

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

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| (1) DEPARTMENT Planning and Building | (2) MEETING DATE 12/2/2014 | (3) CONTACT/PHONE Airlin M. Singewald, Senior Planner/(805) 781-5198 Brian Pedrotti, Planner III/(805) 788-2788 | |
| (4) SUBJECT Hearing to consider a request by the County of San Luis Obispo for General Plan Amendments to: (1) amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 7,650 square-foot (0.18 acre) portion of an approximately 0.5 acre parcel from Public Facilities to Commercial Retail, (2) amend Chapter 3, Resource Management System, in the Inland and Coastal Framework for Planning documents, Part I of the Land Use and Circulation Elements of the San Luis Obispo County General Plan and approve the environmental documents prepared pursuant to the California Environmental Quality Act (CEQA). All Districts | | | |
| (5) RECOMMENDED ACTION It is recommended that the Board of Supervisors: <ol style="list-style-type: none"> 1. Hold the public hearings on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports. 2. Take tentative action on the amendments heard today with final action occurring on December 16, 2014 | | | |
| (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>60 minutes</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>) | | | |
| (11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A | | | |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A | | (13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A | |
| (14) LOCATION MAP Attached | (15) BUSINESS IMPACT STATEMENT? No | (16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____ | |
| (17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe | | | |
| (18) SUPERVISOR DISTRICT(S) All Districts | | | |



County of San Luis Obispo

TO: Board of Supervisors

FROM: Planning and Building / Airlin M. Singewald, Senior Planner
Brian Pedrotti, Planner III

VIA: Kami Griffin, Assistant Director, Department of Planning and Building

DATE: 12/2/2014

SUBJECT: Hearing to consider a request by the County of San Luis Obispo for General Plan Amendments to: (1) amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 7,650 square-foot (0.18 acre) portion of an approximately 0.5 acre parcel from Public Facilities to Commercial Retail, (2) amend Chapter 3, Resource Management System, in the Inland and Coastal Framework for Planning documents, Part I of the Land Use and Circulation Elements of the San Luis Obispo County General Plan and approve the environmental documents prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION

It is recommended that the Board of Supervisors:

1. Hold the public hearings on the amendments recommended for approval by the Planning Commission as set forth in the attached Exhibits and staff reports.
2. Take tentative action on the amendments heard today with final action occurring on December 16, 2014.

DISCUSSION

At today's meeting, your Board will hold public hearings on the following amendments recommended for approval by the Planning Commission, take tentative action on the amendments, and continue the items to December 16, 2014 for final action through adoption of a resolution and associated ordinances.

Item 1. Staff is transmitting the record from the September 23, 2014 Board of Supervisors meeting whereby the Board directed staff to include the current parcel (880 Main Street) with the neighboring parcel (900 Main Street) that was approved by the Board on September 23, 2014:

A request by the COUNTY OF SAN LUIS OBISPO to amend the County's Land Use Element / Local Coastal Plan (North Coast Area Plan) by changing the land use category of an approximately 7,650 square-foot (0.18 acre) portion of an approximately 0.5 acre parcel from Public Facilities to Commercial Retail. The remaining portion of the parcel is already within the Commercial Retail category. After the amendment, the entire parcel would be designated Commercial Retail. The site is located at 880 Main Street, approximately 800 feet northwest of Cambria Road, within the community of Cambria. The site is located in the North Coast planning area.

County File Number: **LRP2013-00015(b)**

Assessor Parcel Numbers: 022-251-018

Supervisorial District: 2

Background/Discussion

On September 23, 2014, your Board adopted a General Plan / Local Coastal Plan amendment to change the land use category at the former Cambria library site (900 Main Street) from Public Facilities to Commercial Retail. The purpose of that amendment was to enable the County to sell the parcel to a private entity.

Staff originally recommended (and your Board authorized) also including a portion of the neighboring Lions Club parcel (880 Main Street) in the amendment. The Lions Club parcel is developed with two buildings, with separate land use categories for each: 870 Main Street is designated CR and developed with the Lions Club assembly building; and 880 Main Street is designated PF and developed with the historic Santa Rosa Schoolhouse, currently used as an art gallery (see Figure 1). Including 880 Main Street in the amendment would result in a single CR land use category over the entire Lions Club parcel and would establish a continuous CR block connecting the former library with the West Village commercial district to the north.



Figure 1: Existing Land Use Categories

After your Board authorized the amendment for both 880 Main (schoolhouse) and 900 Main (former library), the Historical Society raised concerns that the PF to CR land use category change would recognize the existing commercial use of the schoolhouse building and could prevent the schoolhouse from being used as a community museum, as originally envisioned. In response, staff recommended against including the schoolhouse site in the land use category change, since this issue could distract from the immediate goal of the amendment: to allow the County to sell the former library building in a timely manner.

On August 28, 2014, the Planning Commission reviewed the proposed land use category change (including the Lions Club portion) and recommended changing the land use category for the former library (900 Main Street) only, excluding the Lions Club portion. This was in response to the Historical Society's concerns about the future use of the historic schoolhouse building. Staff brought this recommendation forward to your Board for consideration on September 23, 2014.

Prior to the September 23, 2014 Board of Supervisors hearing, Supervisor Gibson discussed the land use category change with representatives from the Lions Club and the Cambria Historical Society, and both parties indicated they could support the amendment and agreed that it would not affect the Historical Society's vision for the future use of the historic schoolhouse building. Based on this agreement, your Board took action on September 23, 2014 to approve the land use category change for the former library site (900 Main Street) and continued consideration of the Lions Club portion (880 Main Street) to the Winter GPA cycle.

Staff is recommending that your Board now approve the land use category change for the schoolhouse site (880 Main Street). The attached Planning Commission staff report provides a more detailed discussion of the proposed land use category change and the history of the schoolhouse building.

Item 2. The Planning Commission is transmitting the record of its meetings of July 24 and September 11, 2014 to your Board for the attached proposed amendments to Chapter 3, Resource Management System, in the Inland and Coastal Framework for Planning documents, Part I of the Land Use and Circulation Elements of the San Luis Obispo County General Plan as follows:

Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend Chapter 3, Resource Management System, in the Inland and Coastal Framework for Planning documents, Part I of the Land Use and Circulation Elements of the San Luis Obispo County General Plan. The Coastal Zone Framework for Planning document is also part of the Local Coastal Program. The amendment includes: 1) recalculating lead times for responding to Levels of Severity for certain resources, 2) adding highway interchanges as a monitored resource, 3) revising or establishing criteria and recommended actions for Levels of Severity for water supply and systems, wastewater treatment, schools, roads, air quality, and parks, 4) reorganizing text and tables, and 5) updating and clarifying processes, references and other language. This amendment also includes minor clean-up revisions to Chapters 1 and 8 of the Inland and Coastal Framework for Planning to remove outdated references to the Master Water and Sewer Plan and to change reporting of information by agencies to the County from "annually" to "biennially."

County File Number: **LRP2008-00013**
Assessor Parcel Numbers: Countywide
Supervisorial Districts: All

The Planning Commission considered the above amendments and took the following action to recommend approval of the proposed amendment:

On the motion of Commissioner Jim Irving, no second required, and carried (5-0), recommending to the Board of Supervisors approval of this amendment as shown in Exhibits LRP2008-000013:B (Amendments to the Framework for Planning – Inland) and LRP2008-00013:C (Amendments to the Framework for Planning – Coastal) based on Findings in Exhibit LRP2008-00013:A.

Background/Discussion

The RMS is ultimately a planning tool and an alert system that focuses on collecting data, identifying problems and developing solutions to correct deficiencies in the following six resource areas:

- Water Supply and Systems
- Wastewater Disposal
- Roads and Highway Interchanges
- Schools
- Air Quality
- Parks

The County Department of Planning and Building is the agency responsible for administering the RMS with input from County Departments, cities, CSDs and other water purveyors, the Water Resources Advisory Committee (WRAC), CalTrans, San Luis Obispo Council of Governments, the Air Pollution Control District, and the Regional Water Quality Control Board.

The RMS is designed to monitor resource capacity levels, and uses three LOS (LOS I, LOS II, and LOS III) to identify potential and progressively more immediate resource deficiencies. Criteria are used for each resource to determine its LOS, and are described in the tables and text of Section F of the RMS. The LOS are described as follows:

- LOS I occurs when resource use will reach capacity in the time required to expand capacity.
- LOS II occurs when the rate of resource depletion must be decreased to avoid exceeding the resource capacity.
- LOS III occurs when the capacity of a resource has been met or exceeded.

Through a data collection and reporting effort that includes resource inventories, a monitoring program, and recommendations from advisory bodies such as the WRAC, the Department of Planning and Building recommends that a LOS should be established, increased or reduced and sends an advisory memorandum to the Board of Supervisors. The Board can then initiate a Resource Capacity Study that is considered by the Planning Commission for recommended actions to the Board of Supervisors. This advisory process is illustrated in Figure 3-1 of the RMS.

On April 21, 2009, the Board of Supervisors authorized processing of amendments to portions of the Resource Management System (RMS) in Inland and Coastal Framework for Planning. The purpose of the amendments was to link the RMS and the Growth Management Ordinance more closely for the purpose of more effectively dealing with resource and infrastructure needs and limitations. The amendments were to consider a number of measures, including two that are proposed in this report: recalculating lead times for responding to LOS and including highway interchanges in the RMS. Other measures regarding incentives for water conservation and cooperative ground water basin management are being addressed through ongoing efforts such as the amendments to establish countywide water programs that were authorized by the Board earlier this year.

The amendments authorized for processing in April 2009 also included measures to evaluate using groundwater basins as growth management areas instead of communities and to consider setting growth rates at low levels in areas of LOS I-III. Those possible revisions to the Growth Management Ordinance measures were not carried forward, as the Department determined that they would require preparation of an EIR. In addition, earlier this year, the Board of Supervisors considered but declined to authorize the processing of similar growth management measures in connection with its consideration of countywide water programs.

The Department considered but did not carry forward two other measures originally authorized by the Board of Supervisors as part of the amendments to the RMS: rural development impact fees and mandatory actions to respond to LOS for all resources tracked by the Resource Management System. Staff determined that mandatory actions would not be feasible without direction from decision makers, which is how the existing RMS system is set up.

On July 24, 2014, the Planning Commission reviewed the proposed changes to RMS and continued the project to September 11, 2014. On September 11, 2014, the Planning Commission recommended approval of the revisions and forwarding to your Board. The recommended revisions are grouped into several categories, and are listed below. A more detailed description of the revisions is provided in the attached Planning Commission staff report of July 24, 2014. The full text of the revisions to the RMS is shown in attached Exhibit B [Chapters 1, 3, and 8 of Framework for Planning (Inland)], and Exhibit C (Chapters 1, 3, and 8 of Coastal Framework for Planning).

1. Recalculation of lead times for responding to LOS for certain resources, particularly for water supply.
2. Revisions to recommended actions and reporting that are more representative of how the process actually works. In particular, the RMS has been revised to recognize the discretion of the Board of Supervisors in making decisions on plans and programs that affect resource use.

3. Highway Interchanges added as a monitored resource and addition of parks criteria. Parks are listed as a monitored resource in the existing RMS; however, no criteria or recommended actions are currently included. In consultation with County Parks, staff originally proposed criteria and actions for parks, as listed in Table L. Three separate criteria are proposed for each LOS based on 1) the amount of parkland acres in each community, 2) the distribution of parkland and/or type of facilities, and 3) the amount of deferred maintenance. Following a meeting between Planning and Parks staff in October, several changes were proposed by Parks staff (see "Changes to Parks section" below).
4. Water Supply and Systems Section significantly revised and expanded.
5. Reorganization of Inland/Coastal Framework, including providing maximum consistency between the RMS chapter of the two documents.
6. Updating and clarifying processes, references and other language.
7. Minor clean-up revisions to Chapters 1 and 8 of the Inland and Coastal Framework for Planning.

In addition, Planning and Parks and Recreation staff met in October to discuss the RMS section for Parks. Parks staff expressed concerns with the criteria for levels of severity, and provided a memo to Planning requesting that the criteria for 1) inconsistency with the Parks and Recreation Element, and 2) deferred maintenance on parks, be removed from the RMS. For inconsistency with the Parks and Recreation Element, Parks staff identified that the Element is a planning document that guides future park and recreation facilities and already includes existing and proposed parks. For deferred maintenance, Parks staff was concerned that maintenance needs are subjective and not easily measurable, and may not directly correlate to the park and recreation facilities provided. The Parks and Recreation memo is attached for the Board's consideration.

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 the resolution and ordinances as to form and content.

FINANCIAL CONSIDERATIONS

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

RESULTS

Final approval of the requests on December 16, 2014 will allow the amendments to become effective 30 days after that date (January 16, 2015). This is consistent with the countywide goal of promoting livable and prosperous communities.

ATTACHMENTS

Item 1 - Attachment 1 - BOS Minutes from the September 23, 2014 meeting

Item 1 - Attachment 2 - Planning Commission August 28, 2014 Staff Report

Item 2 - Attachment 1 - Planning Commission Resolution

Item 2 - Attachment 2 - Planning Commission Recommended Versions of Amendments to the Framework for Planning (Inland and Coastal) (Exhibits LRP2008-00013:B and LRP2008-00013:C)

Item 2 - Attachment 3 – CEQA Determination

Item 2 - Attachment 4 – Planning Commission Minutes (7/24 and 9/11)

Item 2 - Attachment 5 – Parks and Recreation Memo with proposed revisions

Item 2 - Attachment 6 – Planning Commission staff memos including: 1) staff memo with attached color coded Air Pollution Control District, Public Works and Water Resources Advisory Council changes, and 2) staff memo with color coded version (Clerk's file)

Item 2 - Attachment 7 – Planning Commission July 24, 2014 staff report and correspondence (Clerk's file)