



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
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January 30, 2014

Xzandrea Fowler
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Christensen four lot agricultural parcel map (SUB2011-00011)

This letter serves as the City of San Luis Obispo's comment letter on the proposed parcel map subdividing 156 acres into a 4-lot agricultural parcel map. Please forward this letter to the Subdivision Review Board for consideration.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The Community Development Department has noted important City policies for consideration by the Subdivision Review Board regarding subdivision of land in the City of San Luis Obispo's Greenbelt area within which the project is located:

Land Use Element Policy – Land Use Designations Outside the LUCE Planning Subarea: The City does not support any further subdivision of AG/OS except as part of a strategy for permanent agricultural and/or open space. However if any new lots are permitted apart from such a strategy, they should be a minimum of 20 acres in size or greater.

Conservation and Open Space Policy 8.2.1 - Open Space Preserved: The City will preserve as open space or agriculture the undeveloped and agricultural land outside the urban reserve line, including the designated Greenbelt as shown in Figure 5, and will encourage individuals, organizations and other agencies to do likewise.

Discussion: While the proposed parcel map is not an Agricultural Cluster subdivision, the project could be in alignment with City policies provided the proposed parcel sizes are not reduced and building envelopes and improvements are clustered to ensure larger agricultural areas are retained. To ensure ongoing consistency with City and County policies, the agricultural areas should be protected in perpetuity through an easement or recorded agreement guaranteeing no further subdivision or increases in density.

Thank you for considering City Community Development Department comments on the proposed project.



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The City requests to continue to be notified of any upcoming hearings on this project.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:
bleveille@slocity.org

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Leveille".

Brian Leveille, AICP
Senior Planner
Long Range Planning
City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director