



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

LOS OSOS COMMUNITY PLAN UPDATE

Land Use and
Environmental Resources
April 20, 2015



Outline of today's meeting

- Introductions
- Recap
- Vision Statement
- Goals
- Land Uses
- Environmental Resources
- Discussion

Recap

- Los Osos Community Plan released in January 2015
- Community Outreach
- March 28 – Kick off meeting
- April 13 – EIR Scoping meeting

Focus of the Plan

- Infill Development
- New development contingent on Basin Plan
- Funding Public Facilities
- Protecting the environmental 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

Implementation example

Community Desire/Goal:

Establish a maximum rate of growth within the Los Osos Urban Reserve Line, consistent with available resources, services, and infrastructure

Policy PS-1:

Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and or degrading water quality. Continue to monitor the capacity of public facilities and services through the Resources Management System, and recommend adjustments to growth and development policies as needed

Standard:

Area wide standard Los Osos Groundwater Basin. Development of land uses that use water from the Los Osos Groundwater Basin shall be prohibited until the Board of Supervisors determines that successful completion and implementation of specific programs identified in the Los Osos Basin Plan have occurred.

Vision Statement

Los Osos desires to uphold its community values and scale, take control of its own destiny, discourage gated communities, encourage neighborhood and community continuity, and best of all, be unique – not a replica of some other vision or model.

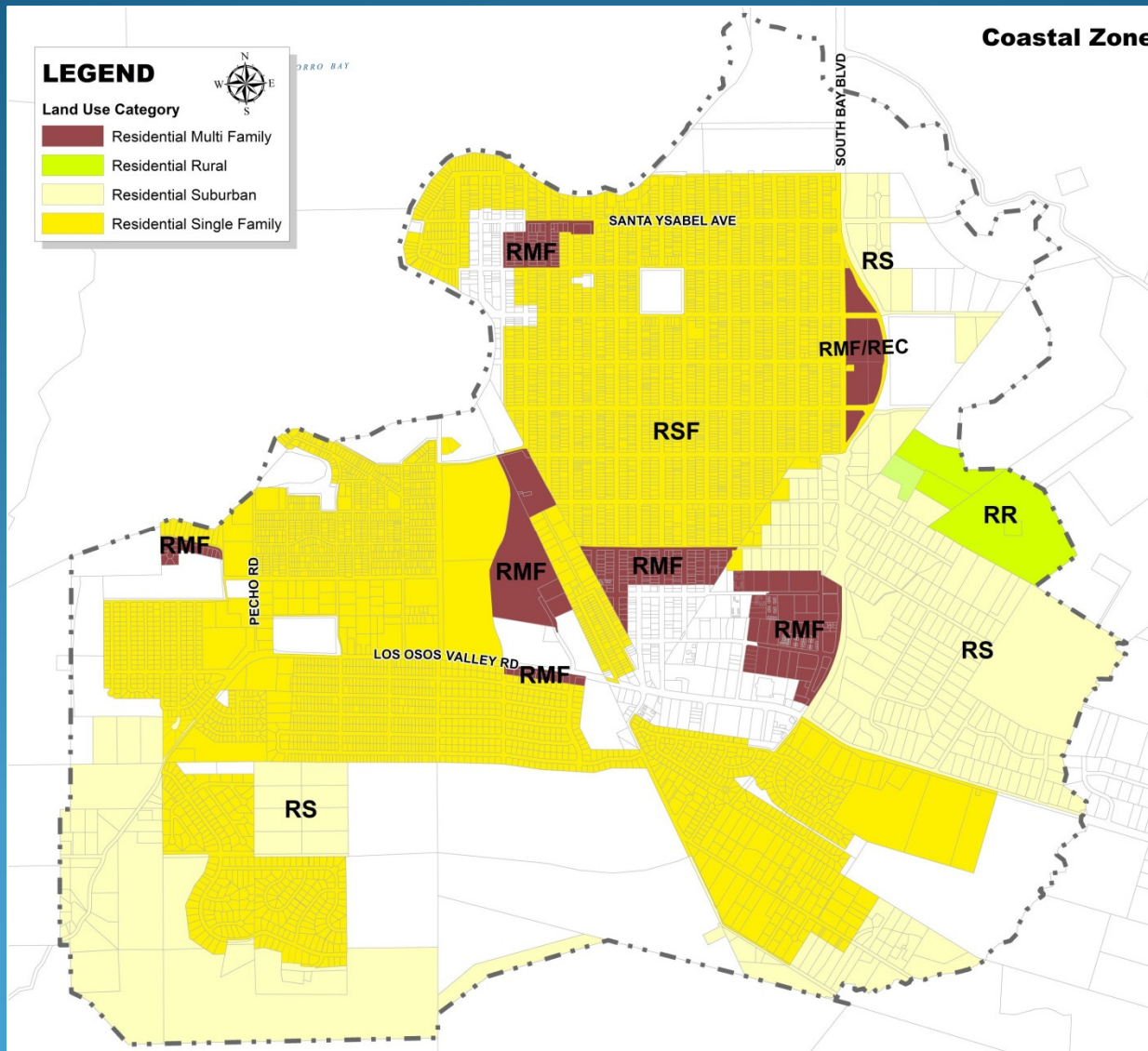
Goals

1. Environment
2. Economy
3. Air Quality
4. Population Growth
5. Distribution of Land Uses, Location and Timing of Urban Development
6. Residential, Commercial and Industrial Uses
7. Visitor Serving, Recreation, and Resort Development
8. Public Services and Facilities
9. Circulation
10. Implementation and Administration

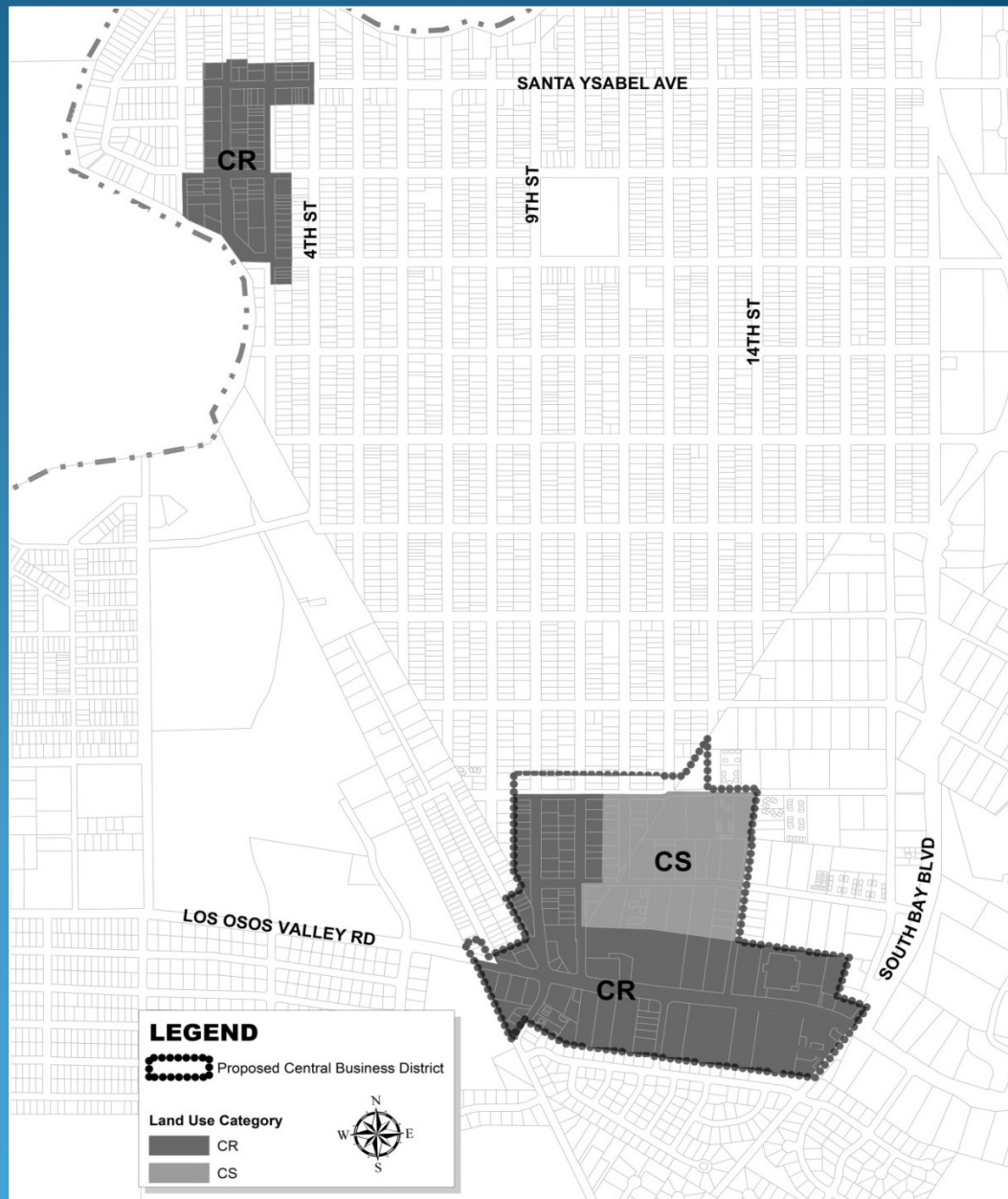
Two Chapters

- Land Use
- Environmental Resources

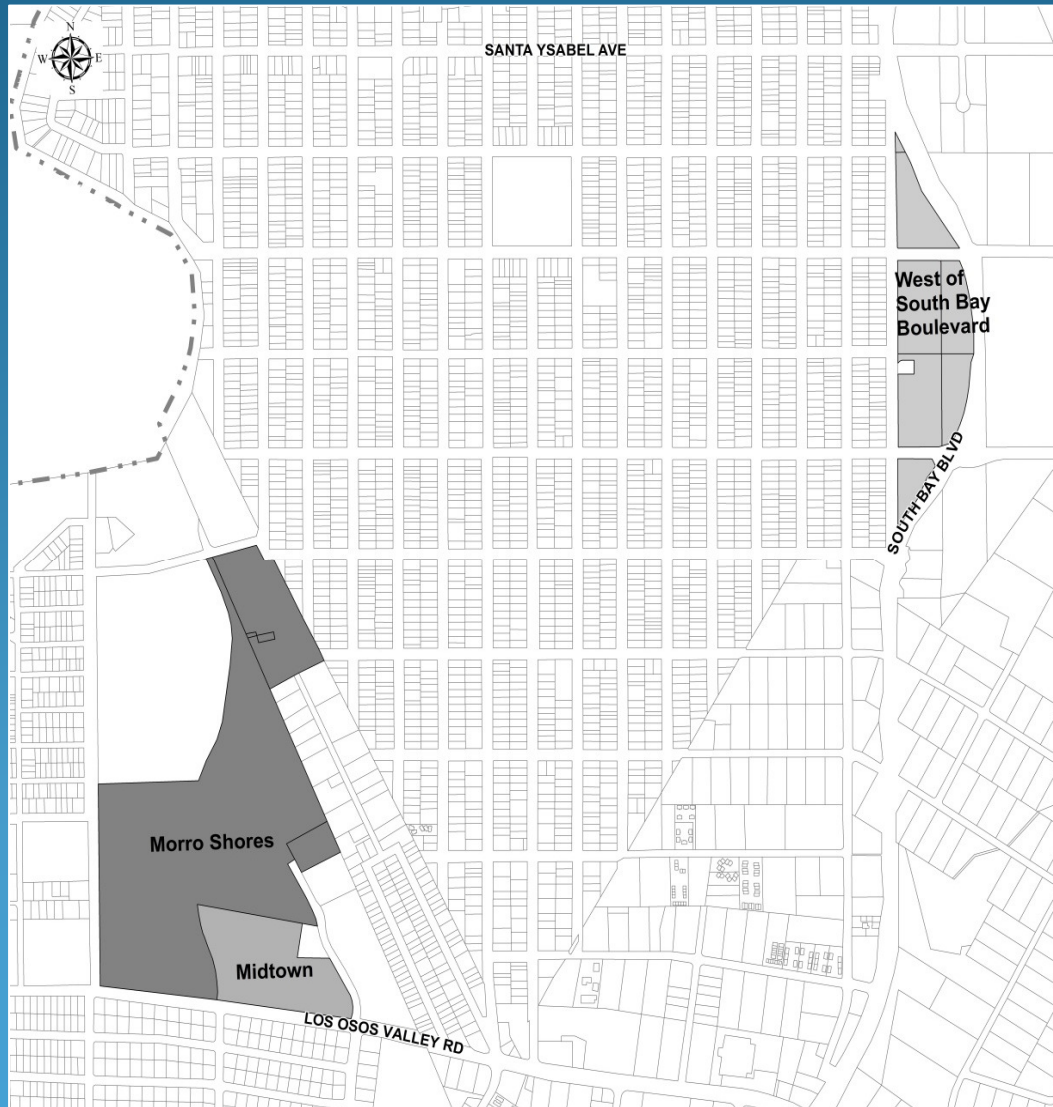
Residential Areas



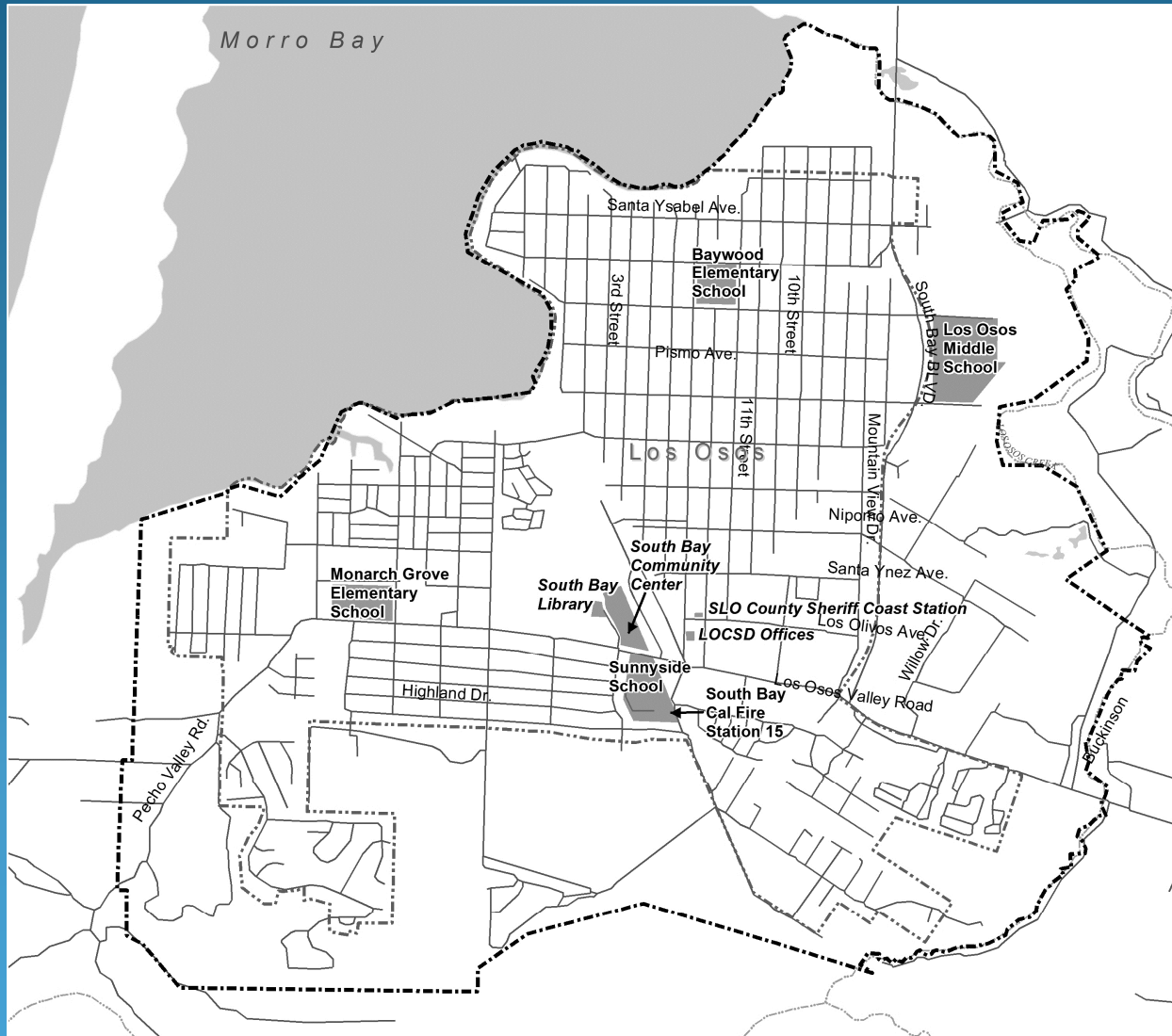
Commercial Areas



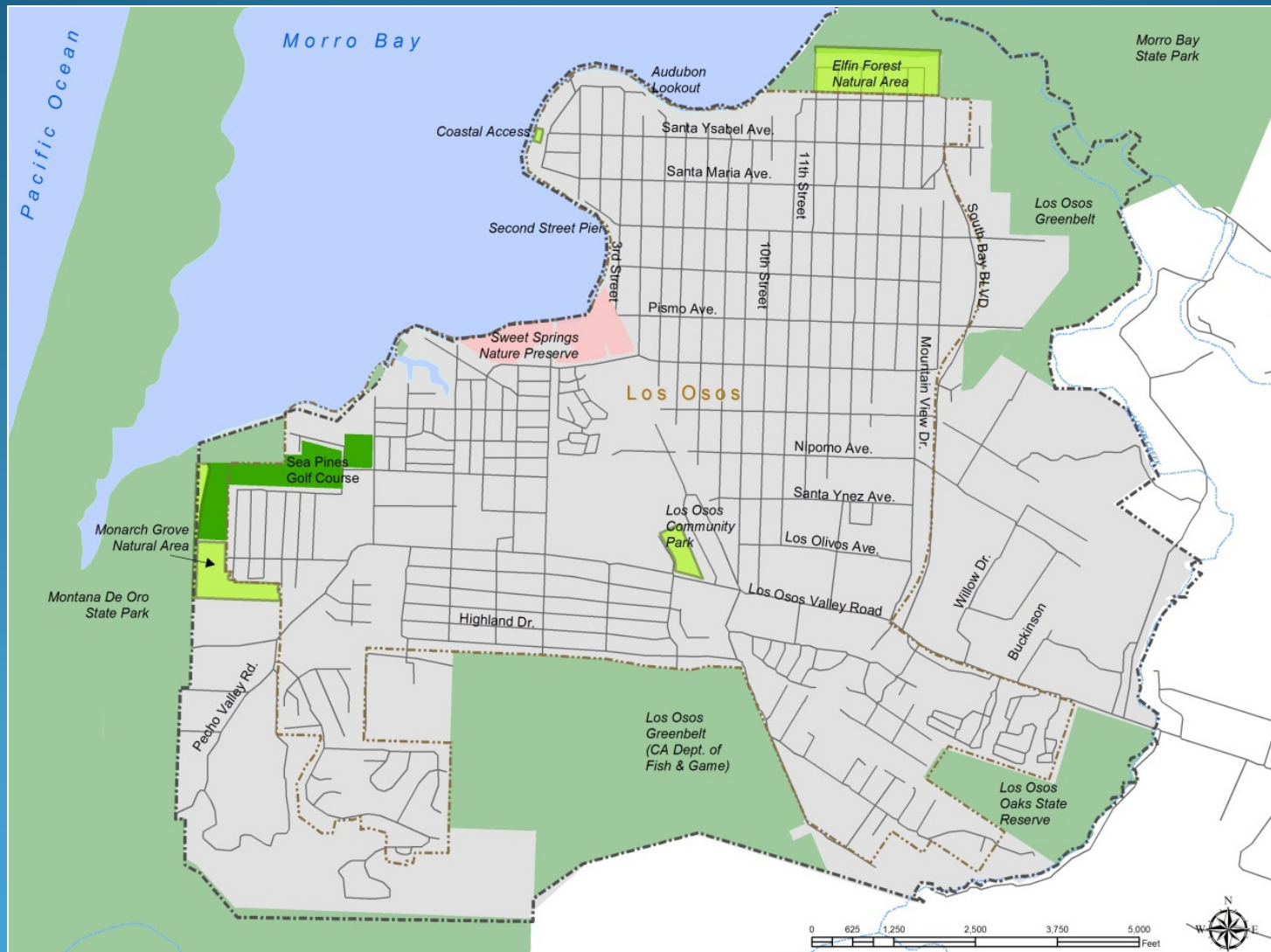
Mixed Use Areas



Public Facilities



Open space, recreation, tourism

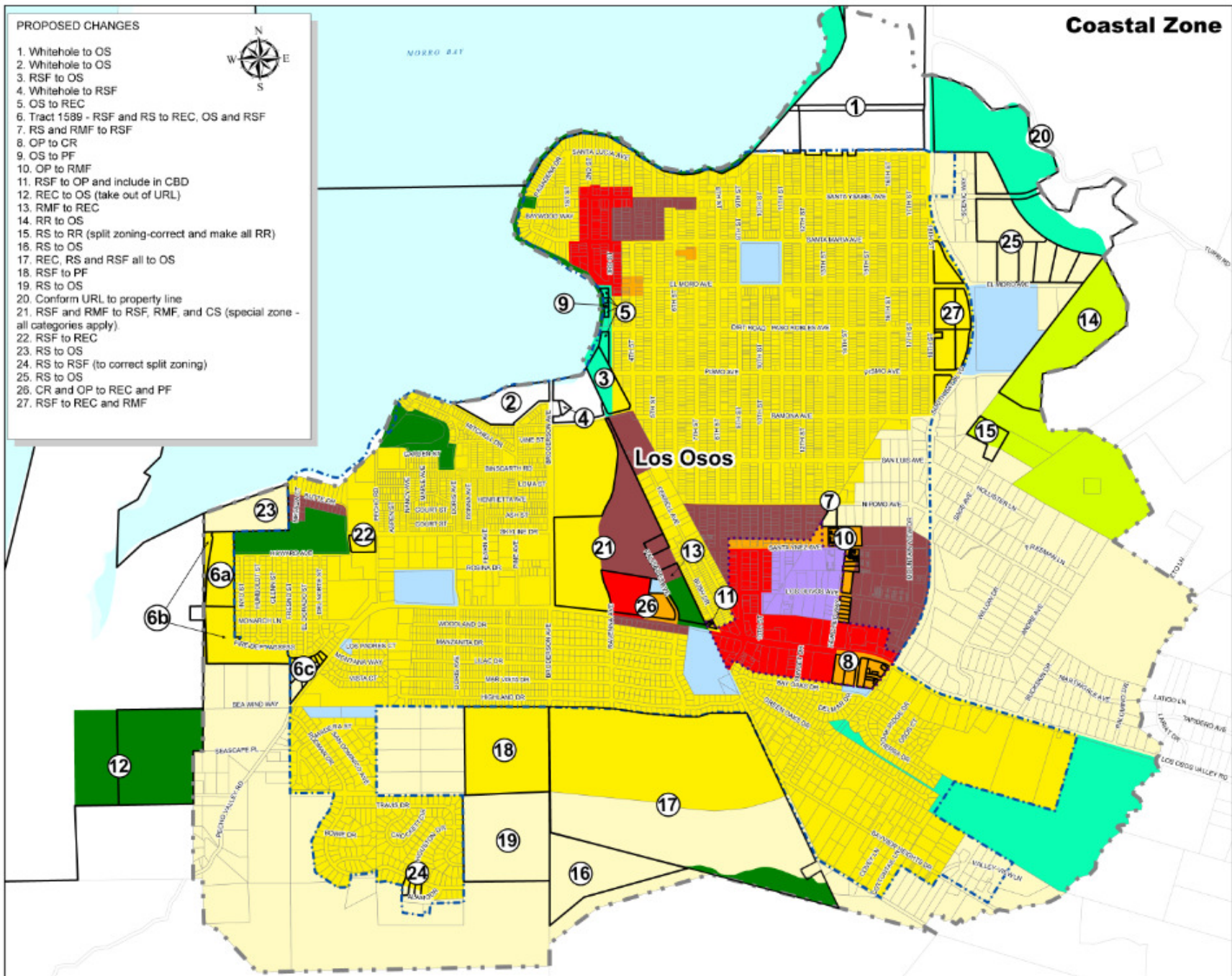


PROPOSED CHANGES

1. Whitehole to OS
2. Whitehole to OS
3. RSF to OS
4. Whitehole to RSF
5. OS to REC
6. Tract 1589 - RSF and RS to REC, OS and RSF
7. RS and RMF to RSF
8. OP to CR
9. OS to PF
10. OP to RMF
11. RSF to OP and include in CBD
12. REC to OS (take out of URL)
13. RMF to REC
14. RR to OS
15. RS to RR (split zoning-correct and make all RR)
16. RS to OS
17. REC, RS and RSF all to OS
18. RSF to PF
19. RS to OS
20. Conform URL to property line
21. RSF and RMF to RSF, RMF, and CS (special zone - all categories apply)
22. RSF to REC
23. RS to OS
24. RS to RSF (to correct split zoning)
25. RS to OS
26. CR and OP to REC and PF
27. RSF to REC and RMF



Coastal Zone



Environmental Resources

- Biological Resources
- Water Resources
- Combining Designations

Water Resources

- Los Osos Groundwater Basin
- Updated Basin Plan
- Development contingent on successful implementation of the Basin Plan

Biological Resources

- Sensitive Resource Areas:

Morro Bay Estuary and Shoreline

Los Osos Monarch Butterfly Habitat

Los Osos Oaks Reserve

Los Osos Creek

Los Osos Ecosystem

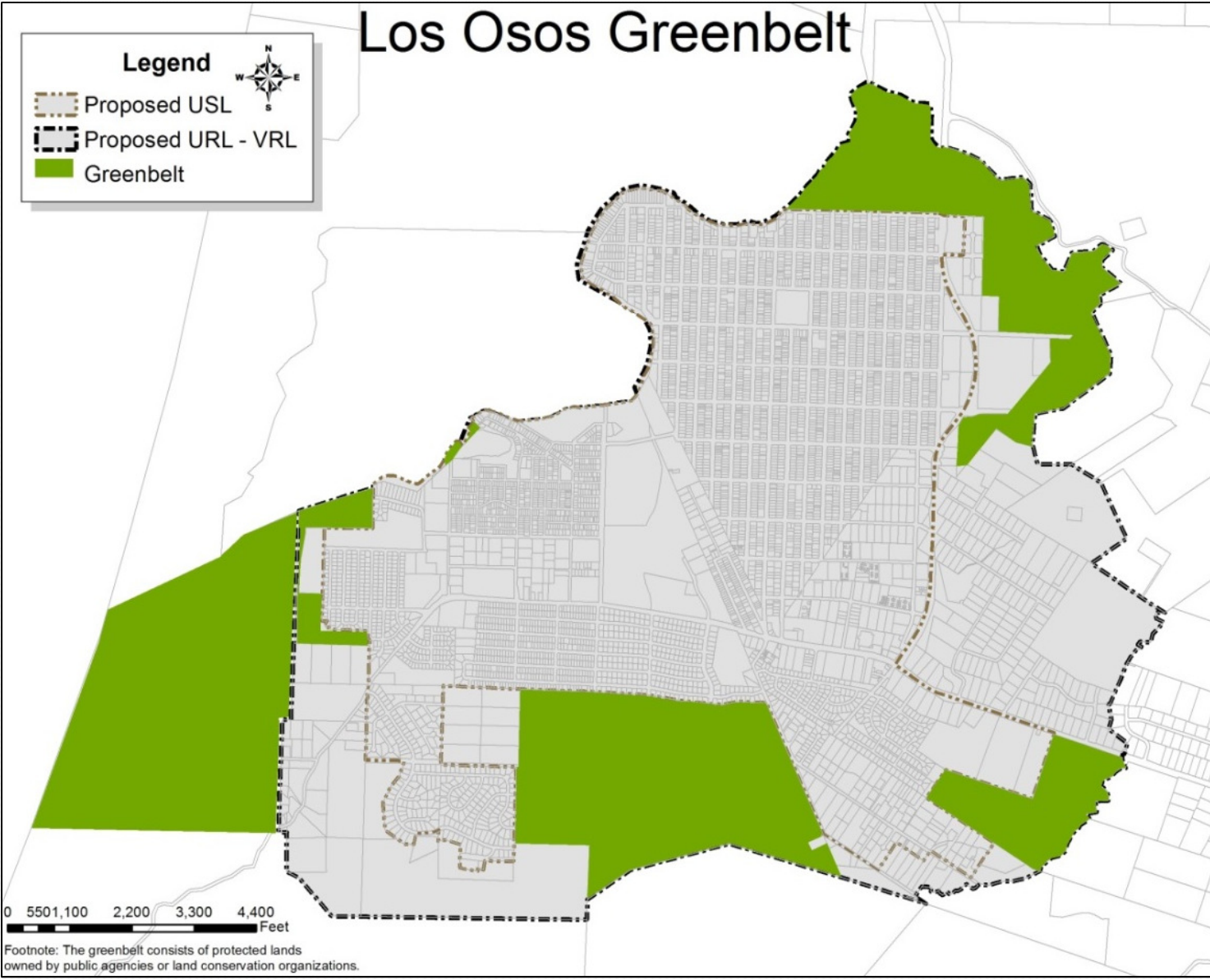

Combining Designations

- Geologic Study Area (GSA)
- Flood Hazard (FH)
- Historic (H)
- Archaeologically Sensitive Areas (AS)

Los Osos Greenbelt

Legend

- Proposed USL
- Proposed URL - VRL
- Greenbelt

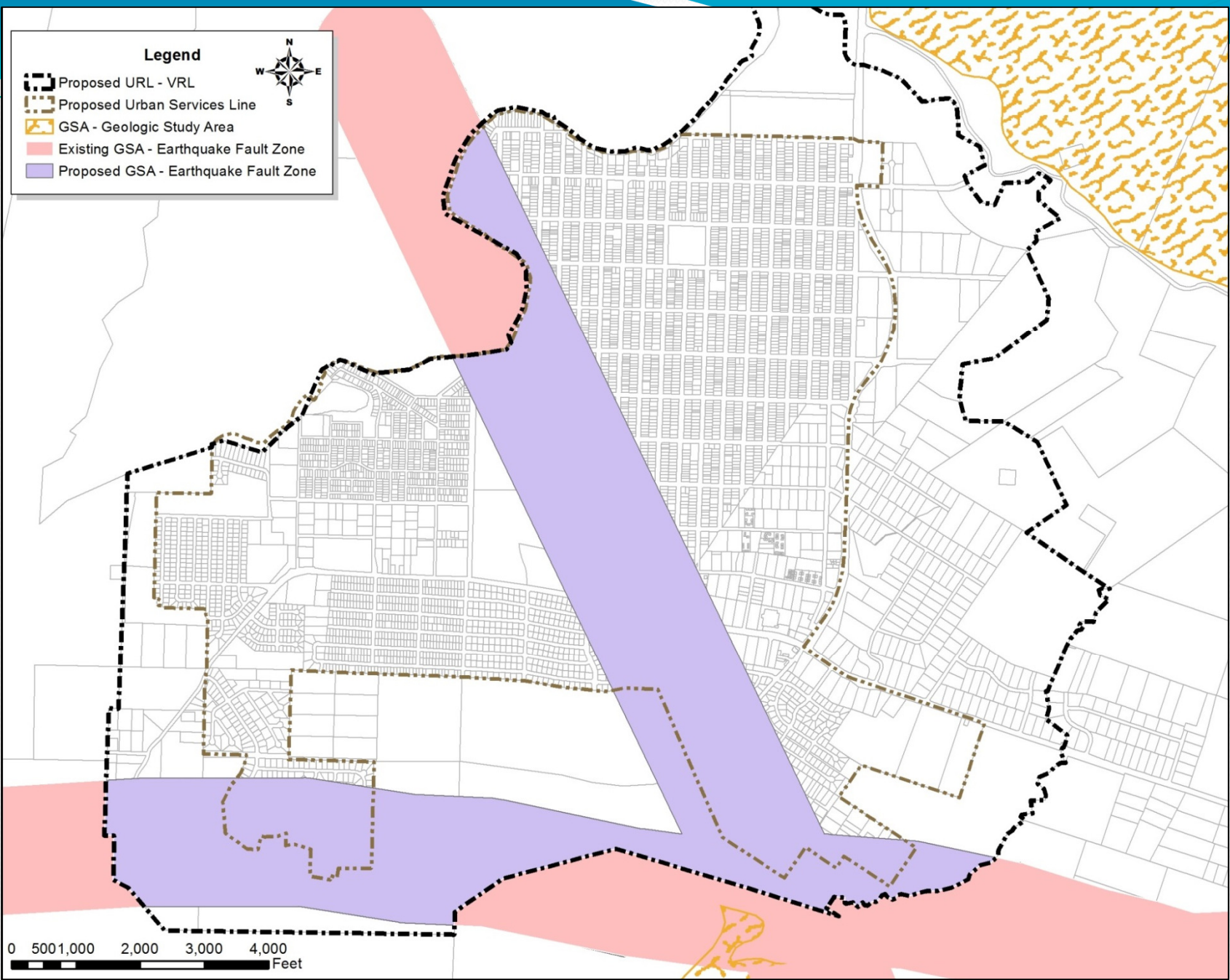
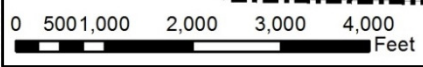


0 550 1,100 2,200 3,300 4,400
Feet

Footnote: The greenbelt consists of protected lands owned by public agencies or land conservation organizations.

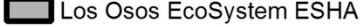
Legend

- Proposed URL - VRL
- Proposed Urban Services Line
- GSA - Geologic Study Area
- Existing GSA - Earthquake Fault Zone
- Proposed GSA - Earthquake Fault Zone

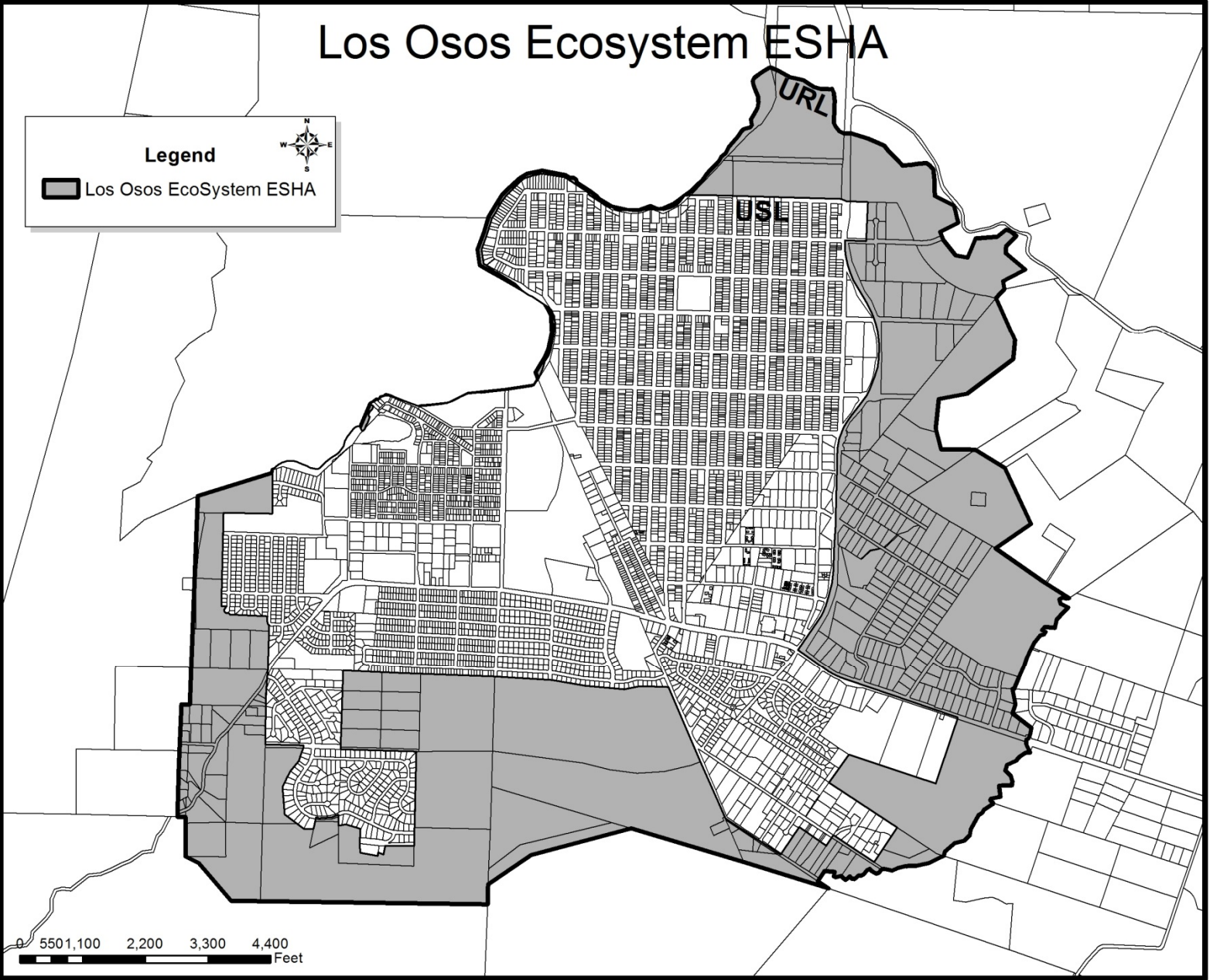


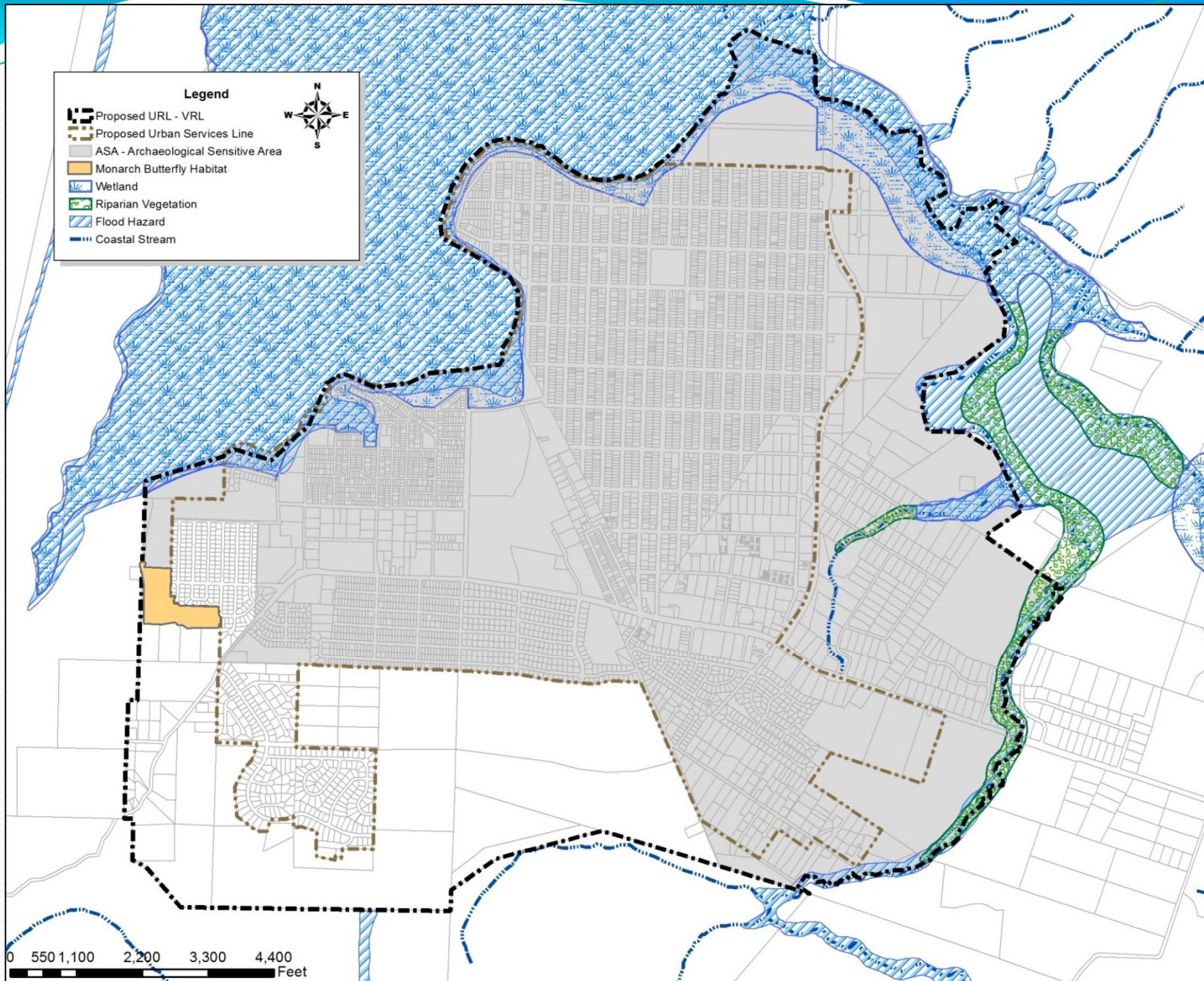
Los Osos Ecosystem ESHA

Legend



Los Osos EcoSystem ESHA





More Opportunities for you to get involved

- 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

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
- 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

Discussion

- Land use
- Environmental Resources