SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: October 26, 2005

To: Planning Commission

From: Martha Neder, AICP, Planner

Subject: LRP2004-00024 Cambria and San Simeon Acres Community Plans

This item is a continued hearing from the June 23, July 14, July 28, August 10, August 11, August 25, September 8, September 22, September 29, and October 13, 2005 Planning Commission meetings.

At these meetings, the Planning Commission took tentative action to recommend approval, with revisions, of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan, amendments to the Coastal Zone Land Use Ordinance, and the Cambria Design Plan.

Replacement pages showing revisions recommended by the Planning Commission are enclosed in this packet as Exhibit LRP2004-00024:F. Enclosed in this exhibit are Chapters 1 through 7 reprinted in their entirety; Cambria Land Use Category Map 8; Chapter 8 pages 8-3 through 8-11; Appendix A page A-1; CZLUO revisions reprinted in their entirety; and Figure 16 of the Cambria Design Plan.

The majority of these pages have been distributed chapter by chapter throughout your review. Notable additions include a discussion of the CCSD's Buildout Reduction Program beginning on page 2-9, revised historic structure information beginning on page 6-5, and replacement pages for Chapters 7 and 8, Appendix A, CZLUO revisions, and the Cambria Design Plan.

The Planning Commission should consider whether the attached replacement pages accurately reflect all of the Commission's tentative recommendations and should make any modifications as it sees fit. The Commission should then make its final recommendations to the Board of Supervisors on the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan.

Please bring the Public Hearing Draft, Draft EIR, Final EIR, staff report packages, and other materials and correspondence from previous meetings.

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PLANNING COMMISSION RECOMMENDATION

Recommend to the Board of Supervisors:

1) Approval of the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan, including related amendments to the Coastal Zone Land Use Ordinance and the Cambria Design Plan, as shown in Exhibits B, C, D, E, and F based on the recommended findings in Exhibit A.

2) Certification of the Final Environmental Impact Report pursuant to the applicable sections of the California Environmental Quality Act (CEQA).

EXHIBIT LRP2004-00024:A
FINDINGS – LRP2004-00024: CAMBRIA AND SAN SIMEON ACRES COMMUNITY PLANS OF THE NORTH COAST AREA PLAN, AMENDMENTS TO THE CAMBRIA DESIGN PLAN AND AMENDMENTS TO THE COASTAL ZONE LAND USE ORDINANCE

A. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the proposed land use categories, combining designations, policies, programs, and planning area standards are consistent with the general goals in Framework for Planning, Coastal Zone, by protecting coastal resources such as environmentally sensitive habitats; protecting air quality by encouraging alternative forms of transportation; limiting buildout consistent with the capacities of water and public service resources; maintaining a clear distinction between urban and rural development through zoning and other measures; protecting the quality of residential areas by establishing standards and guidelines to address residential building size and design; protecting open space resources and maximizing public access to the coast; and by satisfying the provisions of the Coastal Act while protecting the rights of property owners.

B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because they will result in development that is consistent with the existing goals and policies in the general plan, consistent with the applicable purpose and character statements, compatible with the character of the general area, provides convenient access to a road system in the area that is adequate to accommodate the traffic generated, and protects prime agricultural soils.

C. The proposed amendments are consistent with applicable general goals of the Land Use Element/Local Coastal Plan by maintaining and protecting a safe and healthful living environment; including standards and programs to preserve and protect air quality; encouraging an urban environment that is an orderly arrangement of building, structures and open space appropriate to the size and scale of development for each community; designating a pattern of strategically located commercial areas compatible with overall land use that is convenient to the public, realistically related to market demand and the needs of the community; preserving and enhancing visitor opportunities in appropriate locations as an important part of the coastal economy; and integrating land use and transportation planning.

D. The proposed amendments will protect the public health, safety and welfare of the area residents by 1) providing for improvements to the circulation system, 2) allowing for development that is compatible with the existing development of the surrounding area by establishing standards and guidelines to assure compatible uses, protect neighborhood character, and encourage appropriately-scaled development in urban areas, 3) identifying areas potential hazards, and 4) balancing potential development with available resources.

EXHIBIT LRP2004-00024:B

LAND USE ELEMENT AND LOCAL COASTAL PLAN

Amend the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

EXHIBIT LRP2004-00024:C

OFFICIAL MAPS

Amend the North Coast Area Plan, Official Maps, Part II of the Land Use Element/Local Coastal Plan as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

EXHIBIT LRP2004-00024:D

COASTAL ZONE LAND USE ORDINANCE

Amend the Coastal Zone Land Use Ordinance, Title 23 of the County Code, as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

EXHIBIT LRP2004-00024:E

CAMBRIA DESIGN PLAN

Amend the Cambria Design Plan, adopted by reference in the North Coast Area Plan, Part II of the Land Use Element/Local Coastal Plan, as shown in the Public Hearing Draft Cambria and San Simeon Acres Community Plans of the North Coast Area Plan dated May 2005.

The Public Hearing Draft was provided under separate cover and is on file with the Planning Commission Secretary.

EXHIBIT LRP2004-00024:F

REPLACEMENT PAGES REFLECTING PLANNING COMMISSION RECOMMENDATIONS

The attached pages reflect the Planning Commission's recommended revisions to the Public Hearing Draft of the Cambria and San Simeon Acres Community Plans of the North Coast Area Plan.

Attached are Chapters 1 through 7 reprinted in their entirety, Cambria Land Use Category Map 8, Chapter 8 pages 8-3, and 8-7 through 8-11, Appendix A page A-1, proposed CZLUO revisions reprinted in their entirety, and Figure 16 of the Cambria Design Plan all showing revisions recommended by the Planning Commission.