



PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO

# LOS OSOS COMMUNITY PLAN UPDATE

Kick-off Meeting  
March 28, 2015



# Outline of today's meeting

- Introductions
- History of the update
- Overview of the plan
- Organization of the plan
- Future Public Meetings and Public Participation
- Question and answer time

# Background

- Estero approved by Board of Supervisors in 2004
- Submit package to Coastal Commission
- Los Osos removed from submittal due to outstanding issues:
  - Wastewater
  - Water
  - Habitat

# Current Efforts

- Board of Supervisors authorized update December 2012
- Community meetings held in 2013
- Community survey in 2014

# Focus of the Plan

- Infill Development
- 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

# San Luis Obispo County Local Coastal Program



# 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 Organization

Chapter 1 – Introduction

Chapter 2 – Policies

Chapter 3 – Land Use Setting and Descriptions

Chapter 4 - Environmental Resources

# Plan Organization

Chapter 5 – Circulation

Chapter 6 – Coastal Access

Chapter 7 – Planning Area Standards

Chapter 8 - Public Facility Financing Plan

(will be part of the Public Hearing draft)

# Los Osos Community Advisory Council (LOCAC)

What is LOCAC?

Role in the process

Participate in the future LOCAC meetings

More info on the LOCAC table

# More Opportunities for you to get involved

- April 13 - EIR Scoping Meeting
- April 20 - Land Use and Environmental Resources
- May 18 - Circulation and Coastal Access
- June 8 - Planning Area Standards

All meetings will be held at 6:00 pm at the South Bay  
Community Center

# Future Meetings

- Informal format
- Provide a summary of each issue area
- Discuss issues/concerns/comments



# 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

- Attend and participate in future meetings
- Provide written comments
- Attend LOCAC meetings
- Provide comments on the Draft Environmental Impact Report
- At the hearings – public comment

# Next Steps

- Continued public review of the draft plan
- Environmental Impact Review scoping meeting
- 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

# Breakout sessions

- Circulation
- Land use
- Environmental Resources