



slo



LAND USE &  
CIRCULATION  
UPDATE

VOLUME II  
APPENDICES A-C

ELEMENTS  
AND PLANS

JUNE 2014



*Please see the next page.*

slo

2035



LAND USE &  
CIRCULATION  
UPDATE



APPENDIX A: DRAFT LAND USE ELEMENT

*Please see the next page.*



# **CHAPTER 1**

# **LAND USE**

**CHAPTER 1 -LAND USE**

**TABLE OF CONTENTS**

**Introduction..... 6**

**Preamble To The Land Use Element ..... 14**

**San Luis Obispo’s Vision ..... 14**

**Community’s Goals..... 15**

**Land Use Diagram and Standards ..... 18**

**1 Growth Management Policies ..... 30**

    1.0 Overall Intent..... 30

    1.1 Urban Separation ..... 30

    1.2 Urban Reserve Line ..... 30

    1.3 Urban Edges Character ..... 30

    1.4 Jobs/Housing Relationship..... 30

    1.5 Regional Planning ..... 30

    1.6 City Size and Expansion ..... 31

    1.7 Greenbelt..... 31

    1.8 Prime Agricultural Land..... 32

    1.9 Residential Clustering for Open Space Protection..... 32

    1.10 Growth Rates & Phasing..... 33

    1.11 Educational and Governmental Facilities Near the City ..... 36

    1.12 Annexation and Services ..... 36

    1.13 Costs of Growth ..... 38

    1.14 Solid Waste Capacity ..... 38

**Programs ..... 39**

    1.15 Countywide Planning ..... 39

**2 Conservation and Development of Residential Neighborhoods..... 41**

    2.1 Neighborhood Protection and Enhancement ..... 41


    2.2 Residential Location, Uses, and Design ..... 42

    2.3 Residential Density ..... 46

    2.4 Residential Land Protection ..... 47

    2.5 Student and Campus Housing ..... 48

    2.6 Downtown..... 49

    2.7 Reduced Automobile Dependence in Downtown  ..... 49

**Programs ..... 50**

    2.8 Updating & Enforcing Standards..... 50

    2.9 Multifamily Preferences and Standards ..... 50

    2.10 Downtown Residential Development ..... 50

    2.11 Neighborhood Compatibility ..... 50

    2.12 Neighborhood Plans..... 51

    2.12.1 Residential Densities..... 51

    2.13 Use of Downtown Parking by Residents..... 51

    2.14 Off-Setting Vehicle Needs for Downtown Residents ..... 51

    2.15 Fees for Parking Expansion Downtown ..... 51

**3 Commercial & Industrial Development Policies..... 52**

    3.0 Commercial Siting ..... 52

    3.1 General Retail ..... 52

    3.2 Neighborhood Commercial ..... 53



    3.3 Community Commercial..... 54












    3.4 Offices ..... 54

    3.5 Tourist Commercial Uses..... 55

    3.5.4 Services and Manufacturing..... 57



3.5.5	Overall .....	61
3.5.6	Mixed Uses .....	61
<b>Programs</b>	.....	<b>62</b>
3.5.7	Programs .....	62
<b>4 Downtown</b>	.....	<b>64</b>
<b>Policies</b>	.....	<b>64</b>
4.0	Downtown Residential .....	64
4.0.2	Entertainment and Cultural Facilities .....	66
4.0.3	Public Gatherings .....	66
4.0.4	Walking Environment  .....	66
4.0.5	Public Safety .....	67
4.0.6	Open Places and Views .....	67
4.0.7	Traffic in Residential Areas .....	67
4.0.8	Street Changes .....	67
4.0.9	Parking .....	67
4.0.10	San Luis Obispo Creek  .....	67
4.0.11	Building Conservation and Compatibility .....	67
4.0.12	New Buildings and Views .....	67
4.0.13	Noise .....	68
4.0.14	Sense of Place .....	68
4.0.15	Design Principles .....	68
4.0.22	Government Offices .....	69
4.0.23	Commercial Buildings Outside the Core .....	69
<b>Programs</b>	.....	<b>70</b>
4.0.24	Updating Downtown Concept Plan .....	70
4.0.25	Implementing the Downtown Concept Plan .....	70
4.0.26	Visual Resource Study .....	70
4.0.27	Expansion of Downtown Plaza .....	71
4.0.28	Allowing Efficiency Units and Variable Density in Downtown .....	71
4.0.29	Coordination on Late Night Environment .....	71
4.0.30	Master Plan for San Luis Obispo Creek .....	71
4.0.31	Inventory of Downtown Uses .....	71
4.0.32	Use Permit Requirements .....	71
4.0.33	Modify Community Design Guidelines to Address Safety and Crime Prevention .....	71
4.0.34	Emergency Callboxes in Downtown .....	72
4.0.35	Enhanced Lighting in Downtown .....	72
4.0.36	Specific Plans to Address Public Safety Through Design .....	72
4.0.37	Nighttime Safety Audit .....	72
<b>5 Public &amp; Cultural Facilities</b>	.....	<b>73</b>
<b>Policies</b>	.....	<b>73</b>
5.1	Cultural Facilities .....	76
5.2.3	Community Arts Support .....	76
5.2.4	Public Art .....	76
<b>Programs</b>	.....	<b>77</b>
5.2.5	City and County Offices Downtown .....	77
5.2.6	Performing Arts Center .....	77
5.2.7	Land Acquisition .....	77
5.2.8	Facility Reuse .....	77
5.2.9	Consider Incentives for New Social Service Facilities .....	77

<b>6</b>	<b>Resource Protection</b>		<b>78</b>
6.0	Overall Resource Protection		78
<b>Policy</b>			<b>78</b>
<b>Programs</b>			<b>78</b>
6.1	Open Space Policies		78
6.2	Hillside Policies		80
6.3	Hillside Programs		87
6.4	Creeks Wetlands, and Flooding Policies		88
6.5	Creeks and Flooding Programs		91
<b>7</b>	<b>Airport Area</b>		<b>92</b>
<b>Policies</b>			<b>92</b>
7.3.2	Regional Service		92
7.3.3	Airport Land Use Plan		92
7.3.4	City Annexation and Services		92
7.3.5	Greenbelt Protection 		92
7.3.6	Internal Open Space		95
7.3.7	Development Before Annexation		95
7.3.8	Transit Service		95
<b>Programs</b>			<b>96</b>
7.3.9	Airline Service		96
7.3.10	Growth Management		96
7.3.11	Open Space Dedication and In-lieu Fees		96
7.3.12	Airport Overlay Zone		96
7.3.13	Airport Land Use and Zoning Code		96
<b>8</b>	<b>Special Focus Areas</b>		<b>97</b>
<b>Policies</b>			<b>102</b>
8.3.1	Special Focus Areas		102
8.3.2	Specific Plan Areas		102
8.3.3	Special Planning Areas		108
<b>9</b>	<b>Sustainability</b>		<b>114</b>
9.3.1	Introduction		114
9.3.2	Regional Coordination 		114
9.3.3	Sustainability Coordination 		114
9.3.4	Climate Action Plan 		114
9.3.5	Urban Heat Effects 		114
9.3.6	Natural Areas and Green Space 		114
9.3.7	Sustainable Design 		114
9.3.8	Sustainable Infrastructure		115
<b>10</b>	<b>Healthy Community</b>		<b>117</b>
10.3.1	Neighborhood Access 		117
10.3.2	Local Food Systems 		117
10.3.3	Provide for Community Gardens 		117
10.3.4	Encouraging Walkability 		117
<b>11</b>	<b>Review &amp; Amendment</b>		<b>118</b>
11.3.2	Comprehensive Reviews		118
11.3.3	Amendment Proposals		118
11.3.4	Annual Report		118





<b>12 Implementation</b> .....	<b>119</b>
12.3.1 Introduction.....	119
12.3.2 Zoning Regulations .....	119
12.3.3 Subdivision Regulations.....	119
12.3.4 Community Design Guidelines.....	119
12.3.5 Historic Preservation Ordinance, Guidelines, and Context Statement .....	119
12.3.6 Grading Regulations .....	119
12.3.7 Budgets .....	119
12.3.8 Property Management.....	119
12.3.9 Development Plans, Area Plans, and Specific Plans .....	119
12.3.10 Public Planning .....	120
12.3.11 Environmental Review .....	120
12.3.12 Interagency Communication .....	120

**LIST OF FIGURES**

Figure 1. San Luis Obispo Planning Area .....	8
Figure 2. LUCE SOI Planning Subarea.....	9
Figure 3. Land Use Diagram .....	19
Figure 4. Downtown Planning Area and Core.....	35
Figure 5. Public and Cultural Facilities .....	56
Figure 6. Vehicle Sales Area .....	60
Figure 7. Hillside Planning Areas .....	82
Figure 8. Creeks and Floodplains .....	90
Figure 9. Airport Area .....	94
Figure 10. Special Focus Areas .....	99

**LIST OF TABLES**

Table 1. General Plan Land Use Designations and Development Standards within the LUCE Planning Sub-area.....	22
Table 2. General Plan Land Use Designations and Development Standards Outside the LUCE Planning Sub-area.....	28
Table 3. One Percent City Population Growth Projection.....	34
Table 4. Residential Population Assumptions <sup>1</sup> .....	46

## INTRODUCTION

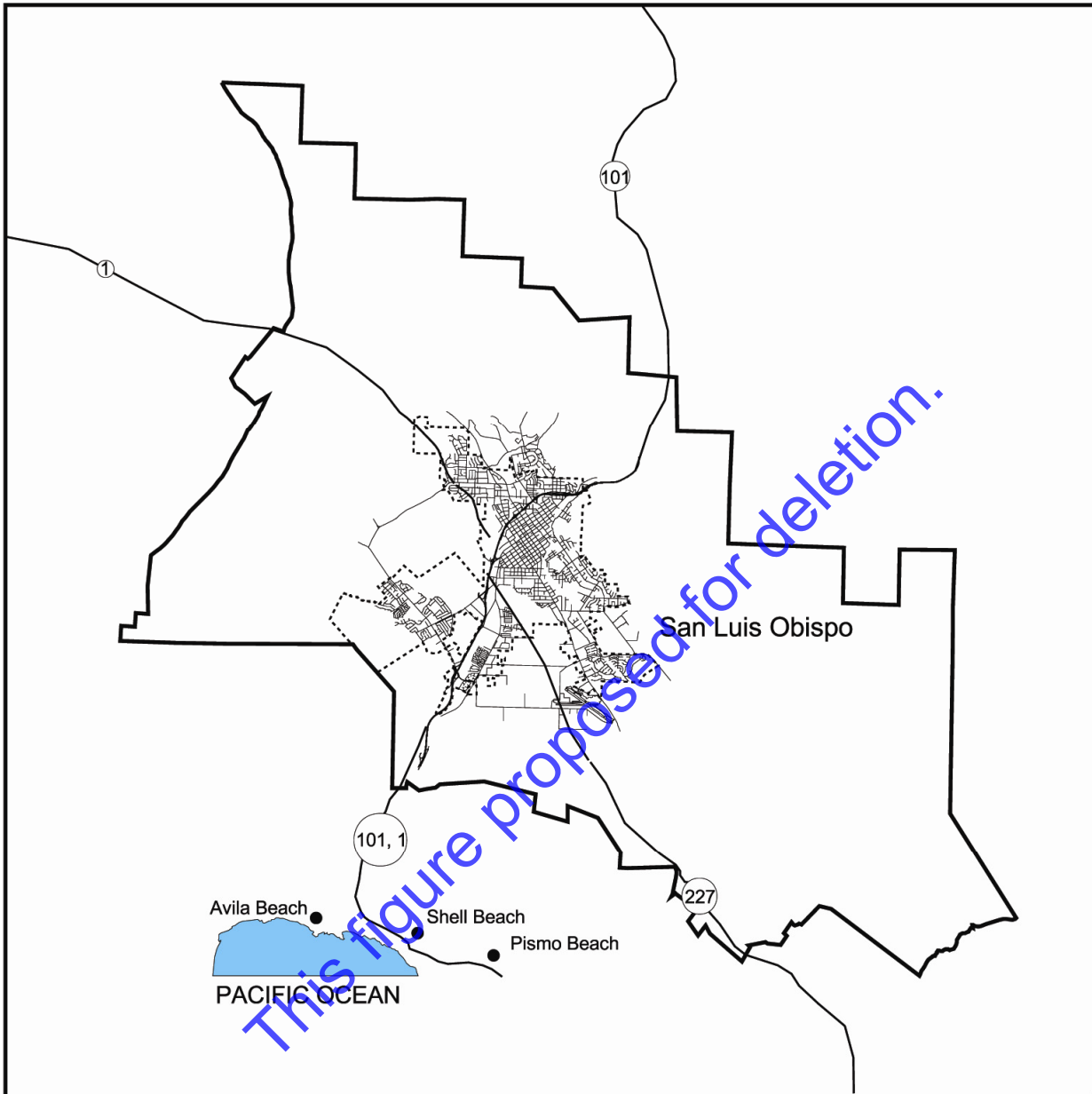
The City's General Plan guides the use and protection of various resources to meet community purposes. It reflects consensus and compromise among a wide diversity of citizens' preferences, within a framework set by State law. The General Plan is published in separately adopted sections, called elements, which address various topics.

The Land Use Element represents a generalized blueprint for the future of the City of San Luis Obispo. Required by State law, it is the core of the General Plan. Starting with conditions at the time of adoption, the Land Use Element sets forth a pattern for the orderly development of land within the City's planning area. This pattern should be based on residents' preference and on protection of natural assets unique to the planning area. The Element also describes the expected level of population growth resulting from construction of the kinds of housing units included in the plan, as well as the kinds of new commercial and industrial development that are responsive to the City's economic needs.

The City's planning area coincides with the County's San Luis Obispo planning area (Figure 1), and can be generally described as extending to the ridge of the Santa Lucias (Cuesta Ridge) on the north and east; the southerly end of the Edna Valley (northern Arroyo Grande Creek watershed boundary) on the southeast; the ridge of the Davenport Hills on the southwest; and the ridge of the Irish Hills, Turri Road in the Los Osos Valley, and Cuesta College in the Chorro Valley on the west. The General Plan also defines a smaller geographic boundary, referred to as the Land Use and Circulation Element (LUCE) Planning Subarea which contains the urban land uses for the community (Figure 2).

~~Policies in the Land Use Element and the General Plan Land Use Map are consistent with other General Plan elements. The General Plan consists of eight elements, including the Land Use Element. These elements have the following key implications for the Land Use Element.~~

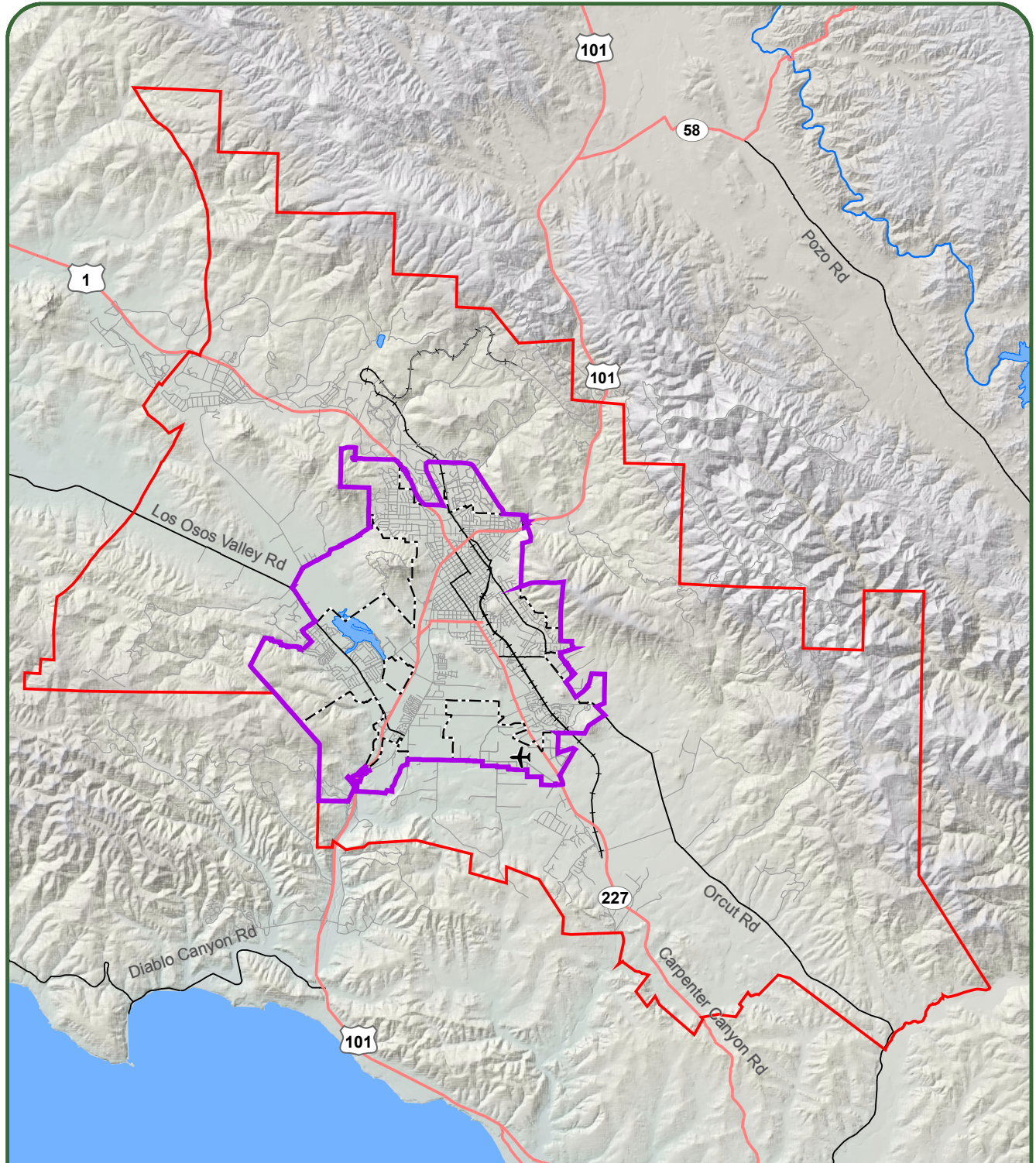
- ~~The **Circulation Element** recognizes implications of land use policy on all modes of movement and establishes policies, standards, and implementation measures that work with the Land Use Element update and address both existing and potential circulation opportunities and deficiencies.~~
- ~~The Housing Element goals, policies, and programs reflect the land use policies as they relate to residential development. The Circulation Element recognizes implications of land use policy on traffic and establishes relevant goals, policies, standards, and implementation measures that address both existing and potential circulation deficiencies.~~
- ~~**Noise Element** policies provide the appropriate protections needed to allow development and mixture of compatible uses while protecting residents and land uses from noise impacts.~~
- ~~The **Safety Element** identifies hazards that influence the locations and types of land uses proposed. The Land Use and Safety Elements share several safety topics. The Land Use Element update adds to the Safety Element through the inclusion of safety through environmental design concepts and to airport safety policies and programs. could affect both existing and future development and~~
- ~~The **Conservation and Open Space Element** addresses protection of open space amenities and resources in detail. The Land Use Element works with this element and incorporates concepts such as clustering and buffering open space areas in order to enhance their protection.~~



**Figure 1: San Luis Obispo Planning Area**

 <b>city of san luis obispo</b>	 San Luis Obispo Planning Boundary	
--	--	---

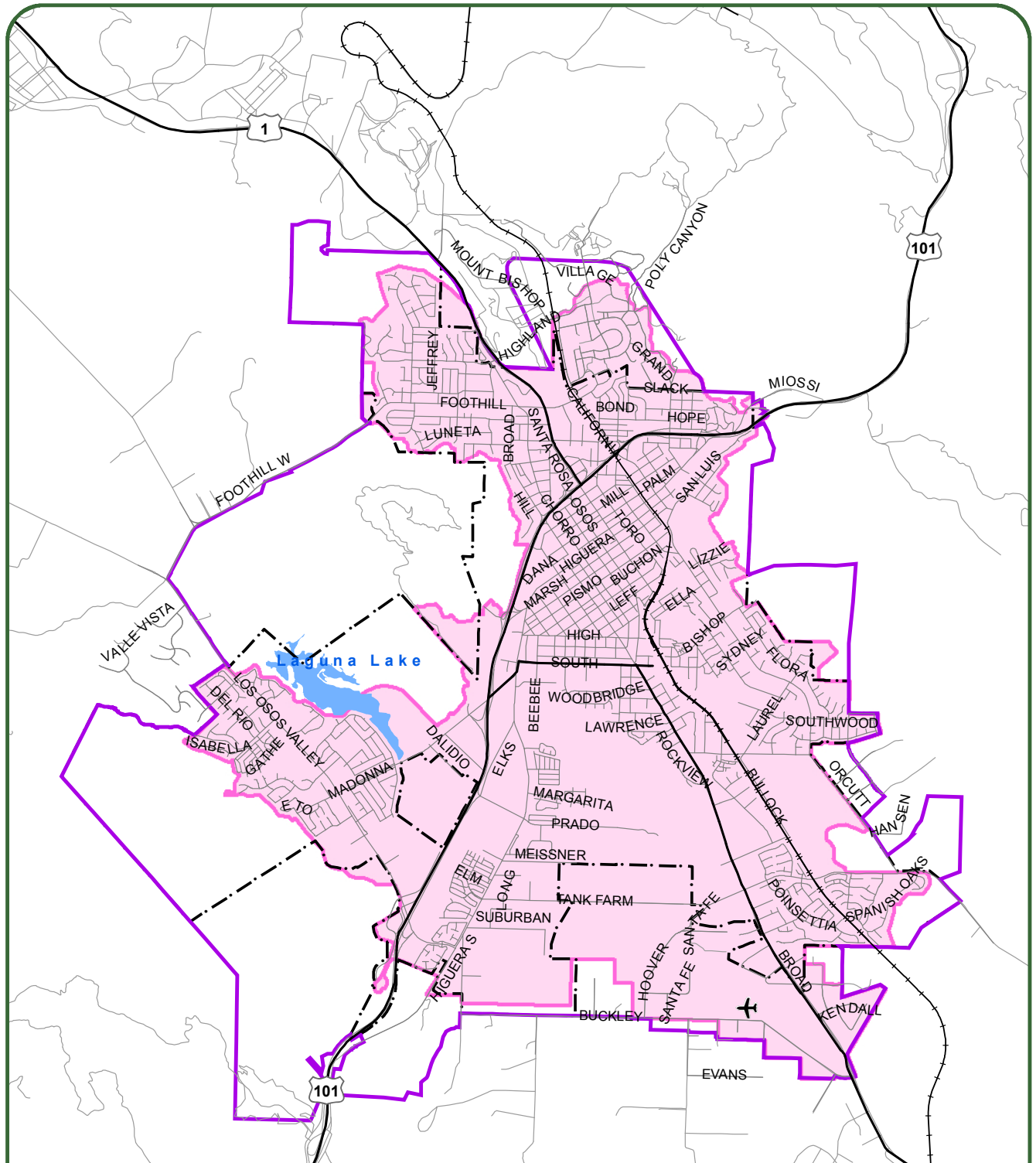
[San-Luis-Obispo-Planning-Area](#)



	<b>Legend</b>		
	Planning Area LUCE SOI Planning Subarea San Luis Obispo City Limits <small>Source: City of San Luis Obispo, 2012</small>	Highway Major Road Streets	Railroad airports

**Figure 1**  
Planning Area and LUCE SOI Planning Subarea

SLOGPU\_Fig1\_PlanningAreas\_20131205\_JKC.pdf



	<b>Legend</b>		
	LUCE SOI Area Urban Reserve City Limits	Highway Roads Railroad	Airport Water Body

Source: City of San Luis Obispo, 2012

**Figure 2**  
Urban Reserve

SLOGPU\_Fig2\_UrbanRes\_20131205\_JKC.pdf

- The Parks and Recreation Element provides active recreation areas and facilities that are essential to neighborhoods. The Land Use Element works to incorporate parks and recreation into the larger land use alternative sites and enhance integration of these resources into neighborhoods.
- The Water and Wastewater Element provides policies and programs to support adequate services to the community. The Land Use Element includes alternatives that are in keeping with the services available and ensures that infrastructure is sized appropriately to serve future service needs and planning.

The Land Use Element recognizes these potential constraints on land use policy. Policies in the Land Use Element and the General Plan Land Use Diagram are designed to be consistent and complementary with all other General Plan elements.

### History

The City's first General Plan, including land use and other elements, was adopted in 1961. A revised plan was adopted in 1966, following the County's first adoption of a plan for the San Luis Obispo area in 1965. The City adopted major revisions of its Land Use Element in 1972 and in 1977 and 1994. The current element is a revision of the 1977/1994 version.

### Public Participation

Before adopting or revising any General Plan element, the Planning Commission and the City Council hold public hearings. The City publishes notices in the local newspaper to let citizens know about the hearings at least ten days before they are held. Also, the City prepares environmental documents to help citizens understand the expected consequences of its planning policies before the hearings are held.

The City started work on updating this element with a series of public workshops in 1988. Also, the City took a public opinion survey and established committees to give advice on the element.

The City intends to re-evaluate this element about every ten years. Parts of it may be updated more often. There will be annual reports on how the plan has been implemented and changed. Anyone may suggest or apply for an amendment to the General Plan at any time, though there are state law limits on how often it can be amended in any one year.

### Background to the 1994 Land Use Element

The following represents a historical perspective of the update to the Land Use Element conducted in 1994 and is taken from that Element:

" The City started work on updating this element with a series of public workshops in 1988. Also, the City took a public opinion survey and established committees to give advice on the element.

The introduction to the 1977 Land Use Element contained a philosophical discussion of existing conditions and issues facing the City. The discussion is still valid today. Its premise is that the City and County, while still relatively rural and apparently capable of providing room for new residents, face some known and several undefined finite resources which may constrain growth. Furthermore, the introduction said, public attitudes towards the desirability of growth had changed since the City's first General Plan; experience with growth had caused citizens and public officials to question whether growth, even well planned, produces benefits worth the social, economic and environmental costs and consequences. Despite such consistent and strong expression of community values, there has been continued, incremental degradation of the natural environment expressly valued by residents of San Luis Obispo.

On the environmental side, the element stated that key resources known to have finite limits were water supply and air quality. All the basic resources -- land, water and air -- can accommodate some additional growth without severe impacts, but eventually and inevitably growth must stabilize and stop, or else exceed resource limitations with destructive social, economic and environmental ramifications. The purpose of the 1977 element, the Introduction said, was to apply planning methodologies to manage the rate and extent of growth so that irreversible environmental problems would not get out of hand before they were recognized.



Concerns about environmental quality continue today, and are the basis for much of the General Plan. Votes of residents and the public opinion survey of residents done as part of the General Plan update have strongly reaffirmed the commitment of residents to preserve and enhance the environmental quality of our community. In the years since 1977 additional issues have become better defined. One, for example, is the maintenance of the remaining prime farmland in and around the City. The 1977 Element cited this as one of the primary issues facing planners, but failed to propose a concrete solution. As a result, irreplaceable agricultural land has been lost. The General Plan now proposes solutions to the continued irretrievable loss of this world-class natural asset. Another issue that was less well understood in 1977 is the preservation of important wildlife and native plant habitats. The General Plan now proposes preservation of such habitats, including planning based on the identification, mapping and monitoring of the community's existing natural assets. This element is an update of the 1977 element; it represents fine tuning rather than a new beginning."

### **Background to the 2014 Land Use Element**

Since adopting the Land Use and Circulation Elements in 1994, the City has updated and amended its General Plan elements multiple times. The City updated its Noise Element in 1996, its Safety Element in 2000 and 2012, its Parks and Recreation Element in 2001, its Conservation and Open Space Element in 2006, and its Housing Element in 2004 and 2010, and its Water and Wastewater Element in 2010. While the City made minor amendments to its Land Use and Circulation Elements in 2010 and 2005, respectively, the 2014 LUCE update is the most comprehensive update of these elements since 1994.

The City initiated the LUCE Update in early 2012 with the support of a Sustainable Communities Planning Grant from the California Strategic Growth Council. The primary objectives of the Update were to respond to any changed conditions in San Luis Obispo, incorporate sustainable practices and policies, respond to new State planning requirements, and engage the community in a reaffirmation of the community's vision and goals for the city's future. The LUCE Update featured a community engagement program, which included a resident LUCE Task Force from diverse geographic areas of the City; a city-wide community survey; a series of six community workshops; open houses; on-line forums; and numerous other outreach efforts.

### **Community Values**

As the 1977 element noted, pPublic attitudes and values are an essential part of what shapes planning documents. The residents of San Luis Obispo have expressed strong community values. For the past 28 years, rResidents have again and again consistently voiced their desire to preserve environmental assets and control excessive growth. There have been many public votes on such issues, and all have expressed the same a preferred set of community values:

- In 1972, 70% of city voters rejected by referendum an environmentally-controversial annexation in the Edna Valley, the Danley Annexation.
- In June 1978, 62% of city voters amended the city Charter by initiative to allow voters to vote yes or no on annexations.
- In November 1978, when the first Charter-mandated votes on annexations were held, 58% of voters rejected the Foothills annexation, and 56% the Ferrini annexation.
- In 1983, 73% of city voters said the city should protect sensitive hillsides and consider purchasing open space in order to preserve it.
- Also in 1983, 69% of city voters said Port San Luis should not be used for offshore oil activities.
- In 1985, 71% of voters chose to amend the San Luis Obispo Charter to require that land annexed to the city can only be developed in consistency with the General Plan.
- In 1989, 68% of city voters said growth management regulations should apply to all development in the city.
- In 1991, 69% of city voters repealed by referendum Council-approved zoning for the Islay Hill/Arbors Tract.

- Also in 1991, in the midst of the worst drought in history, 56% of city voters said the city should not participate in the State Water Project.
- In a 1992 referendum, a similar percentage of city voters rescinded Council approval for joining the State Water Project.
- Measure P was approved by city voters in 1996 to amend the City Charter to add a water reliability reserve to protect the City from future water shortages.
- Also in 1996, 51.2% of city voters opposed Measure O, a City-wide assessment district for open space protection and park acquisition.
- In a special election in 2005, 51.5% of the City voters voted on three separate measures to reverse City approvals for ~~opposed rezoning~~ for the MarketPlace Project, a mixed-use development proposed on prime farmland within the City's Urban Reserve. These votes 1) opposed the General Plan land use changes (51.4%), 2) opposed changes to the zoning regulations map and approval of the development plan (51.5%), and 3) opposed the Development Agreement and Special Tax Reimbursement Agreement (52.8%), -thereby rescinding previous City development approvals.
- In 2006, City voters supported (64.8%) a sales tax increase of one-half cent for eight years to protect and maintain essential services such as neighborhood street paving and pothole repair; traffic congestion relief; public safety including restoring eliminated traffic patrol; Fire Marshall and fire/paramedic training positions; flood protection; senior citizen services/facilities; neighborhood code enforcement; open space preservation and other vital general purpose services.
- In 2010, 80% of the voters opposed an initiative to amend the Margarita Area Specific Plan to change the approved alignment of Prado Road, thus retaining the circulation infrastructure identified in the Specific Plan.

As voters, the people of San Luis Obispo have spoken clearly ~~and consistently~~ on environmental protection and quality of life issues ~~for the past 28 years~~.

Citizens spoke equally clearly when polled by the City in 1988 as part of the Land Use Element update. The 585 poll respondents placed quality of life and environmental issues at the top of their concerns. Ninety percent of respondents listed the natural environment as their top quality of life concern. Asked, in an open-ended question, the City's greatest problem, the top response (42%) was excessive growth. (The next largest response, at 15%, was traffic.) Asked, also in an open-ended question, the City's greatest strength, 53% of responses concerned environmental quality and sense of community.

Asked what reductions in quality of life they were willing to accept in return for greater economic growth, in the following areas a majority said "none":

- air pollution, 83%;
- increased traffic and traffic noise, 67%;
- development on peaks and hillsides, 66%;
- development on farmland and ranch land, 51%;
- development harmful to creeks, 67%;
- overall pace of life, 51%.

Asked to pick a growth rate from listed categories, 85% of respondents picked categories ranging from none (15%) to slower than the state and county (51%) to no faster than the county (19%). ~~Despite such consistent and strong expression of community values, there has been continued, incremental degradation of the natural environment expressly valued by residents of San Luis Obispo.~~





In conjunction with 2014 Land Use and Circulation Element Update, the City conducted a Quality of Life and Future Development Survey in the Spring of 2012. The survey was designed to compare current community attitudes with the results of the 1988 survey but did not duplicate some of the questions asked in 1988. The survey was distributed to 25,000 residents and businesses via utility bill inserts and direct mail. It was also made available online. The survey was completed by 2,029 people via return mail and 169 online, for a total of 2,198 respondents.

The results of the 2012 survey largely reaffirmed many community values expressed in the 1988 survey, with some differences. Respondents to the 2012 survey rated the natural environment (71.1%) and crime (62.9%) as having the greatest impact on quality of life – echoing the sentiments expressed by respondents in 1988. Topics offered as San Luis Obispo’s greatest problem in 2012 are shown below:

<u>Greatest Problems</u>	<u>2012</u>
<u>Homelessness</u>	<u>19%</u>
<u>Traffic/Congestion</u>	<u>10%</u>
<u>Jobs Availability</u>	<u>9%</u>
<u>Affordable Housing</u>	<u>9%</u>

When asked about the city’s greatest strength, the City’s natural setting took most of the top spots, as it had in the 1988 survey.

When asked which of several listed approaches to determining allowable growth in the city they supported, respondents continued to support preservation of the natural environment. Sixty-six percent want to keep growth in existing areas and 60% support avoiding harm to the natural environment.

In 2012, when asked to pick a growth rate from listed categories, 54.6% of respondents picked no change (maintain a 1% average growth rate); 23.7% supported some increase but less than or equal to the state or county; 10.6% indicated the residential growth rate should be tied to commercial development; and 11% indicated support for no growth limits at all.

Other input from the 2012 survey indicated the strongest support was for open space and bicycle infrastructure:

<u>Facilities or services</u>	<u>Respondents seeking more of these</u>	<u>Respondents willing to pay more for these</u>
<u>Acquiring and maintaining open space for peaks and hillsides</u>	<u>58%</u>	<u>54.1%</u>
<u>Acquiring and maintaining open space for City greenbelt</u>	<u>54%</u>	<u>51.6%</u>
<u>Acquiring and maintaining open space for creeks and marshes</u>	<u>53%</u>	<u>49.3%</u>
<u>Bicycle infrastructure</u>	<u>52%</u>	<u>48.7%</u>

The Land Use Element must be understood as emerging from the context of the community’s past experiences and present attitudes. It is a document that charts a future course of concern with environment, society, economy and quality of life, and responds to the desires of the City’s residents.

## **PREAMBLE TO THE LAND USE ELEMENT**

We, the people of San Luis Obispo, hold that we have the right to determine our community's destiny based on our community's values; that the future livability of our community will be driven by historical choices made from day to day, and not by inevitable forces beyond our control; that in an age when the livability of large, urban communities to our north, south, and east is being destroyed by incrementally accelerating environmental degradation and the breakdown of civility, we assert our desire to seek a different sort of future for our community; that, therefore, we direct our elected representatives and civic employees to preserve our community's natural environment and control excessive growth detrimental to the long-term sustainability of the community.

## **SAN LUIS OBISPO'S VISION**

Our vision is of a sustainable community, within a diverse natural and agrarian setting, which is part of a larger ecosystem upon which its existence depends. San Luis Obispo will maintain its healthy and attractive natural environment valued by residents, its prosperity, and its sense of safety and community, within a compact urban form. Our community will have a comprehensible scale, where people know each other and where their participation in government is welcome and effective. The general plan outlines basic features of the city needed to sustain our livelihoods, our natural and historical heritage, and our needs for interaction and expression. The general plan is a benchmark in the continuing planning process, reflecting the desires of citizens with different backgrounds to sustain the community's qualities for themselves and for future generations.

The City should provide a setting for comfortable living, including work and recreation. The City should live within its resources, preserve the relatively high levels of service, environmental quality and clean air valued by its residents, and strive to provide additional resources as needed.



## COMMUNITY'S GOALS

### Introduction

Goals describe desirable conditions. In this context, they are meant to express the community's preferences for basic future directions. In the goal statements, "San Luis Obispo" means the community as a whole, not just the City as a municipal corporation. The statements also indicate what the City should do and what it should influence others to do. The goals state San Luis Obispo's basic positions on the extent, rate, composition, and financing of growth. The following Growth Management section includes policies and programs which offer more specific guidance on these topics. Later sections, dealing with parts of the City and with land-use categories, give more detailed direction on preserving neighborhoods and designing new development.

### Approach to Planning

*San Luis Obispo should:*

1. Choose its future, rather than let it happen. San Luis Obispo should be proactive in implementing its vision of the future, and should work with other agencies and institutions to create our desired mutual future.
- 4-2. [These policies and programs shall serve as a blueprint, guiding the City and its various entities in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but shall not change the goals and intent.](#)

### Environment

*San Luis Obispo should:*

- 2-3. Protect and enhance the natural environment, including the quality of air, water, soil, and open space.
- 3-4. Protect, sustain, and where it has been degraded, enhance wildlife habitat on land surrounding the city, at Laguna Lake, along creeks and other wetlands, and on open hills and ridges within the city, so that diverse, native plants, fish, and animals can continue to live within the area.
- 4-5. Protect public views of the surrounding hills and mountains.
- 5-6. Recognize the importance of farming to the economy of the planning area and the county, protect agriculture from development and from incompatible uses, and protect remaining undeveloped prime agricultural soils.
- 6-7. Protect and restore natural landforms and features in and near the city, such as the volcanic morros, hillsides, marshes, and creeks.
- 7-8. Foster appreciation among citizens of the complex abundance of the planning area's environment, and of the need to respect natural systems.
9. Identify, map and monitor our community's natural assets to preserve and protect them.
10. [Support statewide and regional efforts to create more sustainable communities, reduce greenhouse gas emissions, and develop transportation systems that support all modes of circulation.](#)
- 8-11. [Encourage energy efficiency principles and practices in the City's built environment.](#)

### Society and Economy

San Luis Obispo should be a well balanced community. Environmental, social, and economic factors must be taken into account in important decisions about San Luis Obispo's future. A healthy economy depends on a healthy environment. The social fabric of the community for both residents and visitors must also be a part of that balance. Therefore, complementary to the goals and objectives of this element, the City shall maintain and bi-annually review goals and objectives that promote the economic well being of the community.

*San Luis Obispo should:*

- 9-12. Provide employment opportunities appropriate for area residents' desires and skills.
- 10-13. Provide goods and services which substantial numbers of area residents leave the area regularly to obtain, provided doing so is consistent with other goals.

- [41-14.](#) Retain existing businesses and agencies, and accommodate expansion of existing businesses, consistent with other goals.
- [42-15.](#) Emphasize more productive use of existing commercial buildings and land areas already committed to urban development.
- [43-16.](#) Provide an adequate revenue base for local government and public schools.
- [44-17.](#) Provide high quality public services, ensuring that demands do not exceed resources and that adequate facilities and services can be provided in pace with development.
- [45-18.](#) Cooperate with other agencies in the county to assure that increases in the numbers of workers and college and university students in the San Luis Obispo area do not outpace housing availability.
- [46-19.](#) Accommodate residents within all income groups.
- [47-20.](#) Preserve existing housing which is affordable to residents with very low, low, and moderate incomes.
- [48-21.](#) Actively seek ways to provide housing which is affordable to residents with very low, low, and moderate incomes, within existing neighborhoods and within expansion areas.
- [49-22.](#) Encourage opportunities for elder care and child care within the city.
- [20-23.](#) Enrich community cultural and social life by accommodating people with various backgrounds, talents, occupations, and interests.
- [21-24.](#) Provide a resilient economic base, able to tolerate changes in its parts without causing overall harm to the community.
- [22-25.](#) Have developments bear the costs of resources and services needed to serve them, except where the community deliberately chooses to help pay in order to achieve other community goals.
- [23-26.](#) Provide for high quality education and access to related services such as museums, art galleries, public art, and libraries.
- [24-27.](#) Serve as the county's hub for: county and state government; education; transportation; visitor information; entertainment; cultural, professional, medical, and social services; community organizations; retail trade.
- [25-28.](#) Provide a wide range of parks and sports and recreational facilities for the enjoyment of our citizens.
- [26-29.](#) Retain accessible, responsive, and capable local government.
- [30.](#) Ensure that residents' opportunities for direct participation in City government and their sense of community can continue.
- [27-31.](#) [Increase the overall health and wellbeing of residents in the City of San Luis Obispo by expanding access to healthy food and nutrition choices and through community design that fosters walking and biking.](#)

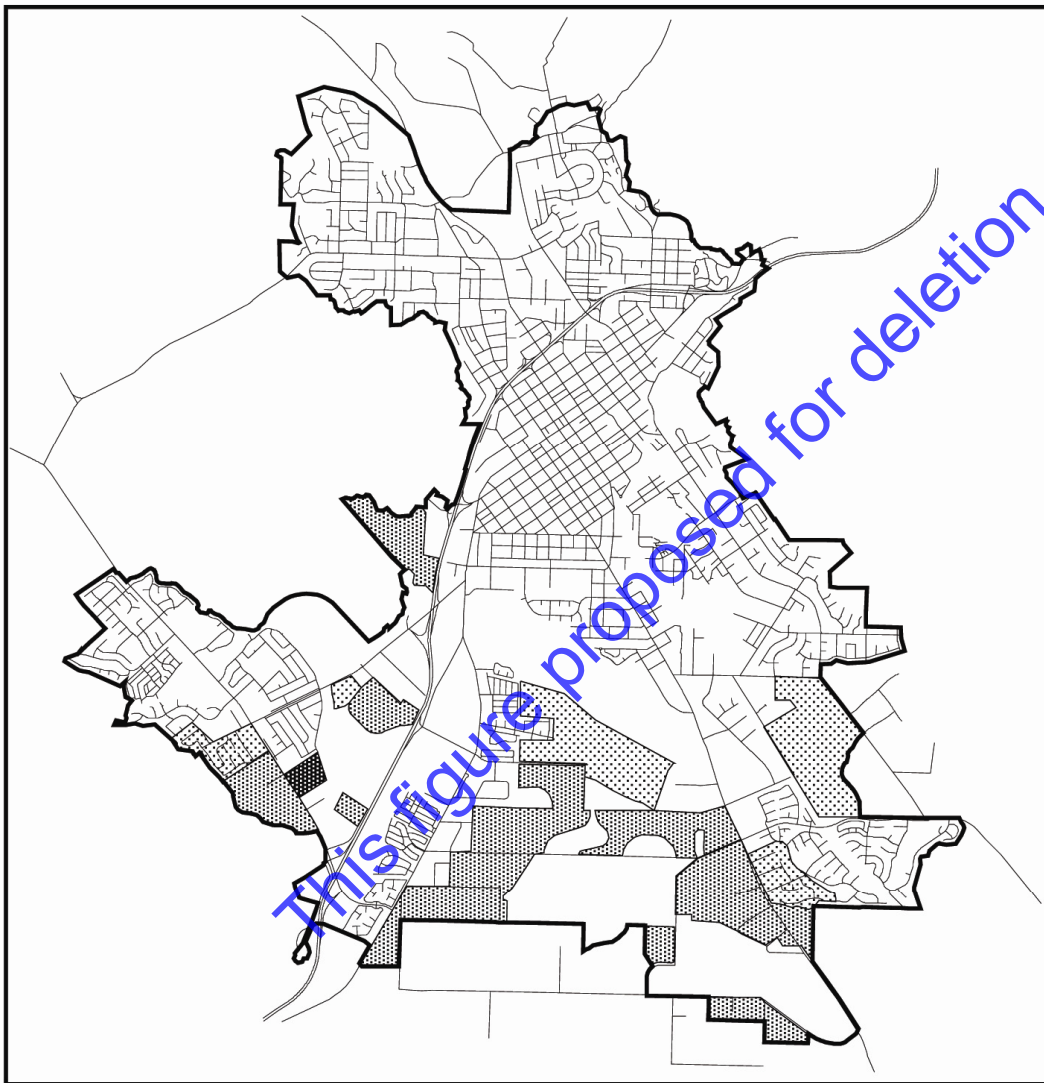
City Form

*San Luis Obispo should:*

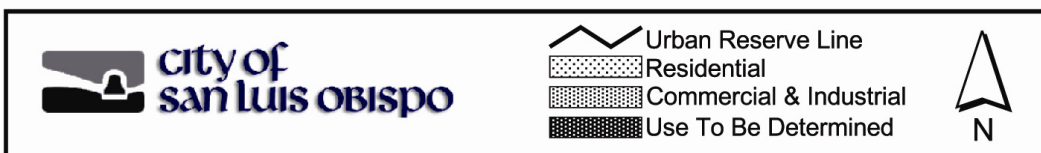
- [28-32.](#) Maintain the town's character as a small, safe, comfortable place to live, and maintain its rural setting, with extensive open land separating it from other urban development.
- [33.](#) Maintain existing neighborhoods and assure that new development occurs as part of a neighborhood pattern.
- [29-34.](#) [Where appropriate, create compact, mixed-use neighborhoods that locate housing, jobs, recreation, and other daily needs in close proximity to one another, while protecting the quality of life in established neighborhoods.](#)
- [30-35.](#) Keep a clear boundary between San Luis Obispo's urban development and surrounding open land.
- [31-36.](#) Grow gradually outward from its historic center until its ultimate boundaries are reached, maintaining a compact urban form.
- [32-37.](#) Foster an awareness of past residents and ways of life, and preserve our heritage of historic buildings and places.
- [33-38.](#) Develop buildings and facilities which will contribute to our sense of place and architectural heritage.



- [34.39.](#) Develop buildings and places which complement the natural landscape and the fabric of neighborhoods.
- [35.40.](#) Focus its government and cultural facilities and provide a variety of business services and housing in the ~~downtown~~[Downtown](#).
- [36.41.](#) Provide a safe and pleasant place to walk and ride a bicycle, for recreation and other daily activities.
- [37.42.](#) Be a safe place to live.



**Figure 2: Urban Reserve and Principal Expansion Areas**



[Urban Reserve and Principal Expansion Areas](#)

## **LAND USE DIAGRAM AND STANDARDS**

The most familiar part of any general plan is the Land Use Diagram – the illustration that shows the types and locations of existing and future development that the general plan envisions. The following describes how the designations for each land use are expressed and outlines the associated development standards for each of the designations shown on the City of San Luis Obispo’s General Plan Land Use Diagram (Figure 3).

### **Land Use Diagram**

The Land Use Diagram designates land uses for the entire Planning Area. State planning law requires that the general plan cover all territory within the boundaries of the adopting city or county as well as “any land outside its boundary which in the planning agency’s judgment bears relation to its planning” (Government Code Section 65300). To carry out this directive, most cities formally delineate a “planning area” boundary in their general plans. The current update does not change the designated planning area but has an emphasis on infill and therefore a smaller Planning Sub-area has been identified to describe the area of focus for policies and land use changes.

A copy of the Land Use Diagram is available from the City’s Community Development Department or by download from the City’s website.



It is typical for the Land Use and Circulation Diagrams to be updated over time. Please check with the Community Development Department to ensure you have the current version.

The Land Use Diagram also depicts the Airport Safety zone overlay for the San Luis Obispo County Regional Airport. This diagram, together with the Airport policies and programs contained in Section 7.0, demonstrate how the City’s General Plan complies with the State Aeronautics Act (California Public Utilities Code, Section 21670 et seq.).

For areas outside the LUCE Planning Sub-area and not otherwise designated on the City’s Land Use Diagram, these areas are designated as either AG/Open Space (for lands identified as part of the City’s greenbelt) or reflect Residential Suburban or Residential Rural land use designations (refer to section titled “Land Use Designations Outside the LUCE Planning Sub-area” and Table 2).

### **Development Standards**

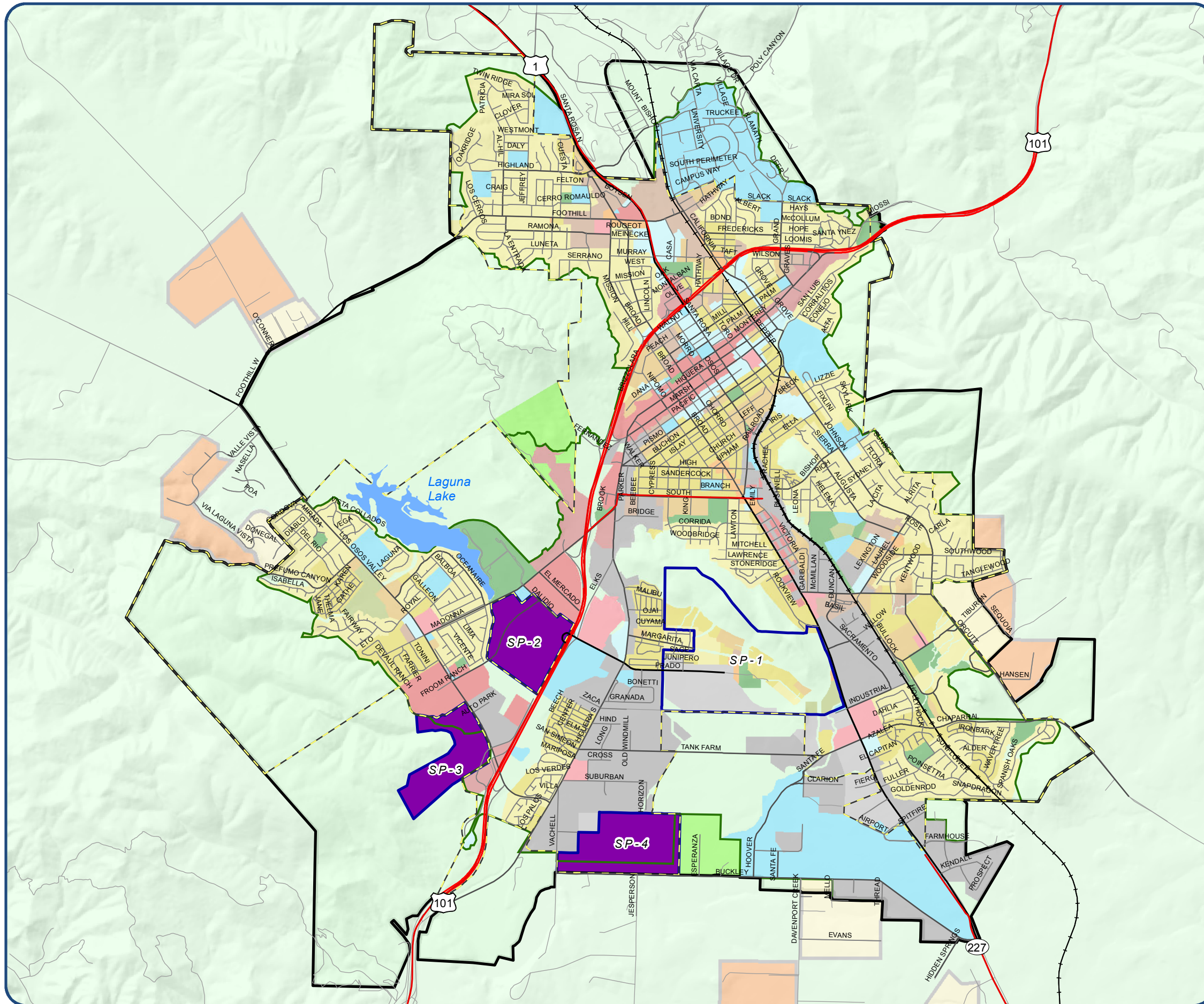
State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the general plan (Government Code Section 65302(a)). To satisfy this requirement, the General Plan Land Use Element includes such standards for each land use designation appearing on the Land Use Diagram. Following are explanations of how these standards operate.

### **Residential Designations**

Standards of building density for residential uses are stated as the allowable maximum dwelling units per net acre. For Medium-High and High Density residential categories a minimum density has also been identified. In determining net area, the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

### **Non-residential Designations and Mixed Uses**

Standards of building intensity for non-residential uses, such commercial and industrial uses, are stated as a range of floor-area ratios (FARs) that describe allowed development intensity. Dwellings may be provided in non-residential districts as part of mixed use projects. So long as the floor area ratio for the applicable designation is not exceeded, the maximum residential density (listed in Table 1 starting on page 26) may be developed in addition to non-residential development on a site. (See the residential section for policies on density bonuses for affordable housing.)



**Legend**

**Land Use Inside LUCE SOI Planning Subarea**

- Open Space
- Agriculture
- Park
- Recreation
- Suburban Residential
- Low Density Residential
- Med Density Residential
- Med High Density Residential
- High Density Residential
- General Retail
- Community Commercial
- Tourist Commercial
- Neighborhood Commercial
- Business Park
- Services & Manufacturing
- Office
- Public
- Margarita Area Specific Plan
- Specific Plan

**Land Use Outside LUCE SOI Planning Subarea**

- Unincorporated Agriculture & Open Space
- Unincorporated Rural Residential
- Unincorporated Suburban Residential

**Other**

- LUCE SOI Planning Subarea
- Urban Reserve
- City Limits
- Freeway
- Highway/ Regional Route
- Arterial
- Local
- Railroad
- Water Body

**Source:** City of San Luis Obispo

**2035**

**LAND USE & CIRCULATION UPDATE**

0 0.5 1 Miles

**Figure 3**  
**Land Use Diagram**

SLCEIR\_Figure3\_PrpLandUse\_20140612\_JKC.pdf

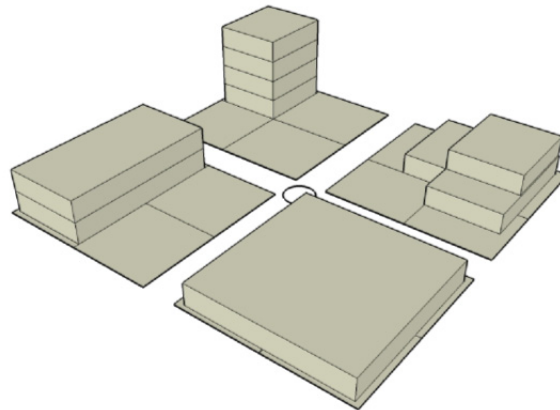
LUCE Update

Please see the next page





A FAR is the gross floor area of a building or buildings on a site divided by the site area. Floor area ratio does not include below grade or garages and basements or similar non-conditioned floor space. For example, on a lot with 25,000 square feet of land area, a FAR of 1.00 would allow 25,000 square feet of floor area which, depending on site constraints and development standards could be distributed on one floor or several floors. A FAR of 2.00 would allow 50,000 square feet of building area in this example. The diagram above illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with a FAR of 1.00.



building or buildings on a site divided by the site area. Floor area ratio does not include below grade or garages and basements or similar non-conditioned floor space. For example, on a lot with 25,000 square feet of land area, a FAR of 1.00 would allow 25,000 square feet of floor area which, depending on site constraints and development standards could be distributed on one floor or several floors. A FAR of 2.00 would allow 50,000 square feet of building area in this example. The diagram above illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with a FAR of 1.00.

While FAR provides for the overall development size and intensity, it does not specify the form or character of the building. The guidelines for each designation describe key physical form characteristics envisioned for the designation. Other City regulations such as Zoning Codes and Community Design Guidelines will guide the form of buildings within a given FAR range.

### Land Use Designations within LUCE Planning Sub-area

Within the LUCE Planning Sub-area, the General Plan Land Use Diagram includes residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed within the LUCE Planning Sub-area. Table 1 identifies all of the designations along with their corresponding development intensity standards.

Tables 1 and 2 provide same information:

- **Designation.** This column provides the name of each designation and the acronym used when referring to this designation. To the right of each name is the color that is assigned to this designation on the City's Land Use Diagram.
- **Description.** In this column is a description of the purpose and application of each designation, followed by a general list of types of uses that could be allowed in that designation. The City's Zoning Regulations provide further refinement and expansion of the list of uses allowed on any given property. For any given site, not all uses listed may be appropriate for a given property due to location, adjacent uses, other applicable General Plan policies, or other site specific issues.
- **Density / Intensity.** For residential designations, a maximum density is provided, expressed as dwelling units per acre (du/ac). For non-residential uses and mixed uses, a maximum FAR is provided.

**Table 1. General Plan Land Use Designations and Development Standards within the LUCE Planning Sub-area**

Designation	Description	Density / Intensity
<b>Residential Designations</b>		
Low Density Residential  <b>LDR</b>	<p><b>Purpose and Application</b> This designation provides for low density residential development having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them. These dwellings are generally detached, one and two story buildings with private outdoor space separating them from neighboring dwellings.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Accessory Secondary dwelling units</li> <li>• Public and quasi-public uses (parks, schools, churches, e.g.)</li> <li>• Low density development within and adjacent to neighborhoods committed to this type of development.</li> </ul>	Maximum Density: 7 du/ac
Medium Density Residential  <b>MDR</b>	<p><b>Purpose and Application</b> This designation provides for dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one or two story detached buildings on small lots or attached dwellings with some private outdoor space for each dwelling. This type of development is appropriate as a transition from low density development to higher densities.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Accessory Secondary dwelling units</li> <li>• Public and quasi-public uses (parks, schools, churches, e.g.)</li> </ul>	Maximum Density: 12 du/ac
Medium-High Density Residential  <b>MHDR</b>	<p><b>Purpose and Application</b> This designation provides for primarily attached dwellings in two and three story buildings with common outdoor areas and very compact private outdoor spaces. This type of development is appropriate near employment centers, major public facilities, and transit corridors and nodes.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Single family attached dwellings</li> <li>• Multi-family dwellings</li> <li>• Accessory Secondary dwelling units</li> <li>• Public and quasi-public uses (parks, schools, churches, e.g.)</li> </ul>	Maximum Density: 48-20 du/ac



Designation	Description	Density / Intensity
<p>High Density Residential</p> <p><b>HDR</b></p>	<p><b>Purpose and Application</b>                      This designation provides for primarily attached dwellings in two and three story buildings, with common outdoor areas and very compact private outdoor spaces. This type of development is appropriate <a href="#">in some locations</a> near Cal Poly, in the Downtown core, near employment concentrations, and near transit corridors and nodes.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Multi-family dwellings</li> <li>• Single family attached dwellings</li> <li>• Public and quasi-public uses (parks, schools, churches, e.g.)</li> </ul>	<p>Maximum Density:                      24 du/ac</p>
<b>Commercial and Industrial Designations</b>		
<p>General Retail</p> <p><b>GR</b></p>	<p><b>Purpose and Application</b>                      This designation provides for goods and services adequate to meet most of the needs of city and nearby county residents. This designation is applied to Downtown, the intersection of Madonna Road and Highway 101, and the area around Highway 101 and Los Osos Valley Road.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Specialty stores</li> <li>• Department stores</li> <li>• Warehouse stores</li> <li>• Discount stores</li> <li>• Restaurants</li> <li>• Banks and other services</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:                      36 du/ac                      Maximum FAR: 3.0                      3.75 in the Downtown core, or 4.0 in the Downtown core with a TDC or a density bonus</p>
<p>Neighborhood Commercial</p> <p><b>NC</b></p>	<p><b>Purpose and Application</b>                      This designation provides for goods and services to meet the frequent shopping needs of people living nearby. Neighborhood Commercial uses should be available within a one-mile radius of residences. These uses should be located on sites not exceeding about four acres, unless the neighborhood to be served includes a significant amount of high density residential development.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Small scale grocery stores</li> <li>• Laundromats</li> <li>• Drug stores</li> <li>• Small-scale specialty stores (provided they will not be a major citywide attraction or displace more general, convenience uses)</li> <li>• Residential uses as part of mixed-use projects</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:                      12 du/ac                      Maximum FAR: 2.0</p>

Designation	Description	Density / Intensity
Community Commercial  <b>CC</b>	<p><b>Purpose and Application</b> This designation provides for shopping centers to serve community-wide needs. Community commercial areas are intended to be configured as distinctive, pedestrian-oriented shopping centers and may accommodate larger scale uses that are not appropriate in the Downtown Core.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Personal service uses</li> <li>• Specialty uses (provided they do not detract from the Downtown as the city's primary concentration of specialty stores)</li> <li>• Residential uses as part of mixed-use projects</li> <li>• Offices that provide "over-the-counter" services to customers</li> <li>• Professional offices, particularly above the ground floor</li> <li>• Public and quasi-public uses</li> </ul>	Maximum Density: 36 du/acre Maximum FAR: 2.0
Tourist Commercial  <b>TC</b>	<p><b>Purpose and Application</b> This designation provides for uses that primarily serve the traveling public.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Hotels</li> <li>• Motels</li> <li>• Restaurants</li> <li>• Service stations</li> <li>• Recreational uses</li> <li>• Minor retail uses serving the needs of travelers</li> <li>• Public and quasi-public uses</li> </ul>	Maximum Density: 12 du/acre Maximum FAR: 2.5
Office  <b>O</b>	<p><b>Purpose and Application</b> This designation provides for offices use to meet the needs of city and specialized needs of county residents. Not all types of offices are appropriate in all locations.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Professional and financial services such as doctors, architects, insurance companies and banks</li> <li>• Government offices</li> <li>• Residential uses</li> <li>• Mixed-use projects</li> <li>• Public and quasi-public uses</li> </ul>	Maximum Density: 12 du/acre Maximum FAR: 1.5



Designation	Description	Density / Intensity
<p>Services and Manufacturing</p> <p><b>SM</b></p>	<p><b>Purpose and Application</b>                      This designation provides for a wide range of service and manufacturing uses to meet the needs of the city and some demands of the region. Certain areas may be reserved through special zoning provisions for certain types of uses to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Business and professional services with limited need for public visitation or access to government services such as computer services, building contractors, labor and fraternal organizations, insurance and financial services)</li> <li>• Medical services located on commercial collector or arterial streets with convenient access to public transportation, that do not significantly increase traffic in residential neighborhoods</li> <li>• Wholesaling, warehousing, and storage</li> <li>• Lumber and building materials dealers</li> <li>• Repair shops, printing services, laundries, animal hospitals, sporting goods stores, auto parts stores and some recreational facilities</li> <li>• Light manufacturing, research and development, and laboratories</li> <li>• Retail sales of large items, bulk quantities, and items often stored outdoors (vehicles, building materials, furniture, appliances, and plant nurseries)</li> <li>• Convenience restaurants and other activities primarily serving area workers</li> <li>• Caretaker quarters</li> <li>• Homeless shelters</li> <li>• Residential uses as part of mixed-use projects</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:                      24 du/acre                      Maximum FAR: 1.5</p>
<p>Business Park</p> <p><b>BP</b></p>	<p><b>Purpose and Application</b>                      This designation provides for research and development and light manufacturing in a campus setting and should provide high quality design of public and private facilities.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Research and development</li> <li>• Light manufacturing</li> <li>• Financial and Professional Services and Offices</li> <li>• Small Retail</li> <li>• Restaurants</li> <li>• Caretaker quarters</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:                      Maximum FAR: 1.0</p>

Designation	Description	Density / Intensity
<b>Other Designations</b>		
Public  <b>PUB</b>	<p><b>Purpose and Application</b> This designation provides for public, cultural, and quasi-public uses to meet the needs of city and county residents.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• City, County, and State offices and facilities – similar types of services should be grouped where possible. City and County government offices and meeting rooms should be located Downtown.</li> <li>• Health care facilities, such as Mental Health and Public Health services (see Policy 5.1.4)</li> <li>• Social services such as County Social Services, CA Employment Development and Rehabilitation, and Social Security Administration (see Policy 5.1.5)</li> <li>• Cultural and public recreation facilities</li> <li>• Compatible private businesses (provided they do not displace the preferred public agencies)</li> <li>• Caretaker quarters</li> <li>• Homeless shelters</li> <li>• Public and quasi-public uses</li> </ul>	Maximum Density: Maximum FAR: 2.0 in Downtown, 1.0 in outlying areas
Park  <b>P</b>	<p><b>Purpose and Application</b> This designation provides for public park facilities.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Passive recreation areas</li> <li>• Walking paths</li> <li>• Low activity facilities or incidental uses such as basketball courts</li> <li>• Playgrounds</li> <li>• Small community centers</li> <li>• Public restrooms</li> <li>• Public and quasi-public uses</li> </ul>	
Recreation  <b>REC</b>	<p><b>Purpose and Application</b> This designation provides for outdoor recreational facilities.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Active recreation uses such as sports fields for soccer, baseball, football</li> <li>• Golf courses</li> <li>• Small community centers</li> <li>• Public restrooms</li> </ul>	



Designation	Description	Density / Intensity
	<ul style="list-style-type: none"> <li>Incidental retail uses to support active recreation such as “snack shacks”</li> <li>Public and quasi-public uses</li> </ul>	
<p>Open Space</p> <p><b>OS</b></p>	<p><b>Purpose and Application</b>                      This designation provides for land or water areas that remain in a predominantly natural or undeveloped state and which is generally free of structures. It provides for the protection and preservation of the community’s natural and historic resources, defines the urban boundary, and provides visual and physical relief from urban development. Open spaces may consist of small portions of a parcel such as small wilderness preservation areas or large tracts of land. Open Space purposes and uses are more fully described in the current Conservation and Open Space Element.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>Protection and enhancement of resources in a natural state</li> <li>Protection of hillsides, Morros, and ridgelines</li> <li>Farming and grazing</li> <li>Creeks, marshes, watershed and floodplains</li> <li>Scenic resources</li> <li>Plant and animal habitat</li> <li>Historic and archaeological resources</li> <li>Passive recreation</li> </ul>	<p>Maximum Density:                      1 du/5 or more acres to be defined with each area</p>
<p>Agricultural</p> <p><b>AG</b></p>	<p><b>Purpose and Application</b>                      This designation provides for the agricultural uses such as agricultural cultivation and keeping of livestock and is applied to open areas that have historically been used for agriculture.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>Agricultural cultivation</li> <li>Keeping of livestock</li> <li>Single family detached dwellings</li> <li>Public and quasi-public uses</li> </ul>	<p>Maximum Density:                      1 du/ 20 acres or                      1 du/legal lot                      whichever is less</p>

**Land Use Designations Outside the LUCE Planning Sub-area**

Most of the land within the City’s Greenbelt, but outside the City limits (unincorporated lands), is designated by the County for Agriculture or Open Space. The City supports these land use designations and discourages any further subdivision of existing parcels unless such subdivision is expressly part of strategy to permanently preserve agriculture 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.

Other portions of the Planning Area located outside of the LUCE Planning Sub-area (unincorporated lands) but within the City’s Greenbelt include areas that were subdivided under County jurisdiction for low intensity development and are beyond City services. Residential designations (RR, RS) shall be limited to those areas already largely subdivided and developed in the County as shown on the City’s Land Use Diagram. Table 2 identifies the City’s land use designations, along with their corresponding development intensity standards, for these areas. These designations are only used in unincorporated portions of the Planning Area. The City does not support further subdivision of land within these areas, generally; however, if any new lots are permitted they should be a minimum 20 acres in size or greater (also see Policies 1.6.1, 1.6.2, and 1.8.1).

**Table 2. General Plan Land Use Designations and Development Standards Outside the LUCE Planning Sub-area**

Designation	Description	Density / Intensity
<b>Residential Designations</b>		
Unincorporated Residential Rural  <b>RR</b>	<p><b>Purpose and Application</b>            This designation is applied to areas that have been developed or subdivided to allow lower density residential development within otherwise predominantly open space areas near the edges of the city. These areas were subdivided under County jurisdiction and are beyond City services.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Accessory secondary dwelling units</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:</p> <p>The City does not support further subdivision of land within the City’s Greenbelt area; however, if any new lots are permitted, they should be a minimum of 20 acres in size or greater (also see Policies 1.6.1, 1.6.2, and 1.8.1).</p>





Designation	Description	Density / Intensity
Unincorporated Residential Suburban  <b>RS</b>	<p><b>Purpose and Application</b>                      This designation is applied to areas that have been developed or subdivided to allow lower density residential development within otherwise predominantly open space areas near the edges of the city. These areas were subdivided under County jurisdiction and are beyond City services.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single family detached dwellings</li> <li>• Residential accessory structures</li> <li>• Public and quasi-public uses</li> </ul>	<p>Maximum Density:</p> <p>The City does not support further subdivision of land within the City's Greenbelt area; however, if any new lots are permitted, they should be a minimum of 20 acres in size or greater (also see Policies 1.6.1, 1.6.2, and 1.8.1).</p>
<b>Other Designations</b>		
Unincorporated Agriculture and Open Space  <b>AG/OS</b>	<p><b>Purpose and Application</b>                      This designation provides for agricultural uses such as cultivation and keeping of livestock and/or to land or water areas that remain in a predominantly natural or undeveloped state. It provides for the protection and preservation of the community's natural and historic resources, defines the urban boundary, and provides visual and physical relief from urban development. Open spaces may consist of small portions of a parcel such as small wilderness preservation areas or large tracts of land. Open Space purposes and uses are more fully described in the current Conservation and Open Space Element.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural Cultivation</li> <li>• Keeping of Livestock</li> <li>• Single family detached dwellings</li> <li>• Public and quasi-public uses</li> <li>• Protection and enhancement of resources in a natural state</li> <li>• Protection of hillsides, Morros, and ridgelines</li> <li>• Farming and grazing</li> <li>• Creeks, marshes, watershed and floodplains</li> <li>• Scenic resources</li> <li>• Plant and animal habitat</li> <li>• Historic and archaeological resources</li> <li>• Passive recreation</li> </ul>	<p>The City does not support any further subdivision of AG/OS properties except as part of a strategy for permanent agricultural and/or open space protection. However, if any new lots are permitted apart from such a strategy, they should be a minimum of 20 acres in size or greater (also see Policies 1.6.1, 1.6.2, and 1.8.1).</p>

## 1 GROWTH MANAGEMENT POLICIES



As part of the General Plan Update, integrating the concept of sustainability was an important aspect of the State grant. In reviewing the General Plan, a number of sustainability practices were already included in the General Plan. For existing and new policies and programs that support sustainability, this icon is shown at the end of the policy / programs title. See Policy 1.0.1 below as an example.

### 1.0 Overall Intent

#### 1.0.1 Growth Management Objectives

The City shall manage its growth so that:

- A. The natural environment and air quality will be protected.
- B. The relatively high level of services enjoyed by City residents is maintained or enhanced.
- C. The demand for municipal services does not outpace their availability.
- D. New residents can be assimilated without disrupting the community's social fabric, safety, or established neighborhoods.
- E. Residents' opportunities for direct participation in City government and their sense of community can continue.

#### 1.0.2 Development Capacity and Services

The City ~~will~~shall not designate more land for urban uses than its resources can be expected to support.

### 1.1 Urban Separation

Broad, undeveloped open spaces should separate the City from nearby urban areas. This element establishes a final edge for urban development.

### 1.2 Urban Reserve Line

There should not be major expansion of the urban reserve line because the urban reserve provides adequate capacity for new housing and employment up to the City's desired maximum. ~~This element seeks to establish an ultimate population capacity.~~

### 1.3 Urban Edges Character

The City shall maintain a clear ~~The~~ boundary between San Luis Obispo's urban development and surrounding open land ~~should be clear~~. Development just inside the boundary shall provide measures to avoid a stark-appearing edge between buildings in the city and adjacent open land. Such measures may include: using new or existing groves or windrows of trees, or hills or other landforms, to set the edge of development; increasing the required side-yard and rear-yard setbacks; and providing open space or agricultural transition buffers.

### 1.4 Jobs/Housing Relationship

The gap between housing demand (due to more jobs and college enrollment) and supply should not increase.

### 1.5 Regional Planning

The City ~~will~~shall encourage regional planning and growth management throughout the county, and in cooperation with neighboring counties and the State.



## 1.6 City Size and Expansion

### 1.6.1 Urban Reserve

The City shall ~~have-maintain~~ an urban reserve line containing the area around the city where urban development might occur (Land Use ~~Element Map-Diagram~~ and Figure ~~32~~).

Urban uses within this line should only be developed according-to-if-consistent-with City-approved plans, ~~consistent-with-this-element~~. Non-urban agricultural, open space, and wildlife corridor uses are also encouraged within the urban reserve, as interim or permanent uses shown on City-approved plans.

### 1.6.2 Expansion Areas

The City shall designate Expansion areas adequate for growth consistent with these policies ~~should-be-designated~~ within the urban reserve line (Land Use ~~Element Map-Diagram~~ and Figure ~~32~~.)

### 1.6.3 Interim Uses

Expansion areas should be kept in agriculture, compatible with agricultural support services, or open-space uses until urban development occurs, unless a City-approved specific plan provides for other interim uses.

## 1.7 Greenbelt

(See also Section 6, Resource Protection)

### 1.7.1 Open Space Protection

Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space.

### 1.7.2 Greenbelt Uses

Appropriate greenbelt uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal land or landscape alteration, building, lighting, paving, or use of vehicles, so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character.

### 1.7.3 Commercial Uses in Greenbelt

The City shall not allow ~~C~~commercial development within the greenbelt area~~shall-not-occur~~ unless it is clearly incidental to and supportive of agriculture or other open space uses.

### 1.7.4 Parcel Sizes and Density

The City ~~will-shall-encourage-discourage~~ the County ~~to-from~~ creating ~~no~~ new parcels within the greenbelt, with the exception of those permitted under ~~the Policy 1.8-following-cluster-incentive~~. Outside of clusters, allowed parcel sizes within the greenbelt should be no less than 10 acres and preferably 20 acres or larger~~smaller, and the number of dwellings allowed on a parcel should be no more, than designated by the 1989 San Luis Obispo County Land Use Element~~.

### 1.7.5 Building Design and Siting

All new buildings and structures should be subordinate to and in harmony with the surrounding landscape. The City should encourage County adoption of regulations prohibiting new structures on ridge lines or in other visually prominent or environmentally sensitive locations, and allowing transfer of development rights from one parcel to another in order to facilitate this policy.

**1.7.6 Wildlife Habitat** 

The City shall ensure that ~~C~~continuous wildlife habitat – including corridors free of human disruption ~~shall be~~ are preserved, and, where necessary, created.

**1.7.7 Trees Outside City Limits**

The City shall preserve ~~S~~significant trees, particularly native species, outside its limits and in the greenbelt shall be preserved on lands owned or leased by the City or for which the City has an easement. For other areas in the greenbelt, the City will work with the County, Cal Poly, and other public agencies to protect these trees.

**1.8 Prime Agricultural Land**

**1.8.1 Agricultural Protection** 

~~It is t~~The City's policy to encourage ~~shall support~~ preservation of economically viable agricultural operations and land within the urban reserve and city limits. The City should provide for the continuation of farming through steps such as provision of appropriate general plan designations and zoning.

**1.8.2 Prime Agricultural Land** 

The City may allow ~~D~~development ~~of on~~ prime agricultural land ~~may be permitted~~, if the development contributes to the protection of agricultural land in the urban reserve or greenbelt by one or more of the following methods, or an equally effective method: acting as a receiver site for transfer of development credit from prime agricultural land of equal quantity; securing for the City or for a suitable land conservation organization open space or agricultural easements or fee ownership with deed restrictions; helping to directly fund the acquisition of fee ownership or open space easements by the City or a suitable land conservation organization. Development of small parcels which are essentially surrounded by urbanization need not contribute to agricultural land protection.

**1.9 Residential Clustering for Open Space Protection**

**1.9.1 ~~Basis for Variation~~ Parcel Sizes** 

In the greenbelt, the City ~~will may~~ allow, and the City shall encourage the County to allow, smaller parcel sizes ~~and more dwellings~~ only when:

1. All new dwellings will be clustered contiguously ~~in accordance with Table 1;~~
2. At least 90% of Tthe site area ~~outside the cluster~~ is permanently protected as open space;
3. Agricultural easements are placed on prime agricultural lands outside the cluster.



Residential Clustering for Open Space Protection

Minimum non-cluster parcel size (acres)	Minimum site area to be open space, outside cluster (percent)	Minimum overall site area per dwelling (acres)	Maximum Lot area (acres)
20	80	10	1
30	80	15	1
40	85	20	1
80	90	40	1
160	95	80	2.5
320 or more	95	160	2.5

1.9.2 Means of Protection 

The City shall require that Open space ~~is to~~ be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.

1.9.3 Public Access

Areas preserved for open space should include public trail access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations. Public access through production agricultural land will not be considered, unless the owner agrees.

1.9.4 Design Standards

The City shall require ~~C~~cluster Development ~~shall to~~:

~~A.~~ ~~Be set back approximately 150 feet from public roads.~~

~~B.~~~~A.~~ ~~Be screened from public views by land forms or landscaping vegetation,~~ but not at the expense of habitat. If the visually screened locations contain sensitive habitats or unique resources as defined in the Conservation and Open Space Element, ~~avoid~~ development ~~should be avoided~~ in those areas and instead design ~~ed the to~~ cluster in the form of vernacular farm building complexes, to blend ~~into~~ the traditional agricultural working landscape.

~~C.~~~~B.~~ ~~Be located on other than prime agricultural land and be situated to allow continued agricultural use;~~

~~D.~~~~C.~~ ~~Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep hillsides, or other sensitive habitats or unique resources as defined in the Conservation and Open Space Element.~~

~~E.~~~~D.~~ ~~Preserve historic or archaeological resources.~~

1.10 Growth Rates & Phasing

1.10.1 Overall Intent

The City shall manage the city's ~~Overall Intent~~ ~~G~~growth rates ~~should to~~ provide for the balanced evolution of the community and the gradual assimilation of new residents. Growth must be consistent with the City's ability to provide resources and services and with State and City requirements for protecting the environment, the economy, and open space.

1.10.2 Residential Growth Rate

The ~~City shall manage the growth of the~~ ~~C~~city's housing supply ~~shall grow so that it does not exceed no faster than~~ one percent per year, on average, based on thresholds established by Land Use Element Table ~~324~~, excluding dwellings affordable to residents with extremely low, very low or low incomes as defined by the

Housing Element. This rate of growth may continue so long as the City's basic service capacity is assured. Table 32-4 shows the approximate number of dwellings and residents which would result from the one percent maximum average annual growth rate over the planning period. Approved specific plan areas may develop in accordance with the phasing schedule adopted by each specific plan provided thresholds established by Table 32-4 are not exceeded. The City Council shall review the rate of growth on an annual basis in conjunction with the General Plan annual report to ensure consistency with the City's gradual assimilation policy.

**Table 3. Anticipated One Percent City Population Growth Projection**

Year	Approximate Maximum Number of Dwellings*	Anticipated Number of People *
2009-2013	20,222* 20,697	45,521*45,541
2015-4	21,253-21,113	48,881-46,456
2020-19	22,337-22,190	51,375-48,826
2025-4	23,477-23,322	53,997-51,317
2030-29	24,674-24,512	56,750-53,934
2035	25,762	56,686
Estimated urban reserve capacity:		57,200

\* 2013 population based on CA Department of Finance data and projected Actual Number from 2009 Housing Element Remaining dwellings and population numbers based on 1% annual growth.

\*\* Dwelling count of 24,300 would be reached in approximately 2028.

### 1.10.3 Phasing Residential Expansions

Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 32, and taking into account expected infill residential development.

### 1.10.4 Nonresidential Growth Rate

Each year, the City Council will-shall evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any five-year period exceeds five percent, ~~except that the first 300,000 square feet of nonresidential floor area constructed after 1994 shall be excluded from calculating the increase.~~ Any limits so established shall not apply to:

- A. Changed operations or employment levels, or relocation or ownership change, of any business existing within the City at the time the limit is set;
- B. Additional nonresidential floor area within the Downtown core (Figure 4);
- C. Public agencies;
- D. Manufacturing, light industrial, research businesses, or companies providing a significant number of head of household jobs.



## 1.11 Educational and Governmental Facilities Near the City

### 1.11.1 Overall Policy

~~Communication and cooperation between the City and nearby government institutions is important and must be maintained, because changes in the numbers of workers, students, and inmates of the three major public institutions near the City directly influence the City's economic base, land use, circulation, and ability to manage growth. The City should shall continue to communicate with nearby government and educational institutions work with Cuesta College and Cal Poly to address proposed changes in numbers of workers, students, or inmates that have the potential to assure that enrollment growth addressed in their approved master plans will not result in any significant adverse land use or circulation impacts on the City or may negatively influence the City's ability to manage growth.~~

### 1.11.2 Cal Poly

The City ~~favours Cal Poly's approved master plan enrollment targets shall encourage Cal Poly not to change its 2001 Master Plan enrollment. These targets should not be changed~~ in a way that would exceed campus and community resources. The City ~~favours shall encourage Cal Poly to provide~~ additional on-campus housing, enhanced transit service, and other measures to minimize impacts of campus commuting and enrollment. Cal Poly should actively engage the community during updates or amendments to the Campus Master Plan and fully mitigate impacts to the City, including environmental and quality of life impacts to nearby neighborhoods.

### 1.11.3 California Men's Colony

The City ~~supports shall continue to~~ communicate and cooperate ~~ion with between~~ the City and California Men's Colony (CMC). ~~The City shall continue to work with CMC~~ to identify resource constraints and to avoid adverse impacts of increased inmate population.

### 1.11.4 Cuesta Community College

The City ~~favours supports Cuesta College's efforts to offer measures such as~~ courses offerings at satellite campuses, on-line courses, and enhanced transit service to avoid housing and commuting impacts of increasing enrollment at Cuesta College.

## 1.12 Annexation and Services

### 1.12.1 Water and Sewer Service

The City shall not provide nor permit delivery of City potable water or sewer services to the following areas. However, the City will serve those parties having valid previous connections or contracts with the City.

- A. Outside the City limits;
- B. Outside the urban reserve line;
- C. Above elevations reliably served by gravity-flow in the City water system;
- D. Below elevations reliably served by gravity-flow or pumps in the City sewer system.

### 1.12.2 Annexation Purpose and Timing

The City may use Annexation ~~should be used~~ as a growth management tool, both to enable appropriate urban development and to protect open space. Areas within the urban reserve line which are to be developed with urban uses should be annexed before urban development occurs. The City may annex an area long before such development is to occur, and the City may annex areas which are to remain permanently as open space. An area may be annexed in phases, consistent with the city-approved specific plan or development plan for the area. Phasing of annexation and development will reflect topography, needed capital facilities and funding, open space objectives, and existing and proposed land uses and roads. (See also Section 7.0, Airport Area)

### 1.12.3 Annexation of Cal Poly

The City should analyze the cost/benefits of annexing Cal Poly.





#### 1.12.4 Annexation in Airport Area

~~For Properties in the Airport Area a Specific Plan, a specific plan shall be adopted for the whole area. Until a specific plan is adopted, properties~~ may only be annexed if they meet the following criteria:

1. The property is contiguous to the existing city limits; and
2. The property is within the existing urban reserve line; and
3. The property is located near to existing infrastructure; and
4. Existing infrastructure capacity is available to serve the proposed development; and
5. A development plan for the property belonging to the applicant(s) accompanies the application for annexation; and
6. The applicant(s) agree to contribute to the cost of preparing the specific plan and constructing area-wide infrastructure improvements according to a cost-sharing plan maintained by the City.

#### 1.12.5 Required Plans

~~The City shall not allow development of any newly annexed private Land in any of the following annexation areas may be developed only after until the City has adopted a specific or development plan for land uses, open space protection, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area. The plan shall provide for open space protection consistent with policy 1.12.5.~~

~~A. For the Airport area, a specific plan shall be adopted for the whole area. Until a specific plan is adopted, properties may only be annexed if they meet the following criteria:~~

1. ~~The property is contiguous to the existing city limits; and~~
2. ~~The property is within the existing urban reserve line; and~~
3. ~~The property is located near to existing infrastructure; and~~
4. ~~Existing infrastructure capacity is available to serve the proposed development; and~~
5. ~~A development plan for the property belonging to the applicant(s) accompanies the application for annexation; and~~
6. ~~The applicant(s) agree to contribute to the cost of preparing the specific plan and constructing area-wide infrastructure improvements according to a cost-sharing plan maintained by the City.~~

~~B. For the Orcutt expansion area, a specific plan shall be adopted for the whole area before any part of it is annexed.~~

~~C. For the Margarita Area, annexation may occur following the City Council's 1998 approval of a draft specific plan as the project description for environmental review. Except for City parks or sports fields, further development shall not occur until the City has completed environmental review and adopted a specific plan. City parks or sports fields may be developed before the specific plan is adopted, if environmental review for the park or sports field has been completed, and if the park or sports field is consistent with the General Plan and the draft specific plan most recently endorsed by the City Council.~~

~~Private properties that are annexed before the specific plan is adopted shall be zoned Conservation/Open Space upon annexation, and shall be zoned consistent with the specific plan when it is adopted.~~

~~D. For any other annexations, the required plan may be a specific plan, development plan under "PD" zoning, or similar development plan covering the entire area. The City shall not allow development of any newly annexed private land until the City has adopted a specific or development plan for land uses, open space protection, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area.~~

#### 1.12.6 Development and Services

~~The City shall approve development in newly annexed areas. Actual development in an annex in an annexed area may be approved only when adequate City services can be provided for that development, without reducing the level of public services or increasing the cost of services for existing development and for build-out within the City limits. as of July 1994, in accordance with the City's water management policies. The water management policies may allow part of the water retrofit credit that would be needed for build-out within the 1994 city limits to be used for annexation projects. Water for development in an annexed area may be made available by any one or any combination of the following:~~

- ~~A. City water supply, including reclaimed water;~~

- ~~B. Reducing usage of City water in existing development so that there will be no net increase in long-term water usage;~~
- ~~C. Private well water, but only as an interim source, pending availability of an approved addition to City water sources, and when it is demonstrated that use of the well water will not diminish the City's municipal groundwater supply.~~

**1.12.7 Open Space**

~~The City shall require that E~~each annexation ~~shall~~ help secure permanent protection for areas designated Open Space, and for the habitat types and wildlife corridors within the annexation area that are identified in the Conservation and Open Space Element. ~~Policies concerning prime agricultural land shall apply when appropriate. Other area p~~Properties, which are both along the urban reserve line and on hillsides, shall dedicate land or easements for about four times the area to be developed (developed area includes building lots, roads, parking and other paved areas, and setbacks required by zoning). (See also the Hillside Planning policies, Section 6.2). The following standards shall apply to the indicated areas:

- ~~A. Irish Hills Area properties shall dedicate land or easements covering an area in the hills at least equal to the area to be developed. (See also Hillside Planning section 6.2.6.H.)~~
- ~~B. Margarita Area properties shall dedicate land or easements covering the hills above the elevation designated in the hillside planning section and riparian and wetlands areas as identified in the Conservation and Open Space Element. (See also Hillside Planning section 6.2.6.E.)~~
- ~~C. Orcutt Area properties shall dedicate land or easements covering the Santa Lucia foothills and Mine Hill, as identified in the Conservation and Open Space Element.~~
- ~~DA.~~ Airport Area Specific Plan properties shall secure protection for any on-site resources as identified in the Conservation and Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line.
- ~~E. Dalidio Area properties (generally bounded by Highway 101, Madonna Road, and Los Osos Valley Road) shall dedicate land or easements for the approximately one-half of each ownership that is to be preserved as open space.~~
- ~~FB.~~ Foothill Annexation: The northern portion of the Foothill property, and the creek area shall be annexed as open space. Development on this site should be clustered or located near Foothill Boulevard, with the northern portion of the site and creek area preserved as open space.
- ~~G.A. Other area properties, which are both along the urban reserve line and on hillsides, shall dedicate land or easements for about four times the area to be developed (developed area includes building lots, roads, parking and other paved areas, and setbacks required by zoning). (See also the Hillside Planning policies, Section 6.2).~~

**1.13 Costs of Growth**

The City shall require the costs of public facilities and services needed for new development ~~shall~~ be borne by the new development, unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits. The City shall consider a range of options for financing measures so that new development pays its fair share of costs of new services and facilities required to serve the project. The City will adopt a development fee program and other appropriate financing measures, so that new development pays its share of the costs of new services and facilities needed to serve it.

**1.14 Solid Waste Capacity**

In addition to other requirements for adequate resources and services prior to development, the City ~~must~~ shall determine-require that adequate solid waste disposal capacity ~~will be available~~ exists before granting any discretionary land use approval which would increase solid waste generation.



**PROGRAMS**

See also Section 120, Implementation

**1.15 Countywide Planning**

**1.15.1 County “RMS”**

The City will monitor reports ~~effrom~~ the County “resource management system” and advocate adherence to that system’s principle of assuring that there will be adequate resources and environmental protection before development is approved.

**1.15.2 Regular Coordination Meetings**

The City ~~will-shall~~ advocate and help arrange annual-quarterly coordination meetings among decision-makers planning directors of local jurisdictions in San Luis Obispo County, SLOCOG, LAFCO, Cal Poly, and APCD to discuss regional issues.

**1.15.3 Plans Summary**

The City will shall provide information to SLOCOG so that it can maintain help keep up to date a current summary of the land use plans of all agencies in the cCounty, showing areas designated for urban, rural, and open-space uses, and tabulating the capacities for various kinds of uses.

Program 1.15.3 will be restated as a policy and moved to policy section. This is an appropriate role for SLOCOG.

~~1.12.3 Countywide Group~~

~~The City will discuss with other jurisdictions the desirability of forming a countywide planning group. This group would be composed of representatives of the County; and each city. It could establish a regional plan, to define urban and rural areas and approximate capacities for different types of uses.~~

**1.15.4 Project Review**

The City will continue to participate with the County in ~~help establish a procedure for all jurisdictions in the County to formally~~ reviewing and providing input on County local projects and general-plan amendments that have the potential to could have countywide impact the eCity or be inconsistent with City policies.

**1.15.5 Regional Growth Management**

- The City ~~will-shall~~ advocate a regional growth-management program, which should include:
- A. Population growth no faster than the statewide average growth rate for the preceding year, and no faster than can be sustained by available resources and services, whichever is less.
  - B. No significant deterioration in air quality, due to development activities for which local government has approval.
  - C. Plans for large residential developments to include a range of housing types to provide opportunities for residents with very low, low, or moderate incomes.
  - D. Voter approval for any significant change from eOpen eSpace, aAgriculture, or fResidential fRural use designations to urban land usesanother designation.

Program 1.15.5 will be restated as a policy and moved to policy section. Edited Item D to associate with change in designation (a General Plan modification) rather than use.

**1.15.6 Consistent Plans**

The City ~~will-shall~~ seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element within San Luis Obispo's planning area. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.

### 1.15.7 City-County Agreement

The City ~~shall maintain will pursue~~ a memorandum of understanding ~~between with the City and the~~ County ~~governments~~, pledging that neither agency will approve a substantial amendment to its plan for San Luis Obispo's planning area without carefully considering the comment and recommendation of the other agency. The key feature of the memorandum would be the City's acceptance of the planned amount of growth and the County's agreement to not allow urban development within the planning area but outside the City.

### 1.15.8 Refined Planning Area Map

The City ~~will shall~~ prepare and ~~continue to~~ maintain a ~~refined~~ Planning Area Map in the ~~g~~General ~~p~~Plan. The City will seek to establish and maintain County concurrence for the ~~M~~map, which applies to the City's ~~p~~Planning ~~a~~Area outside the urban reserve, including the City's sphere of influence. The map will show:

- A. Areas to be kept in permanent open space, including scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land.
- B. Existing uses other than open space, relatively far from the City's urban reserve line, which may be maintained but which should not be expanded or made more intense, including institutional uses such as California Men's Colony, Camp San Luis Obispo, and Cuesta College, and scattered residential and commercial developments.
- C. Existing uses other than open space which may be considered for inclusion within the urban reserve line during the ten-year updates of this element, such as nearby groups of rural homesites.
- D. Any existing uses other than open space which should be changed, relocated, or removed to allow restoration of the natural landscape or agricultural uses.

### 1.15.9 Maintain Development Fee Program

The City shall maintain a development fee program that covers the costs associated with serving projects with City services and facilities. This maintenance will include periodic review of the fees collected to ensure they are adequate to cover City costs.



## 2 CONSERVATION AND DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS

The City shall preserve, protect and enhance the City's neighborhoods and strive to preserve and enhance their identity and promote a higher quality of life within each neighborhood.

### 2.1 Neighborhood Protection and Enhancement

#### 2.1.1 Neighborhood Identity

~~The City shall assist residents to identify and designate neighborhoods.~~ The City will shall work with residents to address neighborhood specific issues prepare neighborhood plans, to facilitate development of including enhancing a sense of place within neighborhoods.

#### 2.1.2 Neighborhood Groups

The City ~~should shall~~ encourage and support the formation and continuation of neighborhood planning groups composed of neighborhood residents.

#### 2.1.3 Neighborhood Traffic

Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor pedestrians, bicyclists, and local traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrow lanes, landscaped parkways, traffic circles, textured crosswalks, and, if necessary, stop signs, speed humps, ~~and~~ bollards, and on-street parking and sidewalks.

#### 2.1.4 Neighborhood Connections

The City shall provide ~~All areas should have with~~ a pattern of streets, pedestrian network, and sidewalk bicycle facilities pattern that promotes neighborhood and community cohesiveness. There should be continuous sidewalks or paths of adequate width, connecting neighborhoods with each other and with public and commercial services and public open space to provide continuous pedestrian paths throughout the City. Connectivity to nearby community facilities (such as parks and schools), open space, and supporting commercial areas shall also be enhanced, but shall not be done in a method that would increase cut-through traffic. (See also the Circulation Element.)

#### 2.1.5 Neighborhood Open Links

The City ~~should shall~~ treat streets, sidewalks, and front setbacks as a continuous open link between all among all areas of the City and with all land uses. These features should be designed as amenities for light, air, social contact, and community identity.

#### 2.1.6 Neighborhood Amenities

The City shall promote livability and safety for all residents. Characteristics of quality neighborhoods vary from neighborhood to neighborhood, but often include one or more of the following characteristics:

- A mix of housing type styles, density, and affordability.
- Design and circulation features that create and maintain a pedestrian scale.
- Nearby services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public facilities.
- A tree canopy and well-maintained landscaping.

- A sense of personal safety (e.g., low crime rate, short police and emergency response times).
- Convenient access to public transportation.
- Well-maintained housing and public facilities.

### 2.1.1 Neighborhood Enhancement

The City shall promote infill development, redevelopment, rehabilitation, and adaptive reuse efforts that contribute positively to existing neighborhoods and surrounding areas.

## 2.12.2 Residential Location, Uses, and Design

### 2.1.12.2.1 Mixed Uses ~~&~~ Convenience

The City shall promote Neighborhoods shall include a mix of compatible uses in neighborhoods to serve the daily needs of nearby residents, including schools, parks, churches, and convenience retail stores. Neighborhood shopping and services should be available within about one mile of all dwellings. When nonresidential, neighborhood-serving uses are developed, existing housing shall be preserved and new housing added where possible. If existing dwellings are removed for such uses, the development shall include replacement dwellings (no net loss of residential units).

### 2.1.22.2.2 Separation and Buffering

The City shall seek to protect Rresidential areas ~~should be separated or screened~~ from incompatible and detrimental non-residential activities and facilities, including most commercial and manufacturing businesses, traffic arteries, the freeway, and the railroad. Residential areas ~~should be protected from encroachment by detrimental commercial and industrial activities.~~

### 2.2.3 Housing and Aircraft

~~New housing should not be allowed in areas where aircraft noise exposure and the risk of aircraft accidents are not acceptable.~~

### 2.1.32.2.3 Residential Next to Non-residential

In designing development at the boundary between residential and non-residential uses, the City shall make protection of a residential atmosphere ~~is~~ the first priority.

### 2.1.42.2.4 Street Access

The City shall ensure Nnew residential developments ~~or and~~ redevelopments involving large sites, ~~should be~~ are designed to orient low-density housing to local access streets, and medium- or high-density housing to driveways accessible from collector streets. Major arterials through residential areas shall provide only limited private access or controlled street intersections.

### 2.1.52.2.5 Neighborhood Pattern

The City shall require that Aall new residential development ~~should~~ be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods.



#### **2.1.62.2.6 Housing and Businesses**

The City shall encourage mixed use projects, where appropriate and compatible with existing and planned development on the site and with adjacent and nearby properties. The City shall support the location of mixed use projects and community and neighborhood commercial centers near major activity nodes and transportation corridors / transit opportunities where appropriate. ~~Where housing can be compatible with offices or other businesses, mixed use projects should be encouraged.~~

#### **2.1.72.2.7 Natural Features**

The City shall require residential developments ~~should to~~ preserve and incorporate as amenities natural site features, such as land forms, views, creeks, wetlands, wildlife habitats, wildlife corridors, and plants.

#### **2.1.82.2.8 Parking**

The City shall discourage the development of ~~L~~large parking lots ~~should be avoided~~ and require ~~p~~Parking lots ~~should~~ be screened from street views. In general, parking should not be ~~provided located~~ between buildings and ~~the public~~ streets.

#### **2.1.92.2.9 Compatible Development**

The City shall require that new ~~H~~housing built within an existing neighborhood ~~should be in be sited and designed to be compatible with the scale and in~~ character ~~with that of the~~ neighborhood. All multifamily development and large group-living facilities ~~should shall~~ be compatible with any nearby, lower density development. Compatibility shall be evaluated using the following criteria:

##### ~~A. Architectural Character~~

~~New Buildings should respect existing buildings which contribute to neighborhood historical or architectural character, in terms of size, spacing, and variety.~~

##### A. Front Setback Patterns

New development shall match the typical range of setbacks used in areas adjacent to the project.

##### B. Landscaping

New development shall repeat or enhance the landscaping provided in parkway areas (if any exist) along street frontages.

##### C. Rhythm of Development

New development shall reflect the rhythm of existing development in the area including features such as setbacks and façade widths along the front setback. Larger structures, such as multi-family (as allowed by the General Plan land use designation for the site) should replicate the spacing of structural components along the street frontage.

##### D. Street Orientation

New development shall match the general orientation of existing residential structures in the adjacent area and shall provide an inviting façade facing public streets.

##### E. Architecture

Architectural compatibility will be assessed based on a combination of factors, including height, scale, mass, form and architectural style. Desired outcome is a smooth transition between existing and proposed development, supporting a quality neighborhood.

##### F. Privacy and Solar Access

New buildings will respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings. (See also the City's Conservation and Open Space Element.)

##### G. Preservation of Natural, Historic and Cultural Features

New development shall:

- a. Respect historic context
- b. Maintain mature trees on-site to the maximum extent feasible
- c. Protect stream corridors and natural drainages

#### H. Housing Diversity

A mix of housing types, and a range of density within a neighborhood is generally desirable (see also Policy 2.1.6).

#### I. Parking

New development:

- a. Outside of the Downtown In-lieu Parking Fee Area, new development will be required to provide adequate off-street parking to match the intended use.
- b. For multi-family, parking shall be sited and designed to minimize the visual impact from the public street.

#### **2.1.102.2.10 Site Constraints**

The City shall require new Rresidential developments ~~shall to~~ respect site constraints such as property size and shape, ground slope, access, creeks and wetlands, wildlife habitats, wildlife corridors, native vegetation, and significant trees.

#### **2.1.112.2.11 Residential Project Objectives**

Residential projects should provide:

- A. Privacy, for occupants and neighbors of the project;
- B. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine
- C. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support.
- D. Pleasant views from and toward the project;
- E. Security and safety.
- F. Bicycle facilities consistent with the City's Bicycle Plan~~Separate paths for vehicles and for people, and bike paths along collector streets;~~
- G. Adequate parking and storage space;
- H. Noise and visual separation from adjacent roads and commercial uses. (Barrier walls, isolating a project, are not desirable. Noise mitigation walls may be used only when there is no practicable alternative. Where walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting.)
- I. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, and entryways facing public walkways.
- J. Buffers from hazardous materials transport routes, as recommended by the City Fire Department.

#### **2.1.122.2.12 Non-Residential Activities**

Residential areas may accommodate limited non-residential activities which generally have been compatible, such as child day care, elementary schools, churches, and home businesses meeting established criteria.

#### ~~1.13 Residential Expansion Areas~~

##### ~~1.13.1 Specific Plans~~

~~Specific Plans for the Margarita Area and Orcutt Area residential expansions shall include:~~

- ~~A. Desired types and intensities of development, compatible with the surrounding area;~~
- ~~B. Phasing of development and public facilities, subject to availability of resources;~~
- ~~C. Measures to protect resources and open space, including, among other types, permanent wildlife habitats and corridors, and farm fields;~~





- D. ~~Desired types of public facilities and the means to provide them, to City standards, including water supply, sewage collection, storm water drainage, streets, bikeways, walking paths, and passive and active park space;~~
- E. ~~Desired levels of public services and the means to provide them, including fire, police, and schools;~~
- F. ~~A variety of owner and rental housing, including a broad range of prices, sizes, and types.~~
- G. ~~Trees to help reduce wind exposure, and water frugal landscaping;~~
- H. ~~Public parks and open space, and other land that is not to be built on, such as yards, and community gardens for multifamily areas;~~
- I. ~~Dual water systems allowing use of treated wastewater for non-potable uses.~~
- J. ~~Energy efficient design, utilizing passive and active solar features.~~
- K. ~~Amenities to facilitate public transportation within the area;~~
- L. ~~Opportunities for individuals or small groups, other than the specific plan developer, to build homes or to create living environments suited to small groups or to special needs.~~

**1.13.2 Separate Paths**

~~Within the major expansion areas, bicycle and walking paths which are separate from roadways should connect residential areas with neighborhood commercial centers, schools, parks and, where feasible, other areas of the City.~~

**1.13.3 Residential Neighborhood Designation**

~~The major residential expansion areas are shown as *Residential Neighborhood* on the General Plan Land Use Map. They may be developed as adequate utilities and services are made available. They should be developed as residential neighborhoods, with a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents. The estimated residential capacities of the major expansion areas are shown in Table 3. These capacities are based on the amount of land suitable for development according to policies of this element, and average densities on the housing sites in the range of eight to ten dwellings per acre (excluding public streets, parks, and other land dedicated to public use).~~

**1.13.4 Transfer of Development Credits**

~~For each major expansion area, Table 3 indicates a low capacity which may be developed without transfer of development credits and a high capacity which may be used with transfer of development credits. Development credits would be transferred from areas in the City, the urban reserve, or the greenbelt where development would be less appropriate, generally those designated conservation/open space or, on the County's map, agriculture or rural lands.~~

**TABLE 3: RESIDENTIAL CAPACITY OF MAJOR EXPANSION AREAS**

Name of Area	Approximate Number of Dwellings	
	Low	High
Irish Hill	500	500
Margarita	1,100	1,200
Oreutt	500	700

**2.2.2.3 Residential Density**

**2.2.12.3.1 Density Categories**

The following residential density categories are established in ~~(Table 1)~~ within LUCE Planning Sub-area, and Table 2 for areas outside the LUCE Planning Sub-area but within the City's Planning Area. For planning studies conducted, Table 4 provides a typical population density for each residential land use designation. Residential density is expressed as the number of dwellings per acre of net site area within the designation. In determining net area, the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

For the categories other than ~~Rural-Agriculture/Open Space, Residential Rural, Residential~~ Suburban, and Low-Density Residential, densities are expressed in terms of a standard two-bedroom dwelling. This approach is intended to achieve population densities approximately like those indicated. More or fewer dwellings having different bedroom counts may be built depending on the number of people expected to live in a project, as indicated by the number of bedrooms. The population-density standards also apply to group residential facilities. (For allowed residential development in ~~Office, commercial, and manufacturing districts non-residential designations~~, see ~~the sections concerning those districts Table 1.~~)

**Table 4. Residential Densities-Population Assumptions <sup>1</sup>**

Designation	Average Population Density (Persons Per Acre)	Maximum Dwelling Density (Units Per Acre)
<del>Unincorporated Agriculture/Open Space (AG/OS)</del>	<del>0.10</del>	<del>0.05 (1 du/20 ac)</del>
<del>Unincorporated Residential Rural (RR)</del>	<del>0.10</del> <del>6</del>	<del>.1 (1 du/10 ac)</del> <del>0.05 (1 du/20 ac)</del>
<del>Unincorporated Residential Suburban (RS)</del>	<del>40.10</del> <del>6</del>	<del>40.05 (1 du/20 ac)</del>
Low Density Residential (LDR)	20	7
Medium Density Residential (MDR)	25	12
Medium - High Density Residential (MHDR)	40	<del>48</del> <del>20</del>
High Density Residential (HDR)	55	24

1. ~~This table is intended to reflect average population estimates to be expected with each designation and does not reflect densities the City is striving to achieve.~~

**2.2.22.3.2 Density Bonuses **

The City ~~may~~~~shall~~ approve a density bonus for ~~a projects that~~~~which will be~~:

- A. ~~Be~~~~Provide~~ a receiving site, within expansion areas or the downtown commercial core only, for development credit transferred to protect open space;
- B. ~~Provide for the minimum percentage of~~~~include affordable housing dwellings~~~~for elderly~~~~seniors or lower income households~~ or ~~affordable to the income groups specified in~~ consistent with the requirements of State Law.

**2.2.32.3.3 Density Reductions and Site Constraints**

The allowed density of residential development shall decrease as slope increases. The City may require a residential project to have fewer units than generally allowed for its density category (Table ~~45~~), upon finding that the maximum density would have adverse environmental impacts or cause significant adverse impacts on the health, safety, or welfare of future residents of the site, neighbors, or the public generally.



#### **2.4.4—Rural Residential**

~~Rural Residential development consists of not more than one dwelling per ten acres. Suburban residential development consists of not more than one dwelling per acre. These residential categories are appropriate for areas that have been developed, or subdivided to allow such development, within predominantly open space areas near the edges of the City. These areas generally were subdivided under County jurisdiction, and are beyond City services. They will be limited to areas shown for such use in the 1989 County Land Use Element. (See also Greenbelt policies in the Conservation and Open Space Element.)~~

#### **2.4.5—Low Density Residential**

~~Low Density Residential development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them. Such dwellings are generally detached, one or two-story buildings, with private outdoor space separating them from neighboring dwellings. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Low density development is appropriate within and next to neighborhoods committed to this type of development.~~

#### **2.4.6—Medium Density Residential**

~~Medium Density Residential development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low Density Residential. Such dwellings are generally one or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Medium density development is appropriate as a transition from low density development to higher densities.~~

#### **2.4.7—Medium-High Density Residential**

~~Medium-High Density Residential development should be primarily attached dwellings in two or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near employment centers and major public facilities.~~

#### **2.4.7—High Density Residential**

~~High Density Residential development should be primarily attached dwellings in two or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near the college campus, the downtown core, and major concentrations of employment.~~

#### **2.4.8—Affordable Housing**

~~The City will help conserve and increase residential opportunities for residents with very low, low, or moderate incomes. As explained more fully in the Housing Element, each development project should contribute in some way to the conservation or production of affordable housing, considering the opportunities and limitations for the project. The major residential expansion areas, in particular, should include a wide range of housing types and costs to meet the needs of various income levels and housing preferences.~~

#### **2.52.4 Residential Land Protection**

##### **2.5.7.1 Large Areas**

~~Substantial areas designated for residential use should not be changed to nonresidential designations.~~

**2.4.1 Boundary Adjustments**

- The City may adjust land-use boundaries in a way that would reduce land designated as residential, only if:
- A. A significant, long-term neighborhood or citywide need, which outweighs the preference to retain residential capacity, will be met, and;
  - B. The need is best met at the proposed location and no comparable alternative exists.

**2.4.2 Density Changes**

The City shall approve re-zonings that increase density in existing residential areas only if it finds that the following are not adversely impacted: neighborhood character and identity; compatibility of land use; impact on level of services and facilities (including schools). In addition, the City shall find that proposed density changes meet policies related to neighborhood amenities (Policy 2.1.6Z); compatible development (Policy 2.2.9) and residential project objectives (Policy 2.2.11).

**2.4.3 Residential Conversion**

The City shall approve proposals to convert residential properties along major streets to office or commercial uses only when there already is a substantial non-residential character to the corridor, the proposal is compatible with the surrounding land use, and adequate off-street parking can be provided. Where appropriate, replacement dwellings shall be provided as part of the project.

**2.5 Student and Campus Housing**

**2.5.1 Cal Poly**

The City shall encourage Cal Poly California Polytechnic State University campus to build should provide housing opportunities for both faculty and at least 50% of all students. Existing on-campus housing should be retained. On-campus housing should increase be expanded at least as fast as enrollment increases so the proportion of students living on campus can remain the same as in 1992. Consideration shall be given for housing for faculty and staff as student enrollment increases.

**2.5.2 Cuesta College**

The City ~~should~~ shall encourage Cuesta College to facilitate student housing off-campus and close to transit and bicycle connections. The City shall discourage on-campus residential development due to environmental sensitivity of the Chorro watershed and the lack of other services near the Cuesta campus.

**2.5.3 Amenities**

The City shall encourage development of attractive Mmultifamily housing likely to be occupied by students should to provide the amenities which that students may otherwise seek in single-family areas, to provide an attractive alternative.

**2.5.4 Location**

The City shall encourage the development of Hhousing likely to attract faculty, staff, and or students should be encouraged to locate close to Cal Poly, to reduce commute travel. The City shall work with Cal Poly to facilitate faculty and staff owning or renting housing in adjacent neighborhoods.

**2.5.5 Fraternities & Sororities**

The City shall work with Cal Poly to develop a proposal to locate Ffraternities and sororities on campus for consideration by the CSU Board. If locations on campus cannot be provided, fraternities and sororities should be limited to located, in order of preference, (1) on campus; (2) in medium-high and high-density residential areas near the campus.



### 2.5.6 Large Group Housing

~~The City shall not approve~~ Large group housing, ~~other than fraternities and sororities, such as retirement homes or homes for handicapped, should not be located~~ in areas designated low density residential ~~areas~~. They may be located, but not concentrated, in medium-density residential areas. They may be concentrated in medium-high or high-density residential areas, or in suitable commercial or light-industrial areas, where services are convenient. Each large group housing proposal shall be evaluated through use-permit review.

### 2.5.7 Small Residential Care Facilities

The City shall continue to treat ~~S~~small residential care facilities ~~should be treated~~ the same as individual houses.

## 2.6 Downtown

In *Downtown* residential areas (Figure 4), the City should encourage the rehabilitation and maintenance of existing housing. Additional dwellings may be permitted, in keeping with density limits, provided that the existing character of the area is not significantly changed. Demolition of structurally sound dwellings shall be strongly discouraged.

### 2.7 Reduced Automobile Dependence in Downtown

The City shall encourage the development of Downtown housing that minimizes the need for automobile use and minimizes the storage of vehicles in surrounding neighborhoods.

## PROGRAMS

(See also Section 120, Implementation)

### 2.72.8 Updating & Enforcing Standards

#### 2.8.1 Enforcing Standards

The City ~~will~~shall review, revise if deemed ~~desirable~~necessary, and actively enforce noise, parking, and property-development and property-maintenance standards. ~~Staff to adequately enforce these standards will be provided.~~

#### 2.8.2 Updating Property Maintenance Standards

The City ~~will~~shall ~~adopt and~~ implement, and regularly review and update property-maintenance regulations focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles. ~~The regulations will be periodically reviewed and updated.~~

### 2.9 Multifamily Preferences &and Standards

#### 2.9.1 Preferences

The City ~~will~~shall evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.

#### 2.9.2 Multifamily Open Space and Storage Standards

The City ~~will~~shall review, and revise, if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.

### 2.10 Downtown Residential Development

The City ~~will~~shall ~~consider~~adopting special development standards to guide addition of dwellings within ~~d~~Downtown residential areas (Figure 4), to implement ~~p~~Policy 2.689. The following should be included when evaluating new standards for this area:

~~A. A new density category between the current Low Density (R-1) and Medium Density (R-2) designations:~~

~~B.A.~~ Requirements that new dwellings on lots with existing houses be above or behind the existing houses, and that the added building area be modestly sized and of similar architecture in comparison with the principal residences on the site and in the surrounding area;

~~C.B.~~ Requiring new buildings to reflect the mass and spacing of existing, nearby buildings;

~~D.C.~~ Requiring special parking and coverage standards;

~~E.D.~~ Requiring minimum amounts of usable open space.

### 1.14—Affordable Housing

~~The City will adopt inclusionary housing and development fee ordinances consistent with the Housing Element.~~

### 2.11 Neighborhood Compatibility

The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings. The City will periodically update Community Design Guidelines for larger homes, infill housing and accessory single-story buildings.



## 2.12 Neighborhood ~~Wellness Action~~ Plans

To help residents preserve and enhance their neighborhoods, the City ~~will~~shall:

- A. ~~Identify neighborhoods and w~~ork with residents ~~that request assistance~~ to prepare neighborhood plans that empower them to shape their neighborhoods;
- B. Help devise strategies to help stabilize the rental/owner ratio, to maintain neighborhood character, safety, and stability;
- C. Help identify neighborhood problems, and undertake a wide range of focused development-review, capital-improvement, and code-enforcement efforts;
- D. Encourage the formation of voluntary neighborhood groups, so residents can become involved early in the development review process;
- E. Involve residents early in reviewing proposed public and private projects that could have neighborhood impacts, by notifying residents and property owners and holding meetings at convenient times and places within the neighborhoods.
- F. Provide appropriate staff support, ~~possibly including a single staff person for neighborhood issues~~, and train all staff to be sensitive to issues of neighborhood protection and enhancement.

### 2.12.1 Residential Densities

The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height, [parking](#), and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.

*The following three new programs were given numbers, titles, and formatted following City Council review in January 2014.*

### 2.13 [Use of Downtown Parking by Residents](#)

[The City shall evaluate the potential to use portions of City-owned parking lots and structures for residents' parking.](#)

### 2.14 [Off-Setting Vehicle Needs for Downtown Residents](#)

[The City shall require new housing projects in the Downtown area to provide residents with information and services to off-set vehicle needs, such as providing transit passes, providing space for hourly car rental services, and providing on-site bicycle storage facilities.](#)

### 2.15 [Fees for Parking Expansion Downtown](#)

[The City shall evaluate the potential for development fees to fund new parking spaces in an additional parking structure for residents of new housing projects in the Downtown core.](#)

### 3 COMMERCIAL & INDUSTRIAL DEVELOPMENT POLICIES

#### 3.0 Commercial Siting

##### 3.0.1 Slope

Commercial and industrial uses should be developed in appropriate areas where the natural slope of the land is less than ten percent.

##### 3.0.2 Access

~~The City shall require that C~~commercial and industrial uses ~~should~~ have access from arterial and collector streets, and ~~should~~ be designed and located to avoid increasing traffic on residential streets.

##### 3.0.2 Residential Area

~~Except for neighborhood-oriented services and commercial uses, the City shall prohibit the E~~expansion of commercial centers and industrial uses into ~~adjacent~~ residential areas ~~is prohibited~~.

#### 3.1 General Retail

##### ~~3.1.1 Purpose and Included Uses~~

~~The City should have areas for General Retail uses adequate to meet most demands of City and nearby County residents. General Retail includes specialty stores as well as department stores, warehouse stores, discount stores, restaurants, and services such as banks. Not all areas designated General Retail are appropriate for the full range of uses (see policies 3.1.2 and 3.1.5).~~

##### ~~3.1.23.1.1 Locations for Regional Attractions~~

~~The City should focus its retailing with regional draw in the locations of downtown, the area around the intersection of Madonna Road and Highway 101, and the area around Highway 101 and Los Osos Valley Road.~~

##### ~~3.1.3 Madonna Road Area Retail Expansion~~

~~No substantial additional land area should be added to the commercial centers at Madonna Road and Highway 101 until a detailed plan for the retail expansion has been approved by the City. The plan should describe the limits of commercial expansion, acceptable uses, phasing, and circulation improvements. Any permitted expansion should be aesthetically and functionally compatible with existing development in the area. Before approving an expansion plan, the City should consider an evaluation of how much it would transfer sales from existing retail areas in the City and whether the proposed uses could be developed in existing retail areas.~~

##### ~~1.14.1 Mid-Higuera Enhancement~~

~~The City shall consider the potential enhancement of underutilized commercial land along Higuera Street between Madonna Road and High Street. (See also Special Design Area, policy 8.5.)~~

*Former policy 1.14.1 become a program to revisit the Mid-Higuera Enhancement plan and see where zoning code changes or other implementation needs to occur to support the vision in the plan. See Section 8.*





### **3.1.43.1.2 Specialty Store Locations**

The City shall direct ~~M~~most specialty retail stores ~~should be to locate in the D~~downtown Core, in the Madonna Road area, or the Los Osos Valley Road area, and in other community shopping areas identified by the Community Commercial district (see the Community Commercial section ~~below~~) where they will not detract from the role of the ~~d~~Downtown Core as the City's primary concentration of specialty stores; some may also be in neighborhood shopping centers so long as they are a minor part of the centers and serve neighborhood rather than citywide or regional markets.

### **1.14.2 Building Intensity**

~~The ratio of building floor area to site area (FAR) shall not exceed 3.0. Additional floor area, up to a FAR of 3.75, may be approved for projects in the downtown core. FAR may be approved up to 4.0 for sites in the downtown core that receive transfer of development credit for either open space protection or historic preservation, or that receive density bonuses for affordable housing. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in General Retail districts, they shall not exceed 36 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site.~~

~~(Amended 2007, Council Resolution 9872)~~

## **3.2 Neighborhood Commercial**

### **3.1.5 Purpose and Included Uses**

~~The City should have areas for Neighborhood Commercial uses to meet the frequent shopping demands of people living nearby. Neighborhood commercial uses include smaller scale grocery stores, laundromats, and drug stores. Neighborhood commercial uses should be available within about one mile of all residences. These uses should be located on sites not exceeding about four acres, unless the neighborhood to be served includes a significant amount of high density residential development. Small scale specialty stores may be located in areas designated for neighborhood commercial uses as long as they will not be a major citywide attraction or displace more general, convenience uses.~~

### **3.2.1 New or Expanded Areas of Neighborhood Commercial Use**

~~The City shall provide for N~~The City shall provide for Nnew or expanded areas of neighborhood commercial uses that:

- A. ~~Be Are~~ created within, or extended into, nonresidential areas adjacent to residential neighborhoods;
- B. Provide uses to serve nearby residents, not the whole city;
- C. Have access from arterial streets, and not increase traffic on residential streets;
- D. Have safe and pleasant pedestrian access from the surrounding service area, as well as good internal circulation;
- E. ~~Be Are~~ designed to be pedestrian-oriented, and architecturally compatible with the adjacent neighborhoods being served. Pedestrian-oriented features of project design should include:
  - i. Off-street parking areas located to the side or rear of buildings rather than between buildings and the street;
  - ii. Landscaped areas with public seating; and
  - iii. Indoor or outdoor space for public use, designed to provide a focus for some neighborhood activities.

### **3.2.2 Expanding Existing Neighborhood Commercial Areas**

The City ~~should shall~~ evaluate the need for and desirability of additions to existing areas of neighborhood commercial use only when specific development proposals are made, and not in response to rezoning requests which do not incorporate a development plan.

### 3.2.3 Stores in Residential Areas

~~The City shall allow for the continuation of S~~small, individual stores within established residential areas ~~may be retained when if~~ they are compatible with surrounding uses. Other isolated commercial uses ~~which that~~ are not compatible with residential surroundings eventually should be replaced with compatible uses.

### ~~3.2.4 Building Intensity~~

~~The ratio of building floor area to site area shall not exceed 2.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Neighborhood Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)~~

## 3.3 Community Commercial

### 3.3.1 Purpose and Included Uses

~~Areas for shopping centers that serve community wide needs are designated Community Commercial. Community commercial areas are intended to provide for a wide range of retail sales and personal services within the context of distinctive, pedestrian-oriented shopping centers that serve customers and clients from all over the City. These centers may accommodate retail uses of a larger scale that would be inappropriate in the downtown, but proposed uses will be reviewed to ensure that they will not detract from the role of the downtown as the City's primary concentration of specialty stores.~~

### 3.3.2 Building Intensity

~~The ratio of building floor area to site area shall not exceed 2.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect the existing or desired architectural character in the surrounding area. Dwellings may be provided in Community Commercial districts only as part of mixed use projects, where their density shall not exceed 36 dwelling units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)~~

### 3.3.1 Office Uses

~~The City may allow C~~certain office uses with limited need for access to ~~d~~Downtown government services ~~may to~~ be located away from the ~~d~~Downtown in areas designated Community Commercial. Appropriate types of offices include those that provide direct "over-the-counter" services to customers and clients. Professional offices, and those identified by the Zoning Regulations as "production and administrative" offices may also be appropriate, particularly above the ground floor.

## 3.4 Offices

### 3.4.1 Purpose and Included Uses

~~The City should have sufficient land for Office development to meet the demands of City residents and the specialized needs of County residents. Office development includes professional and financial services (such as doctors, architects, and insurance companies and banks) and government agencies. The City should retain the regional offices of state and federal agencies. Not all types of offices are appropriate in all locations. (See office location policies below. Also see the Public Facilities section).~~



#### **3.4.23.4.1 Office Locations**

- A. All types of offices are appropriate in the ~~e~~Downtown General Retail district, but are discouraged at street level in storefronts of the commercial core.
- B. All types of office activities are appropriate in the Office district which surrounds the ~~e~~Downtown commercial area, though offices needing very large buildings or generating substantial traffic may not be appropriate in the area which provides a transition to residential neighborhoods.
- C. Medical services should be near the hospitals, and may also be located in other commercial areas of the City.
- D. Government social services and the regional offices of state and federal agencies should be near the intersections of South Higuera Street, Prado Road, and Highway 101 (Figure 5);
- E. Offices having no substantial public visitation or need for access to ~~e~~Downtown government services may be in Services and Manufacturing districts.
- F. Certain business and professional services having no substantial public visitation or limited need for access to ~~e~~Downtown government services may be in Services and Manufacturing districts. Examples of such uses are computer services, utilities engineering and administration, architects and engineers, industrial design, advertising, building contractors, labor and fraternal organizations, ~~veterinarians,~~ and insurance and financial services that do not directly serve retail customers.
- G. Certain business and professional services with limited need for access to ~~e~~Downtown government services may be located in areas that are away from the ~~e~~Downtown, and designated Community Commercial. Appropriate types of offices include those that provide direct "over-the-counter" services to customers and clients. Professional offices may also be appropriate, particularly above the ground floor.

#### **3.4.33.4.2 Offices Outside Designated Areas**

~~The City may allow continuation and minor expansion of E~~existing office buildings outside the areas described in ~~p~~Policy 3.4.21 ~~may continue to be used and may have minor expansions~~ if they:

- A. Have access directly from collector or arterial streets, not local residential streets;
- B. Will not significantly increase traffic in residential areas;
- C. Will not have significant adverse impacts on nearby uses.

#### **3.4.4 Building Intensity**

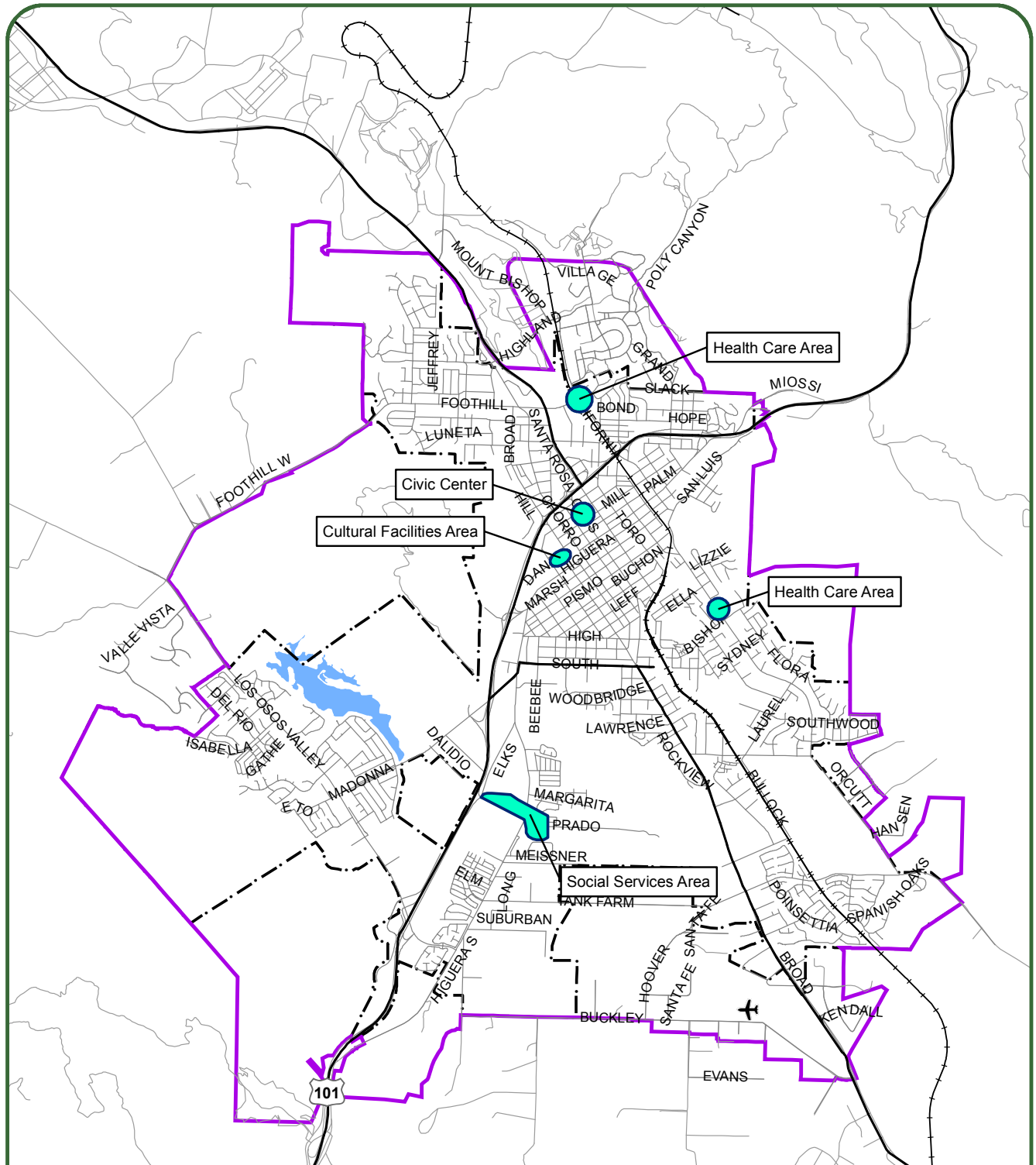
~~The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Office districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)~~

### **3.5 Tourist Commercial Uses**

~~(For information on Tourist Commercial land use designation, see Table 1.)~~

#### **3.5.1 Basis for Tourism**

The City ~~shall promote San Luis Obispo as should be~~ an attractive place for short-term stays, as well as an attractive destination for long-term visitors ~~featuring. The City should base its attraction on the character of the~~ ~~its~~ community ~~character~~, natural qualities, ~~historic resources~~, and ~~its~~ educational and cultural facilities. The City should emphasize conference and visitor-serving facilities which have a low impact upon the environment and upon existing land forms and landscapes, and which provide low-impact visitor activities and low-impact means of transportation.



	<b>Legend</b>	
	Public Facilities Area LUCE SOI Area City Limits	Highway Roads Railroad Airport Water Body

Source: City of San Luis Obispo, 2012

Figure 5  
Public and Cultural Facilities

SLOGPU\_Fig5\_Public\_Cultural\_Facilities\_20131205\_JKC.pdf



### 3.5.2 Locations

~~The City shall encourage integration of visitor-serving uses should be integrated~~ with other types of uses, including overnight accommodations ~~d~~Downtown, near the airport, and near the train station; small-scale facilities (such as hostels or bed-and-breakfast places) may be located in Medium-High Density Residential and High-Density Residential Districts, where compatible. Visitor-serving uses are especially appropriate where such uses have already concentrated: along upper Monterey Street; at the Madonna Road area; at certain freeway interchanges; and in the ~~d~~Downtown.

### 3.5.3 Appropriate Uses

~~Tourist Commercial uses are those which primarily serve the traveling public. Tourist Commercial areas should accommodate motels, restaurants, service stations, recreational uses, and minor retail sales for the convenience of travelers. To assure adequate space for visitor-serving uses, areas designated Tourist Commercial should not include offices, general retail stores, auto repair, or business services.~~

#### 3.5.3.1 Residential Neighbors

~~Site planning, building design, and types of activities for new tourist commercial development adjacent to residential areas should be carefully reviewed by the Architectural Review Commission, the Planning Commission, or both, to assure compatibility.~~

#### 3.5.3.2 Building Intensity

~~The ratio of building floor area to site area shall not exceed 2.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood.~~ When dwellings are provided in Tourist Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. (See the residential section for policies on density bonuses for affordable housing.)

### 3.5.4 Services and Manufacturing

#### 3.5.4.1 Purpose

~~The City should have sufficient land designated for Services and Manufacturing to meet most demands of the City, and some demands of the region, for activities such as business services, medical services, wholesaling building contractors, utility company yards, auto repair, printing, food manufacturing and other light manufacturing, and retail sales of large items, bulk quantities, and items often stored outdoors (vehicles, building materials, plants). Areas reserved for these uses may also accommodate convenience restaurants and other activities primarily serving area workers.~~

#### 3.5.4.2 Appropriate Uses

~~The following types of uses are appropriate in areas designated Services and Manufacturing. Certain areas designated Services and Manufacturing may be reserved through special zoning provisions for certain types of uses, to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses:~~

- ~~A. Wholesaling, warehousing, and storage; Vehicle sales and rental;~~
- ~~B. Retail sales of products which require outdoor areas or large floor areas for display and storage, such as warehouse stores, lumber and building materials dealers, home improvement centers, furniture and appliances stores, and plant nurseries;~~
- ~~C. Repair shops, printing services, laundries, animal hospitals, sporting goods stores, auto parts stores, and some recreation facilities;~~
- ~~D. Light manufacturing, research and development, and laboratories. (See also "Business Parks" in the Airport section, Section 7.9.)~~
- ~~E. Offices having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts.~~

- ~~F. Certain businesses and professional services having no substantial public visitation or limited need for access to downtown government services may be in Services and Manufacturing districts. Examples of such uses are computer services, utilities engineering and administration, architects and engineers, industrial design, advertising, building contractors, labor and fraternal organizations, veterinarians, and insurance and financial services that do not directly serve retail customers.~~
- ~~G. Medical services may be allowed if proposed medical uses are found to be compatible with surrounding land uses, are located along commercial collector or arterial streets with convenient access to public transportation, do not significantly increase traffic in residential neighborhoods and are consistent with the Airport Land Use Plan.~~

#### **3.5.4.33.5.4.1 General Retail and Neighborhood Commercial Uses**

~~The City shall not allow N~~ew specialty stores, department stores, or neighborhood commercial centers ~~should not to~~ be developed in Service and Manufacturing ~~designated~~ areas. However, existing uses such as supermarkets and drugstores may be expanded if:

- A. They are compatible with nearby uses;
- B. The expanded use will not divert trade from other general-retail or neighborhood-commercial areas which are better located to serve the expected market area.

#### **3.5.4.43.5.4.2 Access**

~~The City shall require A~~ccess to Service and Manufacturing areas ~~should~~ be provided by commercial collector streets, to avoid customer traffic on residential streets or delivery routes which pass through residential areas. Driveway access onto arterial streets should be minimized.

#### **3.5.4.53.5.4.3 Air & Water Quality**

Industries locating or expanding in San Luis Obispo shall comply with all applicable air-quality and water-quality regulations.

#### **3.5.4.63.5.4.4 Utility Service**

~~The City shall require~~ Services and Manufacturing uses ~~should to~~ connect to the City water and sewer systems, unless other means of providing service are identified in a City-adopted plan.

#### **3.5.4.73.5.4.5 Vehicle Sales**

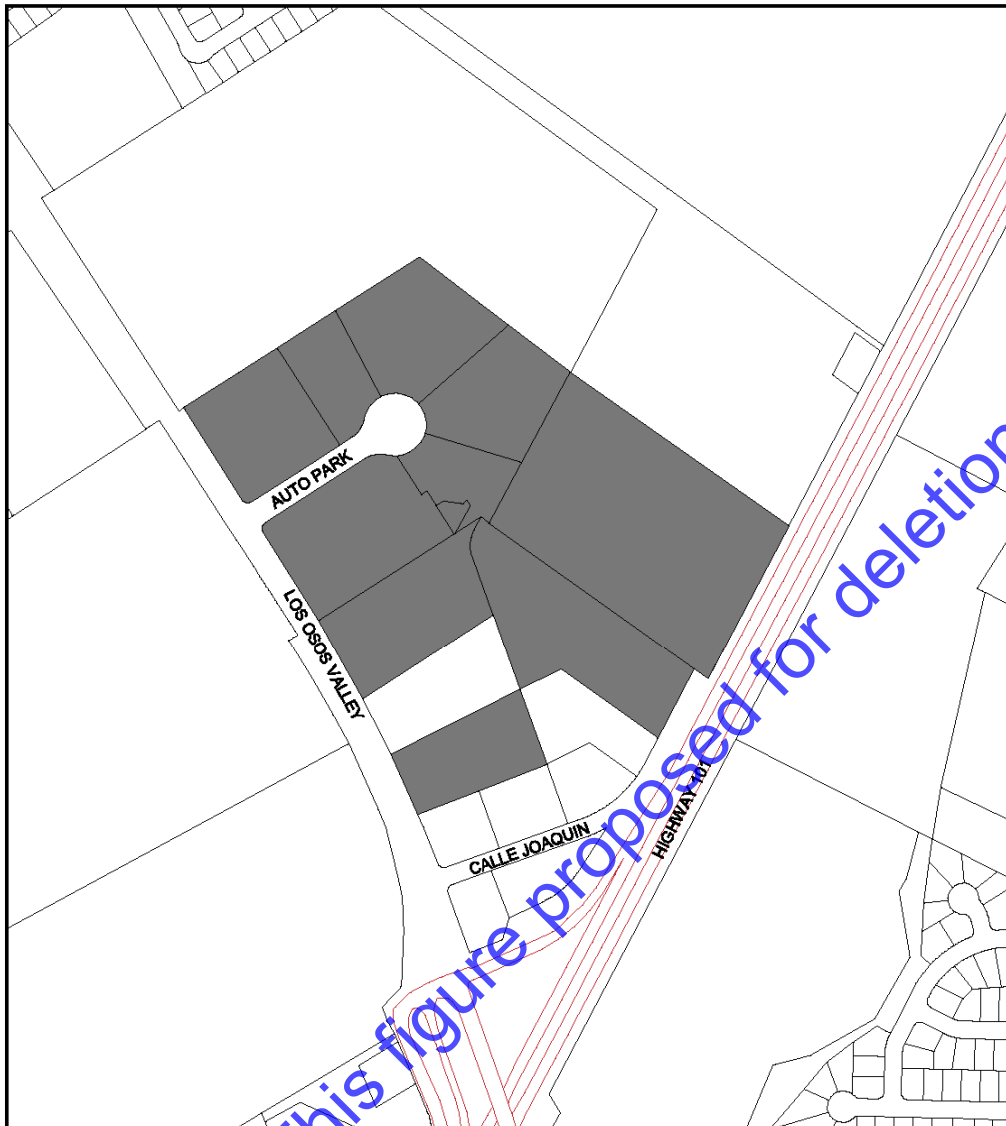
##### **A. Auto Park Way / Calle Joaquin**

~~The City shall encourage intends to create around Auto Park Way~~ an easily accessible and attractive auto sales and service center ~~around Auto Park Way and adjacent areas along Calle Joaquin (Figure 63). The City will reserve about 50 acres total for vehicle sales in this area, including the areas shown in Figure 3. (This amount is expected to be sufficient for relocation of dealerships located elsewhere in the City, plus expansion of dealerships in proportion to projected County population growth.) The areas shown for vehicle sales should be reserved for that use at least until the anticipated year 2004 update of this element, when the amount of reserved land may be reconsidered.~~

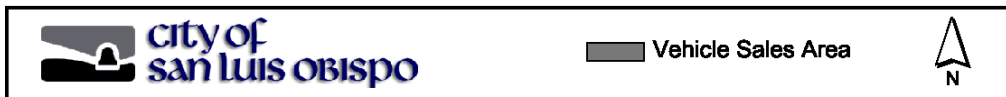
~~If a plan for vehicle sales expansion onto prime agricultural soils is approved, it shall provide for permanent preservation of prime soils, within the urban reserve or greenbelt. If a plan for vehicle sales expansion into wetland or creek areas is approved, mitigation shall consist at least of restoration and permanent preservation, within the urban reserve or greenbelt, consistent with the Conservation and Open Space Element.~~

##### **B. Other Areas**

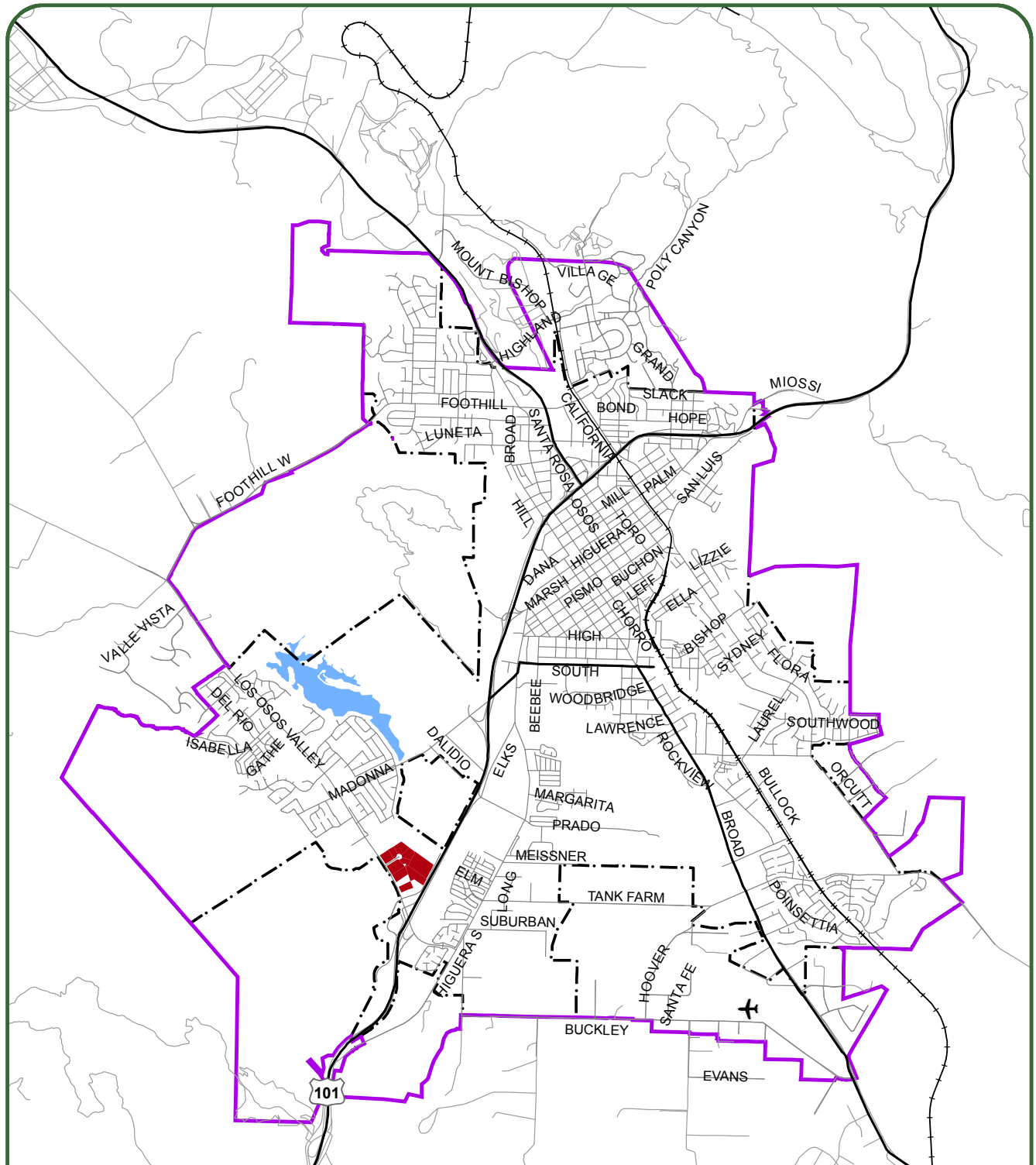
Auto sales in areas of the ~~C~~city other than Auto Park Way / Calle Joaquin should be minimized, in order to reinforce the auto sales center and to maximize space for other uses in other locations.



**Figure 3: Vehicle Sales Area at Auto Park Way**



Vehicle Sales Area at Auto Park Way



**Legend**

	Vehicle Sales Area		Highway		Airport
	LUCE SOI Area		Roads		Water Body
	City Limits		Railroad		

Source: City of San Luis Obispo, 2012

**Figure 6**  
Vehicle Sales Area

SLOEIR\_Fig6\_VehicleSales\_20140612\_JKC.pdf





### **3.5.4.83.5.4.6 Building Intensity**

~~The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood.~~ Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)

### **3.5.5 Overall**

#### **3.5.5.1 Dependent Care**

~~The City shall offer incentives to n~~New development ~~should be offered incentives~~ for provision of child care and elder care for employees.

#### **3.5.5.2 Convenience Facilities**

~~The City shall allow c~~Convenience facilities serving daily needs, such as small food stores, branch banks, and child and elder care, and amenities such as picnic areas, ~~will be allowed~~ in centers of employment. Space for such amenities may be required within large commercial and industrial developments.

#### **3.5.5.3 Commercial Revitalization**

~~The City shall encourage the revitalization, upgrading, and beautification of commercial retail centers and conversion of strip commercial area to coordinated, complementary retail and service uses, and where appropriate, provision of housing on upper floors.~~

#### **3.5.6 Mixed Uses**

~~The City encourages c~~compatible mixed uses in commercial districts ~~should be encouraged~~.

## PROGRAMS

(See also Section 120, Implementation)

### 3.5.7 Programs

#### 3.5.7.1 Zoning Regulations

The City ~~will~~shall amend its Zoning Regulations to implement the ~~commercial and industrial policies changes included in the 2014 General Plan update program.~~

#### ~~1.14.3 Planned Development Zoning~~

~~The City will amend the Zoning Regulations so the "planned development" approach can be used on any size parcel, in any commercial or industrial zone.~~

#### 3.5.7.2 Neighborhood Uses

The City ~~will~~shall rezone to Neighborhood Commercial existing Service Commercial sites which have become neighborhood convenience centers, if: (1) they primarily serve a neighborhood rather than citywide market; and (2) they are appropriately located considering access and compatibility with other nearby uses.

*Propose to restate as a policy and move to policy section.*

#### ~~3.5.7.3 Tourist Information~~

~~The City will consider establishing tourist information facilities near highway entries to the City, to reduce demands for on-site and off-site advertising by tourist and general retail uses.~~

#### ~~3.5.7.43.5.7.3~~ 5.7.3 Dependent Care

The City ~~will~~shall provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.

*Edited for style. Propose to restate as a policy and move to policy section.*

#### ~~3.5.7.53.5.7.4~~ 5.7.4 Neighborhood Centers

The City ~~will~~shall identify suitable sites for new or expanded neighborhood centers as it prepares specific plans and development plans.

*Propose to restate as a policy and move to policy section. Updated to include reference to development plans.*

#### ~~3.5.7.6 Downtown Office Design~~

~~The City will make more explicit its architectural review guidelines and revise its zoning standards, as necessary, to better achieve the desired architectural character of downtown areas zoned "office" and "residential office," so the character and fabric of existing neighborhoods will be protected.~~

#### ~~3.5.7.73.5.7.5~~ 5.7.5 Auto Sales Relocation

The City ~~will~~shall provide incentives to encourage relocation of vehicle sales to ~~the Auto Park Way area compatible areas~~.

*Propose to restate as a policy and move to policy section.*



**3.5.7.83.5.7.6 Noise Control**

Zoning Regulations and ~~Architectural Review~~ Community Design Guidelines will include measures such as the following to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses: location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; ~~landscaped setbacks or~~ noise attenuation ~~walls~~ measures along property lines. (See also the Noise Element.)

**3.5.7.93.5.7.7 Madonna Road Centers**

The City ~~will~~ shall investigate ways to encourage ~~more intense commercial development within, and~~ more cohesion between, the existing shopping centers on Madonna Road.

**3.5.7.103.5.7.8 Tourism**

The City ~~will~~ shall:

- A. Encourage ~~sufficient development of additional~~ conference and meeting space ~~to accommodate the demand for medium size conferences~~;
- B. Work with the ~~Performing Arts Center~~ City's art community in promoting arts oriented tourism;
- C. Develop ~~aggressive~~ tourism marketing programs that highlight the City as a visitor destination;
- D. Develop concepts such as rail tours, ~~sea cruises~~, historical tours, and bicycle tours;
- E. Encourage development of appropriate recreational facilities for bicycles, golf, tennis, equestrian activities, soccer, swimming, fishing, and eco-tourism.

*Propose to restate as a policy and move to policy section.*

*The following four new programs were given numbers, titles, and formatted following City Council review in January 2014.*

**3.5.7.9 Update Community Design Guidelines for Neighborhood Compatibility**

The City shall amend the Community Design Guidelines to address transitions between neighborhood commercial development and adjacent residential neighborhoods.

**3.5.7.10 Zoning Update for Visitor Services Uses**

The City shall review zoning regulations to consider allowing visitor-service uses in office zones adjacent to community commercial zones in the Downtown and adjacent to Monterey Street between Johnson and Santa Rosa.

**3.5.7.11 Zoning Update for Emerging Technologies**

The City will investigate emerging technologies and trends to evaluate whether updates to zoning regulations are needed.

**3.5.7.12 Business Retention and Expansion**

The City shall implement the Economic Development Strategic Plan and other appropriate strategies for business retention and expansion with a focus on those providing head-of-household jobs.

## 4 DOWNTOWN

### 4.0 Introduction

"Downtown" is the area generally bounded by Highway 101, the railroad, and High Street (Figure 4). It embraces residential neighborhoods ~~and touches five historic districts including "Old Town"~~, as well as the "Downtown Commercial Core" ~~and~~ civic area, and less intensely developed commercial and office areas. The City has approved "A Conceptual Physical Plan for the City's Center," as an advisory document, which covers an area nearly the same as the core identified in this element. ~~See this separately published plan for an illustration of how downtown development may occur guides City review of development in the d~~Downtown.

## POLICIES

### 4.1 Downtown's Role

Downtown is the community's urban center serving as the cultural, social, entertainment, and political center of the City for its residents, as well as home for those who live in its historic neighborhoods. The City wants its commercial urban core to be economically healthy, and realizes that private and public investments in the dDowntown support each other. Downtown should also provide a wide variety of professional and government services, serving the region as well as the city. The commercial core is a preferred location for retail uses that are suitable for pedestrian access, off-site parking, and compact building spaces. Civic, cultural and commercial portions of dDowntown should be a major tourist destination. Downtown's visitor appeal should be based on natural, historical, and cultural features, retail services, entertainment and numerous and varied visitor accommodations.

### 4.0 Downtown Residential

Downtown residential uses contribute to the character of the area, allow a 24-hour presence which enhances security and help the balance between jobs and housing in the community.

#### 4.0.1 Existing and New Dwellings

~~Downtown residential uses contribute to the character of the area, allow a 24-hour presence which enhances security and help the balance between jobs and housing in the community.~~

The City shall use the following when evaluating development in the Downtown area:

- Existing residential uses within and around the commercial core should be protected, and new ones should be developed.
- Dwellings should be provided for a variety of households ~~including singles couples, and groups~~.
- Dwellings should be interspersed with commercial uses.
- All new, large commercial projects should include dwellings residential uses.
- Commercial core properties may serve as receiver sites for transfer of development credits, thereby having higher residential densities than otherwise allowed (see Policies 6.2.5 and 6.2.6).



#### 4.0.1.1 Dwellings and Offices

~~The City shall continue to ensure that there is no net loss of residential units in Downtown. Residential uses within some downtown areas designated Office prior to this element's 1994 update should be maintained, or replaced as new offices are developed. The City should amend the Downtown Housing Conversion Permit process to preserve the number of dwellings in the Downtown Core (CD zone) and the Downtown Planning Area by adopting a "no net housing loss" program by amending the Downtown Housing Conversion Permit ordinance. The amendment shall ensure that within each area, the number of dwellings removed shall not exceed the number of dwellings added.~~

#### 4.0.2 Entertainment and Cultural Facilities

~~Cultural facilities, such as museums and, galleries, and public theaters should be dDowntown. Entertainment facilities, such as nightclubs and private theaters shouldshall -be in the dDowntown too. Locations outside Downtown may be more appropriate for facilities that would be out of character or too big for Downtown to accommodate comfortably, such as the major performing arts center on the Cal Poly campus.~~

#### 4.0.3 Public Gatherings

Downtown should have spaces to accommodate public meetings, seminars, classes, socialization and similar activities in conjunction with other uses. Downtown should provide a setting which is festive and comfortable for public gatherings.

#### 4.0.4 Walking Environment

~~The City shall plan and manage Downtown should provide to include safe, exciting-interesting places for walking and pleasant places for sitting. To invite exploration To this end:~~

- ~~m~~Mid-block walkways, courtyards, and interior malls should be well lit and integrated with new and remodeled buildings, while preserving continuous building faces on most blocks.
- Downtown streets should provide adequate space for pedestrians.
- There should be a nearly continuous tree canopy along sidewalks, and planters should provide additional foliage and flowers near public gathering areas.

~~To maintain the downtown appeal for pedestrians, new buildings should not obstruct sunlight from reaching sidewalks on the northwest side of Marsh Street, Higuera Street and Monterey Street at noon on the winter solstice.~~

- Public Art should be placed along pedestrian paths.
- Traffic calming and pedestrian safety should be enhanced, where appropriate, through such features as road tables, pavement changes, bulbouts and scramble intersection signals.
- Landscaping should mitigate harsh micro-climates.

~~(Amended 2007, Council Resolution 9872)~~

*On the following pages, new policies are noted and titles were added, but they were NOT numbered so as to maintain numbering of policies that follow.*

#### New Policy. Commercial Activity in Civic Buildings

Civic buildings shall incorporate commercial activity at the street level where appropriate.

#### New Policy Street-Level Diversity

City shall promote a healthy mix of downtown street-level businesses that emphasizes retail stores, specialty shops and food service rather than bars or taverns.

#### New Policy Downtown As Focal Point

The Downtown should remain the focus for nighttime entertainment, cultural events and related activities. It should be a pleasant and safe place at all times.



#### 4.0.5 Public Safety

~~The City shall ensure that~~ indoor and outdoor public spaces ~~should be~~ are designed to be observable from frequently occupied or traveled places, to enhance public safety.

#### 4.0.6 Open Places and Views

~~The City shall enhance the~~ Downtown ~~should to~~ include ~~many~~ carefully located open places where people can rest and enjoy views of the surrounding hills; ~~and Downtown should include some~~ outdoor spaces where people are completely separated from vehicle traffic, in addition to Mission Plaza. Opportunities include extensions of Mission Plaza, a few new plazas, and selected street closures.

#### New Policy Downtown Green Space

The City shall increase Downtown green space and public parks, including pocket parks, as the number of people living Downtown increases.

#### 4.0.7 Traffic in Residential Areas

~~The City shall strive to protect~~ Downtown residential areas ~~should be protected~~ from ~~cut~~-through traffic.

#### 4.0.8 Street Changes

Street widening and realignment should be avoided.

#### 4.0.9 Parking

~~The City shall ensure~~ ~~There~~ ~~should be~~ is a diversity of parking opportunities in the Downtown. Any major increments in parking supply should take the form of structures, located at the edges of the commercial core, so people ~~will~~ can walk rather than drive between points within the core. Retail uses outside the core, and professional office developments, may have on-site parking for customers and clients.

#### 4.0.10 The San Luis Obispo Creek

~~The City shall protect~~ San Luis Obispo Creek ~~should be protected~~ and restored it, provided this can be done in a manner that minimizes human impact on creek life. Walking paths along the creek in the ~~d~~Downtown core should be provided and extended as links in an urban trail system, provided this will not further degrade wildlife habitat value of the riparian ecosystem. As properties that have encroaching buildings are redeveloped, the City should enforce a reasonable building setback from the riparian zone. (See also Resource Protection Sections in the Conservation and Open Space Element and Safety Element) Opportunities to open covered sections of the creek should be pursued.

#### 4.0.11 Building Conservation and Compatibility

~~The City shall ensure that~~ Architecturally and historically significant buildings ~~should be~~ are preserved and restored and that ~~new~~ buildings ~~should be~~ are compatible with architecturally and historically significant buildings, but not necessarily the same style.

#### 4.0.12 New Buildings and Views

~~New d~~Downtown development nearby publicly-owned gathering places ~~such as Mission Plaza, the Jack House Gardens, LC YC Cheng Park, and similar gathering spaces~~ shall respect views of the hills, ~~framing rather than obscuring them~~. ~~Adjacent buildings shall be designed to allow sunlight to reach these open spaces, and when planting new trees the potential canopy shall be considered subordinate to maintaining views of hillsides.~~ In other locations ~~d~~Downtown, views will be provided parallel to the street right-of-way, at intersections where building separation naturally makes more views available, and at upper-level viewing decks.

~~(Amended 2007, Council Resolution 9872)~~

**4.0.13 Noise**

Obtrusive sounds, including traffic noises and loud music, should be minimized. Desired activities which are noisy should be timed to avoid conflict with other desired activities which need a quiet setting.

**4.0.14 Sense of Place**

To keep the commercial core's sense of place and appeal for walking, it should remain compact and be the City's most intensely developed area.

**4.0.15 Design Principles**

The following principles should guide construction and changes of use within the commercial core.

**4.0.16 Street Level Activities**

The street level should be occupied by stores, restaurants, and other uses benefiting from and contributing to pedestrian traffic, such as offices with frequent client visits. Stores and restaurants may occupy upper levels. Offices not having frequent client visits should be located above street level.

**4.0.17 Upper Floor Dwellings**

Existing residential uses shall be preserved and new ones encouraged above the street level. [This new housing will include a range of options and affordability levels.](#)

**4.0.18 Continuous Storefront**

There should be a continuous storefront along sidewalks, at the back of the sidewalk, except for the Courthouse and City Hall blocks, plazas, recessed building entries, and sidewalk cafes.

**4.0.19 Building Height**

New buildings shall fit within the context and ~~vertical~~ scale of existing development, shall ~~not obstruct~~ [respect](#) views from, or sunlight to, publicly-owned gathering places such as Mission Plaza, and should be ~~set stepped~~ back above the second or third level to maintain a street façade that is consistent with the historic pattern of development. Generally, new buildings should not exceed ~~650~~ feet in height. Tall buildings (50-75 feet) shall be designed to achieve multiple policy objectives, including design amenities, housing and retail land uses, such as:

- a. Publicly accessible, open viewing spaces at the upper levels
- b. Housing affordability in excess of the Inclusionary Housing Requirement
- c. Energy efficiency beyond State mandated requirements
- d. Adaptive reuse of a historical resource in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation
- ~~e. A major pedestrian connection between Higuera Street and the Creekwalk, Monterey Street and the Creekwalk, between Higuera Street and Marsh Street, or at another acceptable mid block location~~
- ~~f.e.~~ High residential density (e.g. above 24 units per acre) achieved by a concentration of smaller dwelling units
- ~~g.f.~~ Street level features such as a public plaza, public seating and/or public art
- ~~h.g.~~ [Provide midblock or other significant pedestrian connections](#)
- ~~i.h.~~ Increased retail floor area, including multi-story retail
- ~~j.i.~~ Directly implements specific and identifiable City objectives, as set forth in the General Plan, the Conceptual Plan for the City's Center, the Downtown Strategic Plan and other key policy documents
- ~~j.~~ Receiving Transfer of Development Credits for open space protection or historic preservation
- ~~k.~~ [Proximity of housing to convenient transit connections](#)

~~(Amended 2007, Council Resolution 9872)~~





**4.0.20 Building Width**

New buildings should maintain the historic pattern of storefront widths.

**4.0.21 Sidewalk Appeal**

Street facades, particularly at the street level, should include windows, signs, and architectural details which can be appreciated by people on the sidewalks.

**4.0.22 Government Offices**

City Hall and the County Government Center should remain at their present locations. Additional [local government](#) administrative office space which cannot be accommodated within the existing [city and county properties](#) ~~County Government Center~~ should be developed nearby within the [downtown](#). (See also Public and Cultural Facilities policies, Section 5.1).

**4.0.23 Commercial Buildings Outside the Core**

In General Retail areas adjacent to the commercial core, the pattern of buildings in relation to the street should become more like the core, with shared driveways and parking lots, and no street or side-yard setbacks (except for recessed entries and courtyards). Buildings should not exceed 45 feet in height. [\(Amended 2007, Council Resolution 9872\)](#)

## PROGRAMS

### 4.0.24 Updating Downtown Concept Plan

The City shall update the Downtown Concept Plan by 2016 and shall regularly update the plan as required to address significant changes in or affecting the Downtown area including the opportunity for meaningful public input.

### 4.0.244.0.25 Implementing the Downtown Concept Plan

The City will-shall consider including-features of "A Conceptual Physical Plan for the City's Center" (Downtown Concept Plan) in the approval of projects in the Downtown, recognizing that the plan is a concept and is intended to be flexible. as appropriate, in its Zoning Regulations, architectural review guidelines, engineering standards, and capital improvement program.

### 4.0.254.0.26 Visual Resource Study

The City will-shall undertake a study of visual resources within the dDowntown core area to identify potential locations for new public-owned open places with access to views of important scenic resources. The City will consider acquisition of one or more of these open places as resources permit. A range of options for property acquisition, including development agreements, will be considered, consistent with the City's fiscal policies and objectives.

(Amended 2007, Council Resolution 9872)

### 4.21 Community Design Guidelines Update

The Community Design Guidelines shall be updated to include guidelines for tall buildings within the downtown core area, with a particular focus on guidelines for architectural transitions between new development and existing buildings within the Downtown Historic District.

### 4.22 Parking for Downtown Residents

The City should revise the Access and Parking Management Plan (2002) to include a downtown access program for residents in the downtown core area. The revision should evaluate various strategies and long-term parking solutions and include implementation recommendations. Strategies and solutions that may be considered include, but are not limited to, components of Housing Element Programs 6.3.2, 6.3.3 and 6.3.4, in addition to:

1. A fee based program to allow limited residential parking in downtown parking structures owned and operated by the City.
2. Criteria for on-site parking (requirements and prohibitions) based on project size, project location, site access criteria, housing type, and feasible alternative transportation options.
3. Determination if any downtown core streets should have driveway access restricted.
4. Vehicle parking and storage areas located outside the downtown core area, such as Park and Ride style lots, that can be used by downtown core residents.
5. The development of additional transit programs to increase options for downtown residents.
6. Credit towards parking requirements for projects that implement shared vehicle programs.

(Amended 2007, Council Resolution 9872)



*Program 4.21.1 from City Council January 2014 draft was updated to 4.20.27 to match numbering in this section.*

#### **4.0.27 Expansion of Downtown Plaza**

The City shall explore the full or partial closure and re-design of the following street segments to effectively extend, either permanently or for special events, Mission Plaza on:

- Broad Street between Palm and Monterey Streets, and
- Monterey Street between the two connections with Broad Street.

*The following five new programs were given numbers, titles, and formatted following City Council review in January 2014.*

#### **4.0.28 Allowing Efficiency Units and Variable Density in Downtown**

The City shall modify zoning regulations to allow efficiency units and variable density in the Downtown Core.

#### **4.0.29 Coordination on Late Night Environment**

The City shall work with the Downtown businesses and residents, the BID, and Chamber of Commerce to manage impacts from downtown drinking establishments, and if necessary, enact additional regulations to ensure that the late night environment in and near Downtown is safe and pleasant.

#### **4.0.30 Master Plan for San Luis Obispo Creek**

The City shall develop a master plan for San Luis Obispo Creek in the Downtown area.

#### **4.0.31 Inventory of Downtown Uses**

The City shall prepare an inventory of uses in the Downtown Core. Particular attention shall be given to identifying uses at the street level as these uses directly impact the pedestrian experience and vibrancy of the Downtown. This information shall be used to target business support and attraction to achieve a desirable mix of uses in the Downtown.

#### **4.0.32 Use Permit Requirements**

The City shall incorporate into its zoning regulations specific criteria for evaluating use permits for bars/taverns, night clubs and late night drinking establishments.

*The following new policy will be moved into the policy section following public review. It is placed here to keep with associated five new programs that follow. The following five new programs were given numbers, titles, and formatted following City Council review in January 2014.*

#### **New Policy: Safety and Crime Prevention through Environmental Design**

The City shall ensure that new development is designed and constructed to address public safety and welfare.

#### **4.0.264.0.33 Modify Community Design Guidelines to Address Safety and Crime Prevention**

The City will modify its Community Design Guidelines to enhance Safety and Crime Prevention through Environmental Design. Changes shall include, but are not limited to, inclusion of design statements on:

- Enhanced lighting of building alcoves in Downtown area
- Wayfinding signs to better direct pedestrians and motorists in non-residential areas
- Visibility into entry and access points on non-residential buildings
- Design solutions that minimize the potential for graffiti

**4.0-274.0.34 Emergency Callboxes in Downtown**

The City, working with the Downtown Association, businesses, landlords, and residents will consider emergency callboxes at strategic locations in the Downtown.

**4.0.35 Enhanced Lighting in Downtown**

The City working with the Downtown Association, Downtown businesses and residents shall develop a program to encourage lighted storefronts and street frontages throughout the night.

**4.0-284.0.36 Specific Plans to Address Public Safety Through Design**

All specific plans shall identify design features utilized to enhance public safety.

**4.0-294.0.37 Nighttime Safety Audit**

The City shall conduct a nighttime safety audit of key areas of the City to see where deficiencies in environmental design may exist and should be improved. Key Areas should be defined as areas experiencing higher crime than City average by SLOPD.



## 5 PUBLIC & CULTURAL FACILITIES

### Introduction

As the County seat and a cultural center for the region, San Luis Obispo plans to accommodate several types of facilities to support government and cultural services. This section describes preferred locations for various types of facilities.

### POLICIES

#### 5.22 Public Facilities

##### 5.22.1 Grouping for Convenience

~~The City shall support the continued grouping of~~ government offices that provide similar types of services ~~should be grouped~~ for efficient service delivery.

##### ~~5.22.1.1 Private Businesses~~

~~Within any area shown as a preferred location for public facilities, there may be compatible private businesses, so long as they do not displace the preferred public agencies.~~

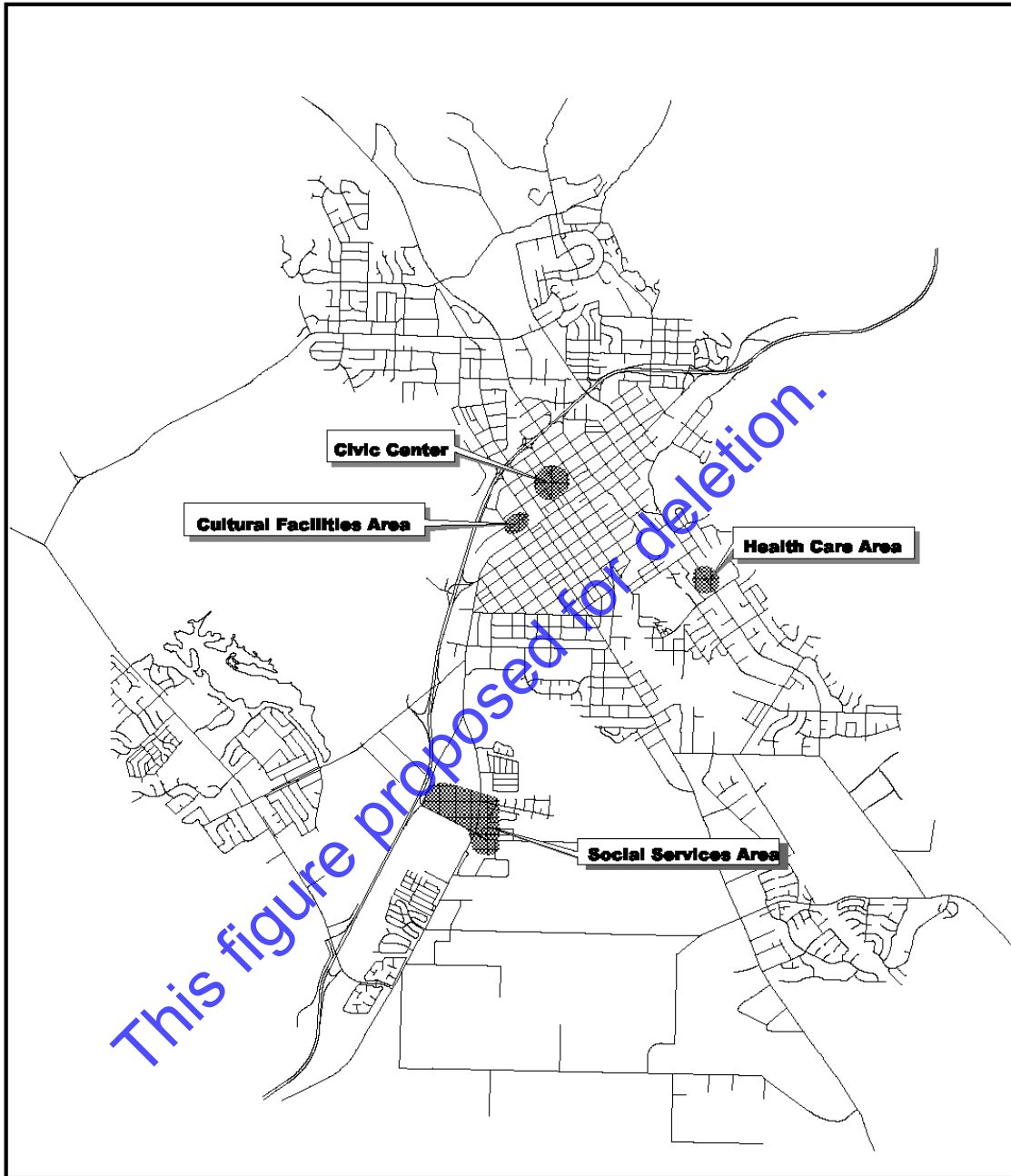
#### 5.1.2 Joint Projects

~~The City shall work with other~~ government agencies ~~should to~~ cooperatively plan for new or expanded facilities. ~~The~~ City should ~~encourage agencies to~~ consider joint projects when mutual objectives can be met.

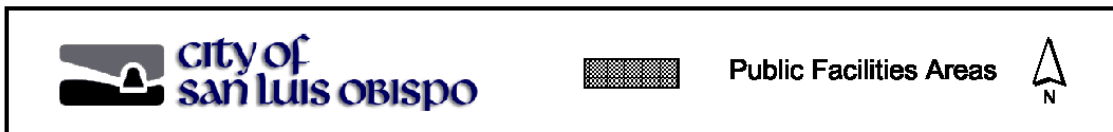
#### 5.1.3 Civic Center

~~The City shall promote the continued location of the following uses in the~~ ~~There should be a~~ downtown civic center (Figure 5). ~~The following functions should be located in the civic center, along with compatible businesses:~~

- A. City Council offices and meeting rooms, clerk, administration, finance, attorney, personnel, community development, utilities, and public works administration and engineering. Any additional space for these functions should be in or close to City Hall.
- B. County supervisors offices and meeting rooms, administration, courts, jury commissioner, clerk, auditor, assessor, counsel, district attorney, personnel, engineering, planning and building, environmental coordinator, and voter registration. Any additional space for these functions should be provided in or close to the County Government Center (Courthouse block).



**Figure 5: Public and Cultural Facilities**



Public and Cultural Facilities



#### 5.1.4 Health Care

~~The City shall promote the location of the following uses in There should be a health-care areas on Johnson Avenue near Bishop Street (Figure 5). The following functions should be located in the health care area:~~

~~A. Public Health Department; General Hospital, Mental Health Services; French Medical Center on Johnson Avenue near Bishop Street.~~

~~B. Sierra Vista Regional Medical Center and associated health facilities on Casa and Murray Streets.~~

~~A.—~~

~~B. Other compatible public or private offices or health facilities, found to support the continued viability of General Hospital. If County General Hospital is to be rebuilt, the City will evaluate other sites within the City for public health care facilities, including consideration of convenient access from regional transportation systems.~~

#### 5.1.5 Social Services

~~The City shall promote the location of the following uses in There should be a social-services area on in the general vicinity of South Higuera Street near Prado Road (Figure 5).— ~~The following functions should be located in the social services area:~~ County Social and Homeless Services; California Employment Development and Rehabilitation; ~~f~~ederal Social Security Administration. This area should have sufficient space to accommodate regional offices of ~~s~~State and ~~f~~ederal agencies.~~

#### ~~5.1.6—Related Offices~~

~~Public offices not named in policies 5.1.4, 5.1.5, and 5.1.6, but functionally related to them, should be located in the appropriate area.~~

#### ~~5.1.7—Unrelated Offices~~

~~Public offices not named in policies 5.1.4, 5.1.5, and 5.1.6, and not functionally related to the named offices, should be consolidated at the social services area, or they may be expanded at their present locations or within designated office areas.~~

#### ~~5.1.8—Different Offices~~

~~Government and private activities of types not listed in policies 5.1.4, 5.1.5, and 5.1.6 may be established in these identified areas, so long as they are compatible with and do not displace the government functions which should be located in the areas.~~

#### ~~5.1.9~~5.1.6 **Other Government Functions**

Some government functions which have been provided at certain locations in the City should be located close to related activities, though they should not be bound to any one of the identified centers. Such functions include:

A. Probation - suitable for the civic center (courts), the County operational center on Highway 1 (sheriff), or the social services area;

B. Alcohol and drug treatment programs - suitable for the social-services area or the health-care area.

~~C. Peripheral locations should be pursued for service vehicle storage.~~

#### ~~5.1.10—Consolidation Desired~~

~~It would be desirable to consolidate government agencies dealing with environmental quality, such as the Regional Water Quality Control Board and the County Air Pollution Control District.~~

#### ~~5.1.11~~5.1.7 **Building Intensity Dwellings**

~~Buildings in Public Facility areas will have a wide range of characteristics, since they can range from downtown offices and meeting rooms to fire stations and maintenance yards at the edges of the City. The appropriate building intensity for each location will be decided through use permit and architectural review. Generally, the ratio of building floor area to site area should not exceed 1.0 in outlying locations, and 2.0 downtown. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, generally to reflect the standards for these items in neighboring land use~~

~~districts.~~ Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring land use district.

## 5.1 Cultural Facilities

### 5.2.1 Cooperation

The City ~~should~~ shall cooperate with other agencies and with community groups to help provide facilities ~~for a library, and for arts and sciences~~ which meet broad community cultural needs.

### 5.2.2 Mission Plaza Area

~~The City shall promote the area around the Mission Plaza. An appropriate area~~ for cultural facilities ~~is the vicinity of Mission Plaza~~ (Figure 5).

*Propose to restate the following as a policy and move to policy section. Task Force moved this from program to policy.*

### 5.2.3 Community Arts Support

The City ~~will~~ shall continue to support community arts programs through a variety of means, such as loans, grants, and help in obtaining sites.

*Propose to restate the following as a policy and move to policy section. City has a public art program supported by an in-lieu fee program. This language would support that implementation. Task Force relocated from program to policy.*

### 5.2.4 Public Art

The City ~~will~~ shall continue to encourage inclusion of ~~appropriate~~ public art in all projects as appropriate.





## PROGRAMS

### 5.2.5 City and County Offices Downtown

The City ~~and County will shall continue~~ to work to ~~jointly~~ develop a plan for meeting ~~their~~ additional ~~downtown~~ space needs ~~in the Downtown~~. ~~The City shall work with the County to They will~~ coordinate site selection, building design, circulation and utility services, parking, ~~means to reduce vehicle tripstrip reduction~~, and funding.

### 5.2.6 Performing Arts Center

The City, Cal Poly, and the Performing Arts Foundation will jointly ~~develop a large-manage the~~ performing arts ~~theatercenter~~ on the Cal Poly campus.

*Propose to restate the following as a policy and move to policy section for the Downtown area. Rephrased City's role to support this activity.*

### 5.2.7 Land Acquisition

The City will ~~attempt to acquire-work with community organizations to secure~~ land for cultural facilities ~~of Mission Plaza-extension as sites become availablein the Downtown area~~.

### 5.2.8 Facility Reuse

The City ~~will-shall undertake a~~ study ~~of~~ its surplus facilities for possible reuse by cultural and non-profit groups.

*The following new program was given a number, title, and formatted following City Council review in January 2014.*

### 5.2.9 Consider Incentives for New Social Service Facilities

The City shall consider incentives to support establishment of social service facilities in the city.

## 6 RESOURCE PROTECTION

### 6.0 Overall Resource Protection

#### POLICY

#### 6.0.1 Resource Planning

~~It is the policy of t~~The City ~~to shall~~ protect its unique natural resources and systems by including their considerations and needs within its planning program, and giving those considerations and needs a planning priority co-equal with that accorded other community needs. Under this policy, the City will make provisions for the continued existence of its natural resources within the community. The term “community” thus includes not only the urbanized human community, dominated by urban land development and technological systems, but also a natural community rich in biological and geological diversity, as well as a pre-urban human community with a strong agricultural base.

#### PROGRAMS

#### 6.0.2 Resource Mapping

The City shall prepare and maintain geographic information systems-based maps of the ~~C~~city, the urban reserve, and the planning area to guide in land use designations and decision-making. Maps for the city and urban reserve shall be in sufficient detail to highlight all significant natural resources and systems. Maps for the planning area may be at a lesser degree of detail.

The maps shall show at least the following resources: native plant communities, wildlife habitats and corridors, aquatic ecosystems, productive or potentially productive soils (prime or other unique agricultural soil types), viewsheds, ~~terrain~~, hillsides, greenbelt areas. The overlay maps shall also show development constraints such as flood hazard areas, geological hazard areas, soil hazard areas (subsidence, liquefaction), noise impact areas, airport hazard and noise areas, radiation hazard areas.

~~The maps shall provide the basis of determining where urban development is most appropriate, and where other needs of the community outweigh the desire or need for urban development. As a result of the findings of these maps, the City shall re-evaluate its land use designations and future plans for undeveloped areas, and revise the LUE land use map accordingly.~~

#### ~~6.0.2.1 Land Use Element Map Revision~~

~~The maps shall provide the basis of determining where urban development is most appropriate, and where other needs of the community outweigh the desire or need for urban development. As a result of the findings of these maps, the City shall re-evaluate its land use designations and future plans for undeveloped areas, and revise the LUE land use map accordingly.~~

#### 6.0.3 Resource Protection

~~Once resource areas worthy of protection are identified, t~~The City shall seek to protect resource areas deemed worthy of permanent protection by fee acquisition, them by easement, or other permanent means.

### 6.1 Open Space Policies

(See also the Growth Management section)

#### 6.1.1 Open Space and Greenbelt Designations

The City shall designate the following types of land as open space:

- A. Upland and valley sensitive habitats or unique resources, as defined in the Conservation and Open Space Element, including corridors which connect habitats.
- B. Undeveloped prime agricultural soils which are to remain in agricultural use as provided in pPolicy 1.8.2.



- C. Those areas which are best suited to non-urban uses due to: infeasibility of providing proper access or utilities; excessive slope or slope instability; wildland fire hazard; noise exposure; flood hazard; scenic value; wildlife habitat value, including sensitive habitats or unique resources as defined in the Conservation and Open Space Element; agricultural value; and value for passive recreation.
- D. A greenbelt, outside the urban reserve, that surrounds the ultimate boundaries of the urban area, and which should connect with wildlife corridors that cross the urbanized area.
- E. Sufficient area of each habitat type to ensure the ecological integrity of that habitat type within the urban reserve and the greenbelt, including connections between habitats for wildlife movement and dispersal; these habitat types will be as identified in the natural resource inventory, as discussed in the "Background to this Land Use Element Update" and in Community Goal #8.

Public lands suited for active recreation will be designated Park on the General Plan Land Use Element Map. The City may establish an agricultural designation. (See the Conservation and Open Space Element for refinements of these policies.)

### 6.1.2 Open Space Uses

Lands designated Open Space should be used for purposes which do not need urban services, major structures, or extensive landform changes. Such uses include: watershed protection; wildlife and native plant habitat; grazing; cultivated crops; and passive recreation. The City shall require that Buildings, lighting, paving, use of vehicles, and alterations to the landforms and native or traditional-cultural landscapes on open space lands should be are minimized, so rural character and resources are maintained. Buildings and paved surfaces, such as parking or roads, shall not exceed the following: where a parcel smaller than ten acres already exists, five percent of the site area; on a parcel of ten acres or more, three percent. (As explained in the Conservation and Open Space Element, the characteristics of an open space area may result in it being suitable for some open space uses, but not the full range.) Parcels within Open Space areas should not be further subdivided.

### 6.1.3 Agriculture

Agriculture is generally open land where there has been a history of agricultural cultivation or keeping of livestock, which remains generally open and in such use.

### 6.1.4 Interim Open Space

The General Plan Land Use Element Map shows desired future uses for most land within the urban reserve line. However, the City has not decided the best eventual use for some areas. Such areas are designated Interim Open Space, indicating that they will be suitable for urban development when certain conditions are satisfied. Examples of such conditions include demonstrated need for further urban development that cannot be satisfied on already urbanized land, provision of proper access and utility service, and environmentally acceptable reduction of flood hazards. The Interim Open Space designation is to be changed to an urban classification only when the conditions necessary for development can be satisfied and a certain type of development is approved. After further study, it may be found that permanent Open Space is an appropriate classification for areas initially classified as Interim Open Space.

### 6.1.5 Interim Open Space Uses and Parcel Sizes

Uses within Interim Open Space areas should be the same as in Open Space areas (policies 6.1.1 and 6.1.2). Interim Open Space areas should not be further subdivided until a development plan or a specific plan is approved (pursuant to policy 1.12.3), except to separate land to be dedicated in fee to the City, or other responsible public or nonprofit agency, for permanent open space.

### 6.1.6 Eventual Uses

This element identifies intended uses for each area designated Interim Open Space. Such areas are discussed under Optional Use and Special Design Areas, and Hillside Planning.

~~One area not discussed under those headings is about 11 acres between Los Verdes Park and San Luis Obispo Creek, which may be used for residential development if the flood hazard is mitigated without significant harm to the creek.~~

## Introduction

### 6.2 Hillside Policies

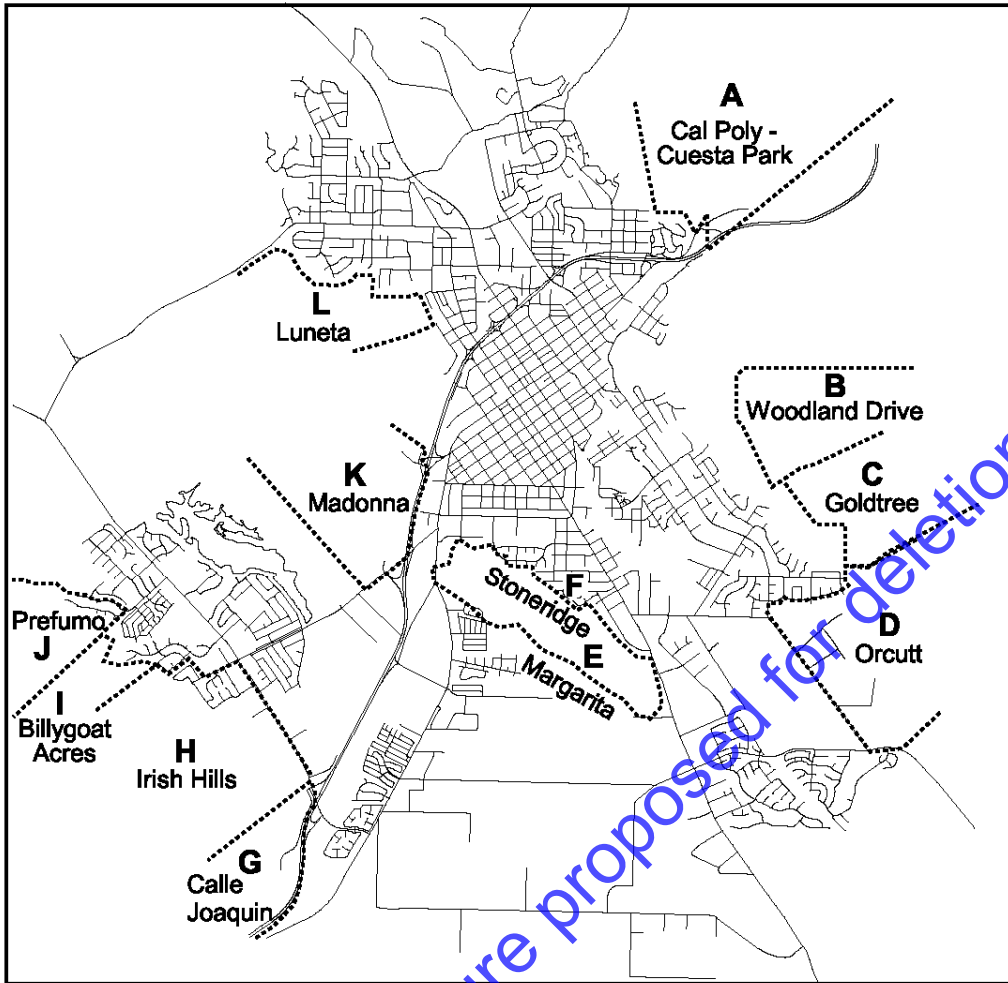
As noted in the open space section of this element and in the Conservation and Open Space Element, San Luis Obispo wants to keep open its steeper, higher, and most visible hillsides. Some of the lower and less steep hillside areas, however, are seen as suitable for development, particularly where development is coupled with permanent open space protection of the more sensitive areas. This section focuses on where and how some hillsides may be developed.

**6.2.1** The City ~~shall maintain~~ ~~establishes~~ comprehensive standards and policies for hillside development for the following reasons:



- A. To protect and preserve scenic hillside areas and natural features such as the volcanic Morros, ridge lines, plant communities, rock outcroppings and steep slope areas that function as landscape backdrops for the community.
- B. To set the limits of commercial and residential development in hillside areas by establishing a permanent open space green belt at the edge of the community.
- C. To protect the health, safety and welfare of community residents by directing development away from areas with hazards such as landslides, wildland fires, flooding and erosion.

### 6.2.2 Development Limits

~~The City shall establish and maintain clear development limit lines for H~~hillside planning areas ~~should have carefully chosen development limit lines~~, and special design standards for the ~~hillside~~ areas ~~which can be developed~~. The location of the development limit and the standards should cause development to avoid encroachment into sensitive habitats or unique resources as defined in the Conservation and Open Space Element, and public health and safety problems related to utility service, access, wildland fire hazard, erosion, flooding, and landslides and other geologic hazards. Also, the development limit line and the standards should help protect the ~~C~~city's scenic setting. (Locations of hillside planning areas are shown in Figure ~~76~~. ~~More precise locations of the development limit line and the urban reserve line are shown on large-scale aerial photographs on file at the Community Development Department; these are part of the Land Use Element.~~)

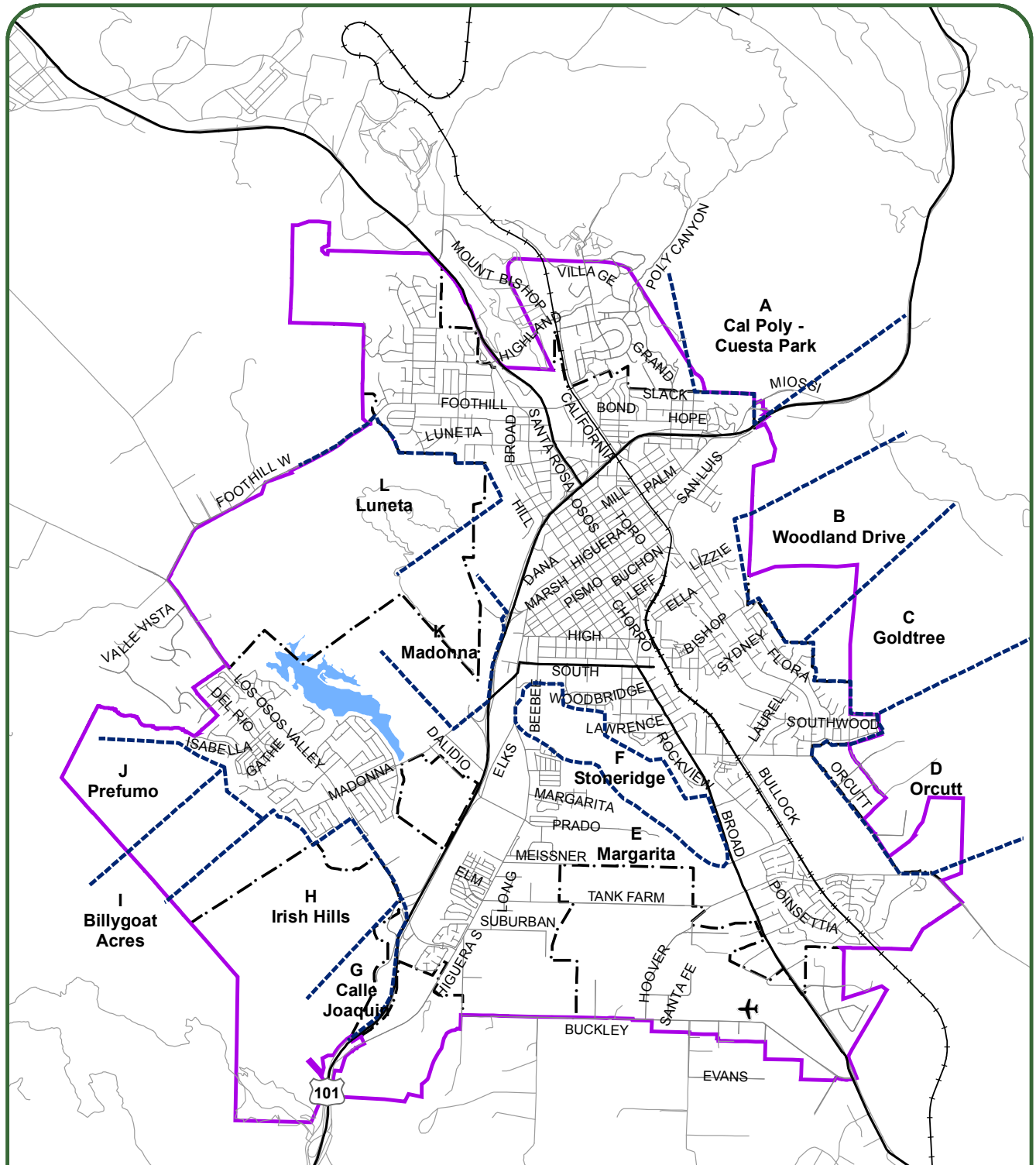


**Figure 6: Hillside Planning Areas**


.....: Hillside Planning Area Boundaries


Hillside Planning Areas

Following Task Force review and agreement on current Hillside Planning Areas, map will be updated.



**Legend**

- Hillside Planning Area Boundaries
- LUCE SOI Area
- City Limits
- Highway
- Roads
- Railroad
- Airport
- Water Body

Source: City of San Luis Obispo, 2012

0 0.5 1 Miles

**Figure 7**  
Hillside Planning Areas

SLOEIR\_Fig7\_HillsidePlanningArea\_20140612\_JKC.pdf



### 6.2.3 Development Standards

The City shall require development – including buildings, driveways, fences and graded yard areas – on hillside parcels to shall:

- A. Be entirely within the urban reserve line or development limit line, whichever is more restrictive (though parcel boundaries may extend beyond these lines when necessary to meet minimum parcel-size standards), unless one of the following three exceptions applies:
  1. A location outside the urban reserve line or development limit line is necessary to protect public health and safety.
  2. New wireless telecommunication facilities may be appropriate on South Street Hills inside the three-acre leasehold already developed with commercial and municipal radio facilities, subject to use permit approval and architectural review and approval. Applicants shall comply with all other provisions of this section, and demonstrate that (a) new facilities will not individually or additively interfere with City radio equipment necessary for emergency response coordination, and (b) will not cause on-site radio frequency radiation levels to exceed exposure standards established for the general public by the American National Standards Institute.
  3. Where a legally built dwelling exists on a parcel which is entirely outside the urban reserve line or development limit line, a replacement dwelling may be constructed subject to standards B through H below.
- B. Keep a low profile and conform to the natural slopes;
- C. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;
- D. Minimize grading of roads;
- E. Minimize grading on individual lots; generally, locate houses close to the street; minimize the grading of visible driveways;
- F. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;
- G. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;
- H. Minimize exterior lighting.

### 6.2.4 Parcels Crossing the Limit Lines

The City shall require that before development occurs on any parcel ~~which that~~ crosses the urban reserve or development limit lines, the part outside the lines shall be protected as permanent open space.

### 6.2.5 Development Credit Transfer

Any residential development credit obtained from Open Space designations outside the urban reserve line or development limit line should be transferred to land in the Downtown Core or Specific Plan area inside the lines.

### 6.2.6 Homesites Outside the Limit Lines

Where homesites are to be developed outside the urban reserve or development limit lines, and beyond the City's jurisdiction ~~they within the City's greenbelt, the City shall encourage the County to promote the transfer of development credits into the Downtown Core or Specific Plan area. If development is to proceed in these areas, the City shall encourage the County to only allow creation of home sites consistent with the following guidelines:~~

- A. Be on land sloping less than 15 percent;
- B. Have effective emergency-vehicle access from a City street or County road;
- C. Be on a geologically stable site;
- D. Have adequate water supply for domestic service and fire suppression;
- E. Avoid areas with high wildland fire hazard;
- F. Be next to existing development;
- G. Avoid significant visual impacts;
- H. Be clustered to minimize impacts and retain open space.

### 6.2.7 Hillside Planning Areas

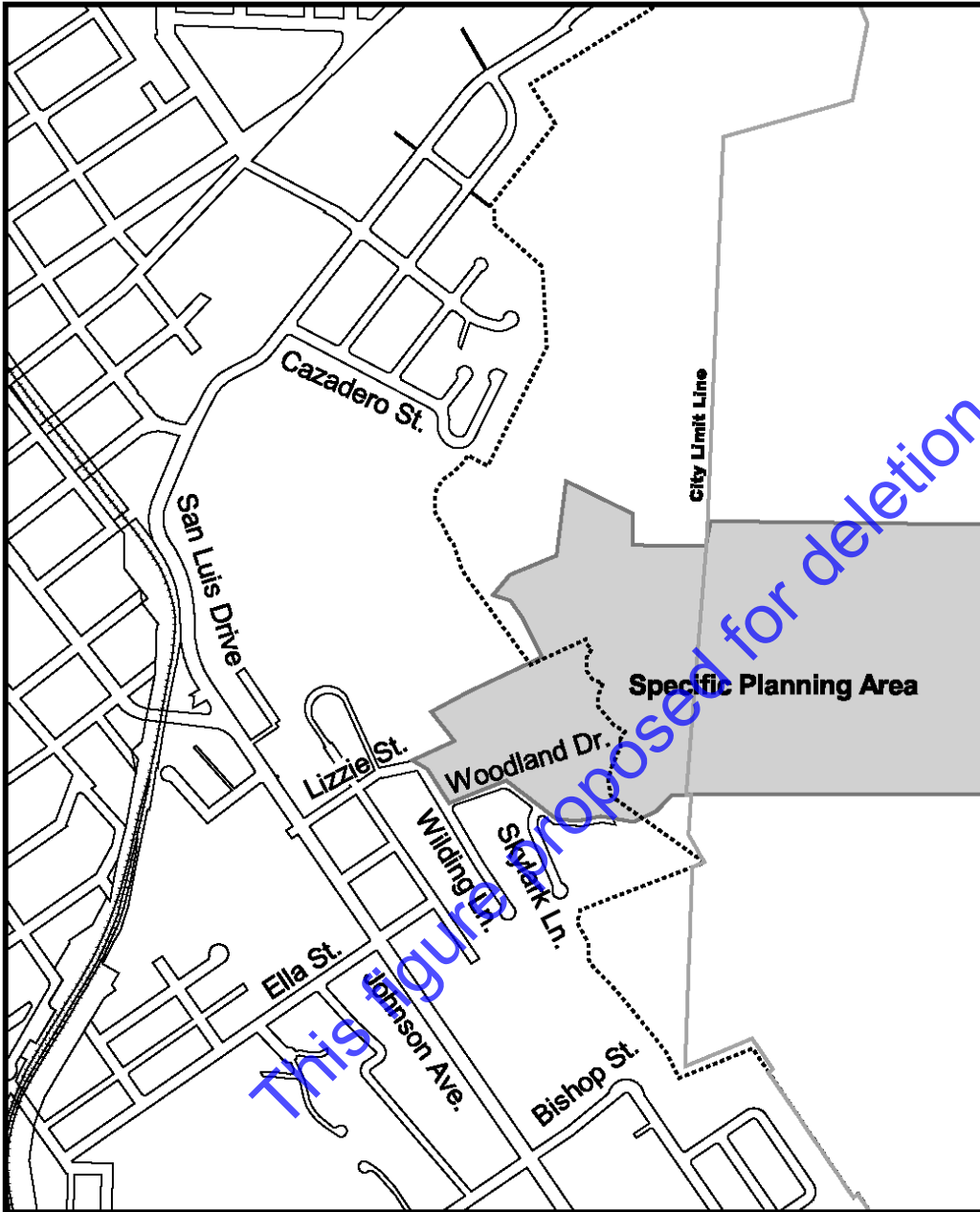
~~The City shall urge the County to implement the following Hillside policies apply to all hills in and around the City.~~ Specific policies to address particular concerns for the areas as shown on Figure 76 are listed below. For each of these areas, land above the development limit line should be secured as permanent open space.

- A. **The Cal Poly - Cuesta Park area** includes the hill east of Cal Poly and north of Highway 101 near Cuesta Park. Development should be separated or protected from highway traffic noise and should have adequate fire protection. ~~The City shall urge the County to conduct Architectural review should be required for~~ development ~~of-on~~ lots fronting Loomis Street ~~to address visual impacts of development.~~
- B. **The Woodland Drive area** ~~includes vacant land where residential development may occur in the vicinity of the high school and residential or medical care facilities may occur in the vicinity of the hospital. Before further subdivision or d~~Development of ~~any of certain~~ vacant land near Woodland Drive (Figure 7) ~~a specific plan or development plan should be approved. This plan should shall~~ address the following; ~~in addition to relevant items as noted in policy 2.3.1.~~
1. The location and design of new public streets and private drives serving several owners, and any necessary changes to existing streets in the area;
  2. Water and sewer systems, including new storage tanks, pumps, main pipes, and access roads, and changes to existing facilities necessary for adequate service to the area;
  3. New parcels and existing parcels to be changed or combined;
  4. Location of building sites on parcels next to or crossing the urban reserve line;
  5. Areas to be kept open through easements or dedication of fee ownership;
  6. A program for transferring development potential, consistent with these hillside planning policies;
  7. Location of creek easements to provide flood protection and to protect existing creekside vegetation;
  8. Phasing of development and public improvements.
- C. **The Goldtree area** extends up the hill from the Alrita Street neighborhood. This is a minor expansion area which can accommodate single-family houses.
1. In addition to meeting the usual criteria for approving minor annexations, this area should:
    - i. Provide a gravity-flow water system giving standard levels of service to all developed parts of the expansion area and correcting water-service deficiencies in the Alrita Street neighborhood;
    - ii. Correct downslope drainage problems to which development within the expansion area would contribute.
    - iii. A development plan or specific plan for the whole expansion area should be adopted before any part of it is annexed, subdivided, or developed. (Existing houses inside the urban reserve line need not be annexed along with any new subdivision)
    - iv. All new houses and major additions to houses should be subject to architectural review.
- D. **The Orcutt area** includes land on the western flanks of the Santa Lucia foothills east of the Southwood Drive neighborhood and Orcutt Road. ~~No building sites should be located above the development limit line. Before further subdivision or development of land between the 320-foot and 460-foot elevations, land above the 460-foot elevation should be secured as permanent open space. All building sites should be below the 460-foot elevation.~~
- E. **The Margarita area** includes the southern slopes of the South Street Hills. No building sites should be located above the development limit line.
- F. **The Stoneridge area** includes land on the northern slopes of South Street Hills. Development west of the end of Lawrence Drive should be subject to architectural review and to measures assuring that building sites will be stable.





- G. **The Calle Joaquin area** should allow the continuation of a commercial use for the existing building on the hill, but no further development.
- H. **The Irish Hills area** should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas. (See also [Optional Use and Special Design Areas](#) Section 8.)
- I. **The Billygoat acres area** extends into the Irish Hills above Prefumo Creek. No further development should occur beyond the urban reserve line.
- J. **The Prefumo Creek area** extends into the Irish Hills west of Prefumo Canyon Road. Development should be limited to areas within the urban reserve line with permanent protection of the creeks and upper hillsides.



**Figure 7: Woodland Drive Specific Planning Area**

	Urban Reserve Line Specific Planning Area	
--	--	--

Woodland Drive Specific Planning Area



- K. **The Madonna Inn area** includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park.
1. A ~~specific plan or~~ development plan for the whole area should be adopted before any part of it is annexed, subdivided, or further developed. (See also ~~Optional Use and Special Design Areas, policy Section 8.9.~~)
  2. ~~Upon amendment to an urban designation, the area designated Interim Open Space may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. The City shall require that~~ development locations and building forms respect the area's extraordinary visual quality and natural slopes, and maintain views of the mountain from the highway and nearby neighborhoods.
  3. ~~The area immediately west of Highway 101 should be retained as an open space buffer.~~
  - 3.4. ~~Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.~~
- L. **The Luneta Drive area** includes parcels which may be used for ~~houses~~housing, so long as new construction and major additions ~~to the houses~~ are approved by the Architectural Review Commission.

### 6.3 Hillside Programs

(See also Section ~~120~~, Implementation)

#### 6.3.1 Designating Sensitive Sites

Subdivision approval in hillside planning areas ~~will~~shall include designation of "sensitive sites," which ~~are~~shall be subject to architectural review.

#### ~~6.3.2 Transfer of Development Credits~~

~~The City will add a "development transfer" section in its Zoning Regulations, to encourage the transfer of residential development allowed on land outside the urban reserve line to suitable land within the line, regardless of land ownership.~~

#### ~~6.3.2 Delineation of Development Limit Lines~~

~~The City shall create and maintain a GIS layer to accurately document development limit lines as they are applied in the General Plan.~~

#### ~~6.3.3 Architectural Community Design Guidelines~~

~~Through~~Consistent with the architectural reviewCommunity Design guidelines, ~~the City will establish the presumption that~~all hillside ~~areas are considered development occurs on~~sensitive sites, ~~and where~~architectural review is required for new development. The Community Development Director will screen all proposals to identify any which do not need architectural review. ~~The City will mitigate the visual impacts of hillside structures, including revising the way maximum building height is determined.~~

#### ~~6.3.4 Maximum Building Height~~

~~The City will mitigate the visual impacts of hillside houses, including revising the way maximum building height is determined.~~

## 6.4 Creeks Wetlands, and Flooding Policies

### Introduction

San Luis Obispo's aquatic ecosystems consist of creeks, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs. These aquatic ecosystems provide habitat, recreation, water purification, groundwater recharge, and soil production as well as natural flood protection by reducing the force of floodwaters as they spread and decelerate over floodplains. Creeks, which are the most obvious of these systems because they flow under and through the City, provide wildlife habitat, backyard retreats, and viewing and hiking pleasures, in addition to carrying storm water runoff. When some creeks overflow during major storms, they flood wide areas beyond their channels (Figure 8). San Luis Obispo wants to avoid injury or substantial property losses from flooding, while keeping or improving the creeks' natural character, scenic appearance, recreational value, and fish and wildlife habitat.

### 6.4.1 Creek and Wetlands Management Objectives

The City ~~should~~ shall manage its lake, creeks, wetlands, floodplains, and associated wetlands to achieve the multiple objectives of:

- A. Maintaining and restoring natural conditions and fish and wildlife habitat;
- B. Preventing loss of life and minimizing property damage from flooding;
- C. Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.
- D. Recognizing and distinguishing between those sections of creeks and Laguna Lake which are in ~~previously~~ urbanized areas, such as the ~~d~~Downtown core, and sections which are in largely natural areas. Those sections already heavily impacted by urban development and activity may be appropriate for multiple use whereas creeks and lakeshore in a more natural state shall be managed for maximized ecological value.

### 6.4.2 Citywide Network

The City shall include ~~T~~the lake, creeks, and wetlands ~~should be as~~ part of a citywide and regional network of open space, parks, and -- where appropriate -- trails, all fostering understanding, enjoyment, and protection of the natural landscape and wildlife.

### 6.4.3 Amenities and Access

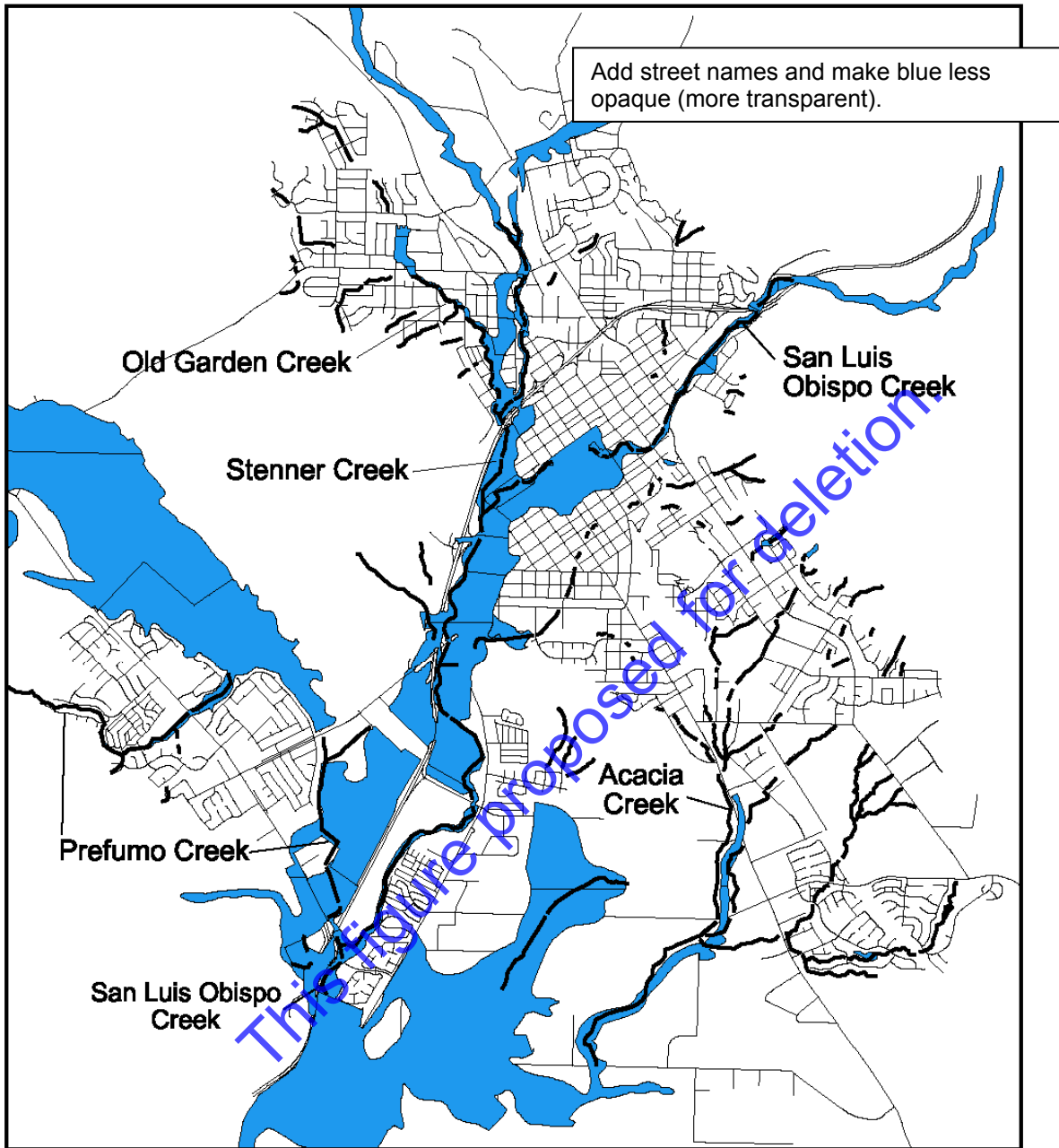
The City shall require ~~N~~new public or private developments adjacent to the lake, creeks, and wetlands must to respect the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained, consistent with the Conservation and Open Space Element.

### 6.4.4 Open Channels

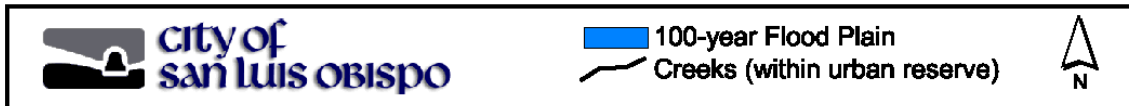
The City shall require ~~A~~all open channels ~~should~~ be kept open and clear of structures in or over their banks. When necessary, the City may approve structures within creek channels under the limited situations described in the Conservation and Open Space Element.

### 6.4.5 Porous Paving Runoff Reduction and Groundwater Recharge

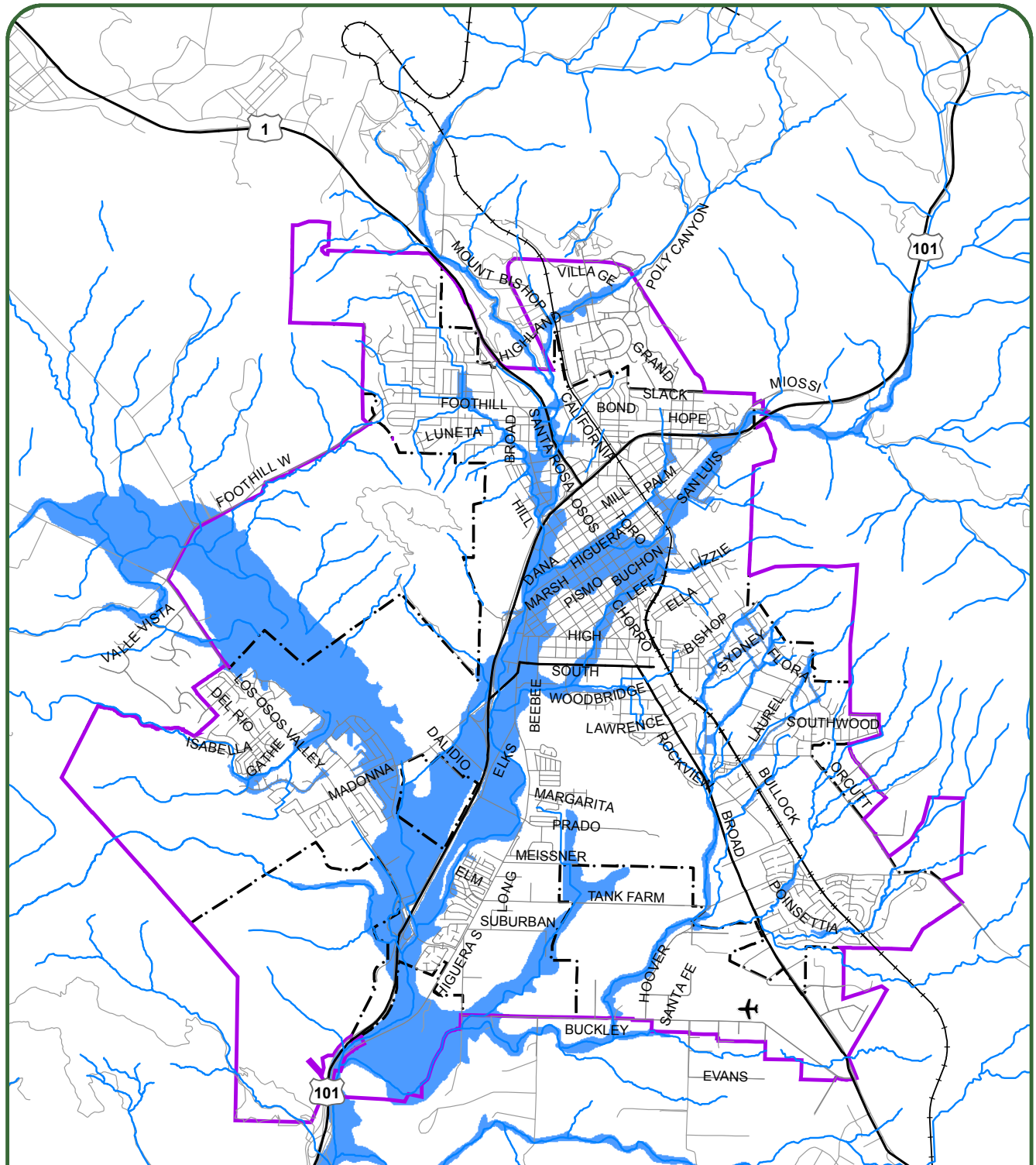
The City ~~encourages~~ shall encourage the use of porous paving methods to facilitate rainwater percolation ~~for~~ Parking lots and paved roof areas and outdoor hardscaped areas storage areas shall, where practical, use one or more of the following measures to reduce surface water runoff and aid in groundwater recharge: porous paving; ample landscaped areas which receive surface drainage and which are maintained to facilitate percolation; drainage detention basins with soils that facilitate percolation.



**Figure 8: Creeks and Floodplains**



Creeks and Floodplains



2035

LAND USE & CIRCULATION UPDATE

**Legend**

100-Year Floodplain	City Limits	Railroad
Creeks	Highway	Airport
LUCE SOI Area	Roads	

Source: City of San Luis Obispo, 2012

Miles

**Figure 8**  
Creeks and Floodplains

SLOEIR\_Fig8\_Floodplains\_20140612\_JKC.pdf



#### **6.4.6 Development Requirements**

The City shall encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, any channelization shall be designed to provide the appearance of a natural water course.

#### **6.4.7 Discharge of Urban Pollutants**

The City shall require appropriate runoff control measures as part of future development proposals to minimize discharge of urban pollutants (such as oil and grease) into area drainages.

#### **6.4.8 Erosion Control Measures**

The City shall require adequate provision of erosion control measures as part of new development to minimize sedimentation of streams and drainage channels.

### **6.5 Creeks and Flooding Programs**

#### **6.5.1 Previously Developed Areas**

To limit the potential for increased flood damage in previously developed urbanized areas, the City ~~will~~ shall ensure new development complies with the City's flood plain ordinance, setbacks, specific plans, and design standards to minimize flood damage and flood plain encroachment.:

~~A. Ensure that infill, remodel, and replacement projects:~~

- ~~1. Do not displace more flood water than previous structures on a site;~~
- ~~2. Do not contribute floating debris to flood waters;~~
- ~~3. Have finish floors at least one foot above the flood level or, if this is not practical, be flood-proofed, to minimize risk to life and damage to utilities, furnishings, merchandise, and equipment.~~

~~B. Require new infill buildings to have greater setbacks than their older neighbors, when necessary to achieve the purposes of this section.~~

~~C. Remove man-made obstruction from channels.~~

~~D. Ensure that any new development in the watershed detains rather than accelerates runoff from development sites.~~

#### **6.5.2 National Flood Program**

The City ~~will~~ shall administer the National Flood Insurance Program standards.

#### **6.5.3 Creekside Care and Notification**

In maintaining creek channels to accommodate flood waters, the City ~~will~~ shall notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.

*The following new policy was given a number, title, and formatted following City Council review in January 2014.*

#### **6.5.4 Evaluate Use of Financing Districts**

The City shall evaluate the feasibility of establishing a financing district or districts to address flood concerns in affected areas. Cost and benefits will be weighed in relation to the cost of flood insurance for affected property owners.

## 7 AIRPORT AREA

### POLICIES

Policies in this section apply to the Airport Area, as shown on Figure 9 and represent the Airport Influence Area subject to airport safety, noise, height, and overflight standards.

#### 7.3.2 Regional Service

The City shall support the airport's will continued to serve service to the region, consistent with the approved Airport Master Plan, and FAA-approved Airport Layout Plan.

#### 7.3.3 Airport Land Use Plan

Land use density and intensity shall carefully balance noise impacts and the progression in the degree of reduced safety risk further away from the runways, consistent with California Airport Land Use Planning Handbook guidelines. The City shall use the Airport Master Plan forecasts of aviation activity as a reasonably foreseeable projection of ultimate aviation activity sufficient for long-term land use planning purposes. Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property which is subject to airport influence should be so informed.

#### Airport Safety Zones

Airport Safety Zones shall be consistent with California Airport Land Use Planning Handbook guidelines and substantiated by the San Luis Obispo County Airport Master Plan activity forecasts as used for noise planning purposes.

#### Airport Noise Compatibility

The City shall use the aircraft noise analysis prepared for the Airport Master Plan Environmental Impact Report as an accurate mapping of the long term noise impact of the airport's aviation activity that is tied to the ultimate facilities development depicted in the FAA-approved Airport Layout Plan. The City shall use the 60 dB CNEL aircraft noise contour (FAA and State aircraft noise planning standard) as the threshold for new urban residential areas. Interiors of new residential structures shall be constructed to meet a maximum 45 dB CNEL.

#### 7.3.4 City Annexation and Services

The City ~~intends to shall~~ actively pursue annexation of the ~~A~~airport ~~A~~area as noted in the Airport Area Specific Plan. Airport Area land inside the urban reserve shall be considered for annexation if it meets the criteria stated in Policy 1.12.4 and provisions in the Airport Area Specific Plan. ~~Annexation of areas that do not meet these interim annexation criteria may be annexed subject to completion of environmental and economic studies and a specific plan. Pending annexation:~~

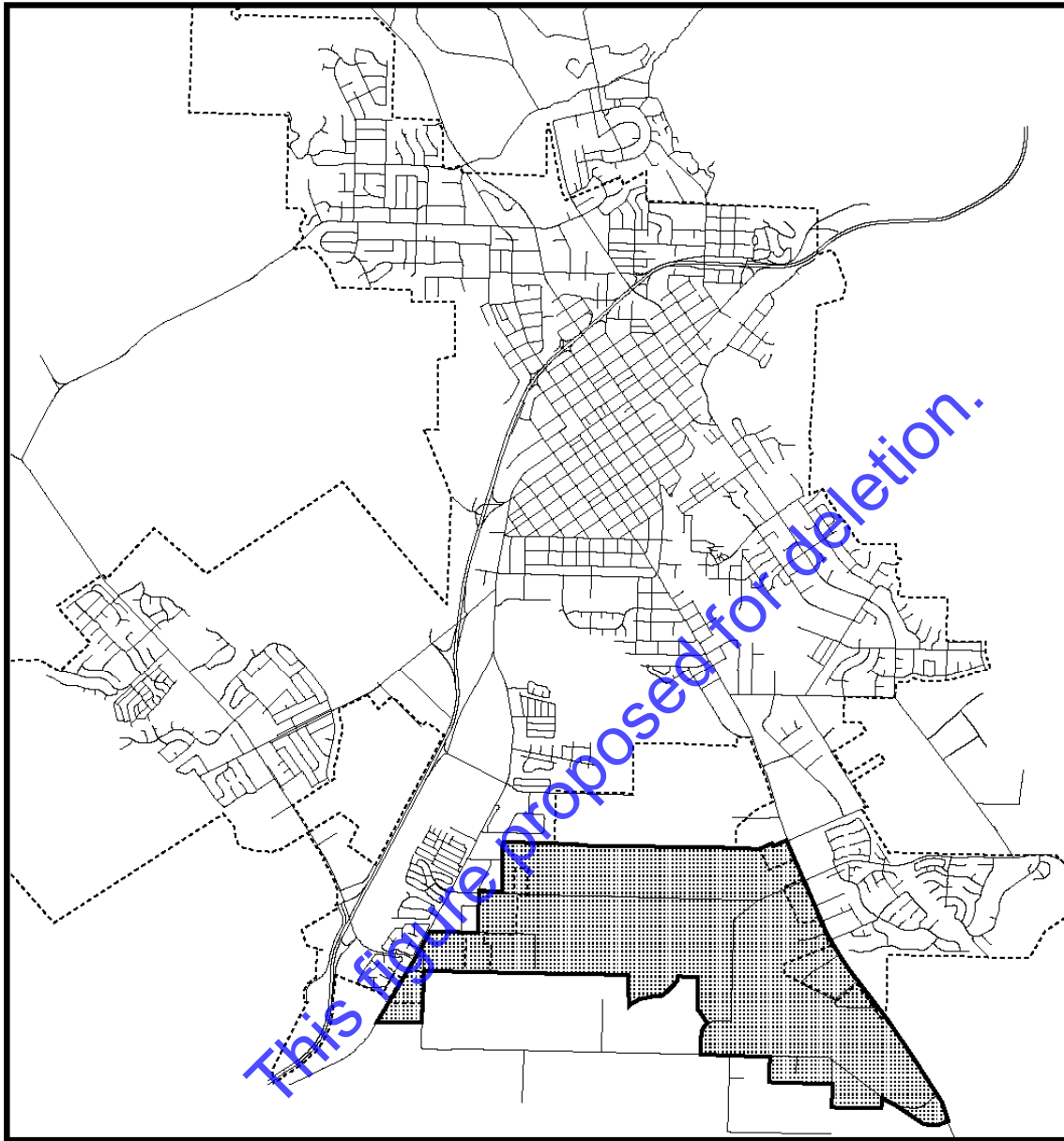
~~Any urban development approved by the County shall be consistent with City development standards; and Urban development and provision of adequate resources and services needed citywide shall be closely monitored.~~

#### 7.3.5 Greenbelt Protection

The City shall ensure aAnnexation of the Airport Area Specific Plan, whether it occurs as one action or several, shall be is consistent with the growth management objectives of maintaining areas outside the urban reserve line in rural, predominantly open space uses. An Airport Area aAnnexation shall not take effect unless the annexed area helps protect an appropriate part of the greenbelt near the Airport Area, through one or more of the following methods:

- A. Dedicating an open-space easement or fee ownership to the City or to a responsible land-conservation organization.
- B. Paying fees to the City in-lieu of dedication, ~~which that~~ shall be used within a reasonable time to secure greenbelt open space near the Airport Area.





**Figure 9: Airport Area**

 **city of  
san luis obispo**

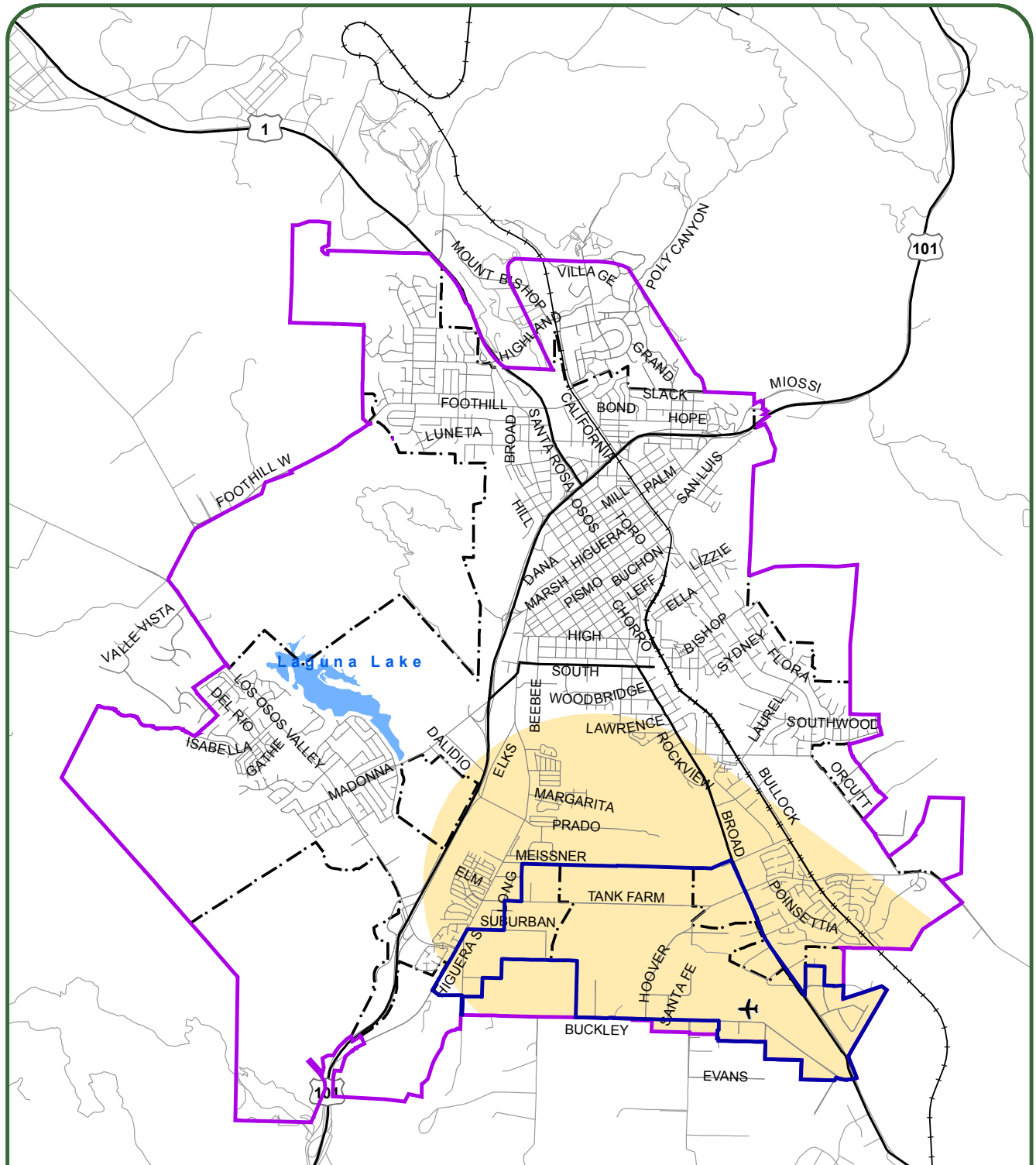
 Airport Area

 City Limit Line



Airport Area

Figure 9 will be updated once airport section is complete. Currently doesn't show full extent of area covered by AASP.



**Legend**

- Airport Influence Area
- Airport Area Specific Plan
- LUCE SOI Area
- City Limits
- Highway
- Roads
- Railroad
- Airport
- Water Body

Source: City of San Luis Obispo, 2012

0 0.5 1 Miles

Figure 9  
Airport Influence Area

SLOEIR\_Fig9\_AirportAreaPlan\_20140612a\_JKC.pdf



### 7.3.6 Internal Open Space

~~The City shall ensure~~ The areas designated for urban uses in the Airport Area Specific Plan, but not necessarily each parcel, should include open areas as site amenities and to protect resources, consistent with the Conservation and Open Space Element. In addition, the City shall ensure wildlife corridors across the Airport Area shall be identified and preserved.

### 7.3.7 Development Before Annexation

- A. Areas which are designated for eventual urban development in the Airport Area Specific Plan may be developed during the interim with rural residential or rural commercial uses. In such areas, County development standards and discretionary review should assure that projects will not preclude options for future urban development consistent with the City's planning policies and standards. Before any discretionary County land-use or land-division approval for such areas, a development plan for the site should be prepared, showing that circulation, water and other utility, and drainage proposals will be compatible with future annexation and urban development; and conditions of approval should include payment of City fees required to mitigate traffic, housing, and open space impacts.
- B. Any development within the urban reserve approved by the County prior to annexation should comply with City standards for roadway cross-sections, bus stops, walking and bicycle paths, landscaping, view protection, setbacks, preferred site layouts, and architectural character.

### 7.3.8 Transit Service

~~The City shall work with SLOCOG, the County, RTA, the Airport, and area businesses to extend t~~Transit service linking development sites with the citywide bus system should be provided concurrent with any additional urban development in the Airport Area to the airport and County areas south of the City.

### ~~7.3.9~~ Specific Plan

~~The City will prepare a specific plan for land uses, habitat protection, circulation, utilities, and drainage within the Airport Area.~~

### ~~7.3.10~~ Business Parks

#### ~~2~~ Location and Uses

~~Business parks may be developed in areas designated for them. Business parks are to accommodate research and development and light manufacturing in a campus like setting. They should provide high quality design of public and private facilities. Land designated for a business park should not be further divided or developed until the City annexes the area and approves a master plan for the business park.~~

#### ~~7.3.10.1~~ Building Intensity

~~Building location and intensity standards will be provided in a specific plan for each business park. The ratio of building floor area to site area shall not exceed 1.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Dwellings may be provided only as caretaker quarters or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area. (Also, see the residential section for policies on density bonuses for affordable housing.)~~

## PROGRAMS

### ~~7.3.11 Specific Plan~~

~~The City will work with Airport Area property owners to complete a specific plan.~~

### ~~7.3.127.3.9 Airline Service and Impacts~~

~~The City will shall continue to work with the County and regional airlines to assure that regional airline services are continued and expanded to adequately serve the needs of the population in the service area of the airport and conditions in the vicinity of the airport are consistent with the Circulation Element policies.~~

### ~~7.3.137.3.10 Growth Management~~

~~The City will annex the Airport area denoted in the Airport Area Specific Plan and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.~~

### ~~7.3.147.3.11 Open Space Dedication and In-lieu Fees~~

~~In approving development proposals, the City will assure that Airport Area properties noted in the Airport Area Specific Plan secure protection for any on-site resources as identified in the Conservation and Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line. The City shall set fee levels that would be appropriate in-lieu of open space dedication.~~

*The following new policy will be moved into the policy section following public review. It is placed here to keep with associated two new programs that follow.*

### **New Policy: County Airport Land Use Plan**

The City shall continue to work with the County Airport Land Use Commission to strive to achieve consistency between the County Airport Land Use Plan and the City's General Plan. If consistency cannot be achieved, the City shall preserve and maintain as a plausible alternative its constitutional land use authority to overrule the Airport Land Use Commission with regard to adopting General Plan policies that are consistent with the purposes of the California Airport Land Use Planning Handbook, State Aeronautics Act and State Law. Applicable sections of the Zoning Regulations and Specific Plans shall be amended accordingly.

### **7.3.12 Airport Overlay Zone**

The City shall create an Airport Overlay Zone category to codify airport compatibility criteria identified in the general plan for those areas located within the Airport Influence Area consistent with the requirements of the California State Aeronautics Act (Cal.Pub. Utilities Code, Section 21670, et. seq.) which establishes statewide requirements for airport land use compatibility planning, the California Airport Land Use Planning Handbook, which is published by the California Department of Transportation Division of Aeronautics to support and amplify the State Aeronautics Act requirements, and other related federal and state requirements relating to airport land use compatibility planning. Implementation of the compatibility policies will be accomplished through the Airport Land Use and Zoning Code.

### **7.3.13 Airport Land Use and Zoning Code**

The City shall update its Zoning Regulations to address allowable uses and development standards for areas located within the Airport Influence Area consistent with the requirements of the State Aeronautics Act, Caltrans Handbook and related state and federal requirements relating to airport land use compatibility. These development standards will include, but not limited to, intensity and density limitations, identification of prohibited uses, infill development, height limitations and other hazards to flight, noise insulation requirements, buyer awareness measures, nonconforming uses and reconstruction and the process for airport compatibility criteria reviews by the City consistent these development standards.



## 8 ~~OPTIONAL USE & SPECIAL DESIGN PLANNING~~ FOCUS AREAS

### INTRODUCTION

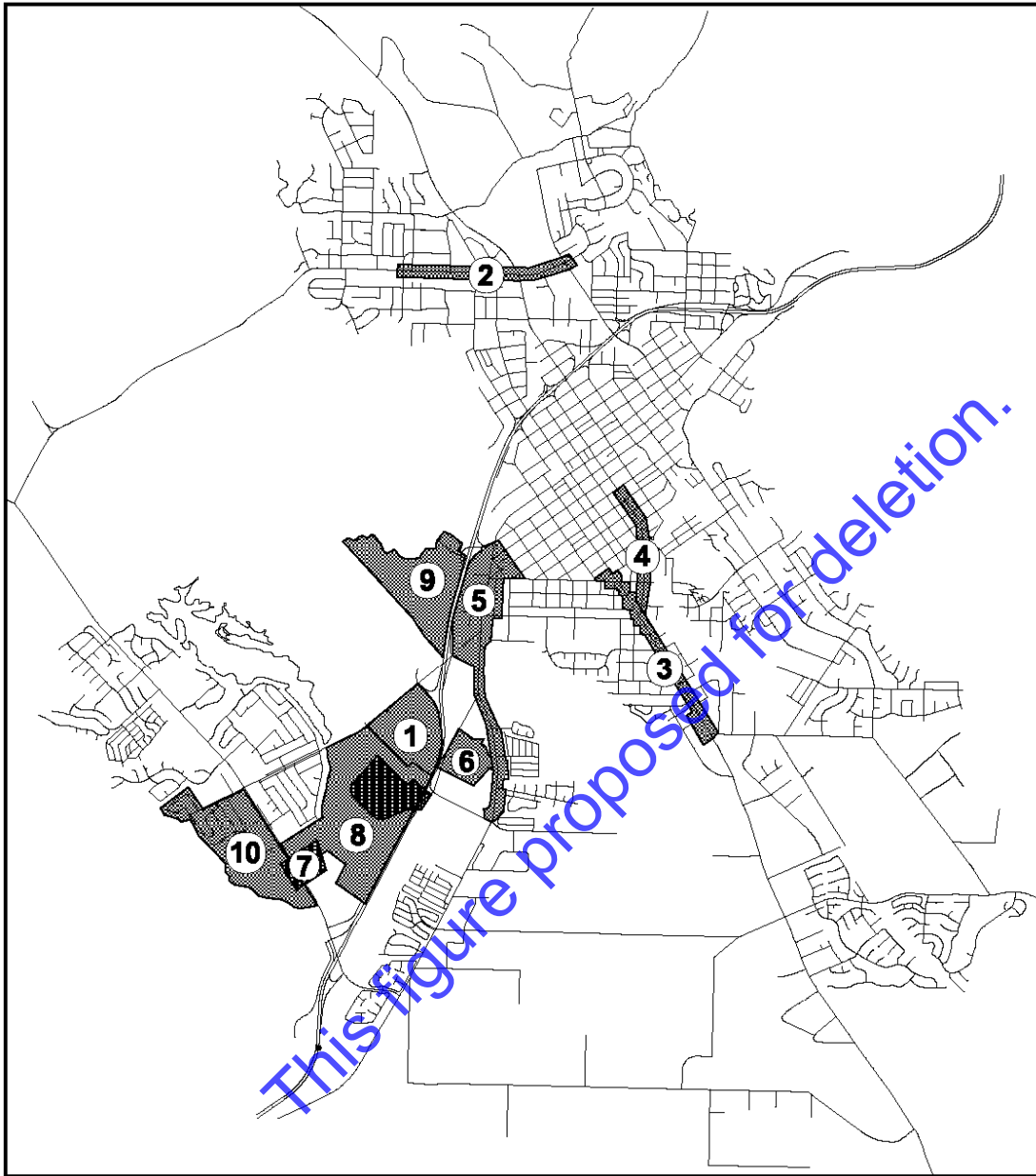
~~In and near the City~~ Within the Planning Area are several areas where it is appropriate to consider a range or mix of uses which do not correspond with any one open-space, residential, commercial, or public designation used by this element. However, a particular use or mix of uses may not be desirable unless it is chosen in combination with a specific physical design which solves problems of relationships between activities within the site, and between the site and its neighbors. In addition, there are areas where special design concepts can help revitalization efforts. In ~~optional use and special design~~ Special Focus Areas, the City intends to do one or ~~both more~~ of the following:

- A. Require a specific plan for areas with complex development parameters (e.g. land use mix, significant infrastructure needs environmental site constraints), prior to development.
- A-B. Make a choice about appropriate land uses based on information which will become available. In some cases, the choice will be connected with approval of a development plan, possibly with customized limits on specific activities and requirements for off-site improvements or dedications.
- B-C. Work with properties in areas where an Encourage innovative design ~~approach~~ concepts which is needed to help revitalize and beautify the area.


~~Each optional use and special design area that is mostly open land may be designated Interim Open Space until the City approves a plan for use of the area.~~



~~Optional use and special design areas~~ Special Focus Areas are designated by number on ~~the General Plan Land Use Map~~ Diagram, and are indicated on Figure 10. These areas and the guidelines for their development are listed below. (The number following the decimal point corresponds to the map number.) The following areas require a specific plan prior to development: SP-1 (Margarita), SP-2 (Dalidio), SP-3 (Madonna), and SP-4 (Avila Ranch).


The special planning areas are those that present opportunities to develop customized land use approaches or special design implementation to enhance their appearance and achieve their respective development potential: Foothill Blvd., Upper Monterey, Mid-Higuera, Caltrans site, General Hospital site, Broad Street Area, Madonna Inn area, Sunset Drive-in, Pacific Beach, Calle Joaquin auto sales area, LOVR Creek area, and Broad Street at Tank Farm area.



**Figure 10: Optional Use and Special Design Areas**

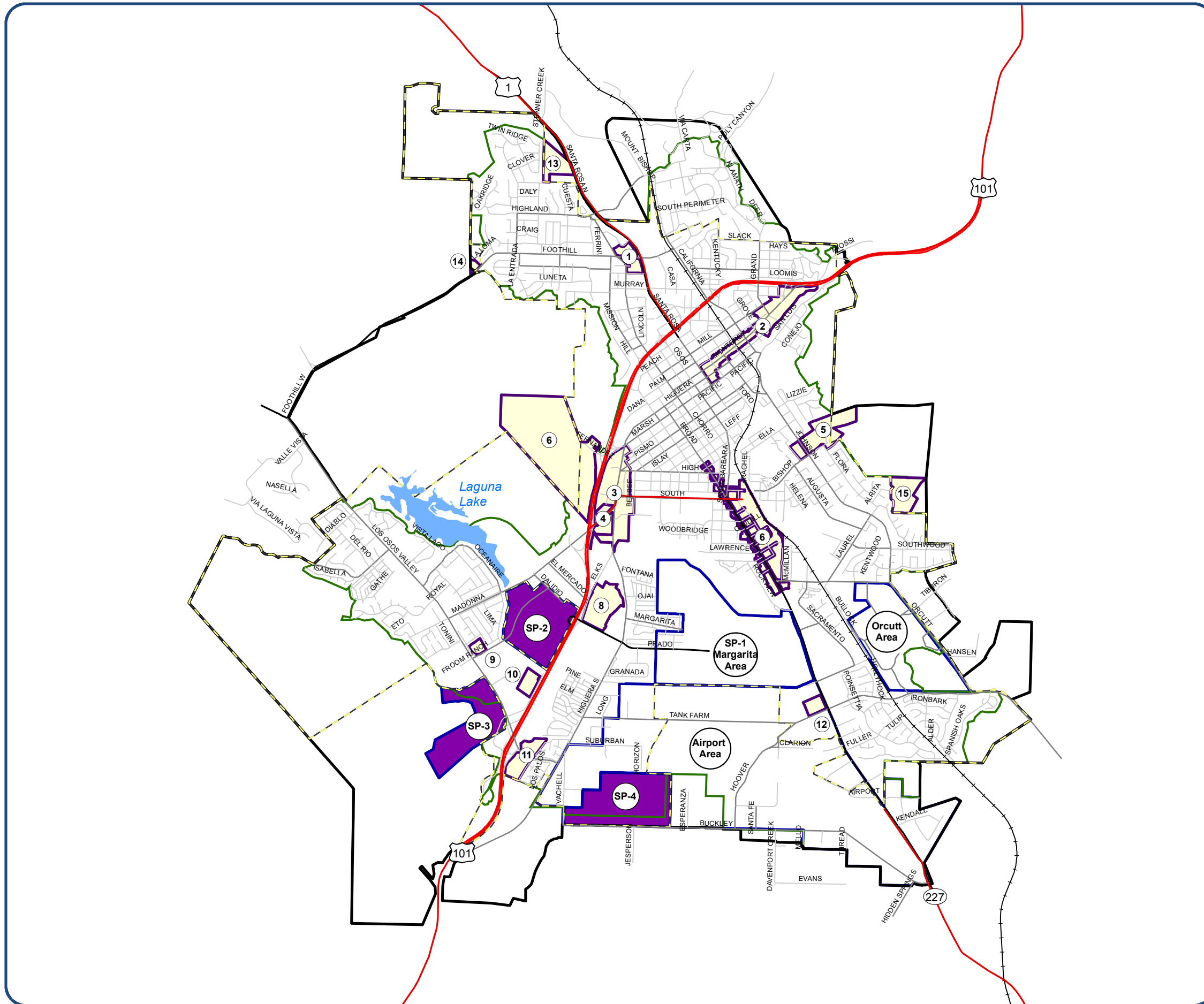


 Optional Use or Special Design Area (see text for numbered references)  
 Adjacent areas overlap
 



Optional Use and Special Design Focus Areas

Figure 10	<input type="checkbox"/> Style	<input type="checkbox"/> Clarity	<input checked="" type="checkbox"/> Currency	<input type="checkbox"/> Relocate	<input type="checkbox"/> Complete	<input type="checkbox"/> Relevance	<input type="checkbox"/> Resources
Figure 10 will be updated once Task Force and City Council input on sites is complete.							



**Legend**

**Specific Plans**

- Existing Specific Plans
- Proposed Specific Plan Areas

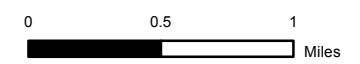
**Special Design Area**

- ① Foothill Boulevard/Santa Rosa Area
- ② Upper Monterey
- ③ Mid-Higuera Area
- ④ Caltrans Site
- ⑤ General Hospital Site
- ⑥ Broad Street Area
- Madonna Inn Area
- ⑧ Sunset Drive-In Theatre/Prado Road Area
- ⑨ Pacific Beach Site
- ⑩ Calle Joaquin Auto Sales Site Area
- ⑪ LOVR Creekside Area
- ⑫ Broad Street at Tank Farm Road Site
- ⑬ CalFire/Cal Poly
- ⑭ North Side of Foothill (Bishops Knoll)
- ⑮ Alrita Properties

**Other**

- LUCE SOI Planning Subarea
- Urban Reserve
- City Limits
- Freeway
- Highway/ Regional Route
- Arterial
- Local
- Railroad
- Water Body

Source: City of San Luis Obispo  
LAND USE & CIRCULATION UPDATE



**Figure 10**  
Special Focus Areas

LUCE Update

Please see the next page





Short term Plan



Long Term Plan

Figure 11: Mid-Higuera Enhancement Plan

## POLICIES

### 8.3.1 Special Focus Areas

To help guide the development of large land areas (previously referred to as “expansion areas”) and to provide guidance on the redevelopment of sites identified, the City shall use the following policy statements to guide their review and actions relative to these properties.

### 8.3.2 Specific Plan Areas

#### 8.3.1.18.3.2.1 Specific Plan / General Plan Amendment

The City shall require the completion and approval of a specific plan and associated General Plan Amendment prior to annexation (if applicable) and development of land within an area designated as a Specific Plan Area on Figure 10. The required General Plan Amendment will modify the General Plan Land Use Diagram to reflect the land use diagram from the approved specific plan, based on the land uses listed under “Performance Standards” for each site.

For each specific plan site identified in this section, the location, purpose and performance standards for that site are defined. The performance standards section defines the following standards that must be met as part of the specific plan submitted for each site.

- **Type.** This defines the basic type of use being described.
- **Designations Allowed:** This defines the standard General Plan designations that can be used to describe the development proposed. See Table 1 for ranges allowed.
- **% of Site:** This defines the percent of each site dedicated to open space (using the gross project site).
- **Minimum:** This provides a minimum development assumed for each site. For residential and commercial types, these are not considered requirements, and a number lower than that shown can be proposed.
- **Maximum:** In order to exceed the minimum development for a given site, transfer of development credits or other permanent protection of open space would be provided. Development credits would be transferred from areas in the city, the urban reserve, or the greenbelt where development would be less appropriate, generally those designated conservation/open space or, on the County’s map, agriculture or rural lands.

The performance standards listed are to supplement other City requirements, standards, and Zoning Code requirements. If a conflict occurs, the most stringent standard shall apply.



### **8.3.2.2 Specific Plan Content**

All specific plans prepared for a Specific Plan Area must meet the requirements of State law and be comprised of four planning frameworks. Within each framework, the specific plan will provide the goals and policies that will guide future decisions on projects within the specific plan area. The plan will also include a detailed implementation plan that will identify responsibilities, financing requirements, and phasing / timing.

The **Land Use Framework** will include the proposed land use pattern, actual development densities in each subarea on the project site, and development phasing. The framework will also include specifics on development standards.

The Specific Plan prepared will provide complete guidance on the land use provisions that will guide future development within the Planning Area. At a minimum, these provisions will address the following topics. In consultation with City staff, other topics may be required depending on site specific needs.

- **Land Use Classification.** A land use classification system that clearly identifies the uses that may be allowed in each subarea. Based on the land use designations listed under "Performance Standards" section for each site, the specific plan will provide further details on development standards for each subarea. This classification system would use clear terminology to define and further describe allowable uses. Both the land use classification system and the uses allowed within the various subareas will provide for an overall mix of uses.
- **General Site Planning and Development Standards.** These standards will specify the requirements that would be applied to all development and land uses regardless of the applicable land use designation. These would address, as appropriate, sensitive resources; site access requirements; energy efficiency; fences, walls, hedges, buffers, and other screening; noise regulations; outdoor lighting standards; performance standards (e.g., air quality, glare, vibration, etc.), undergrounding of utilities; and other similar topics. Planning should also address how the development will be designed to enhance compatibility with adjacent properties.
- **Development Standards.** Development standards for each land use designation (e.g., building forms, design objectives, land use objectives, height limitations, setback requirements, site coverage requirements, etc.) will be organized in tables and graphically illustrated wherever possible.
- **Housing Mix.** The specific plan will discuss the proposed mix of housing types within the area. In keeping with the City's Housing Element, affordable housing requirements and density bonus provisions and related incentives will be incorporated as appropriate. A key to the housing component will be to incorporate a mix of housing types, and to provide phasing mechanisms that ensure to the City the development of this housing mix as a part of each phase of the project.

The **Design Framework** will provide detailed design guidelines that will be used as the specific plan is implemented / developed. The purpose of these guidelines will be to establish the expected level of design within the area while still maintaining project flexibility and innovation. The objective of this framework is not to dictate a specific design, but to establish design expectations.

The design guidelines will be illustrated to help explain the intent and expectations. This part of the Specific Plan will also incorporate detailed landscaping standards.

The Design Framework will also provide guidance on the integration of the streetscape into the overall project design. The framework will define public improvements and the public rights-of-way to define the overall character of the streetscape.

The **Circulation Framework** will include the proposed circulation network system elements, design standards, and system phasing. This framework will address all modes of circulation as well as parking and loading standards if different from the standard City requirements.

The **Infrastructure / Public Facilities Framework** will cover infrastructure requirements (water, sewer, storm drainage, electricity, natural gas, and communications) as well as parkland, schools, and other public facilities. For infrastructure, the framework will address the proposed trunk infrastructure system improvements and system phasing necessary to support implementation of the land use plan and financing mechanisms to implement planned facilities.

**8.3.2.3 SP-1, Margarita Area Specific Plan Update**

**Location:** The Margarita Area covers about 420 acres bounded by South Higuera Street, Broad Street, Tank Farm Road, and the ridge of the South Street Hills in the southern portion of San Luis Obispo.

**Purpose:** Adopted in October 2004, the Margarita Area Specific Plan contains five key principles: open space and sensitive resource production, cohesive neighborhood creation, transit supporting land uses and densities, pedestrian environment, and minimizing infrastructure costs.

The approved specific plan includes 868 residential dwelling units, as well as a business park, a neighborhood park, sports fields, and open space areas. Over 40 percent of the land area is designated as open space and 56 acres are designated as parks.

The City shall consider this area as potentially appropriate to accommodate additional housing. Revisions to the Margarita Area Specific Plan will be required if residential development in excess of that accommodated in the plan is proposed.

**8.3.2.4 SP-2, San Luis Ranch (Dalidio) Specific Plan Area**

**Location:** This specific plan area is located in the southwest quarter of the city at the corner of Madonna Road and Dalidio Drive. The site is approximately 132 acres and is currently used for agricultural purposes. The site is primarily flat topographically. The entire site is within the City’s Planning Area, but is outside the current city limits.

**Purpose:** This project site should be developed as a mixed use project that maintains the agricultural heritage of the site, provides a commercial / office transition to the existing commercial center to the north, and provides a diverse housing experience. Protection of the adjacent creek and a well-planned integration into the existing circulation system will be required.

The specific plan for this area should consider and address the following land use and design issues.

- a. Provide land and appropriate financial support for development of a Prado Road connection. Appropriate land to support road infrastructure identified in the EIR (overpass or interchange) at this location shall be dedicated as part of any proposal.
- a. Circulation connections to integrate property with surrounding circulation network for all modes of travel.
- b. Connection to Froom Ranch and Calle Joaquin, if proposed, shall not bifurcate on-site or neighboring agricultural lands. Any connection to Calle Joaquin shall be principally a secondary / emergency access by design.
- c. Development shall include a transit hub. Developer shall work with transit officials to provide express connections to Downtown area.
- d. Maintain agricultural views along Highway 101 by maintaining active agricultural uses on the site, and maintain viewshed of Bishop Peak and Cerro San Luis.



- e. Maintain significant agricultural and open space resources on site. Land dedicated to Agriculture shall be of size, location and configuration appropriate to maintain a viable, working agricultural operation.
- f. Where buffering or transitions to agricultural uses are needed to support viability of the agricultural use, these shall be provided on lands not counted towards the minimum size for the agriculture / open space component. Provide appropriate transition to agricultural uses on-site.
- g. Integrate agricultural open space with adjacent SLO City Farm and development on property.
- h. Site should include walkable retail and pedestrian and bicycle connections to surrounding commercial and residential areas.
- i. Commercial and office uses shall have parking placed behind and to side of buildings so as to not be a prominent feature.
- j. Neighborhood Commercial uses for proposed residential development shall be provided.
- k. Potential flooding issues along Prefumo Creek need to be studied and addressed without impacting off-site uses.
- l. All land uses proposed shall be in keeping with safety parameters described in this General Plan or other applicable regulations relative to the San Luis Obispo Regional Airport.
- m. Historic evaluation of the existing farm house and associated structures shall be included.

**Performance Standards:** This specific plan shall meet the following performance standards.

<u>Type</u>	<u>Designations Allowed</u>	<u>% of Site</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential</u>	<u>LDR</u> <u>MDR</u> <u>MHDR</u> <u>HDR</u>		<u>350 units</u>	<u>500 units</u>
<u>Commercial</u>	<u>NC</u> <u>CC</u>		<u>50,000 SF</u>	<u>200,000 SF</u>
<u>Office/High tech)</u>	<u>O</u>		<u>50,000 SF</u>	<u>150,000 SF</u>
<u>Hotel/Visitor-serving</u>				<u>200 rooms</u>
<u>Parks</u>	<u>PARK</u>		<u>5.8 ac</u>	
<u>Open Space / Agriculture</u>	<u>OS</u> <u>AG</u>	<u>Minimum</u> <u>50%</u>	<u>65.5 ac</u>	<u>No maximum</u>
<u>Public</u>	<u>n/a</u>			
<u>Infrastructure</u>	<u>n/a</u>			

**8.3.2.5 SP-3, Madonna on LOVR Specific Plan Area**

**Location:** This site includes just over 111 acres and is located directly west of the intersection of Los Osos Valley Road and Calle Joaquin.

**Purpose:** The purpose of the specific plan is to provide design flexibility that will secure the appropriate development of the site while protecting sensitive environmental resources on the site. Development on the site should be a compact, mixed use project that provides workforce housing options and neighborhood commercial uses that support pedestrian and bicycle access.

The specific plan for this area should consider and address the following land use and design issues.

- a. Develop a design that is sensitive to environmental constraints and adjusts accordingly through design. Constraints include wetland protection, slope protection, historic structures, and open space protection.
- b. Maintain viewshed of surrounding mountains and secure steeper hillsides as protected open space areas.
- c. Variable height limits will be required to protect views of adjacent hills.
- d. Provide access to trails.
- e. Provide a plan for adequate and safe infrastructure, including appropriate points of access to Los Osos Valley Road.
- f. Address neighborhood commercial needs of new neighborhood.
- g. Provide connectivity to adjacent development.

**Performance Standards:** This specific plan shall meet the following performance standards.

<u>Type</u>	<u>Designations Allowed</u>	<u>% of Site</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential (Mixed Use)</u>	<u>MDR MHDR HDR</u>		<u>200 units</u>	<u>350 units</u>
<u>Commercial</u>	<u>NC CR</u>		<u>50,000 SF</u>	<u>350,000 SF</u>
<u>Parks</u>	<u>PARK</u>			
<u>Open Space / Agriculture</u>	<u>OS AG</u>	<u>50 % minimum</u>		
<u>Public</u>	<u>n/a</u>			
<u>Infrastructure</u>	<u>n/a</u>			



**8.3.2.6 SP-4, Avila Ranch Specific Plan Area**

**Location:** Avila Ranch is located on the north side of Buckley Road at the far southern edge of the City of San Luis Obispo. The three parcels that make up the Avila Ranch area comprise approximately 150 acres. The entire site is located within the Airport Area Specific Plan.

**Purpose:** This area will be developed as primarily a residential neighborhood development with supporting neighborhood commercial, park, -recreation facilities, and open space/resource protection. Within the project, emphasis should be on providing a complete range of housing types and afford abilities. The specific plan for this area should consider and address the following land use and design issues:

- a. Provision of a variety of housing types and affordability levels.
- b. Modification of the Airport Area Specific Plan to either exclude this area or designate it as a special planning area within the Airport Area Specific Plan.
- c. Provision of buffers along Buckley Road and along eastern edge of property from adjacent agricultural uses.
- d. Provision of open space buffers along northern and western boundaries to separate this development from adjacent service and manufacturing uses.
- e. Provision of open space buffers and protections for creek and wildlife corridor that runs through property.
- f. Safety and noise parameters described in this General Plan and the purposes of the State Aeronautics Act; or other applicable regulations relative to the San Luis Obispo Regional Airport.
- g. Participation in enhancement to Buckley Road and enhancement of connection of Buckley Road to South Higuera Street.
- h. Appropriate internal and external pedestrian, bicycle, and transit connections to the City’s circulation network.
- i. Implementation of the City’s Bicycle Transportation Plan including connections to the Bob Jones Trail.
- j. Water and wastewater infrastructure needs as detailed in the City’s Water and Wastewater Master Plans. This may include funding and/or construction of a wastewater lift station.
- k. Fire protection and impacts to emergency response times.
- l. Architectural design that relates to the pastoral character of the area and preserves view of agrarian landscapes.
- m. Provision of a neighborhood park.

**Performance Standards:** This specific plan shall meet the following performance standards.

<u>Type</u>	<u>Designations Allowed</u>	<u>% of Site</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential</u>	<u>LDR MDR MHDR HDR</u>		<u>500</u>	<u>700</u>
<u>Commercial</u>	<u>NC</u>		<u>15,000 SF</u>	<u>25,000 SF</u>
<u>Open Space / Agriculture</u>	<u>OS AG</u>	<u>50%<sup>1</sup></u>		
<u>Public</u>	<u>n/a</u>			
<u>Infrastructure</u>	<u>n/a</u>			

<sup>1</sup> Up to 1/3 of the open space may be provided off-site or through in-lieu fees consistent with the Airport Area Specific Plan. Required Open Space may be reduced up to 30% of the site proportionally to the amount of affordable housing provided on-site in a ratio consistent with the Regional Housing Needs Allocation beyond inclusionary housing requirements.

### 8.3.3 Special Planning Areas

The policies under Section 8.2 provide site specific guidance on the development / redevelopment of sites in the city. For sites that have existing development, in areas 8.1 through 8.5, renovation of streetscapes, landscaping, and building facades is encouraged. The City ~~should work with~~ shall require property owners to prepare area plans with land uses consistent with this section, as well as multi-modal circulation and infrastructure facilities as appropriate, containing design guidelines and implementation programs. ~~Programs~~ The City may consider include implementation incentives for redevelopment areas, such as variations from development standards and/or participation in the installation or financing of infrastructure or loan funds.

### 8.3.2 Madonna Road Regional Area

#### 8.3.2.18.3.3.1 Foothill Boulevard / Santa Rosa Area

This area, which includes land on both sides of Foothill Boulevard between Chorro and Santa Rosa, is currently developed as commercial centers that include highway and neighborhood serving commercial uses. At the affected property owners' request, the boundary of this area on the north side of Foothill may be extended to include one or more of the existing commercial properties west of Chorro Street. The City shall work with property owners / developers to redevelop the area as mixed use (either horizontal or vertical mixed use) to include a mix of uses as described under the Neighborhood Commercial, Community Commercial and Medium High to High Density Residential designations.

The non-residential component of the project should include elements that serve the nearby neighborhoods. Examples include:

- specialty stores and services
- food service
- entertainment, and
- recreational facilities (except that movie theaters, nightclubs, bars/taverns and restaurants serving alcohol after 11 pm shall be prohibited)-

As part of this project, the City will evaluate adjustments to parking requirements to account for predominant pedestrian and bike access. Building height adjustments in this area can also be considered with mixed use development. Redevelopment plans shall include consideration of improving the existing complex intersections of Foothill/Chorro/Broad, the desirability of modifying Boysen at and through the property on the northeast corner of the area, and enhancement of pedestrian, bicycle and transit connections across Foothill and to the campus. Among other possible incentives, building height adjustments on the North side of Foothill may be considered with mixed use development.

The Fire Station will be maintained or relocated within the area.

#### 8.3.3.2 Upper Monterey

In the Upper Monterey area, the emphasis will be on revitalization and enhancement. The area above Johnson shall have an emphasis on land use compatibility and neighborhood preservation. The following actions will be pursued in this area.

- a. The City shall investigate adding the Upper Monterey area to the Downtown Parking District, thereby allowing in-lieu payment towards common parking facilities. \_\_\_\_\_
- b. The City shall integrate a new Downtown Transit Center in the Upper Monterey area and provide enhanced connectivity to the center from the Upper Monterey area. \_\_\_\_\_
- c. The City will work with hotels in the Upper Monterey area to provide shuttle service to the Downtown and Downtown Transit Center. \_\_\_\_\_





- d. The City will promote restaurant development in the Upper Monterey area, and include outdoor dining opportunities and other public activities oriented toward Monterey Street. North of California, these types of activities shall be prohibited on the creek side of buildings.
- e. The City will evaluate reconfiguring Monterey Street in this area to enhance bicycle and pedestrian connectivity to Downtown and to Cal Poly.
- f. The City will work with local hotels and Cal Poly to develop enhanced meeting rooms and conference facilities. These types of facilities would not be located on the east side of Monterey north of California Street, nor is a stand-alone conference center is appropriate for this area.
- g. The City will work with developers to assemble adjacent properties into lots of suitable size for redevelopment limited to areas southwest of California Street.
- h. The City will develop an Upper Monterey area master plan and design guide that will provide guidance on street enhancements, façade improvement programs, and pedestrian enhancement along Monterey Street. As part of this effort, the City will investigate the ability to apply form-based codes to guide future development and will involve residents in adjoining areas as well as business and property owners along Monterey Street as part of the public review process in development of the master plan/design guide. Particular attention will be given to creek protection, noise, safety, light and glare, and privacy impacts to adjoining neighborhoods -

Program:

The City will review and update Ordinance 1130 and involve residents to ensure that neighborhood concerns are addressed.

### **8.3.2-28.3.3.3 Mid-Higuera Area**

~~The City will prepare and adopt update the plan for this multi-block commercial area to reflect current needs and changes that have occurred since the 2001 plan was adopted. showing any desired street and driveway changes, flood mitigation measures, and opportunities for a linear park along San Luis Obispo Creek. The plan could also serve as a "conceptual redevelopment plan," guiding private construction on sites affected by any widening of Higuera Street or San Luis Obispo Creek. (See Figure 11)~~

### **8.3.3.4 Caltrans Site**

While this area is within the Mid-Higuera Area, the unique qualities and opportunities provided by the site warranted special consideration in the General Plan. This area is planned for redevelopment from a Caltrans office and yard complex to a mixed use development. Commercial uses will be as described under the Tourist Commercial designation with some residential incorporated using a Medium High to High Density Residential component. Redevelopment plans shall consider the suitability of realignment of the Madonna/South Higuera intersection. The site should be developed to serve as a gateway into the community, with consideration of additional open space uses, retention and rehabilitation of the Master List historic structure, and retention of Heritage Trees on the site. Conference center-type uses are encouraged along with other appropriate tourist-serving uses as appropriate for the site. Building height adjustments in this area can also be considered with mixed use development.

The site shall also include a park site north of Madonna Road.

### **8.3.3.5 General Hospital Site**

The General Hospital site includes County-owned property including the old hospital building (which is planned to remain as an office / treatment facility) and lands behind the facility. Lands behind the hospital building that are inside the City's Urban Reserve line will be designated as Public (for existing public facility) and a range of residential uses (Low Density and Medium Density Residential) and will include the ability to support residential care, transitional care use, and other residential uses consistent with the adjacent areas.

The remaining site outside the City's Urban Reserve line will remain as Open Space. The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal.

The undeveloped portion of this site on the southwest side of Johnson Avenue will remain designated for Public uses.

### **8.3.2.38.3.3.6 Broad Street Area**

The City shall implement the South Broad Street Area Plan to (Appendix X) to create a safe, attractive and economically vital neighborhood with a mix of complementary land uses. The Area Plan shall:

- a. Encourage innovative design concepts that help revitalize and beautify the area.
- b. Facilitate housing development to meet the full range of community housing needs.
- a-c. Improve circulation safety and connectivity within the area and across Broad Street.

### **8.3.2.48.3.3.7 Madonna Inn Area**

The Madonna Inn Area includes land west of Highway 101 on the lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park.

This area may be developed further only if surrounding hillsides including area outside the Urban Reserve Line are permanently protected as open space. (See also hillside planning policies policy 6.2.6.K.)

- a. A ~~specific plan or~~ development plan for the whole area should be adopted before any part of it is annexed, subdivided, or further developed. (See also ~~Optional Use and Special Design Areas, Policy 8.9.~~)
- b. Upon amendment to an urban designation, the area ~~designated Interim Open Space,~~ may accommodate a generously landscaped, low intensity extension of the existing tourist facilities. This area may also be suitable for assisted and/or senior living facilities. Development locations should be clustered and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.
- ~~c. Land southwest of the Bianchi ranch house driveway, designated Interim Open Space, may accommodate a generously landscaped, low intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.~~
- ~~d-c.~~ The area immediately west of Highway 101 should be retained as an open space buffer.
- d. Any plan for further development in this area must address reconfiguration of the Marsh Street interchange and larger circulation issues throughout the area.
- e. Walking and biking paths shall be provided as appropriate to connect to the City's network and to the Downtown, amenities along Madonna Road, and open space areas.

### **8.3.2.58.3.3.8 Sunset Drive-in Theater / Prado Road Area**

This 2538-acre area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Until flood hazards are mitigated, continued agricultural use and low-intensity recreational use are appropriate. Any use drawing substantial regional traffic also depends on providing a full interchange-needed infrastructure at Prado Road and extending Prado Road to connect with Madonna Road.

Once flooding, and access, and agricultural preservation issues are resolved, and agricultural preservation requirements are met, the area would be suitable for government agencies' regional offices (see also Policy



5.1.6)-development as a mixed use (horizontal or vertical) development with a mix of Commercial uses. Permanent open space shall be required in order to protect the adjacent San Luis Obispo Creek. As part of future development, a full assessment of the Drive-in Theater site's potential as a historic resource will need to be evaluated and addressed.- Bicycle connectivity as referenced in the Bicycle Transportation Plan is an important component of future development of the area.

The siteProperty within the area may need to be designed to accommodate the Homeless Services center and/or transportation agency use.

#### **8.3.3.9 Pacific Beach Site**

This area is planned for redevelopment from current use as a continuation school, school office and park uses to commercial retail uses along Los Osos Valley Road and Froom Ranch Road and the remaining site maintained under a Park designation.

#### **8.3.3.10 Calle Joaquin Auto Sales Area**

These four vacant lots are suitable for commercial mixed use and other uses described under the Tourist Commercial designations. Portions of the site may be appropriate for use as auto sales, depending on market demand. Development of this area must address preservation of and transition to the agricultural parcels/uses to the northwest; connectivity to the Dalidio Ranch area; viewshed preservation; and treatment as a gateway to the City visible from Highway 101.

#### **8.3.3.11 LOVR Creekside Area**

This area is heavily constrained by flood potential along the western boundary as well as limited circulation access to the site given its proximity to the proposed LOVR / Highway 101 interchange and its limited frontage on LOVR. Flooding and access issues must be resolved prior to developing Medium High Density Residential (in areas adjacent to existing residential uses). Agricultural Designations must be maintained along the west side of site. As part of future development, compatibility with adjacent residential areas to the east will be required.

Permanent protection of the adjacent San Luis Obispo Creek will need to be addressed as part of proposed development. The south side of the site will also need to accommodate relocation of LOVR right-of-way and changes related to the planned Highway 101 interchange.

#### **8.3.3.12 Broad Street at Tank Farm Road Site**

Located at the northwest corner of Broad Street and Tank Farm Road, this approximate 10 acre site will be used as a mixed use site, providing for a mix of uses as described under the Community Commercial and Office designations and residential limited to upper floors. Areas along the creek on the western edge of the site will be appropriately buffered to provide creek protections. Attention to connectivity, safety and comfort of bicycle and pedestrian circulation will be especially important in the development of this corner.

#### **8.3.3.13 CalFire /Cal Poly-owned property on Highway 1**

The City shall collaborate with Cal Poly in updating the Master Plan for development of campus property. Master Plan direction for this property shall address sensitive visual and habitat resources, circulation issues, impacts to City services, transition and potential impacts to surrounding neighborhoods.

#### **8.3.3.14 North Side of Foothill (Bishop Knoll)**

Future development of this area shall address open space requirements under 1.12.7 and open space buffers in accordance with Conservation and Open Space Element policy 8.3.2. This area shall be subject to Architectural Review to ensure consideration of hillside and resource protection; circulation and access, and transition to existing neighborhoods. The steep hillside should be dedicated as Open Space and residential lots grouped at the bottom of the hill closer to Foothill. Development shall provide a parking lot and trail access to Bishops Peak. Circulation connectivity shall be provided to Los Cerros Drive as feasible. Density shall be limited to 7 units/acre as modified for slope under the Zoning Ordinance.

### **8.3.3.15 Alrita Properties**

Future development of this area shall address hillside planning requirements under 6.2.7 B. This area shall be subject to Architectural Review to ensure consideration of hillside and resource protection; circulation and access; visual impacts, and transition to existing neighborhoods. Additional analysis will need to occur in the LUCE EIR to evaluate potential water service issues. While there is a pump station nearby, more analysis is needed to determine if the City's water distribution system can adequately serve development in this area. Density shall be limited to 7 units/acre as modified for slope under the Zoning Ordinance.

### **8.3.3 Santa Barbara Street Area**

#### **8.3.4 Los Osos Valley Gap**

This 16-acre site should be developed if land in common ownership to the east is permanently preserved as open space. The following are possible uses for the area designated Interim Open Space.

- Vehicle sales;
- Multifamily housing;
- An open space corridor, trail, or both, to connect Laguna Lake Park and Prefumo Creek with the Irish Hills.

#### **8.3.5 Dalidio-Madonna-McBride Area**

This approximately 180-acre area of prime farm land bounded by Madonna Road, Highway 101, Central Coast Plaza, and Prefumo Creek is in three ownerships. The City intends to preserve at least one-half of this signature working agricultural landscape at the southern gateway to San Luis Obispo as it existed in 1994.

##### **8.3.5.1 Land southwest of the Bianchi ranch house driveway**

Land southwest of the Bianchi ranch house driveway, designated Interim Open Space, may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.

##### **8.3.5.2 West of Highway 101**

The area immediately west of Highway 101 should be retained as an open space buffer.

##### **8.3.5.3 Further development**

Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.

#### **8.3.6 Irish Hills Area**

This approximately 110-acre area extends from Los Osos Valley Road to the base of the Irish Hills, and from Madonna Road to Auto Park Way. It shall be zoned Conservation/Open Space upon annexation, and shall be zoned for appropriate urban districts upon approval of development plans.

##### **8.3.6.1 North of the Garcia Drive intersection**

About 38 acres northerly from the vicinity of the Garcia Drive intersection is designated Medium-Density Residential. This area may accommodate about 500 dwellings. There should be a range of housing types, with low density, medium density, and medium-high density development each occupying about one-third of the area.

While a specific plan is not required, development plans (described in policy 1.12.3) are required and should include the following:—

- A. Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.———



- ~~B. Pedestrian, bicycle, and vehicle access between any separate development sites, in addition to access provided by Los Osos Valley Road.~~
- ~~C. Sufficient setbacks for traffic noise mitigation.~~
- ~~D. Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.~~
- ~~E. Permanent open space protection of hill areas at least equal to the development area.~~

**~~8.3.6.2 South of the Garcia Drive intersection~~**

~~About 72 acres southerly from the vicinity of the Garcia Drive intersection is designated General Retail.~~

~~While a specific plan is not required, development plans (described in policy 1.12.3) are required and should include the following: —~~

- ~~A. Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.~~
- ~~B. Pedestrian, bicycle, and vehicle access integrating circulation among any separate development sites, in addition to access provided by Los Osos Valley Road.~~
- ~~C. Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.~~
- ~~D. Permanent open space protection of hill areas at least equal to the development area.~~

## **9 SUSTAINABILITY**

### **New Goal**

Support statewide and regional efforts to create more sustainable communities, reduce greenhouse gas emissions, and develop transportation systems that support all modes of circulation.

#### **9.3.1 Introduction**

The City shall take a leadership role in the county in the development of sustainable plans and programs to guide future development in the city and the region.

#### **9.3.2 Regional Coordination**

The City shall work with SLOCOG to develop and periodically update the Sustainable Communities Strategy as part of the Regional Transportation Planning process and SLOCOG shall be encouraged to consider the City's General Plan when developing the Sustainable Communities Strategy.

#### **9.3.3 Sustainability Coordination**

The City shall review SLOCOG's Regional Transportation Plan, including the Sustainable Communities Strategy, as it prepares and reviews updates to the General Plan, General Plan Amendments, specific plans, changes in zoning regulations, capital improvement plans and other infrastructure plans to determine consistency and eligibility for State transportation funding.

#### **9.3.4 Climate Action Plan**

The City shall maintain and implement its Climate Action Plan to reduce community and municipal GHG emissions consistent with State laws and objectives.

#### **9.3.5 Urban Heat Effects**

The City shall reduce heat effects of urban development by requiring new development to incorporate, as appropriate, features such as reduced hardscape, light or heat reflective roofing, and shade trees.

#### **9.3.6 Natural Areas and Green Space**

The City shall continue to maintain and expand natural areas in and around the city to foster carbon sequestration while providing more open space for residents.

#### **9.3.7 Sustainable Design**

The City shall promote and, where appropriate, require sustainable building practices that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable. Projects shall include, unless deemed infeasible by the City, the following sustainable design features.

##### **A. Energy-Efficient Structure**

Utilize building standards and materials that achieve or surpass best practices for energy efficiency.

##### **B. Energy-Efficient Appliances**

Utilize appliances, including air conditioning and heating systems that achieve high energy efficiency. Incorporation of alternative energy systems (e.g. passive and/or active solar, heat pumps) is encouraged.

##### **C. Natural Ventilation**

Optimize potential for cooling through natural ventilation.



**D. Plumbing**

Utilize plumbing fixtures that conserve or reuse water such as low flow faucets or grey water systems.

**E. Efficient Landscaping**

Include landscaping that reduces water use through use of drought-tolerant / native plant species, high-efficiency irrigation (drip irrigation), and reduction or elimination of the use of turf. Collection and use of site runoff and rainwater harvesting in landscape irrigation is encouraged.

**F. Solar Orientation**

Optimize solar orientation of structures to the extent possible.

**G. Privacy and Solar Access**

New buildings outside of the downtown will respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.

**9.3.8 Sustainable Infrastructure**

The City shall:

- A. Promote infrastructure expansion where it will be more efficient and effective, and does not promote growth inducement outside the urban reserve line.
- B. Focus infrastructure improvements in designated growth areas and contiguous to existing development.

*The following new policy will be moved into the policy section following public review. It is placed here to keep with associated seven new programs that follow.*

**New Policy: Renew the Urban Forest**

Develop a long term tree planting program to beautify the city, mitigate increased residential density, address die-off, and combat air pollution and global warming.

**New Program: Urban Forest**

Update master tree plan and develop recommendations to renew and maintain the urban forest and plant more trees.

**New Program  Climate Action Plan**

The City shall review and regularly update the Climate Action Plan and shall annually report to the City Council on implementation of the Climate Action Plan.

**New Program  Building Code Update**

The City shall regularly review and update its building codes and ordinances to identify revisions that promote energy efficient building design and construction practices.

**New Program  Incentive Program**

The City shall consider the feasibility of providing incentives for new and renovated projects that incorporate sustainable design features.

**New Program  LEED Certifiable**

The City shall design all new City facilities to meet the requirements specified for certification as LEED Silver construction or equivalent rating system.

**New Program      Renewable Energy Financing**

The City shall promote and pursue a wide range of renewable energy financing options including a renewable energy fund or loan program.

**New Program      Renewable Energy Choice**

The City shall evaluate the feasibility of a regional Community Choice Aggregation program to procure electricity from renewable resources.





## **910 HEALTHY COMMUNITY**

### **New Goal**

Increase the overall health and wellbeing of residents in the City of San Luis Obispo by expanding access to healthy food and nutrition choices and through community design that fosters walking and biking.

#### **10.3.1 Neighborhood Access**

All residences should be within close proximity to food outlets including grocery stores, farmers markets, and community gardens.

#### **10.3.2 Local Food Systems**

The City shall support sustainable local food systems, including farmer's markets, community supported agriculture, urban agriculture, and healthy food retailers.

#### **10.3.3 Provide for Community Gardens**

The City shall continue to support the development of community gardens.

#### **10.3.4 Encouraging Walkability**

The City shall encourage projects which provide for and enhance active and environmentally sustainable modes of transportation, such as pedestrian movement, bicycle access, and transit services.

#### **10.3.5 Healthy Environment**

The City shall protect and maintain clean air, the urban forest, and natural open spaces.

---

#### **New Program**

The City shall regularly review and update master plans for City parks to designate areas for community gardens where appropriate.

#### **New Program**

The City shall update the Community Design Guidelines to encourage the inclusion of communal gardens within multi-family residential developments with 10 or more units.

#### **New Program**

The City shall work with the community to develop a resource guide to facilitate design that promotes a healthy and active lifestyle.

## **1011 REVIEW & AMENDMENT**

### **10.3.211.3.2 Comprehensive Reviews**

The City ~~should~~ shall conduct a comprehensive review of this element about every ten years, and at other times deemed necessary by the City Council, considering possible changes in citizen's preferences, technology, population characteristics, and regional plans.

### **10.3.311.3.3 Amendment Proposals**

The City shall consider A amendments to this element, requested by citizens or deemed useful by the Planning Commission or the City Council, ~~will be considered by the City~~. Such amendments should be considered in groups, not more than four times each year.

### **10.3.411.3.4 Annual Report**

The City ~~will~~ shall prepare an annual report on the status of the general plan, during the first quarter of each calendar year, to include the following:

- A. A summary of private development activity and a brief analysis of how it helped meet general plan goals;
- B. A summary of major public projects and a brief analysis of how they contributed to meeting general plan goals;
- C. An overview of programs, and recommendations on any new approaches that may be necessary.
- D. A status report for each general plan program scheduled to be worked on during that year, including discussion of whether that program's realization is progressing on schedule, and recommendations for how it could better be kept on schedule if it is lagging;
- E. A status report on how the City is progressing with implementing its open space preservation policies and programs;
- F. Updated population or other information deemed important for the plan.



## **11.12 IMPLEMENTATION**

### **11.3.1 Introduction**

"Implementation" refers to all the City's actions to carry out the general plan. Besides the programs described in previous sections, the City uses the following means of implementing the Land Use Element. The City's actions taken pursuant to the following shall be under the following headings are to be consistent with the General Plan.

### **11.3.2 Zoning Regulations**

Zoning Regulations consist of the zoning map, lists of uses allowed in certain zones, property-development standards such as maximum building height and minimum parking, and procedures intended to give the interests of development applicants and other citizens fair consideration.

### **11.3.3 Subdivision Regulations**

Subdivision Regulations cover the division of land into parcels which can be sold, and set basic standards for streets and utilities.

### **11.3.4 Architectural Review Community Design Guidelines**

Community Design Guidelines are used by the staff, City Council, Planning Commission, Architectural Review Commission and other advisory bodies in the review of proposed development projects to help ensure that such projects meet the City's expectation for the quality and character of new development.

~~Architectural review applies to the layout and outdoor appearance of new housing tracts, multifamily developments, hillside development, stores, offices, and manufacturing buildings, and remodeling of some downtown buildings and historical buildings.~~

### **11.3.5 Historic Preservation Ordinance, Guidelines, and Context Statement**

Historic Preservation Ordinance and Guidelines are used by the staff, City Council, Planning Commission, Cultural Heritage Committee, and other advisory bodies in the review of projects within a historic district or on property with a listed historic resource to ensure protection of historic resources. The City's Historic Context Statement provides information to support the review and identification of resources.

### **11.3.6 Grading Regulations**

Grading Regulations limit the amount and methods of reshaping the ground to accommodate development.

### **11.3.7 Budgets**

Budgets spell out how City funds will be obtained and spent, particularly the capital improvement program, a multiyear list of major facilities and equipment which the City will buy or build. The capital improvement program includes water sources and sewage treatment equipment, water and sewer lines, and streets and bridges. The Planning Commission reviews this program for conformity with the general plan.

### **11.3.8 Property Management**

Property management covers buying land for new City facilities and for public open space, and selling or leasing land no longer needed for a City government function.

### **11.3.9 Development Plans, Area Plans, and Specific Plans**

Development plans, area plans, and specific plans bridge between general policies and actual construction plans.

#### ~~11.3.40~~12.3.10 **Public Planning**

Public Planning is a way for the City and its Citizens to help shape the ~~City's~~ community's future. ~~environmental quality.~~ Before ~~considering private making a determination on~~ proposals for a major development, such as a specific plan, special-design area, Downtown Concept Plan, or a large subdivision or planned development not within a specific plan, the City shall provide early and meaningful public notice in order to stimulate and encourage community engagement and provide ample opportunity for community input to decision-makers. Advisory bodies and City Council shall consider such input prior to taking action on a project. ~~should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, wildlife habitats, scenic values and impacts, agricultural values, open space preservation, aquatic ecosystems, air quality, sustainability impacts, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.~~

#### ~~11.3.44~~12.3.11 **Environmental Review**

The purpose of the City's ~~E~~environmental ~~R~~review process is to develop and maintain a high quality environment now and in the future. Some projects may be exempted from environmental review by state law or city procedures. For those projects subject to environmental review, features to be examined would include but not be limited to, toxic contamination, air quality, open space preservation, sustainability impacts, scenic values and impacts, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, wildlife habitats, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources. ~~is a formal way to inform the public and decision-makers of the expected consequences of their actions. Two common types of environmental documents are environmental impacts reports and "initial studies." Before~~ When considering private proposals for a major development, such as a specific plan or special-design area, the City ~~should~~must conduct an evaluation of environmental opportunities and constraints, to which a ~~private~~ proposal can respond. The City is committed to early and meaningful participation by the community in the environmental review process to help inform the public and decision-makers of the potential environmental consequences of their actions. ~~Features to be examined would include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, significant wildlife habitats, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.~~

#### ~~11.3.42~~12.3.12 **Interagency Communication**

City positions ~~C~~ommunicatedion, ranging from informal staff discussions to letters from the City Council ~~lets~~ to other agencies shall be consistent with the goals and policies in know the City's position based on the general plan.