



MEMO

DATE: June 13, 2023
TO: Interested Parties
FROM: San Luis Obispo County Department of Planning and Building
SUBJECT: 2023 Minor Ordinance Amendment and Clean-up Package – Public Review Draft

On December 6, 2022, the County Board of Supervisors identified the Annual Minor Ordinance Amendment and Clean-up Package as a priority for Fiscal Year 2023-24. This amendment package includes the Distilleries Ordinance, Guest Ranch Ordinance, Small Urban Wineries Ordinance, Shandon Buffer Update, and Arroyo Grande Fringe Standards Update.

The Public Review Draft of the 2023 Minor Ordinance Amendment and Clean-up Package is attached for review and comment. The ordinance is tentatively scheduled for a Planning Commission hearing on August 10, 2023. Comments are due on July 13, 2023. Late comments will be forwarded to the Planning Commission but will not be responded to in the staff report or considered in the public hearing draft of the ordinance.

Submit your comments on the draft ordinance amendments to Kip Morais by email (kmorais@co.slo.ca.us) or by mail addressed to the Department of Planning and Building, San Luis Obispo County Government Center, 976 Osos Street, San Luis Obispo, CA 93408.

Background

The purpose of the Minor Ordinance Amendment and Clean Up Package, which was authorized by the Board of Supervisors on December 6, 2022, is to bring forward focused minor ordinance amendments consisting of the Distilleries Ordinance, Guest Ranch Ordinance, and Small Urban Wineries Ordinance. The Department also identified the Shandon Buffer update and Arroyo Grande Fringe Standards update as recommended focused minor ordinance amendments. Additions to existing ordinances are shown in underlined red and removals are shown in ~~strikethrough red~~.

Distilleries Ordinance

This ordinance update classifies distilleries as an agricultural processing use similar to wineries and includes updates to Section 22.30.070 Agricultural Processing Uses including specific use standards, Section 22.18.050 Parking, and 22.80.030 Definitions. This ordinance amendment

would allow for distilleries as a primary land use in agricultural and rural areas of the county, subject to site specific environmental and land use compatibility review with a minor use permit.

Guest Ranch Ordinance

This ordinance amendment includes updates to Section 22.30.520.B Rural Recreation and Camping to include guest ranches to be consistent with the existing Rural Recreation and Camping Definition contained in Chapter 8 of the Land Use Ordinance. This update would allow for commercial lodging facilities incidental to working agricultural operations, subject to a Conditional Use Permit.

Urban Wineries

This ordinance amendment modifies Table 2-2, Allowable Land Uses and Permit Requirements, to allow wineries in the Commercial Retail Land Use Category where the majority of production is used for on-site retail. Wineries would be subject to permit requirements and specific use standards required by Section 22.30.070.

Shandon Habitat Buffer Update

This ordinance amendment would modify Land Use Ordinance Section 22.94.020(D)(5)(c) to clarify that allowable uses in the Agriculture land use category, as identified in Table 2-2, are allowed within the Shandon Habitat Buffer Area. This buffer was intended to preserve a wildlife corridor within the previously proposed Fallingstar development and was not intended to preclude the development consistent with the existing Agriculture land use category.

Arroyo Grande Fringe Standards Update

This ordinance amendment would modify Land Use Ordinance Section 22.98.054 (Arroyo Grande Fringe Standards) by adding the Arroyo Grande Fringe Area map into this section of the ordinance for easier reference by the public and planners and would allow for “Animal Facilities” with Minor Use Permit approval unless, a Conditional Use Permit is otherwise required in the Residential Rural (RR) land use category.