

**PROPOSED REVISIONS TO CHAPTER 22.108 OF THE  
LAND USE ORDINANCE - SAN LUIS OBISPO PLANNING AREA,  
TITLE 22 OF THE COUNTY CODE,  
AND OFFICIAL LAND USE CATEGORY MAP AFFECTING  
THE SAN LUIS OBISPO AND ESTERO PLANNING AREAS,  
TO RUN CONCURRENTLY WITH  
THE ESTERO AREA PLAN UPDATE**

**Planning Commission-Recommended Plan  
July 2004**

1. Amend Section 22.108.020 - Areawide Standards, by revising subsections B and B1 and by adding new subsection B2, to read as follows:
  - B. **Planning Impact Areas.** The following standards apply to land within the planning impact areas of the cities of San Luis Obispo and Pismo Beach, and the community of Los Osos. The planning impact area for the City of San Luis Obispo includes the entire San Luis Obispo Planning Area as shown on the Official Maps. The planning impact areas for the City of Pismo Beach and the community of Los Osos are shown in Figure 108-1. Please refer to the areawide standards in Chapter 7 of the Estero Area Plan to see the remainder of the planning impact area for Los Osos.
    1. **Application Referral--Cities of San Luis Obispo and Pismo Beach.** Applications for discretionary land use permits, land divisions, or general plan amendments shall be referred by the County to the City of San Luis Obispo and (if in its planning impact area) to the City of Pismo Beach for review and comment. The County shall consider requiring improvements and/or offers of dedication from projects where there is an appropriate and feasible connection between the proposed development and the improvement, subject to the following:
    2. **Application Referral--Los Osos.** Applications for discretionary land use permits, land divisions, or general plan amendments within the planning impact area for Los Osos shall be referred by the County to the Los Osos Community Advisory Council or its successor for review and comment.

- 2. Amend Chapter 22.108.020 by revising Figure 108-1 as shown in attached Exhibit 1.**
  
- 3. Amend the Official Maps of the Land Use Element of the County General Plan as follows:**

Amend Official Land Use Category Map 52-53 by changing the planning area boundary between the San Luis Obispo and Estero Planning Areas in order to include the existing coastal zone-portion of the San Luis Obispo Planning Area within the Estero Planning Area, as shown in attached Exhibit 2.

## EXHIBIT 1

**EXHIBIT 2**