

Agenda TDC Blue Ribbon Committee

Room Change to City/County Library
Conference Room 995 Palm St., SLO

September 27, 2006 3:30 to 5:00

A. Introductions: Committee membership

B. Work Program: From July 25, 2006 Board of Supervisors (BOS) meeting and May 12, 2005 letter from the Planning Commission to the BOS

C. Future Meeting Dates: October 25, 2006
November 15, 2006
December 6, 2006

Beginning in Jan 2007 meet twice a month second and fourth Wednesday

D. Homework: Please review the attached documents and be prepared to discuss

1. Review of the San Luis Obispo County Transfer of Development Credit (TDC) Program General Information
2. Land Use Ordinance Section 22.24 Transfer of Development Credits
3. Exchange Rates and Their Role in a TDC Program

Work Program of TDC Blue Ribbon Committee

September 27, 2006

Sending Sites

1. Reevaluate the number that is divided into the development value that is used to determine the number of sending credits assigned to sending sites to reflect current property values. (BOS and PC letter)
2. Reevaluate the allowed uses in conservation easements for sending sites and establish additional specific requirements for management. (BOS and PC letter)
3. Investigate a requirement of sending sites to merge all underlying parcels. Consider requiring the TDC program to retire lots. (PC letter)

Receiver Sites

4. In order to protect against a sprawl pattern of development, review whether density bonuses should be increased within existing communities that have adequate services as an incentive to direct growth into the existing urban and village areas and away from the areas distant from communities. (BOS)
5. Modify the density bonuses and locational criteria to provide incentives for directing growth into the existing urban and village areas where appropriate services exist. This can be done through increasing density bonuses within URLs that have water and sewer service and VRLs that have water service. (BOS)
6. Evaluate the use of TDC's for general plan amendments that could convert land designated Agriculture to a more intensive land use category or categories. (BOS)
7. Strengthen the receiving site criteria. (PC Letter)
8. Consider requiring all receiver sites to be located within or contiguous to urban reserve lines (URL's) (PC Letter)