



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

LOS OSOS COMMUNITY PLAN UPDATE

Planning Area Standards
May 18, 2015





Outline of today's meeting

- Introductions
- Recap of previous community meetings
- Planning Area Standards
- 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?

- Attend and participate in future meetings
Next meeting is June 8th – Circulation and Coastal Access
- 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



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

A. Advisory Council Review - LOCAC

B. Resource Capacity and Service Availability

- Verification of water and sewer service
- Water and Wastewater Service Capacity (for land divisions)

C. Fire Safety Clearance



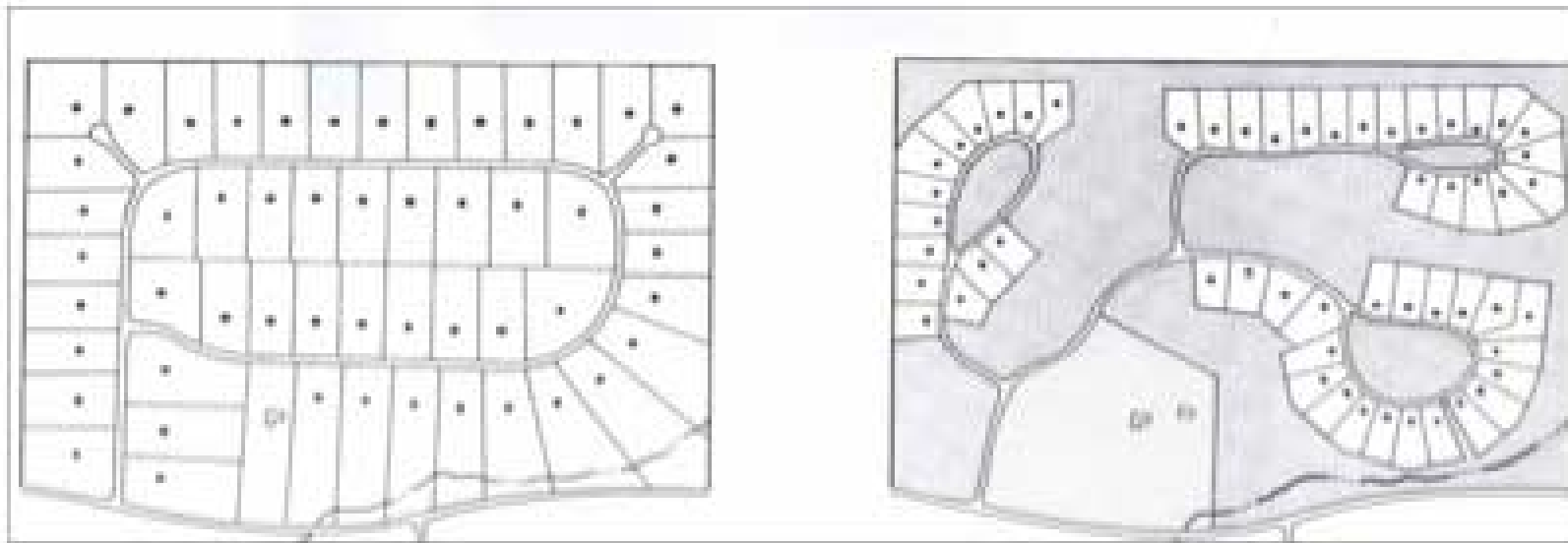
Communitywide Standards

D. Los Osos Groundwater Basin

Compliance with Basin Plan – specific programs allow limited growth

Communitywide Standards

E. Resource Protection- cluster
/concentrate development requirement





Communitywide Standards

Biological Resources

F. Circulation Element consistency

G. Coastal Access and Recreation

- New bayfront development required to provide public access



Communitywide Standards

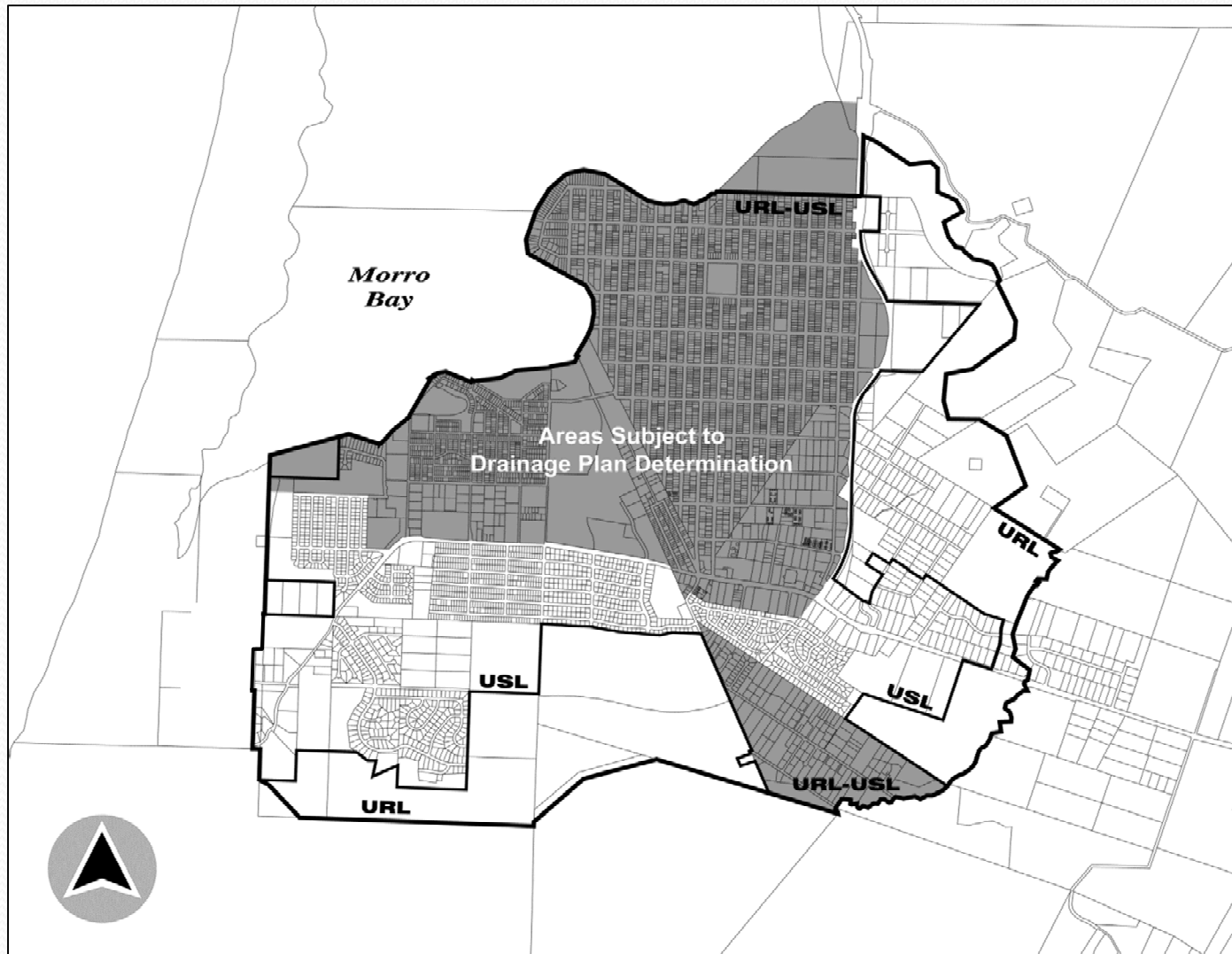
H. Light and Glare

- Exterior lighting fixtures shall be shielded
- Light hoods shall be dark-colored

I. Shoreline Development

J. Drainage

Drainage





Communitywide Standards

K. Habitat Conservation and Trees

- Habitat Conservation Plan
All new development shall participate
- Tree Protection
Protect and maintain native trees
- Monterey Pine Retention and Replacement
Retain where feasible

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

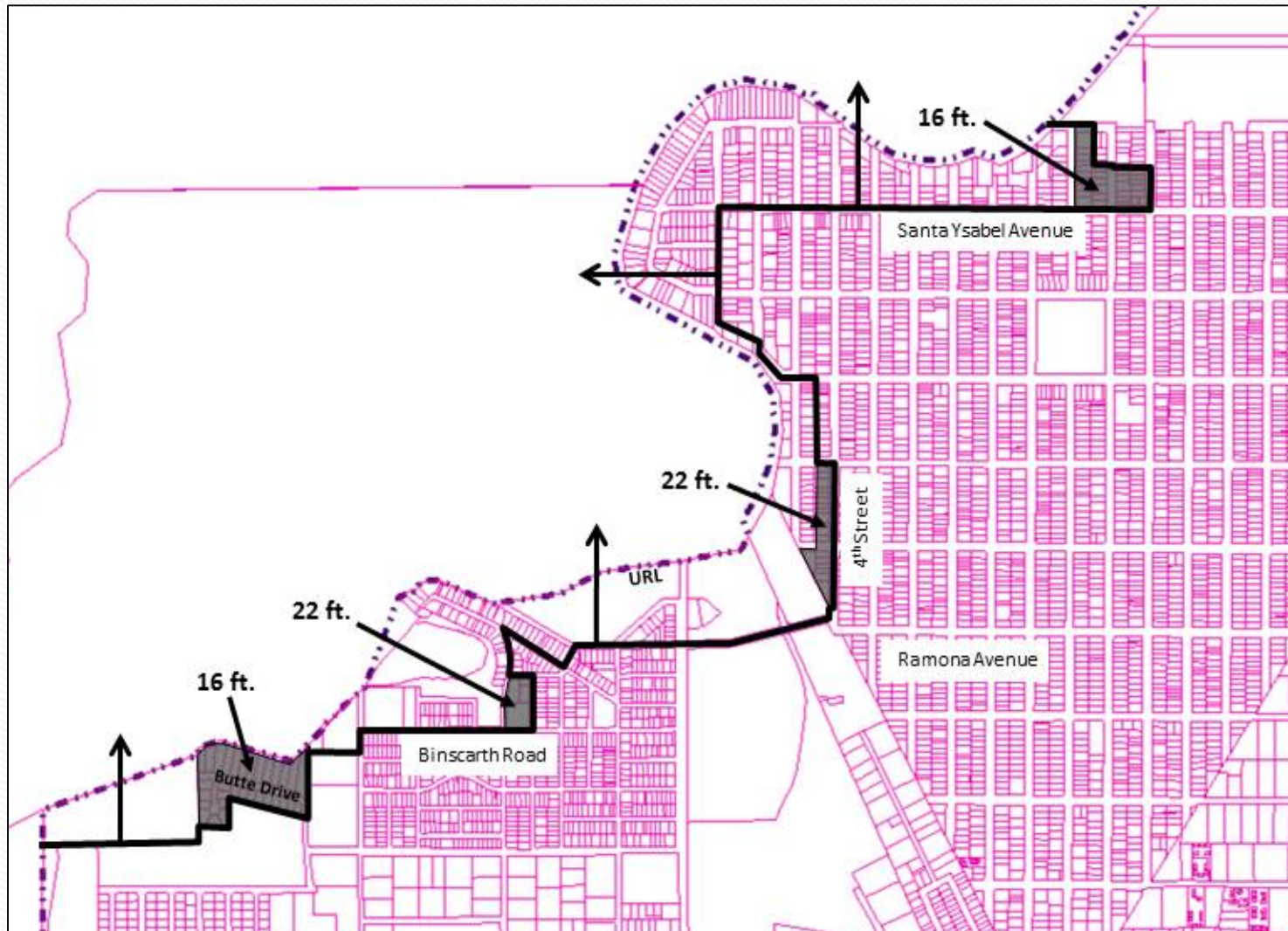


Communitywide Standards

M. Coastal Access and Bayfront Development

- Heights
- Vegetation Protection
- Retain existing public access
- Parking
- Access and improvements

Heights





Communitywide Standards

Biological Resources

N. Building Height

O. Affordable Housing

P. Residential Garage Size and Location

Communitywide Standards

Q. Residential Development and Design Guidelines - applies to discretionary land use permits and land divisions

- Diversity in appearance
- Discouraged gated communities
- Perimeter walls and fences
- Front Setbacks



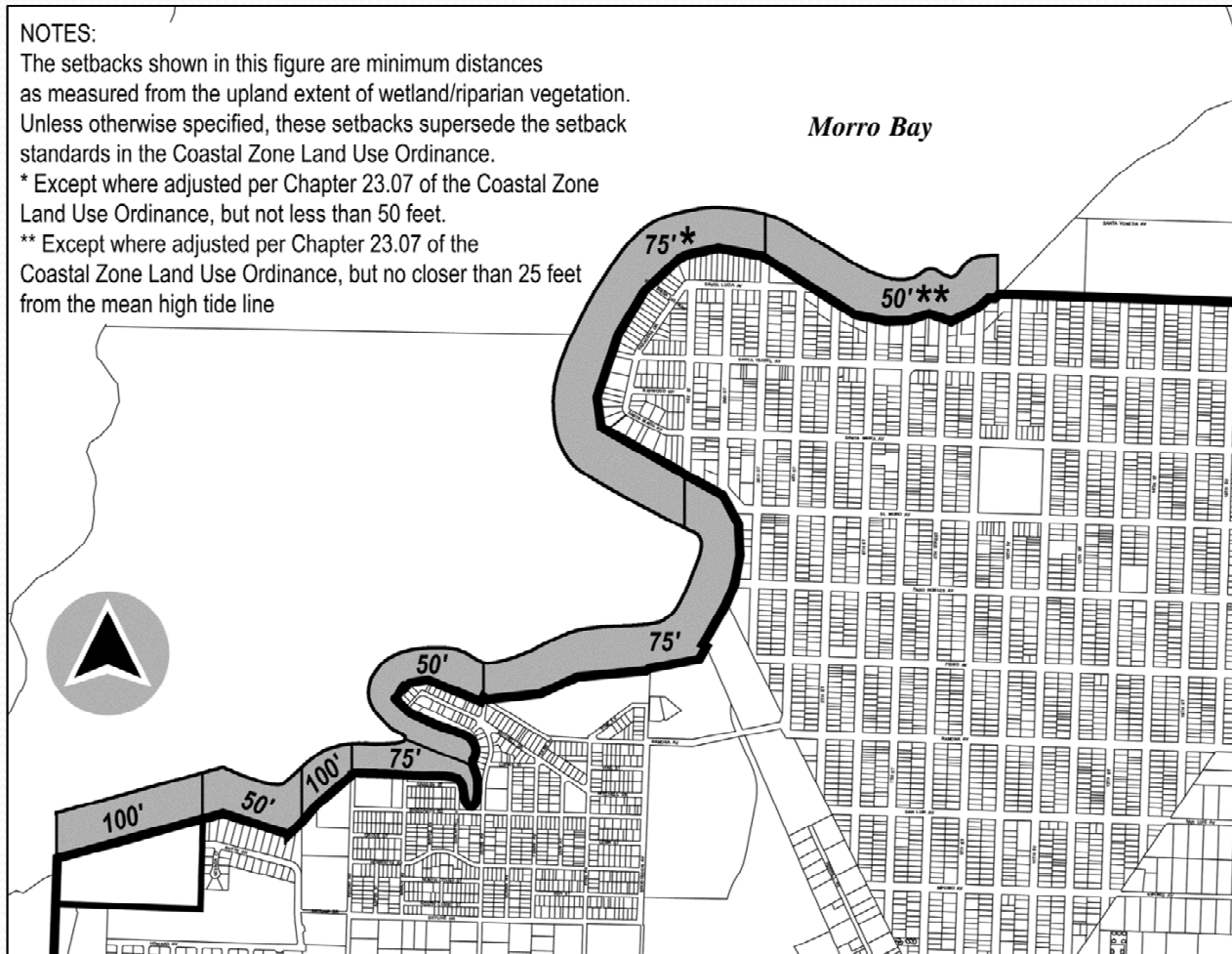
Combining Designation Standards

Morro Bay Shoreline

- Density
- Wetland Setbacks

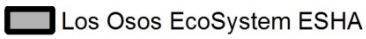
Biological Resources

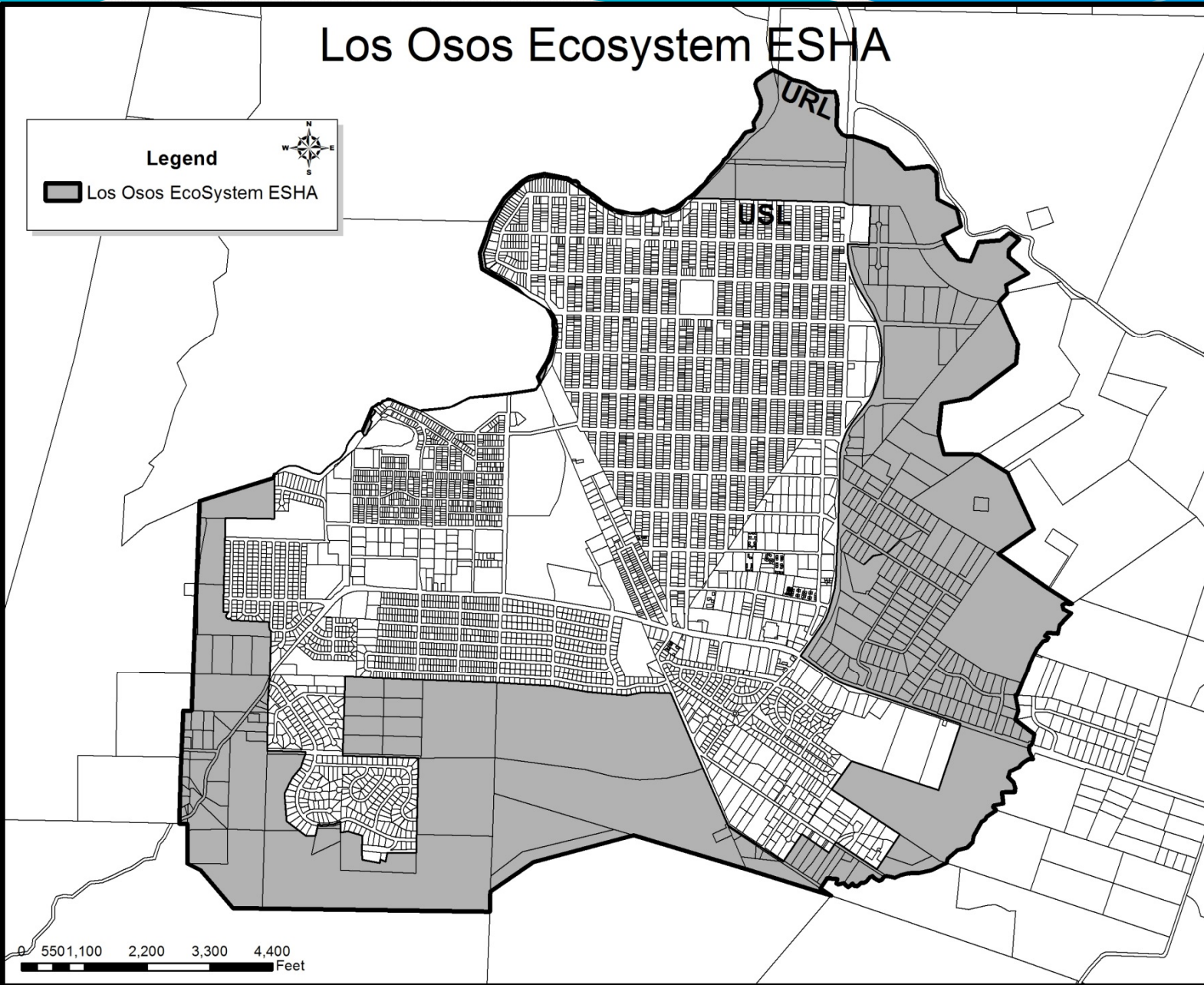
Wetland Setbacks



Los Osos Ecosystem ESHA

Legend

 Los Osos EcoSystem ESHA



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

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



Discussion

Biological Resources

Planning Area Standards