



AGENDA:

- 8:30 Registration**
- 9:00 Welcome Remarks – Jason Giffen, Director**
- 9:05 Opening message – Supervisor Adam Hill, Chairman, Board of Supervisors**
- 9:15 Planning 101 / Local Process / CEQA – James Caruso, Nick Forester, & Steve McMasters**
- 10:00 Department Website (sloplanning.org) / GIS Information – Holly Frank & Jeff Legato**
- 10:30 Break**
- 10:45 Long Range Planning Initiatives – Mike Wulkan & James Caruso**
- 11:15 Economic Strategy / Affordable Housing Discussion – Dana Lilley**
- 11:45 Wrap up and Closing Comments – All**
- 12:00 Adjourn**

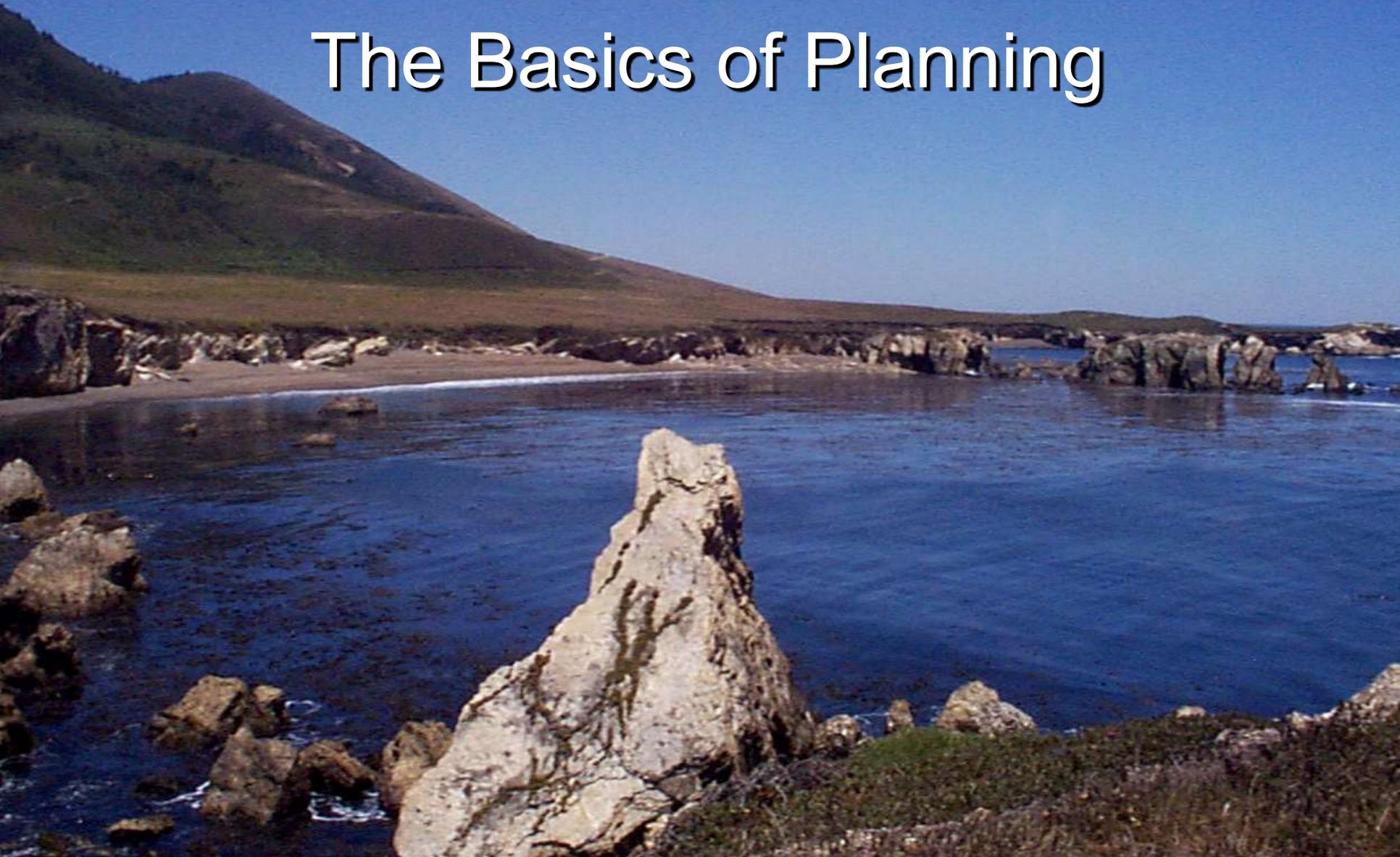


Community Advisory Council

Annual Workshop

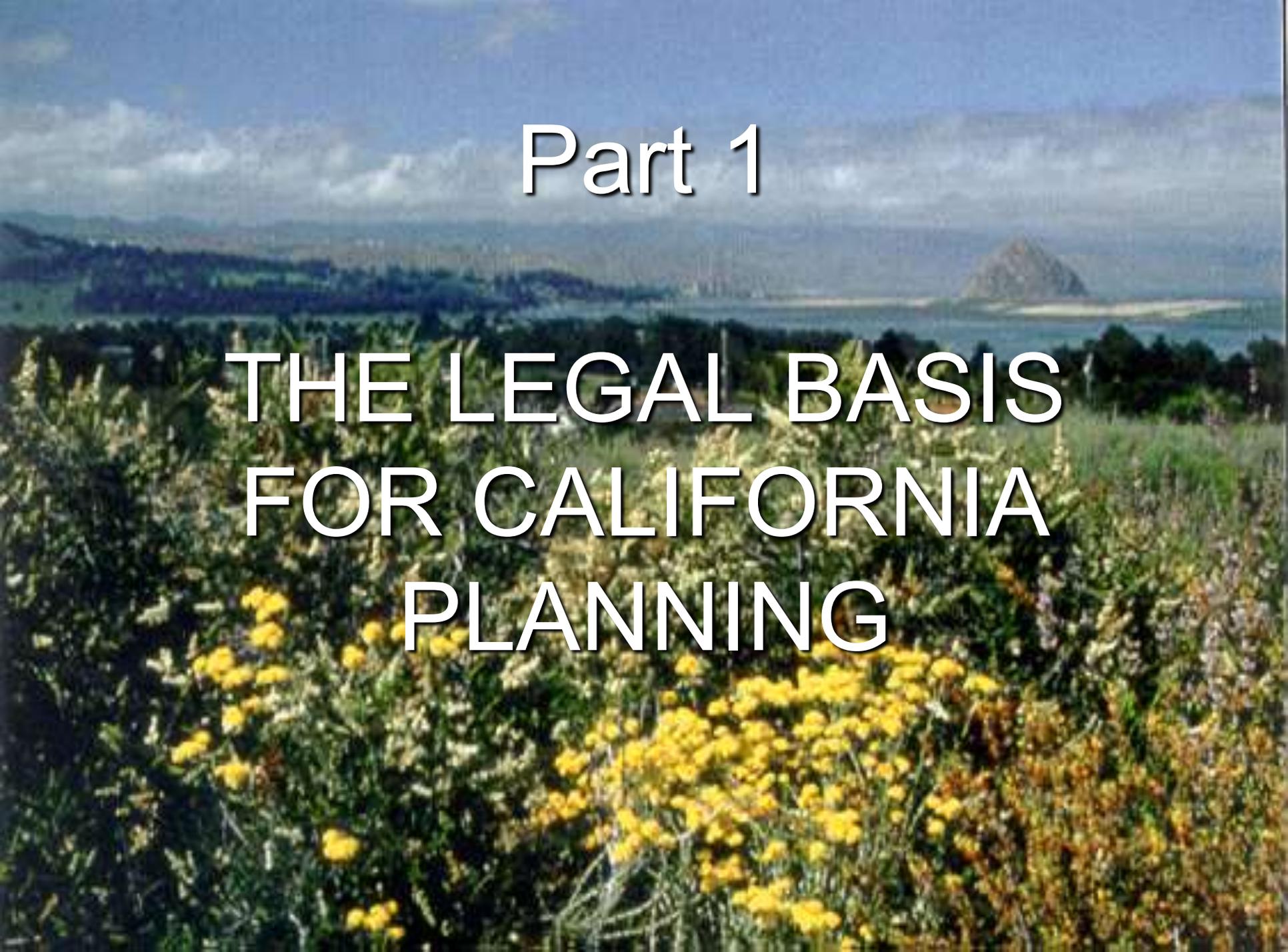
May 20, 2011

PLANNING 101: The Basics of Planning



Part 1

THE LEGAL BASIS FOR CALIFORNIA PLANNING



Land Use Planning: Definition

“The process by which public agencies, mostly local governments, determine the intensity and geographical arrangement of various land uses in a community”

Land Use Planning: Definition

In other words:

- How it gets decided
- What does and doesn't get built
- And where!

Laws Affecting Land Use Planning in California

- Planning Zoning & Development Law
- General Plan Law
- Subdivision Map Act
- California Environmental Quality Act
- U.S. & California Clean Air Act
- U.S. & California Endangered Species Act
- U.S. Clean Water Act

California Planning Law

- Requires cities and counties to have a planning agency and legislative body, and provides for the creation of planning commissions
- Requires preparation of a general plan
- Requires implementation of the general plan through specific plans and zoning and subdivision ordinances

The General Plan

Is a “blueprint” for guiding decision-making on future development and expresses community goals and public policy from a long term (20-year) perspective.

Mandatory and Optional Elements

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graph TD; A[Mandatory and Optional Elements] --> B[Land Use]; A --> C[Parks & Recreation]; B --> B1[Land Use]; B --> B2[Circulation]; B --> B3[Housing]; B --> B4[Safety]; B --> B5[Conservation & Open Space]; B --> B6[Noise]; C --> C1[Parks & Recreation]; C --> C2[Agriculture]; C --> C3[Offshore Energy]; C --> C4[Economic];
```

■ *Land Use*

■ *Circulation*

■ *Housing*

■ *Safety*

■ *Conservation &
Open Space*

■ *Noise*

■ *Parks & Recreation*

■ *Agriculture*

■ *Offshore Energy*

■ *Economic*

Internal Consistency

- All elements must be consistent with one another
- All elements of the general plan have equal legal status

General Plan Amendments

- State law allows the general plan to be amended up to four times a year
- An exception is that the plan can be amended at any time to accommodate projects that provide affordable housing

Specific Plans

- Are “mini-general plans” focused on particular communities or neighborhoods
- Are a “bridge” between the general plan and zoning
- Implement the general plan

Design Plans

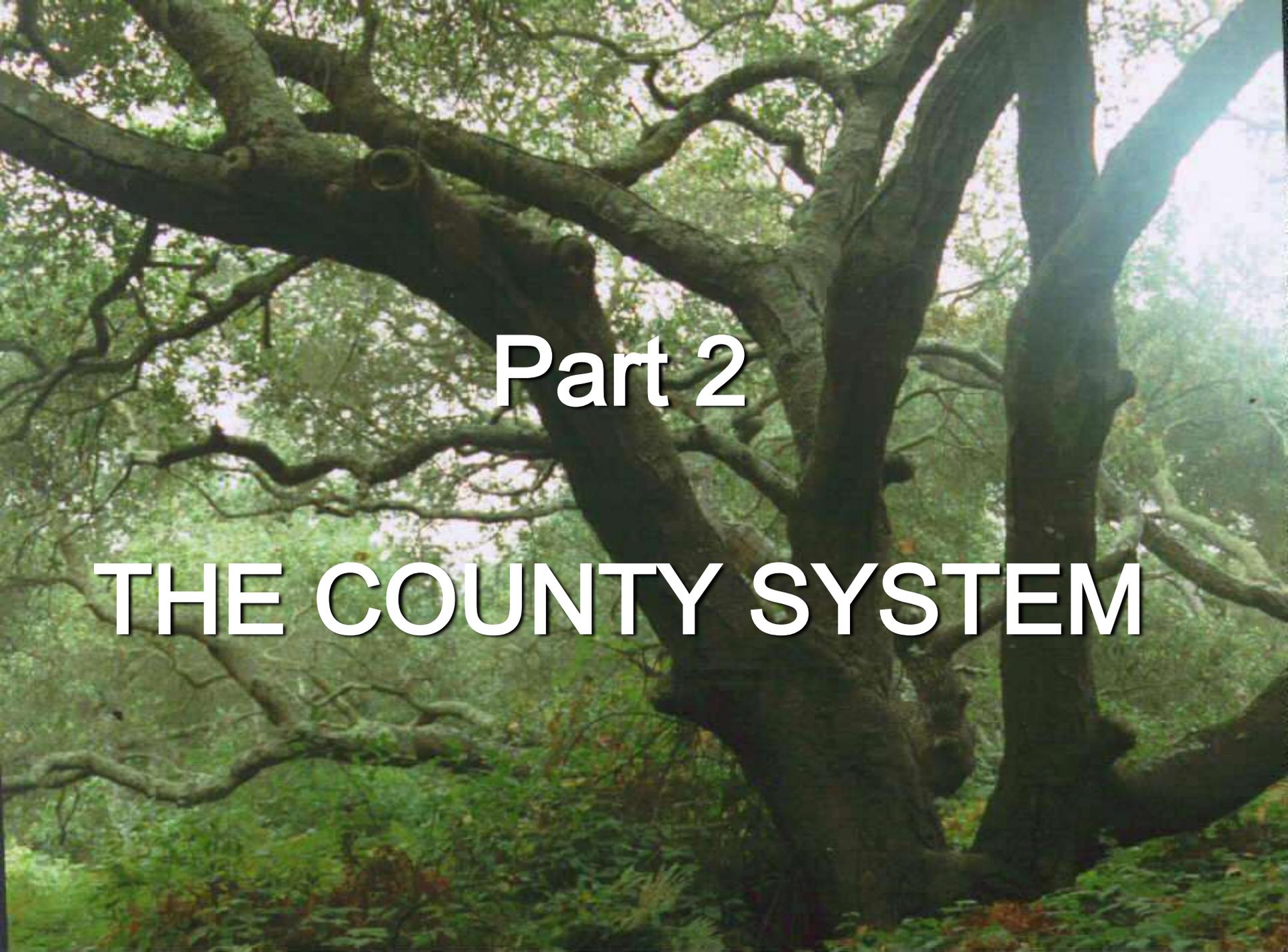
- Intended to inform and guide property development in particular areas.
- “Community Design Handbooks”
- Implement the general plan

Zoning Ordinances

- Establish detailed regulations such as height, setbacks, and parking for the use of land and development of buildings and other structures
- Must be consistent with the objectives, policies, general land uses and programs specified in the general plan

State Subdivision Map Act

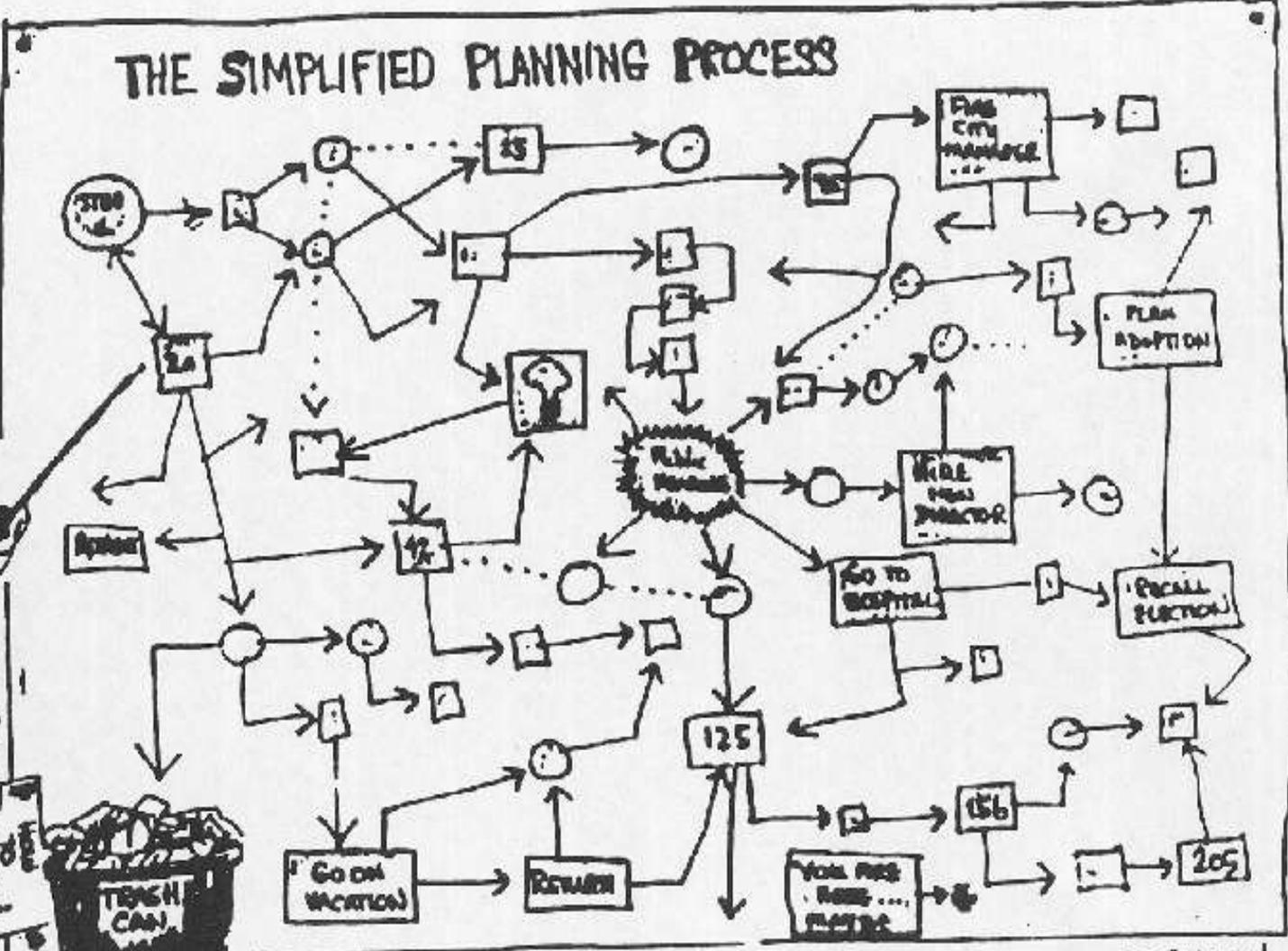
- Provides for regulation and control of design and improvement of subdivisions.
- Ensures public improvements are made by the subdivider and do not become an undue burden to the community.



Part 2

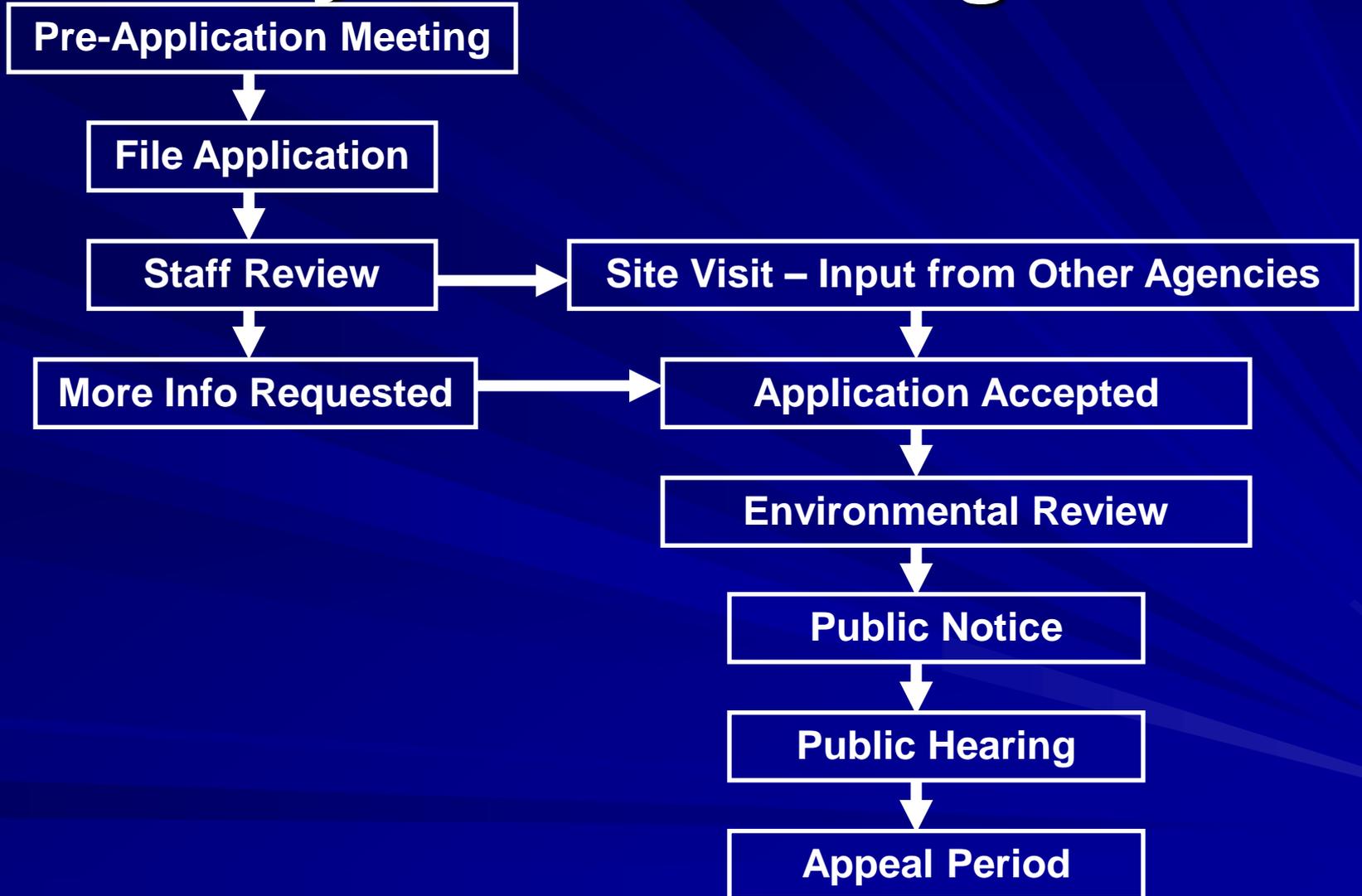
THE COUNTY SYSTEM

THE SIMPLIFIED PLANNING PROCESS



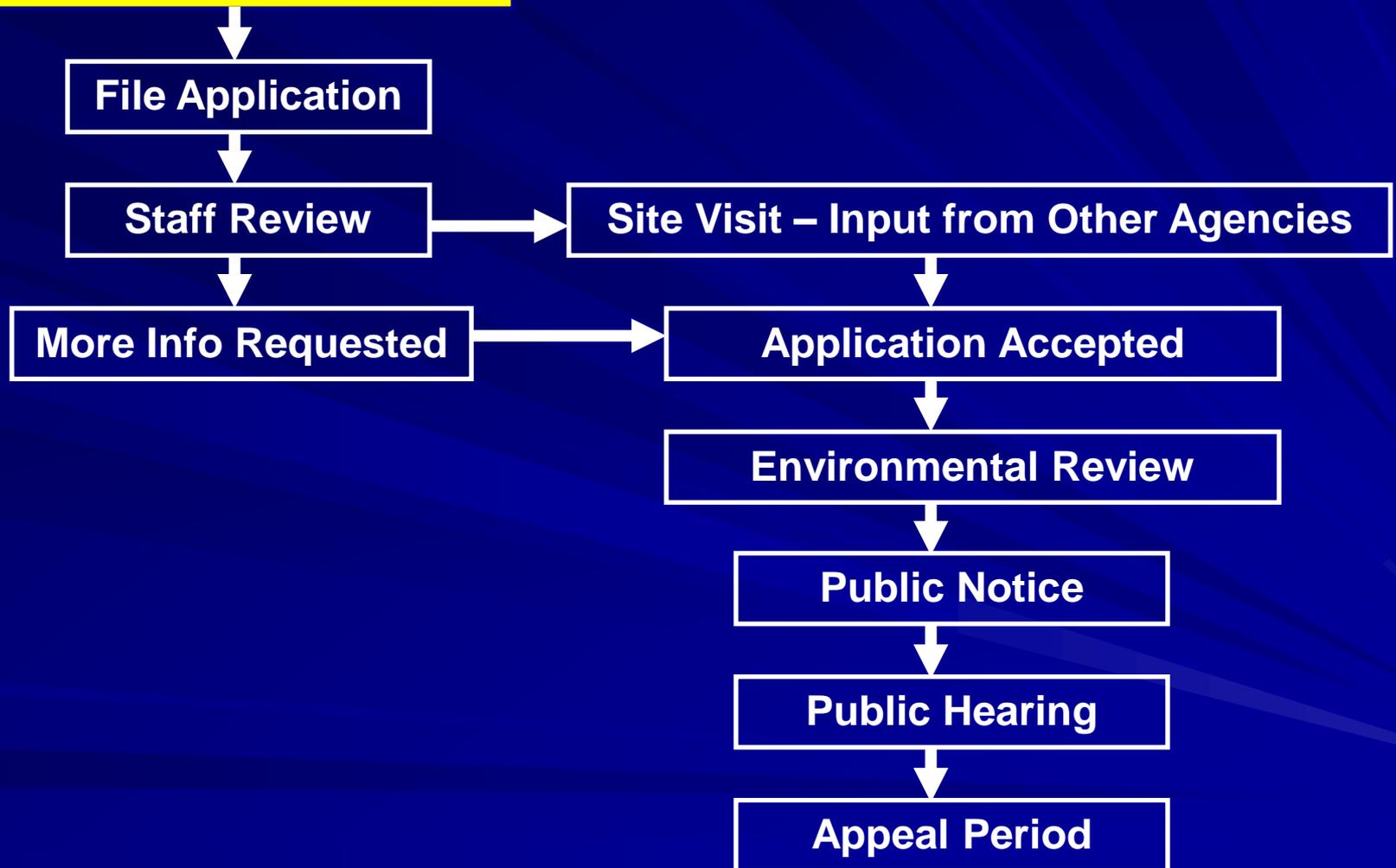
HARMAN

County Process Diagram

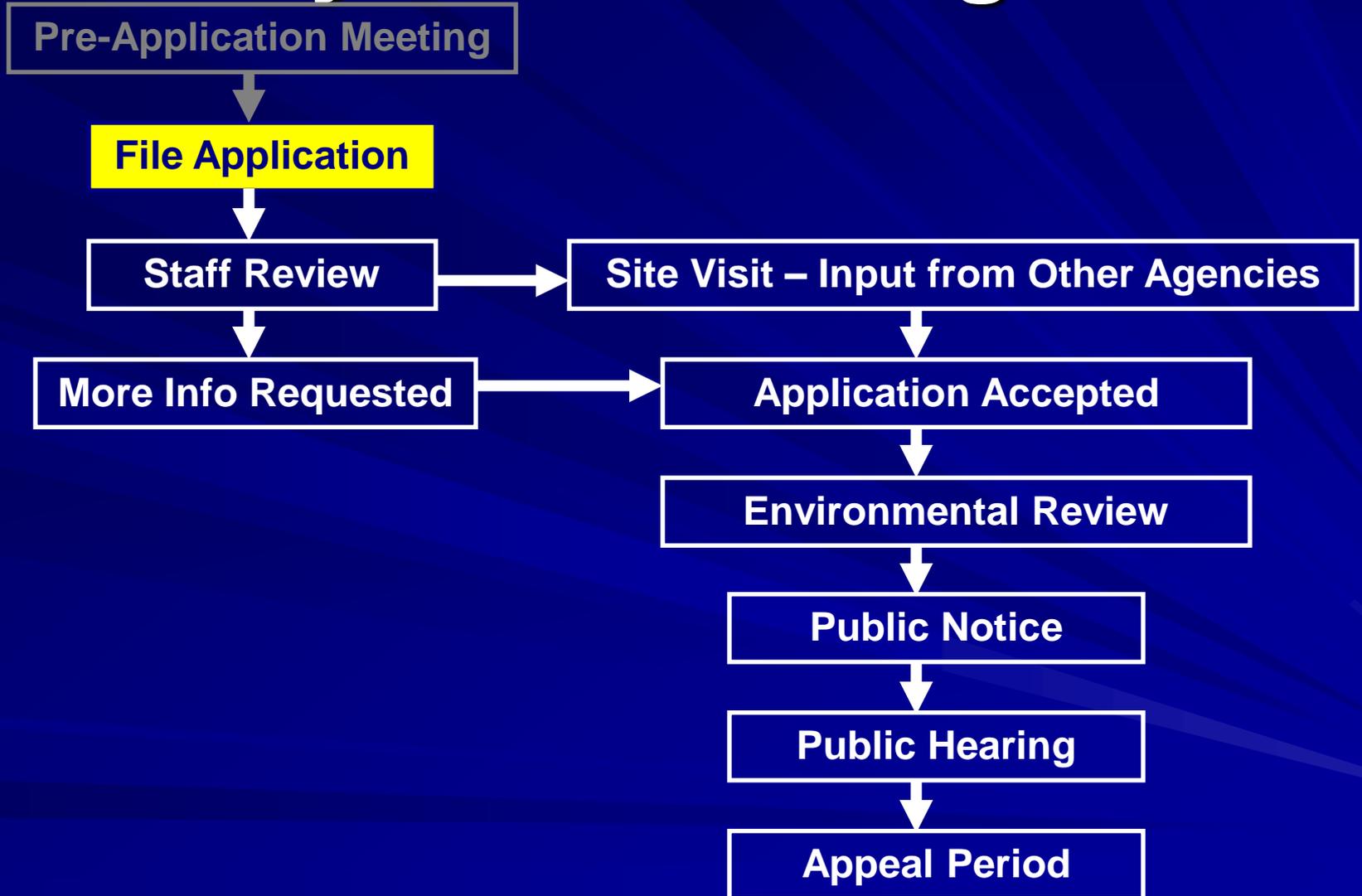


County Process Diagram

Pre-Application Meeting



County Process Diagram



Ministerial or Discretionary?

■ Ministerial Permits

- comply with zoning and building regulations.
- approved administratively (no hearing)

■ Discretionary Permits

- discretion exercised by decision maker – approve, deny or modify the project.
- Environmental review under the California Environmental Quality Act (CEQA).
- Referred to Community Advisory Councils

Ministerial or Discretionary?

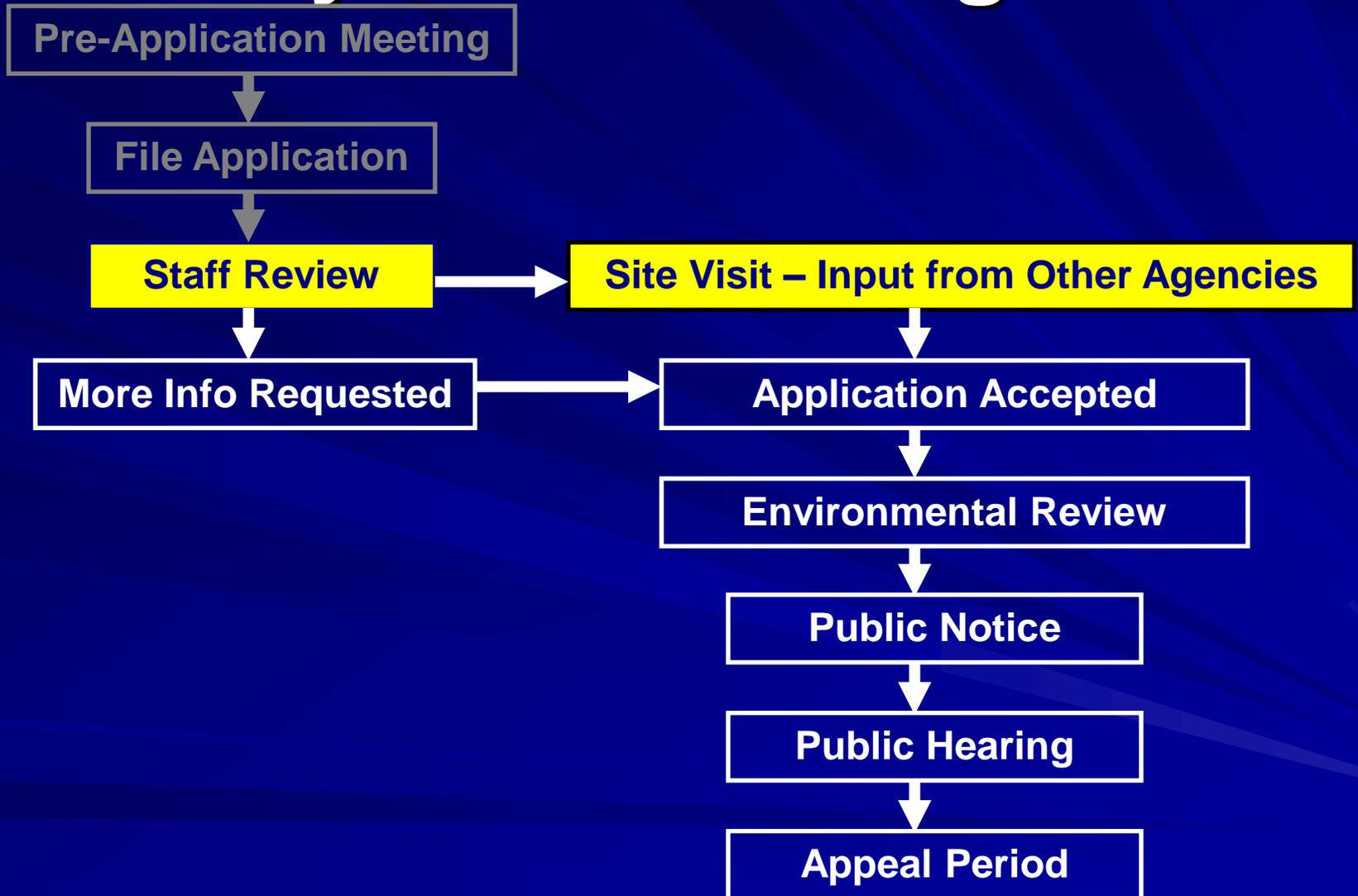
Ministerial

- Building Permit
- Zoning Clearance
- Site Plan

Discretionary

- Land Use Permits
 - Minor Use Permit
 - Conditional Use Permit
 - Variance
- Land Divisions
 - Parcel Map, Tract Map
 - Lot Line Adjustment
- General Plan Amendment
- Ordinance Amendment

County Process Diagram



Staff Review: Site Visit



Staff Review: Project Referrals

- Project Referrals to County Departments, Agencies, Organizations, such as.....
 - Community Advisory Councils
 - Public Works
 - Agricultural Commissioner
 - CalFire
 - Cal Trans
 - California Department of Fish and Game
 - US Fish and Wildlife Service

INPUT FROM:



Action by Decision-Makers

Community Advisory Councils



Referrals

- Link between CAC's and decision-makers
 - Provide input to decision-makers before decisions are made.
 - Provide local perspective to decision-makers.
 - No formal approval authority

Referrals

■ Examples of effective referral language:

“The CAC has reviewed the project and has the following comments:

- Lighting/glare impacts adjacent properties
- Insufficient landscaping/screening
- Substantial changes to architecture needed to ensure consistency with the local design plan
- Intersection is congested during rush hour commute.”

Staff Review:

County Land Use Element

- Three parts make up the county LUE (for both the Inland and Coastal Zone areas):
 - Framework for Planning
 - The Area Plans (11 inland, 4 coastal)
 - Official Land Use Maps
- In Coastal Zone: Local Coastal Plan (includes Coastal Plan Policies)

Staff Review: Framework For Planning

- Lists countywide planning goals
- Provides an overview of land use, circulation policies
- Describes the purpose & character for each of the 13 land use categories

Staff Review: Area Plans

Adelaida

El Pomar-Estrella

Estero

Huasna-Lopez

Las Pilitas

Los Padres

Nacimiento

North Coast

San Luis Bay

San Luis Bay (Coastal)

Salinas River

San Luis Obispo

Shandon-Carrizo

South County

South County (Coastal)

Staff Review: Area Plans



Staff Review: Land Use Ordinance

- Contains development standards, permit procedures
- Has an allowable uses chart and definitions of land uses
- Land Use Ordinance vs. Coastal Zone LUO

Staff Review:

Specific Plans & Design Plans

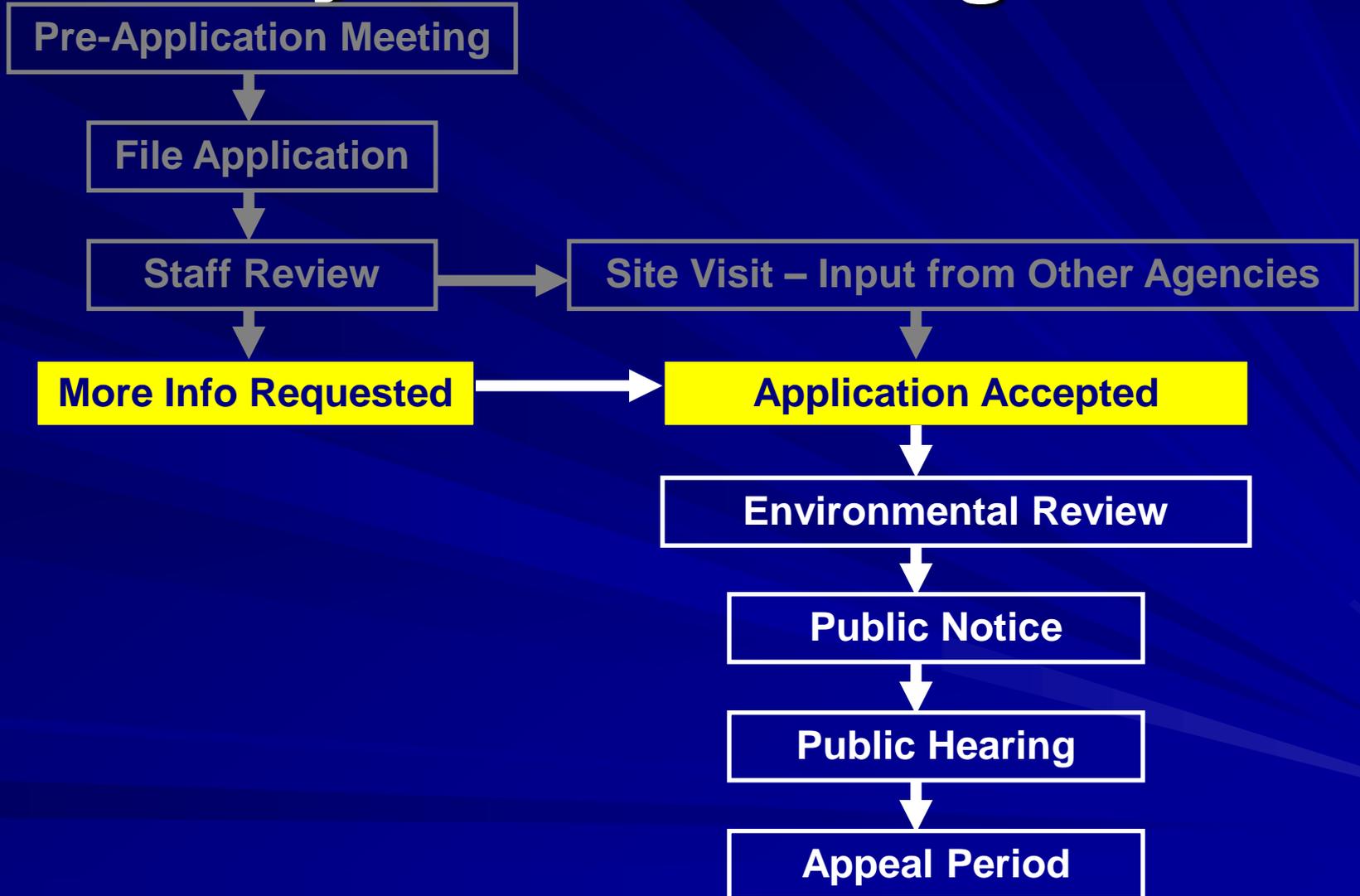
- Lake Nacimiento Resort Specific Plan
- Woodlands Specific Plan
- Avila Beach Specific Plan
- Oceano Specific Plan

- Templeton Community Design Plan
- Santa Margarita Design Plan
- West Tefft Corridor Design Plan

Staff Review: California Coastal Act

- A portion of the county is within the *coastal zone*, which is a specific area designated by the 1976 California Coastal Act.
- Within the coastal zone, each local government must prepare a Local Coastal Program for that portion of the coastal zone within its jurisdiction.

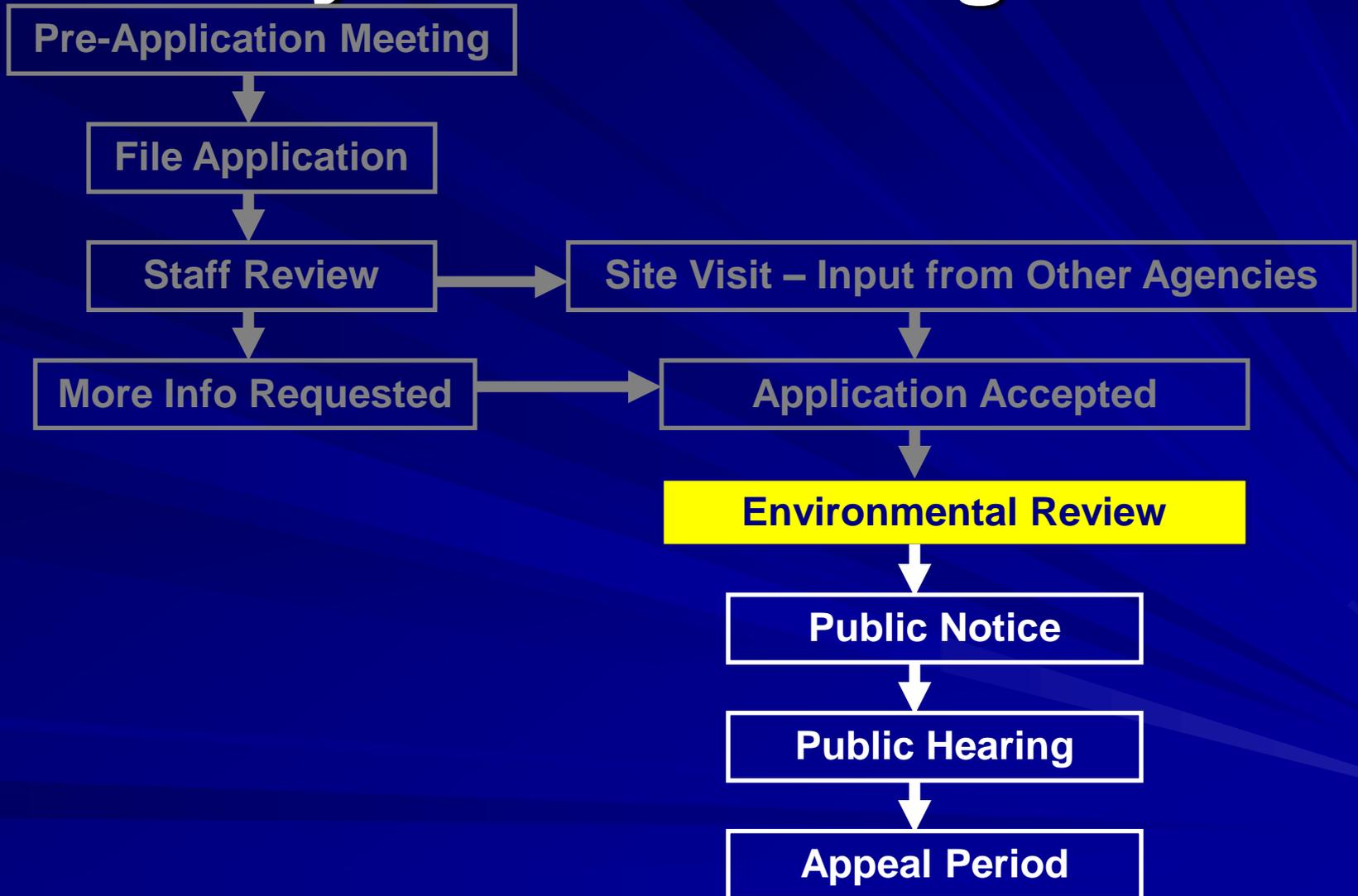
County Process Diagram

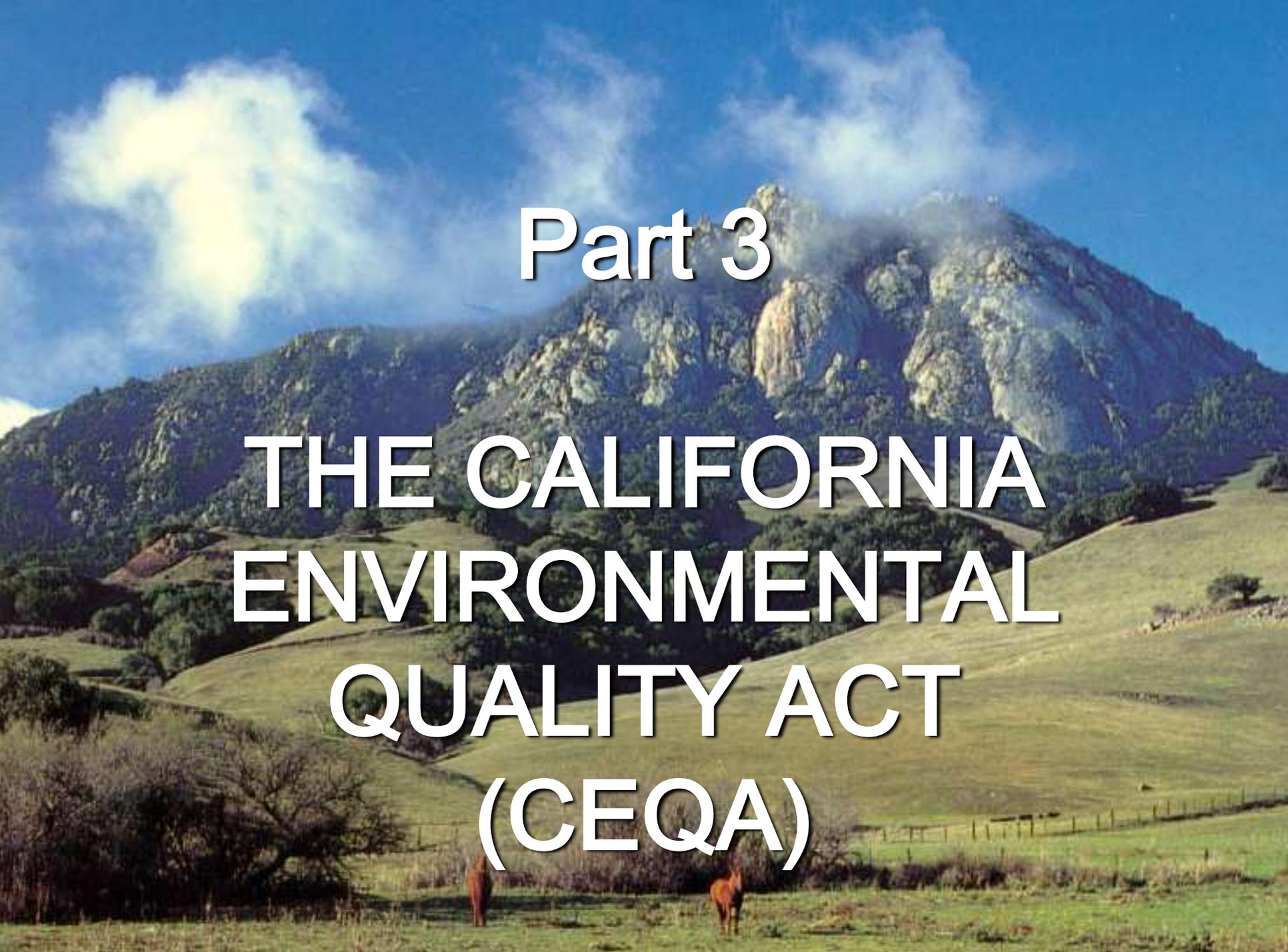


“Info Hold” or Acceptance

- Within 30 days of the project submittal date, staff will send the applicant either:
 - An “Info Hold” letter
 - Letter of Acceptance

County Process Diagram





Part 3

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**Passed by
State Legislature in 1970**

Basic Purposes of CEQA

- Provide info about environmental impacts
- Identify and prevent environmental damage
- Consider mitigation and alternatives
- Encourage public participation
- Foster interagency coordination

County CEQA Guidelines

- Guidelines are adopted by the Board of Supervisors
- Assure compliance with state law
- Provide definitions, procedures, and criteria for implementation of CEQA
- Standardize CEQA procedures for project evaluation
- Ensure public participation

Environmental Issues

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards/Hazardous Materials
- Noise
- Public Services
- Recreation
- Transportation
- Wastewater
- Water
- Land Use



Biological Resources
San Joaquin Kit Fox



Cultural Resources

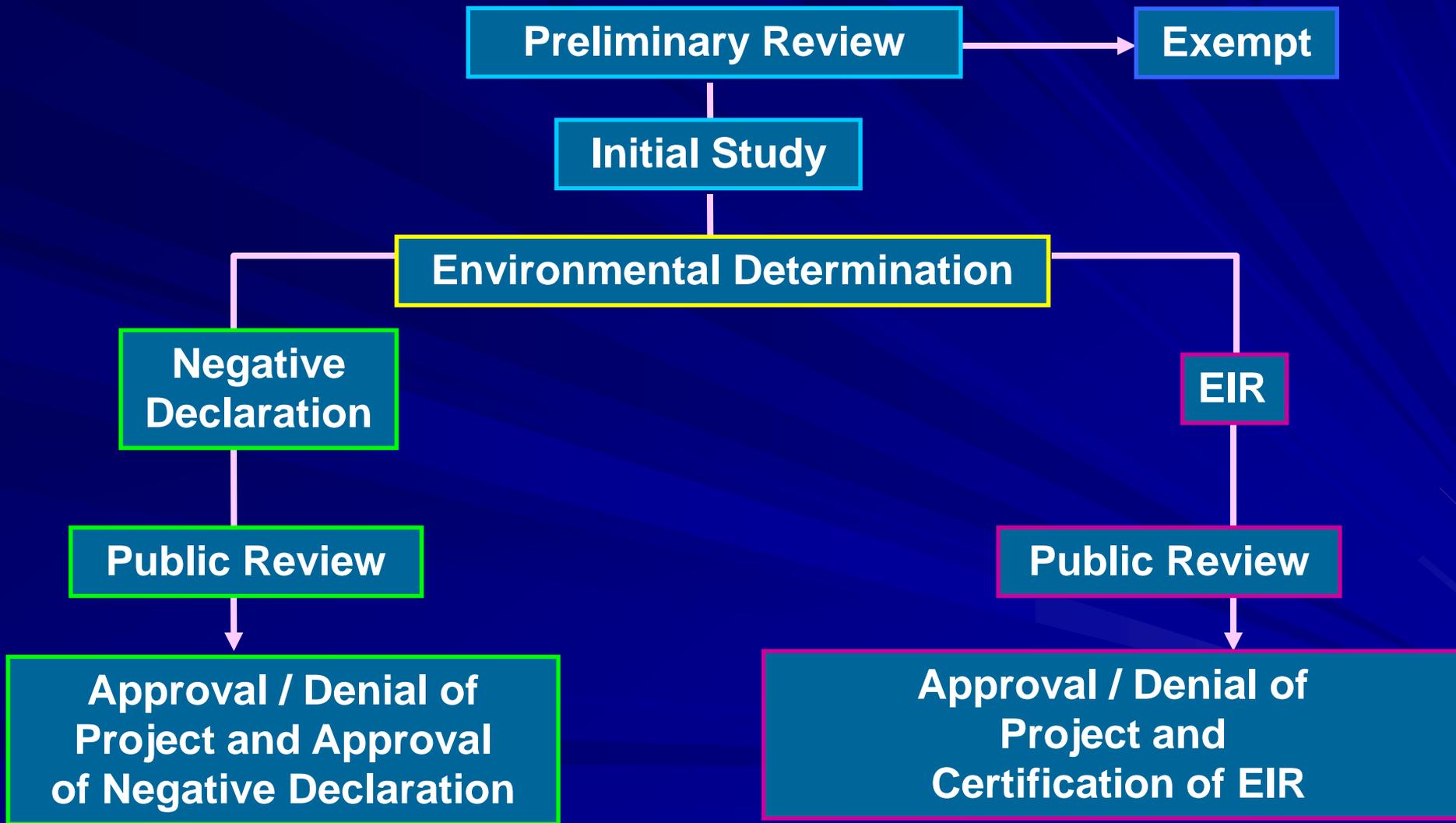


Traffic

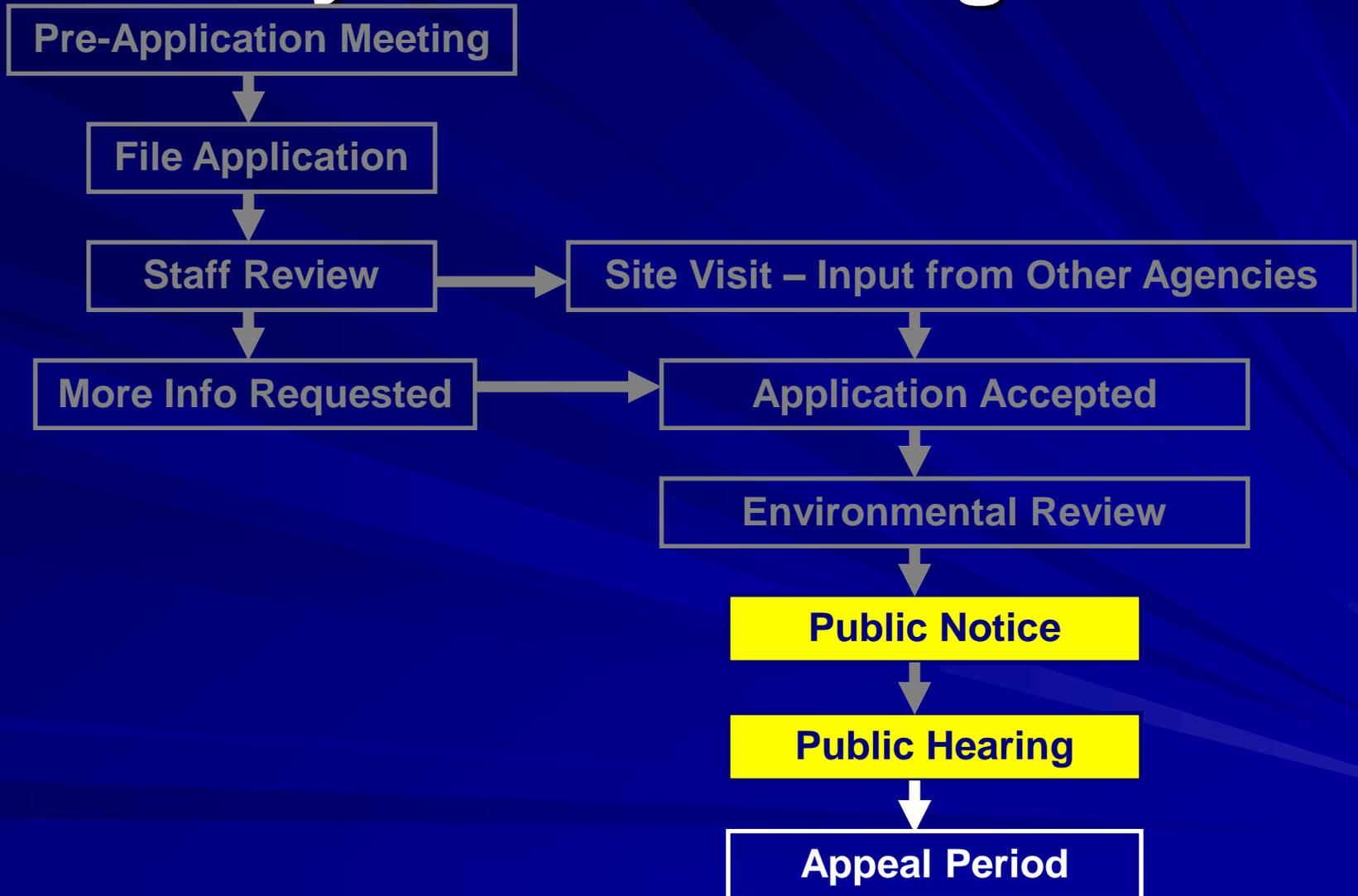


Air Quality

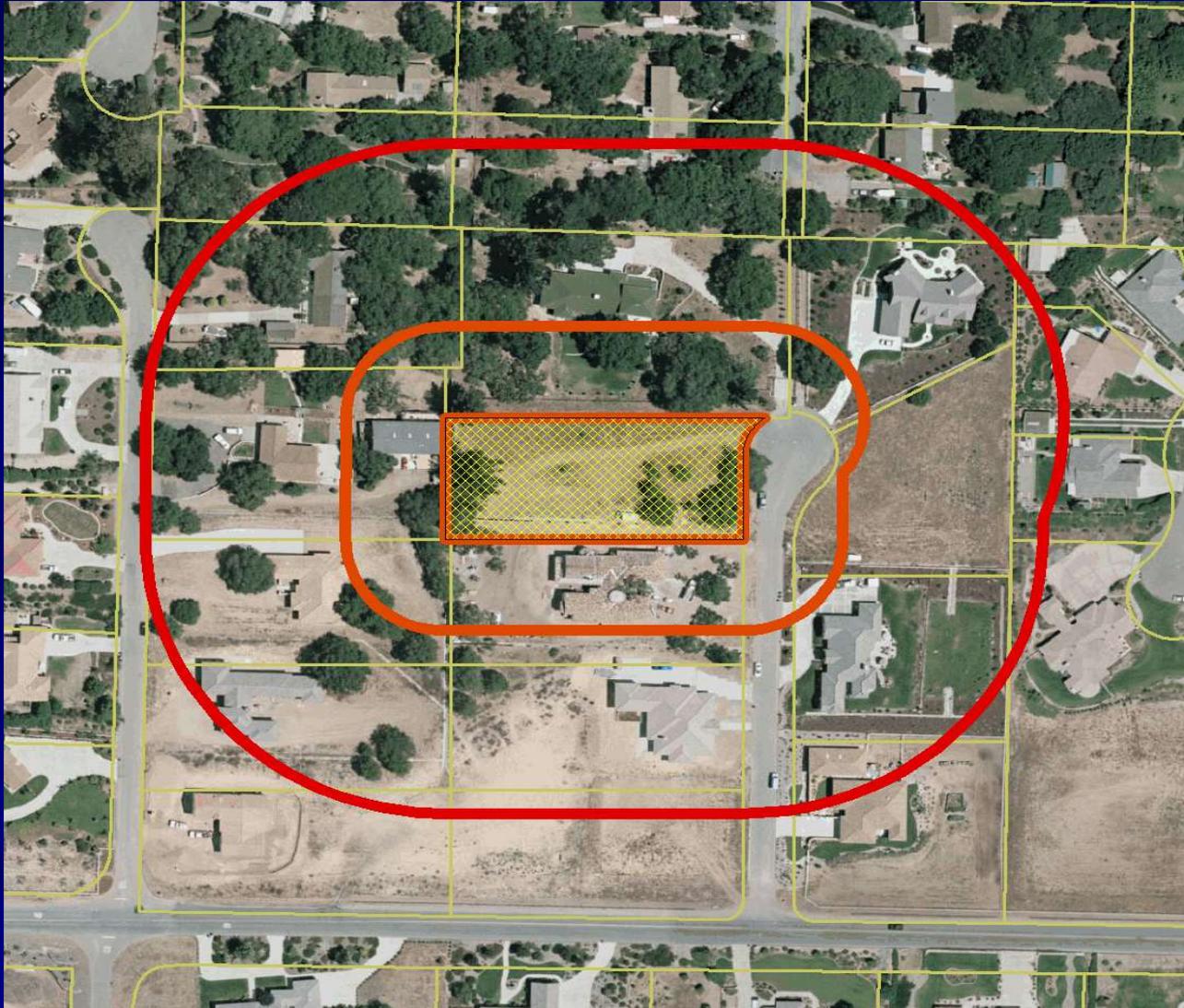
Summary of County's Environmental Review Process



County Process Diagram



Public Notice



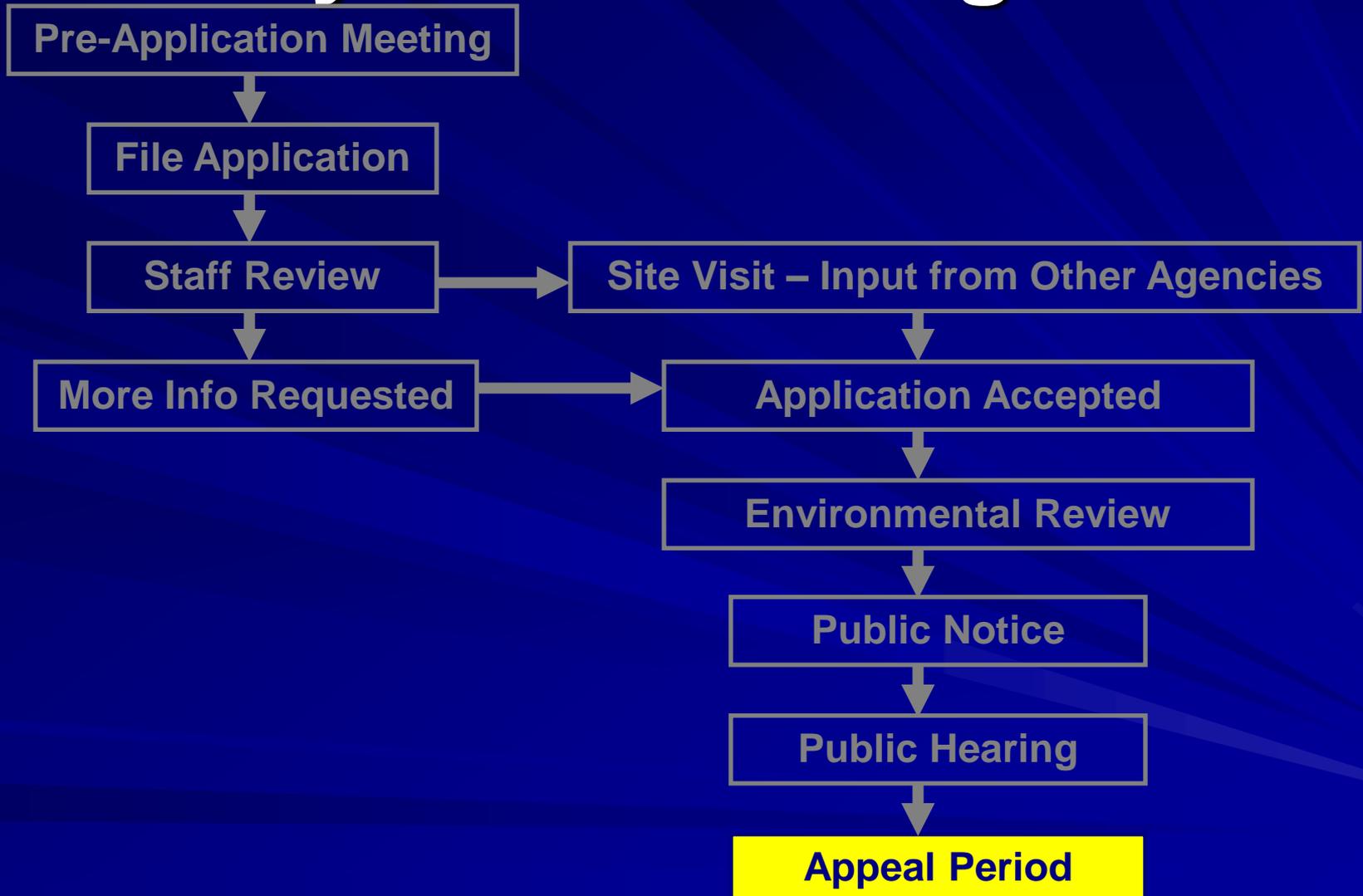
Public Hearing



SLO County Review Authorities

- **Planning Department Hearings**
(MUP's, LLA's, Road Names, etc.)
- **Subdivision Review Board**
(LLA's, PM's, etc.)
- **Planning Commission** (TM's, DP/CUP's, 3rd Time Extensions, GPA/Ordinance recommendations, etc.)
- **Board of Supervisors** (GPA's, Appeals, fee waivers, etc.)

County Process Diagram



Appeals

- **Any discretionary decision can be appealed by anyone:**
 - Request an appeal
 - Address appeal issues
 - Appeal heard by Board of Supervisors
 - Board of Supervisors decision is final (unless appealable to or by the Coastal Commission)

Questions?

Department Website and GIS

■ Sloplanning.org

BREAK

Major Long Range Programs

- Strategic Growth Implementation
- Land Use & Circulation Elements Update
- Shandon & San Miguel Community Plans
- Resource Management System (RMS)
- Paso Robles Groundwater Basin
- RMS / Growth Management Revisions
- EnergyWise Plan (Climate Action Plan)
- Economic Element Update & Strategy

Strategic Growth Implementation

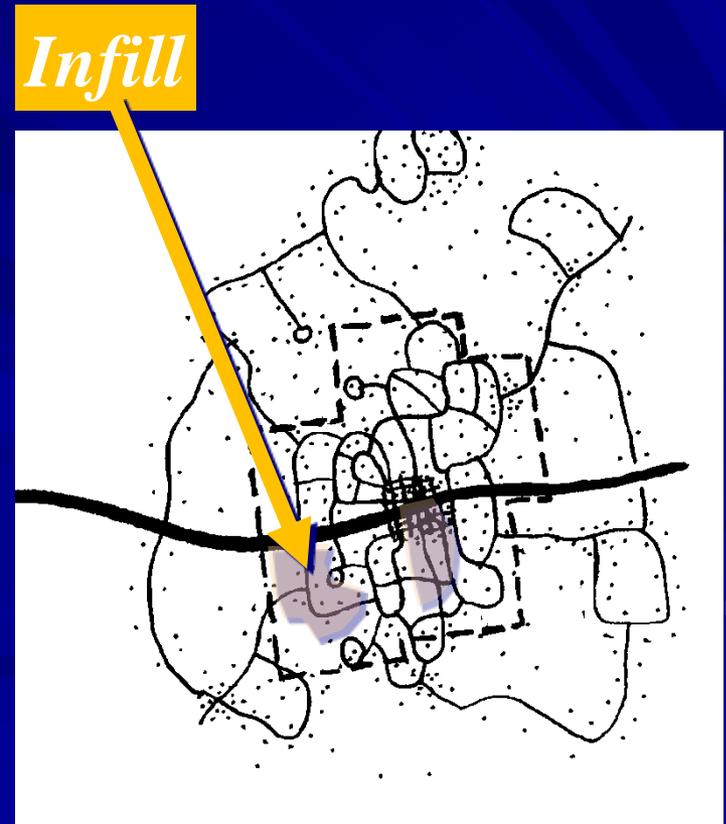
Planning & Funding Resources and Infrastructure:

- Long-term planning for sustainable resources, services, facilities
- Revise RMS, GMO to prioritize resources and infrastructure in communities
- Inventory facility needs, costs, funding
 - Grant: Complete Communities Survey--4 towns

Strategic Growth Implementation

Promoting Infill & Removing Obstacles to Strategic Growth

- Create infill regulations
 - Diversity of housing
 - Mixed use development
 - Neighbor-friendly design
 - Incentives
- Illustrate project design
- Consider zoning changes





Land Use & Circulation Elements Update (LUCE)

*Creating Our Legacy.
Sustaining Our Resources.*

A consolidation and revision of the Land Use
& Circulation Elements of the County General
Plan for the unincorporated rural areas

LUCE: Purpose

- Consolidate and revise Land Use and Circulation Elements = saving money
- Regional approach to growth and resource issues through 2035
- Introduce the idea of a rural area plan for unincorporated rural areas of county

LUCE: Aims

- Consolidate 15 area plans
- Protect ag., natural resources; avoid sprawl
- Identify potential expansion areas around unincorporated towns
- Relate growth to infrastructure, sustainable resources
- Emphasize economic vitality

LUCE: Phases

Phase I

- Consolidation, reorganization of LUE and LUO; fewer planning areas, area plans; countywide viewshed standards
- Schedule
 - Draft documents: Early 2012
 - Start hearings: Summer 2012

LUCE: Phases

Phase II

- Policies, programs and standards to accomplish strategic growth aims of LUCE
- Extensive public outreach, involvement
- Schedule
 - Workshops: Summer 2012
 - Public Review Draft: Spring 2013
 - Start public hearings: Spring 2014

Community Plan Updates

Shandon Community Plan

- New businesses and services
- Job and economic development opportunities
- Variety of housing
- Infrastructure and its financing

Schedule: P.C. hearings underway

Community Plan Updates

San Miguel Community Plan

- New businesses and services
- Economic development
- Opportunities for Infill
- Partnership with Cal Poly

Board authorization: Summer 2011

About 24 months to finish

Resource Management System

- Part of County General Plan
- Monitors essential resources
 - Water (supply, systems)
 - Sewer, Roads
 - Schools, Air Quality
 - Hwy 101 interchanges, Parks (new)
- Annual Resource Summary Report
 - Resource status & recommends actions

RMS: Groundwater Basins

Level of Severity III:

- Nipomo Mesa Water Conservation Area
- Los Osos
- North Coast
- Paso Robles

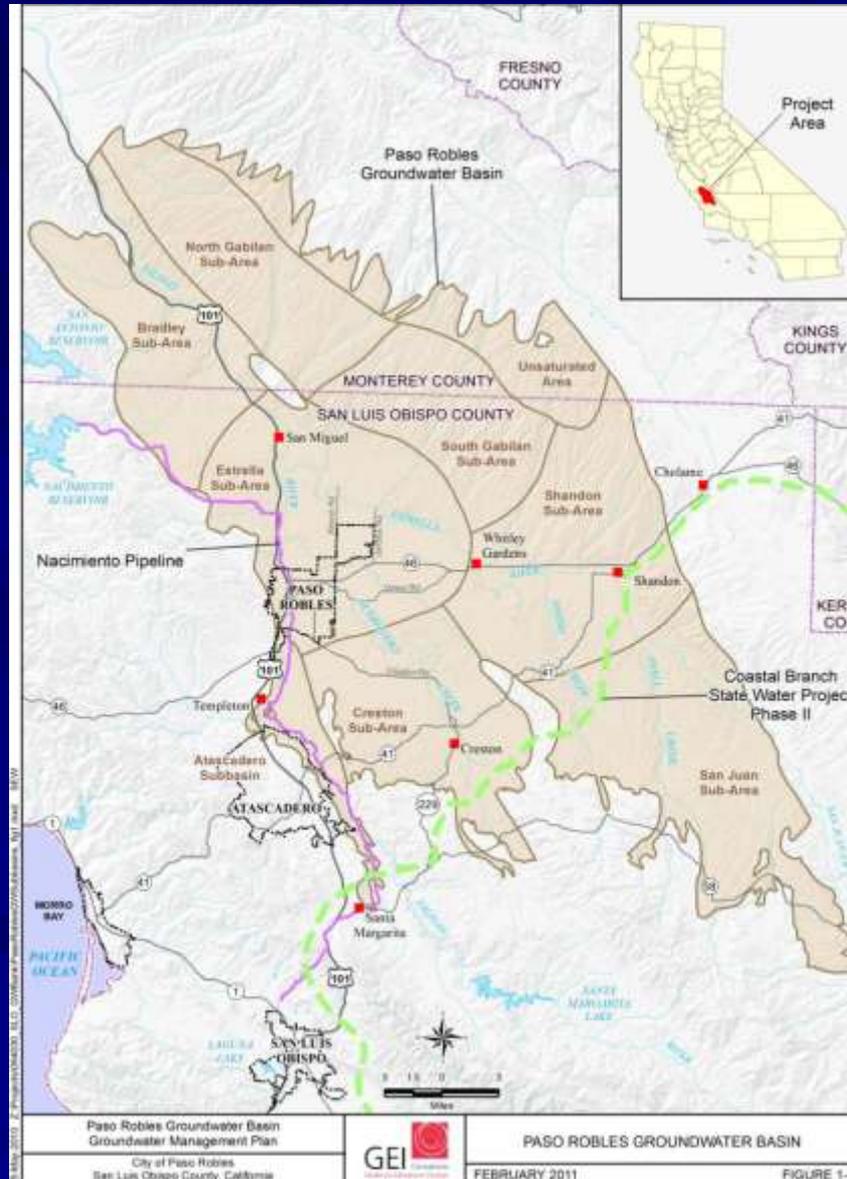
Paso Robles Groundwater Basin

- Largest basin in county
- Safe yield: 97,700 acre-feet/year
- Current pumping: ~ 96,781 afy
- Users:
 - Agriculture
 - Municipal
 - Rural
 - Small systems
 - Small commercial systems

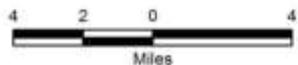
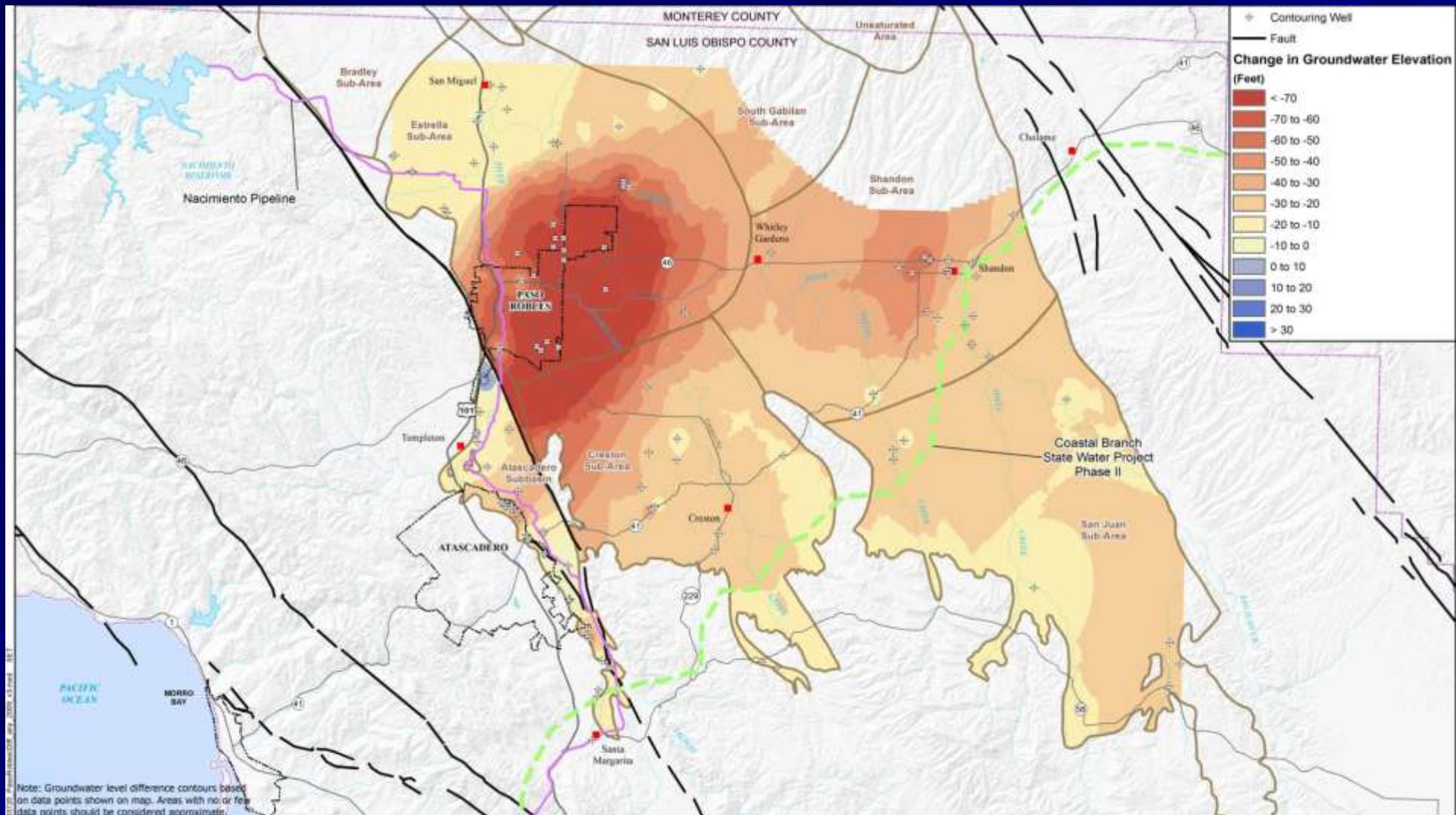
Paso Robles Groundwater Basin

- Board established LOS III
- Subdivisions
- GMO / RMS
- Monitoring
- Rural Water Conservation
 - Web site
 - Newsletter
 - Community meetings (June 2011)

Paso Robles Groundwater Basin



Paso Robles Groundwater Basin



Paso Robles Groundwater Basin
Groundwater Management Plan

City of Paso Robles
San Luis Obispo County, California



DIFFERENCE IN SPRING GROUNDWATER ELEVATION
1997-2009

FEBRUARY 2011

FIGURE 3-3



EnergyWise Plan

Climate Action Plan (CAP)

**“Designing Energy and Climate
Solutions for the Future”**

EnergyWise Plan: Purpose

- Increase energy efficiency in unincorporated areas, County government operations
- Provide measurable goals and actions to reduce GHG emissions
- Demonstrate how the County will meet its emissions reduction targets

EnergyWise Plan

What it is:

- Non-regulatory
- Guide to energy efficiency
- Addresses people's motivations

What it isn't:

- Ordinance or policy
- New development-oriented
- One size fits all

EnergyWise Plan: Features

- Energy efficiency measures to reduce GHG emissions, save money, improve public health and air quality
- Measures address four “sectors”:
 - Land use and transportation
 - Residential/commercial buildings
 - Renewable energy
 - Waste and recycling
 - Agriculture Measures

EnergyWise Plan: Status

- 1st Public Draft Comments due 6-3-11
- 2nd Draft out in July with EIR
- Adaptation chapter
- PC hearings: Summer 2011
- Board hearing: Fall 2011

County-wide Economic Strategy

- Led by Economic Vitality Corporation (EVC)
 - Phase I: a diagnostic analysis of the county-wide economy
 - Phase II: a strategic plan created by over 100 business leaders
- View/download them at www.sloevc.org

County-wide Economic Strategy

- Focus is on “clusters” of business types:
 - Building Design & Construction
 - Health Services
 - Knowledge & Innovation
 - Specialized Manufacturing
 - Wine, Ag., Rec & Accommodation
(Uniquely SLO County)

Economic Element

- June 7, 2011 – Staff will ask the Board of Supervisors to authorize an update to the Economic Element
 - The goal is to create a set of economic goals and policies; may also reference Economic Strategy

Affordable Housing

- What is “affordable housing”?
 - A 4-person family earning \$85,000/year can afford a home costing \$309,000
 - A 4-person family earning \$50,000/year can afford \$159,000



Affordable Housing

Housing Opportunity Index for the 4th Quarter of 2010

Rank	Metro Area	% Affordable	Median Income	Median Home Sale Price
223	New York City Metro Area	25.5%	\$65,600	\$426,000
222	San Francisco Metro Area	31.5%	\$99,400	\$584,000
216	San Luis Obispo County	45.6%	\$72,500	\$348,000
76	Bakersfield	83.6%	\$51,900	\$122,000
3	Kokomo, IN	96.5%	\$61,400	\$80,000

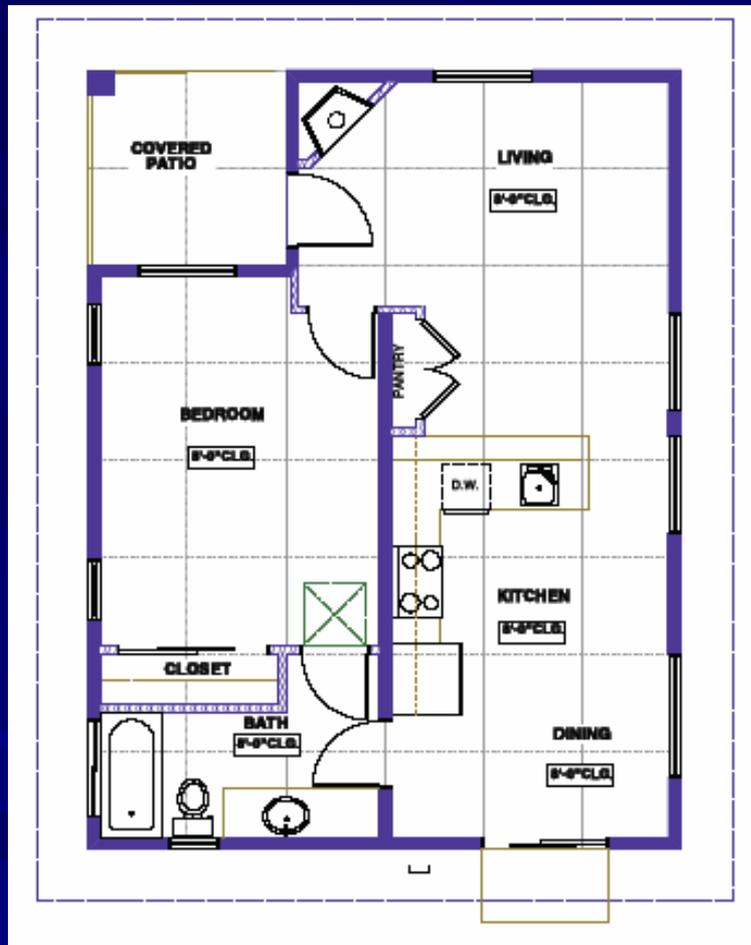
Source: The National Association of Homebuilders, 2011

Affordable Housing

■ Why is it important?

- As noted in the Economic Strategy, housing for the workforce is needed for businesses to thrive
- Families are healthier when they can spend less on housing and more on health care, nutrition, education and recreation
- It can reduce traffic congestion if people can find housing near work, shopping, school

Affordable Housing



Secondary Dwelling Plan



Housing Element Update

- What does that mean?
 - The Housing Element is one of seven required elements of the general plan for every city and county in California
 - Its purpose is to enable provision of needed housing and to show compliance with detailed requirements in State law

Housing Element Update

- State law requires the County to update the Housing Element
- Important considerations under state law:
 - Has the County designated sufficient land for its share of affordable housing?
 - Sites where 20 units/acre is allowed counts toward need for housing affordable to low and very low income households

Housing Element Update

- Involvement by Community Advisory Councils:
 - Staff will provide information to you and seek your comments
 - The County invites your ideas for how we can meet our housing needs



Housing Element Update

- Due date for next update: June 2014
 - State issues county-wide regional housing needs June 2012
 - SLOCOG adopts Regional Housing Needs Plan (RHNP) March 2013
 - State approves RHNP December 2013
 - Public review & hearings on County's updated Housing Element Fall 2013 – Spring 2014

Affordable Housing Activity

- Fiscal year 2009/2010:
 - 52 apartments in Nipomo by Global Premier Dev Corp (Roosevelt Apts)
 - 11 condominiums in Woodlands
 - 4 homes in Grover Beach by Habitat for Humanity (Habitat)



Affordable Housing Activity

- Fiscal year 2010/2011:
 - 52 apartments in Templeton purchased by People's Self-Help Housing Corporation (PSHHC)
 - 4 homes in Templeton by PSHHC (Terebinth Lane)
 - 5 condominiums in Woodlands
 - 2 condominiums purchased in SLO by Transitions-Mental Health Assoc (T-MHA)
 - 2 homes in Cambria by Borges

Affordable Housing Activity

- Fiscal year 2011/2012:
 - 11 homes in Nipomo by PSHHC (34 unit Oak Leaf Homes)
 - 6 homes in Oceano by PSHHC
 - 70 apartments in SLO by ROEM
 - 36 apartments in Arroyo Grande by PSHHC
 - 5 apartments in Arroyo Grande by T-MHA

Affordable Housing Activity

- Fiscal year 2011/2012 (continued):
 - 80 condominiums in SLO by Housing Authority (HASLO)
 - 80 apartments in Paso Robles by HASLO
 - 25 homes in Templeton by PSHHC (33 unit Terebinth Lane)
 - 6 apartments in San Simeon by Gupta

Affordable Housing Activity

- Fiscal year 2012/2013 or later:
 - 19 SRO apartments in SLO by HASLO
 - 70 apartments in SLO by ROEM
 - 5 homes in SLO by Habitat (2 projects)
 - 4 homes in Grover Beach
 - 14 apartments in Pismo Beach by PSHHC
 - 23 homes in Nipomo by PSHHC (Oak Leaf)
 - 18 homes in Nipomo by Stonebridge Homes

Affordable Housing Activity

- Fiscal year 2012/2013 or later (continued):
 - 24 homes in Atascadero by PSHHC
 - 30 apartments in Templeton by PSHHC
 - 6 homes in Paso Robles by Habitat
 - 22 apartments in Cambria by PSHHC
 - 302 apartments in Paso Robles by Housing Authority of Paso Robles (replacing 148 old apartments at Oak Park)

The End

Final Questions?

Wrap-up