



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: MICHAEL CONGER, PLANNER

VIA ELLEN CARROLL, ENVIRONMENTAL COORDINATOR

DATE: DECEMBER 3, 2013

SUBJECT: PLANNING COMMISSION ACTION ON STORMWATER MANAGEMENT ORDINANCES (LRP2012-00009)

The Planning Commission of the County of San Luis Obispo held a public hearing on June 13, 2013 to consider proposed amendments to Titles 19, 22, and 23 of the County Code concerning stormwater management. After receiving public testimony, the Planning Commission chose to recommend approval of the proposed ordinance amendments.

Thereafter, on motion of Carlyn Christianson, seconded by Ken Topping, and on the following vote:

AYES: Commissioner(s) Carlyn Christianson, Ken Topping, Tim Murphy, Don Campbell.
NOES: None.
ABSENT: Commissioner(s) Jim Irving.

The Commission recommends the Board of Supervisors approve Land Use Ordinance Amendment LRP2012-00009 based on the finding listed in Exhibit A.

Typically, the Planning Commission's purview extends to Titles 22 (Land Use Ordinance) and 23 (Coastal Zone Land Use Ordinance). The Commission does not generally review amendments to Title 19 (Building and Construction Ordinance). Because the amendments to Title 19 were directly related to similar amendments in Titles 22 and 23, the Planning Commission considered amendments to all three titles at their June 12, 2013 hearing.

The Planning Commission's review of the stormwater management ordinances actually preceded the final adoption of the Post Construction Requirements (PCRs), which occurred on July 12, 2013. When the PCRs were adopted, the deadline for local ordinance implementation was extended from September 6, 2013 to March 6, 2014.

Since the Planning Commission's review, a few minor revisions have been made to ordinance language:

- The language regarding grading in a watercourse area was inadvertently left out of the Public Hearing Draft. A representative from the North Coast Advisory Council identified the error, and the language has since been restored. (Section 23.05.032.a)
- The Planning Commission originally considered the concept of “sunsetting” the Title 19 amendments once the Title 23 amendments have taken effect. Based on feedback from County Counsel’s office, we’ve determined that it would be more appropriate to return to your Board to repeal the Title 19 amendments once the Title 23 amendments have taken effect.
- The Building Official recommended updates to various building code references throughout the Coastal Zone grading ordinance.
- The Title 19 amendments affecting Section 19.03.010.e are now covered under a separate ordinance proposal, which your Board will be considering under separate cover on December 3, 2013.