

**EXHIBIT LRP 2005-00010:D**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE OCEANO SPECIFIC PLAN AND THE TEMPLETON  
COMMUNITY DESIGN PLAN OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN BY  
AMENDING VARIOUS SECTIONS RELATING TO MINIMUM RESIDENTIAL DENSITY AND  
SETBACK STANDARDS

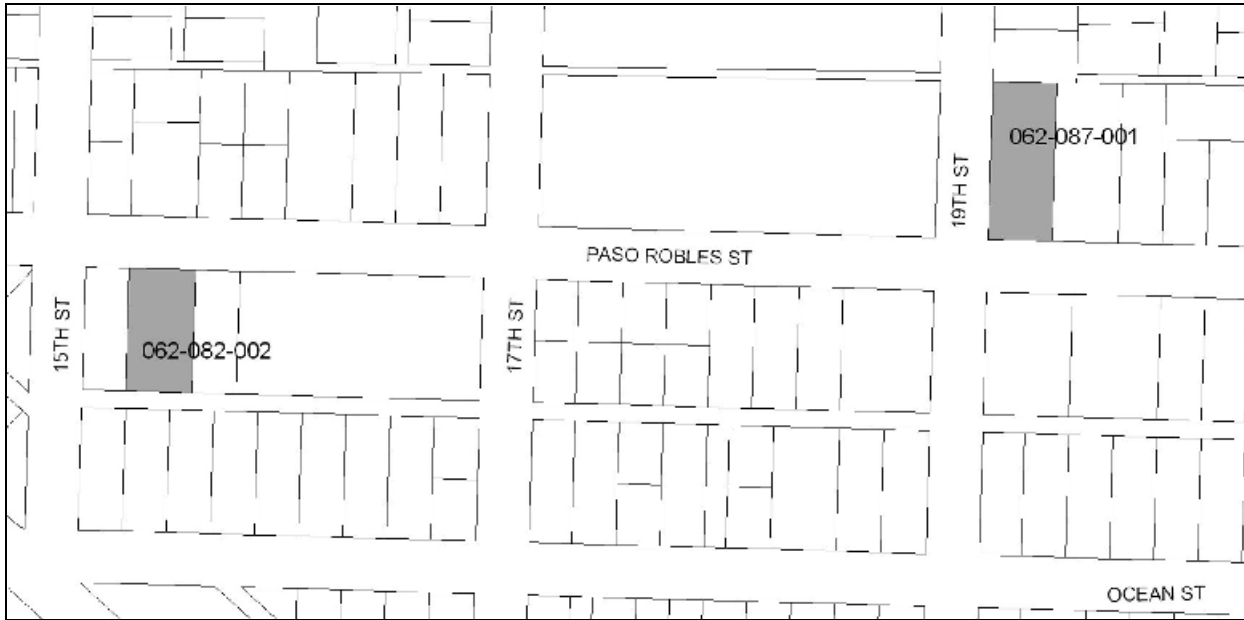
The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Oceano Specific Plan of the San Luis Obispo County General Plan, Chapter 4, Residential Development section (“Multi-Family” subsection, page 23), is hereby amended as follows:

**Multi-family**

Under the current San Luis Bay Area Plan, multi-family densities could be as high as 38 units per acre, though almost no properties approach this level of development. This plan proposes to reduce the allowable density of new multifamily development to 15 units per acre, which is consistent with most of the multifamily density in Oceano. This is considered a middle ground, given that many residents have expressed a desire for even lower densities. Any reduction in density allowance would have an impact on the value of the property affected. Lower densities can also result in a general increase in property values. A small parcel will be redesignated from CR to RMF near the intersection of Ocean Avenue and 17th Street.

In recognition of the County’s policies that encourage smart growth and small, affordable housing units a limited number of Oceano properties within the Residential Multi-Family category have been designated for higher density residential development. The parcels shown and listed below should be developed at a minimum density of 20 dwelling units per acre.



**Oceano - RMF - 20 dwelling units/acre - Paso Robles Street**  
**APN 062-082-002, 062-087-001**



**Oceano - RMF - 20 dwelling units/acre - Palace Avenue**  
**APN 061-044-012**

SECTION 2: Templeton Community Design Plan of the San Luis Obispo County General Plan, Chapter V, Guideline V.A.7, is hereby amended as follows:

**Guideline V.A.7:      Orientation of Residences**

***Where a proposed subdivision is adjacent to a collector street, locate residences to face the collector street with driveways and garages fronting onto a rear alley. ~~Front yard setbacks should be a minimum of 30 feet.~~***

Intent: In typical subdivisions, residences are often orientated away from the perimeter streets with rear yard fences backing up against the perimeter street. This guideline encourages the residence to face the busier perimeter street with driveway access to alleys behind residences.

Application:      Subdivision and Development Plan Applications.

Reference:        Title 21 of the County Code.

SECTION 3. 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 4. 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 5. 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 6: 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: \_\_\_\_\_