

Los Osos Community Plan

**Planning Commission
Recommended Plan**
November 6, 2020



This page left intentionally blank.

Los Osos Community Plan

Planning Commission Recommended Draft

November 6, 2020

County of San Luis Obispo

Board of Supervisors

John Peschong, District 1

Bruce S. Gibson, District 2

TBD, District 3

Lynn Compton, District 4

Debbie Arnold, District 5

Planning Commission

Jay Brown, District 1

Michael Multari, District 2

Dawn Ortiz-Legg, District 3

TBD, District 4

Don Campbell, District 5

Department of Planning and Building

Trevor Keith, Director

Rob Fitzroy, Assistant Director

Airlin Singewald, Division Manager

Brian Pedrotti, Supervising Planner

Kerry Brown, Project Manager

Cory Hahn, Planner

Kylie Hensely, Planner

Jennifer Guetschow, Senior Planner

Rebecca Whiteside, Mapping/Graphics Specialist

PROPOSED CHANGES

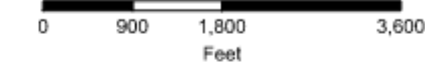
1. Whitehole to OS
2. Whitehole to OS
3. RSF to OS
4. Whitehole to RSF
5. OS to REC
6. Tract 1589 - RSF and RS to REC, OS and RSF
7. RS and RMF to RSF
8. OP to CR
9. OS to PF
10. OP to RMF
11. RSF to OP and include in CBD
12. REC to OS (take out of URL)
13. RMF to REC
14. RR to OS
15. RS to RR (split zoning-correct and make all RR)
16. RS to OS
17. REC, RS and RSF all to OS
18. RSF to PF
19. RS to OS
20. Conform URL to property line
21. RSF and RMF to RSF, RMF, and CS (special zone - all categories apply).
22. RMF to OS
23. RS to OS
24. RS to RSF (to correct split zoning)
25. RS to OS
26. CR and OP to PF and REC
27. RSF to RMF



Coastal Zone



Department of Planning & Building



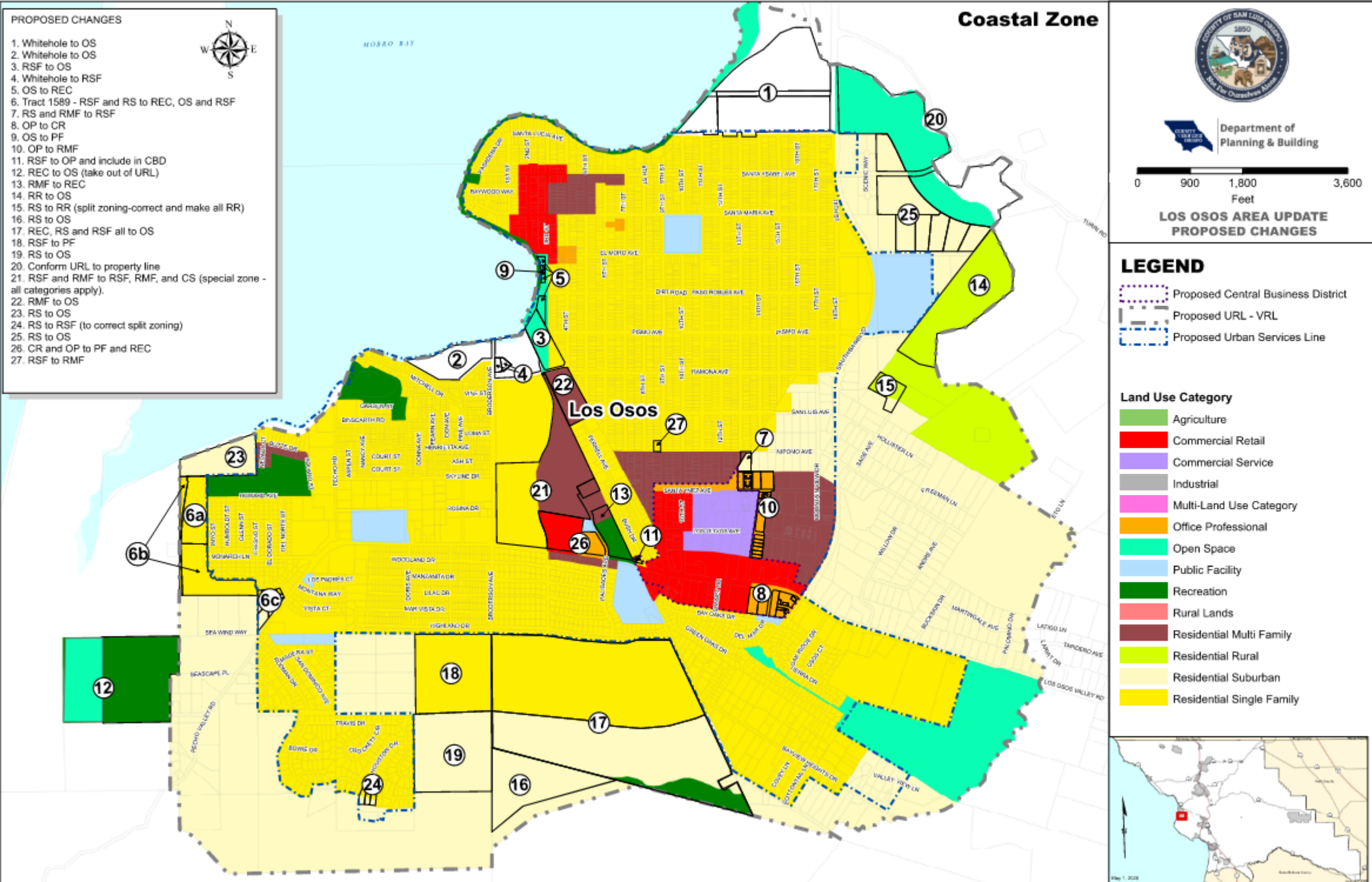
**LOS OSOS AREA UPDATE
PROPOSED CHANGES**

LEGEND

- Proposed Central Business District
- Proposed URL - VRL
- Proposed Urban Services Line

Land Use Category

- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Multi-Land Use Category
- Office Professional
- Open Space
- Public Facility
- Recreation
- Rural Lands
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family



This page left intentionally blank.

Table of Contents

CHAPTER 1: INTRODUCTION

1.1.	Purpose	1-1
1.2.	Organization of the Plan	1-1
1.3.	The Planning Process	1-3
1.4.	Community Plan Area and Setting	1-4
1.5.	Relationship to the Local Coastal Program and General Plan	1-5

CHAPTER 2: COMMUNITY PLAN FRAMEWORK

2.1.	Community Vision.....	2-1
2.2.	Community Plan Issues	2-2
2.2.1.	Growth and Development.....	2-3
2.2.2.	Water Resources	2-3
2.2.3.	Environmental Resources.....	2-4
2.2.4.	Community Facilities and Infrastructure.....	2-5
2.2.5.	Healthy Communities	2-5
2.3.	Community Goals.....	2-5
2.4.	Goals and Policies from the San Luis Obispo County General Plan	2-7
2.4.1.	Environment, Open Space, and Agriculture Policies	2-7
2.4.2.	Population and Growth Policies	2-20
2.4.3.	Land Use and Community Design Policies.....	2-21
2.4.4.	Health and Quality of Life Policies.....	2-22
2.4.5.	Transportation and Circulation Policies	2-23
2.4.6.	Administration Policies.....	2-24
2.5.	Community Plan Policies and Programs	2-24
2.5.1.	Population and Economy	2-24
2.5.2.	Public Services and Facilities	2-25
2.5.3.	Land Use	2-26
2.5.4.	Circulation	2-30
2.5.5.	Environmental Resources.....	2-33
2.5.6.	Financing Policies and Actions.....	2-37
2.6.	Policy Implementation	2-41

CHAPTER 3: LAND USE DESCRIPTIONS AND SETTING

3.1.	Land Uses in the Community	3-1
3.2.	Residential.....	3-3
3.2.1.	Residential Single Family	3-3
3.2.2.	Residential Rural and Residential Suburban	3-4
3.2.3.	Residential Multi-Family.....	3-4

3.3.	Commercial	3-6
3.3.1.	Central Business District.....	3-6
3.3.2.	Baywood Commercial Area	3-6
3.3.3.	Commercial Service within the Central Business District.....	3-6
3.4.	Mixed Use	3-8
3.4.1.	Morro Shores Mixed Use Area	3-8
3.4.2.	Midtown Area.....	3-8
3.5.	Public Facilities.....	3-10
3.6.	Open Space	3-11
3.7.	Recreation and Tourism.....	3-12
3.7.1.	Parks	3-12

CHAPTER 4: ENVIRONMENTAL RESOURCES

4.1.	The Environmental Setting	4-1
4.2.	Morro Bay Estuary and Its Watershed.....	4-1
4.3.	Biological Resources	4-4
4.4.	Cultural Resources	4-4
4.5.	Water Resources	4-4
4.6.	Visual Resources	4-5
4.7.	Combining Designations	4-5
4.7.1.	Local Coastal Program (LCP).....	4-6
4.7.2.	Geologic Study Area (GSA)	4-6
4.7.3.	Flood Hazard (FH).....	4-6
4.7.4.	Historic Site (H).....	4-6
4.7.5.	Archaeologically Sensitive Area (AS)	4-6
4.7.6.	Sensitive Resource Area (SRA)	4-6
4.7.7.	Endangered Species Act and the Los Osos Habitat Conservation Plan	4-9

CHAPTER 5: CIRCULATION ELEMENT

5.1.	Circulation Issues	5-3
5.1.1.	Existing Deficiencies	5-3
5.1.2.	Future Needs	5-4
5.2.	Circulation Improvements	5-4
5.2.1.	Roads	5-5
A.	Arterial, Collector, and Local Roads.....	5-5
B.	Los Osos Valley Road Corridor	5-5
C.	Traffic Calming	5-5
D.	Trees	5-8
5.2.2.	Pedestrian, Bicycle, and Equestrian Facilities	5-10
A.	Bikeways	5-10

B.	Pedestrian Facilities	5-10
C.	Multi-Use Trails.....	5-10
5.2.3.	Public Transit	5-11
A.	Increase the frequency of hours, areas served, and destinations served.....	5-11
B.	Provide a more appropriately located, designed, and easily accessible park and ride lot	5-11
C.	Improve the performance of transit service.....	5-11
D.	Assure safe and convenient access to ADA compliant bus stops.....	5-11
5.3.	Other Strategies to Reduce Auto Dependency.....	5-12
5.3.1.	Transportation Demand Management (TDM)	5-12
A.	Marketing and commuter information programs	5-12
B.	Transit and ridesharing incentives.....	5-12
C.	Transit Service Improvements	5-12
D.	Parking Management Programs	5-12
E.	Alternative Work Schedules	5-12
F.	Land Use.....	5-12
5.4.	Sea Level Rise and Circulation.....	5-13

CHAPTER 6: COASTAL ACCESS

6.1.	Purpose and Organization	6-1
6.2.	State and Local Coastal Access Policies	6-2
6.3.	Implementation of Coastal Access Policies.....	6-3
6.4.	Overview of Existing and Potential Coastal Access.....	6-3
6.4.1.	Baywood Park.....	6-4
6.4.2.	Sweet Springs	6-4
6.4.3.	Cuesta-by-the-Sea	6-5
6.4.4.	West of Pecho Area	6-5
6.4.5.	Opportunities for Future Public Access and Habitat Conserv.	6-5
6.5.	Management Objectives.....	6-6
6.6.	California Coastal Trail	6-6
6.7.	Coastal Access Inventory	6-8

CHAPTER 7: PLANNING AREA STANDARDS

7.1.	Introduction	7-1
7.2.	Chapter Organization.....	7-1
7.3.	Communitywide Standards.....	7-1
A.	Advisory Council Referral.....	7-1
B.	Resource Capacity and Service Availability.....	7-1
C.	Fire Safety Clearance	7-2

D.	Los Osos Groundwater Basin	7-2
E.	Resource Protection – Concentration of Development Required.....	7-3
F.	Consistency with Circulation Element	7-5
G.	Coastal Access and Recreation	7-5
H.	Light and Glare.....	7-5
I.	Shoreline Development	7-6
J.	Drainage.....	7-8
K.	Habitat Conservation Plan and Bio Resources.....	7-9
L.	Tree Protection and Replacement.....	7-14
M.	Streets and Circulation.....	7-14
N.	Coastal Access and Bayfront Development	7-16
O.	Building Height.....	7-18
P.	Affordable Housing	7-18
Q.	Residential Garage Size and Location	7-18
R.	Construction Projects: Air Quality.....	7-19
S.	Historical Resources	7-21
T.	Paleontological Resources	7-21
U.	Noise	7-23
V.	Critical Viewsheds	7-25
W.	Residential Development and Design Guidelines	7-25
7.4.	Combining Designation Standards.....	7-27
A.	Morro Bay Shoreline (SRA)	7-27
B.	Los Osos Ecosystem (SRA) –.....	7-29
C.	Archaeological Sensitive Areas	7-33
7.5.	Land Use Category Standards	7-42
A.	Commercial Retail (CR)	7-42
B.	Commercial Service (CS)	7-51
C.	Office and Professional (OP)	7-52
D.	Open Space (OS)	7-53
E.	Public Facilities (PF).....	7-54
F.	Recreation, Public Facilities (REC, PF).....	7-55
G.	Recreation (REC)	7-56
H.	Residential Rural (RR)	7-58
I.	Residential Multi-Family (RMF)	7-59
J.	Morro Shores Mixed Use Area (RMF, RSF, CS)	7-60
K.	Residential Single Family (RSF)	7-64
L.	Residential Suburban (RS).....	7-70

CHAPTER 8: PUBLIC FACILITIES FINANCING PLAN

8.1	Key Findings and Summary	8-1
-----	--------------------------------	-----

- 8.1.1. Key Findings..... 8-1
- 8.1.2. Recommended Implementation Steps..... 8-3
- 8.2 Overview of the community of Los Osos8-6
 - 8.2.1. Existing and Future Community Needs 8-5
 - 8.2.2. Los Osos Community Services District 8-5
 - 8.2.3. Demographics..... 8-6
 - 8.2.4. Los Osos Development Potential 8-7
- 8.3 Community Public Facility Needs and Costs8-9
 - 8.3.1. Utility Infrastructure 8-9
 - 8.3.2. Circulation 8-10
 - 8.3.3. Public Facilities 8-11
- 8.4 Funding Sources and Financing Mechanisms8-13

Appendices

APPENDIX A: LOS OSOS COMMUNITY ADVISORY COUNCIL – VISION FOR LOS OSOS

- A.1. Vision Statement for Los Osos A-1
- A.2. Morro Bay Estuary A-1
- A.3. Water A-1
- A.4. Air..... A-2
- A.5. Soils..... A-2
- A.6. Planning and Zoning..... A-2
- A.7. Growth A-5
- A.8. Infrastructure..... A-5
- A.9. Community Facilities and Services..... A-6
- A.10. Business/Commercial Facilities..... A-7
- A.11. Tourist-Oriented Facilities..... A-8
- A.12. Conclusions A-8
- A.13. Vision Team..... A-9

APPENDIX B: DESIGN CONCEPTS

- B.1. About Concept Plans.....B-1
- B.2. Sweet Springs ConnectionB-1
- B.3. Baywood Commercial Area.....B-1

APPENDIX C: POPULATION AND ECONOMY

- C.1. Population and Housing.....C-2
 - C.1.1. Population GrowthC-2
 - C.1.2. Age Distribution.....C-2

C.1.3.	Household Size	C-3
C.1.4.	Population Projections	C-3
C.1.5.	Housing Vacancies and Occupancy Type.....	C-4
C.2.	Economy	C-5
C.2.1.	Income.....	C-7
C.2.2.	Home Values	C-8
C.2.3.	Future Opportunities.....	C-9

APPENDIX D: STATUS OF PUBLIC FACILITIES

D.1.	Introduction	D-1
D.2.	Water Supply	D-2
D.2.1.	Background.....	D-2
D.2.2.	Draft Basin Plan	D-3
D.2.3.	Projected Supply.....	D-7
D.2.4.	Historical Demand	D-8
D.2.5.	Comparing Projected Supply and Demand	D-8
D.3.	Sewage Disposal.....	D-10
D.4.	Schools	D-11
D.4.1.	Current Capacity and Enrollment Trends.....	D-11
D.4.2.	Projected Enrollment	D-11
D.5.	Parks.....	D-12
D.6.	Fire Protection	D-12
D.7.	Police Protection.....	D-12
D.8.	Libraries.....	D-13
D.9.	Human Services.....	D-13
D.10.	Drainage	D-13

APPENDIX E: TREES

E.1	Preservation, Maintenance and Growth of the Tree population	E-1
E.2	Benefits of Trees	E-2
E.3	Areas for consideration for Tree Corridor	E-3

APPENDIX F: CIRCULATION APPENDIX

F.1.	Existing Deficiencies.....	F-1
A.	Los Osos Valley Road between 9 th Street and Pine Avenue	F-1
B.	Ramona Avenue.....	F-1
C.	Doris Avenue between Rosina and South Court.....	F-1
D.	Pine Avenue	F-1
E.	Los Osos Valley Road, Los Osos creek to 9 th Street	F-1
F.	Traffic Speed	F-1
G.	Unpaved Roads	F-1

H.	Pedestrian and Bicycle Facilities	F-2
I.	Regional Transit Service	F-2
F.2.	Proposed Improvements	F-2
A.	Arterials.....	F-2
1.	Los Osos Valley Road	F-2
2.	Los Osos Valley Road Corridor Improvements	F-2
3.	Los Osos Valley Road Corridor Study Guidelines for Amenities, Central Business District	F-9
4.	South Bay Boulevard.....	F-12
B.	Collectors	F-12
1.	Ramona	F-12
2.	Ravenna Avenue	F-12
3.	Skyline	F-12
4.	Doris Avenue.....	F-12
5.	Fairchild Way	F-13
C.	Local Roads	F-13
1.	Van Buerden Drive.....	F-13

APPENDIX G: FUNDING SOURCES AND FUNDING MECHANISMS

G.1.	Capital Improvement Costs by Type	G-1
G.2.	CSD Utility Connection Fees	G-4
G.3.	County Public Facility Fees Calculations	G-6
G.4.	County Road Improvement Fees	G-8
G.5.	Matrix of Funding Sources and Financing Mechanisms	G-10
G.6.	Funding Sources and Financing Mechanisms	G-11
G.7.	List of Potential Funding Sources.....	G-12

APPENDIX H: DEFINITIONS AND ACRONYMS

H.1.	Definitions.....	H-1
H.2.	Acronyms	H-7

List of Figures

Chapter 1

Figure 1-1:	Los Osos Community Plan Area.....	1-2
Figure 1-2:	Relationship of the Los Osos Community Plan to the General Plan.....	1-6
Figure 1-3:	Relationship of the Los Osos Community Plan to the Local Coastal Program	1-7

Chapter 2

No Figures

Chapter 3

Figure 3-1:	Los Osos Urban Area – Neighborhoods.....	3-3
Figure 3-2:	Residential Areas in Los Osos	3-5
Figure 3-3:	Commercial Areas in Los Osos	3-7
Figure 3-4:	Mixed Use Areas in Los Osos.....	3-9
Figure 3-5:	Existing Public Facilities in Los Osos	3-10
Figure 3-6:	Proposed Public Facilities in Los Osos	3-11
Figure 3-7:	Open Space, Recreation, and Tourism in Los Osos	3-13

Chapter 4

Figure 4-1:	Los Osos Greenbelt.....	4-11
Figure 4-2:	Geologic Study Area	4-12
Figure 4-3:	Los Osos Ecosystem ESHA	4-13
Figure 4-4:	Archaeologically Sensitive Area	4-14
Figure 4-5:	Flood Hazard Areas	4-15
Figure 4-6:	Sea Level Rise.....	4-16

Chapter 5

Figure 5-1:	Los Osos Valley Road – Cross Section with Median	5-7
Figure 5-2:	Los Osos Valley Road – Cross Section with Left Turn Lane.....	5-7
Figure 5-3:	Illustration of Los Osos Valley Road Corridor Improvements.....	5-9
Figure 5-4:	Circulation Plan	5-14
Figure 5-5:	Bikeways.....	5-15
Figure 5-6:	Trails and Trail Corridors	5-16
Figure 5-7:	Coastal Access Points	5-17

Chapter 6

Figure 6-1:	Potential Alignment of the California Coastal Trail.....	6-7
Figure 6-2:	Improvement of Coastal Access	6-8
Figure 6-3:	Coastal Access Master Plan – Los Osos Map 8A	6-12
Figure 6-4:	Coastal Access Master Plan – Los Osos Map 8B.....	6-13

Figure 6-5:	Coastal Access Master Plan – Los Osos Map 8C.....	6-14
-------------	---	------

Chapter 7

Figure 7-1:	Sea Level Rise and Inundation Zone	7-6
Figure 7-2:	Los Osos Lowland Areas – Drainage Plan Required	7-9
Figure 7-3:	Habitat Conservation Plan Area	7-12
Figure 7-4:	Street Tree Location	7-16
Figure 7-5:	Los Osos Height Limits.....	7-17
Figure 7-6:	Bayfront Access	7-18
Figure 7-7:	Residential Garage Size and Location.....	7-19
Figure 7-8:	Paleontological Resources	7-23
Figure 7-9:	Wall and Fence Designs.....	7-27
Figure 7-10:	Wetland Setbacks.....	7-29
Figure 7-11:	Los Osos Ecosystem SRA (ESHA).....	7-33
Figure 7-12:	Archaeological Sensitive Area	7-42
Figure 7-13:	Los Osos Central Business District and Baywood Commercial Area	7-43
Figure 7-14:	Pedestrian-Oriented Design Concept.....	7-46
Figure 7-15:	Example of Façade Building Designs	7-48
Figure 7-16:	Baywood Commercial Area	7-49
Figure 7-17:	O/P Category on West Side of 7 th Street between El Moro and Santa Maria Avenues.....	7-53
Figure 7-18:	Sweet Springs Area and Baywood Park Area West of 3 rd Street	7-54
Figure 7-19:	Broderson Site	7-55
Figure 7-20:	Midtown Site (Los Osos Valley Road at Palisades Avenue).....	7-56
Figure 7-21:	Golf Course North of Howard Avenue	7-57
Figure 7-22:	Santa Ysabel Avenue Coastal Access.....	7-58
Figure 7-23:	Creekside Area	7-59
Figure 7-24:	RMF West of Pecho Road.....	7-60
Figure 7-25:	RMF within ½ Mile from CBD	7-61
Figure 7-26:	Morro Shores Mixed Use.....	7-62
Figure 7-27:	Bayview Heights	7-66
Figure 7-28:	Cuesta-by-the-Sea, Martin Tract, Ramona / Broderson Avenues.....	7-67
Figure 7-29:	Baywood Park Area	7-68
Figure 7-30:	Cabrillo Estates.....	7-69
Figure 7-31:	Morro Shores Area	7-70
Figure 7-32:	Highlands Neighborhood.....	7-71
Figure 7-33:	Los Osos Creek / Eto Lake Corridor	7-72
Figure 7-34:	West of Pecho Area	7-74
Figure 7-35:	Southwestern Hillside: Subareas	7-75

Chapter 8

Figure 8-1: Distribution of Public Facility Costs.....8-10

Appendix A

No Figures

Appendix B

Figure B-1: Concept Plan: Sweet Springs Connection.....B-3

Figure B-2: Concept Plan: Baywood Commercial AreaB-5

Appendix C

Figure C-1: Los Osos Population GrowthC-2

Figure C-2: Population Age DistributionC-3

Figure C-3: Housing Vacancies and Occupancy TypeC-5

Appendix D

Figure D-1: Services Provided by Los Osos CSD D-2

Figure D-2: Los Osos Water Purveyors..... D-3

Figure D-3: Comparison of Sustainable Yield and Demand D-10

Figure D-4: Areas of Localized Flooding D-14

Appendix E

No Figures

Appendix F

Figure F-1: Conceptual Los Osos Valley Road Sections with Median... F-3

Figure F-2: Conceptual Los Osos Valley Road Improvements –
Bush Drive to Sunset Drive F-4

Figure F-3: Los Osos Valley Road at Bush Drive F-4

Figure F-4: Los Osos Valley Road at Bayview Heights Drive..... F-5

Figure F-5: Los Osos Valley Road at 10th Street..... F-5

Figure F-6: Los Osos Valley Road at Sunset Drive – Option 1..... F-6

Figure F-7: Los Osos Valley Road at Sunset Drive – Option 2..... F-7

Figure F-8: Los Osos Valley Road Improvements –
Sunset Drive to South Bay Boulevard..... F-7

Figure F-9: Los Osos Valley Road at Fairchild Way F-8

Figure F-10: Los Osos Valley Road at South Bay Boulevard F-8

Figure F-11: Los Osos Valley Road Sections between
South Bay Boulevard and Los Osos Creek F-9

Appendix G
No Figures

Appendix H
No Figures

List of Tables

Chapter 1

Table 1-1: General Plan Components..... 1-5

Chapter 2

Table 2-1: Community Planning Issues 2-2

Table 2-2: Summary of Los Osos Community Plan Policies and their
Implementation..... 2-25

Table 2-3: Program Implementation..... 2-27

Chapter 3

Table 3-1: Land Use Summary..... 3-2

Chapter 4

No Tables

Chapter 5

Table 5-1: Circulation Deficiencies Identified by the County..... 5-3

Table 5-2: Circulation Deficiencies Identified by the Community..... 5-3

Table 5-3: Needed Circulation Improvements 5-6

Chapter 6

Table 6-1: Policies concerning Coastal Access 6-2

Table 6-2: Coastal Access Inventory..... 6-9

Chapter 7

Table 7-1: Required Wetland Setbacks 7-16

Table 7-2: Minimum Setbacks – Cabrillo Estates 7-48

Table 7-3: Minimum Setbacks – Redwood Fields, Los Osos
Highlands (Tract 84), Morro Palisades (Tract 122)..... 7-49

Chapter 8

Table 8-1: Summary of preliminary sources and uses 8-1

Table 8-2: Population Household and Jobs 8-7

Table 8-3: Los Osos Development Potential 8-8

Table 8-4: Los Osos Capital Improvement Program 8-9

Table 8-5: Summary Matrix of Funding Sources and Financing –
Mechanisms 8-13

Appendix A

No Tables

Appendix B

No Tables

Appendix C

Table C-1:	Changes in Population Growth, 1970-2010	C-2
Table C-2:	2010 Population Age Distribution	C-3
Table C-3:	Population Projections	C-4
Table C-4:	Employment by Industry (including Armed Forces)	C-6
Table C-5:	Labor Force	C-7
Table C-6:	Place of Work – Los Osos and County Labor Force	C-7
Table C-7:	Household Incomes	C-8
Table C-8:	House Values – Owner Occupied	C-8

Appendix D

Table D-1:	Strategies for Managing the Los Osos Groundwater Basin.....	D-5
Table D-2:	Groundwater Production in 2012	D-8
Table D-3:	Sustainable Yield and Demand	D-9
Table D-4:	Capacity and Enrollment, Schools Serving Los Osos	D-12
Table D-5:	Formulas for Library Facilities by Community Size.....	D-13
Table D-6:	Recommended Library Facilities, Los Osos	D-13

Appendix E

No Tables

Appendix F

No Tables

Appendix G

Table G-1:	Capital Improvement cost by improvement type	G-2
Table G-2:	CSD Utility Connection fees	G-4
Table G-3:	County Public Facilities Fees	G-5
Table G-4:	County Road Improvement Fees	G-7
Table G-5:	Matrix of Funding Sources and Financing Mechanisms..	G-10
Table G-6:	Illustrative EIFD Calculation	G-16
Table G-7:	LOCSD Water Utility Impact Fee Schedule	G-20

Appendix H

No Figures