



PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO

# LOS OSOS COMMUNITY PLAN UPDATE

Circulation and Coastal  
Access  
June 8, 2015





# Outline of today's meeting

- Introductions
- Recap of previous community meetings
- Circulation
- Coastal Access
- Discussion





# Where you can find the plan

The County Planning and Building Department website:

<http://www.slocounty.ca.gov/planning/loplan.htm>

Hard copies can be found at the Los Osos Library and at the County Planning and Building Department



# How you can be involved?

## Biological Resources

- Provide written comments
- Attend Los Osos Community Advisory Council (LOCAC) meetings
- Provide comments on the Draft Environmental Impact Report
- At the hearings – public comment





# Next Steps

- Continued public review of the draft plan
- Public Facilities Financing Plan (chapter 9)
- Environmental Impact Report preparation
- Public Hearing Draft preparation



# Next Steps

- Planning Commission hearings
- Board of Supervisors hearings
- Coastal Commission review and approval





# Recap

- Los Osos Community Plan released in January 2015
- Community Outreach
  - March 28 – Kick off meeting
  - April 13 – Environmental Impact Report scoping meeting
  - April 20 – Land Use and Environmental Resources
  - May 18 – Planning Area Standards



# Focus of the Plan

- Infill Development
- New development contingent on Basin Plan
- Funding Public Facilities
- Protecting the environment and coastal resources





# Plan includes:

- Zone changes
- New designations
- New Development standards
  - Height limits
  - Setbacks
  - Lot coverage
  - Density and intensity requirements
  - Open space
  - Land uses
  - Landscaping and tree planting
  - Parking and access requirements



# Plan Organization

- Policies – statements that help inform decisions
- Programs – a recommended action
- Standards (mandatory) and Guidelines (recommended)- rules that apply to new development
- Zone changes – changes in land use categories





# Plan Reflects

- Los Osos Community Advisory Council Vision Statement
- Goals of the community



# Land Use Descriptions

- Residential Areas
- Commercial Areas
  - Los Osos Valley Road Commercial Area CBD
  - Baywood Commercial District
- Mixed Use Areas
- Open Space and Recreation Areas





# Environmental Resources

- Biological Resources
- Water Resources
- Combining Designations

# Planning Area Standards

- Standards are mandatory
- Standards implement goals and policies
- Organization
  - Communitywide
  - Combining Designations
  - Land Use Category



# Communitywide Standards

## Resources

- Los Osos Groundwater Basin
- Resource Protection- cluster /concentrate development requirement
- Light and Glare
  - Exterior lighting fixtures shall be shielded
  - Light hoods shall be dark-colored

# Communitywide Standards

## Resources

- Habitat Conservation and Trees
  - Habitat Conservation Plan  
All new development shall participate
  - Tree Protection  
Protect and maintain native trees



# Communitywide Standards

## L. Streets and Circulation

- Curbs, gutters, and sidewalks
- South Bay extension (conservation and trail use)
- Trees (street trees) – 1 tree for 25'  
drought tolerant
- Public Street and Access Connections



# Combining Designation Standards

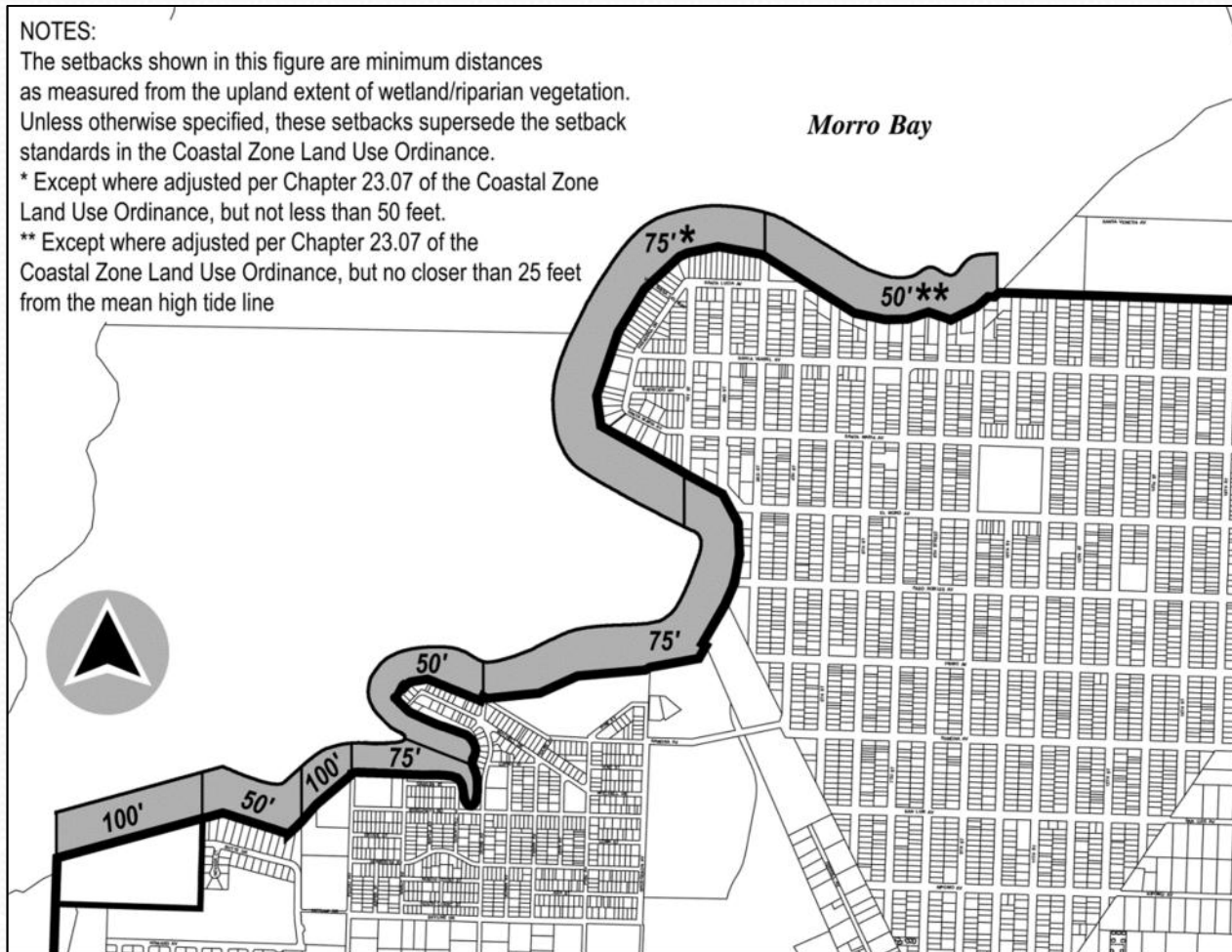
## Morro Bay Shoreline

- Density
- Wetland Setbacks

Biological Resources

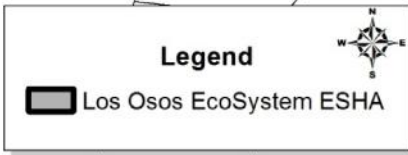


# Wetland Setbacks

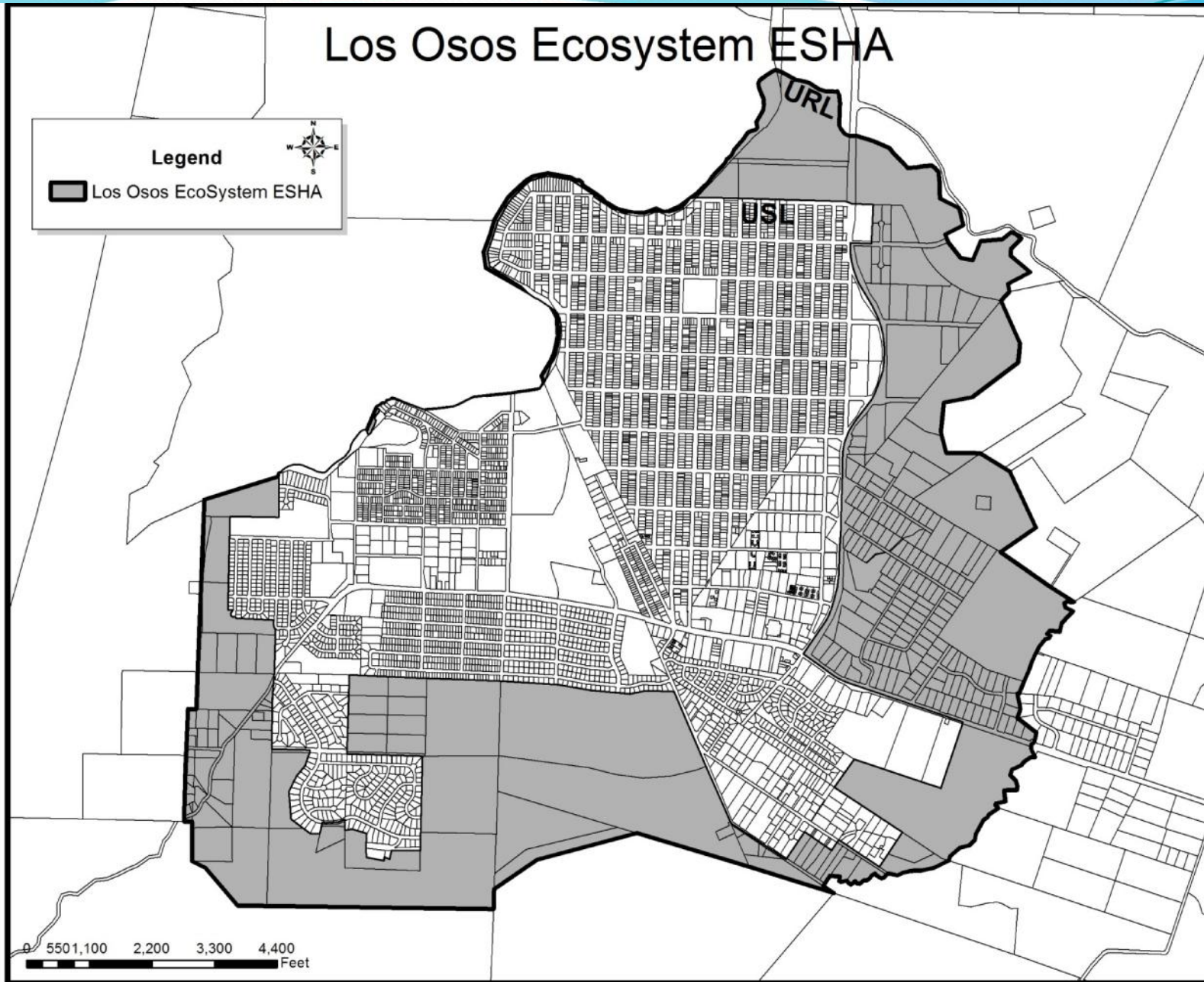


# Los Osos Ecosystem ESHA

**Legend**



Los Osos EcoSystem ESHA



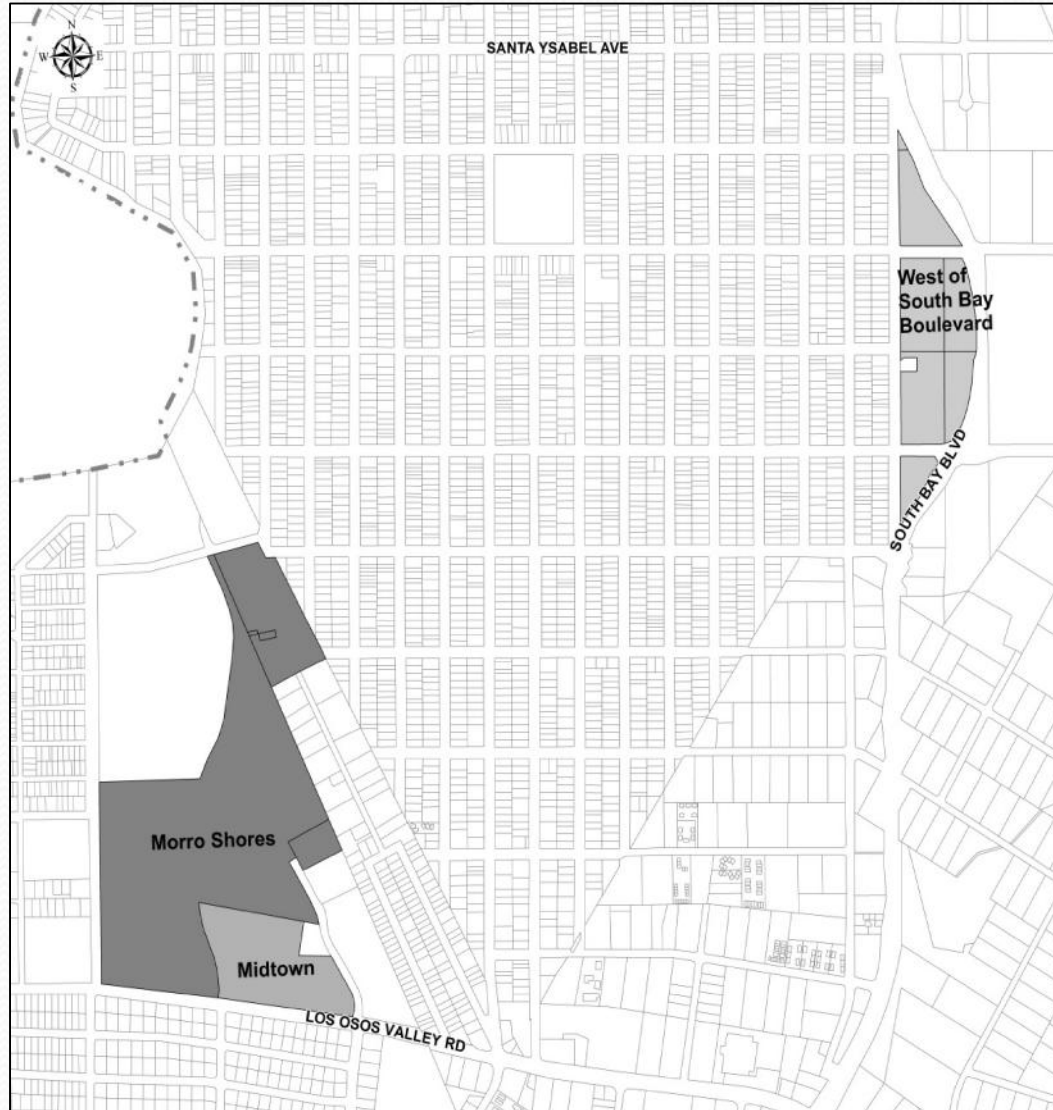


# New Standards

## Commercial Retail

- No new drive-through
- Heights
  - Central Business District (CBD) 30'
  - Baywood 25'
- Mixed-use standards

# Mixed Use Areas





# Morro Shores Mixed Use





# Morro Shores Mixed Use

- Residential Single Family (RSF) / Residential Multi Family (RMF) / Commercial Service (CS)
- Development potential 200 dwellings (250 with senior housing)
- Mixed Use component
  - Multi-use business park
  - Neighborhood commercial



# West of South Bay Boulevard





# West of South Bay

- Residential Multi Family (RMF) / Recreation (REC)
- Allowable uses
  - Single family residences, multifamily residences, food and beverage retail sales, office, and general merchandise
- Density
  - Overall 7 dwellings per acre
  - Some areas can have up 15 to 26 units per acre.



# Midtown





# Midtown

Recreation (REC) and Public Facilities (PF)

If Coastal Development Permit for Los Osos Wastewater Project is amended, then....

- Outdoor sports and recreation
- Public assembly and entertainment
- Temporary events
- Outdoor retail sales
- Offices





# Tonight's Topic

Circulation

Coastal Access

# Circulation Element

## Existing Deficiencies – County

- Los Osos Valley Road
- Ramona Avenue
- Doris Avenue
- Pine Avenue



# Circulation Element

## Existing Deficiencies – Community

- Los Osos Valley Road
- Traffic Speed
- Unpaved Roads
- Pedestrian and bicycle facilities
- Regional transit service



# Circulation Improvements

Los Osos Valley Road Corridor

Traffic Calming



# Circulation Improvements

## Arterial Roads

- Los Osos Valley Road
- South Bay Boulevard

## Collector Roads

- Ramona Avenue
- Ravenna Avenue
- Skyline
- Doris
- Fairchild

# Circulation Improvements

## Local Roads

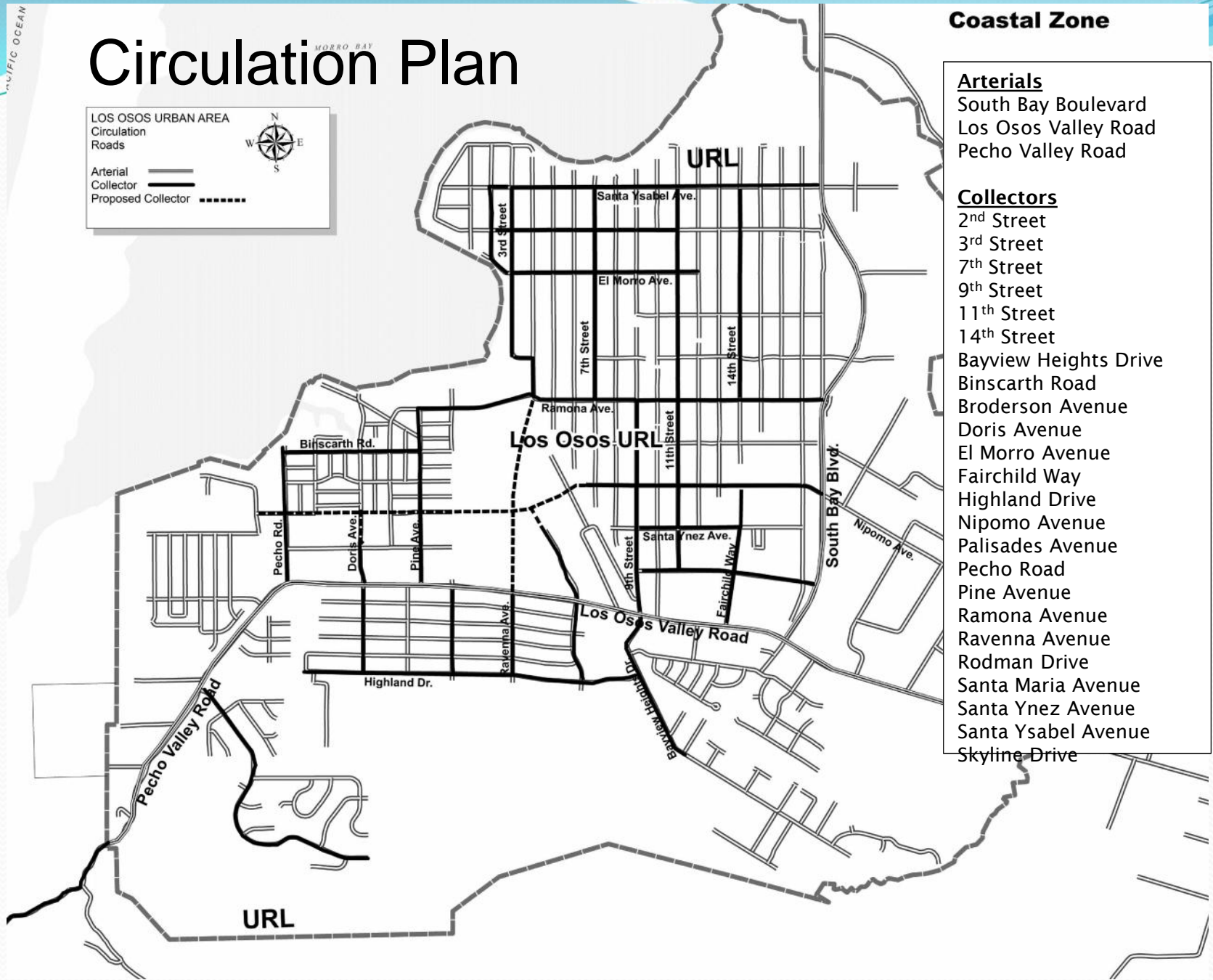
- Van Beurden Drive
- Baywood Park grid



# Circulation Plan

LOS OSOS URBAN AREA  
Circulation  
Roads

Arterial ———  
Collector ———  
Proposed Collector - - - - -



## Coastal Zone

### Arterials

South Bay Boulevard  
Los Osos Valley Road  
Pecho Valley Road

### Collectors

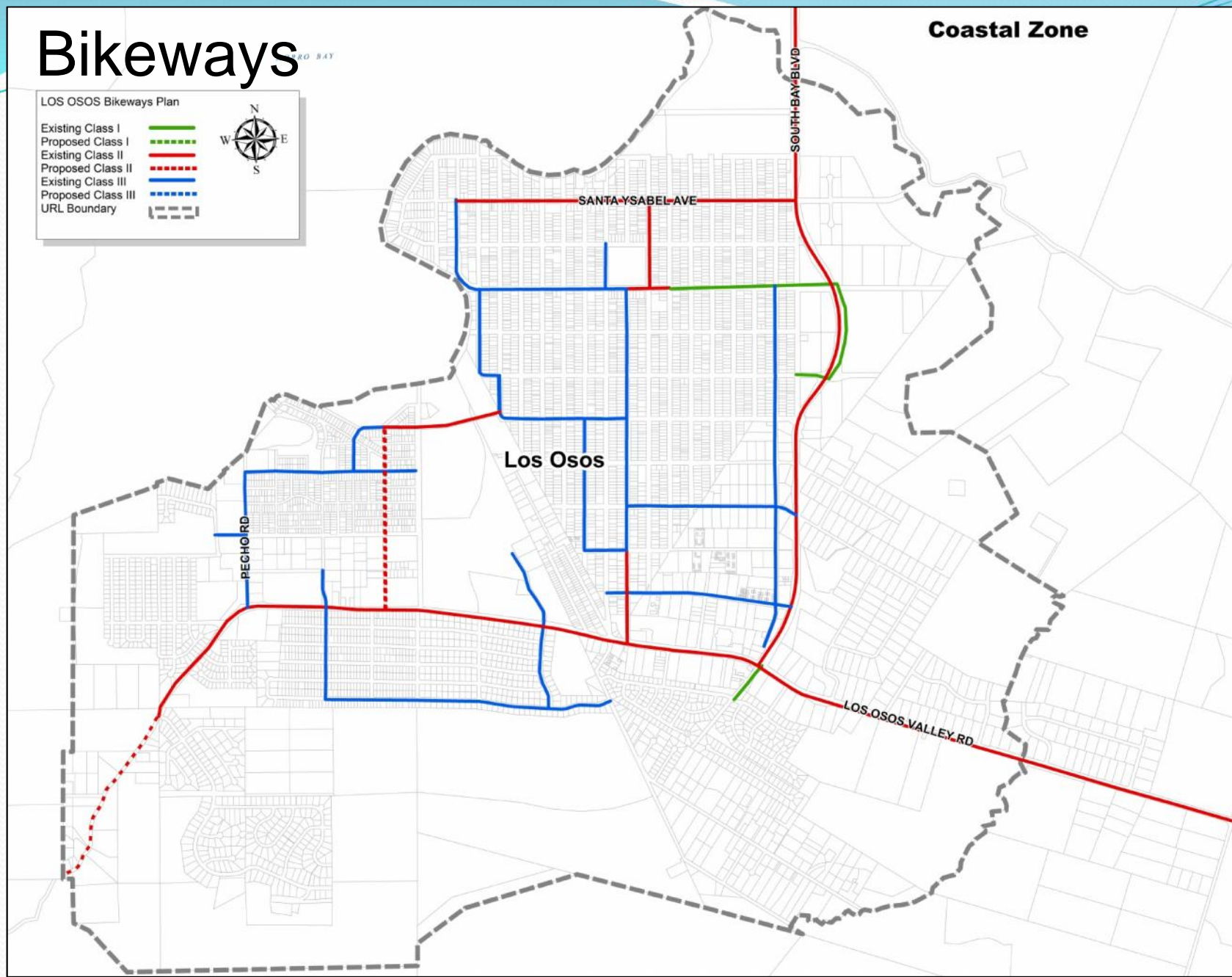
2<sup>nd</sup> Street  
3<sup>rd</sup> Street  
7<sup>th</sup> Street  
9<sup>th</sup> Street  
11<sup>th</sup> Street  
14<sup>th</sup> Street  
Bayview Heights Drive  
Binscarth Road  
Broderon Avenue  
Doris Avenue  
El Morro Avenue  
Fairchild Way  
Highland Drive  
Nipomo Avenue  
Palisades Avenue  
Pecho Road  
Pine Avenue  
Ramona Avenue  
Ravenna Avenue  
Rodman Drive  
Santa Maria Avenue  
Santa Ynez Avenue  
Santa Ysabel Avenue  
Skyline Drive

# Bikeways

Coastal Zone

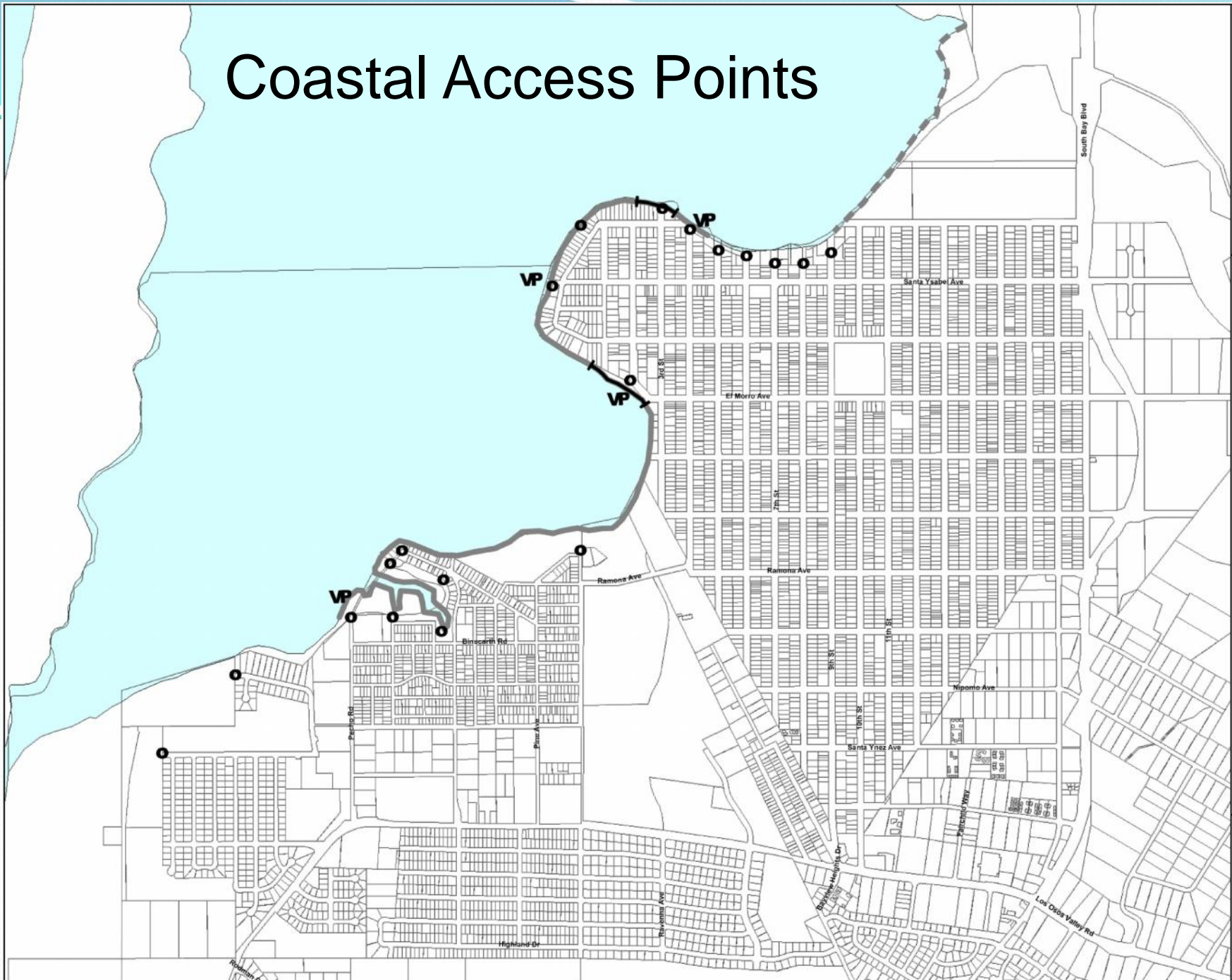
LOS OSOS Bikeways Plan

|                    |  |
|--------------------|--|
| Existing Class I   |  |
| Proposed Class I   |  |
| Existing Class II  |  |
| Proposed Class II  |  |
| Existing Class III |  |
| Proposed Class III |  |
| URL Boundary       |  |





# Coastal Access Points





# Coastal Access

## Purpose

- Protect and maximize public shoreline access

## Existing Coastal Access

- Baywood Park
- Sweet Springs
- Cuesta by the Sea
- West of Pecho





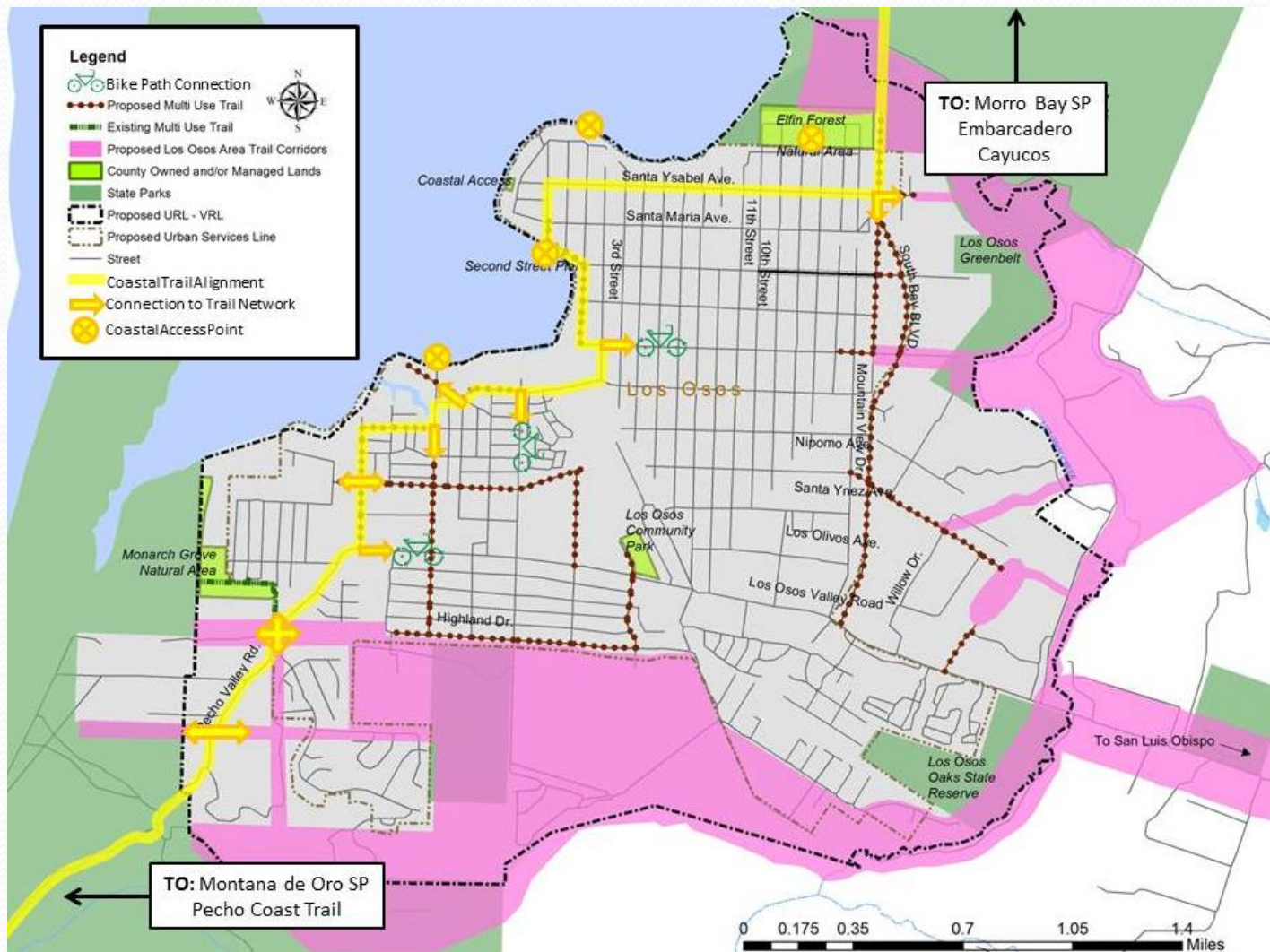
# Coastal Access

## Potential Future Coastal Access

- Baywood Park
- Tract 40
- Cuesta by the Sea

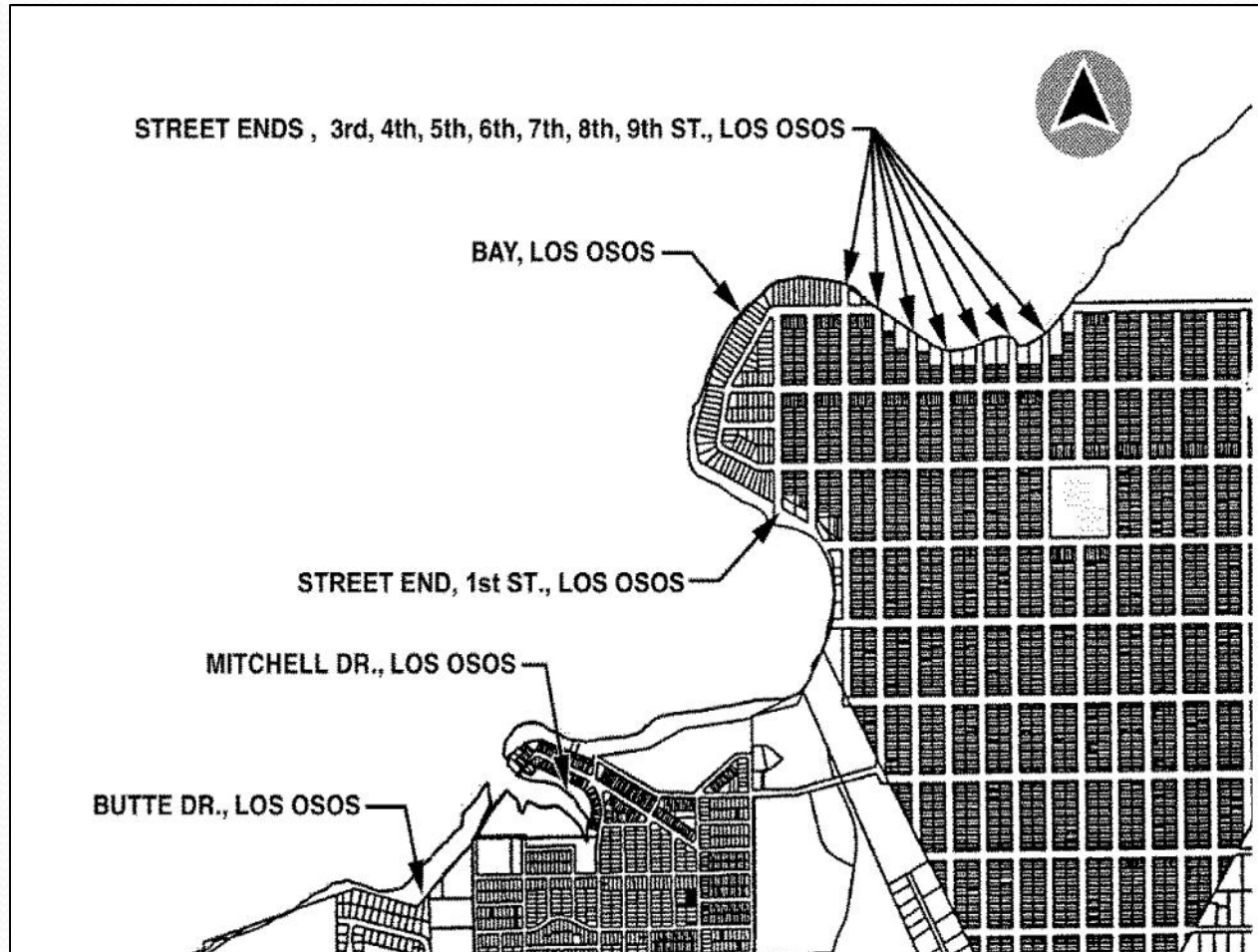
## Coastal Trail

# Coastal Trail



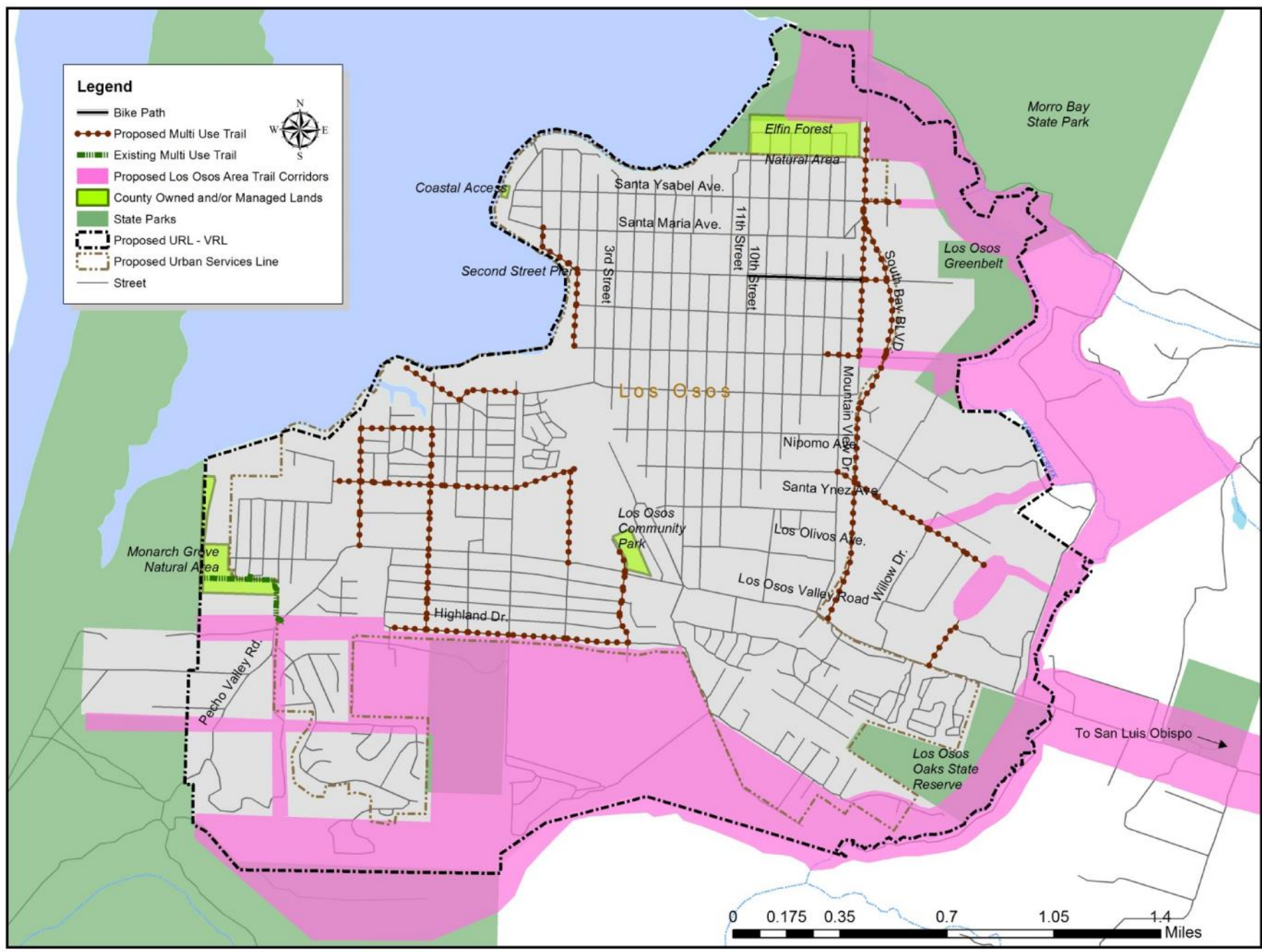


# Improvement of Coastal Access



**Legend**

- Bike Path
- Proposed Multi Use Trail
- Existing Multi Use Trail
- Proposed Los Osos Area Trail Corridors
- County Owned and/or Managed Lands
- State Parks
- Proposed URL - VRL
- Proposed Urban Services Line
- Street







# Discussion

Biological Resources

Circulation

Coastal Access