

EXHIBIT LRP2014-00007:B
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SAN LUIS OBISPO COUNTY LAND USE ORDINANCE,
TITLE 22 OF THE COUNTY CODE, RELATIVE TO MINI-STORAGE WAREHOUSE
FACILITIES IN THE RESIDENTIAL MULTI-FAMILY LAND USE CATEGORY

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 22.30.640, Warehousing, of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

22.30.640 - Warehousing

The standards of this Section apply to warehouse uses in the Residential Multi-Family land use category.

- A. Limitation on use.** Warehousing shall be limited to mini-storage facilities.
- B. Permit Requirement.** Minor Use Permit approval is required for mini-storage facilities in the Residential Multi-Family land use category, except where a Conditional Use Permit is otherwise required by this Title.
- B. 1. Required findings.** ~~Prior to the approval of a warehouse use, the Review Authority shall first find that~~ A land use permit may be approved only where the Review Authority makes the following findings in addition to those required by Section 22.62.060.C.4:
- a. The proposed storage facilities are designed primarily to serve the needs of residents in the same land use category.
- b. That residential development is entirely precluded on the site due to:
- (1) Land use conflicts with existing land uses adjacent to the site, or
(2) Agricultural buffers required by the provisions of the Agriculture Element of the General Plan, or
(3) Limitations on urban services, including but not limited to water or wastewater service, where the service provider cannot, within the foreseeable future, serve residential development. (This finding does not preclude the applicant from obtaining any required approvals for necessary urban services for the proposed mini-storage facility.)
- C. 2. Development standards.** Warehouse facilities are subject to the same site design and site development standards in Article 3 as multi-family dwellings, except residential density.

SECTION 2: This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

SECTION 3: If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage and before the expiration of fifteen (15) days after passage of this ordinance, it shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of San Luis Obispo, State of California.

SECTION 5: In accordance with Government Code Section 25131, after reading of the title of the ordinance, further reading of the ordinance in full is waived.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 20_____, by the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAINING:

Chairperson of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

RITA L. NEAL
County Counsel

By: _____
Deputy County Counsel

Dated: _____