



# **GENERAL PLAN ANNUAL PROGRESS REPORT**

**FISCAL YEAR  
2021-2022**

**Department of  
Planning & Building**

OUR MISSION:  
*PROMOTING THE WISE USE OF LAND  
HELPING TO BUILD GREAT COMMUNITIES*



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## I. INTRODUCTION

This report reviews the activities that took place to implement San Luis Obispo County's (County's) General Plan between July 1, 2021, and June 30, 2022. The General Plan is the blueprint for the future physical, economic, and social development of the unincorporated areas of the County and implements California laws that regulate land use planning and development.

This General Plan Progress Report fulfills the requirements of Government Code Section 65400 and 65700, which mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, and supplements the Department of Planning and Building's (Department's) annual Priorities Report by providing the following information:

- A summary of Tier I Priority Projects completed in Fiscal Year 2021-22 and currently in progress.
- The Department's current list of Tier II Priority Projects.
- A summary of the Department's ongoing efforts to implement mandatory programs.

The County serves the over 280,000 people who live within the county by providing more than 700 public services.

The Department provides many services to support public health, safety, and welfare through cost-effective and courteous service. Additionally, the Department represents the public's interest by creating fair and equitable policies and recommendations. The Department serves the following key stakeholders:

- The Board of Supervisors (Board), the County's elected legislative body, provides the direction for the implementation of the General Plan through its decisions on proposed plan amendments, applications, priorities, and funding.
- The clients are applicants and the public who receive immediate and direct services from the Department.
- The public, as the "end-user" of the General Plan, help shape the purpose, meaning, and effect of the General Plan through participation in drafting, reviewing, and commenting on plans, ordinances, and permits.
- The Planning Commission, the employees of County departments, and non-County agencies have varying roles in implementing the General Plan.



## II. STATUS OF GENERAL PLAN

The County General Plan is both the vision and blueprint for how the County, as a community, wants to develop and grow while protecting valued resources. The General Plan is required by the State of California (State) to protect resources, plan an orderly distribution of land uses, and fairly apply regulations to new development. The General Plan provides policies for planning land uses and for allowing new development and land divisions. It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, plant, and animal habitats. The General Plan includes documents called elements. Required and optional elements are shown in Table 1, along with the date of adoption or last major revision.

*Table 1: Status of General Plan*

<b>Required Elements</b>	<b>Date of Adoption or Last Major Revision</b>
Land Use and Circulation Elements (LUCE)	2014 <sup>1</sup>
<ul style="list-style-type: none"> <li>• Part I: Framework for Planning</li> </ul>	2009
<ul style="list-style-type: none"> <li>• Part II: The Area Plans</li> </ul>	See below
<ul style="list-style-type: none"> <li>• Part III: Community and Village Plans</li> </ul>	See below
Local Coastal Plan – Coastal Plan Policies	1988
Housing	2020
Conservation and Open Space	2010
Noise	1992
Safety	2013
<b>LUCE Part II: The Area Plans – Inland<sup>1</sup></b>	<b>Date of Adoption or Last Major Revision</b>
Carrizo Area Plan (Central)	2014 <sup>1</sup>
North County Area Plan	2014 <sup>1</sup>
<ul style="list-style-type: none"> <li>• Adelaida Sub-area</li> </ul>	1980
<ul style="list-style-type: none"> <li>• El Pomar-Estrella Sub-area</li> </ul>	2003
<ul style="list-style-type: none"> <li>• Las Pilitas Sub-area</li> </ul>	1980
<ul style="list-style-type: none"> <li>• Los Padres (North) Sub-area</li> </ul>	1980
<ul style="list-style-type: none"> <li>• Nacimiento</li> </ul>	1980

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• Salinas River	1996
• Shandon-Carrizo (North)	2012
San Luis Obispo Area Plan	2014 <sup>1</sup>
• San Luis Obispo (North)	1994
• San Luis Bay Inland (North)	1980
South County Area Plan	2014 <sup>1</sup>
• Huasna-Lopez	1986
• Los Padres (South)	1980
• San Luis Obispo (South)	1996
• San Luis Bay Inland (South)	1980
• Shandon-Carrizo (South)	1980
• South County	1994
<b>LUCE Part III: Community Plans<sup>1</sup></b>	<b>Date of Adoption or Last Major Revision</b>
Avila (Inland) Community Plan	1980 (update in progress) <sup>5</sup>
Nipomo Community Plan	1994
Oceano (Inland) Community Plan	1980
San Miguel Community Plan	1996
Santa Margarita Community Plan	1996
Shandon Community Plan	2012
Templeton Community Plan	1996
<b>LUCE Part III: Village Plans<sup>1</sup></b>	<b>Date of Adoption or Last Major Revision</b>
California Valley Village Plan	2010 <sup>3</sup>
Creston Village Plan	2003
Edna Village Plan	1996
Heritage Ranch Village Plan	1980
North County Villages Plan	2014
• Garden Farms	1996

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• Pozo	1980
• Whitley Garden	1980
Oak Shores Village Plan	1980
South County Villages Plan	2014 <sup>1</sup>
• Callender Garret	1994
• Los Berros	1994
• Palo Mesa	1994
<b>Coastal Area Plans</b>	<b>Date of Adoption or Last Major Revision</b>
Estero Area Plan	2009 <sup>3</sup>
• Los Osos Urban Area	1988
• Cayucos Urban Area	2009
North Coast Area Plan	2008 <sup>4</sup>
• Cambria Urban Area	2008
• San Simeon Urban Area	2008
San Luis Bay Coastal	1988
• Avila Beach Urban Area	1988 (update in progress) <sup>5</sup>
• Oceano Urban Area	1988
South County Coastal Area Plan	1988
<b>Optional Elements</b>	<b>Date of Adoption or Last Major Revision</b>
Agriculture	2010
Offshore Energy	2010
Economic	2012
Parks and Recreation	2016
<b>Specific Plans</b>	<b>Date of Adoption or Last Major Revision</b>
Avila Beach Specific Plan	2001 (update in progress) <sup>5</sup>
Black Lake Specific Plan	1983

Oceano Specific Plan	2004
Monarch Dunes (previously Woodlands) Specific Plan	2019 (update in progress)

**Table 1 Footnotes:**

<sup>1</sup>On February 4, 2014, the LUCE was reorganized to: 1) consolidate 11 inland area plans into 4 larger watershed based area plans; and 2) create sperate community plans and village plans for each URL. This was a reorganization only. The content of the plans was not updated.

<sup>2</sup>Framework for Planning was amended in 2009 to include Strategic Growth Principles. It was amended in 2011 to update the Resource Management System, and it 2014 to reflect the LUCE reorganization.

<sup>3</sup>The California Valley Village Plan includes original content from September 22, 1980, except 2010 population data was incorporated when the Shandon Community Plan was updated in 2012.

<sup>4</sup>The 2009 update of the Estero Area Plan did not include the Los Osos URL. The Los Osos URL portion of the Estero Area Plan is currently being updated with the Los Osos Community Plan.

<sup>5</sup>The 2008 update of the North Coast Area Plan only updated the sections of the plan pertaining to Cambria and San Simeon. The rural area has not been updated since 1988.

<sup>6</sup>The Department is currently updating the Avila Community Plan, which will consolidate and update the Avila Community Plan (Inland), San Luis Bay Coastal Area Plan - Avila Beach Urban Area, and the Avila Beach Specific Plan.

<sup>7</sup>The California Valley Village Plan includes original content from September 22, 1980, except 2010 population data was incorporated when the Shandon Community Plan was updated in 2012.

<sup>8</sup>In 2010, when the Conservation and Open Space Element was adopted, the Agriculture Element was separated from the Agriculture and Open Space Element and made into a separate optional element.



### III. APPLICANT INITIATED GENERAL PLAN AND ORDINANCE AMENDMENTS

Applicant initiated General Plan and Ordinance Amendments are private requests to change the General Plan and/or implementing ordinances to allow for specific development projects or proposed land uses.

#### Completed in FY 21-22

The Department completed the following applicant-initiated General Plan and ordinance amendments in FY 21-22.

*Table 2: Applicant Initiated GPAs and Ord. Amendments (Completed FY 21-22)*

<b>DeCicco General Plan Amendment</b>	
LRP2019-00001	
Summary	A request by Franco DeCicco to amend the Official Maps-Part III of the Coastal Land Use and Circulation Element, Cayucos Urban Area Land Use Category Map, to change the Land Use Category from Commercial Retail (CR) to Residential Single Family (RSF), on a 0.4-acre parcel located at the corner of Old Creek Road and Ocean Boulevard in Cayucos.
Action	<ul style="list-style-type: none"> <li>• December 8, 2020: Board approval.</li> <li>• October 15, 2021: California Coastal Commission (CCC) approval with suggested modifications to change the land use category from CR to Residential Multi Family (RMF), rather than RSF.</li> <li>• February 15, 2022: Board accepted CCC's suggested modifications.</li> <li>• April 6, 2022: CCC acknowledged Board's acceptance of suggested modifications.</li> </ul>
<b>Hearst Holdings, LLC General Plan Amendment</b>	
LRP2020-00003	
Summary	A request by Hearst Holdings, LLC to amend the Official Maps-Part III of the Coastal Land Use and Circulation Element, North Coast Rural Area Land Use Category Map, to change the Land Use Category from Agriculture (AG) to Residential Rural (RR) to allow for a future private family cemetery on a 4.98-acre portion of the Hearst Ranch.
Action	<ul style="list-style-type: none"> <li>• <b>April 19, 2022:</b> Board approval.</li> <li>• <b>October 2022:</b> CCC hearing.</li> </ul>

**In Progress as of FY 22-23**

The following applicant-initiated General Plan and ordinance amendments are in progress as of FY 22-23.

*Table 3: Applicant Initiated GPAs and Ord. Amendments (In Progress as of FY 22-23)*

<b>Collins General Plan Amendment</b>	
LRP2021-00005	
Summary	A request by Kirt and Mary Collins for a GPA and Ordinance Amendment application to amend the land use designation of a 15.06-acre parcel from Agriculture (AG) to Residential Rural (RR) and to create a Planning Area Standard to regulate future density and development on the property. The request includes the concurrent processing of a Vesting Tentative Tract Map and Cluster Subdivision that would divide the existing parcel into three.
Status	The Board authorized processing of the Collins GPA on February 15, 2022. This request is scheduled for Planning Commission and Board of Supervisors hearings in early 2023.
<b>Mittry Ordinance Amendment</b>	
LRP2021-00006	
Summary	A request by Richard Mittry to amend the limitation on use standard to also allow for single family dwellings as a primary use. The applicant's objective of the proposed amendment is to allow for a subdivision that comprises of 23 lots of roughly a quarter acre each in a gated neighborhood served by a private road. The site would be bounded by 2.4 acres of landscaped retention basins and provide drainage channels.
Status	The Board authorized processing of the Mittry Ordinance Amendment on June 7, 2022. The authorization to process the application included direction to explore development alternatives to incorporate affordable housing. Staff has been in ongoing discussions with the applicant to explore such development alternatives. The applicant is revising the application package to address this direction and potential environmental concerns.

<b>Nipomo Properties General Plan Amendment</b> LRP2021-00008	
Summary	A request by Nipomo Properties LLC for a GPA to amend the land use designation from Commercial Retail to Residential Multi-Family. The applicant's objective of the proposed amendment is to allow for the development of multi-family dwellings.
Status	The application has not been authorized for processing. It has been conveyed to staff that the project site is in the process of being sold to another party. It is anticipated that a new application will be submitted by the new property owners.

<b>Quincon General Plan Amendment</b> LRP2022-00001	
Summary	A request by Jose Quintana for a GPA to amend the land use category from Commercial Retail to Residential Multi-Family on a 0.14 acre parcel. The requested GPA will allow for a Minor Use application for the development of a 4-unit residential building on the subject property.
Status	The Board authorized processing the Quincon GPA on July 12, 2022.

<b>Monarch Dunes Specific Plan Amendment</b> LRP2021-00003	
Summary	A request by Monarch Dunes, LLC to modify the allowable land uses (as designated in the Monarch Dunes Specific Plan) for four sites within the Monarch Dunes Village through amending the Monarch Dunes Specific Plan. The proposed amendment would result in the net increase of residential dwelling units (1,320 dwelling units to 1,482 dwelling units) and net decrease of commercial retail use floor area (140,000 square feet to 38,500 square feet), hotel rooms (400 rooms to 65 rooms), and park area planned (removal of the site for a future public park) for the Specific Plan area.
Status	The Board authorized processing of the Monarch Dunes Specific Plan Amendment on August 10, 2021. The request is scheduled to be consider by the Planning Commission (for recommendation to the Board) on October 13, 2022.

<b>Morro Bay Cayucos Cemetery District General Plan Amendment</b> LRP2022-00005	
Summary	A request by Cayucos-Morro Bay Cemetery District for a GPA to amend the land use category on an approximately 20-acre site from Agriculture to Public Facilities. The requested GPA would allow Cayucos Morro Bay Cemetery District to propose a cemetery on the subject property.
Status	The request is schedule for Board authorization at the end of the calendar year 2022.

## IV. TIER I PRIORITY PROJECTS

Tier I Priority Projects are discretionary Board-directed planning initiatives to achieve the Board’s land use goals. They are of the highest priority to the Board and are incorporated into the Department’s Long Range Planning work program. Tier I projects will be worked on continuously until completed unless Board direction is given otherwise.

### Tier I Priority Projects Completed in FY 21-22

The Department completed the following Tier I Priority Projects in FY 21-22.

*Table 4: Tier I Priority Projects (Completed FY 21-22)*

<b>Los Osos Vacation Rental Ordinance Local Coastal Program (LCP) Amendment</b> LRP2020-00005	
Summary	An ordinance amending Section 23.08.165 of Title 23 of the County Code, the Coastal Zone Land Use Ordinance, to establish residential vacation rentals standards for the community of Los Osos.
Action	<ul style="list-style-type: none"> <li>• December 15, 2020: The Board adopted an ordinance to establish residential vacation rental standards for the community of Los Osos.</li> <li>• February 9, 2021: County submitted a request to amend the LCP, in accordance with the Board-approved amendments to the Coastal Zone Land Use Ordinance (CZLUO), to the CCC for consideration and certification.</li> <li>• February 11, 2022: The CCC held a hearing and approved the County’s proposed amendments to the LCP with suggested modifications.</li> <li>• June 7, 2022: Board held a hearing to consider the CCC’s suggested modifications and adopted a resolution, accepting the modifications as suggested by the CCC.</li> <li>• July 14, 2022: The CCC certified amendments to Section 23.08.165 of Title 23 of the County Code.</li> </ul>
<b>Williamson Act Rules of Procedure Streamlining</b> LRP2021-00007	
Summary	A resolution amending the Rules of Procedure to Implement the Land Conservation Act of 1965 (Williamson Act) to streamline the application process for agricultural preserves and land conservation contracts to 1) no longer require Planning Commission review of agricultural preserve applications and 2) require lienholders to sign application acknowledgements instead of recorded land conservation contracts.

Action	<ul style="list-style-type: none"> <li>April 19, 2022: Board adopted a resolution approving the Rules of Procedure amendments.</li> </ul>
<b>Workforce Housing Subdivision Ordinance Extension</b> LRP2021-00009	
Summary	<p>An ordinance amending Land Use Ordinance Section 22.30.470, Residential – Workforce Housing Subdivision Ordinance, to eliminate the December 22, 2021 expiration date of the ordinance. This ordinance, which was developed with significant input from the local building community, eases development and subdivision standards and provides other incentives in exchange incorporating new dwellings that are affordable to households earning up to 160 percent of the median income (“workforce housing”). The ordinance was initially adopted as a pilot program with an expiration date of December 22, 2021.</p>
Action	<ul style="list-style-type: none"> <li>December 14, 2021: Board adopted an ordinance removing the expiration date of the Workforce Housing Subdivision Ordinance, effectively making it permanent.</li> </ul>
<b>Inclusionary Housing Ordinance Repeal</b> LRP2022-00003	
Summary	<p>An ordinance: 1) repealing the County’s Inclusionary Housing Ordinance (Sections 22.12.040 and 23.04.096 of the County Code); and 2) amending the County’s Affordable Housing Fund (Title 29 of the County Code) to eliminate the collection of Inclusionary Housing In Lieu and Housing Impact fees.</p>
Action	<ul style="list-style-type: none"> <li>March 15, 2022: Board directed the Department to return with an ordinance repealing the Inclusionary Housing Ordinance.</li> <li>June 7, 2022: Board adopted an ordinance repealing the Inclusionary Housing Ordinance and eliminating the collection of in-lieu and housing impact fees.</li> </ul>

<b>Paso Basin Agricultural Offset Ordinance Extensions</b>	
LRP2020-00002 and LRP2022-00007	
Summary	Amendments to Title 22 to extend the expiration date of Section 22.30.204, Agricultural Offset Requirements for the Paso Basin, and to change the water duty factor for table grapes from 1.25 acre-feet per year (AFY) per acre to 3.0 AFY per acre.
Action	<ul style="list-style-type: none"> <li>• August 24, 2021: Board extended expiration date from January 1, 2022 to August 31, 2022 or when the Paso Planting Ordinance takes effect, whichever occurs first, and the changed water duty factor for table grapes.</li> <li>• July 12, 2022: Board extended expiration date from August 31, 2022 to August 31, 2023, or when the Paso Planting Ordinance takes effect, whichever occurs first.</li> </ul>
<b>Nipomo Mesa Area Growth Management Ordinance</b>	
LRP2022-00006	
Summary	An ordinance amending Title 26 of the County Code, the Growth Management Ordinance, to extend the growth rate limits for the Nipomo Mesa area for FY 2021-2022.
Action	<ul style="list-style-type: none"> <li>• <b>June 7, 2022:</b> Board adopted an ordinance amending Title 26.</li> </ul>
<b>Emergency Shelter Crisis Declaration and Ordinance Suspending Building Code Requirements to Temporary Emergency Shelters</b>	
Summary	The Emergency Shelter Crisis Declaration and Ordinance temporarily suspended Building Code requirements to allow for the establishment of temporary emergency shelters on County-owned or leased properties. This allowed the 5 Cities Homeless Coalition to proceed with a proposal to establish 20 - 100 square foot “pallet shelters” on a County-owned site in Grover Beach.
Action	<ul style="list-style-type: none"> <li>• <b>September 28, 2021:</b> Board adopted the Emergency Shelter Crisis Declaration and Ordinance Suspending Building Code Requirements for Temporary Emergency Shelters.</li> </ul>



**Tier I Priority Projects in Progress as of FY 22-23**

The following Tier I Priority Projects are in progress as of FY 22-23.

*Table 5: Tier I Priority Projects (In Progress as of FY 22-23)*

<b>Los Osos Community Plan</b> LRP2011-00016	
Summary	The Los Osos Community Plan allows new development and establishes a vision and framework for the future orderly development of Los Osos that is in line with available resources and protects the unique and sensitive habitats within the community. The Community Plan and related amendments will put in place the goals, policies, programs, standards, and zoning needed to guide future land use, transportation, and development for sustainable growth in the community over the next 20 years.
Status	On December 15, 2020, the Board adopted the LOCP update and Final Environmental Impact Report (EIR) and tentatively adopted amendments to the Growth Management Ordinance that would establish a residential growth rate for the Los Osos urban area. The LOCP policies are subject to change based on CCC review. A hearing date with the CCC has not yet been scheduled. Staff continues to coordinate with CCC staff to address their comments.
<b>Los Osos Habitat Conservation Plan</b> LRP2013-00001	
Summary	As required by one of the Conditions of Approval of the Los Osos Wastewater Project Coastal Development Permit, the County prepared a community-wide Habitat Conservation Plan for the community of Los Osos. A Habitat Conservation Plan is a required part of an application for an Incidental Take Permit, a permit issued under the United States Endangered Species Act to private entities undertaking projects that might result in the destruction of an endangered or threatened species. The covered species include two animal species and two plant species: Morro shoulderband snail, Morro Bay kangaroo rat, Morro manzanita, and Indian Knob mountainbalm.
Status	On December 15, 2020, the Board approved a Memorandum of Understanding with the California Department of Fish and Wildlife (CDFW) to allow for habitat management, restoration, and monitoring activities on CDFW lands; approved to form the LOHCP and IAMMP; delegated authority to the Department Director to execute final documents and accept final LOHCP amendments and incidental take permit terms and conditions required by the U.S. Fish and Wildlife Service; and certified the Final EIR for the LOHCP. Staff continues to coordinate with the U.S. Fish and Wildlife Service for issuance of the incidental take permit.

<b>Avila Community Plan</b>	
LRP2015-00018	
Summary	<p>The Board authorized a comprehensive update of the Avila Community Plan, forecasting 20 years of development while keeping in line with the community's vision. The plan will provide all relevant policies, programs, and standards within the Urban Reserve Line. In conjunction, revisions will be made to four existing documents: the San Luis Obispo Inland Area Plan, the Avila Community Plan (Inland), the San Luis Bay Area Plan (Coastal), and the Avila Beach Specific Plan.</p> <p>A draft plan was published in 2021 and comments were received. Staff has met with stakeholders to review comments and revise the draft plan accordingly.</p>
Status	<p>A draft Avila Community Plan was released for public review in April 2021, with an extended public comment period through October 2021. The Department is currently revising the draft plan in response to public comments and meeting regularly with a subcommittee of the Avila Valley Advisory Committee (AVAC) to obtain their input.</p>
<b>Dana Reserve Specific Plan</b>	
LRP2020-00007	
Summary	<p>A request by Dana Reserve, LLC and NKT Development LLC, for the approval of a Specific Plan that includes 1,290 new dwellings, 230,000 square feet of flex commercial and village commercial areas, a daycare center, a satellite community college, open space, trails, and parks. The Dana Reserve Specific Plan includes a County initiated GPA to ensure consistency between the proposed specific plan and existing County General Plan and to change the land use category for the subject property from Residential Rural to Specific Plan, which would allow for approval and implementation of the proposed specific plan.</p>
Status	<p>The Board authorized the Dana Reserve Specific Plan on January 26, 2020. The Department released a Draft EIR for the Dana Reserve Specific Plan on June 15, 2022, with comments due on August 1, 2022. The Department is currently preparing responses to the Draft EIR and is scheduled to publish a Final EIR in the fall of 2022.</p>

<b>Accessory Dwelling Unit (ADU) Ordinance Phase II – LCP Amendment</b> LRP2017-00001	
Summary	The Phase II ADU Ordinance – LCP Amendment facilitates and encourages the development of ADUs in the Coastal Zone consistent with State ADU Law while ensuring the protection of coastal resources.
Status	On January 28, 2020, the Board amended Title 23 to facilitate and encourage ADU development in the Coastal Zone consistent with State ADU Law. On June 16, 2020, the Board approved amendments to Coastal Table “O” (Coastal Allowable Use Table) of the Coastal Framework for Planning to add accessory dwellings as an allowable use in single-family and multi-family dwellings as allowable uses. The CCC approved the Coastal ADU Ordinance on February 11, 2022 with suggested modifications that included exclusion areas in Los Osos and Cambria. On May 17, 2022, the Board considered the CCC’s suggested modifications and continued the item for Department staff to work with CCC staff to address their concerns regarding groundwater supplies in Cambria and Los Osos. Since May 2022, Department staff and the County Groundwater Sustainability Director have had productive meetings with CCC staff regarding water supply. On July 14, 2022, the CCC approved a time extension for the County to adopt the CCC’s suggested modifications on the ADU Ordinance. The new deadline is August 11, 2023
<b>Agricultural Worker Housing Ordinance – LCP Amendment</b> LRP2017-00002	
Summary	The Agricultural Worker Housing Ordinance – LCP Amendment replaces the Farm Support Quarters Ordinance with a new ordinance on Agricultural Worker Housing that reduces regulatory barriers and streamlines the permitting of agricultural worker housing.
Status	The Board approved the Agricultural Worker Housing Ordinance – LCP Amendment on January 28, 2022. The Department is currently working with CCC staff to address their comments on the proposed ordinance and LCP amendment.

<b>Density Bonus Ordinance – LCP Amendment</b>	
LRP2018-00011	
Summary	The intent of the proposed amendments is to restructure the density bonus provisions of the County ordinances by focusing on the density bonus application process, and to cite the applicable sections of the State Density Bonus Law rather than adding those sections into the County ordinances. The proposed density bonus ordinance amendments will be identical in the Land Use Ordinance and Coastal Zone Land Use Ordinance.
Status	On July 8, 2021, the CCC considered proposed amendments and moved to certify the LCP with modifications. The Department will return to the Board with a revised version of the Density Bonus ordinance incorporating CCC’s suggested modifications.
<b>Paso Basin Planting Ordinance</b>	
LRP2021-00001	
Summary	The planting ordinance would require “water neutral” ministerial planting permits for new and expanded crop production irrigated from groundwater wells within the Paso Basin Land Use Management Area through 2045, allowing a 25-acre-foot per year exemption per site to allow farms to irrigate that have not been able to under the current agricultural offset requirements, and include amendments to Title 8 and Title 22 of the San Luis Obispo County Code and the Agriculture and Conservation and Open Space Elements of the San Luis Obispo County General Plan. A Program Environmental Impact Report (PEIR) has been prepared for this project that identifies significant impacts related to air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, tribal cultural resources, and utilities and service systems; and includes mitigation measures requiring groundwater extraction reporting, hydrology reports, carbon sequestration offsets, air quality control measures, and riparian and wetland habitat setbacks.
Status	The planting ordinance is schedule for Planning Commission recommendation on October 27, 2022 and Board of Supervisors consideration on December 6, 2022.

<b>Pre-Approved ADU Plans</b>	
LRP2022-00005	
Summary	A key component of Phase II of the Board directed ADU Ordinance is to further encourage the development of ADUs by further removing unnecessary barriers to their development. As part of this effort there will be six pre-approved ADU designs free of charge to the public, saving time and money for property owners.
Status	On June 16, 2020, the Board directed the Department to develop pre-approved ADU plans as a tool to help property owners build ADUs. On August 30, 2022, the Department introduced pre-approved ADU designs to the ADU Task Force and received feedback. The service is anticipated to be available to the public starting February 2023.
<b>2022 Building Code Update</b>	
Summary	Every three years, the California Building Standards Commission (CBSC) provides oversight of the development, adoption, approval publication and implementation of California’s building codes. These codes are based on the International Code Council (ICC) model codes. The codes are updated and revised for the safety and performance of the built environment. Local jurisdictions may adopt local amendments to the CBSC to provide adequate protection to the communities they serve. These local amendments may not lessen the CBSC requirements but can be adjusted for unique local issues.
Status	The Department is scheduled to bring the 2022 Building Code amendment to the Board on November 1, 2022 with an effective date of January 2023.
<b>2023 Annual Ordinance Clean-up Package</b>	
Summary	The 2023 Annual Ordinance Clean-up Package consists of the following ordinance amendments (previously identified as Tier II priorities): Urban Small Wineries Ordinance, Distilleries Ordinance, Cannabis Ordinance – 5 years begin at operation, Airport Review (AR) combining designation, and Mineral Resource Area (MRA) combining designation amendments.
Status	The 2023 Annual Ordinance Clean-up Package is scheduled for completion by June 30, 2024.

## V. TIER II PRIORITY PROJECTS

Tier II projects are not incorporated into the Department’s Long Range Planning work program. They are projects that have been identified by the Board or staff as future planning initiatives that will be programmed into Department’s workload as capacity becomes available through completion of Tier I projects, or as additional resources are allocated.

*Table 6: Tier II Priority Projects*

<b>Tier II Project</b>	<b>Description</b>
Airport Review (AR) Combining Designation	On May 26, 2021, the Airport Land Use Commission (ALUC) updated the Airport Land Use Plan (ALUP) for the San Luis Obispo Regional Airport. The ALUP update included amendments to the Airport Influence Area around the airport. The County will need to update the Airport Review (AR) combining designation maps to be consistent with revised Airport Influence Area mapped in the ALUP.
California Valley Land Acquisition Program	The goals of the Program are to (1) permanently protect and manage important habitat for wildlife and plant species within the California Valley subdivision area, and (2) provide open-space connectivity between nearby protected properties. The County is seeking an entity to implement a program for the acquisition and maintenance of properties consistent with the framework set forth in the CVLAP Strategic Plan (Plan), including all annual and periodic tasks, stewardship/management activities, and funding and reporting obligations. In conjunction to this effort, the program could look into any additional options for cleaning up abated cannabis grows in the California Valley.
Dark Sies Ordinance	During the November 17, 2020 Report, the Board added the Cambria Dark Skies Ordinance as a Tier II priority. This would consist of amendments to the County’s Coastal Zone Land Use Ordinance and North Coast Area Plan to strengthen and clarify outdoor and security lighting requirements so Cambria can qualify as a “Dark Sky Community.” This is a designation granted by the International Dark Sky Association, which recognizes communities, parks, and protected areas around the world to preserve and protect against light pollution through responsible lighting policies and public education.
Distilleries Ordinance	The Department is currently researching amending the County Land Use Ordinance and Coastal Zone Land Use Ordinance to allow for distilleries as a secondary use on sites with an existing permitted

	winery.
Inland Vacation Rental Ordinance	This effort would amend the County Land Use Ordinance to include standards for Residential Vacation Rentals in the inland areas of the county. Currently, the County only has vacation rental standards for the following areas: Cambria, Cayucos, Avila Beach, and the Adelaida/Willow Creek area. The Board approved a vacation rental ordinance for Los Osos on December 15, 2020. However, as of the writing of this staff report, the Los Osos Vacation Rental Ordinance is pending CCC approval.
Mineral Resource Area (MRA) Combining Designation	The State Mining and Geology Board (SMGB) periodically updates mineral classification reports for a specific area of the State. In 2015, SMGB completed the process to update maps that classify lands as having significant aggregate resources to produce Portland Concrete Cement in San Luis Obispo and Santa Barbara Counties. In April 2018, the Department produced and distributed a public review draft of General Plan and land use ordinance amendments to reflect the State’s updated mineral resource mapping. This amendment was approved by the Planning Commission on January 23, 2020. The Board heard the proposed amendments on March 10, 2020 and continued the item off-calendar based on concerns raised during public comment.
Safety Element Update	The Safety Element is a State-mandated element of the County's General Plan that addresses a wide range of natural and human caused hazards such as loss of goals and polices aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation. The last comprehensive update was adopted in December 1999. Since then, much of the information is outdated and will also include the latest State and federal mandates.
Temporary Events Ordinance	Based on new State Fire Code, the Department will need to update our land use ordinance to reflect the latest fire code regulations pertaining to events and event access. This effort will be combined with the Tier II Inland Vacation Rental Ordinance update.
Urban Small Wineries	The Department is researching amending the County's Land Use Ordinance and Coastal Zone Land Use Ordinance to include language for small wineries in urban areas. Next steps include conducting public outreach.



## VI. ONGOING IMPLEMENTATION ACTIVITIES

### Conservation Programs

The Long Range Planning Division administers the following conservation programs on an on-going basis. These programs implement the Conservation and Open Space, Agriculture, and Land Use elements of the County General Plan.

*Table 7: Conservation Programs*

<b>Program</b>	<b>Description</b>
Los Osos Groundwater Basin	Staff continues to manage the retrofit-to-build program in Los Osos to offset water use for new construction and the retrofit-upon-sale program. Staff is working with a consultant to update the water offset program's water savings estimates and conservation measures.
Nipomo Mesa Water Conservation Area	Staff continues to manage rebate programs for turf removal and plumbing retrofits to offset water demand from new construction and the retrofit-upon-sale program.
Countywide Water Conservation Program	Staff continues to manage the Agricultural Offset Program for new and expanded irrigated crop production as well as rebate programs for turf removal and plumbing retrofits to offset water demand from new construction. If it's adopted by the Board in December 202, the Paso Basin Planting Ordinance will replace the Agricultural Offset Program.
Williamson Act	Staff continues to manage the County's Agricultural Preserve Program, in accordance with the California Land Conservation Act of 1965 ("Williamson Act"), which allows landowners to establish agricultural preserves and enter into land conservation contracts with the County to protect agricultural, open space, and recreational lands from urbanization in exchange for a reduced tax rate. Over 790,000 acres countywide are currently under land conservation contracts.

## Energy Programs

The Energy Section administers the following conservation programs on an on-going basis. These programs implement the County’s EnergyWise / Climate Action Plan and the Conservation and Open Space Element (COSE):

*Table 8: Energy Programs*

<b>Program</b>	<b>Description</b>
Energy Efficiency <i>Implements: COSE E 2.2.2 and E 3.2.2.</i>	Energy efficiency programs and projects are implemented by both the Department of Public Work’s Facilities Planning Division and the Department’s Energy Section. The Department of Public Works has implemented numerous energy efficiency projects at municipal facilities and water infrastructure. Planning and Building helps hard-to-reach residents make energy efficiency upgrades to their homes through the County’s partnership in the Tri-County Regional Energy Network (3C-REN) and educating building professionals on energy efficiency work critical to the county.
Tri-County Regional Energy Network (3C-REN) <i>Implements: COSE E 3.4.1; E 3.4.3; E 3.4.4; and E 4.1.1</i>	The County educates staff about energy efficiency, conservation, and reduction through educational emails, activities, and related-Board items. Through the County’s partnership in the Tri-County Regional Energy Network (3C-REN), the Department’s Energy Section helps hard-to-reach residents make voluntary energy and water efficiency upgrades to their homes through incentives and education. 3C-REN also educates local public and private sector building professionals on energy efficiency measures and equipment, as well as energy code and CalGreen building standards compliance.

## Housing Programs

The Long Range Planning Division updates and implements the Housing Element; tracks and implements State legislation related to housing; and supports other County departments in their work efforts related to housing and homelessness.

The Department’s Housing Section also administers State and Federal housing and homelessness grants. On August 9, 2022, the Board approved a plan to transfer the Housing Section (6.0 FTEs) to a new Homelessness Division in the Department of Social Services (DSS). After the Housing Section is transferred to DSS, the Long Range Planning Division will continue to be responsible for the following housing-related work efforts:

- Updating the Housing Element as required by State law.
- Completing the County's Annual Housing Element Progress Report to the State on the County's annual progress in meeting its RHNA targets and implementing Housing Element programs.
- Developing and updating land use ordinances to streamline housing production, per State law and as directed by the Board of Supervisors.
- Coordinating with and providing support to the San Luis Obispo Council of Governments (SLOCOG) and other County departments on efforts related to the Regional Infrastructure and Housing Plan.
- Reviewing development projects for consistency with County land use ordinances and policies and State law that require development projects to incorporate deed restricted and affordable by design housing.
- Preparing long-term affordability agreements for development projects that are required by County or State law (e.g., Density Bonus Ordinance and Coastal Zone Affordable Housing Requirement) to incorporate deed restricted affordable housing units.
- Developing tools, procedures, and ordinance amendments to implement new State housing laws (e.g., SB 9).
- Conducting outreach to for and non-profit housing developers to identify and develop policy and funding initiatives to facilitate housing development.
- Servicing and monitoring the County's portfolio of affordable housing agreements and deed restrictions that are required per County land use ordinances.
- Working with County Counsel to respond to public inquiries and process hardship exceptions under the County's Mobile Home Park Rent Stabilization Ordinance.

In addition to the above tasks, the Planning and Building will need to coordinate closely with DSS, the Administrative Office, and County Counsel on the following work efforts:

- The Environmental Coordinator of Planning and Building will review and sign all environmental determinations (to be prepared by DSS) for federal grants under the National Environmental Policy Act (NEPA).
- Coordinating with DSS to obtain necessary data to complete the County's Annual Housing Element Progress Report.
- Identifying and pursuing funding opportunities to implement Housing Element programs
- Interpreting provisions of the County's Land Use Ordinance that determine the County's Affordable Housing Standards.

The following table describes the Department's progress in implementing the Housing Element (HE) in FY 21-22.

Table 9: Housing Programs

<b>Program</b>	<b>Description</b>
ADU Pre-Approved Plans <i>Implements: HE Program D</i>	Using funding from the State Local Early Action Planning (LEAP) grant, the Department hired RRM Consultants to prepare six pre-approved ADU designs free of charge to the public, saving time and money for property owners.
Affordable Housing and Homelessness Grants <i>Implements: HE Program G</i>	In 2022, the County allocated \$984,884 in Federal HOME funds, \$2,800,427 in Federal HOME-ARP funds, \$836,879 in Federal Community Development Block Grants (CDBG), \$157,105 in Emergency Solutions Grant (ESG), \$1,356,138 in Permanent Local Housing Allocation (PLHA) and \$542,982 in Title 29 In-Lieu funds to construct, rehabilitate, and acquire affordable housing units. These funds will help five (5) affordable housing projects. Four (4) projects will leverage significant amounts of added funds from other lenders and from the California Tax Credit Allocation Committee. The projects benefiting from the funding sources include: 1) Olmeda Transitional Housing in the City of Atascadero by Family Care Network (FCNI) (6 units); 2) Cambria Pines apartments in Cambria by Peoples' Self-Help Housing (PSHH) (33 units); 3) Del Rio Ridge apartments in the City of Atascadero by Peoples' Self-Help Housing (PSHH) (42 units); 4) Arroyo Grande Affordable Housing in the City of Arroyo Grande by the Housing Authority of the City of San Luis Obispo (HASLO) (63 units); 5) and Shell Beach Senior Housing in the City of Pismo Beach by the Housing Authority of the City of San Luis Obispo (HASLO) (26 units).
Stakeholder Engagement and Regional Collaboration <i>Implements: HE Program H and I</i>	The Department continues to be involved in several groups such as the Workforce Housing Coalition, Housing Trust Fund Commission, and the Homeless Services Oversight Council. The Department also meets regularly with Regional Housing Action Team and is supporting SLOCOG's efforts related to the County's Regional Infrastructure and Housing Plan. The County also provides financial support to the Housing Trust Fund. In FY 21-22, the County allocated \$38,555 in General Fund Support and \$436,251 in PLHA funds to the Housing Trust Fund.
Tracking and	In January 2022, the Department worked with County Counsel to prepare the following online guide and interactive mapping

Implementing State Legislation	tool to inform the public about SB 9 and help landowners determine if their parcel is eligible for an SB 9 subdivision or development. The Department also worked with County Counsel to create a procedure to process SB 9 development and subdivisions using existing ordinance provisions and permitting processes.
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**Other Programs**

The following table describes additional initiatives implemented by Planning and Building and other departments to implement the COSE, Safety Element, and Economic Element.

*Table 10: Other Programs*

<b>Program</b>	<b>Description</b>
Employee Commuting Survey <i>Implements: COSE AQ 2.1.3</i>	This is an on-going program for the Department, along with Ride Share, to survey County employees about commuting patterns and transportation choices. Employee commute surveys were completed in 2010, 2012, 2014, 2018, and 2019. Due to the pandemic, surveys were not conducted in 2020, nor 2021 due to staffing changes.
Alternative Fuel Strategy <i>Implements: COSE AQ 2.3.1</i>	This is an on-going effort where the County Department of Central Services is replacing vehicles within its fleet with alternative fuel vehicles. There are currently 232 (down by 14 from last FY) ethanol vehicles, 45 (up 8 from last FY) hybrid vehicles, and 19 (up 1 from last FY) electric vehicles within the County fleet. An additional 14 hybrid vehicles were ordered in FY 21-22 that should arrive soon.
Reduce County Greenhouse Gas from County Operations <i>Implements: COSE AQ 4.3.1</i>	The County plans and implements projects at facilities and water infrastructure that reduce, conserve, or offset energy and water use. The County has implemented numerous projects of these types and continues to plan for additional projects as part of its annual project-planning and budgeting cycles.
GIS Hazard Mapping <i>Implements: Safety Element S-8 and S-40</i>	The Department administers and operates a Geographic Information System (GIS) that includes data layers of the Safety Element, such as fire hazards, emergency response times, and wildland urban interface, while coordinating with CalFire and other State agencies to acquire the most recent

	<p>data sets. The Department updates these layers as new information becomes available to the public.</p>
<p>Safety Trainings  <i>Implements: Safety Element S-12</i></p>	<p>The County provides numerous safety related trainings, throughout the year, to its building and safety personnel to ensure that staff is up to date with current trends and procedures. The following is a list of trainings offered:</p> <ul style="list-style-type: none"> <li>• Disaster Service Worker Training</li> <li>• FEMA IS-100c; Intro.to Incident Command System (ICS)</li> <li>• FEMA IS-700 b: Intro to National Incident Management System</li> <li>• G-606: Intro to Standardized Emergency Management System (SEMS)</li> <li>• Automated External Defibrillator (AED) Training</li> <li>• Active Shooter Training</li> <li>• Fire Extinguisher Training</li> <li>• First Aid-CPR Training</li> <li>• Safety Scratchers</li> </ul>
<p>Flood Damage Reduction  <i>Implements: Safety Element S-22</i></p>	<ul style="list-style-type: none"> <li>• The County Flood Control and Water Conservation District (SLOFC and WCD/ "District") helps communities in the county identify and address flooding problems. Funding and implementation of capital improvement projects require community support and buy-in through approved ballot measures in accordance with Prop 218.</li> <li>• Drainage and flood control studies for the communities of Cambria, Cayucos, Los Osos, Nipomo, Oceano, San Miguel, Santa Margarita, and Templeton were conducted in the late 1990s and early 2000s. Since then, several projects have been implemented, including the Cambria Flood Control Project which relieves flooding in the West Village area, in the Santa Margarita community, where surrounding ranchland was modified to slow down and infiltrate stormwater prior to reaching the town, and most recently on Highway 1 at 13th Street in Oceano to mitigate flooding and ensure continued thoroughfare access. Roadway</li> </ul>

	<p>drainage improvements have also been installed throughout many communities in the county.</p> <ul style="list-style-type: none"> <li>In addition to continuing to update or create new drainage and flood plans for specific communities in the county, the District completed a county-wide Stormwater Resources Plan that identifies multi-benefit stormwater management programs and projects. With this plan in place, all public organizations and 501(c)(3) nonprofits within the county are eligible for grant funding to help offset the cost of implementing solutions.</li> </ul> <p>Some specific areas of the district, such as the San Luis Obispo Creek Watershed and lower Arroyo Grande Creek area, have on-going funding, projects, and programs. Lower AG Creek area recently competed a more than two mile sediment removal, vegetation maintenance, and levee repair/strengthening project to protect the southern area of Oceano. The district is actively studying areas of know flooding in the SLO Creek watershed (i.e., Buckley Road area) and working with the City of SLO to enhance creek maintenance outside the city limits.</p>
<p>Infrastructure Planning  <i>Implements: Economic Element EE 4.4</i></p>	<p>The County continues its process for infrastructure planning to include direct communication with representatives of the private sector and with cities and community services districts.</p>
<p>Economic Development  <i>Implements: Economic Element EE 4.1</i></p>	<p>The County continued its financial support to REACH for implementation of the REACH 2030 Action Plan and its focus on fostering the start-up, attraction, and expansion of high-wage industries.</p>
<p>Economic Analysis of Discretionary Permit Applications  <i>Implements: Economic Element EE 1.7</i></p>	<p>Economic impact analyses are included on a case-by-case basis with discretionary permit applications for projects with regional economic significance.</p>



## VII. DEVELOPMENT ACTIVITY

### Residential Development Trends

The rate of residential development has remained generally lower than the rate of development that was seen in pre-recession years, as resource constraints (primarily water supply) continue to be a significant factor for new development. FY 2021-2022 saw an increase in multi-family homes built compared to FY 2020-2021. The trend in multi-family residential development increased from previous years, but relative to single-family housing, it has remained very low, as shown in Table 11.

*Table 11: Residential Development Trends*

<b>Final Building Permits</b>	<b>FY 17- 18</b>	<b>FY 18-19</b>	<b>FY 19- 20</b>	<b>FY 20-21</b>	<b>FY 21-22</b>
Single-Family	322	338	238	286	249
Multi-Family	4	8	3	12	42
Total	326	346	241	298	291
% Multi-Family	1.20%	2.30%	1.20%	4.00%	14.40%

### Affordable Housing Development

The Housing Element helps ensure that sufficient vacant land is designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Table 12 illustrates calendar year information through from January 1, 2019 to December 31, 2021. On average, approximately 326 housing units would need to be built per year to meet the total housing units objective of 3,256 housing units by December 31, 2028. The County is currently on track through the first three years.

*Table 12: Built Housing Units Compared to 2020-2028 Housing Element Objectives*

<b>Calendar Year</b>	<b>Very Low and Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>2020-2028 Housing Element Objective</b>	<b>1,306</b>	<b>585</b>	<b>1,365</b>	<b>3,256</b>
Units Built in 2019	33	20	279	332
Units Built in 2020	22	26	264	312
Units Built in 2021	25	25	168	218

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Number of housing units (below) or above the 2020-2028 Housing Element Objective	(1,126)	(514)	(654)	(2,394)
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### Commercial Development Trends

All new, non-residential developments are categorized here as “commercial,” including public projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last nine years, as shown in Table 13.

*Table 13: Commercial Development Trends (FY 21-22)*

<b>Fiscal Year</b>	<b>Valuation of Issued Permits</b>	<b>Percent Change</b>	<b>Final Building Permits</b>	<b>Percent Change</b>
FY 12-13	\$40,111,609	47%	80	40%
FY 13-14	\$30,079,221	-25%	129	61%
FY 14-15	\$28,021,865	-7%	124	-4%
FY 15-16	\$41,582,425	48%	173	40%
FY 16-17	\$55,865,497	26%	121	-30%
FY 17-18*	\$30,648,797	-45%	80	-34%
FY 18-19*	\$29,843,614	-3%	75	-6%
FY 19-20*	\$17,439,075	-42%	73	-6%
FY 20-21*	\$19,122,148	10%	71	-3%
FY 21-22*	\$19,158,730	0%	71	0%

\*The methodology used to assess the valuation of issued permits and the number of final building permits has changed due to the County's transition to a new permit tracking software.

## Application Hearings

Table 14 lists the number of development and policy decisions heard at public hearings. A single application may involve several hearings that are included in the table.

*Table 14: Application Hearings (FY 20-21 and FY 21-22)*

<b>Hearing Body and Application Types</b>	<b>FY 20-21</b>	<b>FY 21-22</b>	<b>Absolute Change</b>
<b>Board of Supervisors — Total</b>	<b>75</b>	<b>87</b>	<b>+12</b>
General Plan/Ordinance Amendments	13	15	+2
Agricultural Preserves	12	10	-2
Appeals	11	17	+6
Other Items	11	15	+4
Consent Items	28	30	+2
<b>Planning Commission — Total</b>	<b>71</b>	<b>72</b>	<b>+1</b>
Conditional Use Permit/Dev. Plans	27	19	-8
Minor Use Permits	9	9	0
Variances	1	7	+6
Tract Maps	5	11	+6
General Plan/Ordinance Amendments	12	10	-2
Other items	8	3	-5
Consent Items (time extensions, etc.)	9	13	+4
General Plan conformity reports)			
<b>Subdivision Review Board — Total</b>	<b>17</b>	<b>14</b>	<b>-3</b>
Parcel Maps	6	4	-2
Lot Line Adjustments	1	4	+3
Conditional Certificates	1	1	0
Consent Items (time extensions, public lots)	9	5	-4
<b>Planning Department Hearing Items — Total</b>	<b>80</b>	<b>61</b>	<b>-19</b>
Minor Use Permits (subtotal):	74	59	-17
Road Names	1	1	0
Lot Line Adjustments	5	1	-4
Appeal of Admin Fine	0	0	0
<b>Airport Land Use Commission — Total</b>	<b>20</b>	<b>8</b>	<b>-12</b>
Project Reviews	20	8	-12
<b>Total</b>	<b>263</b>	<b>242</b>	<b>-21</b>