

Chapter 22.108 – South County Area Communities and Villages

PLANNING COMMISSION RECOMMENDATION
AUGUST 9, 2013

22.108.010 – Black Lake Village Standards

The 1983 Black Lake Specific Plan as amended is hereby incorporated into this Title as though it were fully set forth here. All development within the Black Lake Specific Plan Area (see Figure [112-45108-1](#)) shall comply with the adopted Specific Plan. In the event of any conflict between the provisions this Section and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.

*****FIGURE 108-1***** [[Figure 112-45](#)]

[Amended 1984, Ord. 2190; 1988, Ord. 2830]

22.108.020 – Callender-Garrett Village Standards

A. Community-wide standards. The following standards apply to all portions of the Callender-Garrett village area outside of the Coastal Zone.

- 1. Access to Highway 1.** Land divisions and developments proposed adjacent to Highway 1 shall be designed to not have direct access to the highway, unless an alternative road access cannot be designed.
- 2. Setback from Highway 1.** The building setback for properties adjacent to Highway 1 shall be a minimum of 50 feet. Retain a buffer of trees adjacent to the highway right-of-way. Eucalyptus may be removed unless benefits from visual character and monarch butterfly habitat warrant further protection. Where eucalyptus are removed, replace with native trees, retaining older, mature "landmark" eucalyptus where possible.

B. Industrial (IND) - North of Highway 1. The following standards apply to the area in the Industrial land use category north of Highway 1, shown in Figure [112-46108-2](#).

*****FIGURE 108-2***** [[Figure 112-46](#)]

- 1. Permit requirement.** Minor Use Permit approval is required for all new construction unless a Conditional Use Permit is otherwise required by this Title.

2. **Site planning.** Design sites for an "industrial-park" appearance, with an interior circulation system linking parcels, complementary building design, community water supply and sewage disposal facilities.
3. **Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the IND land use category may be authorized subject to the land use permit requirements of that Section except: chemical products; metal industries-primary; petroleum refining and related industries; plastics and rubber products.

C. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

FIGURE 108-3 [Figure 112-47]

1. **Minimum parcel size.** Except as noted below, the minimum parcel size for new land divisions is 2.5 acres, unless a larger minimum parcel size is otherwise required by Chapter 22.22. For properties shown in Figure [112-47108-3](#), the minimum parcel size is established by Chapter 22.22.
2. **Subdivision design - New land divisions for properties larger than 10 acres.** Include a conceptual design of the ultimate breakdown of the property with coordinated circulation to other properties, to demonstrate the feasibility of further land division.
3. **Setbacks.** Residences proposed on lots adjacent to the Industrial category shall be located at least 50 feet from the Industrial category boundary, to provide a buffer area from industrial uses. Accessory structures may be located within this setback area.
4. **Land division requirements.** Any proposed subdivision of land shown in area "A" in Figure [112-47108-3](#) shall be accomplished through a resubdivision of up to 88 parcels presently with certificates of compliance that exist within the same ownership, representing the owner's existing entitlements. The resubdivision shall utilize the cluster division criteria of Section 22.22.140 pertaining to parcel size and open area requirements. The following shall be achieved through the resubdivision:
 - a. **Circulation.** The design of new residential parcels shall not allow direct access to Highway 1. Access to Highway 1 shall be gained through use of Callender Road and/or a new street access along the southwesterly portion of the property.
 - b. **Open space.** The open space allocation requirement shall be located for the following purposes, at a minimum:
 - (1) Along the southerly portion of the property for community park purposes.

- (2) Dedication of the Black Lake Sensitive Resource Area at the northerly end of the property.
- (3) A pedestrian/equestrian path system.
- (4) A visual buffer area between the adjacent residential and industrial areas and the cluster division.

22.108.030 – Los Berros Community Standards

The following standards apply within the Los Berros village area to the land use categories or specific areas listed.

- A. Community-wide standards - Water supply.** When a village-wide water system is constructed, all users shall connect to the system; individual wells shall be used for non-domestic purposes only.
- B. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
 1. **Minimum building site required.** The minimum building site for any structure on properties located south of Los Berros Road is one acre.
 2. **Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional in the RS land use category may be authorized subject to the land use permit requirements of that Section, except rural recreation and camping, and nursing and personal care.

22.108.040 – Nipomo Community Standards

The following standards apply within the Nipomo urban area to the land use categories or specific areas listed.

- A. Community-wide standards.** The following standards apply to all land use categories within the Nipomo urban reserve line.
 1. **Connection to community sewers.** New parcels within the Nipomo Urban Services Line shall be designed to provide for future connection to the community sewerage system, except for the areas shown in Figure [112-59108-20](#) - low density residential areas.
 2. **Right-of-way requirements for residential categories.** On all streets outside the central business district, an offer of dedication shall be made for parcels adjacent to public streets at the time of subdivision or new development, for a minimum 8-foot parkway

between the curb and sidewalk, unless adequate right-of-way exists, as illustrated in Figure ~~112-48~~108-4. The area of dedication may be included in the net acreage calculation of allowable density. Landscaping improvements shall be provided and include a minimum of one street tree per 50 feet frontage and lawn or low-maintenance plants.

~~***FIGURE 108-4***~~ [Figure 112-48]

3. **Plan Line for Tefft Street.** Building setbacks shall be measured from the 100-foot-wide plan line for Tefft Street between Pomeroy Road and Sparks Avenue, as shown in Figure ~~112-49~~108-5.

~~***FIGURE 108-5***~~ [Figure 112-49]

4. **Nipomo lowland areas - Drainage plan requirement.** All land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval in compliance with Chapter 22.52 if the project is located within the area shown on Figure ~~112-50~~108-6, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.
5. **Creek preservation - Nipomo Creek.** Retain Nipomo Creek in an open condition within 50 feet of the floodway and incorporate it into site development with landscaping that is compatible with riparian habitat (as recommended by the Department of Fish and Game) as well as compatible with County drainage requirements. All other development, including pedestrian seating and pathways, must be at least 50 feet away from the floodway for Nipomo Creek. Within the central business district (CBD), this provision shall remain in effect until such time that this issue is further evaluated, defined and approved through the Nipomo CBD Design Plan.

~~***FIGURE 108-6***~~ [Figure 112-50]

~~C.6.~~ **West Tefft Corridor Design Plan.** The following standards apply to the Commercial Retail, Office and Professional, Recreation, Public Facility and Residential Single Family land use categories within the area shown in Figure ~~112-51~~108-7.

- ~~1a.~~ **Compliance with the West Teft Design Plan.** The West Teft Design Plan and any amendments thereto, is hereby incorporated into this Section as though it were fully set forth here. All Zoning Clearances, Minor Use Permit, Conditional Use Permit and land division applications within the West Teft Design Plan Area (see Figure ~~112-51~~108-7) shall be in conformity and compliance with the West Teft Design Plan. In the event of any conflict between the provisions of this Title and the Design Plan, the Design Plan shall control.

~~***FIGURE 108-7***~~ [Figure 112-51]

~~2~~b. Permit requirements. Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:

~~a~~(1). Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.

~~b~~(2). Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as "minor" Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the West Tefft Corridor Design Plan.

[Added 2007, Ord. 3119]

B. Agriculture (AG) - Agricultural preserve status. When the present agricultural preserve contract is terminated on the land within the Nipomo urban reserve line in the Agriculture land use category, the property owner shall initiate a request to amend the Land Use Element in order to determine the appropriate land use category to be placed on the property.

~~DC~~. Commercial Retail (CR). The following standards apply within the Commercial Retail land use category.

1. **Central Business District (CBD).** The following standards apply within the Central Business District (CBD) area shown in Figure ~~112-52108-8~~, to achieve an intensive, compact and pedestrian-oriented commercial development pattern. The CBD is divided into areas situated both east and west of Highway 101.

a. **Compliance with design and circulation plan required.** All land use permit and land division applications (located on the "east side" as delineated in Figure ~~112-52108-8~~) shall be in conformity and compliance with the Olde Towne Nipomo Design and Circulation Plan dated October 28, 1998, which was adopted by the Board in Resolution No. 2865 and is on file in the Office of the Clerk of the Board of Supervisors, and which is hereby incorporated into this Title by reference as though fully set forth here.

Applicants and the general public are encouraged to read the Olde Towne Nipomo Design and Circulation Plan. The guidelines in the Plan are intended to provide for interpretation and flexibility in designing a project.

[Amended 1999, Ord. 2865]

~~*FIGURE 108-8***~~ [Figure 112-52]**

- b. **Permit requirements.** Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is required by Section 22.06.030, except:
 - (1) Minor exterior alterations, and expansions not exceeding 1,000 square feet, that are in conformance with the Olde Towne Nipomo Design and Circulation Plan; these projects are still subject to all other applicable permit requirements;
 - (2) Where Conditional Use Permit approval is otherwise required by this Title; and
 - (3) Projects located on the “west side” as shown in Figure [112-52108-8](#), which shall be subject to the land use permit requirements established by Section 22.06.030, or applicable standards of this Article.

[Amended 1999, Ord. 2865]

- c. **Visitor-serving priority area.** Applications for visitor-serving uses are encouraged around the Tefft Street/Highway 101 interchange within the area shown in Figure [112-53108-9](#), particularly restaurants, grocery stores, gas stations, financial services, hotels and motels, personal services and transit stations.

[***FIGURE 108-9*** \[Figure 112-53\]](#)

- d. **Residential uses.** Mixed-use projects that combine residential uses with commercial or office uses are encouraged. Multi-family dwellings as a principal use may be authorized by Conditional Use Permit approval.

2. **Northeast Corner of Tefft Street and Highway 101.** The following standards apply only to Parcels 2 and 3 of Parcel Map CO 72-11, shown in Figure [112-54108-10](#).

- a. **Application content.** In addition to the requirements of Subsection [DC.1](#), applications shall include coordinated site planning for both parcels, however, the sites may be developed in phases. Primary access to both parcels shall be provided only from Tefft Street. Particular attention shall be given to location of uses, building design, signing, fencing, screening and landscaping to minimize potential conflicts with adjacent residential uses.
- b. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the CR land use category may be authorized in compliance with the land use permit requirements of that Section, except: outdoor sports and recreation; public assembly and entertainment; recycling

collection stations; small scale manufacturing; auto, mobile home and vehicle dealers and supplies; and vehicle storage.

[Amended 1983, Ord. 2122]

FIGURE 108-10 [Figure 112-54]

3. **Neighborhood commercial centers.** The following standards apply to sites for neighborhood commercial uses, shown in Figure [112-55108-11](#).

Guidelines. Commercial uses should be developed that serve neighborhood daily shopping needs and that are compatible with and complement nearby residential uses. Small-scale businesses should be scaled to serve neighborhoods within a one-half to one mile radius.

- a. **Limitation on use.** Land uses shall limited to the following, in compliance with the land use permit requirements of Section 22.06.030: grocery stores; restaurants; offices; financial services; personal services; consumer repair services; general retail; building materials and hardware; indoor amusements and recreation; gas stations; and multi-family or caretaker dwellings, except that gas stations shall not be allowed within Area "A" on Figure [112-55108-11](#).

FIGURE 108-11 [Figure 112-55]

- b. **Zoning Clearance and Site Plan Review requirements.** The following standards apply to projects requiring Zoning Clearance (Building Permit) or Site Plan Review.

- (1) **Limitation on floor area.** No store or use shall exceed 8,000 square feet of floor area, except that general retail stores shall not exceed 2,000 square feet each. General retail stores cumulatively for each site shall not exceed 25 percent of the total floor area.
- (2) **Sign limitation.** On-site free-standing signs are limited to monument signs.
- (3) **Setbacks.** Front and street side setbacks shall be 20 feet, except that where street-front entrances are provided on building frontages, up to 50 percent of such building frontage can be within 10-foot setbacks. Building locations shall have a maximum setback of 20 feet on at least 40 percent of the front and street sides before other on-site building locations are utilized.

For area "A" on Figure [112-55108-11](#), the following setbacks apply. Front and street side setbacks shall be 20 feet, except that where street-front entrances are provided on building frontages, such building frontage can be within a 10-foot setback.

Setbacks shall be landscaped to buffer commercial development visually from nearby residential neighborhoods.

- (4) **Landscaping.** 15 percent of the interior site area, not including buildings, setbacks and parking areas, shall be landscaped meeting the standards of Chapter 22.16. Parking areas shall meet the standards of Section 22.18.040.F and G.
- (5) **Parking lot connections.** For area "A" on Figure ~~112-55108-11~~, the parking lot design shall provide, at a minimum, for vehicle connection between adjacent commercial parcels and may provide for connection to adjacent non-residential sites.

c. **Minor Use Permit and Conditional Use Permit requirements.** Projects requiring Minor Use Permit or Conditional Use Permit approval should comply with the provisions of Subsection ~~DC~~.3.b and the following standards. Alternative designs may be allowed where the Review Authority determines that the intent of the standards is met.

- (1) **Architecture.** Buildings shall be designed to be compatible with the residential scale and character of nearby neighborhoods, through such means as utilizing pitched roofs, wood, wood-appearing or stucco siding, extensive use of eaves, arcades, moldings and ornamentation.
- (2) **Site planning.** Site planning should cluster buildings, visually link store entrances and show varied building footprints. Pedestrian access to the site and circulation between stores should be emphasized and be separated from parking, loading and service walks. The physical needs of pedestrians should be served by paved surfaces, outdoor seating, shade and landscaping. On sloping sites, development should respond to the site with stepped buildings yet achieve nearly level grades throughout the parking and building areas.

[Amended 1996, Ord. 2786]

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

1. **Limitation on uses.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except: ag processing; animal keeping; drive-in theaters; public assembly and entertainment; sports assembly; petroleum extraction; restaurants larger than 5,000 square feet; grocery stores larger than 5,000 square feet; general retail and personal services that are larger than 2,000 square feet each and that occupy more than 25 percent of the total floor area of a site; offices (except allowable in community gateway projects in Subsection ~~ED~~.4.); lodging

uses listed by Table 2-2, Section 22.06.030 in the “Services” use group; concrete, gypsum and plaster products; airfields and landing strips; gas stations; and truck stops.

The following uses are not permitted on properties that are adjacent to Residential Land Use Categories: collection stations; metal industries-fabricated; recycling and scrap; stone and cut stone products; auto and vehicle repair and service.

[Amended 1986, Ord. 2257]

2. **Site planning.** Buildings shall be located at the front setback, and street-corner side setback if applicable, and shall be oriented to the street with outdoor activity and parking at the side and rear. Design on-site circulation so that trucks can move forward through the site, except where infeasible because of site area or configuration. Locate loading areas or bays separate from parking aisles and driveways. Landscaping and fencing design shall be similar between uses, with a continuous canopy of trees along streets.

Where projects are located adjacent to residential land use categories, particular attention shall be given to building design, signing, fencing, downward-directed lighting and landscaping to minimize potential operational and visual conflicts.

3. **Architecture.** Building design shall extend elements that are utilized on the street-fronting sides, such as parapets, fascias, cornice lines or roof treatments, around the interior sides of buildings to provide an identity to the total project. Changes in materials shall occur only with an offset in the building facade. Projects that have retail uses or no identified tenants proposed shall utilize door and window moldings, separate shop entrance doors from bay doors, and eaves, awnings or other porch entries.
4. **Community gateway projects - Permit requirements.** Development of properties that front Highway 101 or South or North Frontage Road and are within one-quarter mile of the urban reserve line is subject to Minor Use Permit approval unless a Conditional Use Permit is otherwise required by this Title. Buildings shall be located at the street and street-corner side nearest to the urban reserve line, as illustrated in Figure [112-56108-12](#). Landscaping shall occupy at least 60 percent of street frontage and provide a continuous line of trees. Buildings on such properties are encouraged to be at least two stories, with offices an allowable use as an incentive. Architecture shall be similar to the Dana adobe and early California Mission styles, with stucco walls and tile roofs and other details and ornamentation as required by the Olde Towne Nipomo Design and Circulation Plan. Vertical elements such as clock or viewing towers are allowed. A consistent design theme and use of materials shall be utilized throughout site development.

[***FIGURE 108-12***](#) [\[Figure 112-56\]](#)

5. **Sign height limitation.** Free-standing signs are limited to a height of 24 feet or no higher than the project's building, whichever is less.

FE. **Office and Professional (OP).** The following standards apply only to land in the Office and Professional land use category.

1. **Compliance with CBD Design Plan.** After adoption of the CBD design plan (which shall include lands in the Office and Professional category), all proposed new developments or remodeling projects shall be in compliance with that plan.
2. **Development prior to approval of the CBD Design Plan.** Development applications shall comply with Standards 2 and 3 for the Commercial Retail category.
3. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the OP land use category may be authorized in compliance with the land use permit requirements of that Section, except: indoor amusements and recreation; public assembly and entertainment; elementary schools through colleges and universities; airfields and landing strips.
4. **Residential uses.** Multi-family and single-family dwellings as incidental uses may be authorized by Minor Use Permit approval, subject to the standards and findings required by Section 22.30.490.

GF. **Recreation (REC) - Dana Adobe.** The following standards apply only to the properties containing and surrounding the Dana Adobe, shown in Figure [112-57108-13](#) in addition to the Historic combining designation standard in Section 22.12.030.A.

1. **Limitation on use.**
 - a. Prior to completion of a future Southland Street interchange, land uses shall be limited to those identified as allowable, permitted, or conditional in the Residential Suburban land use category by Section 22.06.030, except for nursing and personal care, and residential care.
 - b. After completion of a Southland Street interchange, all land uses that are identified by Section 22.06.030 as allowable, permitted, or conditional in the Recreation land use category may be authorized in compliance with the land use permit requirements of that Section.
2. **Permit requirement.** The development of any non-agricultural or non-residential uses shall comply with the Site Master Plan on file with the Department and shall be subject to Conditional Use Permit approval. The Conditional Use Permit shall identify the area to be developed, the types of uses to be established, and an architectural motif compatible with the adobe itself.

3. **Subdivision requirement.** All new subdivisions on the site of the Dana adobe shall be clustered in compliance with Chapter 22.22. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency, or appropriate caretaker organization for maintenance and improvements. Funding shall be provided to contribute to the improvement of the adobe and its site in an amount to be determined through the subdivision review process. The residential lots shall be located a compatible distance from the adobe. The architecture of structures within the subdivision shall be compatible with the adobe, through the use of deed covenants, conditions and restrictions (CC&Rs).

4. **Development requirements.** Siting and architecture of both residential and non-residential uses shall be visually compatible with the Dana Adobe and located to minimize their appearance from the adobe. Physical linkage with the adobe site shall be designed that encourages pedestrian travel. Landscaping shall be utilized to buffer views between the adobe and development sites. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency or appropriate caretaker organization for maintenance and improvements. Funding for the improvement of the adobe and its site at an amount to be determined through permit review shall be provided before occupancy of any proposed development.

FIGURE 108-13 [Figure 112-57]

JG. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

FIGURE 108-14 [Figure 112-62]

1. **Dana Adobe vicinity - Subdivision requirement.** New land divisions of the properties shown in Figure ~~112-62~~108-14 shall be designed to retain areas that are important views from the Dana Adobe property in open space. The developer may wish to investigate the cluster division provision in Section ~~22.112.020.D~~22.98.070D. This standard applies in addition to the Historic combining designation standard in Section ~~22.112.030.A~~22.98.020E.

2. **Osage Road area - Minimum parcel size.** Minimum parcel size for new land divisions west of Osage Road (see Figure ~~112-63~~108-15) is 2½ acres, unless larger parcel sizes would otherwise be required by Chapter 22.22.

3. **Calimex Plantation Tract - New land divisions.** Future land divisions of the tier of lots on the north side of Las Flores Drive between Osage Street and Tefft Street (see Figure ~~112-63~~108-15) shall utilize a single common driveway to serve all proposed lots.

[Amended 1982, Ord. 2106]

FIGURE 108-15 [Figure 112-63]

4. **Pomeroy Road area.** The following standard applies to the parcels shown in Figure ~~112-64~~108-16.

- a. Subdivision requirements. Land divisions shall be clustered in compliance with Section 22.22.140. Cluster open space parcels shall be located along Pomeroy Road to create a visual and noise buffer for the residential parcels. Driveway access to parcels shall be from interior streets or Live Oak Ridge Road. Residential parcels shall be at least one acre along the east property line, to be consistent with adjacent allowed parcel sizes.

[Amended 1997, Ord. 2800]

- b. Building setback. Residential development shall be set back at least 80 feet from Pomeroy Road.

~~***FIGURE 108-16***~~ [Figure 112-64]

H. **Residential Single-Family (RSF).** The following standards apply within the Residential Single-Family land use category.

1. **General standards.**

- a. **Minimum density - New land divisions in low density areas.** The minimum density is as follows for low density areas within Nipomo shown in Figure ~~112-60~~108-17:

- (1) **Half-acre density areas.** The minimum parcel size is 20,000 square feet within the half-acre density areas shown in Figure ~~112-60~~108-17, unless a larger size is otherwise required by Chapter 22.22.
- (2) **10,000 square foot density area.** The minimum parcel size within the 10,000 square foot density area shown in Figure 112-60 is one acre prior to the provision of a community sewer system, except that 20,000 square-foot parcels may be allowed if granted an exemption by the Regional Water Quality Control Board.

After the provision of a community sewer system, and the issuance of a will-serve letter to a proposed site by the applicable service-provider, the minimum parcel size shall be 10,000 square feet unless a larger parcel size is otherwise required by Chapter 22.22. Affordable housing projects that qualify in compliance with that chapter may have smaller parcel sizes than this base density.

Applications for 20,000 square-foot and larger parcels shall provide a conceptual plan for the ultimate division of the property into 10,000 square-foot parcels to show future circulation and subdivision design.

- b. **Minimum building site - Southland Tract A.** The minimum building site area is one acre for the Southland Tract A, shown in Figure ~~112-60~~108-17, until community sewage disposal is available.
- c. **Subdivision requirements.** New subdivisions shall subdivide existing lots into blocks generally no longer than 1,300 feet perimeter and 400 feet in length, with alleys, where proposed, no more than 20 feet in width which shall be maintained by an owners association or other private entity.
- d. **Minimum setbacks - Properties with alleys.** The front setback on properties that have alleys located at the rear is 15 feet, if garages and driveways are located with access to the rear only.
- e. **Permit requirement.** Land divisions that propose parcels of one acre or larger before division shall be authorized by Minor Use Permit approval prior to approval of a Tentative Map. The Minor Use Permit shall indicate ultimate division, setbacks, open space corridors, building sites, utility extensions and offers of dedication for the ultimate street pattern.
- f. **Secondary dwelling minimum site area.** The minimum site area for the purpose of allowing a secondary dwelling is 10,000 square feet.

[Amended 1981, Ord. 2063; 1997, Ord. 2800]

~~***FIGURE 108-17***~~ [Figure ~~112-60~~]

- 2. **Knotts Street area.** The following standards apply only to the property southeast of Knotts Street, shown in Figure ~~112-61~~108-18.

~~***FIGURE 108-18***~~ [Figure ~~112-61~~]

- a. **Subdivision requirement.** New residential subdivisions within area "A" shown in Figure ~~112-61~~108-18 shall be limited to a total of 46 parcels when accompanied by the following:
 - (1) A re-subdivision of the parcels in area "B" to the minimum size for supporting productive commercial agriculture;
 - (2) Permanent agriculture/open space agreement(s) for area "B";
 - (3) Adequate agricultural buffers to be determined through project review;

- (4) Dedication of approximately 10 acres within area "A" for a community park located optimally to serve the existing and new neighborhoods;
- (5) A lot pattern that locates smaller parcels near Knotts Street that are similar in size with the neighborhood, and larger parcels at the edge of the subdivision.
- (6) A trail/linear park easement shall be dedicated between Knotts Street and Rancho Road along Thompson Road.
- (7) A building setback of 100 feet from Thompson Road between Rancho Road and Knotts Street.
- (8) Street access to Thompson Road shall be limited to one point in addition to Knotts Street.
- (9) Reservation of sufficient, long-term water production capacity for both areas A and B shown in Figure 112-61.

- b. **Water supply.** A detailed hydro-geologic analysis shall be completed at the time of Conditional Use Permit application for the residential subdivision,. The analysis shall be prepared such that long-term water availability is determined to be adequate for the residential subdivision and the agricultural use of areas A and B shown in Figure ~~112-61~~108-18. The data used in the analysis shall provide for conclusions with a high degree of certainty, and shall be based on 1) monitoring over a certain period (as recommended by the hydro-geologist), 2) recent, detailed existing information on water availability, or 3) a combination of these two.

H. **Residential Multi-Family (RMF).** The following standards apply within the Residential Multi-Family land use category.

1. **Density limitations.** Multi-family development is allowable at a base density for areas as shown in Figure ~~112-58~~108-19 using the medium density criteria in Chapter 22.22, except that the minimum open area shall include required setbacks and all areas of the site except buildings, parking aisles or driveways and parking spaces.
 - a. **Minimum density.** A minimum density of 10 units per acre is required for parcels larger than two acres.
 - b. **Density bonuses.** The base density may be supplemented by the affordable housing density bonus in Chapter 22.22. Where this standard allows 10 and 15 dwellings per acre, the base density may be increased by adding up to 30

percent additional studio or one-bedroom dwelling units, of which 25 percent of the number of bonus units shall be designed to be handicapped accessible.

- c. **Density related to property size - West of Highway 101.** Subdivision of larger parcels is discouraged in the 10- and 15-units per acre areas within Figure 112-58, by limiting the allowable density for smaller lots. Allowable density as shown in Figure [112-58108-19](#) shall be related to the size of the parent parcel(s), as follows:

ALLOWABLE DENSITY IN AREAS IN FIGURE 112-58108-19 WEST OF HIGHWAY 101		
Size of Parent Parcel	Maximum Density (dwellings per acre) Based on Location of Parcel	
	10 dwellings per acre area	15 dwellings per acre area
Less than .5 acre	6	9
.5 to 2 acres	8	12
Larger than 2 acres	10	15

- d. **Detached dwelling densities in 10-units-per-acre areas.** In areas with an overall density of 10 units per acre, detached single-family or duplex dwelling units are required, to achieve the appearance of a compact single-family neighborhood.

*****FIGURE 108-19***** [\[Figure 112-58\]](#)

- 2. **Permit requirement.** Minor Use Permit approval is required before any subdivision, lot line adjustment or development of five or more multi-family units, unless a Conditional Use Permit is otherwise required by this Title. The approval shall ensure a lot pattern, including the possibility of clustering, to accommodate building sites that provide a varied distribution of buildings and articulated building layout with usable open space area and a gradation to adjacent neighborhoods and the freeway to maximize compatibility and mitigation of potential noise impacts.

[Amended 1986, Ord. 2270]

- 3. **Site planning criteria.** Site design shall provide a varied distribution of buildings, separated by usable private and common open spaces and parking areas. Vary the edges of buildings to avoid creating long straight sides. Use common open spaces and parking areas as illustrated in Figure 112-59 to separate the units from adjacent properties in other land use categories.

- a. **Private outdoor space.** Private outdoor space shall be provided with at least a 15-foot depth and width for ground floor units, and six-foot depth and 15-foot width for upstairs units.
- b. **Active recreation area.** Common area open space shall include at least one usable, active recreation area with the following area and features for every number of dwelling units listed:

Minimum Dwelling Units	Minimum Area	Features
4	250 sf	Table with benches, shade and playground equipment, for every 4 units.
40	300 sf	Above plus enclosed sheltered mail delivery point at vehicle and pedestrian focal points, in compliance with Postal Service regulations for multi-family dwellings.
60	800 sf	Above plus enclosed common room(s) with recreation equipment, meeting furniture and kitchen for every 60 subsequent units.

Examples: An eight-unit project would have at least 500 square feet of usable outdoor area, with two tables with benches and shades and playground equipment, as shown in Figure ~~112-59~~108-20. A 100-unit project would have a combination of passive and active playground areas totaling 6,250 square feet, enclosed mail rooms, and an enclosed common room.

*****FIGURE 108-20*** [Figure 112-59]**

- 4. **Subdivision requirements.** New subdivisions shall subdivide existing lots into blocks generally no longer than 1,300 feet perimeter and 400 feet in length. Alleys may be included if they are no more than 20 feet in width and are maintained by an owners association or other private entity. Where a specific condominium or planned unit development project is not proposed, a variety of lot sizes shall be proposed to accommodate smaller projects.
- 5. **Minimum setbacks - Properties with alleys.** The front setback on properties that have alleys located at the rear is 15 feet, if garages and driveways are located with access to the rear only.
- 6. **Road dedication requirement.** An offer of dedication shall be made for parcels adjacent to public streets at the time of subdivision or new development for an eight-foot

parkway between the curb and sidewalk. Landscaping improvements shall be provided for street trees, lawn or low-maintenance plants.

7. **Nipomo Creek properties.** New development on properties with frontage along Nipomo Creek shall provide a 40-foot building setback for open space uses and access to the creek.

22.108.050 – Oceano Community Standards

The following standards apply within the Oceano urban reserve line to the land use categories or specific areas listed.

- A. **Communitywide.** The following standards apply to all land use categories inside the Oceano Urban Reserve Line.
 1. **Oceano Specific Plan Included by Reference.** The 2001 Oceano Specific Plan, and any amendments made thereto, is hereby incorporated into this Title as though it were fully set forth here. All development within the Oceano Specific Plan planning area, which coincides with the Oceano Urban Reserve Line, is to be in conformity with the adopted Specific Plan, in addition to any applicable planning area standards. In the event of any conflict between the provisions of this Chapter and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan is to occur only after appropriate amendment of the Specific Plan. [Added 2002, Ord. 2968]
 2. **Curb, gutter and sidewalk required.** Curb, gutter and sidewalk is required with any project in the Ocean urban area, excluding the Halcyon area as shown on Figure ~~106-2108-22~~, in all land use categories.
 - a. **When required.**
 - (1) Curb, gutter and sidewalk in the Industrial, Commercial Retail and Service, Office and Professional, and Residential Multi-Family land use categories is required to be installed as set forth in this section when such improvements do not already exist, and:
 - (a) The value of any new structures or changes to existing structures, items or equipment (that add value to the property but would be exempt from a construction permit or would not be subject to a “valuation” by the department) proposed during a period of 12 months (as indicated by all building permits issued for the site during the 12-month period) exceed 25 percent of the total of all improvements existing on the site as determined by the assessment roll or by a current appraisal.

The appraisal shall be completed by an appraiser with a “Certified General License” issued by the State Office of Real Estate Appraisal and shall determine full market value of the parcel, allocating for land and existing site improvements based on the Uniform Standards of the Professional Appraisal Practices as published by the Appraiser Standards Board of the Appraisal Foundation. Both of these methods shall be determined at the time of the first building permit (within the 12-month period) is applied for.

- (b) A new structure is moved on to a site (rather than constructed in place).
- (2) Curb, gutter and sidewalk in all other land use categories is required to be installed as set forth in this section when such improvements do not already exist, and:
- (a) The value of any new structures exceed 25 percent of the total of all improvements existing on the site as determined by the assessment roll or by a current appraisal. The appraisal shall be completed by an appraiser with a “Certified General License” issued by the State Office of Real Estate Appraisal and shall determine full market value of the parcel, allocating for land and existing site improvements based on the Uniform Standards of the Professional Appraisal Practices as published by the Appraiser Standards Board of the Appraisal Foundation. Both of these methods shall be determined at the time of the first building permit (within the 12-month period) is applied for.
 - (b) More than 25 percent of the square footage of an existing structure is demolished and replaced.
 - (c) More than a 20 percent expansion of square footage of an existing structure is added.
 - (d) A new structure is moved on to a site (rather than constructed in place).
- (3) Curb, gutter and sidewalk is required to be installed in new land divisions, in compliance with Title 21 of the County Code.

- b. **Extent of improvements.** Curb, gutter and sidewalk improvements are to be constructed along the entire street frontage(s) of the site, and also along the street frontage of any adjoining lots in the same ownership as the site.

- c. **Exceptions.** Curb, gutter and/or sidewalk may be waived, modified or delayed as set forth in Section 22.54.030 of this Title.
- d. **Design and construction.** Curb, gutter and sidewalk improvements shall be designed and constructed as set forth in Section 22.54.030 of this Title. Where there is existing curb, gutter and sidewalk, Public Works may determine that the existing improvements have deteriorated so as to be unusable, or are improperly located, and that reconstruction of such street frontage improvements is required.
- e. **Timing of installation.** Curb, gutter and sidewalk improvements shall be completed as set forth in Section 22.64.090 (Project Completion), Section 22.64.110 (Occupancy with Incomplete Site Improvements) prior to occupancy, or Section 22.54.030G (Encroachment Permit Fee and Agreement Required) of this Title.

[Added 2001, Ord. 2944]

B. Combining Designations - Airport Review Area (AR).

- 1. **Limitation on uses within Airport Review Area.** Land uses shall be limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan.
- 2. **Site design and development standards - Airport site.** New development projects in County-owned portions of the site of the Oceano County Airport shall be consistent with the adopted Airport Use Permit, and shall comply with all applicable provisions of the airport lease site standards instead of the provisions of Articles 3 and 4 of this Title.
- 3. **Site design and development standards - Private lands.** All development applications for the area within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.

[Amended 1984, Ord. 2206]

C. Commercial Retail (CR)

- 1. **Permit requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of

Planning and Building. Such projects are still subject to other applicable requirements.

- b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
- c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
- d. Single-family residences and residential accessory structures, and agricultural accessory structures.
- e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

- 2. **Block 45 of Town of Oceano #2.** The following standards apply only to the Commercial Retail designated land in Block 45 of Town of Oceano #2, as shown on Figure [106-9108-21](#).

[***FIGURE 108-21***](#) [Figure 106-9]

- a. **Mixed Use.** Proposed residential uses shall be limited to upper floors or behind buildings fronting Cienaga Street.
- b. **Blank Walls.** Any project proposing development within 5 feet of side property line, excluding street side property lines, where California Building Code standards would require a firewall with no (or minimized) window openings and where the wall would be open to public view, the applicant shall develop an architectural relief plan for the side wall. The architectural relief plan shall include one or both of the following:
 - (1) Architectural features used on the northerly (Cienaga Street frontage) of the building shall be continued onto the easterly wall. "False" windows shall be used along the wall replicating the same window rhythm as that used on the northerly wall of the building.
 - (2) Artistic pieces shall be affixed to the wall. This may include sculptures and/or murals in compliance with Subsection 22.20.040.B.23. Artistic pieces shall be sufficient to minimize large blank portions of the wall.

- c. **Limitation on Use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional within the Commercial Retail land use category may be authorized in compliance with the land use permit requirements of that section except the following uses: horse ranches and other equestrian facilities, kennels, zoos, recycling collection stations, mobile home and vehicle dealers, vehicle storage, dry cleaners, industrial launderers, beauty shops with manicure and/or pedicure services, funeral parlors, automobile service stations / gas stations, and printing and publishing.
- d. **Fast Food Restaurant Use.** No more than 15 percent of the floor area of the commercial use on a site shall be designated for fast food restaurant use.
- e. **Drainage.** At the time of application for a land use permit and/or building permit, the applicant shall submit a drainage plan in compliance with the requirements of Chapter 22.52 of the Land Use Ordinance. In no circumstance shall drainage shall be directed towards Highway 1.
- f. **Southeast Corner of 21st and Cienaga Streets.** The following requirements apply only to the to Site "A" as shown in Figure [106-9108-21](#).

- (1) **Design.** Future development on this site shall be mixed-use and incorporate the following:
 - (a) Residential density shall be greater than or equal to 10 units per acre.
 - (b) At least 15 percent of residential units shall be no larger than 900 square feet.
 - (c) Parking shall be placed behind the structures fronting Cienaga Street.
 - (d) All buildings with street frontage shall face the street with visible entrances.
 - (e) Site design shall maximize solar access for residential units. At least 80 percent of residential units shall have south-facing windows.
 - (f) Landscaping shall be irrigated through drip irrigation.
 - (g) Pedestrian walkways shall be landscaped and illuminated with pedestrian-scaled elements.

- (h) All residential units shall be provided with pedestrian access to the exterior sidewalks via pedestrian route where automobile access has minimum impact on the pedestrian experience (i.e. not a driveway).
- (2) **Parking.** Applicants proposing non-residential uses that do not qualify with a "general retail" parking calculation according to Chapter 22.18, shall prepare a parking plan. The plan will need to address the following, at a minimum:
 - (a) A list shall be provided of all existing uses in the commercial buildings, including applicable details needed to determine parking calculations (i.e. square footage, percentage used for storage, number of barber chairs, etc.).
 - (b) An estimate shall be provided showing the number of parking spaces required for all existing uses based on the calculations in Chapter 22.18 of the Land Use Ordinance.
 - (c) For the purposes of the parking plan, vacant commercial space shall be assumed to be "general retail" with 90 percent of floor space for sales and 10 percent of floor space for storage.
 - (d) If parking calculations exceed the number of parking spaces provided for the commercial component under the Minor Use Permit or Conditional Use Permit for the mixed use development, a new Minor Use Permit (requiring special findings pursuant to Section 22.18.020.H.) for parking adjustment may be necessary to establish the use.
- (3) **Access.** Open area for a potential future easement shall be reserved on Site "A" in Figure [106-9108-21](#) to ultimately facilitate rear access to Site "B" in Figure [106-9108-21](#) from Twenty-First Street. Plans submitted for land use permits, subdivisions, and building permits, shall clearly delineate the possible future alignment of this access.

[Added 2008, Ord. 3162]

D. Commercial Service (CS)

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the land use permit requirements of that Section except: drive-in theaters; concrete, gypsum and plaster products; marinas; hotels and motels; marine terminals and piers

[Amended 1986, Ord. 2257; 1987, Ord. 2331]

2. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
 - c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
 - d. Single-family residences and residential accessory structures, and agricultural accessory structures.
 - e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

E. Industrial (IND)

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the Industrial land use category may be authorized in compliance with the land use permit requirements of that Section except: drive-in theaters; petroleum refining and related industries; petroleum extraction; airfields and landing strips; marine terminals and piers.
2. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.

- b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
- c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
- d. Single-family residences and residential accessory structures, and agricultural accessory structures.
- e. Where Conditional Use Permit approval is otherwise required by this Title.

[Added 2002, Ord. 2968]

F. Recreation (REC) - Limitation on use. Land uses within the Recreation land use category between Highway 1 and the railroad right-of-way shall be limited to recreational vehicle parks in compliance with Ordinance 1215.

HG. Residential Single-Family (RSF). The following standards apply within the Residential Single-Family land use category.

1. **Halcyon - Development standards.** All proposed uses within the Halcyon area (see Figure ~~106-2108-22~~) shall comply with the provisions of Ordinance 1913, summarized as follows:-

[Following text comes from Ordinance 1913]

- a. ~~A-The maximum residential density for the area shown in Figure 108-22 is of 36 residential units, no No more than 32 units shall be allowed on the Home of the Temple, Inc. Site “A” ownership and no more than 4 units shall be allowed on the Stenquist ownership Site “B”.~~
- b. Clustering of residential units and submittal of a master Departmental Review to process more than one application to construct a residence at a time is permitted.

FIGURE 108-22 [NEW] Halcyon (using image from Ordinance 1913)

2. **Southeast Corner of 23rd Street and Wilmar Avenue - Land division standards.** Prior to any division of the property at the southeast corner of 23rd Street and Wilmar Avenue, a subdivision plan indicating ultimate lotting and street layout shall be approved by the Commission as required by Ordinance 1590. Subsequent land divisions shall be consistent with the approved plan.

[Amended 1982, Ord. 2106]

GH. Residential Multi-Family (RMF). The following standards apply within the Residential Multi-Family land use category.

1. **Permit Requirement.** Minor Use Plan approval is required for all new construction or exterior alteration of existing structures where a land use permit is otherwise required by this Title, except for the following:
 - a. Minor exterior alterations, as well as expansions not to exceed 10 percent of the existing floor area, may be exempted from this requirement by the Director of Planning and Building. Such projects are still subject to other applicable requirements.
 - b. Exterior facade remodeling and expansions that exceed 10 percent of the existing floor area may be approved as “minor” Minor Use Permits if they are determined to be categorically exempt from the California Environmental Quality Act by the Director of Planning and Building and are in conformance with the Oceano Specific Plan.
 - c. New uses that are proposed to occupy existing development. Such uses are still subject to other applicable permit requirements.
 - d. Single-family residences, secondary dwellings and residential accessory structures, and agricultural accessory structures.
 - e. Where Conditional Use Permit approval is otherwise required by this Title.
2. **Maximum Density.** New multi-family development is not to exceed a density of 15 units per acre. Maximum floor area may not exceed 48 percent. This standard does not apply to development proposals accepted for processing by the Department of Planning and Building prior to the effective date of general plan amendments included in the Spring Cycle, 2002.

[Amended 2002, Ord. 2968]

3. **South of Highway 1.** The following standards apply only to the Residential Multi-Family land use category located south of Highway 1.
 - a. **Limitation on use.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: mobile home parks; except that on 1989 Assessor Parcel Number 75-032-05 as shown in Figure ~~106-9108-23~~, land uses shall be limited to: animal keeping; crop production and grazing; religious facilities; membership organization facilities; home occupations; one single-family dwelling or mobile home; residential

accessory uses; public safety facilities; storage, accessory; pipelines and transmission lines; and public utility facilities. [Amended 1990, Ord. 2443]

*****FIGURE 108-23*** [Figure 106-9]**

- b. **Density calculations.** Portions of property that comprise Arroyo Grande Creek channel and dikes are not to be used in computing overall density in proposed projects.

22.108.060 – Palo Mesa Village Standards

The following standards apply within the Palo Mesa village area in the land use categories or specific areas listed.

A. Community-wide standards. The following standards apply to the entire village area.

1. **Water supply.** When a village-wide water system is constructed all users shall connect to the system; individual wells shall be used for non-domestic purposes only.
2. **Drainage plan requirement.** All land use permit applications for new structures or additions to the ground floor of existing structures within the area shown on Figure ~~112-65~~108-24, shall require drainage plan approval in compliance with Chapter 22.52, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.

*****FIGURE 108-24*** [Figure 112-65]**

3. **Circulation.** In addition to the circulation standards in Section ~~22.112.020-C~~22.98.070C, development that is subject to Minor Use Permit or Conditional Use Permit approval shall provide adequate circulation measures to minimize an increase in vehicle turning movements to and from Highway 1 and Halcyon Road.

B. Commercial Retail (CR). The following standards apply within the Commercial Retail land use category.

1. **Limitation on use.** Land uses shall be limited to: bars and night clubs; caretaker dwellings; consumer repair services; convenience and liquor stores; financial services; gas stations; general retail; hardware stores; indoor amusements and recreation; offices; personal services; restaurants.

[Amended 1997, Ord. 2800]

2. **Zoning Clearance and Site Plan Review requirements.** The following standards apply to all projects requiring Zoning Clearance or Site Plan Review. Applicants that cannot or

choose not to comply with the provisions of this Subsection may instead apply for Minor Use Permit approval.

- a. **Access.** Primary access on the east side of Highway 1 shall be from Halcyon Road.
- b. **Limitation on floor area.** Each store or use shall be limited to 5,000 square feet of floor area, except that general retail, financial services and offices shall be no more than 2,000 square feet each. General retail cumulatively shall not exceed 25 percent of the total floor area on a site.
- c. **Site planning.** Building entrances to uses shall be visible from the street. Building layout shall be varied as conceptually illustrated in Figure ~~112-66~~108-25. Pedestrian access between on-site uses and adjacent commercial properties shall be provided. Loading and service areas shall be separated from other circulation areas. Street sidewalks shall be separated from curbs by parkways. Outdoor seating, shade and small plazas shall be provided.
- d. **Architecture.** Architecture shall utilize pitched roofs with hipped or gable ends and eaves, wall materials that are linear wood or wood appearing siding, such as lap siding or channel tongue and groove, stucco, brick or stone. Changes in wall and roof planes shall occur at least every 30 feet by the use of offsets and directional shifts. Extensive use of moldings, cornices and other architectural ornamentation shall be provided.
- e. **Sign limitation.** Free-standing signs shall be limited to monument signs.
- f. **Setbacks.** Building locations shall have a maximum setback of 20 feet on at least 40 percent of the front and street-corner sides before other on-site building locations are utilized.
- g. **Landscaping.** At least 15 percent of the site area, not including buildings and setbacks shall be landscaped for shading, screening and pedestrian use of walkways, plazas and seating areas.

~~***FIGURE 108-25***~~ [Figure 112-66]

3. **Minor Use Permit and Conditional Use Permit requirements.** Projects requiring Minor Use Permit or Conditional Use Permit approval shall conform with the requirements of Subsection B.2 as guidelines for new development. These standards may be modified where the Review Authority determines that the intent of the standards is met by alternative designs.

C. Recreation (REC). The following standards apply within the Recreation land use category within the area shown on Figure ~~112-67~~108-26.

*****FIGURE 108-26*** [Figure 112-67]**

1. **Limitation on Use.** The allowed uses are as follows:
 - a. “previously-approved uses” per D890413D are allowed, including: golf course and related uses, specific commercial uses within the “Village Center”, single family residences, eating and drinking places;
 - b. additional uses as follows: hotel (not to exceed 103-units), a facility of an approximate 14, 000 square foot footprint (pro-shop, hotel registration, and full service restaurant (200 seat)), employee housing, additional “Village Center” use to allow general public to conduct meetings and social events, and child care facilities.
2. **Open Space.** Maintaining the open space as previously approved on the Development Plan/Subdivision (D890413D/TR1933); and
3. **Residential Density.** Not increasing residential density as set forth in the approved Development Plan/Subdivision (D890413D/TR1933).

[Added 2002, Ord. 2968]

- D. Residential Single-Family (RSF) - Access at Halcyon Road and Highway 1.** Uses within the Residential Single-Family land use category on Lots 1, 2 & 3, Block 3, Tract 151 (see Figure ~~112-68~~108-27) shall have access only from Camino Del Rey, not from Highway 1.

*****FIGURE 108-27*** [Figure 112-68]**

[Amended 1981, Ord. 2063]

- E. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
1. **Access to Highway 1.** Residential properties shall gain access to Highway 1 by way of local streets wherever possible.
 2. **Woodland Dairy.** The following standards apply only to the former Woodland Dairy property (see Figure ~~112-69~~108-28).

*****FIGURE 108-28*** [Figure 112-69]**

- a. **Permit requirement - Specific Plan.** A Specific Plan shall be prepared in compliance with Government Code Section 65450 under the guidance of the County prior to the approval of further subdivision development of the

property, although a clustered land division in compliance with Section 22.22.140 may be approved without Specific Plan approval.

b. **Specific Plan objectives.** The Specific Plan shall be prepared to achieve the following objectives:

- (1) Project design consistent with the resource carrying capacities of the site and vicinity and compatible with the suburban and rural residential character of the site vicinity.
- (2) Protection of the resources of Black Lake Canyon.
- (3) Project design and development for residential clusters, recreational and incidental small-scale resort and retail commercial uses, with close proximity among and between uses achieving a central village orientation, with convenient pedestrian access to and within open space areas.
- (4) Formulation of methods to fund and implement areawide circulation, public service and facility improvements to support the population growth accommodated by the project and areawide development.
- (5) Use of reclaimed water to satisfy as much of the project non-potable water demands as possible.

c. **Specific Plan - Content.** Preparation of the Specific Plan shall include all information required by Government Code Sections 65450 et seq., and shall also include development and analysis of the following information:

- (1) Resource capacities of the project site and site vicinity including water, sewage disposal suitability, schools and traffic.
- (2) Site layout and development concepts for all uses on the property, including location of clustered residential sites and the proposed number of units within each cluster. Development shall utilize the cluster division provisions of Section 22.22.140 with a maximum density of one dwelling per acre.
- (3) A phasing plan for implementation of the project.
- (4) Circulation patterns and street alignments in the project that will minimize vehicle travel, with an emphasis on pedestrian and bicycle access to and through open space areas.
- (5) Proposed means of protecting the resources of Black Lake Canyon.

- (6) Proposed programs to study and where appropriate, to be part of the funding and implementation of areawide circulation, public facility and service improvements necessary to support the growth accommodated by the project and areawide development.
- d. **Permit requirements - Development after Specific Plan.** The Specific Plan shall include a section that identifies the permitting and processing requirements for development of the property after adoption of the Specific Plan.
- e. **Site access.** Access to the project site is not to be from the south edge of the property in Black Lake Canyon. Proposed parcels within the development shall be accessed from the internal street system.
- f. **Community services.** Establish community water supply and sewage disposal systems. The community water system shall be integrated into a village-wide water system, if possible.
- g. **Mitigation measures.** The Specific Plan shall incorporate wherever possible the mitigation measures identified in the Final Environmental Impact Report prepared for the Bjerre General Plan amendment application (County file no. G831130:1).

[Amended 1985, Ord. 2239]

22.108.070 – Woodlands Village Standards

The 1998 Woodlands Specific Plan and any amendments thereto, is hereby incorporated into this Section as though it were fully set forth here. All development within the Woodlands Specific Plan Area (see Figure ~~112-70~~108-29) shall be in conformity with the adopted Specific Plan. In the event of any conflict between the provisions of this Title and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.

*****FIGURE 108-29*** [Figure 112-70]**