

EXHIBIT LRP 2005-00010:C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE NORTH COAST AREA PLAN, ESTERO AREA PLAN AND SAN LUIS BAY AREA PLAN OF THE SAN LUIS OBISPO GENERAL PLAN AND LOCAL COASTAL PLAN BY AMENDING VARIOUS SECTIONS RELATING TO ALLOWED RESIDENTIAL DENSITY

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Amend the North Coast Area Plan of the Land Use Element / Local Coastal Plan of the county General Plan, Chapter 8, Cambria Urban Area Standards, section B, Residential Multi Family Planning Area Standard 1, as follows and add Figure 7 and renumber figures as necessary:

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

- I. Density Limitations.** All multiple family projects shall not exceed the following densities:
- a.** Projects on sites less than one acre shall not exceed 15 units per acre, except as set forth below in subsection 1.c.
 - b.** Projects on sites greater than one acre shall not exceed 26 units per acre.
 - c.** **Minimum Density Areas.** The following standards apply only to the areas as shown on Figure 7 within the Residential Multi-Family land use category.
 - (1) Minimum Density - residential development.** A minimum density of 20 units per acre of total usable site area is required. A higher density may be allowed if it can be designed in compliance with the design and density standards of this Title. The following area(s) shall be excluded when calculating the project's usable site area. These area(s) shall be incorporated into the project's designated open space area(s).
 - (a)** Excluded Areas: Portions of the site determined by the County Review Authority to have unmitigable environmental resource constraints (i.e., endangered species, flood hazard) pursuant to the County's environmental data base or pursuant to an environmental analysis prepared by a qualified consultant and submitted by the applicant.
 - (2) Lot coverage.** The lot coverage ratio shall be calculated based on the total usable site area. A maximum lot coverage ratio of 45 percent is allowed for sites with low and medium intensity factors, and a maximum lot coverage ratio of 60 percent is allowed for sites with a high intensity factor consistent with Section 23.04.084 - Multi-Family Dwellings.

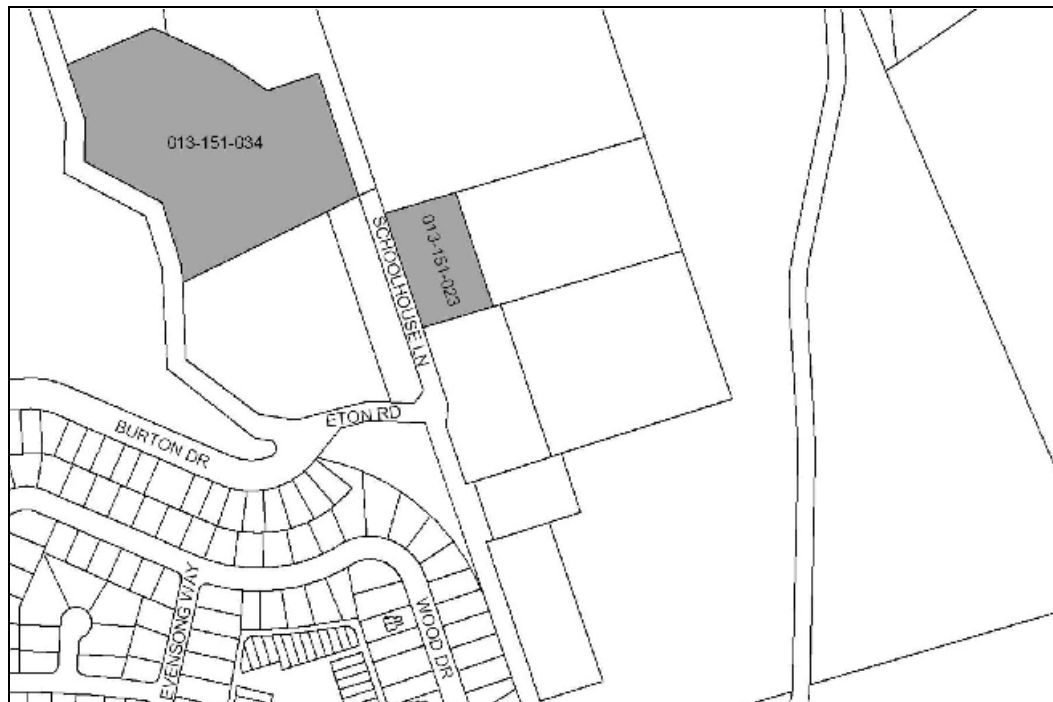


Figure 7 - RMF - 20 du/acre - Schoolhouse Lane - Cambria

SECTION 2: Amend the Estero Area Plan of the Land Use Element / Local Coastal Plan of the county General Plan, Chapter 8, South Bay Urban Area Standards, section C, Residential Multi Family Planning Area Standards 1 through 5, as follows and add Figure 8-11 and renumber figures as necessary:

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. **Density.** Maximum residential density for new projects is: 15 dwelling units per acre on properties less than one acre; and 26 units per acre on properties of one acre or more, except as set forth below in subsection 3.
2. **Height Limitation.** Maximum height shall be 28 feet except for bayfront areas (see Figures 8-47 and 8-58).
3. **Minimum Density Areas.** The following standards apply only to the areas as shown on Figure 8-11 within the Residential Multi-Family land use category.
 - a. **Minimum Density - residential development.** A minimum density of 20 units per acre of total usable site area is required. A higher density may be allowed if it can be designed in compliance with the design and density standards of this Title. The following area(s) shall be excluded when calculating the project's usable site area. These area(s) shall be incorporated into the project's designated open space area(s).

(1) Excluded Areas: Portions of the site determined by the County Review Authority to have unmitigable environmental resource constraints (i.e., endangered species, flood hazard) pursuant to the County's environmental data base or pursuant to an environmental analysis prepared by a qualified consultant and submitted by the applicant.

b. **Lot coverage.** The lot coverage ratio shall be calculated based on the total usable site area. A maximum lot coverage ratio of 45 percent is allowed for sites with low and medium intensity factors, and a maximum lot coverage ratio of 60 percent is allowed for sites with a high intensity factor consistent with Section 23.04.084 - Multi-Family Dwellings.



Figure 8-11 - RMF - 20 du/acre - Los Olivos Ave. & Mountain View Dr. - Los Osos

Morro Palisades. Standards 34 through 57 apply only to the Morro Palisades area (see Figure 8-26).

3. **Density.** Maximum residential density for new projects northwest of South Bay Community Park is 26 units per acre and for the area north of the proposed extension of Palisades Avenue the maximum density shall be 10 units per acre.
4. **Attached Units.** Up to 6 dwelling units per building are permitted to be clustered around an open court arrangement.
5. **Site Coverage.** Maximum site coverage is to be 65% percent.

SECTION 3: Amend the San Luis Bay Area Plan of the Land Use Element / Local Coastal Plan of the county General Plan, Chapter 8, Oceano Urban Area Standards, section D, Residential Multi-Family Standards 1 through 5, as follows and add Figure 8-8 and renumber figures as necessary:

RESIDENTIAL MULTI-FAMILY: The following standards apply only to lands within the Residential Multi-Family land use category.

1. **Maximum Density.** Except as provided in subsection 2 below, new New multi-family development is not to exceed a density of 15 units per acre. Maximum floor area may not exceed 48 percent lot coverage ratio may not exceed 45%.
2. **Minimum Density Areas.** The following standards apply only to the areas as shown on Figure 8-8 within the Residential Multi-Family land use category.
 - a. **Minimum Density - residential development.** A minimum density of 20 units per acre of total usable site area is required. A higher density may be allowed if it can be designed in compliance with the design and density standards of this Title. The following area(s) shall be excluded when calculating the project's usable site area. These area(s) shall be incorporated into the project's designated open space area(s).
 - (1) Excluded Areas: Portions of the site determined by the County Review Authority to have unmitigable environmental resource constraints (i.e., endangered species, flood hazard) pursuant to the County's environmental data base or pursuant to an environmental analysis prepared by a qualified consultant and submitted by the applicant.
 - b. **Lot coverage.** The lot coverage ratio shall be calculated based on the total usable site area. A maximum lot coverage ratio of 45 percent is allowed for sites with low and medium intensity factors, and a maximum lot coverage ratio of 60 percent is allowed for sites with a high intensity factor consistent with Section 23.04.084 - Multi-Family Dwellings.



Figure 8-8 - RMF - 20 du/ac -Avila Beach Drive and San Luis Street - Avila Beach

Figure 8-8 - RMF - 20 du/acre - Palace Ave. - Oceano

2.3. Storm Drainage. All new residential development shall provide Best Management Practices (BMPs) to address polluted runoff. BMPs shall be consistent with the guidance found in documents such as the California Storm Water Best Management Practices Handbook (Municipal). Such measures shall include, but not be limited to: minimizing the use of impervious surfaces (e.g., install pervious driveways and walkways); directing runoff from roofs and drives to vegetative strips before it leaves the site; and/or managing runoff on site (e.g., percolation basin). The installation of vegetated roadside drainage swales shall be encouraged and, if used, calculated into BMP requirements. The combined set of BMPs shall be designed to treat and infiltrate storm water runoff up to and including the 85th percentile (or equivalent) storm event. The Best Management Practices shall include measures to minimize post-development loadings of total suspended solids.

Oceano Beach. Standards 2.4 through 4.6 apply only to the Residential Multi-Family land use category located in the Oceano Beach area (see Figure 8-1).

3.4. Limitation on Use. Uses allowed by Coastal Table O, Part I of the Land Use Element may be permitted except: nursing and personal care; residential care; mobilehome developments; personal services; and health care services.

4.5. Front Setback. The minimum front setback is to be 14 feet for all buildings on the west side of Strand Way between Pier and Brooks Avenues.

5.6. Height. Structures shall not exceed 25 feet.

SECTION 4. Regarding the Final Environmental Impact Report (FEIR) issued for amendments, the Board of Supervisors hereby certifies that the FEIR has been prepared and completed in compliance with the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. and the Board of Supervisors reviewed and considered the information contained in the FEIR prior to approving the amendments and that the FEIR reflects the lead agency's independent judgement and analysis. Further, the Board of Supervisors hereby adopts the recommended findings of the County Environmental Coordinator which are attached hereto and incorporated herein as though fully set forth.

SECTION 5. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6. This ordinance shall become operative only upon approval without any modifications by the California Coastal Commission and upon acknowledgment by the San Luis Obispo County Board of Supervisors of receipt of the Commission's resolution of certification.

SECTION 7: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 20_____, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By: _____
Deputy County Counsel

Dated: _____