

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/20/2014	(3) CONTACT/PHONE Jo Manson, Planner III/ (805) 781-4660	
(4) SUBJECT Hearing to consider 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 2014-15; exempt from the California Environmental Quality Act (CEQA). District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board of Supervisors adopt the attached ordinance to approve the amendments to Title 26 of the County Code, Growth Management Ordinance as set forth in Attachment 2.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {X} Hearing (Time Est. <u>30 minutes</u>) { } Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts {X} Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { } N/A Date: <u>5/6/14</u> , Item #2 (introduction)	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 5/20/2014

SUBJECT: Hearing to consider 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 2014-15; exempt from the California Environmental Quality Act (CEQA). District 4.

RECOMMENDATION

It is recommended that the Board of Supervisors adopt the attached ordinance to approve the amendments to Title 26 of the County Code, Growth Management Ordinance as set forth in Attachment 2.

DISCUSSION

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to the Growth Management Ordinance (GMO), Title 26 of the County Code, to provide clean up and housekeeping updates of outdated references and information, and simplification for better understanding and efficiency.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 No. 3155). During preparation of the clean up amendments planning staff identified that amendments to Section 26.01.070, General Procedures, were necessary prior to June 30, 2009, June 30, 2010, June 30, 2011 and June 30, 2012 and the changes have been implemented (Ordinance Nos. 3178, 3194, 3213, 3227 and 3241). Planning staff have identified one (1) amendment to Section 26.01.070, General Procedures that is necessary prior to June 30, 2014. This staff report addresses the proposed amendment to the Growth Management Ordinance that was introduced May 6, 2014.

On April 10, 2014 the Planning Commission held a public hearing regarding amendments to Title 26, GMO. The Planning Commission staff report and the draft minutes are included as Attachments 3 and 4 respectively. At the conclusion of the hearing the Planning Commission recommended to the Board of Supervisors that the proposed amendment be approved.

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 today is in Attachment 2.

BACKGROUND

Attachment 1 shows proposed revisions to the Growth Management Ordinance, Title 26 of the County Code. Proposed text marked for deletion has a ~~strikeout~~ and the proposed text to be inserted is underlined. The proposed revisions are described below:

1. Section 26.01.070, h. - The current text regarding the maximum number of new dwelling units allowed in the Nipomo Mesa area refers to "...the period of July 1, 2013 through June 30, 2014...". The proposed text changes refer to "...the period of July 1, 201~~3~~4 through June 30, 201~~4~~5".

Why the above text is proposed for change: The current text will soon be outdated and needs to be revised to address the upcoming Fiscal Year 2014-2015. Each fiscal year the date references require revision to stay current with the upcoming fiscal year period.

OTHER AGENCY INVOLVEMENT/IMPACT

Referrals were sent to the South County Advisory Council and the Nipomo Community Services District. County Counsel has reviewed and approved the proposed ordinance as to form and codification.

FINANCIAL CONSIDERATIONS

The proposed ordinance amendment is covered by the current department budget as a county-initiated amendment.

RESULTS

Adoption of the proposed ordinance will allow the amendment to become effective in 30 days. Denial of any of the amendments will mean that the proposed amendment would not become effective and the growth rate would revert to the Countywide growth rate.

ATTACHMENTS

1. Proposed Ordinance showing additions and deletions
2. Ordinance for Adoption
3. Planning Commission Staff Report (April 10, 2014)
4. Correspondence received April 10, 2014 for Planning Commission meeting
5. Draft Planning Commission minutes (April 10, 2014)