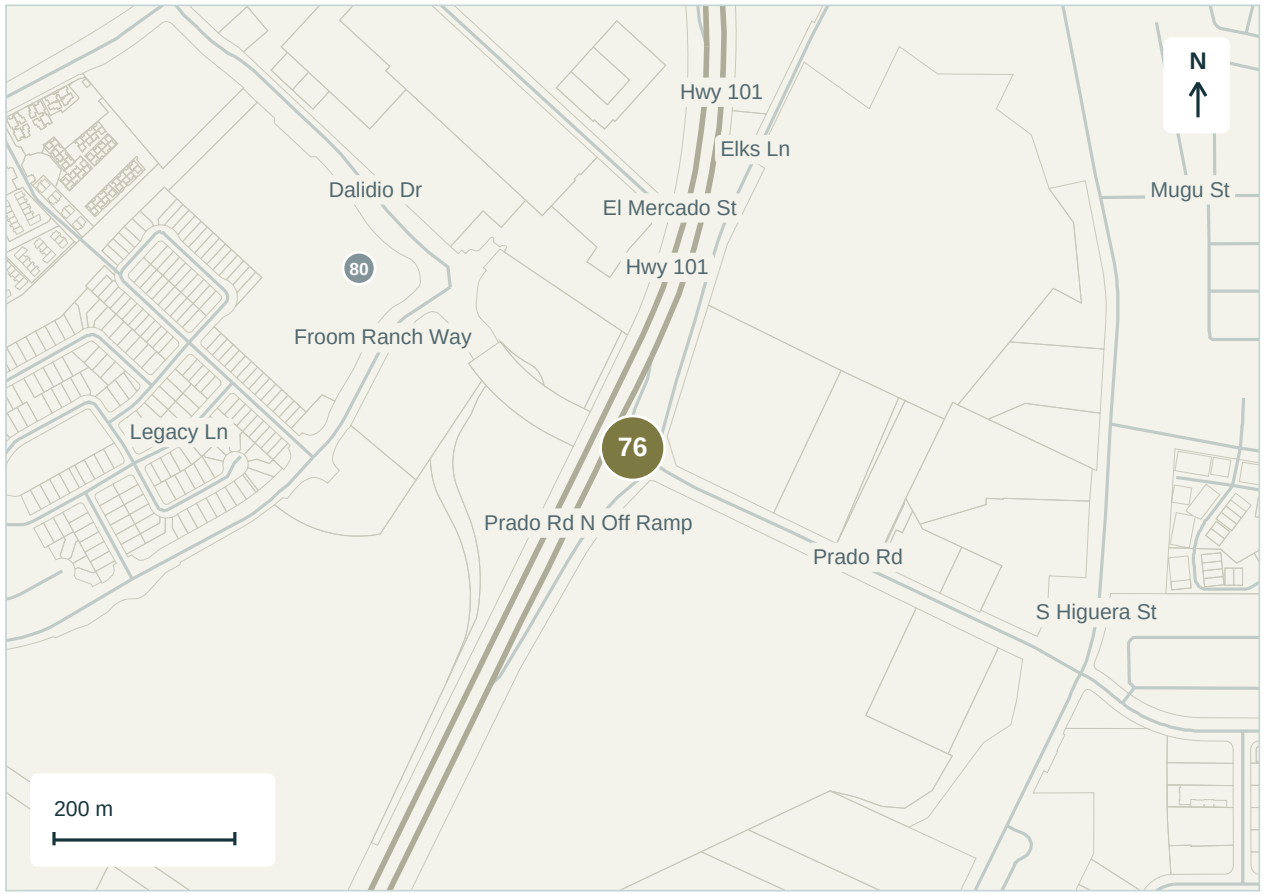
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#76 Prado Road interchange

San Luis Obispo | Public works / infrastructure | San Luis Obispo



Location: Prado Road and US Highway 101, San Luis Obispo, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Public project / design

New interchange and bridge connections, with bicycle and pedestrian facilities.

Evidence and full record

County capital project sheet, FY 2026-27 (City page checked November 3, 2026)

#77 Pratt Ranch | Tiburon Place

San Luis Obispo | Residential | San Luis Obispo



Location: Pratt Ranch | Tiburon Place

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Completed / reference only

Part of the larger Pratt Ranch development, Tiburon Place involves the development of multifamily residential complexes with a total of 68 affordable units.

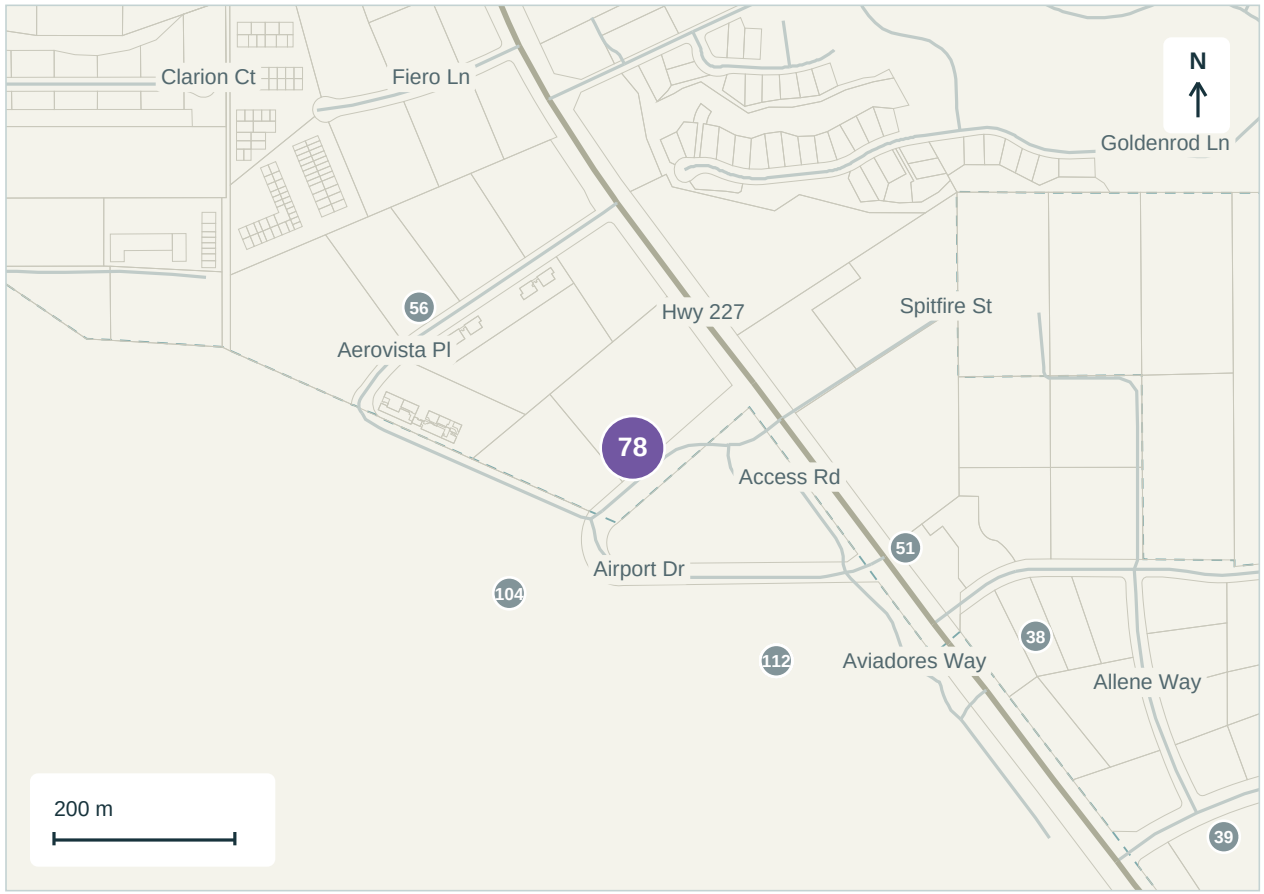
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#78 SLO Airport Hotel

San Luis Obispo | Hospitality | San Luis Obispo



Location: SLO Airport Hotel

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a three-story, 127,200-square-foot hotel containing 204 guest rooms.

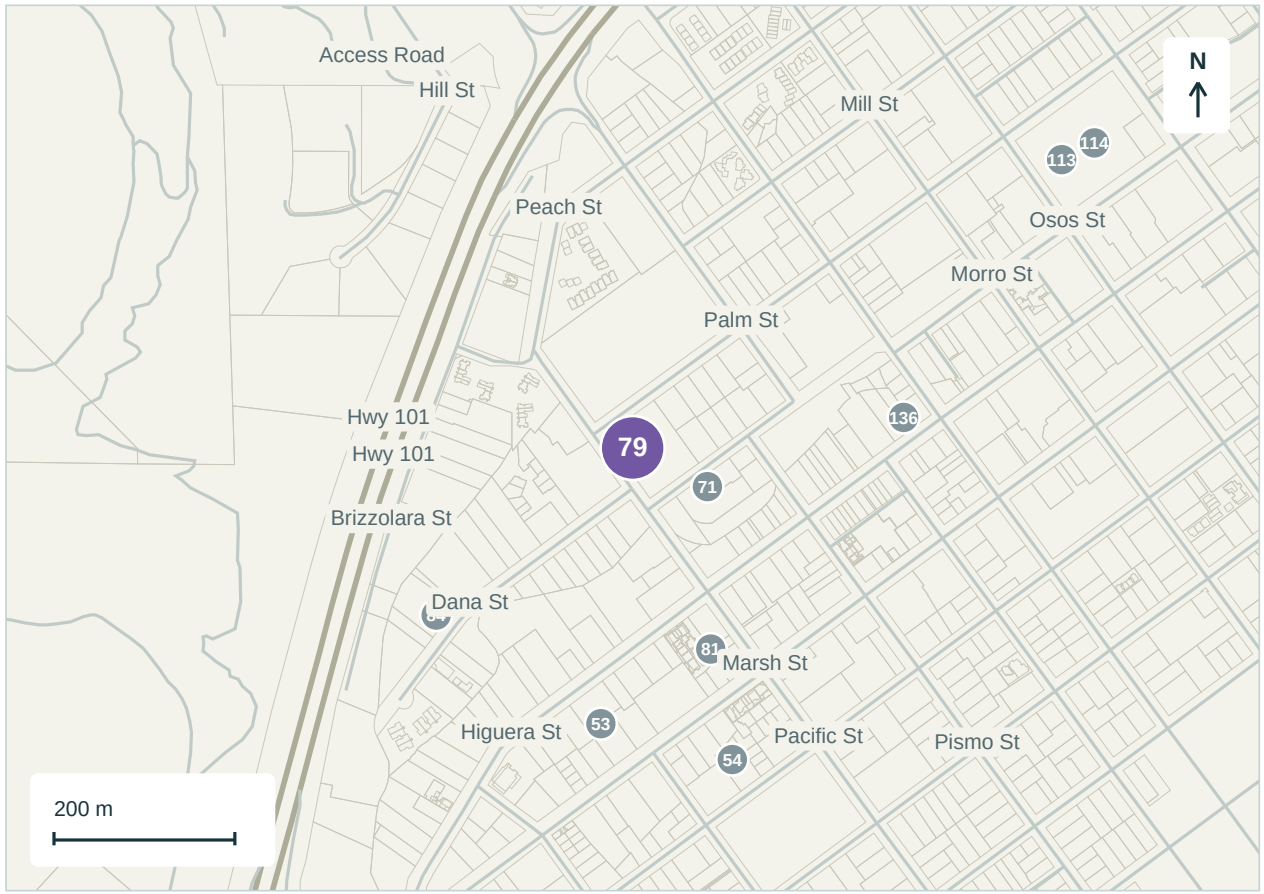
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#79 SLO Repertory Theatre

San Luis Obispo | Education / civic / culture | San Luis Obispo



Location: SLO Repertory Theatre

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a two-story, 23,344-square-foot commercial structure for the SLO Repertory Theatre.

Selected details

Performance spaces: 215-seat mainstage and 100-seat black box.

Fundraising: Sponsor reports over $22 million raised for the overall project, including its separate Empleo Street headquarters and education center. Not the theatre construction cost alone.

Selected contractor: JW Design & Construction; Arris Studio Architects reviewed construction documents.

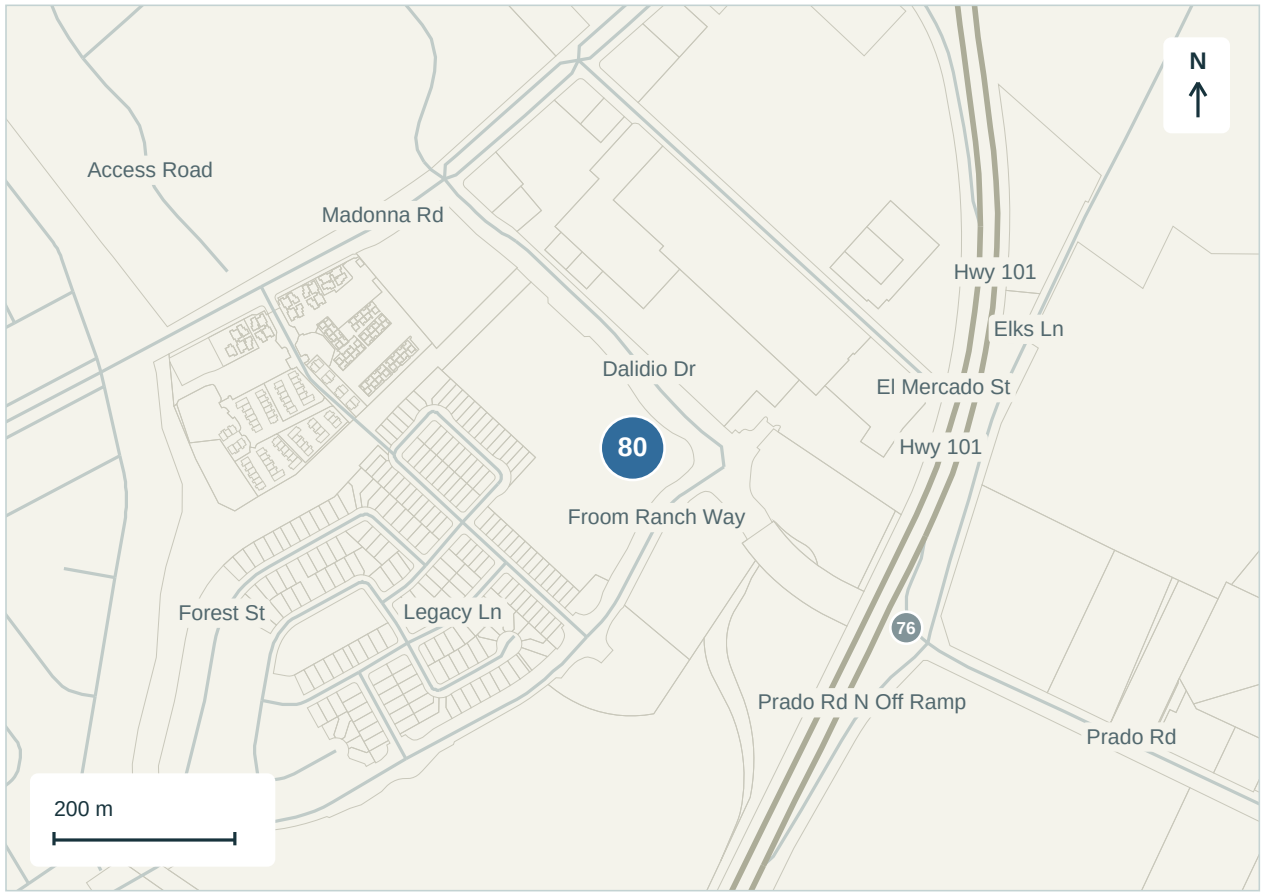
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#80 San Luis Ranch | Lot 7

San Luis Obispo | Residential | San Luis Obispo



Location: San Luis Ranch | Lot 7

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Planning review

A proposed amendment to the San Luis Ranch Specific Plan to add approximately 276 multifamily residential units on a vacant lot on Dalidio Drive. The amendment proposes to reduce the amount of commercial space originally planned for development on this parcel.

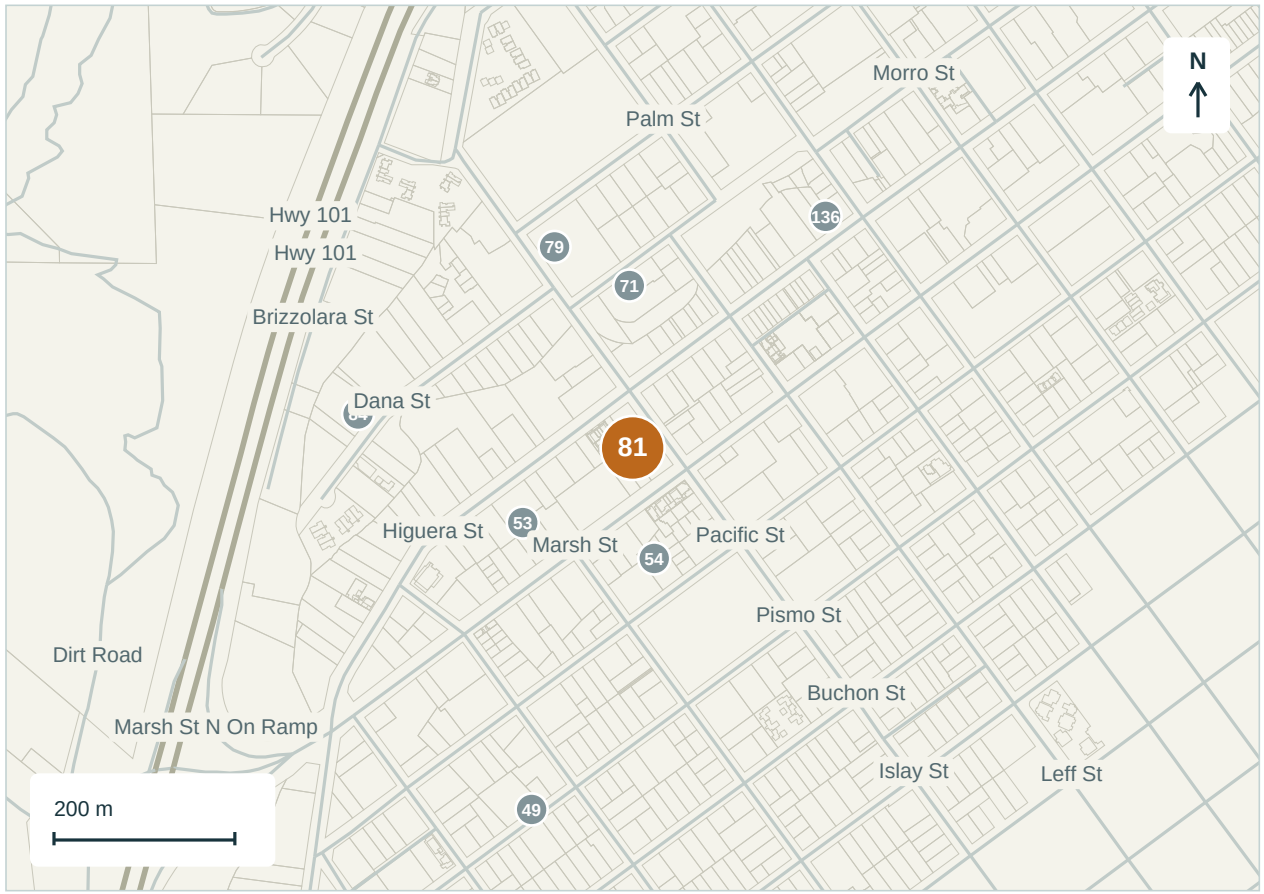
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#81 San Luis Square

San Luis Obispo | Mixed use | San Luis Obispo



Location: San Luis Square

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of a mixed-use project featuring 52 residential units, 36 hotel rooms, 13,500 square feet of commercial space, and a semi-underground parking lift system with 69 spaces.

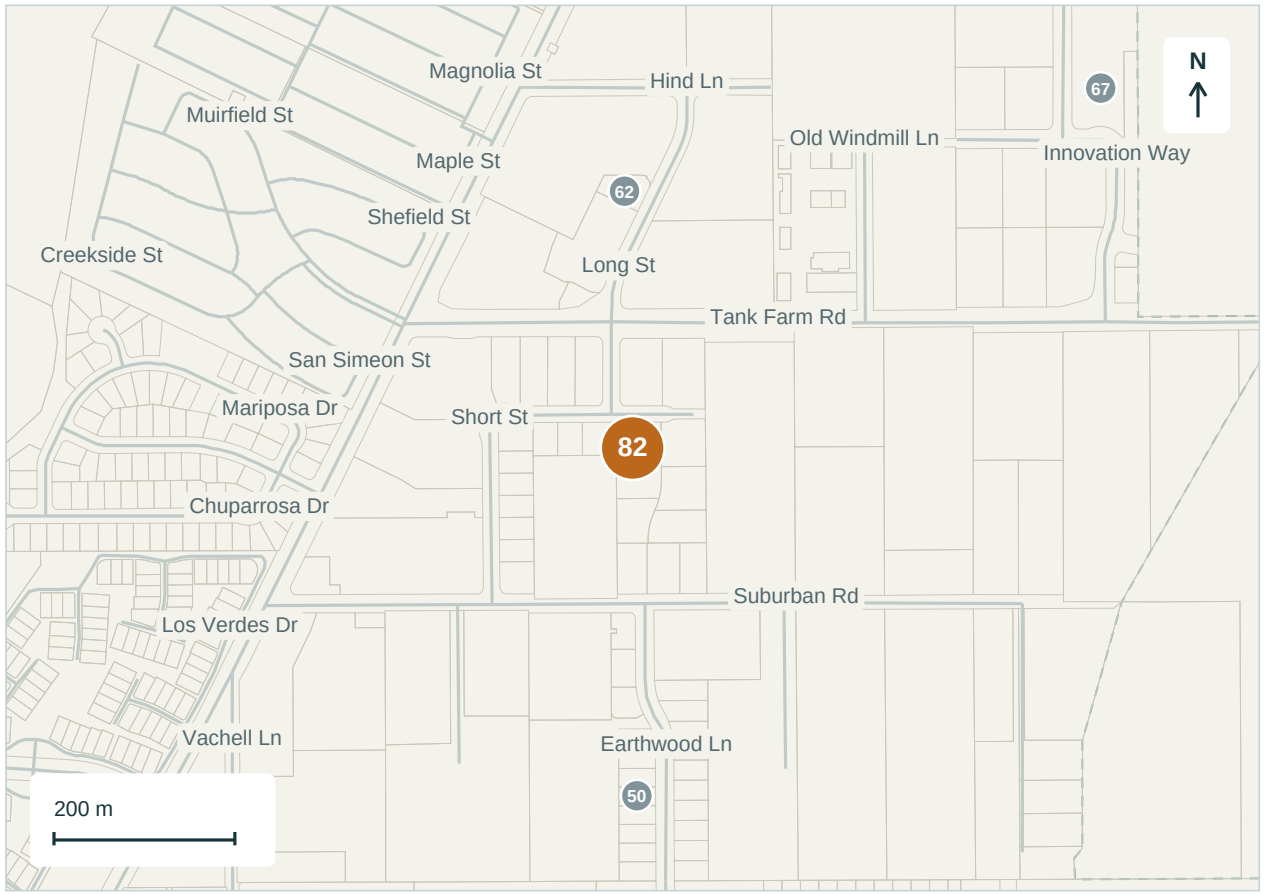
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#82 Tank Farm Commerce Park

San Luis Obispo | Commercial / industrial | San Luis Obispo



Location: Tank Farm Commerce Park

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

City-listed construction

The development of three commercial warehouse buildings, totaling 29,000 square feet.

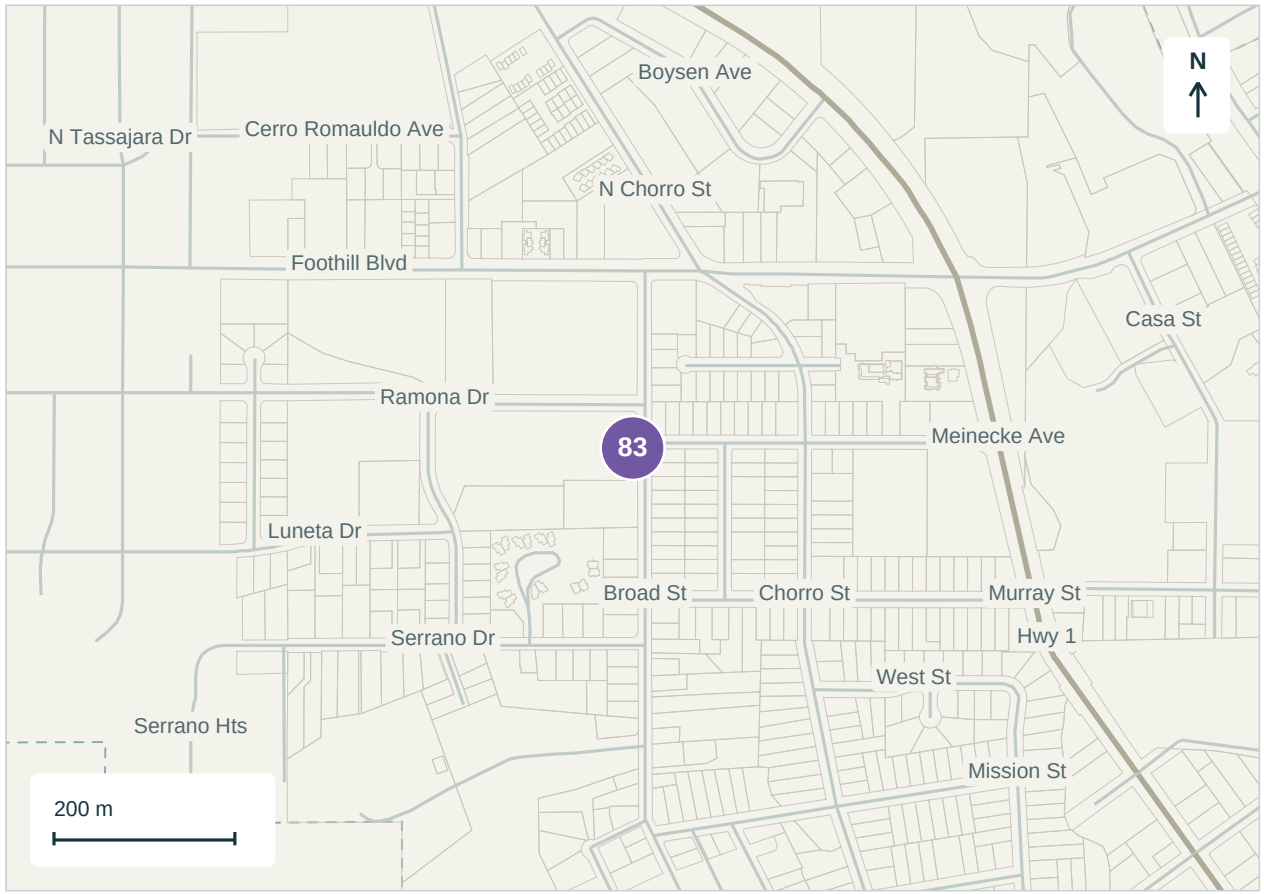
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#83 Villages at Broad Expansion

San Luis Obispo | Health / care | San Luis Obispo



Location: Villages at Broad Expansion

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Building review

The development of a 56,326-square-foot residential care facility consisting of two three-story structures with a total of fifty-nine beds.

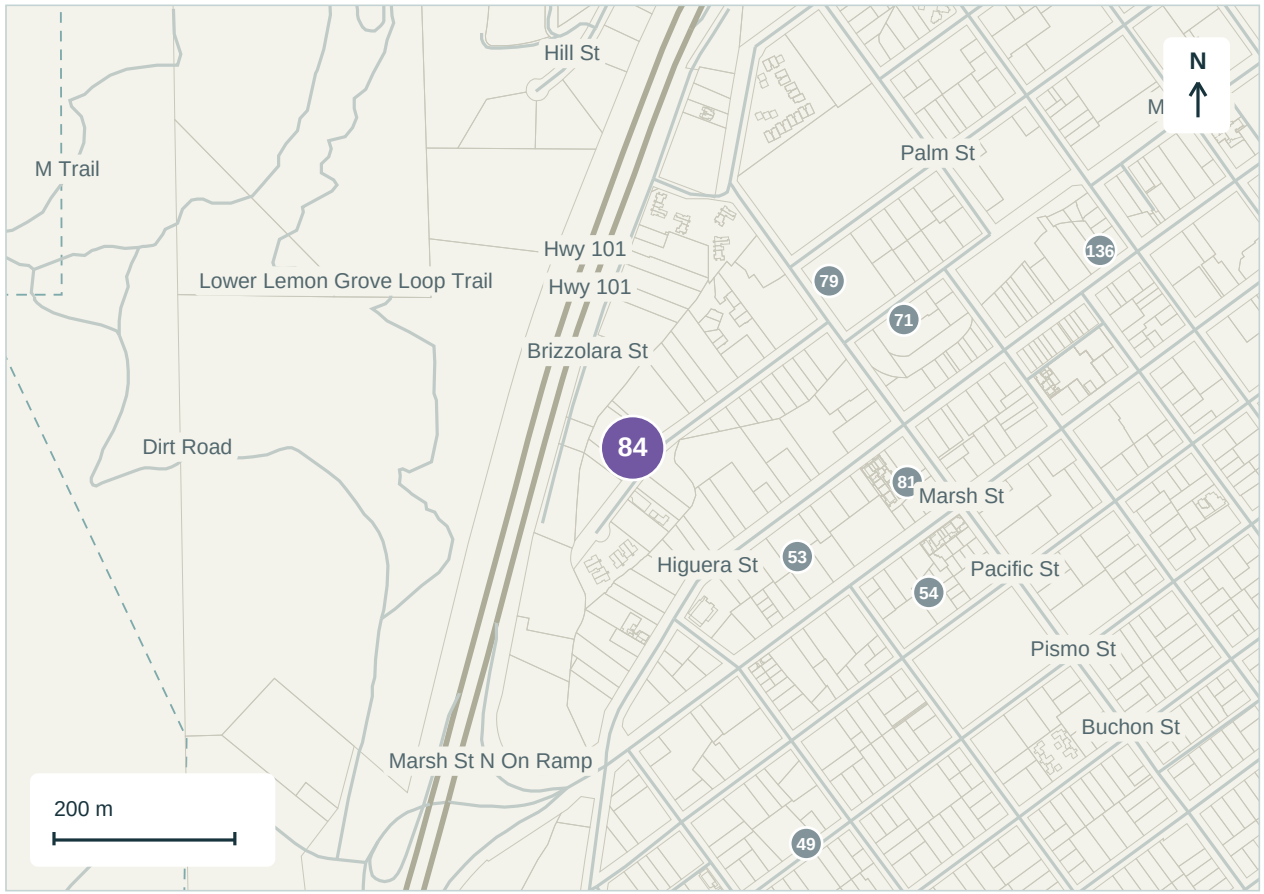
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#84 Waterman Village

San Luis Obispo | Residential | San Luis Obispo



Location: 466 Dana Street, San Luis Obispo, CA

City-published map point; not a parcel boundary.

No project parcel list verified. Nearby assessor parcels are context only.

Approved / preconstruction

The rehabilitation of the Rosa Butrón Adobe and the development of 20 affordable residential units.

Selected details

Sponsor: Smart Share Housing Solutions with City of San Luis Obispo

Program: 20 low- and very-low-income homes of 220 to 264 square feet; restored Rosa Butron Adobe and public open space.

City contribution: $150,000 allocation from Prohousing Incentive Program funding. This is not a total project budget.

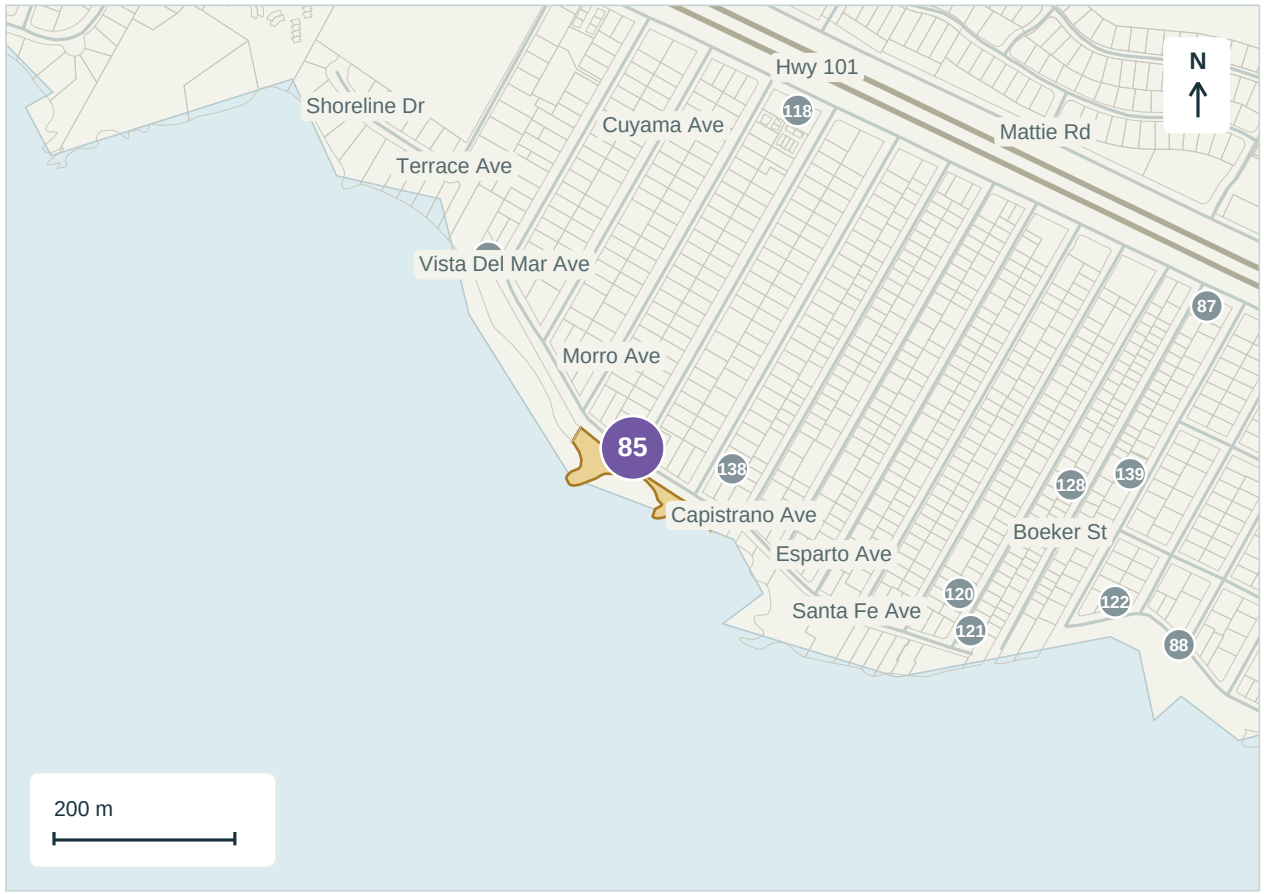
Evidence and full record

San Luis Obispo city development tracker (September 2026)

Official mapped project record (September 2026 tracker)

#85 1700 Ocean Boulevard blufftop park

Shell Beach | Public works / infrastructure | Pismo Beach



Location: 1700 Ocean Boulevard, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 010-243-037

PC approval recorded / permits unverified

Repair and relocate park improvements, replace concrete path with decomposed granite and relocate or add benches.

Selected details

Application: P26-000070

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

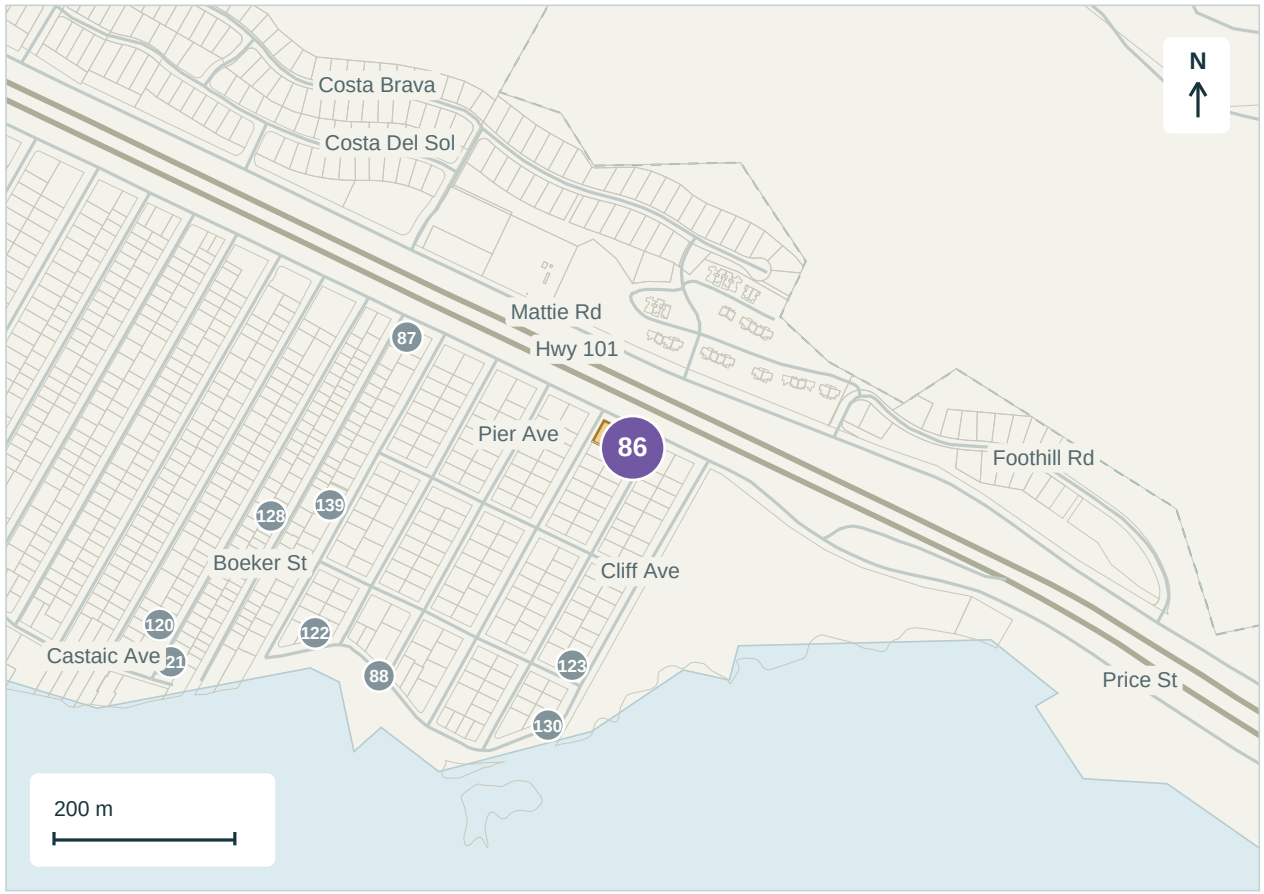
Evidence and full record

Pismo Beach Planning Commission agenda (July 28, 2026)

Planning staff report, conditions and plans (July 28, 2026)

#86 401 Shell Beach Road mixed-use

Shell Beach | Mixed use | Pismo Beach



Location: 401 Shell Beach Road, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 010-334-013, 010-334-014, 010-334-016

PC approval recorded / permits unverified

10,089-square-foot mixed-use building with restaurant, retail and four residential airspace condos, replacing a vacant 3,270-square-foot restaurant.

Selected details

Application: P25-000025

Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

Evidence and full record

Pismo Beach Planning Commission agenda (May 13, 2025)

Planning staff report, conditions and plans (May 13, 2025)

#87 853 Shell Beach Road mixed-use

Shell Beach | Mixed use | Pismo Beach



Location: 853 Shell Beach Road, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Marketed concept / unverified

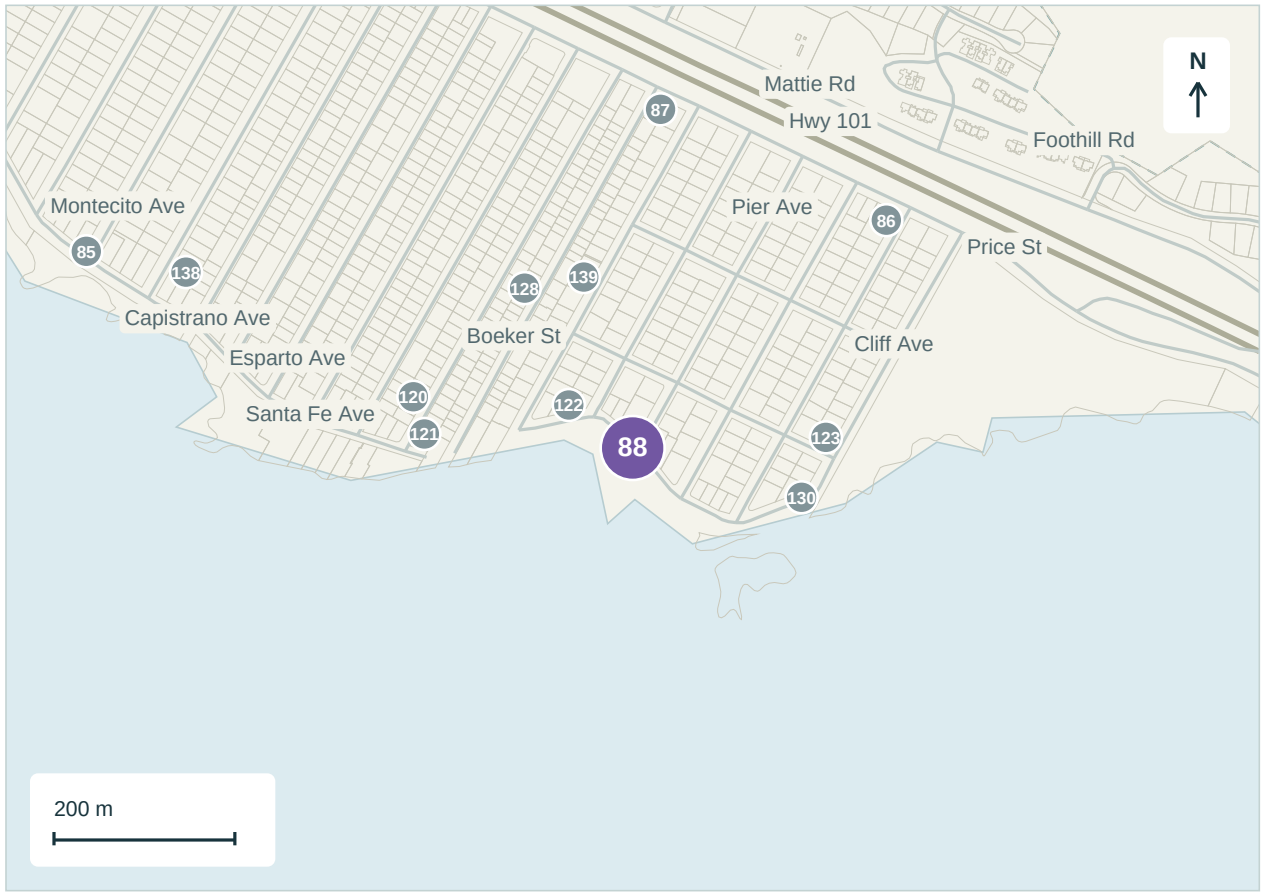
Advertised proposal for 4,350 square feet of ground-floor commercial space and 4,200 square feet of second-floor residential space.

Evidence and full record

Original project source (Listing updated October 29, 2026)

#88 Pier Avenue storm-drain outfall

Shell Beach | Public works / infrastructure | Pismo Beach



Location: Pier Avenue and Ocean Boulevard, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

PC approval recorded / permits unverified

Repair and partially replace storm-drain outfall, including piping and a concrete pier footing.

Selected details

Application: P26-000071

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

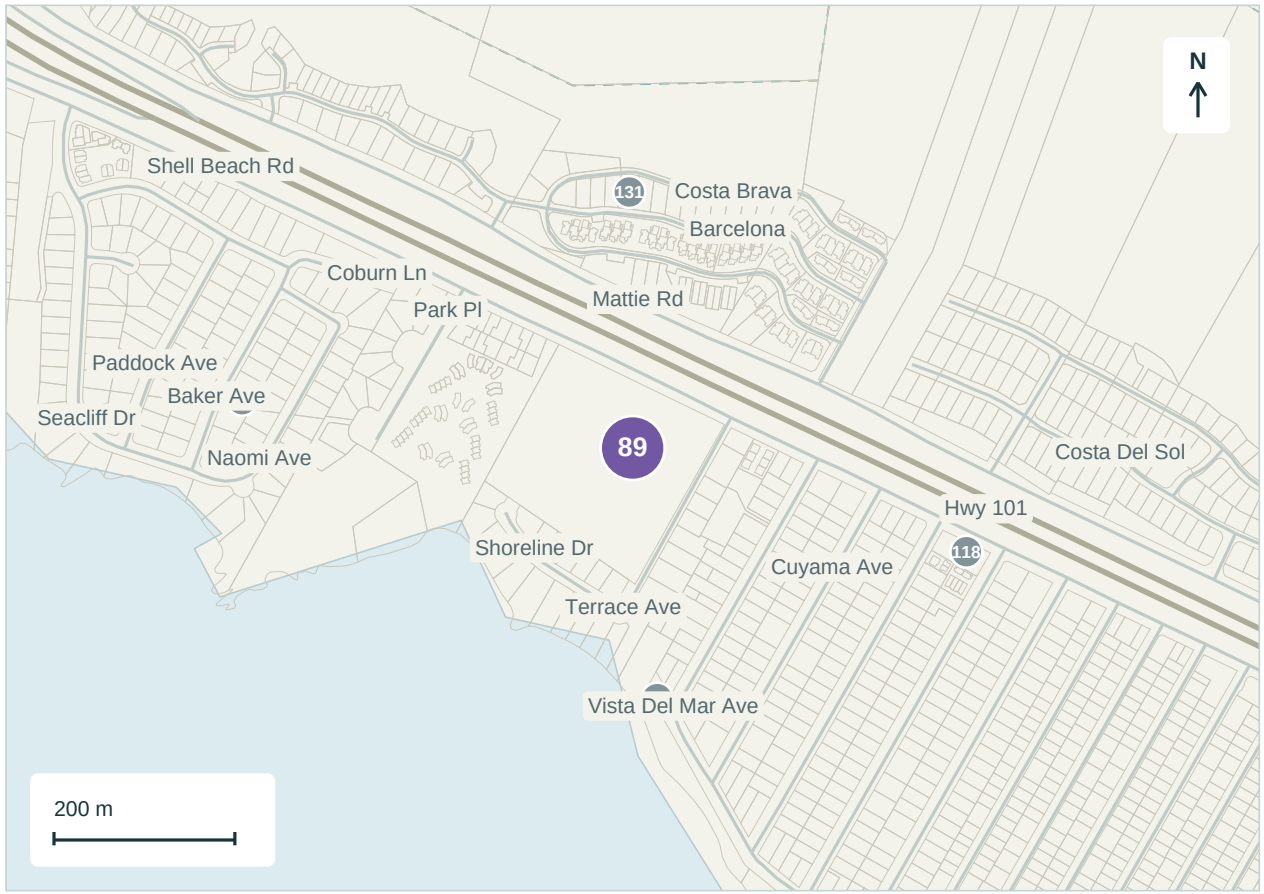
Evidence and full record

Pismo Beach Planning Commission agenda (July 28, 2026)

Planning staff report, conditions and plans (July 28, 2026)

#89 Shell Beach Elementary classroom replacement, phase 2

Shell Beach | Education / civic / culture | Pismo Beach



Location: 2100 Shell Beach Road, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 137. Their work areas can differ.

PC approval recorded / permits unverified

Second phase: replace six additional portable classrooms with one 6,750-square-foot building containing six classrooms, bathrooms, office and IT space. The May 2025 phase is a separate project, not superseded.

Selected details

Application: P26-000036

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

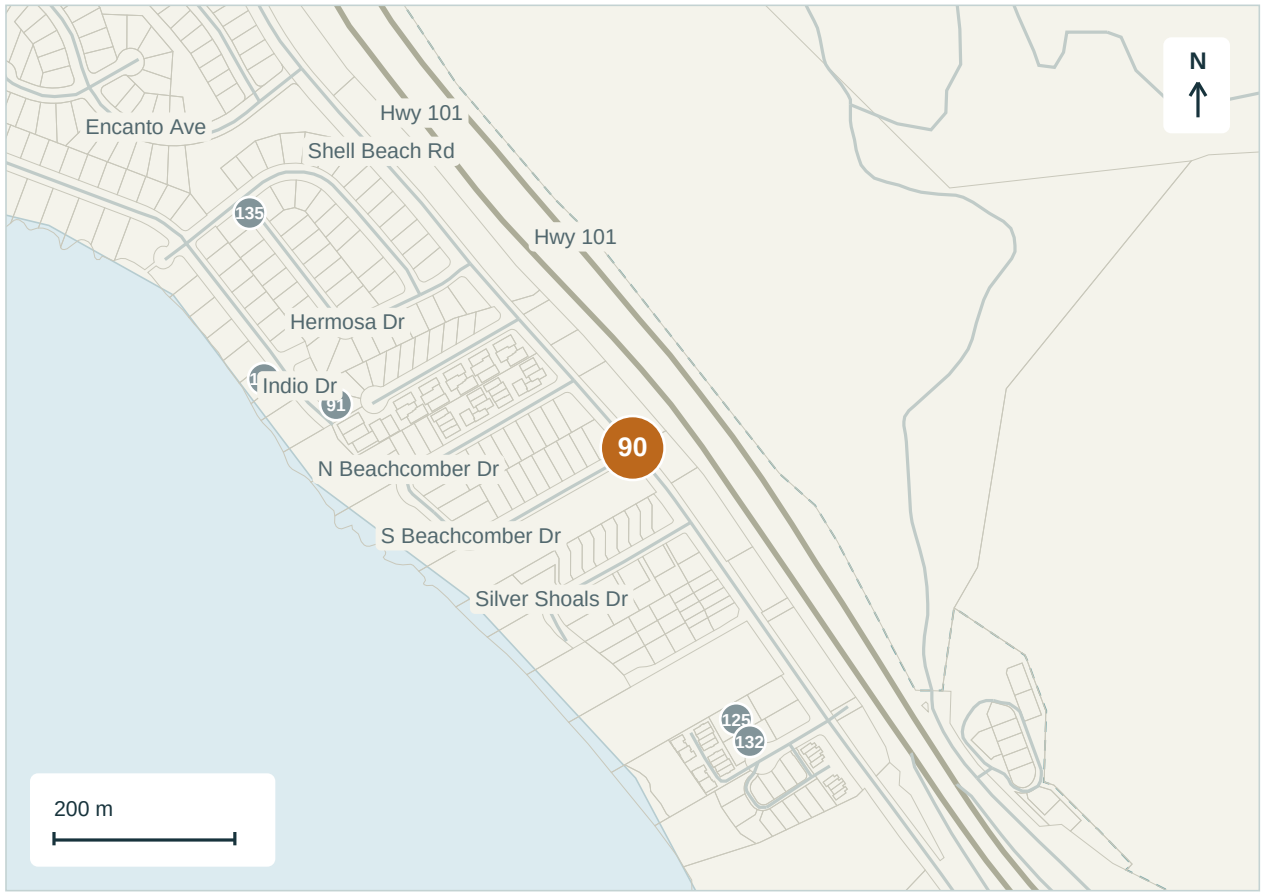
Evidence and full record

Pismo Beach Planning Commission agenda (May 12, 2026)

Planning staff report, conditions and plans (May 12, 2026)

#90 Solemar

Shell Beach | Residential | Pismo Beach



Location: Beachcomber Drive and Shell Beach Road, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Construction reported

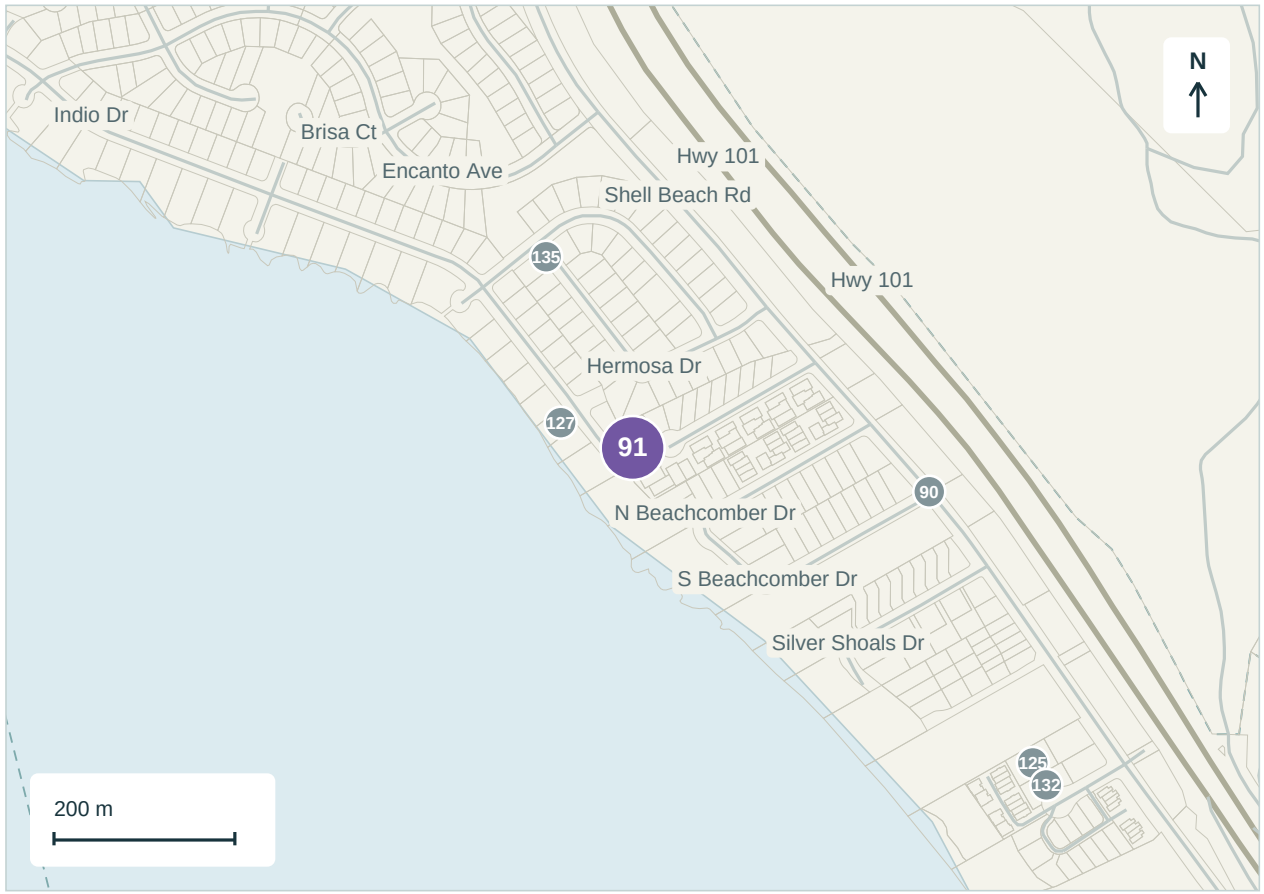
20 homes: 12 townhomes and eight detached homes. Groundbreaking reported in May 2026.

Evidence and full record

Original project source (May 13, 2026)

#91 Sunset Palisades sewer lift station

Shell Beach | Public works / infrastructure | Pismo Beach



Location: Searidge Court and Indio Drive, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

PC approval recorded / permits unverified

Rehabilitate lift station and relocate sewer force main into Searidge Court right-of-way.

Selected details

Application: P26-000035

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

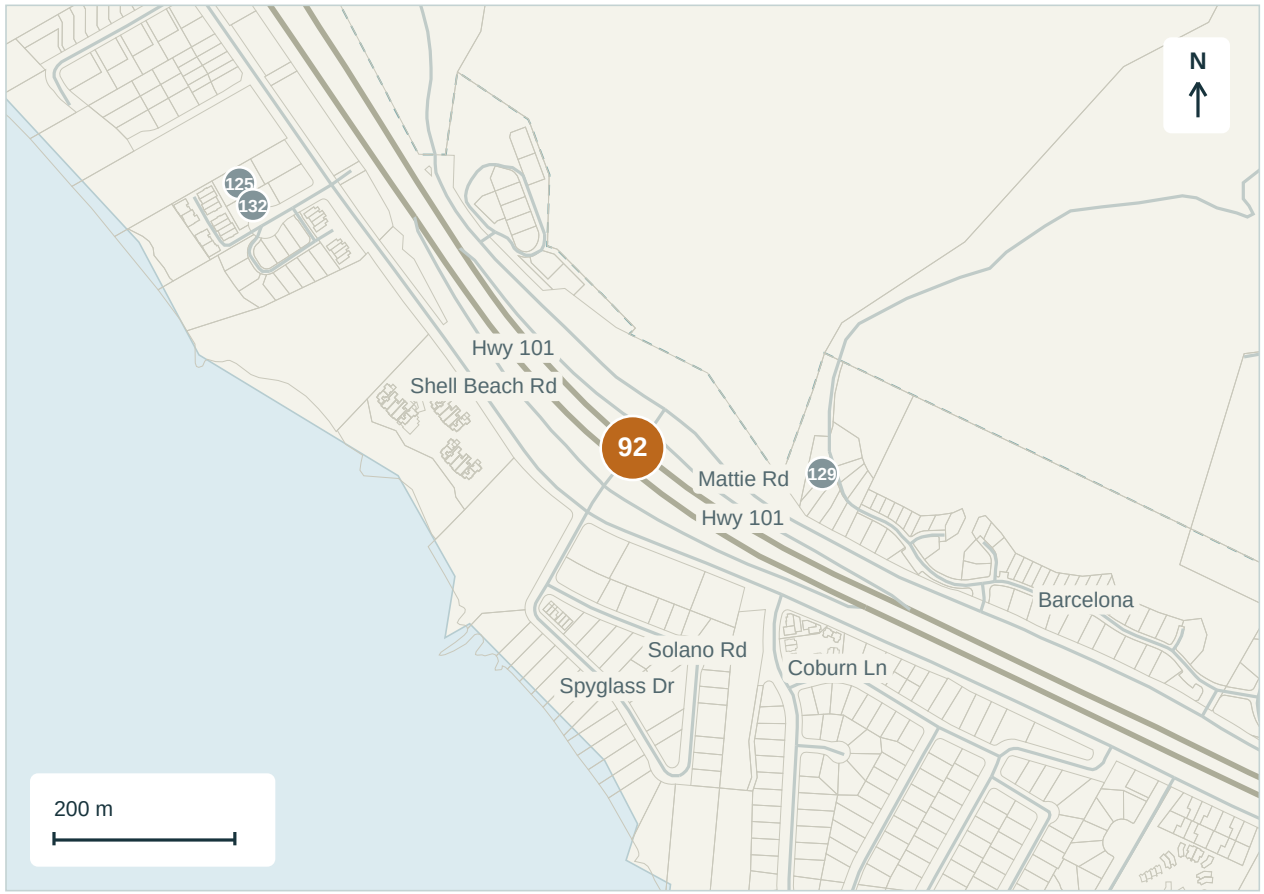
Evidence and full record

Pismo Beach Planning Commission agenda (June 9, 2026)

Planning staff report, conditions and plans (June 9, 2026)

#92 US 101 Pismo congestion-relief corridor

Shell Beach | Public works / infrastructure | Pismo Beach



Location: Spyglass Drive and US Highway 101, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

No project parcel list verified. Nearby assessor parcels are context only.

Construction reported

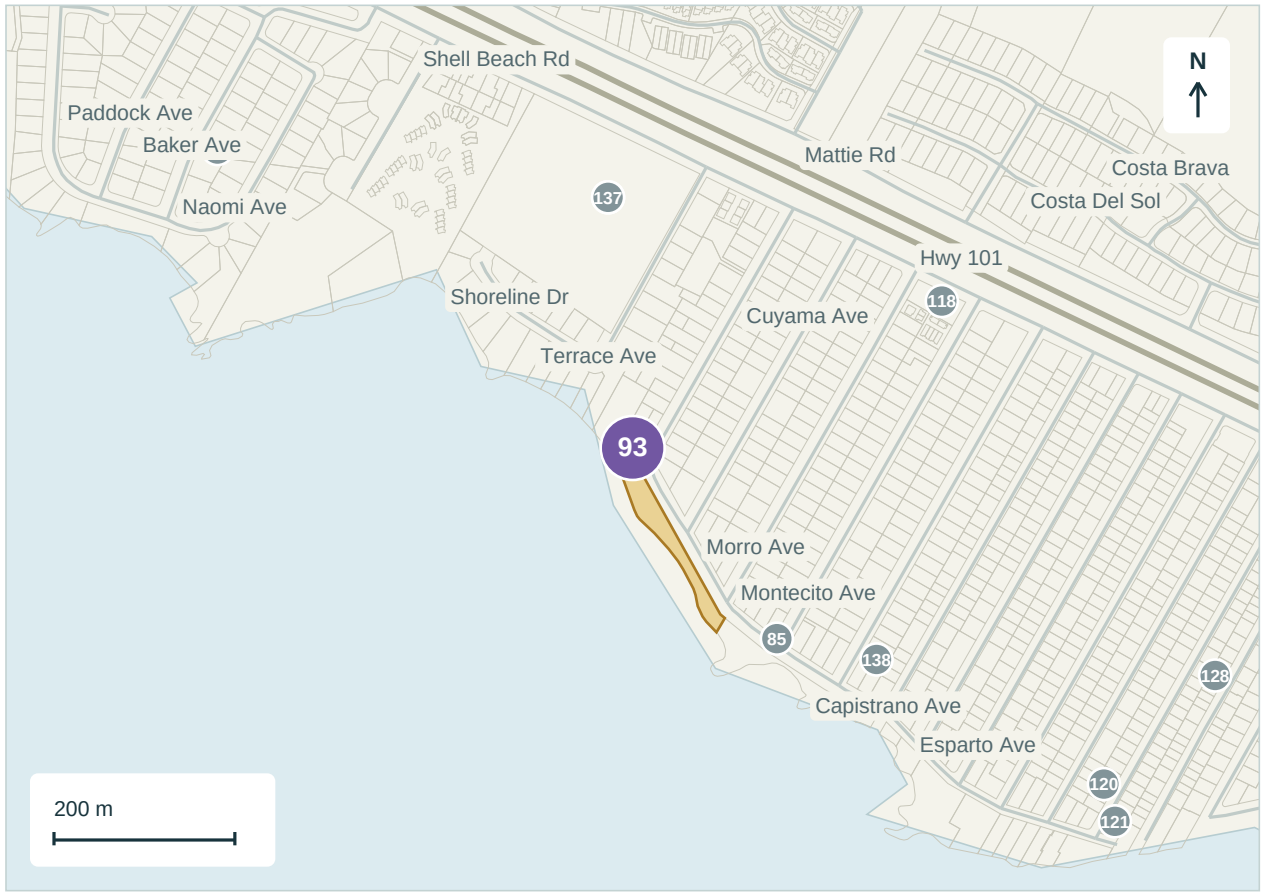
Highway corridor improvements through Shell Beach and Pismo Beach, including an additional lane and related mobility improvements.

Evidence and full record

Original project source (Construction began March 2026)

#93 Vista del Mar beach-access stairs

Shell Beach | Public works / infrastructure | Pismo Beach



Location: 2025 Ocean Boulevard, Pismo Beach, CA

Address/intersection geocode; approximate point, not parcel or project extent.

Source-listed APNs: 010-234-001

PC approval recorded / permits unverified

Repair and enlarge beach-access stairway footings.

Selected details

Application: P26-000084

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

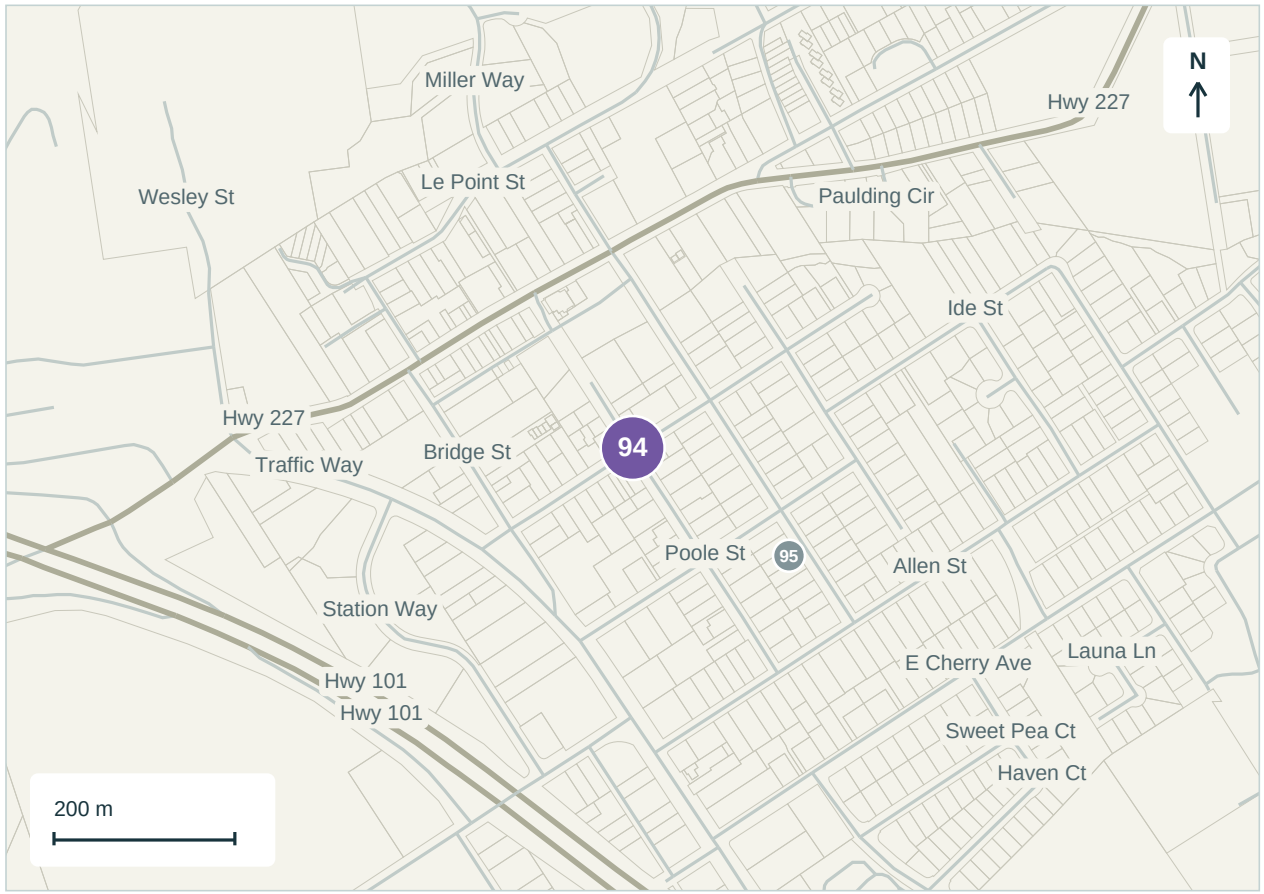
Evidence and full record

Pismo Beach Planning Commission agenda (October 13, 2026)

Planning staff report, conditions and plans (October 13, 2026)

#94 Nelson and Short Street duplexes and ADUs

Arroyo Grande | Residential | Arroyo Grande



Location: Nelson Street and Short Street, Arroyo Grande, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Approval / permit activity unverified

Two duplexes on separate parcels, with two ADUs associated with each duplex. Eight dwellings described in total.

Selected details

Application: CUP 24-003

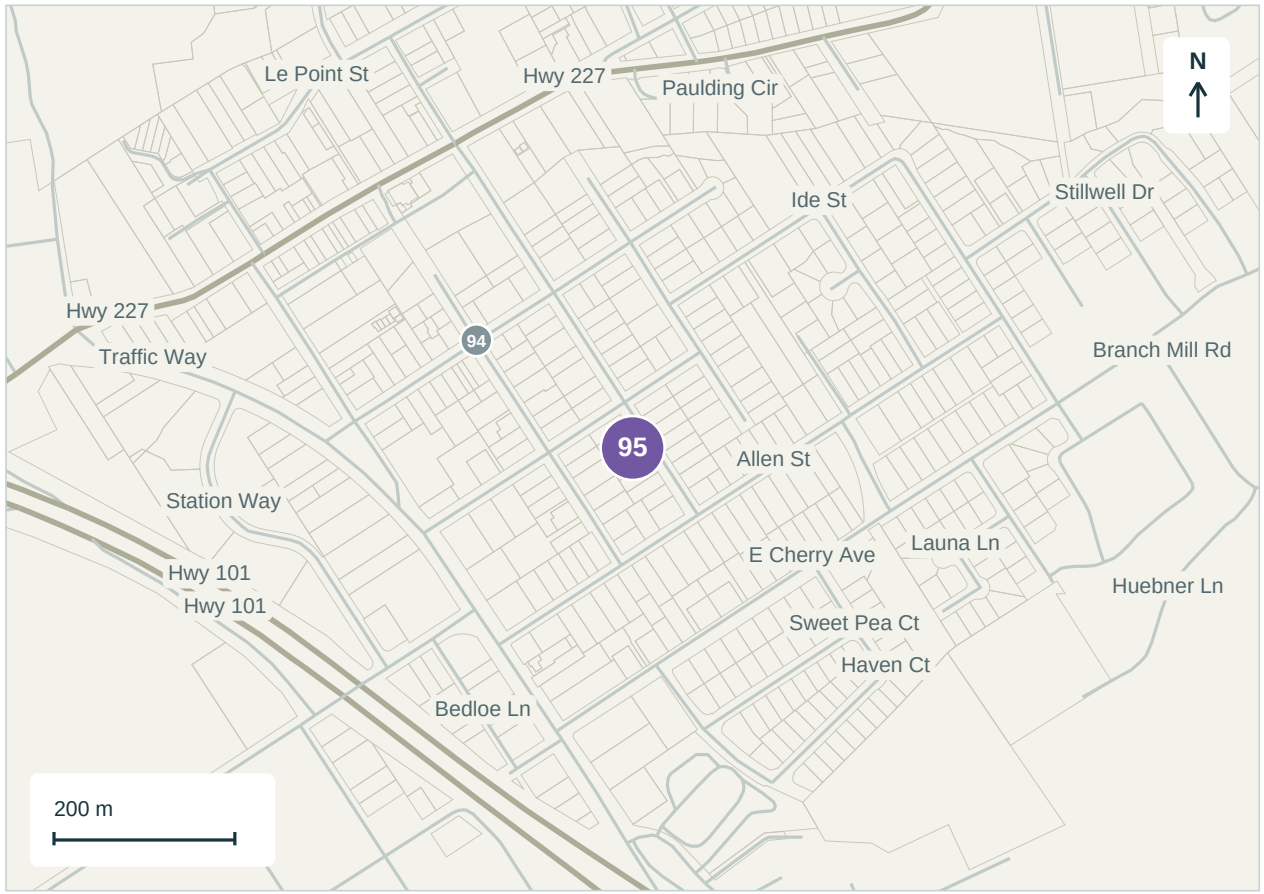
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026021069 (February 27, 2026)

#95 308 S Mason replacement residence

Arroyo Grande | Residential | Arroyo Grande



Location: 308 S Mason Street, Arroyo Grande, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Approval / permit activity unverified

Replace an existing home with a 1,351-square-foot, three-bedroom home, a 170-square-foot front porch and 246-square-foot rear porch.

Selected details

Application: ARCH 26-002

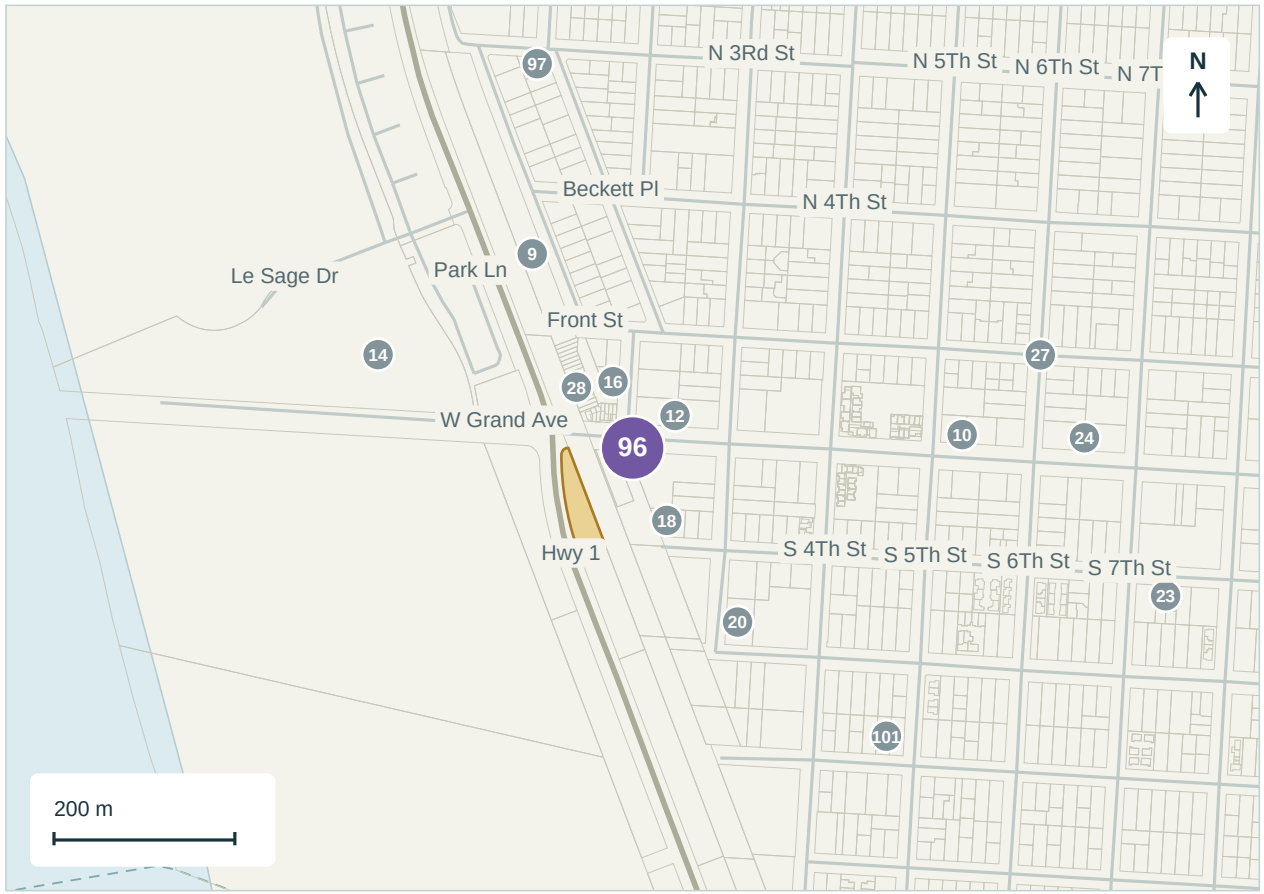
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026050384 (May 11, 2026)

#96 Grover Beach Amtrak station accessibility

Grover Beach | Public works / infrastructure | Grover Beach



Location: 180 W Grand Avenue, Grover Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 060-206-025

Approval / permit activity unverified

Site improvements and accessibility upgrades at the existing Amtrak station, without expanding its use.

Selected details

Application: DA-26-0015

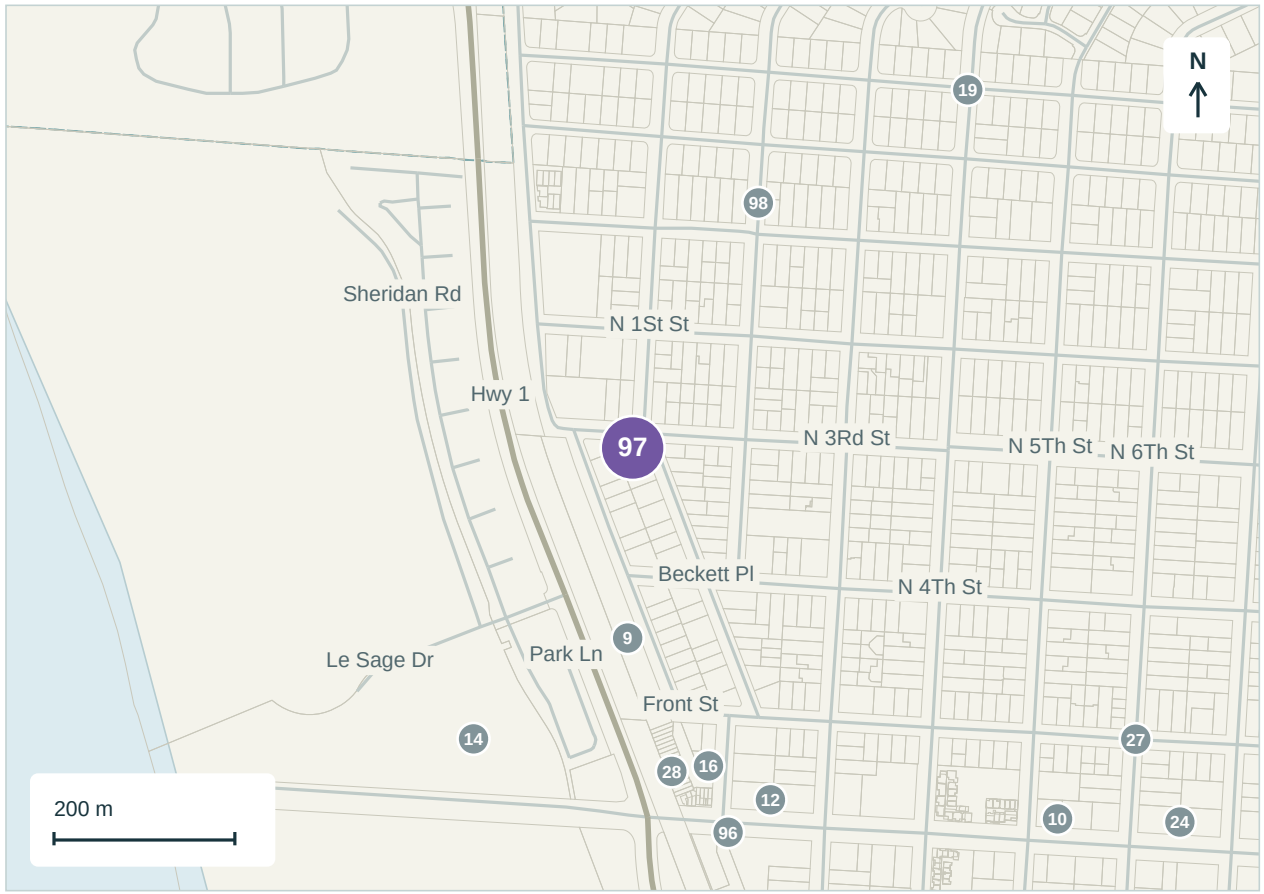
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026100275 (October 9, 2026)

#97 391 Beckett live/work and ADU

Grover Beach | Mixed use | Grover Beach



Location: 391 Beckett Place, Grover Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 060-132-001

Approval / permit activity unverified

Two-story duplex with two live/work units and rooftop decks, plus a detached ADU and utility/site improvements.

Selected details

Application: DA-25-0005

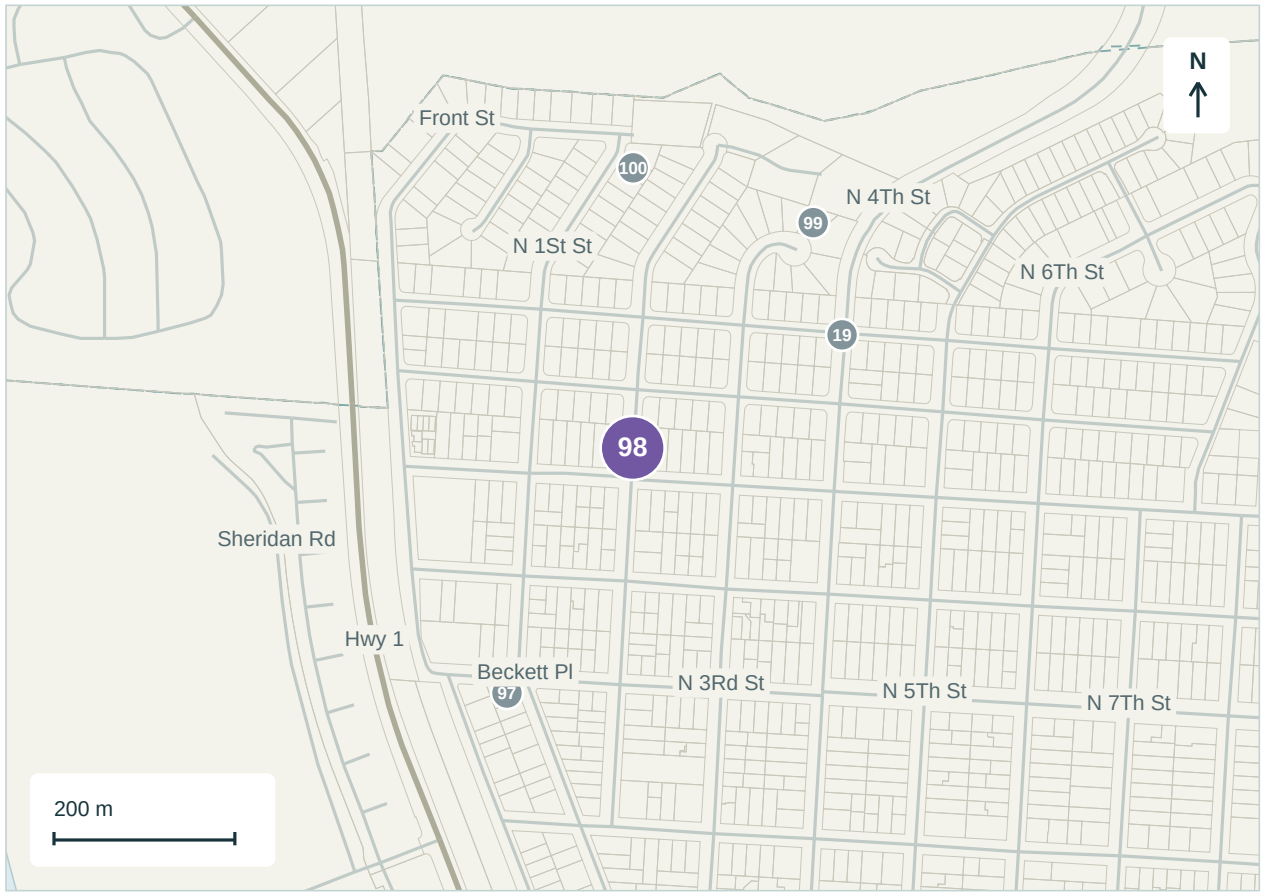
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2025110319 (November 10, 2025)

#98 632 N 2nd urban dwelling

Grover Beach | Residential | Grover Beach



Location: 632 N 2nd Street, Grover Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Approval / permit activity unverified

New two-story single-family urban dwelling, with a modification to the second-floor deck setback. Previously addressed as 209 Atlantic City Avenue.

Selected details

Application: DA-26-0002

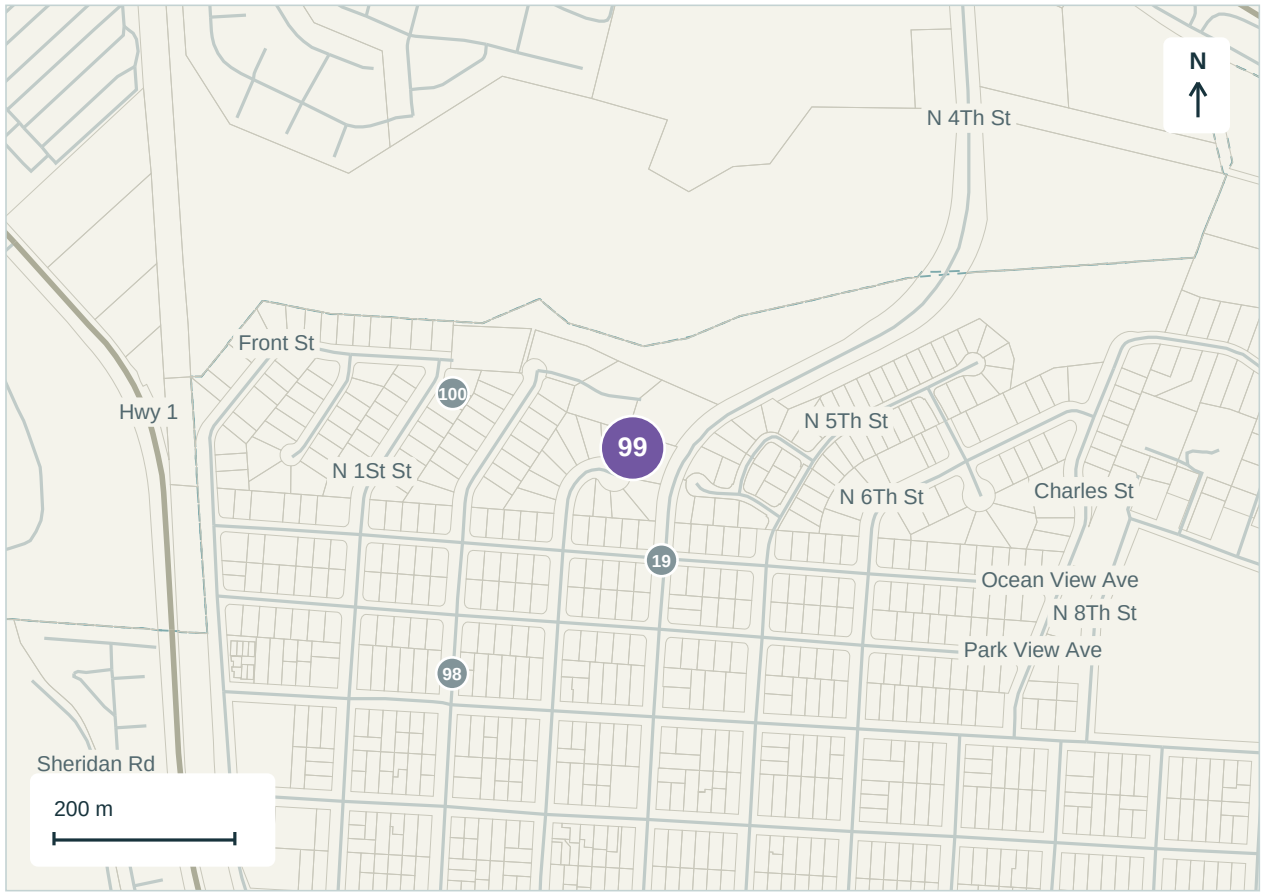
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026060083 (June 2, 2026)

#99 881 N 3rd addition and ADU conversion

Grover Beach | Residential | Grover Beach



Location: 881 N 3rd Street, Grover Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 060-491-017

Approval / permit activity unverified

88-square-foot home addition, 140-square-foot second-floor deck expansion, and conversion of part of the garage to an ADU.

Selected details

Application: DA-26-0014

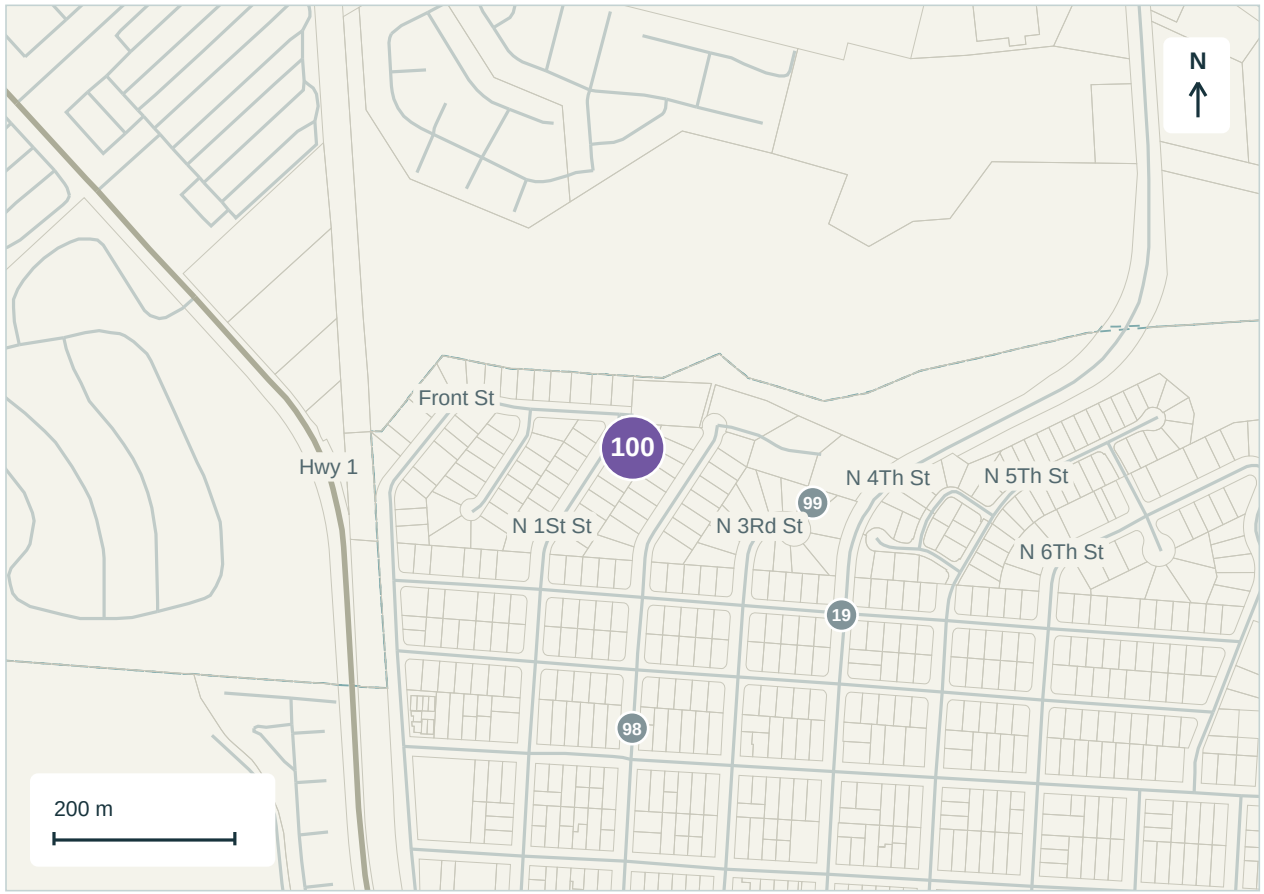
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026080910 (August 25, 2026)

#100 888 N 1st accessory dwelling

Grover Beach | Residential | Grover Beach



Location: 888 N 1st Street, Grover Beach, CA

Mapped at the parent-property address, 886 N 1st Street. Project filing identifies the new ADU as 888 N 1st Street. Approximate location.

No project parcel list verified. Nearby assessor parcels are context only.

Approval / permit activity unverified

746-square-foot, single-story ADU using the city pre-designed ADU program. New ADU address: 888 N 1st Street.

Selected details

Application: DA-25-0024

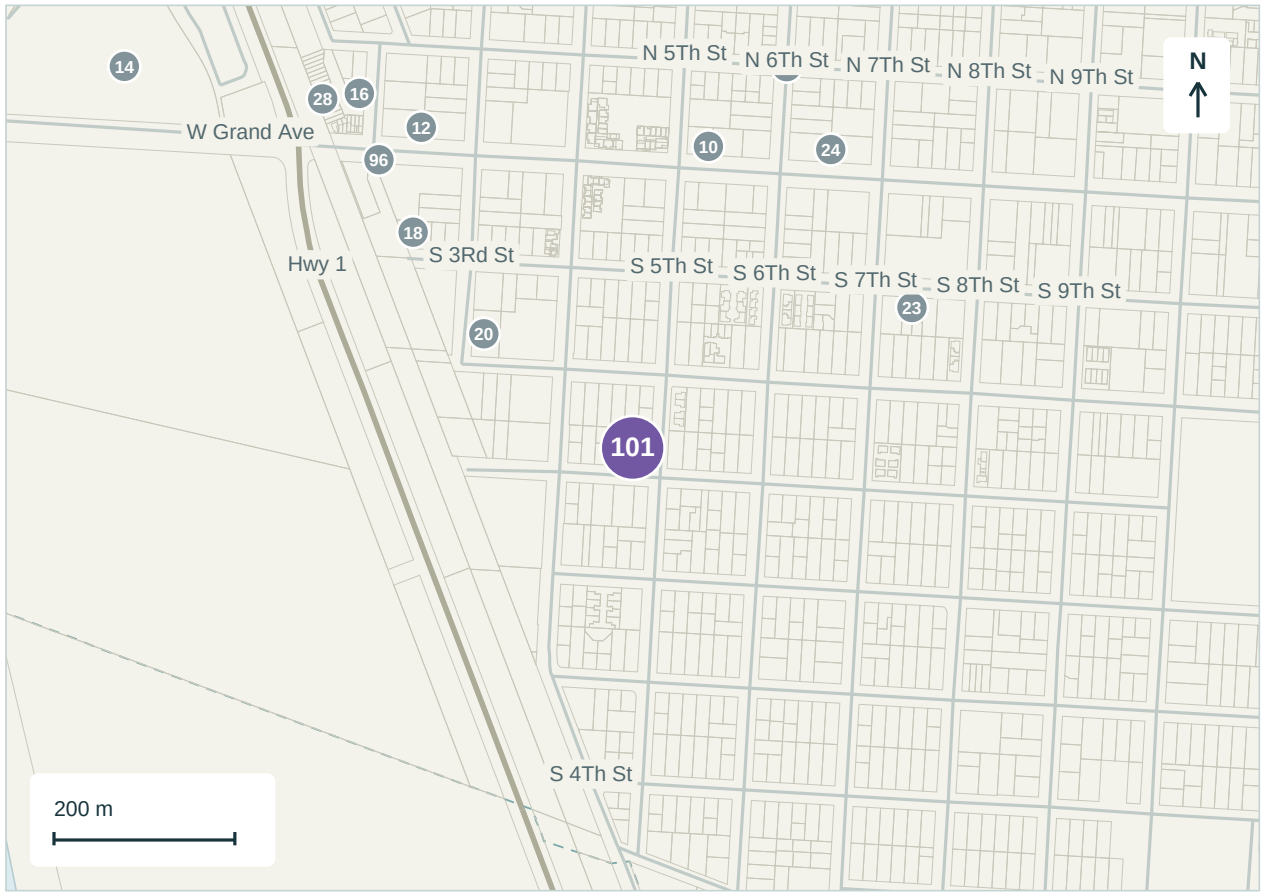
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026040257 (April 7, 2026)

#101 481 Manhattan home addition

Grover Beach | Residential | Grover Beach



Location: 481 Manhattan Avenue, Grover Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Approval / permit activity unverified

382-square-foot, single-story addition to an existing 1,279-square-foot residence.

Selected details

Application: DA-25-0030

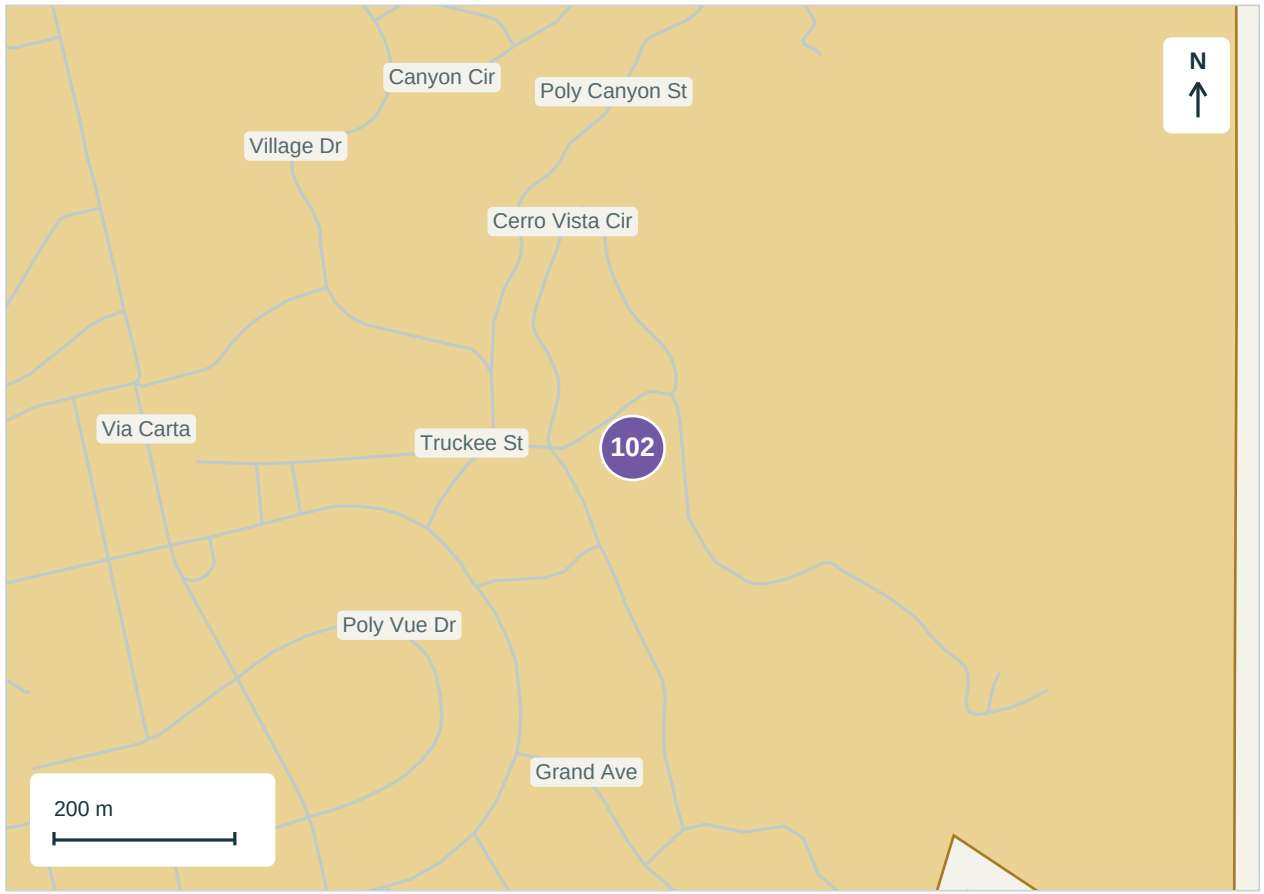
Environmental record: Notice of Exemption filed. See source for exemption basis.

Evidence and full record

State environmental record: 2026030691 (March 17, 2026)

#102 Cal Poly student housing program revision

San Luis Obispo | Residential | California State University / unincorporated county



Location: Cal Poly East Campus, south of Truckee Road / Village Drive

Published environmental-record coordinates; representative campus point, not the complete construction area.

Source-listed APNs: 073-341-042

Approved / preconstruction

Approved revision to eight residence-hall buildings up to ten stories, retaining the previously approved bed count. Modular construction replaces the prior nine-building configuration.

Selected details

Approval date: August 17, 2026

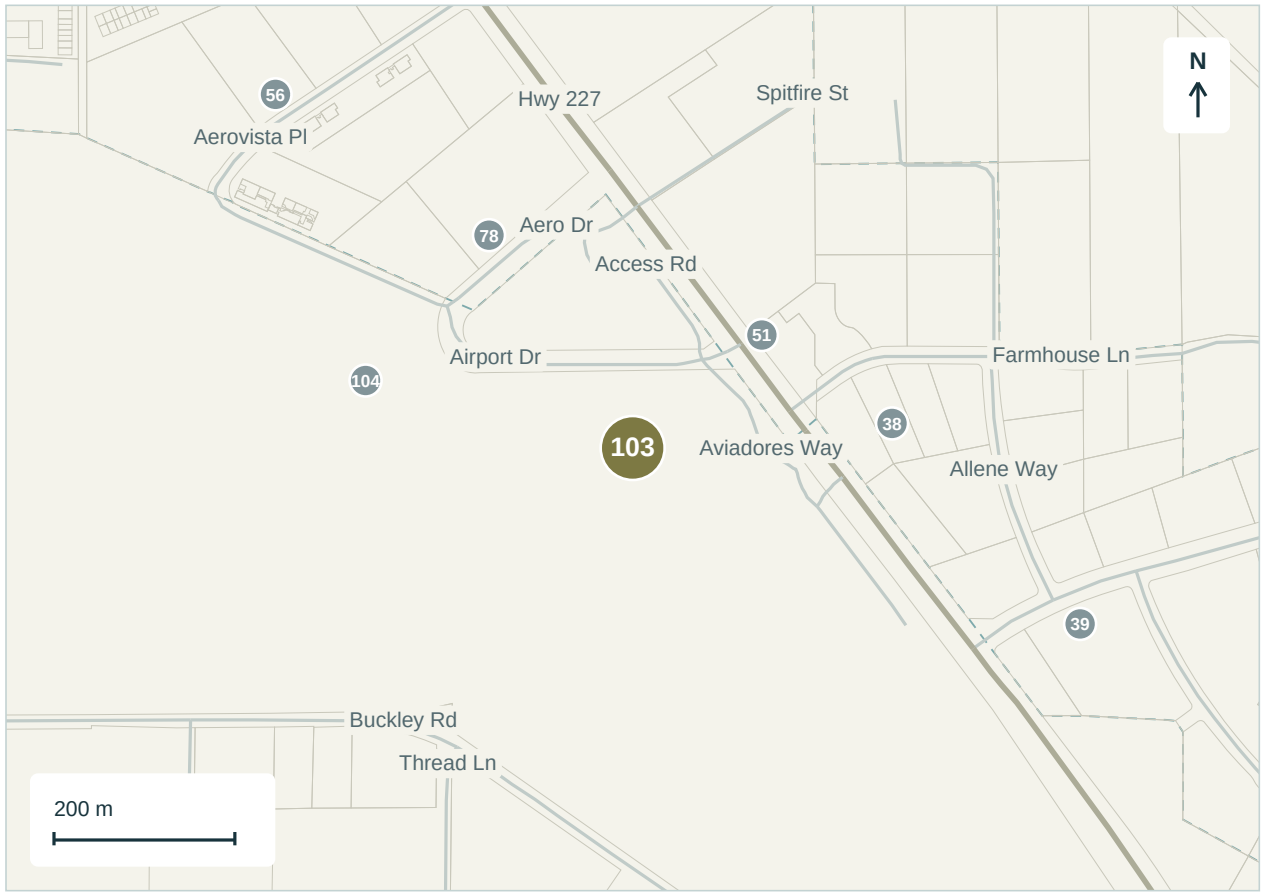
Campus area: North and South Mountain Halls area, University House and Hillcrest.

Evidence and full record

State environmental record: 11 (September 14, 2026)

#103 SLO Airport: Outbound Baggage Improvements

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 106, 108, 109, 110, 111, 112. Their work areas can differ.

Capital plan / funding pending

Expansion of the outbound baggage room using a sprung structure and connector. The project will include site drainage modifications, slab on grade concrete foundation, pre-engineered canopy at baggage carousel, new mechanical system, extension of electrical, technology, fire alarm, and fire sprinkler systems, and new baggage handling equipment.

Selected details

Capital project number: 330046

Planning estimate: $8,214,340 total; $1,800,000 approved funding; $6,414,340 proposed funding.

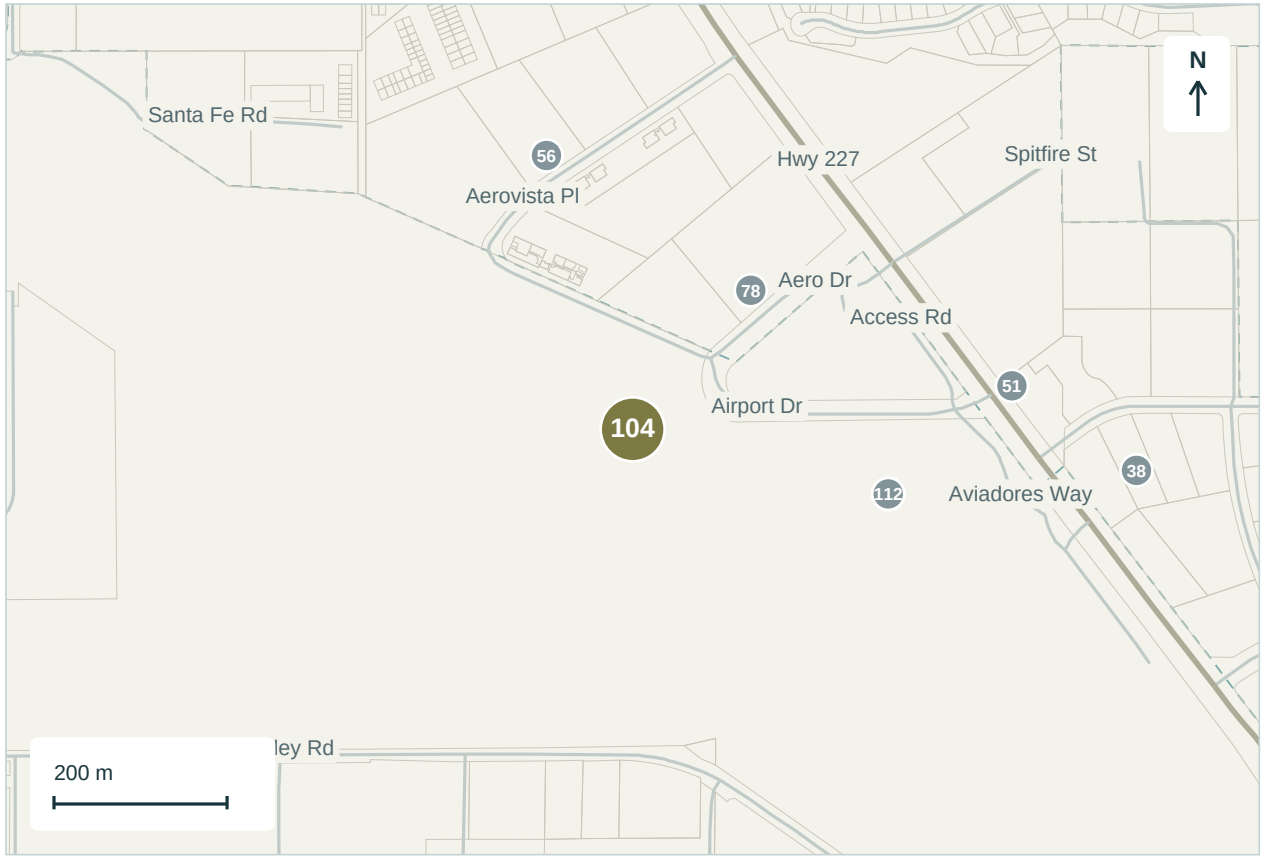
Estimated completion: FY 2026 - 2027 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#104 SLO Airport: Demolish Old Terminal Building and Remove Sites J and K Hangars

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 901 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Capital plan / funding pending

Demolition of the old terminal building as well as the Sites J and K Hangars in order to make way for the proposed shift of Taxiway A in order to meet safety design standards on the airfield. The removal of these facilities will allow the Zone 2 portion of Taxiway A to be shifted to 400 feet from the runway centerline.

Selected details

Capital project number: CIP-AIRPT24-04

Planning estimate: $4,900,000 total; $0 approved funding; $4,900,000 proposed funding.

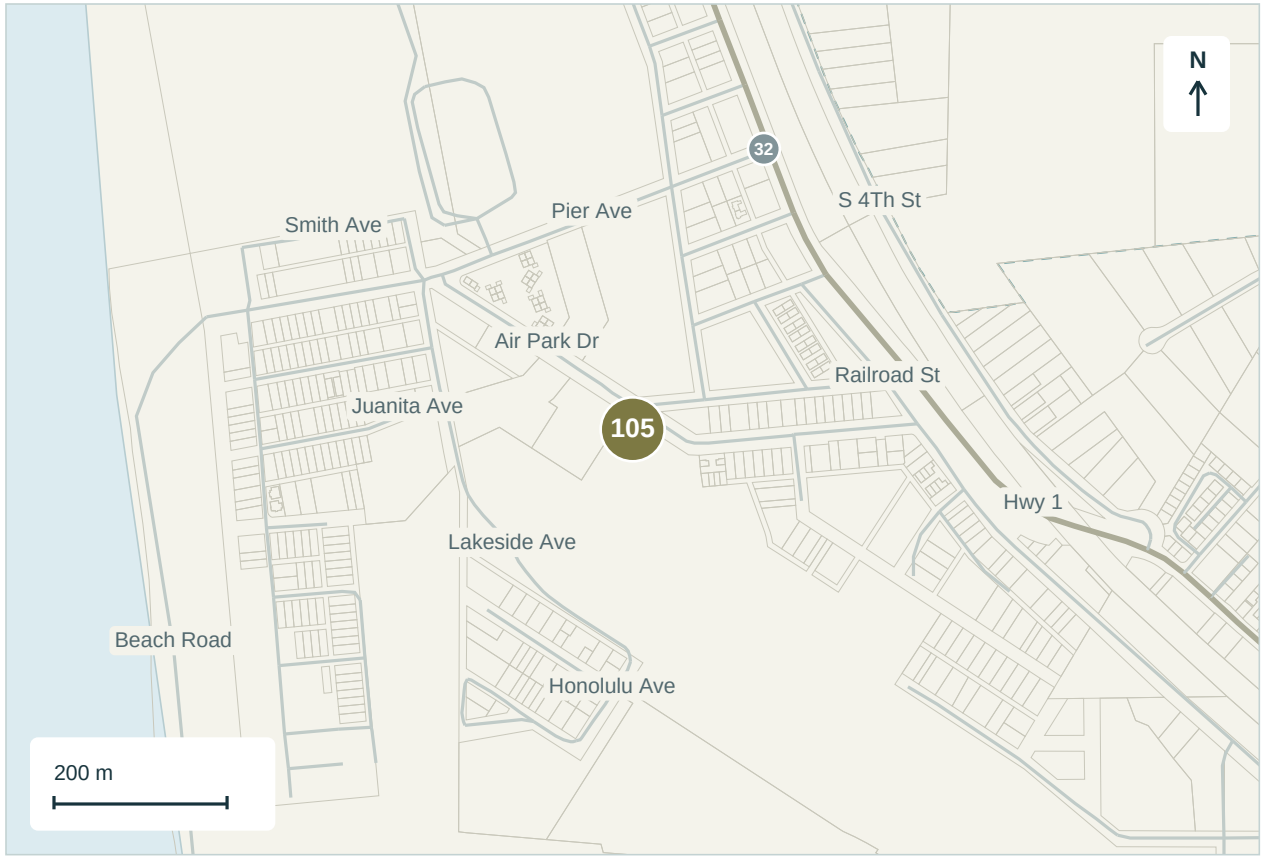
Estimated completion: FY 2028 - 2029 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#105 Oceano Airport: Install Miscellaneous Navaids Design & Construct, PPD01

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 561 Airpark Drive, Oceano, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 107. Their work areas can differ.

Capital plan / funding pending

Relocate the segmented circle and lighted wind cone to enhance safety by improving the visibility of the wind cone for pilots taking off to the northwest, which is the predominant direction of operations at the airport. The project also includes extension of the service vehicle road to the facilities and an extension of electrical power from the new electrical vault.

Selected details

Capital project number: CIP-AIRPT26-04

Planning estimate: $450,000 total; $0 approved funding; $450,000 proposed funding.

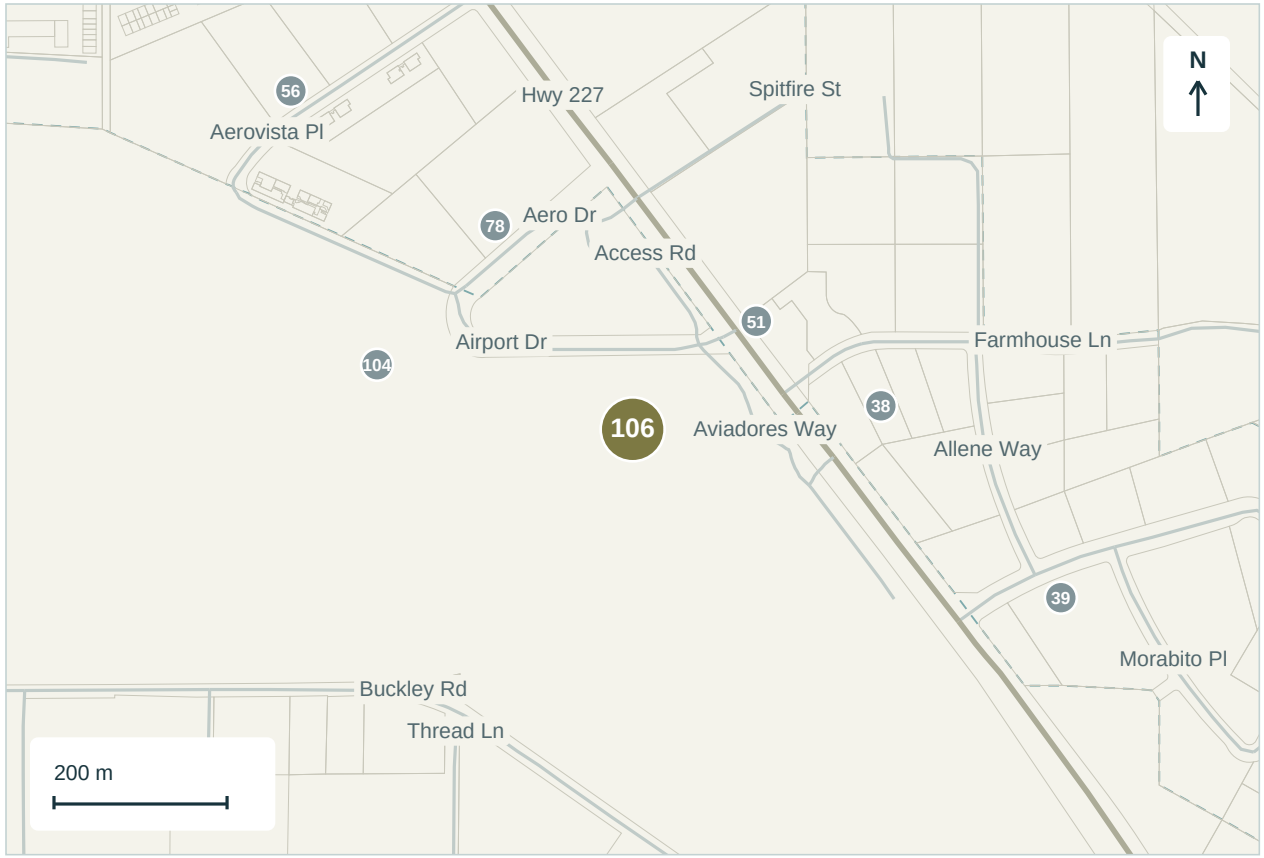
Estimated completion: FY 2029 - 2030 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#106 SLO Airport: Taxiway A Zone 2 Shift to 400' (Include Taxiway A4 Construction)

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 108, 109, 110, 111, 112. Their work areas can differ.

Capital plan / funding pending

Relocate the Zone 2 portion of Taxiway A to 400 feet from the runway centerline to meet safety design and separation standards. Construction of a vehicle service road adjacent to the proposed Taxiway A shift. This project also involves a new connector Taxiway A4 to replace the existing Taxiways A4 and F connectors that connect Runway 11-29 and Taxiway A.

Selected details

Capital project number: CIP-AIRPT24-07

Planning estimate: $36,900,000 total; $0 approved funding; $36,900,000 proposed funding.

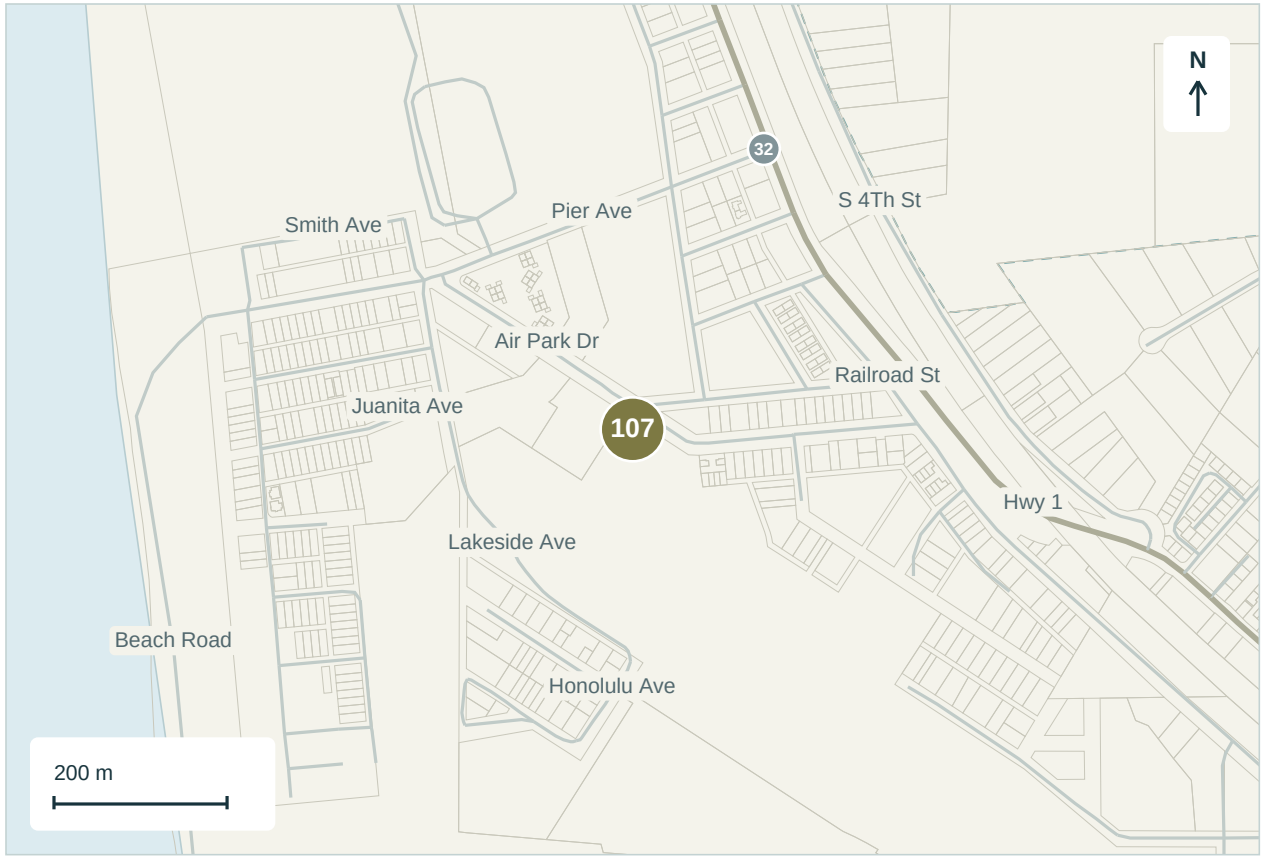
Estimated completion: FY 2031 - 2032 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#107 Oceano Airport: Install Electrical Vault and Runway 11-29 Lighting Improvements

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 561 Airpark Drive, Oceano, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 105. Their work areas can differ.

Capital plan / funding pending

Install a new electrical vault and generator that will provide electrical service to the airfield lighting systems, airport beacon and segmented circle. Replace the existing medium intensity runway edge lighting with LED lighting.

Selected details

Capital project number: CIP-AIRPT24-09

Planning estimate: $616,000 total; $0 approved funding; $616,000 proposed funding.

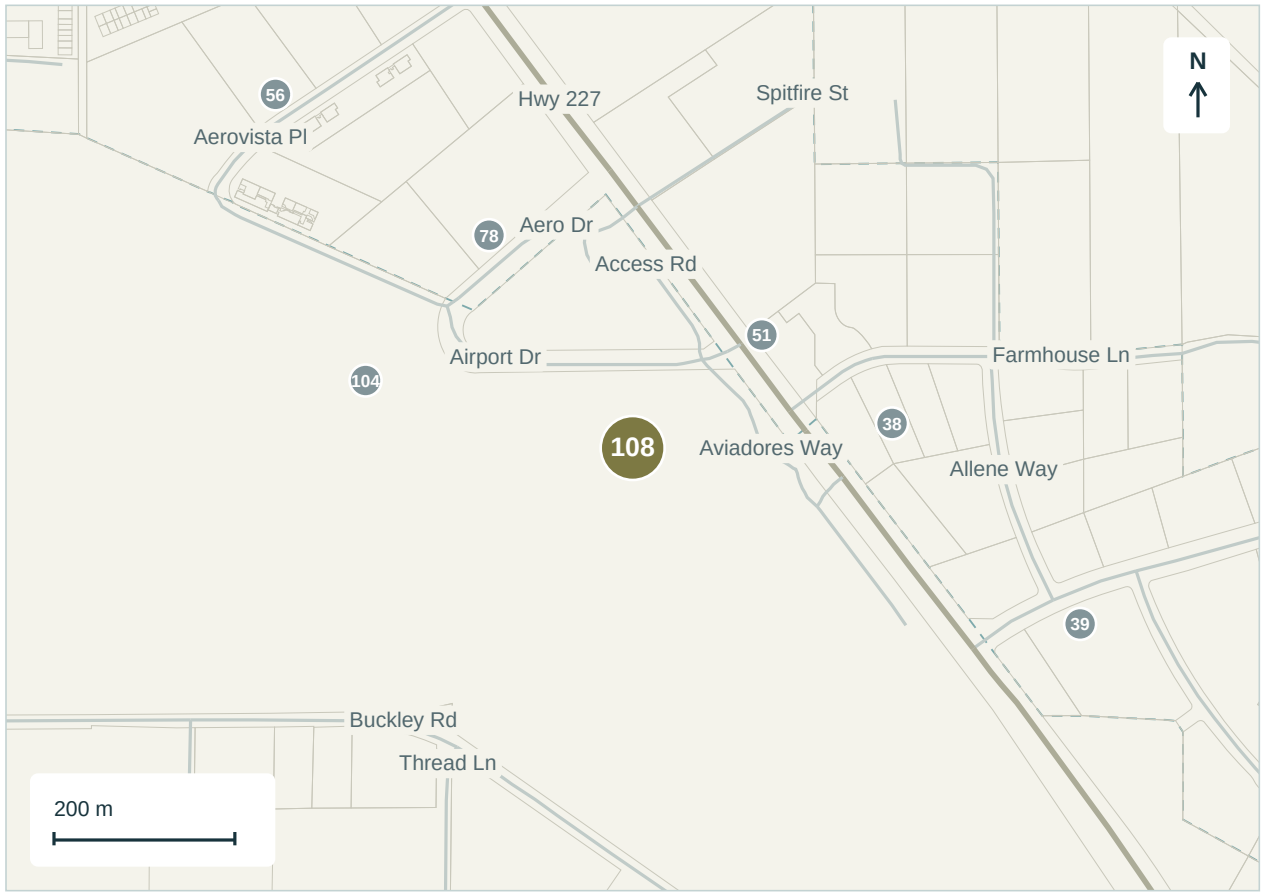
Estimated completion: FY 2028 - 2029 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#108 SLO Airport: Runway 11-29 Sealcoat

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 106, 109, 110, 111, 112. Their work areas can differ.

Capital plan / funding pending

Rehabilitate (sealcoat and surface treatment) Runway 11-29, which is the primary runway for the full array of aircraft activity at the airport.

Selected details

Capital project number: CIP-AIRPT24-05

Planning estimate: $3,500,000 total; $0 approved funding; $3,500,000 proposed funding.

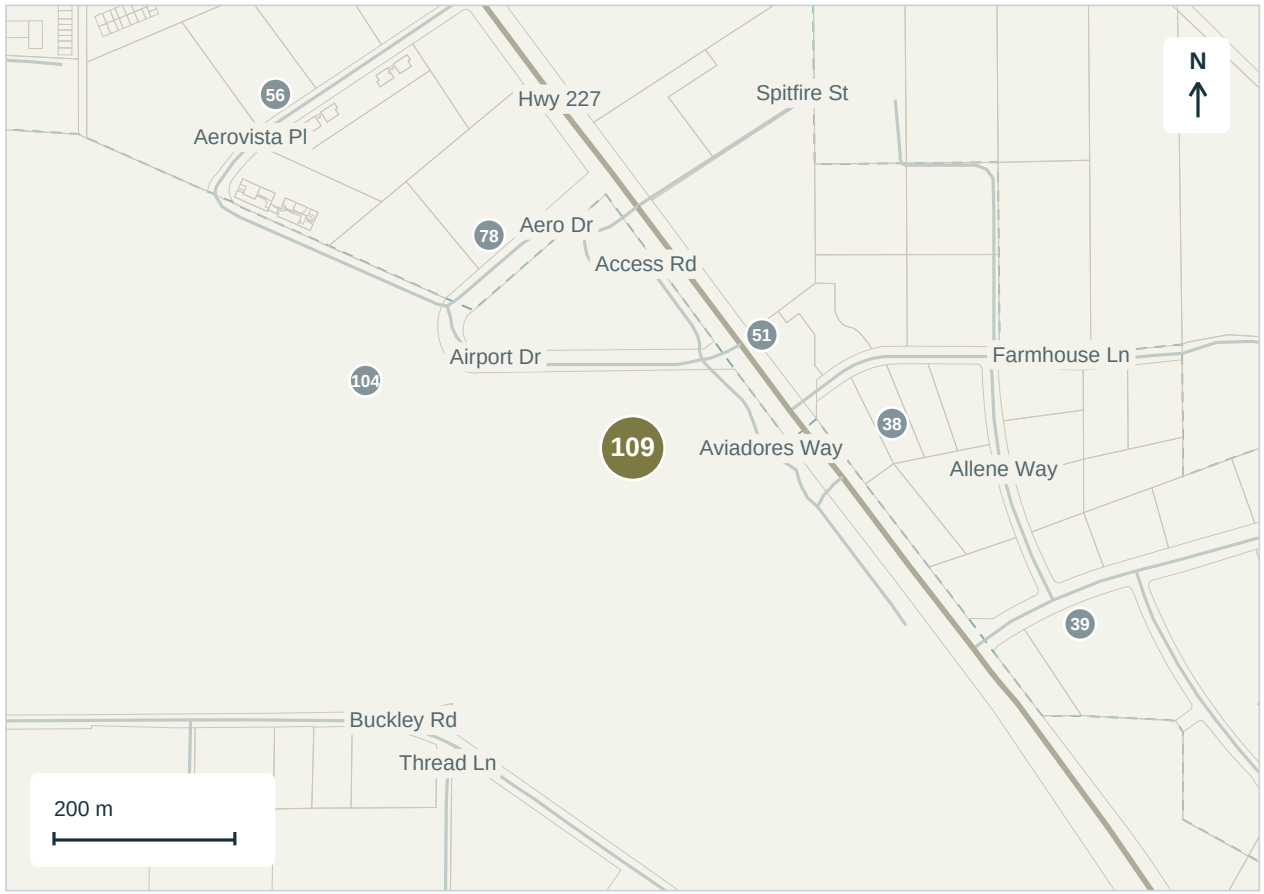
Estimated completion: FY 2027 - 2028 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#109 SLO Airport: Electrical Vault Relocation Design and Construct

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 106, 108, 110, 111, 112. Their work areas can differ.

Capital plan / funding pending

Construct a new airfield electrical building, replace hardware and software, regulators, and other vault equipment. Work will include new conduit duct connections to the existing ducting network, airfield lighting, and FAA facilities. The existing back-up generator will also be replaced and relocated.

Selected details

Capital project number: 330052

Planning estimate: $3,432,000 total; $548,000 approved funding; $2,884,000 proposed funding.

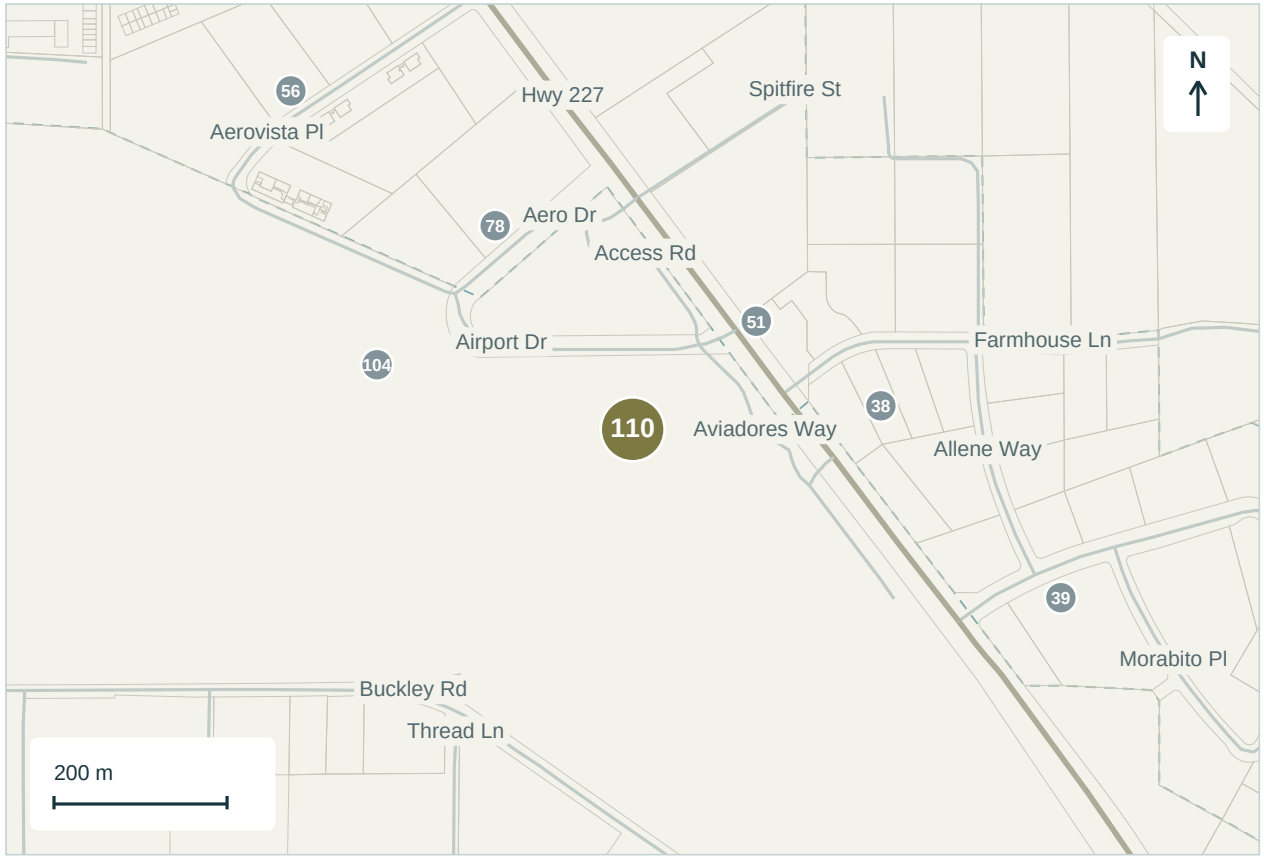
Estimated completion: FY 2027 - 2028 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#110 SLO Airport: Remove Airport Restaurant (Enabling Project for Taxiway A Shift)

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 106, 108, 109, 111, 112. Their work areas can differ.

Capital plan / funding pending

Demolition of the airport restaurant in order to make way for the proposed shift of Taxiway A in order to meet FAA safety design standards on the airfield. The removal of this facility will allow the Zone 2 portion of Taxiway A to be shifted to 400 feet from the runway centerline.

Selected details

Capital project number: CIP-AIRPT26-03

Planning estimate: $810,000 total; $0 approved funding; $810,000 proposed funding.

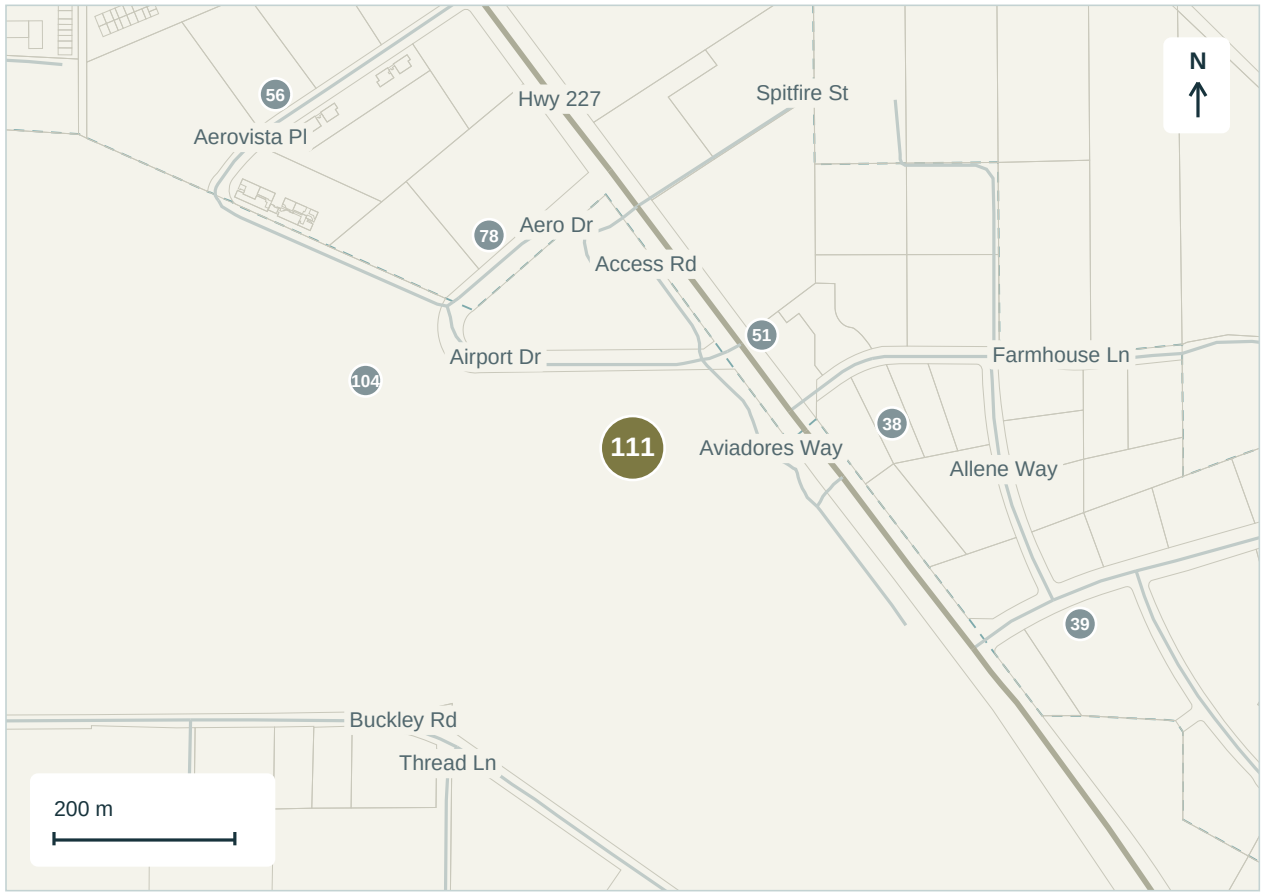
Estimated completion: FY 2031 - 2032 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#111 SLO Airport: Terminal Apron Reconstruction Design & Construct

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 106, 108, 109, 110, 112. Their work areas can differ.

Capital plan / funding pending

Design and reconstruction of the asphalt section of the terminal apron.

Selected details

Capital project number: CIP-AIRPT26-02

Planning estimate: $13,500,000 total; $0 approved funding; $13,500,000 proposed funding.

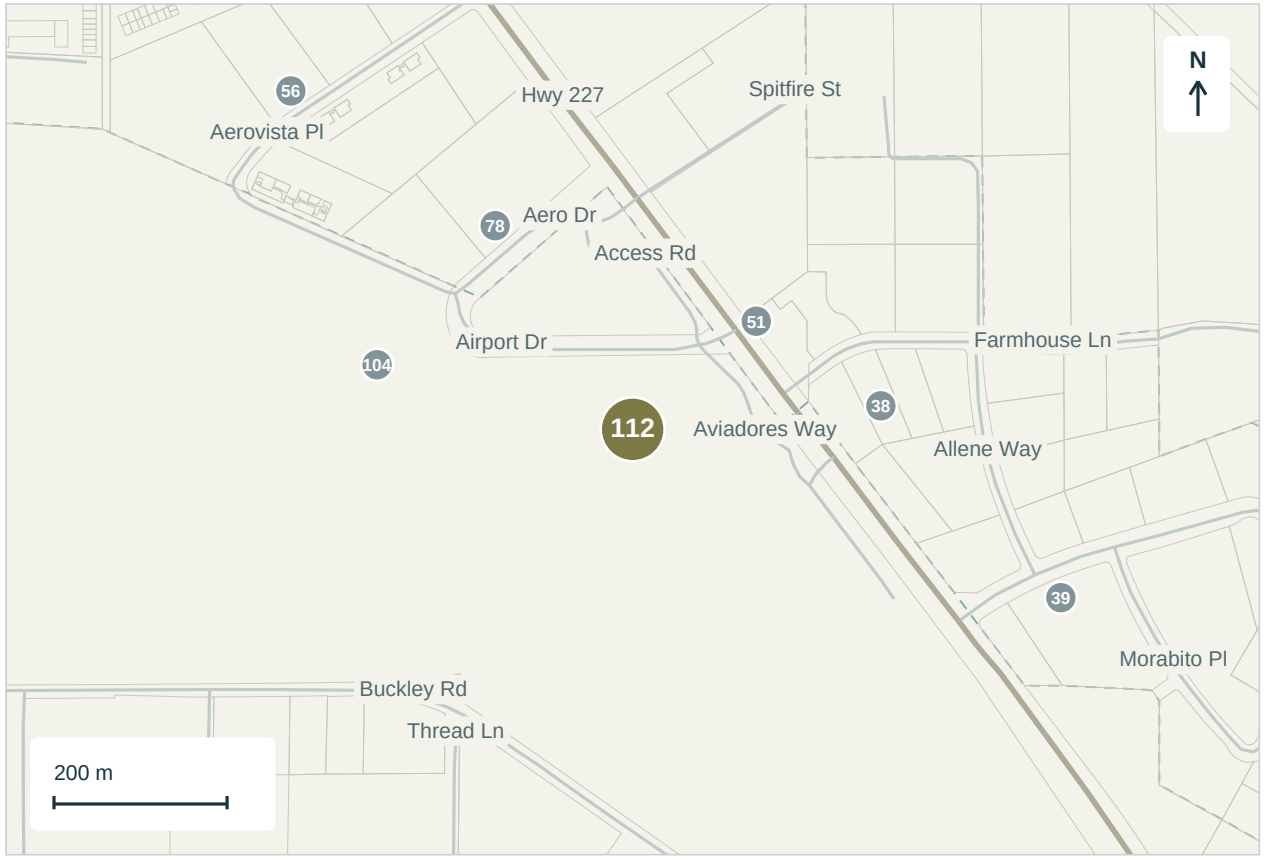
Estimated completion: FY 2030 - 2031 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#112 SLO Airport: Engineered Materials Arrestor System Design & Construct

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 975 Airport Drive, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 103, 106, 108, 109, 110, 111. Their work areas can differ.

Capital plan / funding pending

Design and construct a new Engineered Materials Arrestor System (EMAS) to replace the existing EMAS at both ends of Runway 11-29. EMAS will be designed to stop the design aircraft at an exit speed of 70 knots.

Selected details

Capital project number: CIP-AIRPT26-01

Planning estimate: $31,500,000 total; $0 approved funding; $31,500,000 proposed funding.

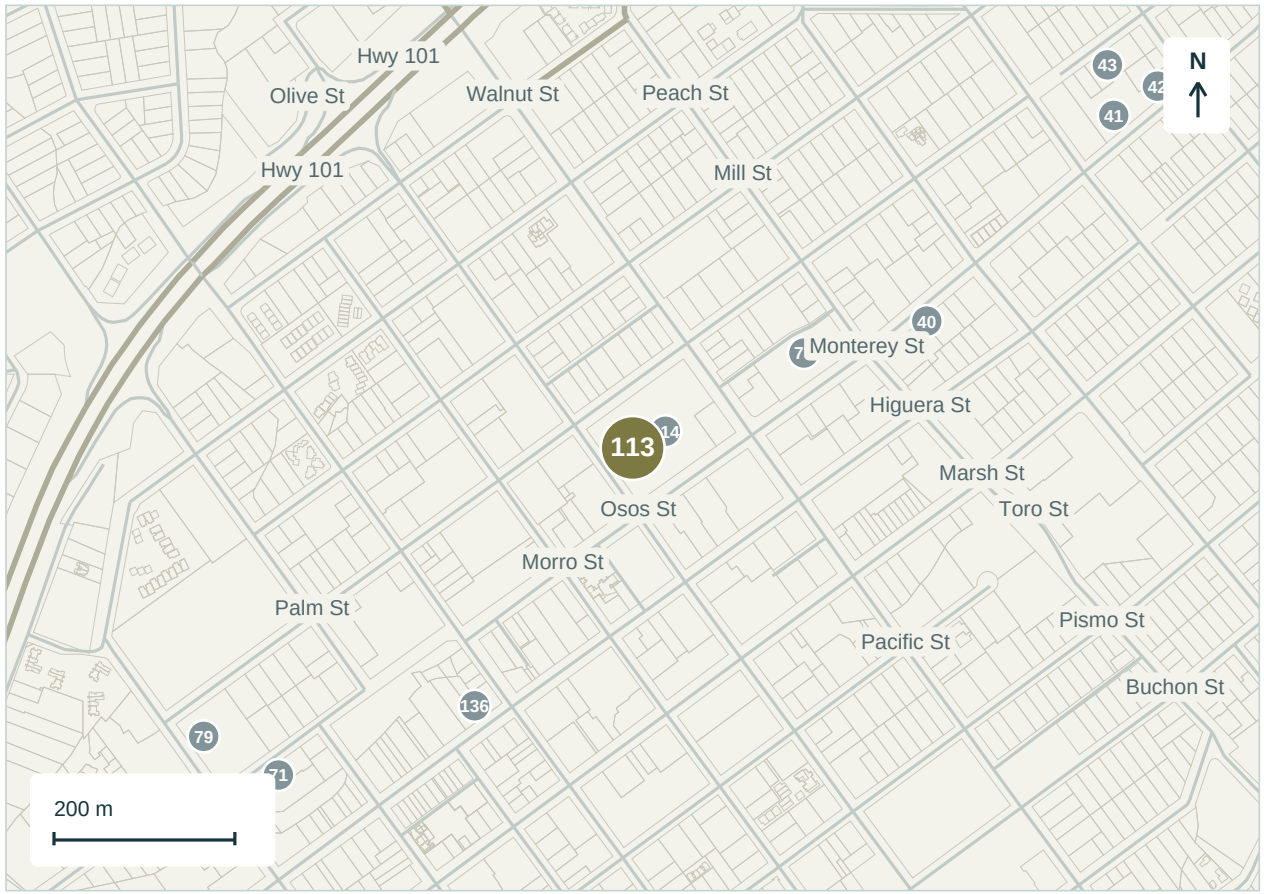
Estimated completion: FY 2028 - 2029 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#113 Old Courthouse Replace HVAC

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 976 Osos Street, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Capital plan / funding pending

Replace the heating, ventilation, and air conditioning system.

Selected details

Capital project number: 320256

Planning estimate: $5,693,000 total; $150,000 approved funding; $5,543,000 proposed funding.

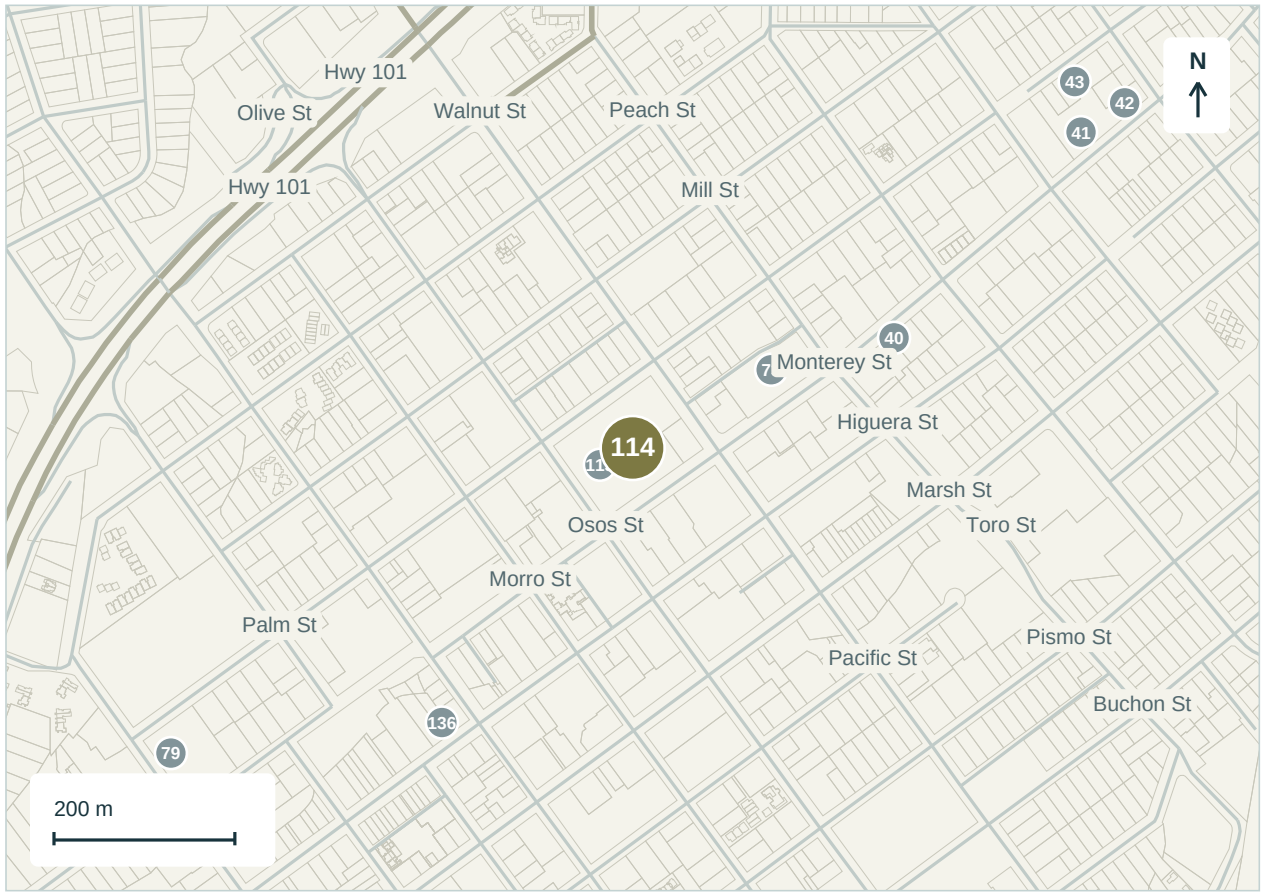
Estimated completion: FY 2026 - 2027 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#114 Install Electronic Access Controls, PTB20, PTB02/03

San Luis Obispo | Public works / infrastructure | San Luis Obispo County



Location: 1050 Monterey Street, San Luis Obispo, CA

Address matched to 1050 Monterey Street in San Luis Obispo. Representative government-center location; work also includes courthouse entrances.

No project parcel list verified. Nearby assessor parcels are context only.

Capital plan / funding pending

Install electronic access controls on seven exterior entrances at the Courthouse and Courthouse Annex and throughout the Katcho Achadjian Government Center.

Selected details

Capital project number: 320269

Planning estimate: $1,600,000 total; $60,000 approved funding; $1,540,000 proposed funding.

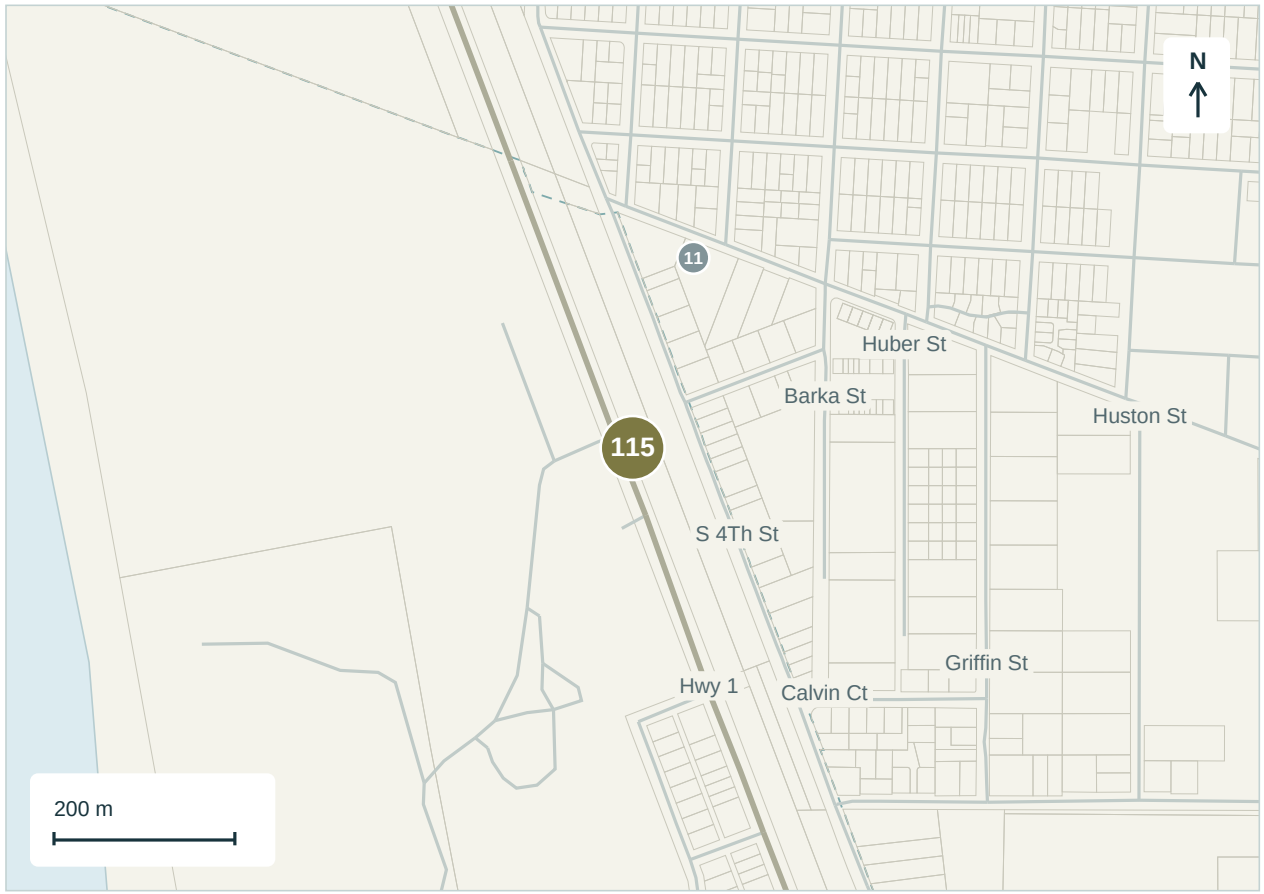
Estimated completion: FY 2026 - 2027 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#115 Coastal Dunes RV Park Electrical Repairs, PPD12

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 1001 Pacific Blvd., Oceano, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 116. Their work areas can differ.

Capital plan / funding pending

Replace electrical infrastructure throughout Coastal Dunes Recreational Vehicle Park.

Selected details

Capital project number: 320249

Planning estimate: $2,849,000 total; $412,000 approved funding; $2,437,000 proposed funding.

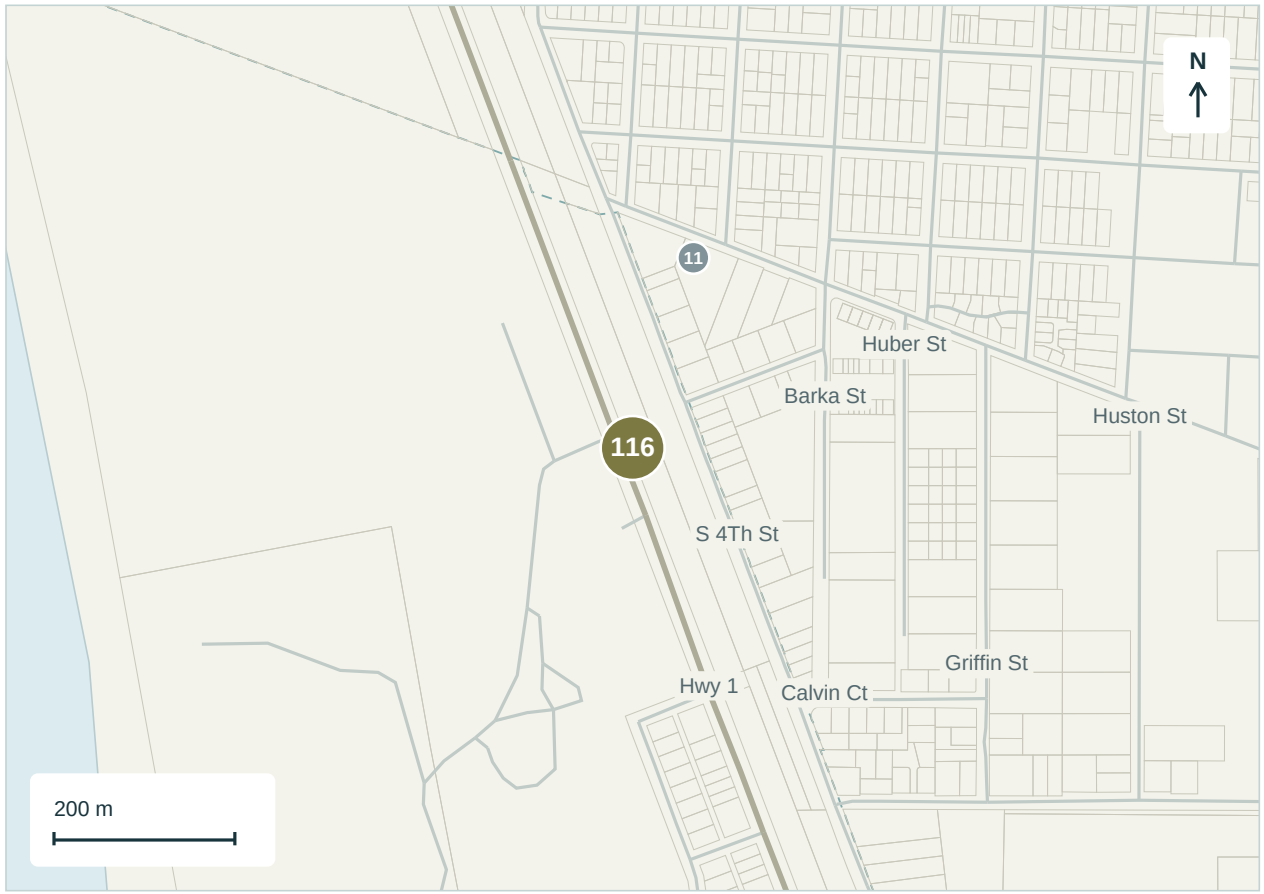
Estimated completion: FY 2027 - 2028 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#116 Demolish Pool at Coastal Dunes RV Park, PPD12

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 1001 Pacific Blvd, Oceano, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 115. Their work areas can differ.

Capital plan / funding pending

Demolish unusable pool at Coastal Dunes RV Park.

Selected details

Capital project number: CIP-PA26-01

Planning estimate: $198,000 total; $0 approved funding; $198,000 proposed funding.

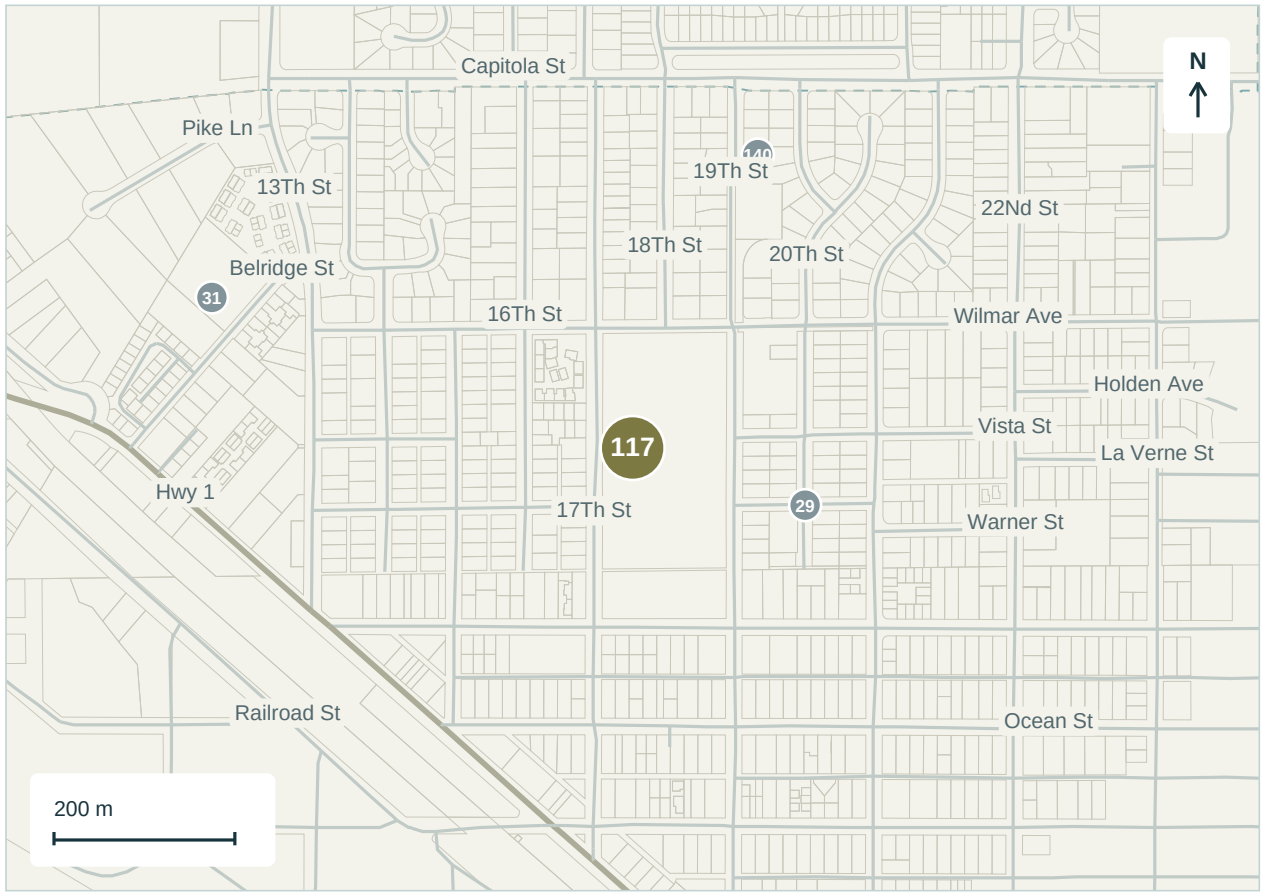
Estimated completion: FY 2026 - 2027 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#117 Oceano Elementary Pedestrian Improvements

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 1551 17th Street, Oceano, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Capital plan / funding pending

The project will improve pedestrian and bicycle access to Oceano Elementary School by constructing various improvements to close gaps in existing pedestrian facilities.

Selected details

Capital project number: 300731

Planning estimate: $1,222,290 total; $1,154,184 approved funding; $68,106 proposed funding.

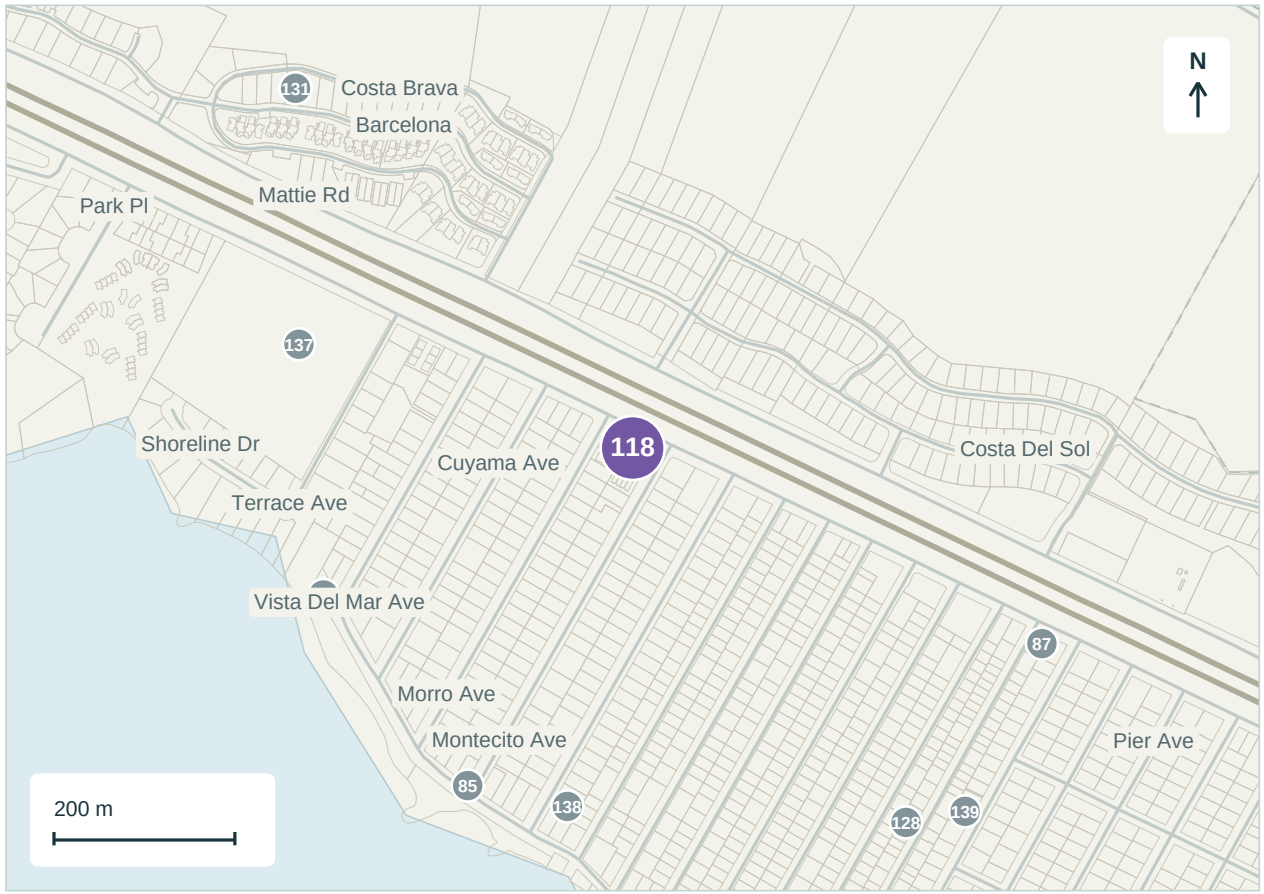
Estimated completion: FY 2027 - 2028 in the county plan, subject to funding and approvals.

Evidence and full record

County capital project sheet, FY 2026-27 (FY 2026-27 capital program)

#118 1717 Shell Beach Road mixed-use

Shell Beach | Mixed use | Pismo Beach



Location: 1717 Shell Beach Road, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-241-057

PC approval recorded / permits unverified

Two commercial condominiums totaling about 2,086 square feet and seven residential studio condominiums, plus one ADU. Density-bonus project with nine airspace condominium lots and a common lot.

Selected details

Application: P25-000017

Coastal review: Not stated in extracted cover according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

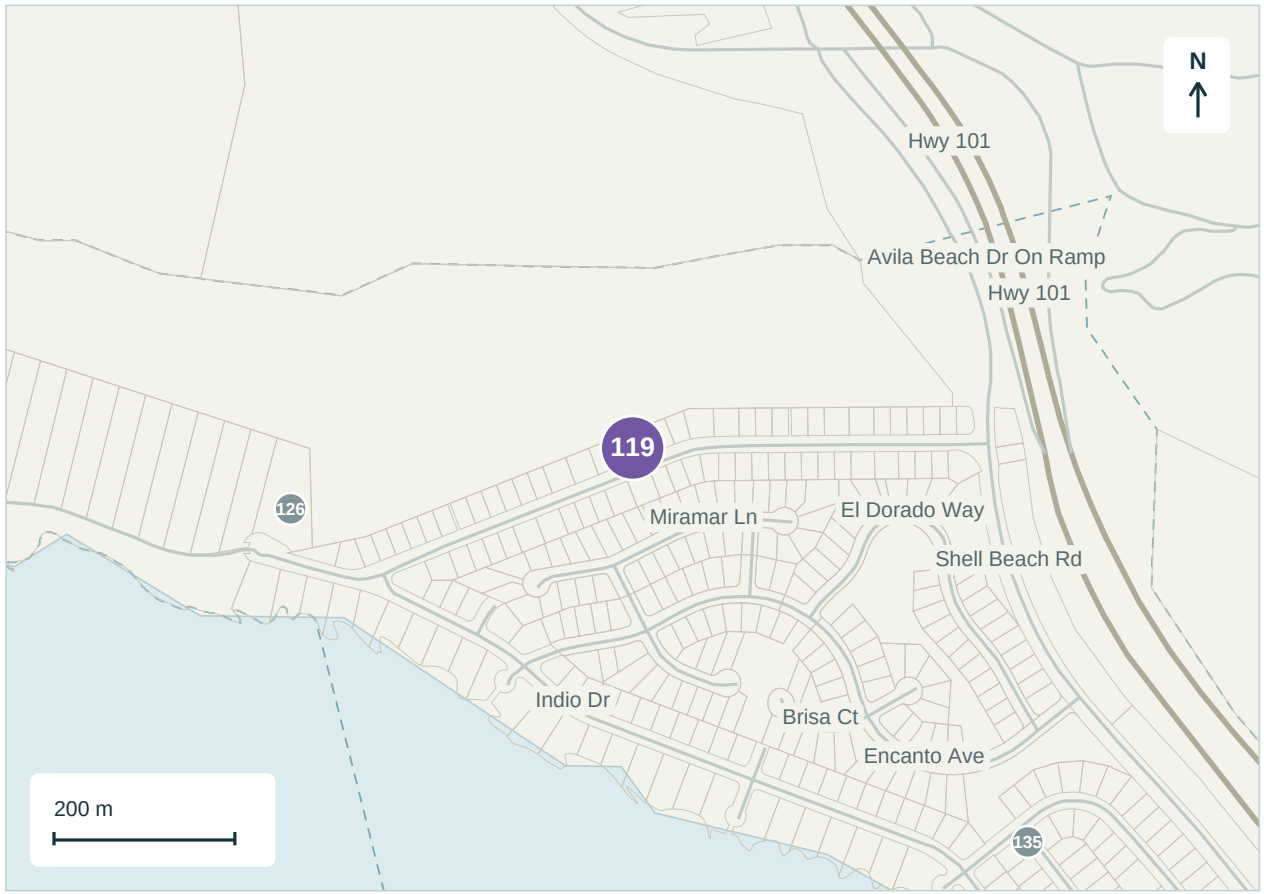
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (June 9, 2026)

#119 290 El Portal replacement residence

Shell Beach | Residential | Pismo Beach



Location: 290 El Portal Drive, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-181-013

PC approval recorded / permits unverified

Replacement home with 4,935 square feet of living area and 2,444 square feet of basement and garage.

Selected details

Application: P24-000032

Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

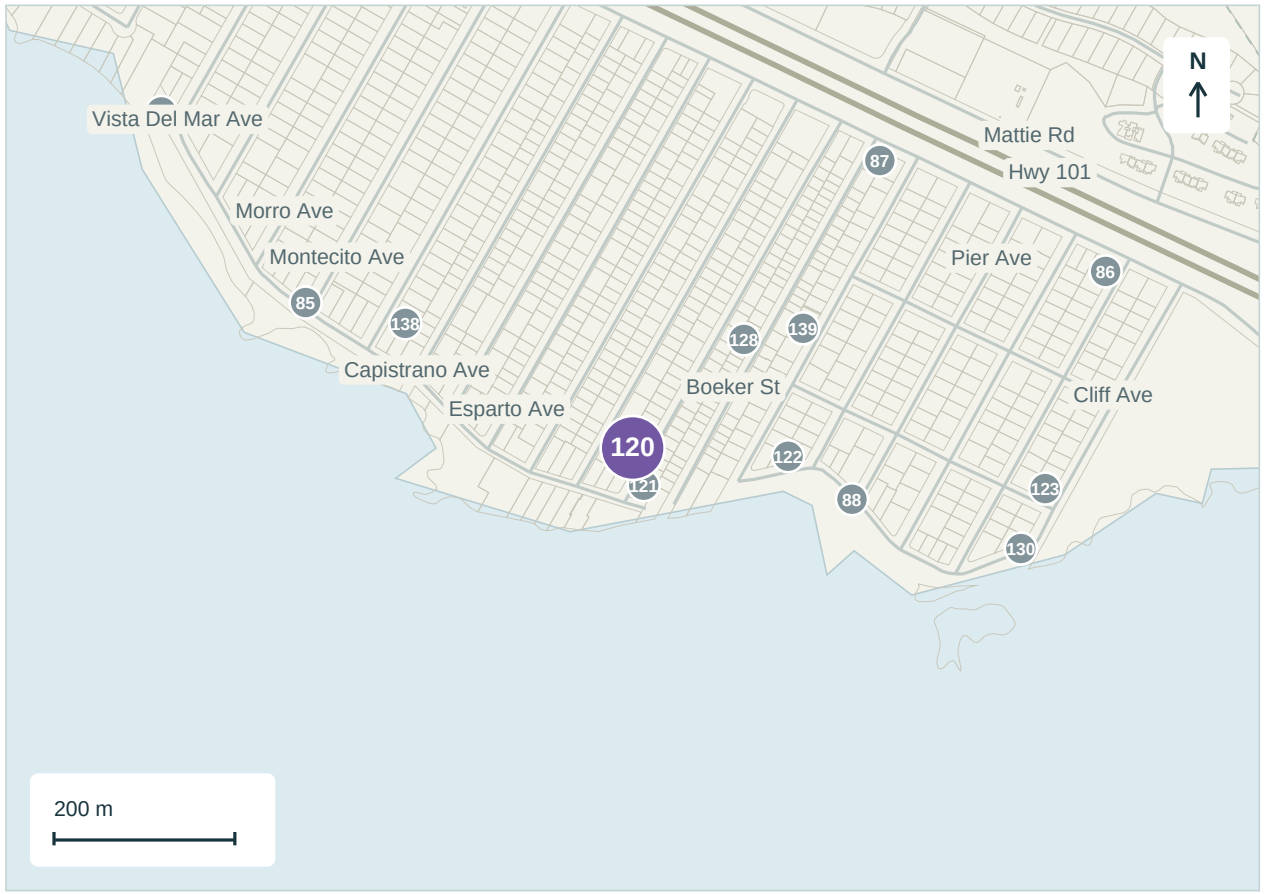
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (January 13, 2026)

#120 368 Placentia addition

Shell Beach | Residential | Pismo Beach



Location: 368 Placentia Avenue, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-291-065

PC approval recorded / permits unverified

44-square-foot first-floor addition to an existing two-story home.

Selected details

Application: P25-000099

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

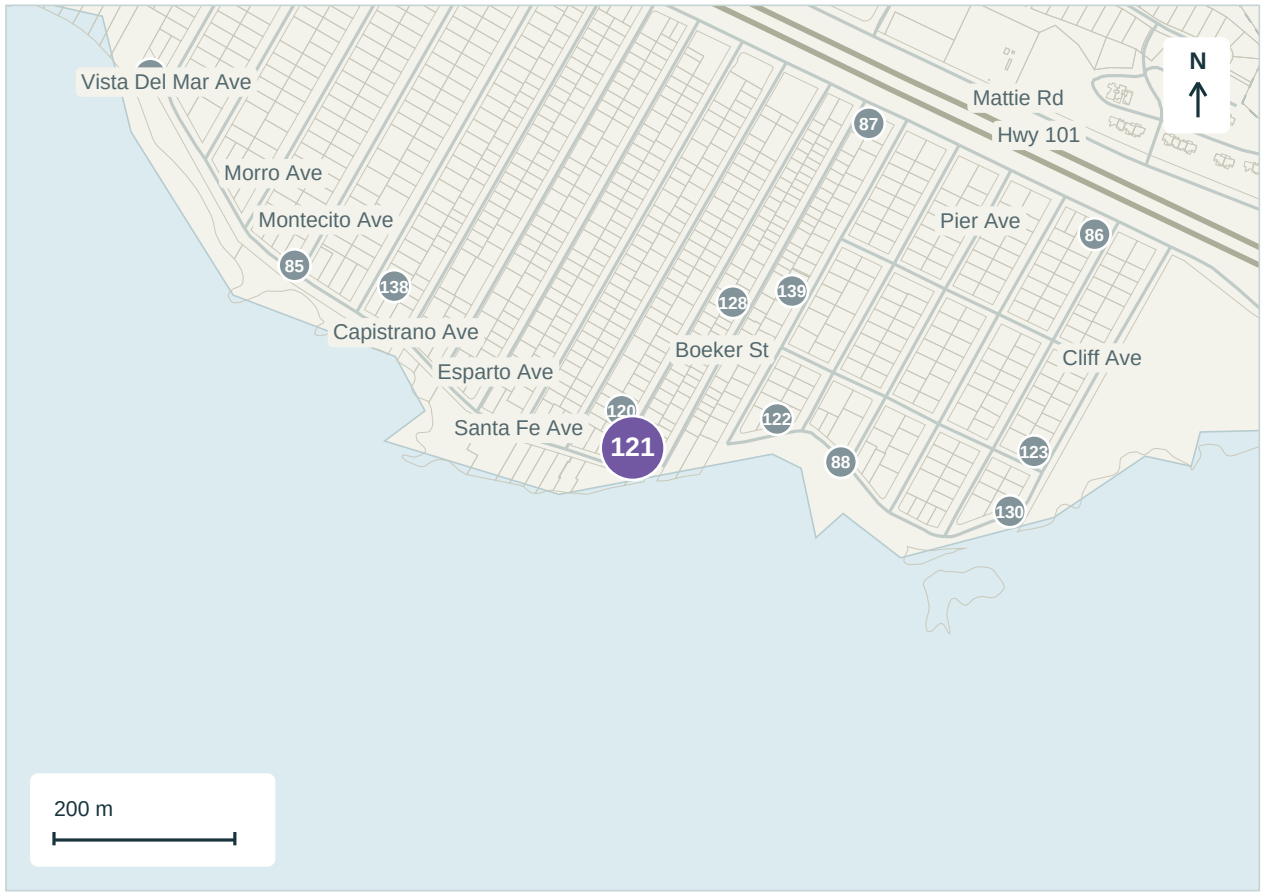
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (February 10, 2026)

#121 980 Ocean Boulevard expansion

Shell Beach | Residential | Pismo Beach



Location: 980 Ocean Boulevard, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-292-042

PC approval recorded / permits unverified

612-square-foot second-floor addition, 90-square-foot first-floor addition and 488-square-foot tandem garage addition.

Selected details

Application: P25-000033

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

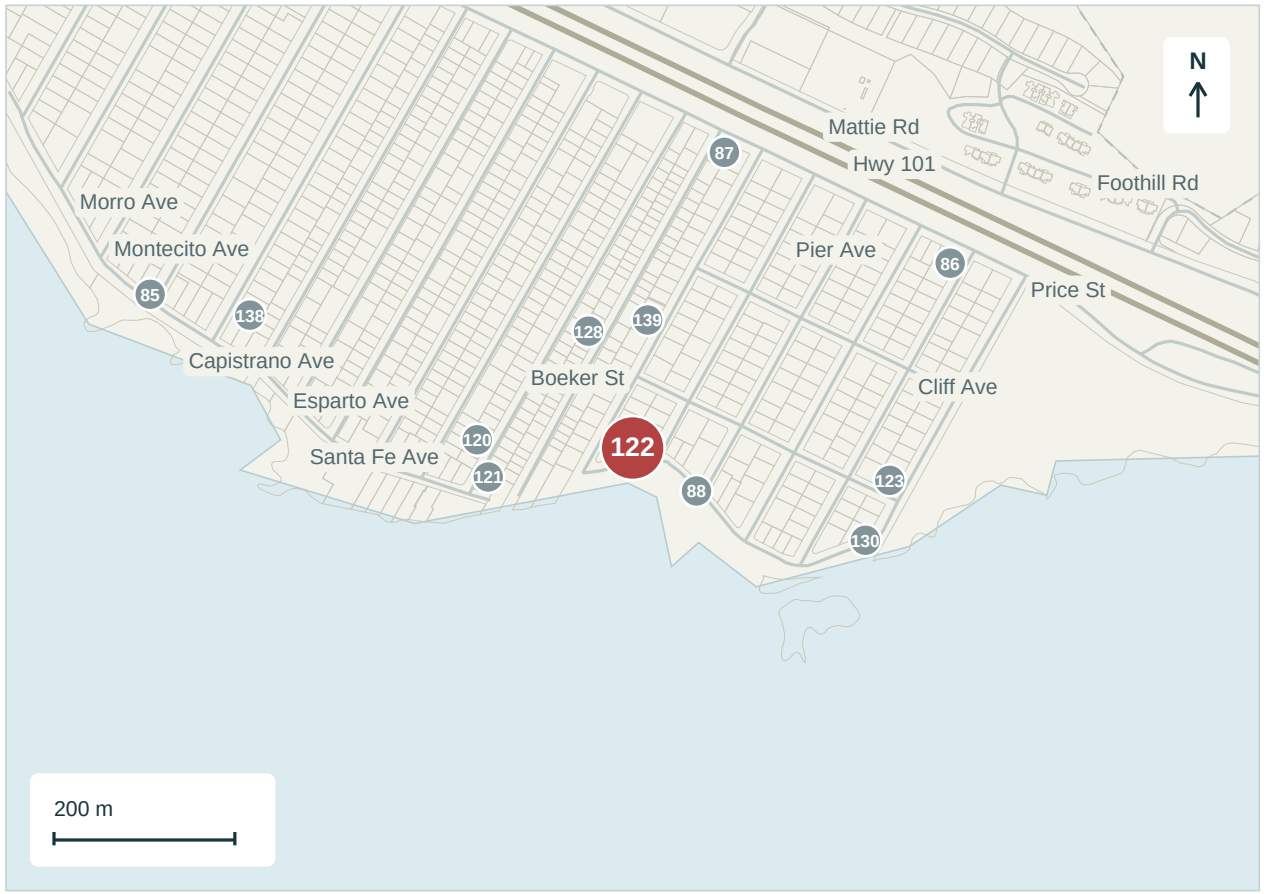
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (February 10, 2026)

#122 728 Ocean Boulevard replacement residence

Shell Beach | Residential | Pismo Beach



Location: 728 Ocean Boulevard, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-351-019

Planning decision / activity unverified

Two-year extension request for demolition and replacement with a 3,833-square-foot home.

Selected details

Application: P23-000084

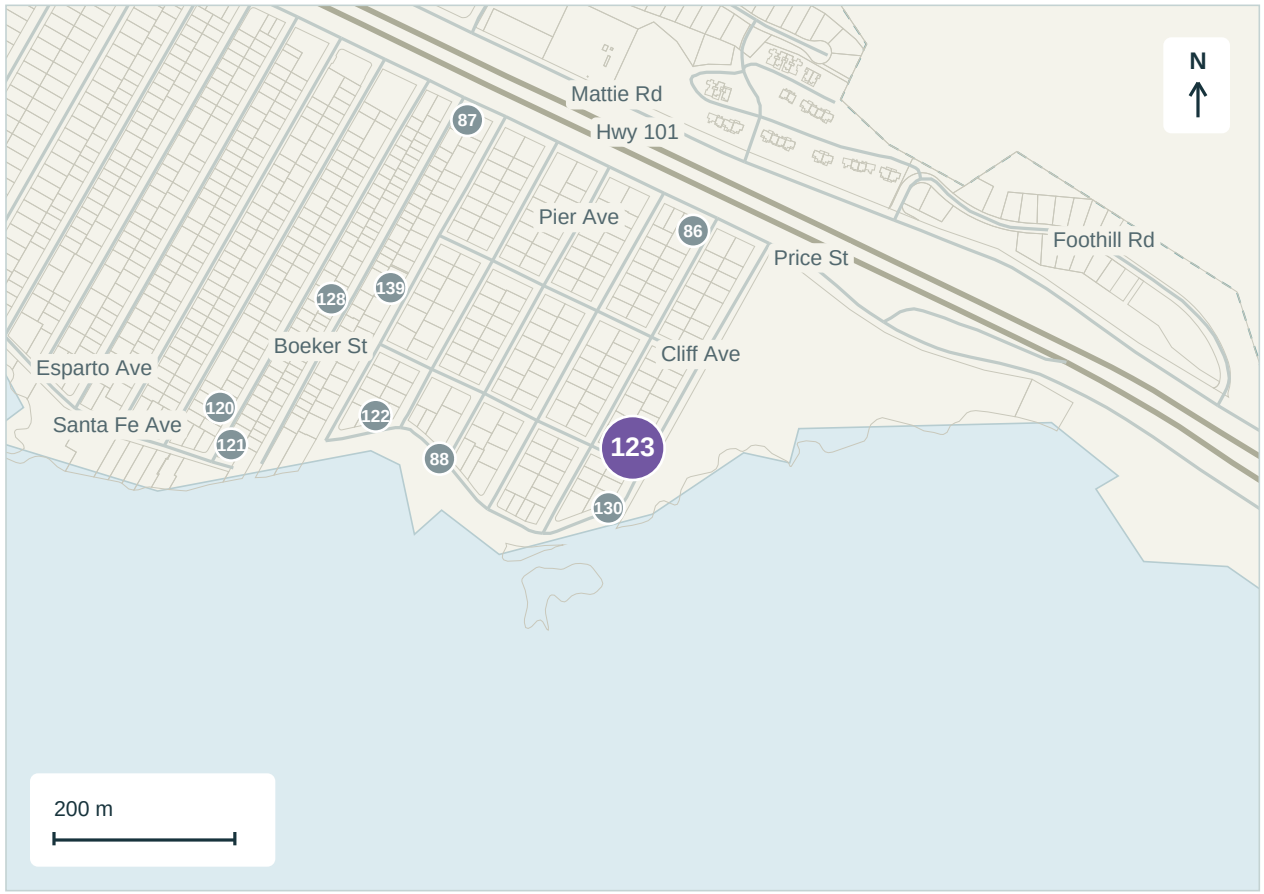
Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#123 290 Cliff Avenue expansion

Shell Beach | Residential | Pismo Beach



Location: 290 Cliff Avenue, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-345-009

PC approval recorded / permits unverified

Second-floor living and deck additions, first-floor and porch additions, and garage/workshop additions.

Selected details

Application: P26-000025

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

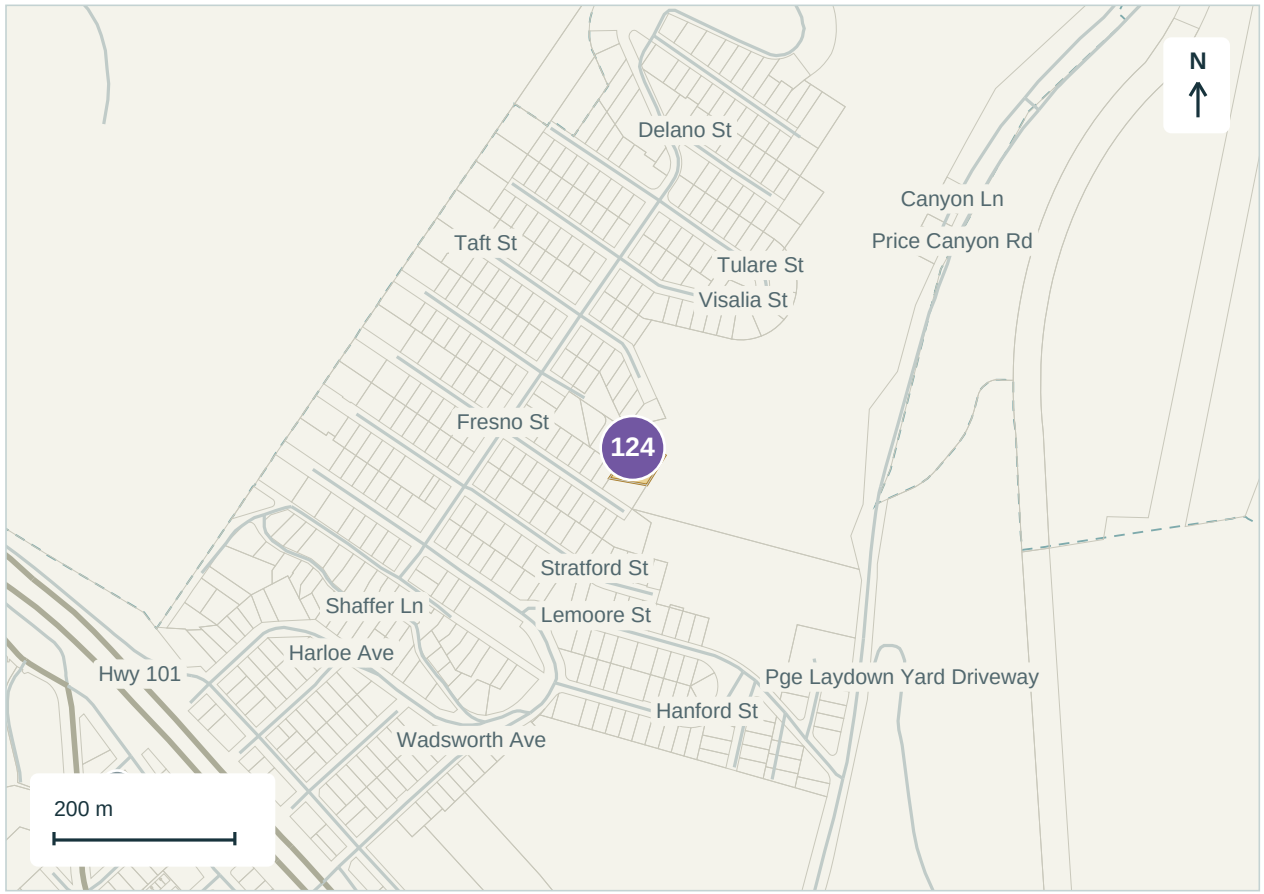
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (June 23, 2026)

#124 811 Bakersfield height modification

Pismo Beach | Residential | Pismo Beach



Location: 811 Bakersfield Street, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 005-015-019

PC approval recorded / permits unverified

Modification to a home already under construction, requesting a 35-foot midpoint height allowance and 122 square feet of deck area. Hearing continued because of plan inconsistencies.

Selected details

Application: P26-000065

Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

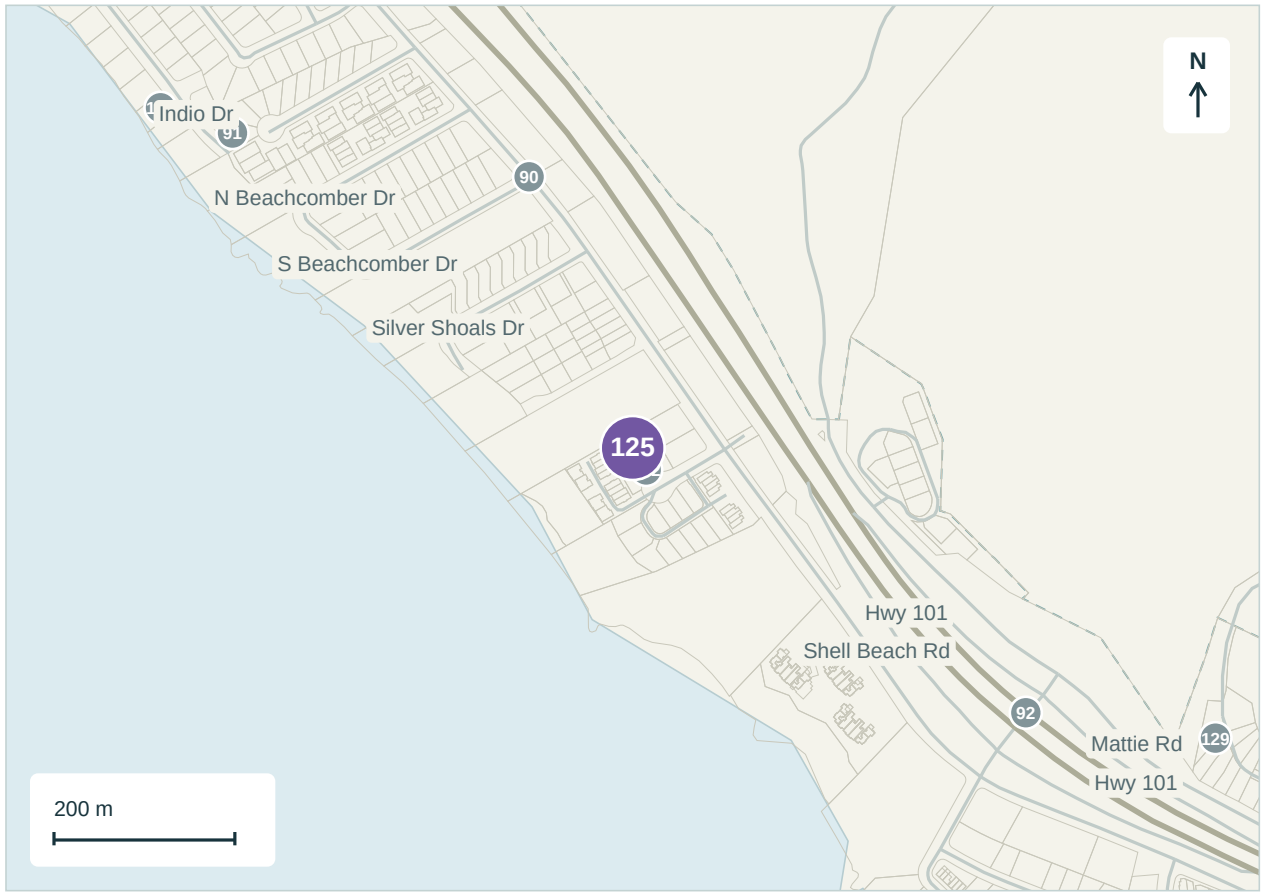
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (August 11, 2026)

#125 206 Ebb Tide new residence

Shell Beach | Residential | Pismo Beach



Location: 206 Ebb Tide Lane, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-143-062

PC approval recorded / permits unverified

New 5,068-square-foot two-story home and detached 854-square-foot garage on a vacant parcel.

Selected details

Application: P26-000017

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

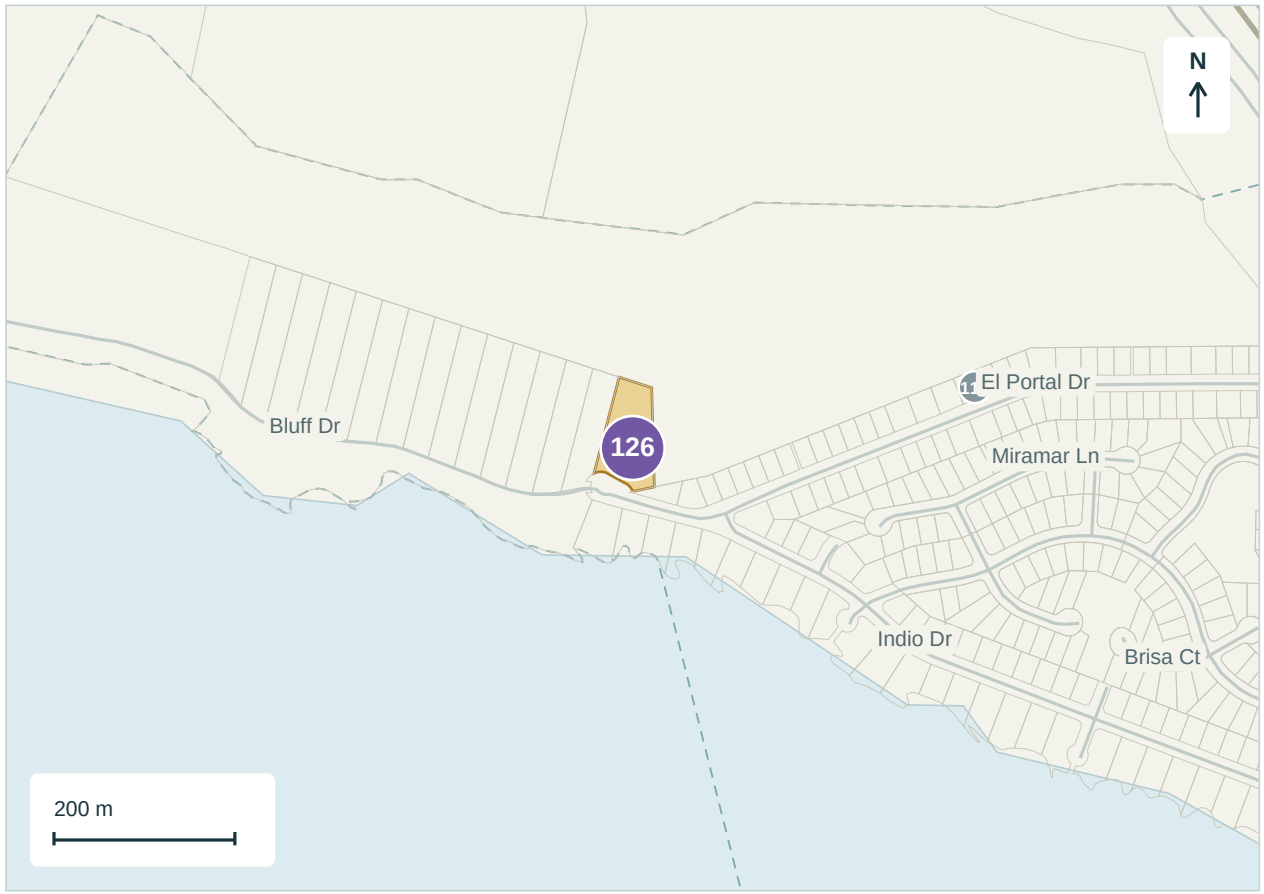
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (August 11, 2026)

#126 10 Bluff Drive addition

Shell Beach | Residential | Pismo Beach



Location: 10 Bluff Drive, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-562-023

PC approval recorded / permits unverified

956-square-foot addition to an existing 8,869-square-foot home on a 1.59-acre site.

Selected details

Application: P26-000059

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

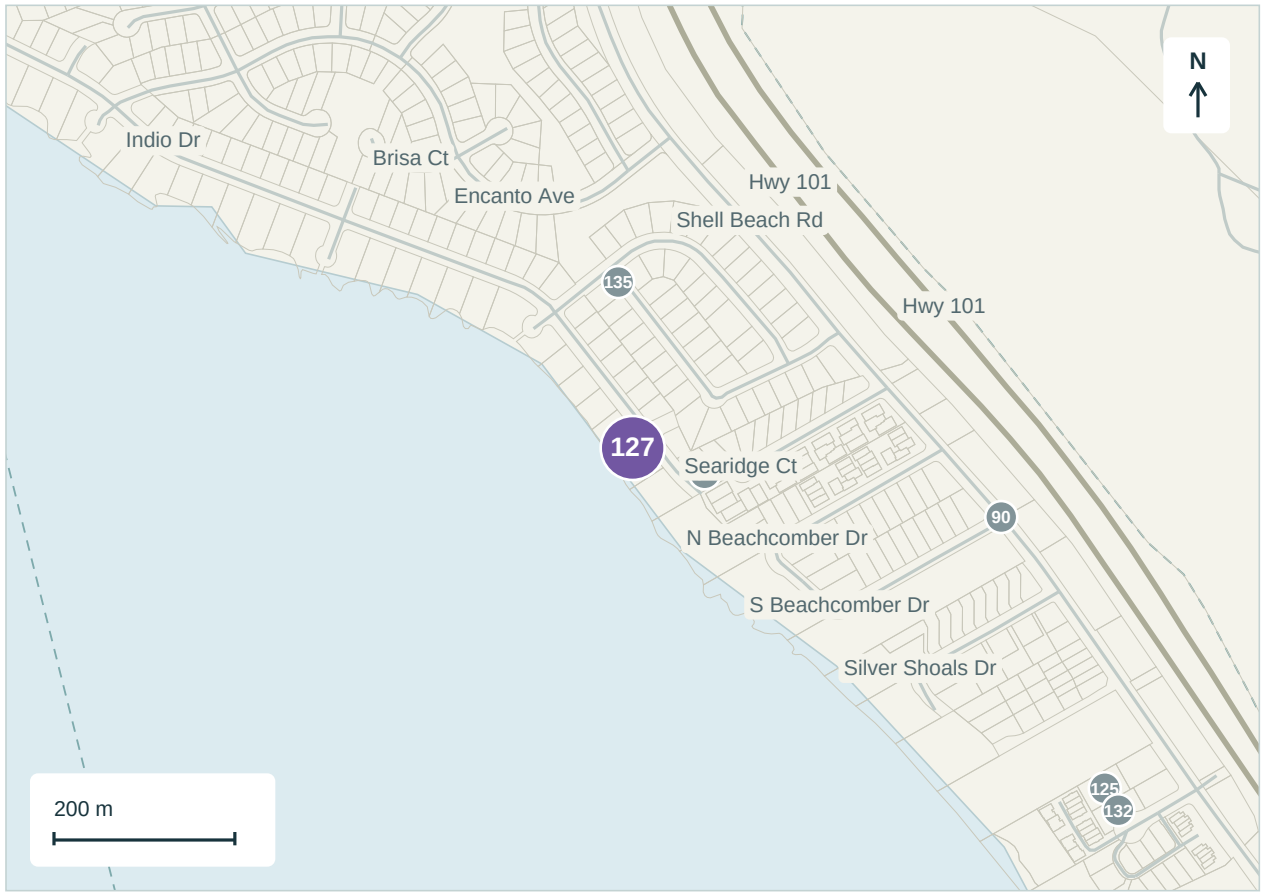
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (August 25, 2026)

#127 107 Indio remodel and decks

Shell Beach | Residential | Pismo Beach



Location: 107 Indio Drive, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-205-006

PC approval recorded / permits unverified

Deck additions, reconstruction of a room entryway and remodel of an existing residence.

Selected details

Application: P26-000080

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

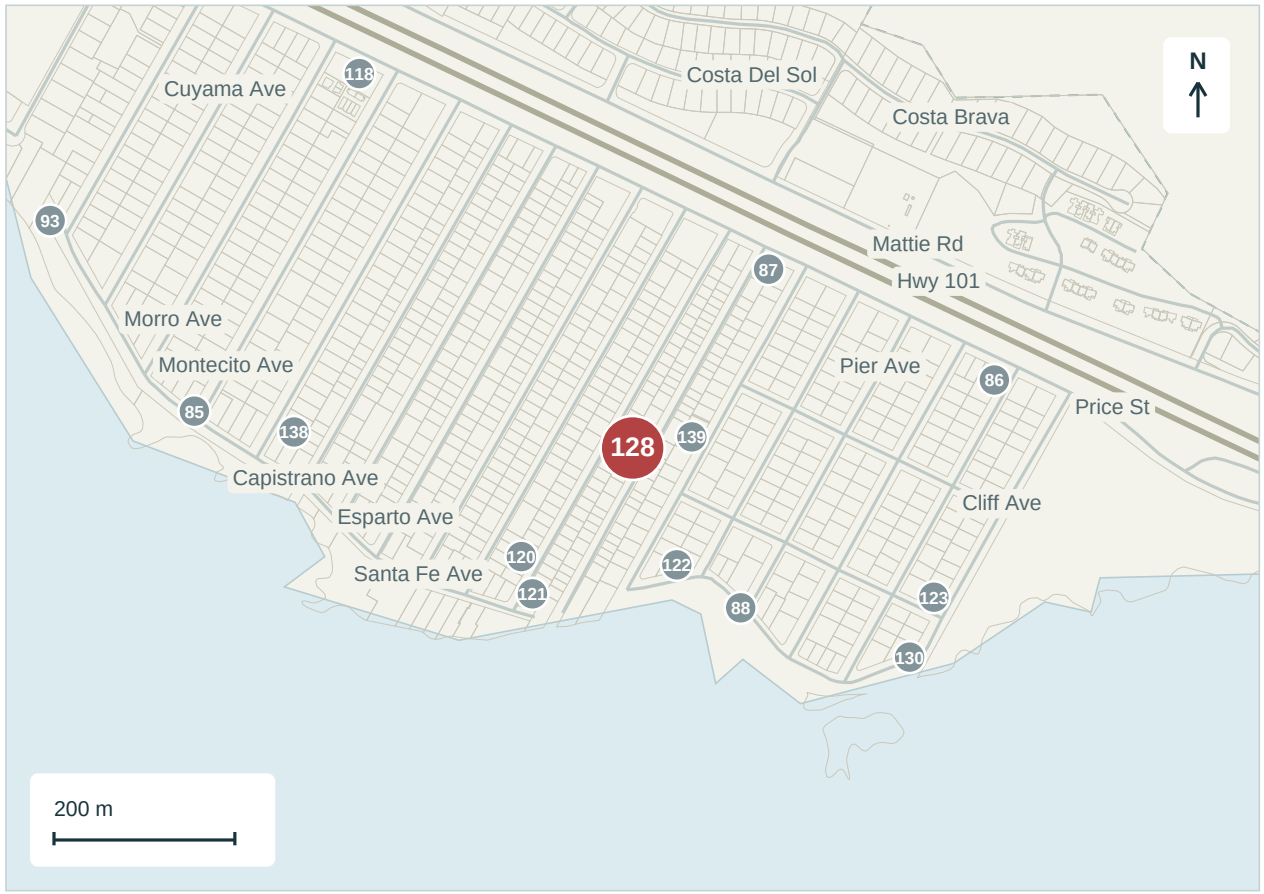
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (October 13, 2026)

#128 280 Boeker addition and remodel

Shell Beach | Residential | Pismo Beach



Location: 280 Boeker Avenue, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-311-050

Planning decision / activity unverified

98-square-foot addition and remodel of an existing single-family home.

Selected details

Application: P24-000080

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#129 2739 Barcelona new residence

Shell Beach | Residential | Pismo Beach



Location: 2739 Barcelona Street, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-043-017

Planning decision / activity unverified

New 2,916-square-foot two-story home on a vacant lot.

Selected details

Application: P25-000006

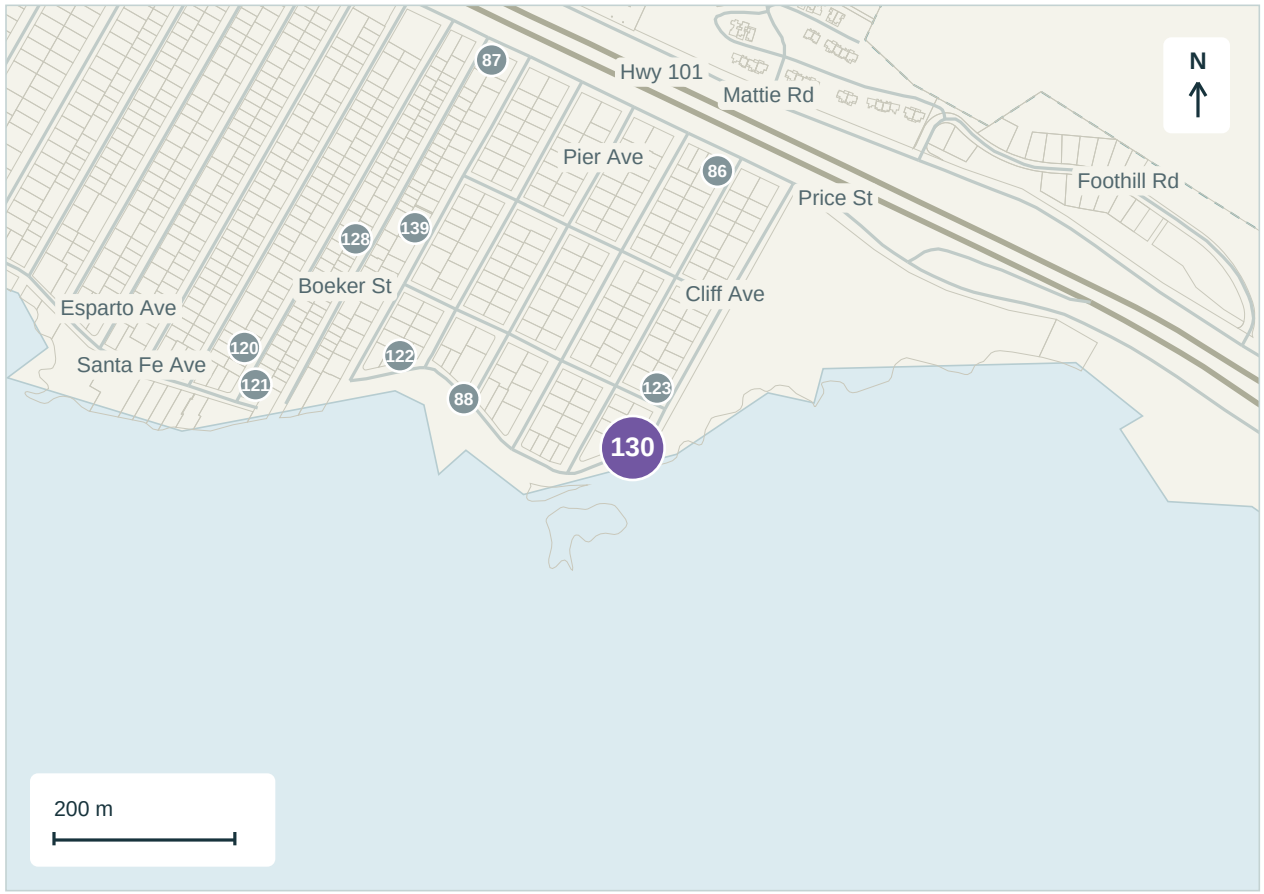
Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#130 Ocean Boulevard and Cliff coastal trail protection

Shell Beach | Public works / infrastructure | Pismo Beach



Location: Cliff Avenue and Ocean Boulevard, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

PC approval recorded / permits unverified

Public trail, street and utility protection: sidewalks and railings, trail relocation around a sea cave, a 1,800-square-foot bluff wall, 14 tiebacks, 16 drilled piers and storm-drain repairs.

Selected details

Application: P24-000073

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

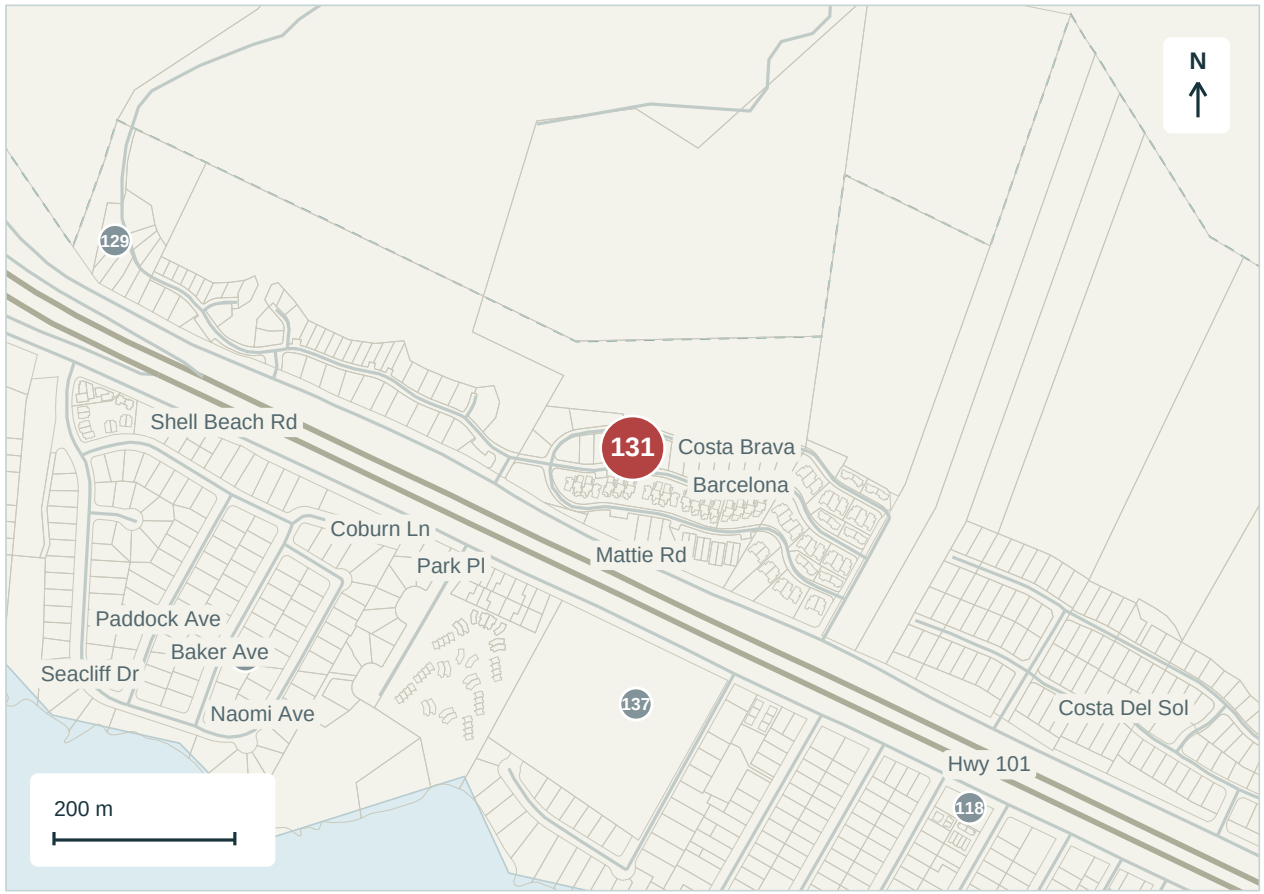
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (May 27, 2025)

#131 2121 Costa Brava new residence

Shell Beach | Residential | Pismo Beach



Location: 2121 Costa Brava, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-045-063

Planning decision / activity unverified

New 4,187-square-foot residence with a 1,369-square-foot garage and 2,150-square-foot basement.

Selected details

Application: P25-000055

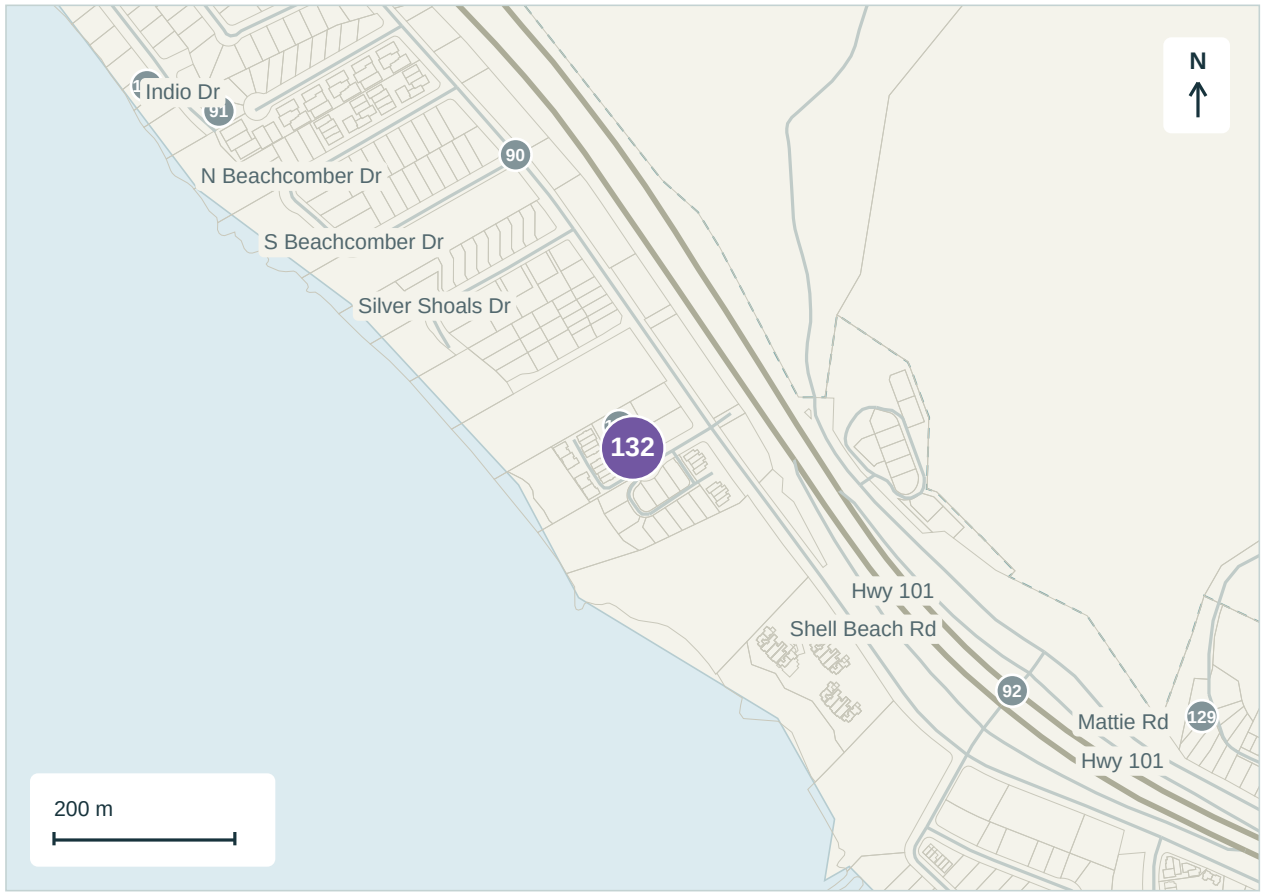
Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#132 200 Ebb Tide permit extension

Shell Beach | Residential | Pismo Beach



Location: 200 Ebb Tide Lane, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-143-063

PC approval recorded / permits unverified

Two-year extension for a 5,151-square-foot two-story residence and 796-square-foot garage on a vacant parcel. December 2025 review followed an earlier continued hearing.

Selected details

Application: P25-000062

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

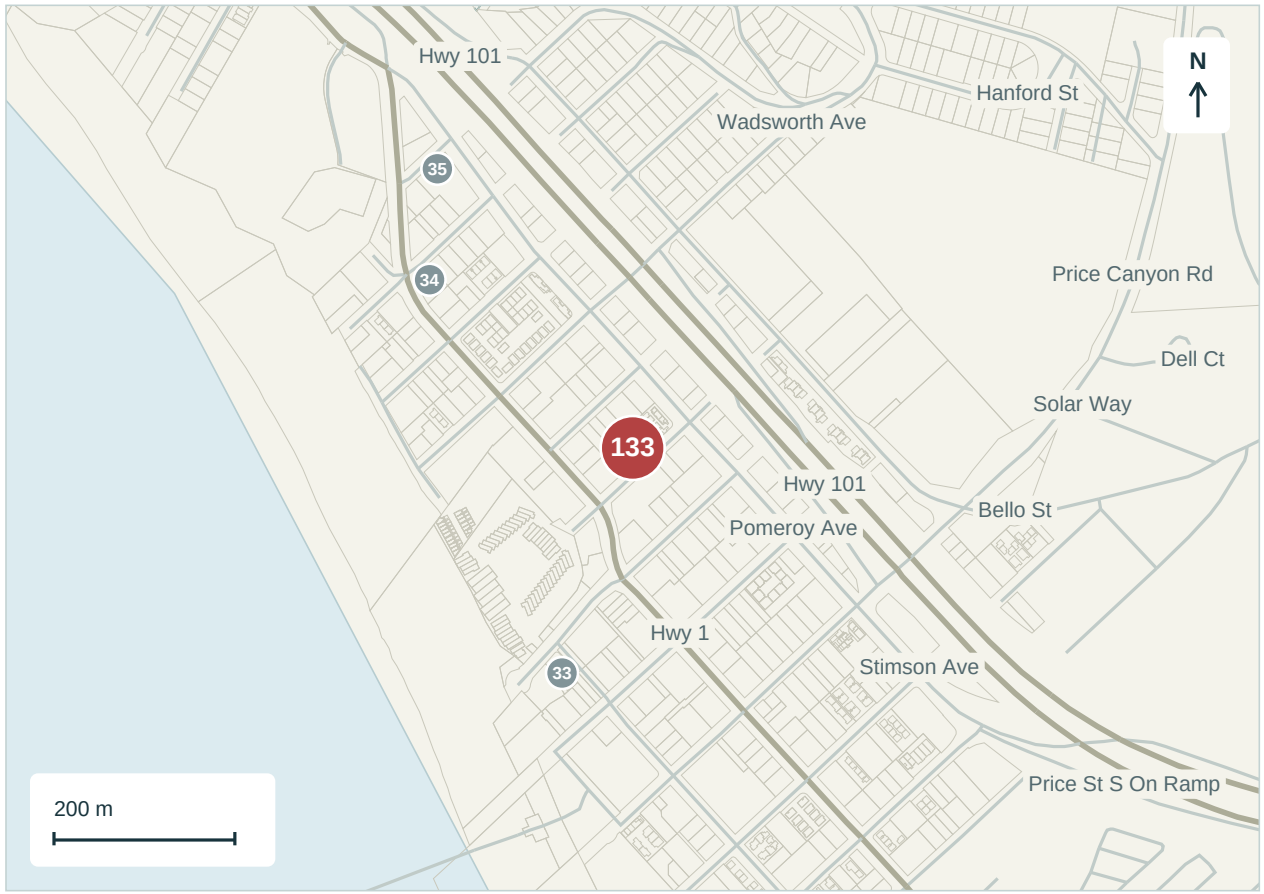
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (August 26, 2025)

#133 361 Pismo Avenue expansion

Pismo Beach | Residential | Pismo Beach



Location: 361 Pismo Avenue, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 005-074-020

Planning decision / activity unverified

Home remodel with 176 square feet of new living area, 291 square feet converted to living area, 202 square feet of garage/storage additions and 164 square feet of rear deck.

Selected details

Application: P25-000022

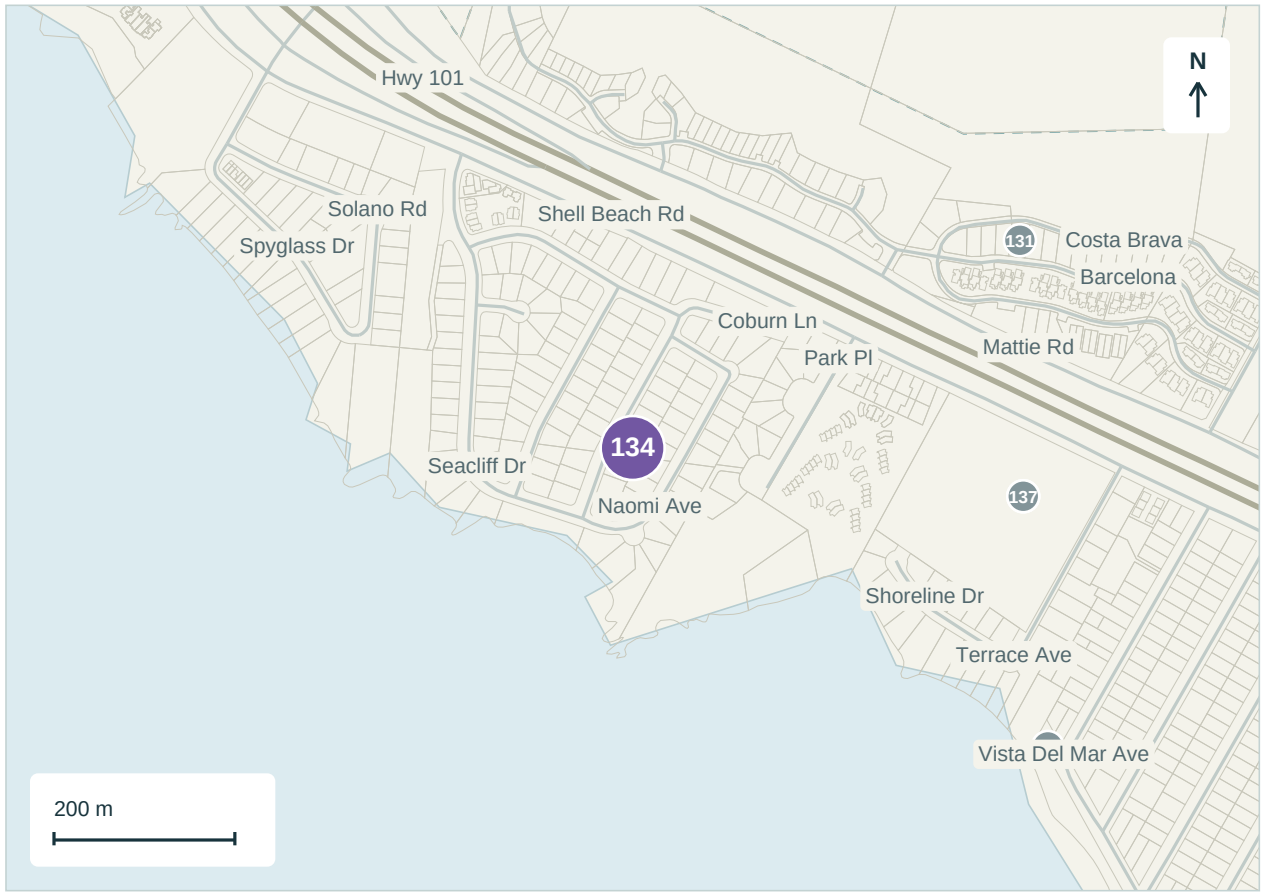
Coastal review: Not appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#134 153 Baker addition and remodel

Shell Beach | Residential | Pismo Beach



Location: 153 Baker Avenue, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-213-007

PC approval recorded / permits unverified

621-square-foot addition and remodel of an existing single-story home.

Selected details

Application: P25-000036

Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Recorded meeting action: Approval motion recorded in meeting minutes included with a subsequent agenda packet.

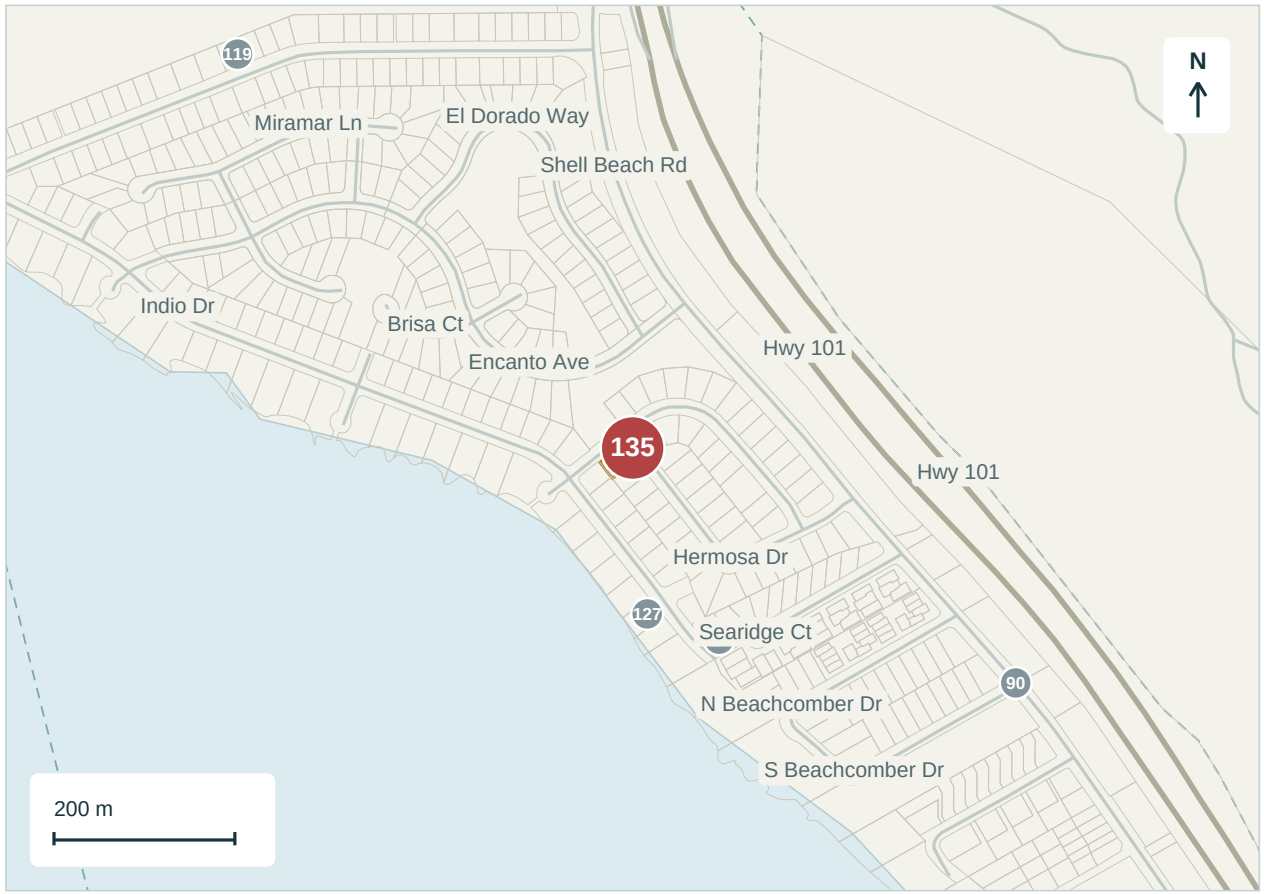
Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

Meeting minutes recording project action (September 9, 2025)

#135 133 Hermosa new residence

Shell Beach | Residential | Pismo Beach



Location: 133 Hermosa Drive, Pismo Beach, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

Source-listed APNs: 010-551-017

Planning decision / activity unverified

New 3,882-square-foot single-family home on a vacant parcel.

Selected details

Application: P25-000051

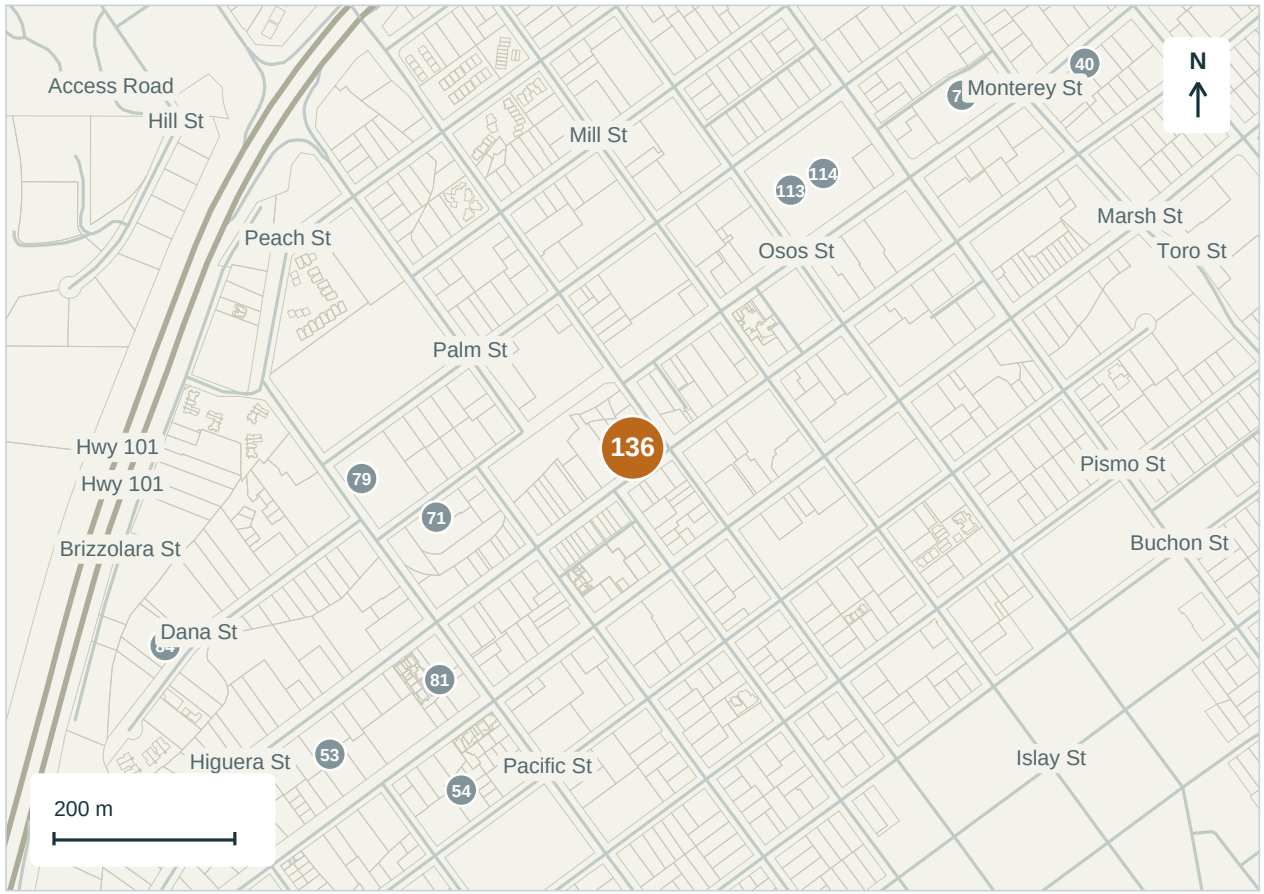
Coastal review: Appealable according to the staff report. Any appeal filing and final permit effectiveness need separate confirmation.

Evidence and full record

Planning staff report and plans (2025-2026 hearing record)

#136 SLO Museum of Art campus expansion

San Luis Obispo | Education / civic / culture | San Luis Obispo



Location: 778-786 Higuera Street, San Luis Obispo, CA

Address or intersection geocode. Approximate point, not a survey or full project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Construction reported

Renovate 778, 782 and 786 Higuera Street for expanded galleries and link them to the existing museum at 1010 Broad, which becomes an education center.

Selected details

Program / campaign: Reported 24,000-square-foot campus and $20 million plan; figures describe the campus/campaign, not a verified construction contract.

Permits and contractor: DEMO-0341-2026 issued April 6, 2026. NK Builders listed for demolition with $65,000 declared permit valuation, not total project cost.

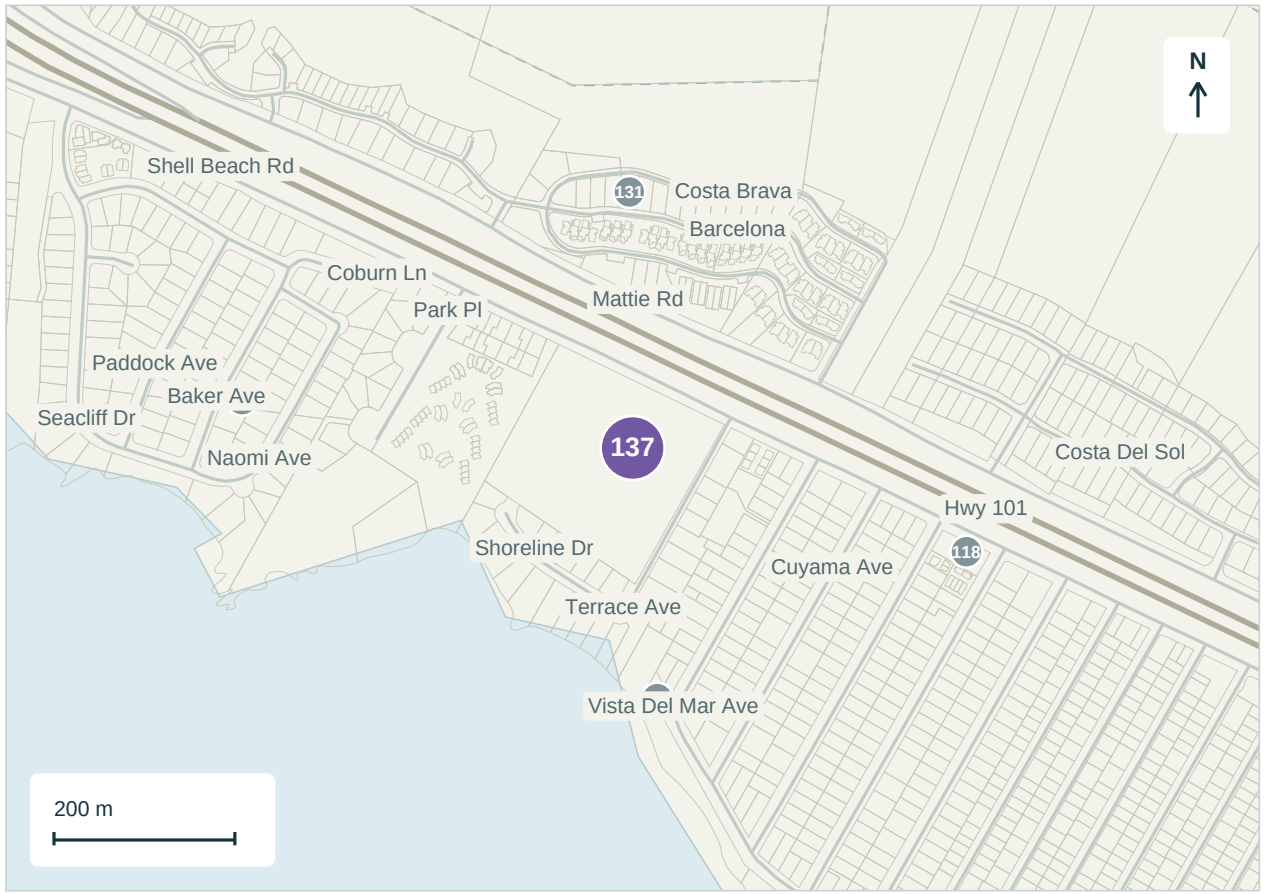
Evidence and full record

Museum expansion program (2026 sponsor updates)

Museum construction update (April 30, 2026)

#137 Shell Beach Elementary classroom replacement, phase 1

Shell Beach | Education / civic / culture | Pismo Beach



Location: 2100 Shell Beach Road, Pismo Beach, CA

Address geocode; representative point, not a survey.

No project parcel list verified. Nearby assessor parcels are context only.

Shared vicinity: records 89. Their work areas can differ.

PC approval recorded / permits unverified

Replace six portable buildings with two permanent buildings containing six classrooms, two bathrooms, a custodian closet and an IT data room. Separate from the 2026 second phase.

Selected details

Application: P25-000020

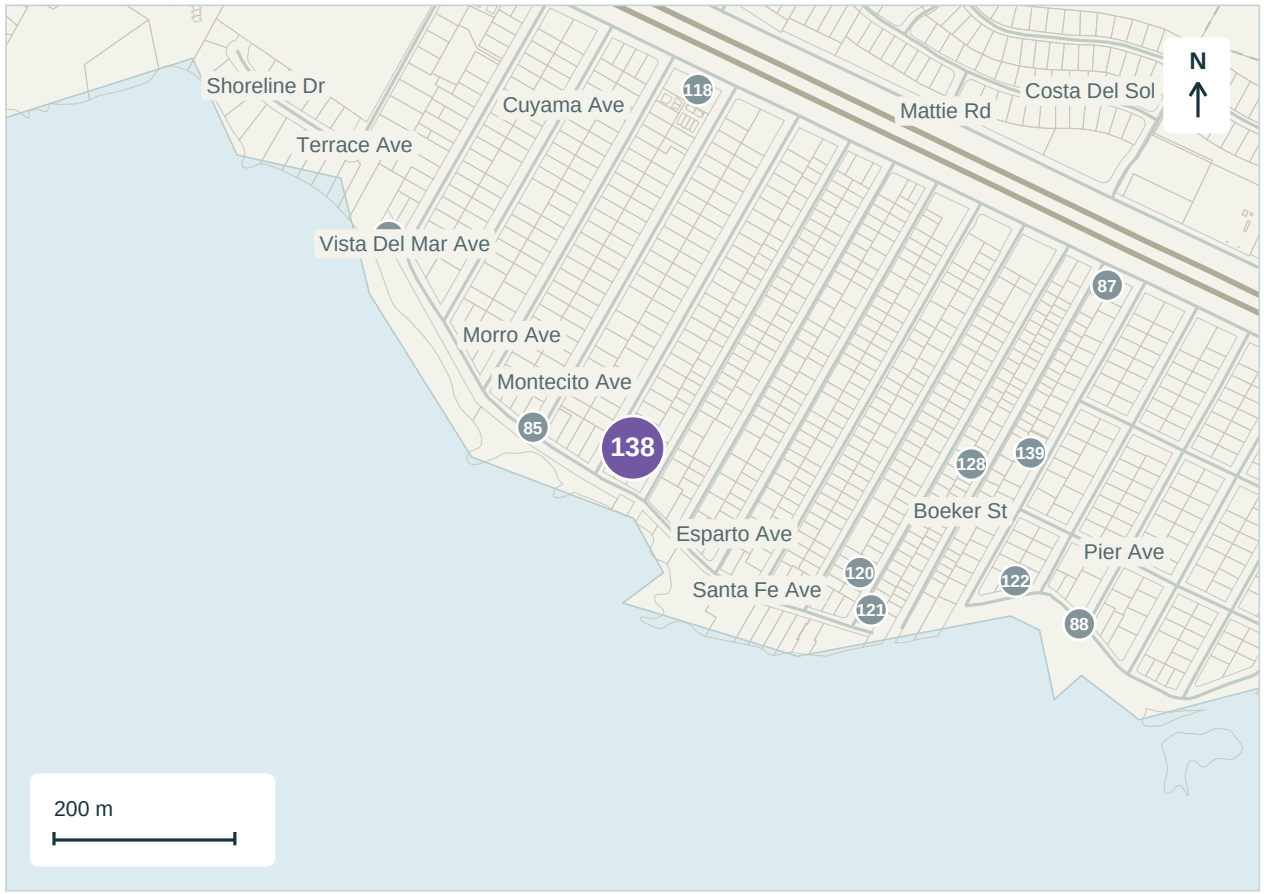
Evidence and full record

Project record (May 13, 2025)

May 2025 meeting minutes (May 13, 2025)

#138 375 Palomar replacement residence

Shell Beach | Residential | Pismo Beach



Location: 375 Palomar Avenue, Pismo Beach, CA

Address geocode; representative point, not a survey.

Source-listed APNs: 010-243-002

PC approval recorded / permits unverified

Replace a 2,694-square-foot home with a 3,028-square-foot two-story residence, a 611-square-foot deck and two single-car garages.

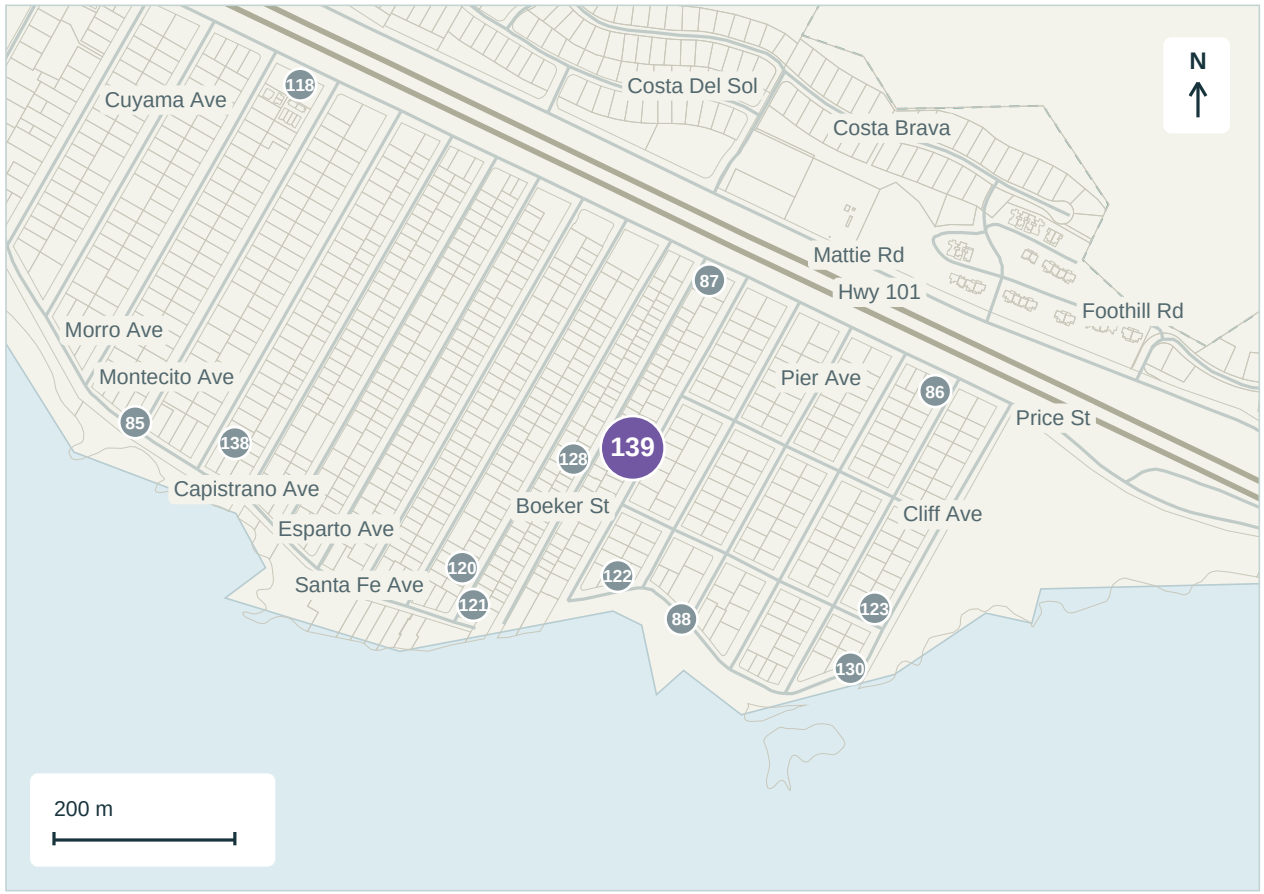
Evidence and full record

Project record (December 9, 2025)

Recorded December meeting actions (December 9, 2025)

#139 246 Windward addition and remodel

Shell Beach | Residential | Pismo Beach



Location: 246 Windward Avenue, Pismo Beach, CA

Address geocode; representative point, not a survey.

Source-listed APNs: 010-371-020

PC approval recorded / permits unverified

450-square-foot addition and second-story remodel to an existing two-story residence.

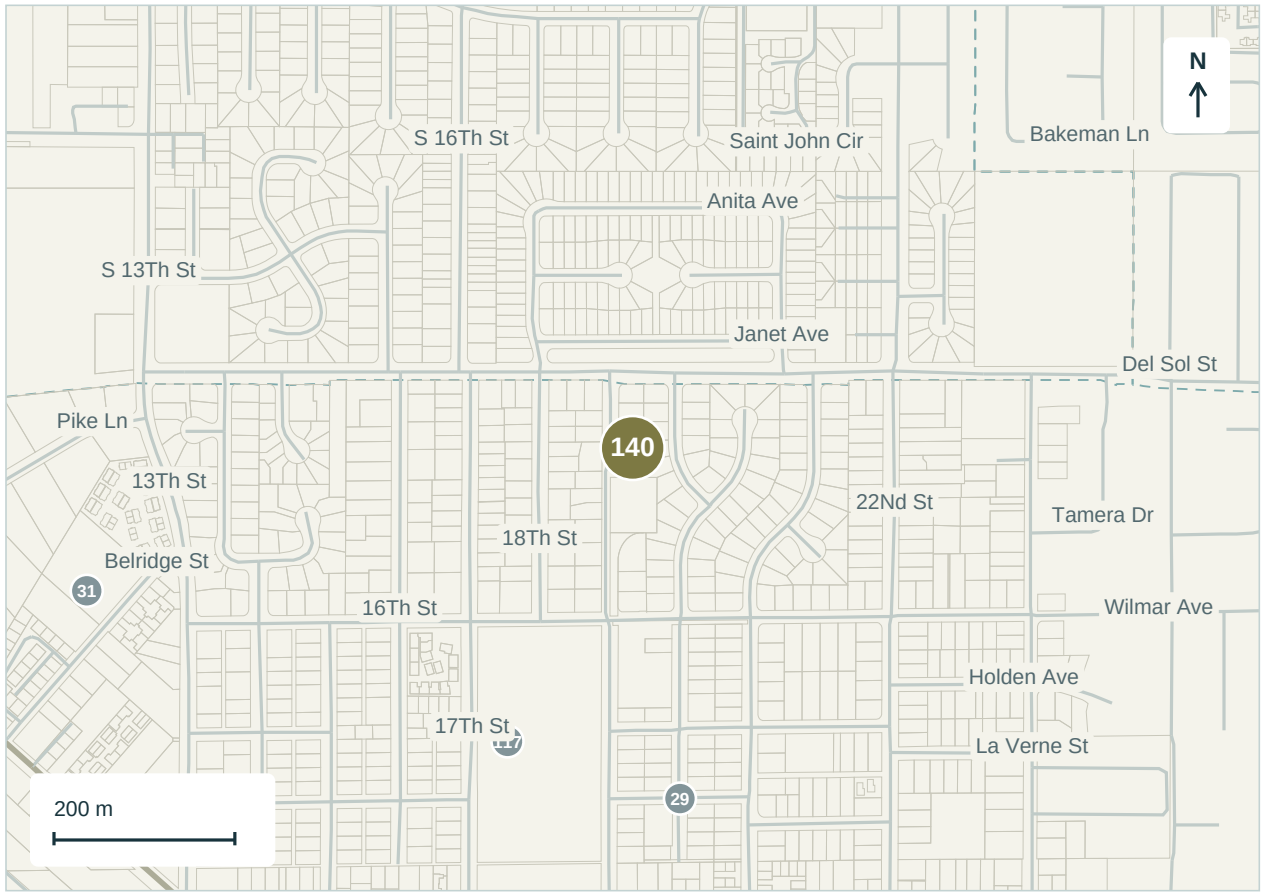
Evidence and full record

Project record (December 9, 2025)

Recorded December meeting actions (December 9, 2025)

#140 Oceano sewer upgrades: CIPs A-3, A-4 and A-7

Oceano | Public works / infrastructure | San Luis Obispo County



Location: 1323 19th Street, Oceano, CA

Address geocode; representative location, not the project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Environmental exemption filed / procurement listed

Replace existing sewer mains and laterals along portions of Belridge Street, Wilmar Avenue, 19th Street and Nipomo Street. Work remains within road rights of way and does not expand service.

Selected details

Other work locations: 1830 19th Street and 2160 Nipomo Street are also identified. The map pin represents one location, not the entire alignment.

Environmental filing: SCH 2026090586; Class 1 exemption; approximately one acre of work area.

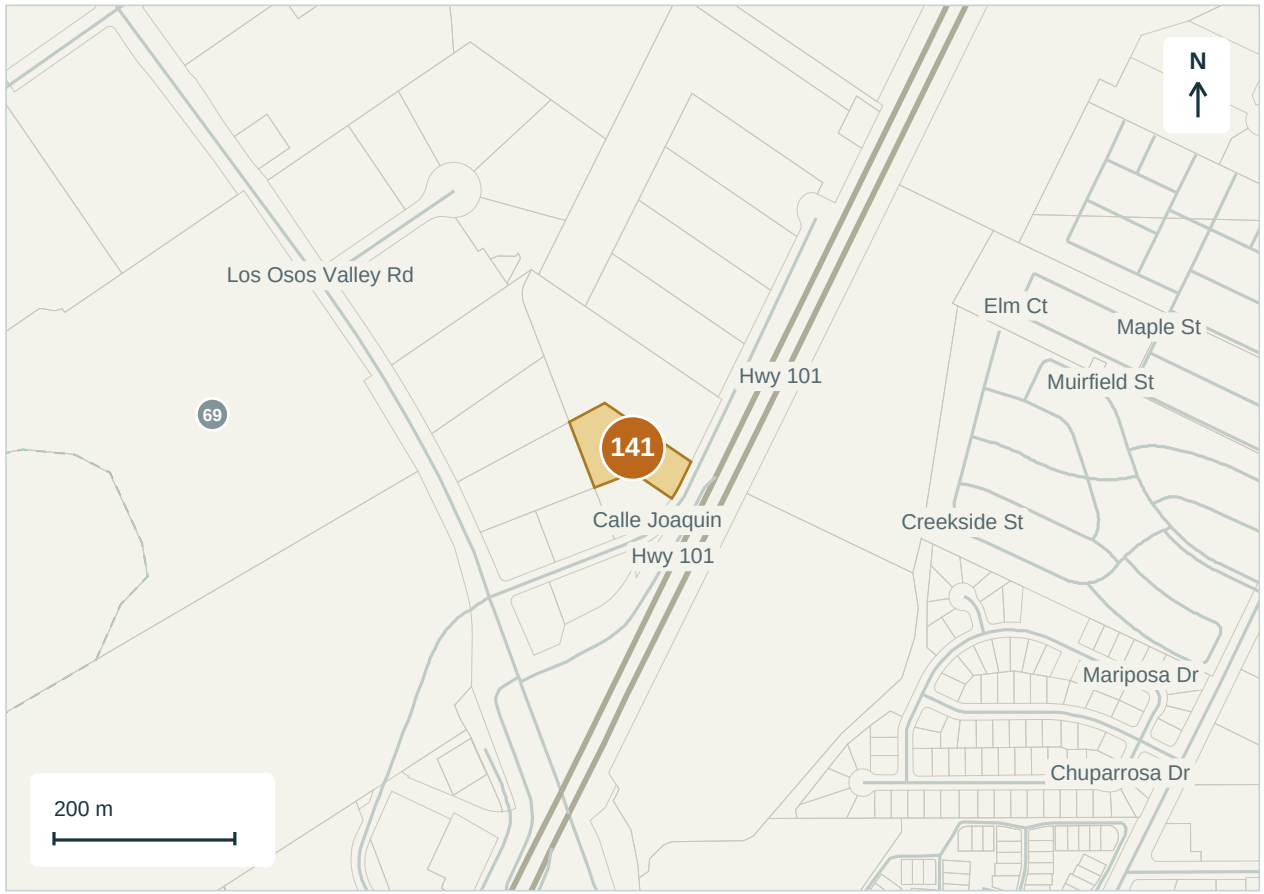
Evidence and full record

State environmental record: 2026090586 (September 15, 2026)

District procurement page (Accessed November 3, 2026)

#141 Beacon Studios (Calle Joaquin Homekey)

San Luis Obispo | Residential | San Luis Obispo



Location: 1433 Calle Joaquin, San Luis Obispo, CA

Address geocode; representative location, not the project footprint.

Source-listed APNs: 053-151-026

Construction reported / unit total conflict

Adaptive reuse of a former motel for supportive housing. State financing report describes 75 affordable apartments plus two manager units, in three buildings. City documents also cite 79 units; the final permitted total needs reconciliation.

Selected details

Developer and applicant: People's Self-Help Housing Corporation; applicant Calle Joaquin LP; general partner Calle Joaquin Homekey LLC; manager The Duncan Group.

Financing application budget: $41,130,084 total development cost at application, including $15,095,601 rehabilitation and $13,951,386 acquisition. This is a 2025 estimate, not final cost.

Housing program: 70 studios, six one-bedroom and one two-bedroom units. Two units are for managers. Affordable units serve households at 30% to 40% of area median income.

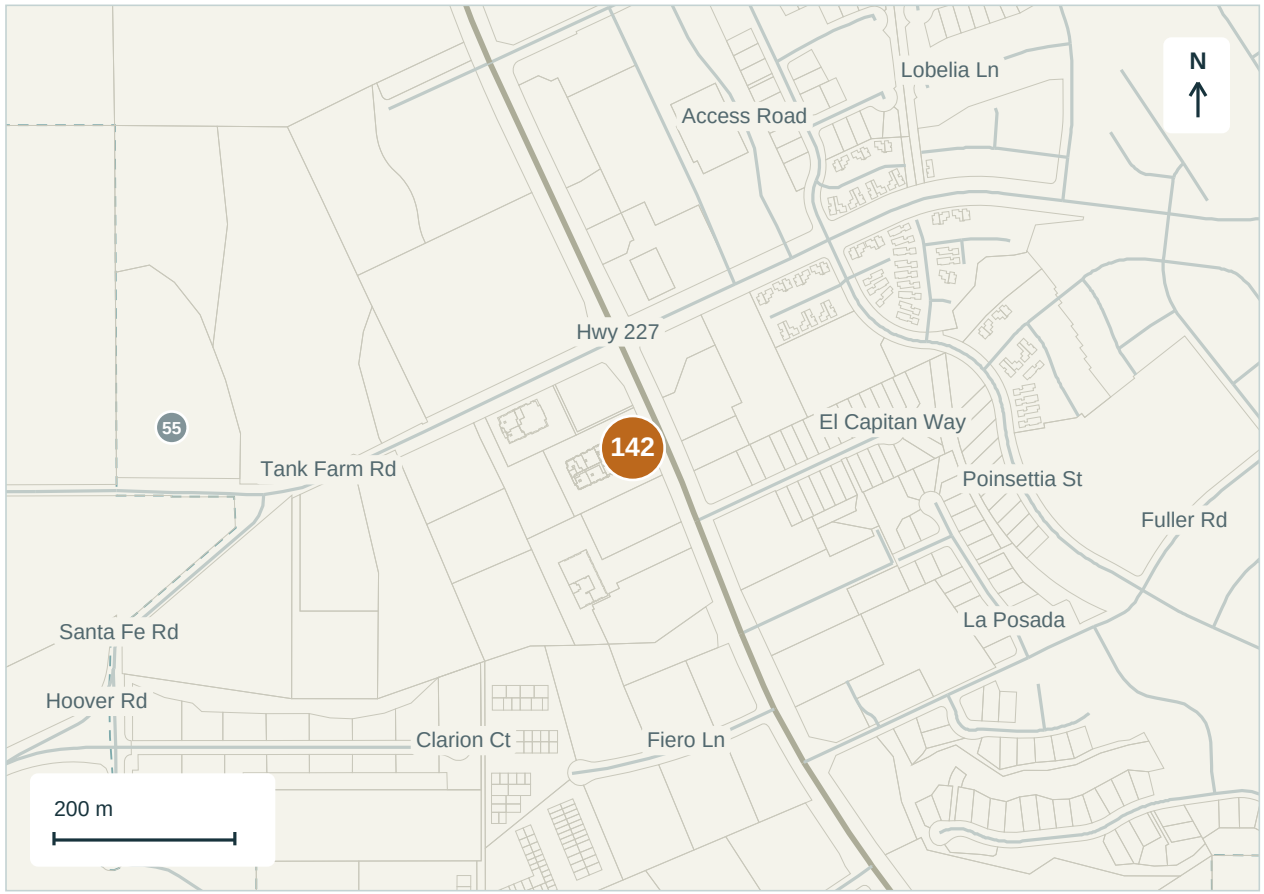
Evidence and full record

State tax-credit financing staff report (September 30, 2025)

City annual report: construction status (2025 report released in 2026)

#142 Comprehensive Cancer Center at 4051 Broad

San Luis Obispo | Health / care | San Luis Obispo



Location: 4051 Broad Street, San Luis Obispo, CA

Address geocode; representative location, not the project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Construction reported / partial opening

58,650-square-foot comprehensive cancer center combining oncology, imaging, infusion, radiation therapy, surgery, urology and the Hearst Cancer Resource Center. Separate from the French Hospital campus expansion.

Selected details

Sponsor team: French Hospital Medical Center, Dignity Health's Central Coast services and participating physician groups.

Schedule: Foundation reports work began in late 2025, with completion anticipated late 2026 and full opening in early 2027. These are forecasts.

Partial operation: Advanced Radiation Therapeutics reports it is already treating patients in suite 120. This does not establish that the whole center is open.

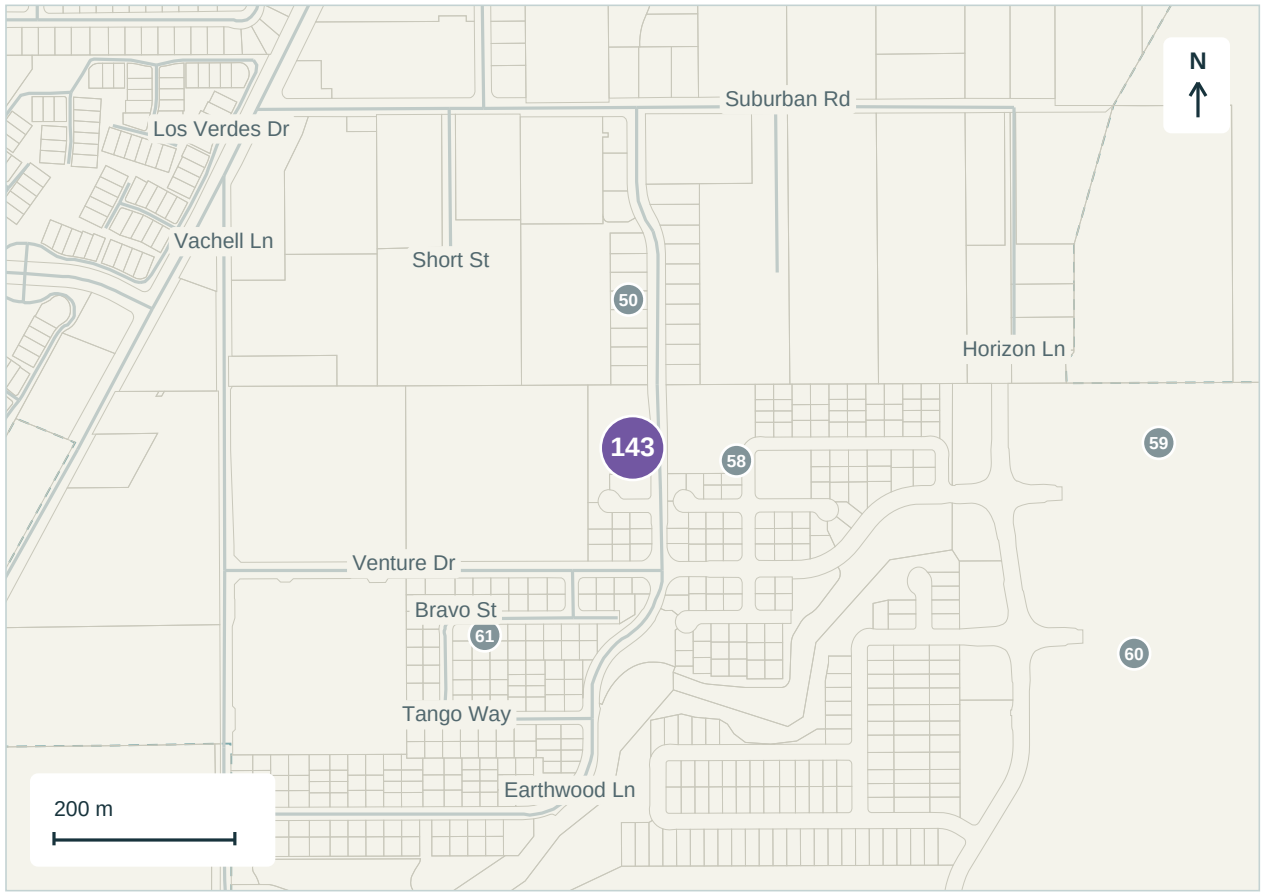
Evidence and full record

Hospital foundation construction updates (2026 updates; accessed November 3, 2026)

Radiation therapy operator confirms address and partial opening (Accessed November 3, 2026)

#143 Sendero Apartments at Avila Ranch

San Luis Obispo | Residential | San Luis Obispo



Location: 165 Cessna Court, San Luis Obispo, CA

Address geocode; representative location, not the project footprint.

No project parcel list verified. Nearby assessor parcels are context only.

Entitled / building application status unverified

60 below-market-rate apartments identified separately in the city annual report. Part of the Avila Ranch area, so it must not be added to a master-plan unit total.

Selected details

Reported stage: Planning entitlements approved; building permits awaiting submittal in the annual-report table.

Evidence and full record

City 2025 General Plan annual report (2025 report released in 2026)