

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/8/2012	(3) CONTACT/PHONE Jo Manson, Planner III/ (805) 781-4660	
(4) SUBJECT Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2012-2013, maintain the 0% Cambria growth rate per fiscal year for the period from July 1, 2012 through June 30, 2015, and update the frequency of approval of the Resource Management System Resource Summary Report.			
(5) RECOMMENDED ACTION That the Board of Supervisors introduce the attached ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 22, 2012.			
(6) FUNDING SOURCE(S) Current County Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation (Time Est. _____) <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A		(12) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(13) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(14) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
(15) LOCATION MAP N/A	(16) BUSINESS IMPACT STATEMENT? No	(17) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date <u>8/12/08, C-3; 5/24/11, C-2</u>	
(18) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(19) SUPERVISOR DISTRICT(S) District 2 - District 4 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Current and Environmental Planning Division

DATE: 5/8/2012

SUBJECT: Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2012-2013, maintain the 0% Cambria growth rate per fiscal year for the period from July 1, 2012 through June 30, 2015, and update the frequency of approval of the Resource Management System Resource Summary Report.

RECOMMENDATION

That the Board of Supervisors introduce the attached ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 22, 2012.

DISCUSSION

This ordinance amendment is being introduced on your May 8, 2012 agenda in order to hold a public hearing and take action at your May 22, 2012 meeting. Discussion of the proposed amendments can occur today; however, if *substantial changes* are made to the attached amendments today, the item as *changed* will have to be introduced for adoption on May 22, 2012.

The following ordinance is recommended for introduction today for hearing on May 22, 2012:

County File No: LRP2011-00008 -- Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2012-2013, maintain the 0% Cambria growth rate per fiscal year for the period from July 1, 2012 through June 30, 2015, and update the frequency of approval of the Resource Management System Resource Summary Report. This ordinance amendment affects the land use categories within the communities of Cambria and the Nipomo Mesa area within the North Coast and South County planning areas. Supervisorial District: 2, 4

On August 12, 2008 the Board of Supervisors adopted changes to the Growth Management Ordinance (GMO), Title 26 of the County Code, to provide clean up and housekeeping updates of outdated references and information, and simplification for better understanding and efficiency. These changes have been implemented (Ordinance 3155). During preparation of the clean up amendments planning staff identified that three (3) amendments to Section 26.01.070, General Procedures, were necessary prior to June 30, 2009 and these changes have been implemented (Ordinance 3178). In addition, planning staff have identified three (3) amendments to Section 26.01.070, General Procedures, which are necessary prior to June 30, 2012. This staff report addresses Planning staff's proposed ordinance amendments for the Growth Management Ordinance.

This ordinance amendment addresses an update of the fiscal year references for the maximum number of new dwelling units allowed in the Nipomo Mesa area for Fiscal Year 2012-2013, maintenance of the 0% Cambria growth rate per fiscal year for the period from July 1, 2012 through June 30, 2015, and a procedural update regarding the frequency of review of the Resource Management System Resource Summary Report from an annual review to a biannual review or as otherwise directed by the Board of Supervisors.

On April 12, 2012 the Planning Commission held a public hearing regarding amendments to Title 26, GMO. At the conclusion of the hearing the Planning Commission makes a recommendation to the Board of Supervisors regarding the proposed amendments. Public comments focused on only one (1) of the proposed amendments in which new text is proposed for insertion into Section 26.01.070, j. (1) (a) (i). The proposed text for insertion states, "Prior to June 30, 2015, the Maximum Annual Allocation may be reevaluated. Any change to the Maximum Annual Allocation requires amendment to this Title." Members of the public requested that these two (2) sentences be deleted as they are not necessary. The Planning Commission concluded that all of the proposed amendments are recommended to the Board of Supervisors for approval, with one exception. The Planning Commission concluded that the proposed text to be added to Section 26.01.070,j.(1)(a)(i) as noted above, should be deleted.

The proposed ordinance which specifies the exact text to be revised and new text to be inserted by Section for approval by the Board of Supervisors is in Attachment 1. The proposed ordinance for adoption on May 22, 2012 is in Attachment 2.

OTHER AGENCY INVOLVEMENT/IMPACT

The proposed amendment was referred to County Counsel, South County Advisory Council, North Coast Advisory Council, Nipomo Community Services District and the Cambria Community Services District. County Counsel approved the ordinance as to form and codification.

FINANCIAL CONSIDERATIONS

No financial impacts to the current county budget.

RESULTS

Introduction of this amendment today will allow it to be heard on May 22, 2012 and to become effective June 21, 2012. Under the amendment, fiscal year date references would be updated to Fiscal Year 2012-2013 for the maximum number of new dwelling units allowed in the Nipomo Mesa area, the 0% Cambria growth rate would be maintained per fiscal year for the period from July 1, 2012 through June 30, 2015, and a procedural update regarding the frequency of review of the Resource Management System Resource Summary Report from an annual update to a biannual update or as otherwise directed by the Board of Supervisors.

ATTACHMENTS

1. Recommended Ordinance showing the exact text to be revised and new text to be inserted by Section
2. Ordinance for Final Adoption