

PLANNING COMMISSION  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, February 11, 2016

PRESENT: Commissioners Don Campbell, Ken Topping, Jim Irving, Jim Harrison, and Eric Meyer

ABSENT: None

**RESOLUTION NO. 2016 -021**

RESOLUTION RECOMMENDING ADOPTION  
OF AMENDMENTS TO THE SAN LUIS OBISPO GENERAL PLAN – LAND USE AND  
CIRCULATION ELEMENT, THE SHANDON-CARRIZO SUBAREA OF THE NORTH  
COUNTY AREA PLAN, AND TITLE 22 – THE LAND USE ORDINANCE (THE  
SHANDON-CARRIZO SUBAREA OF THE NORTH COUNTY AREA PLAN)

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, Land Use and Circulation Element of the San Luis Obispo General Plan was adopted by the Board of Supervisors on September 22, 1980, and is a proper element of the General Plan; and

WHEREAS, public necessity, convenience and general welfare requires that the elements of a General Plan be amended from time to time; and

WHEREAS, the Planning Commission of the County of San Luis Obispo held a public hearing on February 11, 2016, to consider the San Luis Obispo County General Plan amendment; and

WHEREAS, the Planning Commission, at the conclusion of the public hearing, recommended approval to the Board of Supervisors of the amendments to the San Luis Obispo County General Plan – Land Use and Circulation Element, the Shandon-Carrizo subarea of the North County Area Plan, and Title 22 – the Land Use Ordinance (the Shandon-Carrizo Subarea of the North County Area Plan);

NOW, THEREFORE, BE IT RESOLVED that the San Luis Obispo County Planning Commission recommends to the Board of Supervisors of the County of San Luis

Obispo, State of California, that the Amendments to the San Luis Obispo County General Plan – Land Use and Circulation Element, the Shandon-Carrizo subarea of the North County Area Plan, and Title 22 – the Land Use Ordinance (the Shandon-Carrizo Subarea of the North County Area Plan) be adopted as follows:

1. Adopt the Amendments to the San Luis Obispo County General Plan – Land Use and Circulation Element, the Shandon-Carrizo subarea of the North County Area Plan, and Title 22 – the Land Use Ordinance (the Shandon-Carrizo Subarea of the North County Area Plan) and the exhibits listed below, and which is expressly referred to and incorporated herein as though fully set forth.
  - a. Exhibit LRP2014-00022:A - Findings,
  - b. Exhibit LRP2014-00022:B - Proposed Land Use Category Map Changes, and
  - c. Exhibit LRP2014-00022:C - Proposed Land Use Ordinance Changes.

On motion of Commissioner Irving, seconded by Commissioner Meyer, and on the following roll call vote, to wit:

AYES: Commissioners Irving, Meyer, Campbell, Topping and Harrison

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

                  /s/ Don Campbell  
Chairperson of the Planning Commission

ATTEST:

                  /s/ Ramona Hedges  
Secretary, Planning Commission

**EXHIBIT A  
LRP2014-00022:A**

**FINDINGS FOR COUNTY OF SAN LUIS OBISPO  
GENERAL PLAN AMENDMENT LRP2014-00022 (JEFFERS)**

CEQA Exemption

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061 (b)(3) because the project consists of changing the land use category of approximately eight acres of property zoned Agriculture to Commercial Service to encompass and existing steel fabrication yard. No new or expanded uses are proposed. As a result, no substantial impacts are anticipated to occur and it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Land Use Ordinance/Land Use Element

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the planning area standards, are allowed under Table 2-2 for the Commercial Service land use category.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:
- The proposal will not alter the rural character of the area because the use is existing and no new or expanded uses are proposed. Any future uses or expansions are subject to discretionary land use permits per existing planning area standards.
  - The proposal is compatible with the surrounding rural and agricultural uses.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan.

**EXHIBIT B**  
**LRP2014-00022:B**

**PROPOSED LAND USE CATEGORY MAP CHANGE LRP2014-00022 (JEFFERS)**

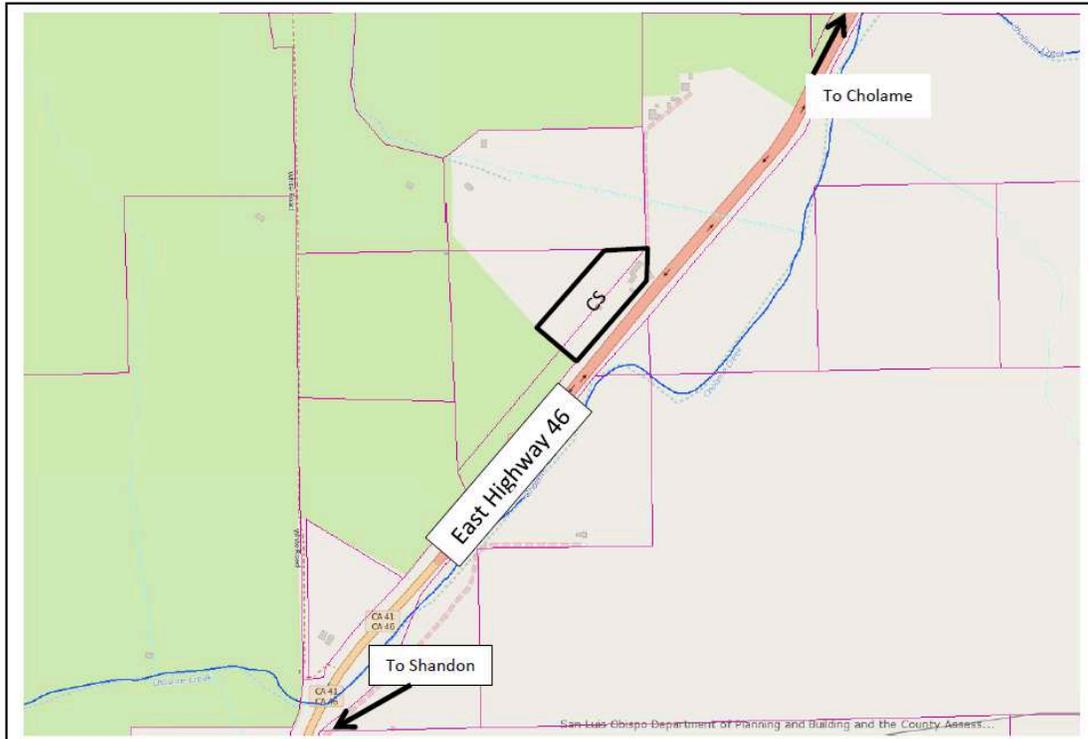


Exhibit: LRP2014-00022

Site: APNs 017-131-039 and -050

INITIATING A PRECISE LAND USE DESIGNATION AS SHOWN ON OFFICIAL LAND USE CATEGORY MAP ON FILE IN THE DEPARTMENT OF PLANNING AND BUILDING.

CHANGE APPROXIMATELY 8 ACRES OF AN OVERALL 28.2 ACRE PARCEL FROM AG TO CS

**JEFFERS GENERAL PLAN  
AMENDMENT**

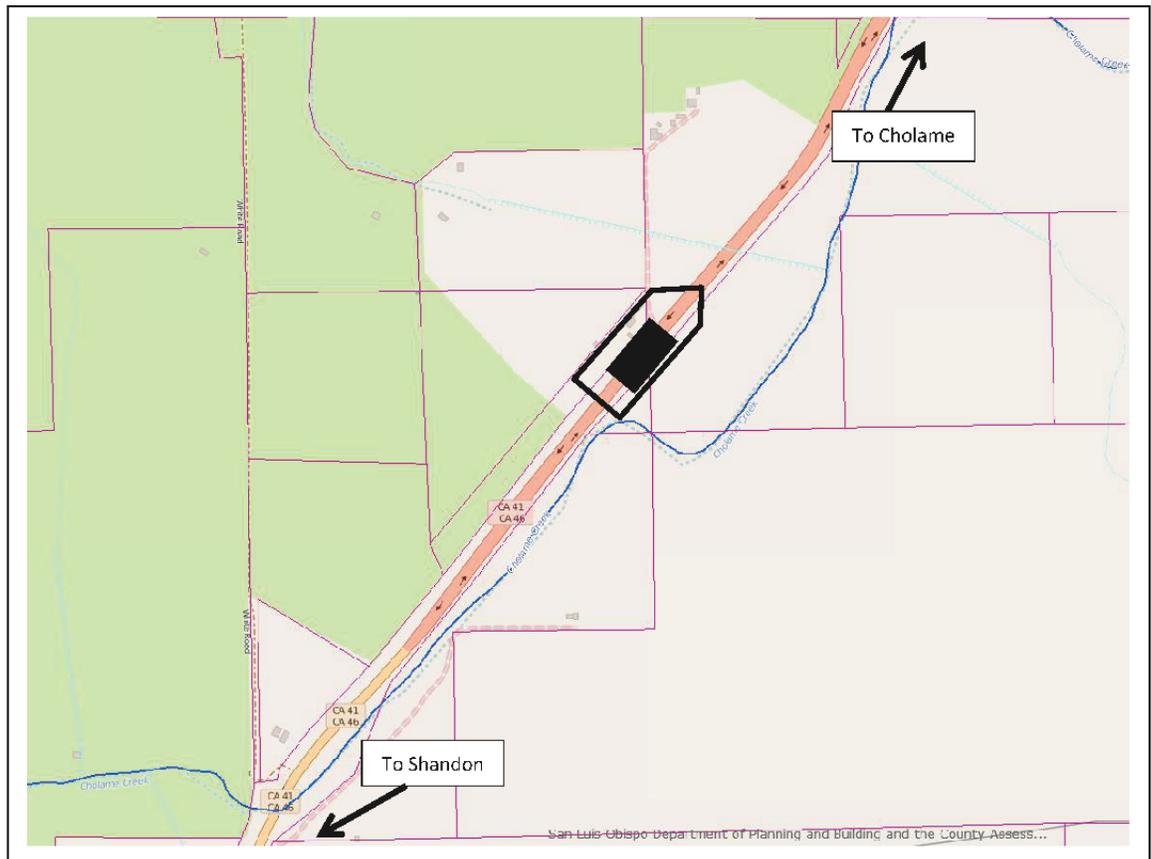
**EXHIBIT C  
LRP2014-00022:C**

**PROPOSED LAND USE ORDINANCE CHANGES LRP2014-00022:C - JEFFERS**

Section 22.94.090

**C. Commercial Service (CS).** The following standards apply within the Commercial Service land use category.

**1. Highway 46 between Shandon and Cholame - Commercial Service area.** The following standards apply to the area located on the northwest side of Highway 46 East between Shandon and Cholame., as shown on Figure 94-65.



**Figure 94-65 - Service Commercial Area**

**a. Limitation on use - service commercial area.** Land uses shall be limited to the following, subject to the land use permit requirements of Section 22.06.030: Metal Industries - Fabricated; Small Scale Manufacturing; Agricultural Processing (excluding wine tasting and special events); Construction Contractor's, Farm Equipment and Sales, Warehousing (no wholesale or retail sales from the site), Caretaker's Quarters and Residential Accessory Uses. All uses are limited to the producing, assembling, manufacturing and storing of goods and products that are for rural or agricultural applications or operations.

**b. Permit requirement.** Minor Use Permit approval is required for all new or expanded uses, unless a Conditional Use Permit is otherwise required by this Title.