

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 1/22/2015	(3) CONTACT/PHONE Jay Johnson / 805-781-4573	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend the Land Use Ordinance (Title 22 of the County Code), the Coastal Zone Land Use Ordinance (Title 23 of the County Code), and Table O of the Coastal Zone Framework for Planning of the Land Use Element and Local Coastal Program of the County General Plan to remove mini-storage warehouse facilities as an allowable use in the Residential Multi-Family land use category. Mini-storage warehouse facilities would remain allowable in the Commercial Service, Industrial and Public Facilities land use categories.			
(5) RECOMMENDED ACTION Recommend to the Board of Supervisors approval of General Plan and Ordinance Amendment LRP2014-00007 as shown in Exhibits LRP20014-00007:B, C and D based on the findings listed in Exhibit A.			
(6) FUNDING SOURCE(S) Department 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>30 mins.</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)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY Dates: Planning Commission – May 22, 2014 Board of Supervisors – June 17, 2014	
(17) ADMINISTRATIVE OFFICE REVIEW			
(18) SUPERVISOR DISTRICT(S) All			

County of San Luis Obispo



TO: Planning Commission

FROM: Planning and Building / Jay Johnson / 805-781-4573

DATE: 1/22/2015

SUBJECT: Hearing to consider a request by the County of San Luis Obispo to amend the Land Use Ordinance (Title 22 of the County Code), the Coastal Zone Land Use Ordinance (Title 23 of the County Code), and Table O of the Coastal Zone Framework for Planning of the Land Use Element and Local Coastal Program of the County General Plan to remove mini-storage warehouse facilities as an allowable use in the Residential Multi-Family land use category. Mini-storage warehouse facilities would remain allowable in the Commercial Service, Industrial and Public Facilities land use categories.

RECOMMENDATION

Recommend to the Board of Supervisors approval of General Plan and Ordinance Amendment LRP2014-00007 as shown in Exhibits LRP20014-00007:B, C and D based on the findings listed in Exhibit A.

DISCUSSION

The County's Housing Element is required to be updated every five years. It was recently updated in June 2014. The Housing Element contains several programs to implement the County's housing policies. The previous version of the Housing Element (2009-2014) contained *Program HE1.G – Revise Residential Development Standards*, which stated:

"Revise development standards for multi-family housing (including multi-family housing built at densities of 20-38 units/acre) and single family housing to encourage construction of well-designed communities. This program would include the prohibition of mini-storage in the Residential Multi-Family land use category."

[This program also contained several other potential revisions to multi-family development standards that are not part of this application.]

According to Program HE1.G:

"The primary purpose for revising multi-family standards is to reduce constraints to high density housing, with emphasis on locations where residents can use alternatives to private automobiles."

Mini-storage facilities are included in the County's land use definition for warehousing:

"Establishments primarily engaged in the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesale distribution. Does not include terminal facilities for handling freight. Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public."

Within the Residential Multi-Family (RMF) land use category, only mini-storage type warehousing is allowed. The key reason to remove mini-storage warehouse facilities as an allowable use in RMF categories is to lessen the competition for land zoned Residential Multi-Family and maximize the opportunity to develop housing in these areas. This is particularly important in areas in close proximity to shopping, services and transit. In Los Osos, for example, several mini-storage facilities have been developed on sites in the Residential Multi-family category, precluding the opportunity to develop

multi-family housing in those areas.

Under this proposed amendment, mini-storage warehouse facilities would remain allowable in the Commercial Service, Industrial and Public Facilities land use categories. This amendment would not preclude multi-family projects from including on-site storage space for residents as an accessory use or preclude existing facilities from continuing their operation, as previously approved, as legal non-conforming uses.

Implementing this amendment will require deleting "Warehousing, Wholesaling & Distribution" ("Warehousing" in the Coastal Zone) as an allowable use within the RMF land use category in the allowable use tables [Table 2-2 – Inland (Attachment 2) and Table "O" – Coastal Zone (Attachment 3)]. In addition, the standards for specific uses ("special uses" in the Coastal Zone Land Use Ordinance) will need to be amended, which includes deleting Section 22.30.640 (Inland) and revising Section 23.08.402 (Coastal Zone). Please see attachments 2 and 4.

Previous Planning Commission and Board of Supervisors Discussions

During the 2014 Update of the County's Housing Element, the Planning Commission, on May 22, 2014, discussed this potential amendment and recommended to the Board of Supervisors the updated Housing Element that contained a revised version of the program to delete mini-storage warehouse facilities in the RMF category (HE1.G). The revised program deleted the reference to mini-storage facilities in anticipation of this amendment occurring. Then on June 17, 2014, the Board of Supervisors also discussed this potential amendment during their hearing on the Housing Element update, and subsequently adopted the 2014-2019 Housing Element without the language about mini-storage facilities in anticipation of this amendment occurring.

COMMUNITY ADVISORY GROUP COMMENTS

The project was referred to all of the applicable Community Advisory Councils where Residential Multi-Family zoning is located in their advisory area. The only response came from the Templeton Area Advisory Group, who on November 20, 2014 voted 6-1 in support of the approval of LRP2014-00007.

OTHER AGENCY INVOLVEMENT/IMPACT

No agency responses were received.

ATTACHMENTS

1. Exhibit LRP-2014-00007:A - Findings
2. Exhibit LRP-2014-00007:B - Ordinance Amendment for Title 22
3. Exhibit LRP-2014-00007:C - Amendment to Table "O" of the CZLUE
4. Exhibit LRP-2014-00007:D - Ordinance Amendment for Title 23