



COUNTY OF SAN LUIS OBISPO

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FARMWORKER HOUSING ORDINANCE

Agricultural Liaison Advisory Board (ALAB)
November 6, 2017



COUNTY OF SAN LUIS OBISPO

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Outline

- Background
 - Issues
 - Board of Supervisors direction
 - Process
- Existing Ordinance
- Current Effort
- Other Jurisdictions
- Next Steps/Timeline



Background

- Addressing County's housing shortage
 - Farmworker housing – special needs
 - Chronic undersupply has economic, social, environmental impacts
 - Coordinated public and private actions
- Board directed staff to create ordinance
 - Incentivize development of farmworker housing
 - Remove barriers to development of farmworker housing



Background

- County as a facilitator
 - Creative and practical solutions
 - “Ground-up” effort
 - Stakeholder’s Meetings/Technical Advisory Group
- Stakeholder Meetings
 - SLO Farm Bureau
 - Labor Contractors
 - CA Women for Agriculture
 - Grower-Shipper Veg Assoc.
 - Paso Robles Wine Country Alliance
 - People’s Self Help Housing
 - UC Extension
 - SLO Vintner’s and Grower’s Assoc.
 - Cattlemen’s Associations
 - CA Strawberry Commission



Existing Ordinance

Agriculture Parcels less than 20 acres

1 Primary Dwelling

- Permit Required: Zoning Clearance
- Parcels between 1-20 acres may have a secondary unit or guesthouse.

1 Farm Support Quarter

- Type: Residential Single Family Dwelling or Mobile Home
- Permit Required: Zoning Clearance
- Must Meet Table B.5 Density (attached)
- Additional Permit Required: Minor Use Permit / Conditional Use Permit for more than 1 unit

Agriculture Parcels Greater than 20 acres or Rural Lands Parcels

2 Primary Dwellings

- Permit Required: Zoning Clearance for both
- No Secondary Units Allowed

1-4 Farm Support Quarters

- Type: Residential Single Family Dwelling or Mobile Home
- Must Meet Table B.5. Density (attached)
- Permit Required: Zoning Clearance for the first unit, Site Plan Review for 2nd - 4th units
- Additional Permit Required: Minor Use Permit / Conditional Use Permit for more than 4 Units or exceeds density of B.5



Existing Ordinance

| Maximum Allowable Density of Single Family Dwellings or Mobile Homes Used as Farm Support Quarters, Based on Agricultural Land Use | |
|--|---|
| Agricultural Land Use | Maximum Allowable Density (1)(2) |
| Beef and dairy feedlots | One unit per 50 dairy cows, or one unit per 100 beef cattle |
| Fowl and poultry ranches | One unit per 20,000 broiler chickens, or one unit per 15,000 egg-laying hens, or one unit per 3,000 turkeys |
| Hog ranches | One unit per 50 hogs |
| Horse ranches and equestrian facilities | One unit per 15 brood mares, or one unit per 30 horse boarding stalls, or one unit per riding school or exhibition facility |
| Kennels | One unit per 40 dog pens or cages |
| Animal hospitals and veterinary facilities | One unit per facility |
| Nurseries | One unit per acre of propagating greenhouse or 3 acres of field-grown plant materials |
| Irrigated row crops, specialty crops, orchards and vineyards | One unit per 20 acres in crops |
| Irrigated pasture, field crops, grain and hay | One unit per 30 acres in crops |
| Dry farm orchards, vineyards, beans and specialty field crops | One unit per 40 acres in crops |
| Grazing | One dwelling per 320 acres grazing land |



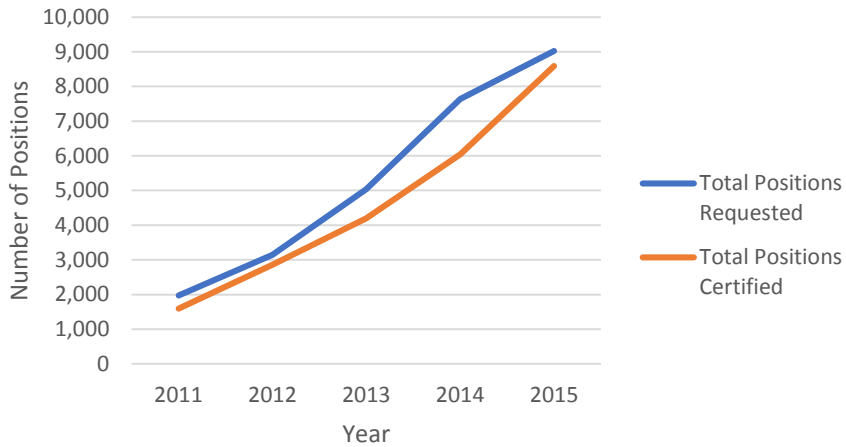
Current Efforts

- Research/Data Gathering
 - Existing Ordinance Review
 - Planning Area Standards
 - General Plan Policy Review
 - Other Jurisdictions
 - Summary Report of Research

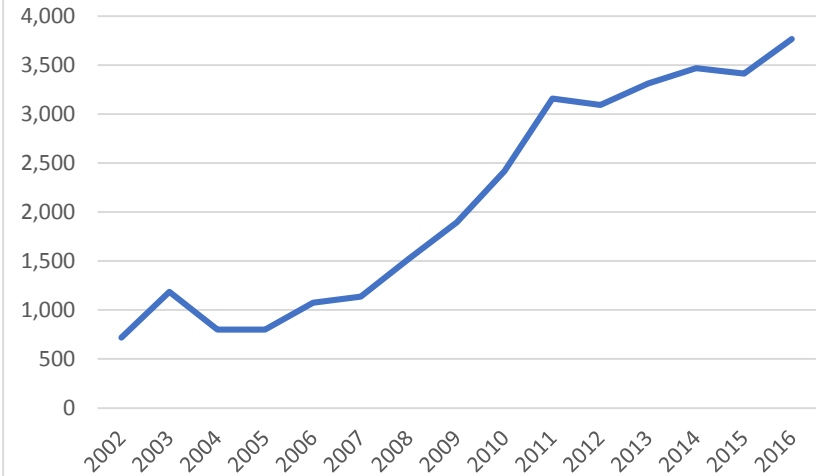


Current Efforts

H-2A Visa Employment in California



Strawberries Acres Bearing 2002-2016



Other Jurisdictions

- Other jurisdictions have similar ordinances regarding farmworker housing.
- Divide temporary/seasonal and permanent
- Discretionary permit kicks in at certain number, or in certain zoning categories
- Setbacks, limitations on numbers, minimum site area
- Agreements
- HCD approval for group quarters



Stakeholder Meetings

- Amount of leased land
- Financing
- Location of housing
- Flexibility
- Process Streamlining



Next Steps

- Research/Data Gathering
- Stakeholder's Meetings continuing
- Public Review Draft – Spring 2018
- Public Hearing Draft – Winter 2018
- Planning Commission – Early 2019
- Board of Supervisors – Summer 2019
- Coastal Commission

