

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 8/11/2015	(3) CONTACT/PHONE Stephanie Fuhs, Planner/(805) 781-5721	
(4) SUBJECT Consideration of a request by Black Lake Golf Resort, LLC to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00016) to amend provisions of the Black Lake Specific Plan. The site is within the Black Lake Village Reserve Line in the South County Inland subarea of the South County Planning Area. District 4. This item was continued from March 24 and June 2, 2015 and staff is recommending to continue this item to the October 20, 2015 Board Meeting.			
(5) RECOMMENDED ACTION It is recommended that the Board continue this item to the October 20, 2015 meeting date.			
(6) FUNDING SOURCE(S) Application Fees	(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 type="checkbox"/> Hearing (Time Est. ___) <input checked="" type="checkbox"/> Board Business (Time Est. <u>5 minutes</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 N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A   Date: <u>March 24, 2015, June 2, 2015</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephanie Fuhs, Planner

VIA: Bill Robeson, Deputy Director, Permitting

DATE: 8/11/2015

SUBJECT: Consideration of a request by Black Lake Golf Resort, LLC to process a Specific Plan, General Plan and Land Use Ordinance Amendment (LRP2014-00016) to amend provisions of the Black Lake Specific Plan. The site is within the Black Lake Village Reserve Line in the South County Inland subarea of the South County Planning Area. District 4. This item was continued from March 24 and June 2, 2015 and staff is recommending to continue this item to the October 20, 2015 Board Meeting.

## **RECOMMENDATION**

It is recommended that the Board continue this item to the October 20, 2015 meeting date.

## **DISCUSSION**

On June 2, 2015, your Board continued this item in order to provide additional time for the applicant to meet with property owners in the Black Lake Village area to discuss revised development proposals and issues with existing CC&Rs and conditions of approval restricting residential development within the village reserve line.

At the time of staff report preparation, staff has not received a revised project description. Staff is recommending this item be continued to the October 20, 2015 Board date at the applicant's request in order for staff to review new information and provide the neighboring property owners an opportunity to provide comments.

### **Background**

On March 24, 2015, your Board held an authorization hearing by Black Lake Golf Resort, LLC, to consider a request to amend the Black Lake Specific Plan to increase residential density, expand the list of allowable uses, and allow for resort development. At the hearing, concerns were raised regarding residential development on the golf course, water use, traffic and safety. Your Board directed the applicant to work with the property owners to develop a project that was acceptable to the neighbors and directed staff to review the CC&Rs and open space easements for the Black Lake Village Area to determine if residential development on the golf course could be allowed. The hearing was continued to June 2, 2015.

Since the March 24 meeting, the applicant has met with property owners to develop a project that removes the residential component and focuses on commercial development and a possible retirement village. At the time of staff report preparation, a new project description and maps were not available, so staff has not had an opportunity to review and comment on the new proposal.

**OTHER AGENCY INVOLVEMENT/IMPACT**

Not applicable.

**FINANCIAL CONSIDERATIONS**

Processing of this project is funded with fees paid by the applicant per the County's adopted fee ordinance.

**RESULTS**

Continuing this item will allow the applicant to provide staff with a new project description and give staff additional time to review the new proposal. This is consistent with the goal of a well-governed community.