

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/23/2012	(3) CONTACT/PHONE Stephanie Fuhs, Planner III/(805) 781-5721	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend the Economic Element and Framework for Planning (Part 1 of the Land Use Element) of the County's General Plan and Sections 22.30.070, 22.30.075, 22.06.030, and 22.80.030 and Chapters 22.24 and 22.26 of the Land Use Ordinance, Title 22 of the County Code. Supervisorial Districts: All.			
(5) RECOMMENDED ACTION That the Board of Supervisors: 1. Hold public hearings on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports and take tentative action. 2. Take final action on all amendments tentatively approved today by adopting and instructing the Chairperson to sign the attached resolution and ordinances.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>120 min.</u>) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) All Districts			



County of San Luis Obispo

TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner III/

VIA: Kami Griffin, Assistant Director

DATE: 10/23/2012

SUBJECT: Hearing to consider a request by the County of San Luis Obispo to amend the Economic Element and Framework for Planning (Part 1 of the Land Use Element) of the County's General Plan and Sections 22.30.070, 22.30.075, 22.06.030, and 22.80.030 and Chapters 22.24 and 22.26 of the Land Use Ordinance, Title 22 of the County Code. Supervisorial Districts: All.

RECOMMENDATION

That the Board of Supervisors:

1. Hold public hearings on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports and take tentative action.
2. Take final action on all amendments tentatively approved today by adopting and instructing the Chairperson to sign the attached resolution and ordinances.

DISCUSSION

At today's meeting, your Board will hold a public hearing on the following amendments recommended for approval by the Planning Commission and take tentative action with final action occurring through adoption of the attached resolution and ordinances.

Item 1. The Planning Commission is transmitting the record of their meeting of August 23, 2012 to your Board for the attached proposed amendments to the Economic Element of the County's General Plan, as follows:

A request by the **COUNTY OF SAN LUIS OBISPO** to comprehensively amend the Economic Element of the County's General Plan by updating the four major goals and associated policies, delete outdated policies, add new policies and delete specific programs. The Element applies county-wide. On June 7, 2011, the Board of Supervisors directed staff to prepare a work plan for updating and restructuring the Economic Element into a broad set of goals and policies. Subsequently, on September 6, 2011, the Board authorized processing of the Economic Element update with the understanding that the updated element would complement the county-wide Economic Strategy prepared by the Economic Vitality Corporation.

County File No. **LRP2011-00014**

Supervisorial Districts: All

On August 23, 2012, the Planning Commission considered the above referenced matter and took the following action to recommend approval of the proposed amendment:

On the motion of Commissioner Irving, seconded by Commissioner Christianson, and carried unanimously, recommending to the Board of Supervisors approval of this Amendment to the Economic Element of the General Plan as shown in Exhibit LRP2011-00014:A.

Item 2. The Planning Commission is transmitting the record of their meeting of August 23, 2012 to your Board for the attached proposed amendments to Title 22 of the County Code (The Land Use Ordinance), as follows:

A request by the **COUNTY OF SAN LUIS OBISPO** to amend Sections 22.30.070, 22.30.075, 22.06.030, and 22.80.030 of the Land Use Ordinance, Title 22 of the County Code referring to Olive Oil Processing, Tasting and Retail Sales in addition to retail sales of other agricultural products from farm and field stands.

County File No: **LRP2011-00010**

Supervisorial Districts: 1, 3, 4 & 5

On August 23, 2012, the Planning Commission considered the above referenced matter and took the following action to recommend approval of the proposed amendment:

On the motion of Commissioner Christianson, seconded by Commissioner Irving, and carried unanimously, recommending to the Board of Supervisors approval of this Amendment to Title 22 of the Land Use Ordinance as shown in Exhibit LRP2011-00010:C.

Item 3. The Planning Commission is transmitting the record of their meeting of August 9, 2012 to your Board for the attached proposed amendments to Title 22 of the County Code (The Land Use Ordinance), as follows:

A request by the **COUNTY OF SAN LUIS OBISPO** to amend Sections 22.24 and 22.26, of the Land Use Ordinance, Title 22 of the County Code, the Transfer of Development Credits (TDC) program.

County File No: **LRP2008-00012**

Supervisorial Districts: 1, 3, 4 & 5

On August 9, 2012, the Planning Commission considered the above referenced matter and took the following action to recommend approval of the proposed amendment:

On the motion of Chairperson O'Grady, seconded by Commissioner Christianson, on a 3-2 vote, with Commissioners Murphy and Irving dissenting, recommending to the Board of Supervisors approval of this Amendment to Title 22 of the Land Use Ordinance and Framework for Planning, Part I of the Land Use Element as shown in Exhibits LRP2008-00012:A and LRP2008-00012:B.

Final Action

Final action on the above described amendments occurs through the adoption of the attached resolution and ordinances.

OTHER AGENCY INVOLVEMENT/IMPACT

The amendments were referred to all applicable responsible agencies and were reviewed and recommended for approval by the Planning Commission. In addition, County Counsel reviewed and approved the resolution and ordinances as to form and content.

BUSINESS IMPACT STATEMENT

Item 1 - Economic Element . The updated element may benefit business in the clusters because the new element is more aligned with the Clusters of Opportunity Economic Strategy.

Item 2 – Olive Oil Processing and Agricultural Retail Sales. Approval of these ordinance amendments will benefit the Uniquely SLO County cluster identified in the San Luis Obispo County Clusters of Opportunity Economic Strategy (November 2010). Specifically, locals involved in the olive oil industry and other agricultural producers through creating permit levels for processing, tasting and sales operations.

Item 3 – Transfer of Development Credits Amendments. Approval of these amendments are minor language changes and will not have an economic effect.

FINANCIAL CONSIDERATIONS

County initiated amendments are processed using funds in the current Planning and Building Department budget.

RESULTS

Final approval of the requests will allow the amendments to become effective 30 days after today's date (November 23, 2012).

ATTACHMENTS

Attachment A –Resolution for adoption

- Attachment A1 - Exhibit LRP2011-00014:A
- Attachment A2 – Exhibit LRP2008-00012:B
- Attachment A3 – Exhibit LRP2011-00010:C
- Attachment A4 – Exhibit LRP2008-00012:A
- Attachment A5 – Exhibit A

Attachment B - *Item 1 – Economic Element Update*

- Attachment B1– Planning Commission Resolution
- Attachment B2 – Proposed Changes to the Economic Element (Without Strikethrough)
- Attachment B3 - Planning Commission Minutes from the August 23, 2012 Meeting
- Attachment B4 – Planning Commission Staff Report from the August 23, 2012 Meeting

Attachment C - *Item 2 – Olive Oil Processing Amendments*

- Attachment C1 – Planning Commission Memo
- Attachment C2 – Ordinance (Strikethrough)

- Attachment C3 – Planning Commission Minutes from the August 23, 2012 Meeting
- Attachment C4 – Planning Commission Staff Report

Attachment D - *Item 3 Transfer of Development Credits Clean Up Amendments*

- Attachment D1 – Planning Commission Resolution
- Attachment D2 – Ordinance (Strikethrough)
- Attachment D3 – Framework Changes (Strikethrough)
- Attachment D4 – Planning Commission Minutes from the August 9, 2012 Meeting
- Attachment D5 – Planning Commission Staff Report