

**DRAFT ORDINANCE FOR
PLANNING COMMISSION CONSIDERATION ON JUNE 26, 2025**

**IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

_____ day _____, 20__

PRESENT: Supervisors

ABSENT:

RESOLUTION NO. _____

RESOLUTION TO AMEND THE SAN LUIS OBISPO SAN LUIS OBISPO COUNTY GENERAL PLAN,
COASTAL ZONE FRAMEWORK FOR PLANNING – PART I OF THE LAND USE AND CIRCULATION
ELEMENTS (LUCE) AND THE LOCAL COASTAL PROGRAM TO UPDATE POLICIES
TO ENCOURAGE MULTI-FAMILY DWELLING PRODUCTION
(COUNTY FILE NUMBER: LRP2024-00015)

The following resolution is now hereby offered and read:

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, the Land Use and Circulation Elements of the San Luis Obispo General Plan were adopted by the Board of Supervisors on September 22, 1980; and

WHEREAS, on March 1, 1988, the San Luis Obispo County Board of Supervisors adopted the Local Coastal Program as amendments and additions to the Land Use Element of the San Luis Obispo County General Plan; and

WHEREAS, the Coastal Framework for Planning Table O – Part I of the Land Use and Circulation Elements of the San Luis Obispo General Plan designates allowed uses by land use category for the Coastal Zone; and

WHEREAS, on March 12, 2024, the Board prioritized updating regulations to encourage multi-family dwelling production as part of the 2020-2028 Housing Element Implementation Framework (Action 01), including allowing multi-family dwellings as a primary use in Office and Commercial land use categories; and

WHEREAS, State Law authorizes accessory dwellings on parcels with multi-family dwellings (California Government Code Sections 66310-66342); and

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WHEREAS, the recommended amendments to the Coastal Framework for Planning Table O shown in Exhibits A and B designate multi-family dwellings and accessory dwellings as allowed uses in the Commercial Service land use category in the Coastal Zone; and

WHEREAS, on June 26, 2025, the Planning Commission reviewed the recommended amendments to the Coastal Zone Framework for Planning and recommended the Board of Supervisors approve the amendments as attached hereto in Exhibits A and B and incorporated in full; and

WHEREAS, the Board of Supervisors has duly considered the recommended amendments to the Coastal Zone Framework for Planning and finds that the recommendation of the Planning Commission on June 26, 2025 shall be accepted.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the project is exempt from CEQA via the General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b)(3).
3. That the project has been sufficiently noticed for tribal consultation pursuant to Senate Bill 18 (SB-18).
4. That the amendments to the Coastal Zone Framework for Planning, as attached hereto in Exhibits A and B, are adopted and enacted at the meeting on September 21, 2025. [This document was certified as part of the Local Coastal Program. Therefore, this amendment must be submitted to the California Coastal Commission and will become effective only upon certification by the Coastal Commission.]

Upon motion of Supervisor _____, seconded by Supervisor _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

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Chairperson of the Board of Supervisors
County of San Luis Obispo
State of California

ATTEST:

MATTHEW PONTES
Ex-Officio Clerk of the Board of Supervisors

By: _____
Deputy Clerk

[SEAL]

Approved as to Legal Form and Effect:
JON ANSOLABEHERE
County Counsel

By: _____
Deputy County Counsel

Dated: May 21, 2025

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EXHIBIT A – STRIKETHROUGH VERSION

RECOMMENDED AMENDMENT TO THE COASTAL ZONE FRAMEWORK FOR PLANNING

Chapter 6: Land Use Categories of the Framework for Planning (Inland) – Part I of the Coastal Zone Land Use and Circulation Elements of the San Luis Obispo County General Plan is amended to read as follows:

...

Population Density

Residential population is an important measure of the Land Use Element's effects on communities and the environment. Population density is the number of people that can be expected to occupy a given area, expressed in the LUE/LCP as people per acre or acres per person. The densities that can be expected to be achieved in each of the land use categories are listed in Table N.

Residential population densities will occur in all land use categories. However, the Commercial Retail, Commercial Service, Office and Professional, and Recreation categories only allow residences as secondary uses or as allowed for developments that significantly contribute to County housing objectives in the very low- or low-income categories. specially permitted uses in certain situations.

Residential density within each of the other land use categories is allowed in a range of parcel sizes or building densities, depending on if the type of proposed development is a subdivision of land or a project such as apartments or a mobilehome park. Within each category parcel size range, higher density (more people per acre) can be achieved if criteria that apply to these different types of development are met in the Coastal Zone Land Use Ordinance, Chapters 23.04 or 23.08, or in the Planning Area Standards. Table N also refers to the sections in the Land Use Ordinance that set the exact requirements for property development of residential density.

Population density will vary throughout the county depending on the location of each area and its population characteristics. Household population can vary since some unincorporated areas are bedroom communities with many young families and other areas are popular for senior citizens. The local differences in density are addressed in Chapters 6 and 8 of the applicable planning area document (North Coast, Estero, San Luis Bay or South County) and by the criteria related to site location and characteristics in the Coastal Zone Land Use Ordinance.

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Building Intensity

Provision of parking necessary to serve development can utilize substantial site area. Non-residential dDevelopment in the Commercial Retail, Commercial Service, Office and Professional and Industrial land use categories may utilize up to 40 percent of each site in ground floor building area. This amount will normally require 60 percent of each site for parking, landscaping and setbacks required by the Coastal Zone Land Use Ordinance. However, if required on-site parking is reduced by partial waiver or is located off-site, lot coverage may be increased to the amounts set by Table N. In many cases where larger or more intensive uses necessitate larger parking lots, the area for parking spaces, aisles and entrances may reduce the building area. Additional floors may also reduce the amount of a building's site coverage in order to provide room for more required parking spaces, unless a parking structure is also developed. The building intensity ratio is implemented through the standards in Chapters 23.04 and 23.08 of the Coastal Zone Land Use Ordinance or in the area plans, Chapter 8 Planning Area Standards.

Parcel Size Ranges

The Land Use Element uses a range of minimum parcel sizes for the creation of new lots in each land use category (shown in Table N). The ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.
2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.
3. The need to provide standards to control the intensity of development in order to reduce or eliminate adverse environmental impacts.

Proposed land divisions and residential development proposals are evaluated by using the standards for minimum parcel size in the Coastal Zone Land Use Ordinance, Chapter 23.04, which includes site design standards that apply to the location and characteristics of a site and its vicinity. These standards are the county's policy on how each category's range of parcel sizes is utilized to determine the minimum lot size for a proposed land division. However, in some cases, more restrictive standards may be contained in other parts of the Local Coastal Program.

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Determining the minimum lot size for division of a parcel within any given land use category is accomplished by applying the site design standards of the Coastal Zone Land Use Ordinance (Chapter 23.04) to the particular characteristics of the site and site vicinity. If any lot size standards of an area plan conflict with the minimum lot size standards of the Coastal Zone Land Use Ordinance, the Land Use Element takes precedence over the ordinance.

Residential projects that meet the standards of the ~~Inclusionary Housing Ordinance~~Density Bonus Program and qualify for additional on-site ~~density bonus~~ housing unit(s), and that solely because of the additional~~al of the density bonus~~ housing unit(s) will exceed the residential density limit set for the project site by the applicable land use category as shown in Table N, may be allowed to exceed the residential density limit where the project design conforms to the standards and criteria for the granting of ~~density bonus~~additional housing unit(s) in the Coastal Zone Land Use Ordinance.
(Amended 2012, Ord. 3238)

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TABLE N TYPICAL POPULATION DENSITIES, BUILDING INTENSITIES AND PARCEL SIZE RANGES FOR LAND USE CATEGORIES				
LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]	CZLUO SECTION REFERENCES [4]
Agriculture	320 to 20 acres	320 to 20 acres per dwelling [3]	128 to 8 acres per person	23.04.024
		Farm Support Quarters: 320 to 20 acres per dwelling	128 to 8 acres per person	23.08.034
Rural Lands	320 to 20 acres	160 to 10 acres per dwelling	64 to 4 acres per person	23.04.025 23.04.082a
Residential Rural	20 to 5 acres	20 to 5 acres per dwelling	8 to 2 acres per person	23.04.026
		Secondary dwellings at one dwelling per parcel	4 acres to 1 acre per person	23.08.036
Residential Suburban	5 acres to 1 acre	5 to 1 acre per dwelling	2 acres per person to 2.5 persons per acre	23.04.027
		Secondary dwellings at one dwelling per parcel	1 acre per person to 5 persons per acre	23.08.036
		Mobilehome parks to 8 dwelling units per acre inside urban or village areas	20 persons per acre inside urban or village areas	23.08.164
Residential Single Family	1 acre to 6,000 square feet [5]	1 acre per dwelling to 7 dwellings per acre	2.5 to 18 persons per acre	23.04.028
		Secondary dwellings at one dwelling per parcel	5 to 36 persons per acre	23.08.036
		1,750 square feet per dwelling for existing parcels	62 persons per acre	23.04.044e 23.04.082
		Mobilehome parks to 8 dwellings per acre	20 persons per acre	23.08.164
Residential Multi-Family	1 acre to 6,000 square feet [5]	10 to 4238 dwellings per acre	252.5 to 19055 persons per acre	23.04.084
		Mobilehome parks to 8 dwellings per acre	20 persons per acre	23.08.164

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LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]	CZLUO SECTION REFERENCES [4]
Recreation		40% to 100% site coverage for non-residential buildings	23.04 23.08	
	20 acres to one acre outside urban and village areas	20 acres to one acre per dwelling	8 acres per person to 2.5 persons per acre	23.04.032
	20 acres to 6,000 sq. ft. inside urban and village areas [5]	20 acres per dwelling to 7 dwellings per acre	8 acres per person to 18 persons per acre	
		Mobile home parks to 8 dwellings per acre	20 persons per acre	23.08.164
		108 to 4238 multi-family dwellings per acre	250 to 10595 persons per acre	23.08.169
		Recreational vehicle parks at 12 units per acre	30 persons per acre	23.08.266
Office and Professional	2.5 acres to 6,000 square feet [5]	108 to 4238 multi-family dwellings per acre (50% of total floor area of buildings); must be incidental to office use	2520 to 10595 persons per acre	23.04.084 23.08.168
Commercial Retail and Commercial Services		40% to 100% site coverage for non-residential buildings	23.04 23.08	
	2.5 acres to 6,000 square feet [4]	10 to 4238 dwellings per acre (50% of total floor area of buildings); must be incidental to primary commercial use	251 to 10595 persons per acre	23.04.084 23.08.168
		Recreational vehicle parks to 12 units per acre	30 persons per acre	23.08.266
Industrial	10 acres to 10,000 square feet	40% to 100% site coverage for non-residential buildings	23.04 23.08	

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		1 caretaker dwelling per parcel	to 11 persons per acre	23.04.030
Public Facilities	Minimum 6,000 square feet			23.04.031

Notes:

1. The appropriate minimum parcel size for a new land division within the ranges shown above shall be based on the characteristics of the site and vicinity, as determined by the Coastal Zone Land Use Ordinance, Chapter 23.04.
2. Population density is based on 2.64 persons per dwelling, per State Department of Finance, January, 1987.
3. Building intensity assumes one primary dwelling in the agriculture category, two primary dwellings on each parcel in the rural lands category; one primary dwelling allowed on each parcel in other categories, ~~where secondary dwellings are not allowed as use by right but may be permitted by further land use permit review and approval.~~
4. Overriding requirements for land divisions are found in Section 23.04.021.
5. Condominium parcel sizes are to be established by the appropriate review authority through individual project review, provided the common ownership parcel is within the ranges stated here.
6. Building intensity is dependent on the allowable uses within each land use category, as determined by Coastal Table "O" or by planning area standards, and by the site design standards of Chapters 23.04 and 23.08 in the Coastal Zone Land Use Ordinance.
7. A project may be approved at a density higher than otherwise allowed for the applicable land use category by Table N, where the residential project design conforms to the standards and criteria for the ~~use of inclusionary housing density bonus units~~Density Bonus Program in the Coastal Zone Land Use Ordinance Sections ~~23.04.0906 and 23.04.097.~~

[Amended 2012, Ord. 3238]

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B. DESCRIPTION OF LAND USE CATEGORIES

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OFFICE AND PROFESSIONAL

Purpose:

- a. To provide for office and professional development in downtown community centers and civic areas.
- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.

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- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

Character:

- a. Transitional areas within Central Business Districts (CBD's) between residential and major commercial or public facilities, rather than components of retail or residential areas.
- b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
- c. Peripheral areas within central business districts in close proximity to commercial and public uses.
- d. Areas with average slopes generally less than 15%, and located outside environmentally sensitive or hazardous areas such as floodways or fault zones.
- e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- f. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program. but limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.

COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

- a. Provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. Provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for ~~limited~~ multi-family residential uses only as secondary to commercial uses while limiting ground-level floor area or units that face or front public roads in a Central Business District to commercial uses.
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

- e. To provide for Visitor-Serving Priority Areas.
- f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

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Neighborhood Commercial areas:

- h. To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.

Character:

Central Business District (CBD) Areas:

- a. Areas for retail businesses and services that supply a full range of community commercial needs, located within an Urban Area.
- b. Uses that are economically and physically compatible, mutually supportive in function and location.
- c. Areas of intense retail commercial use in centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
- d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e. Areas where residential uses do not preclude ground-level floor area or units that face or front public roads within a Central Business District from commercial uses are limited to second floor or "rear half of building" locations, to reserve ground floor frontages for business use.

Visitor-Serving Commercial Areas:

- f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
- h. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
- i. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- j. Areas that are easily accessible and apparent from regional transportation routes.
- k. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
- l. Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

- m. Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.
- n. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- o. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.

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- p. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

COMMERCIAL SERVICE

Purpose:

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character:

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.

h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

h.i. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.

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C. ALLOWABLE LAND USES IN THE COASTAL ZONE

...

KEY TO COASTAL TABLE O

USE STATUS	DEFINITION
A	Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.

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- S Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
- P Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent use

"S" NUMBER	APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT	
...
2	23.08.120 a	MISCELLANEOUS USES
...
8	23.08.160	RESIDENTIAL USES
...
16	23.08.020	ACCESSORY USES
...

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USE GROUP		PAGE NUMBER OF USE														
E) RESIDENTIAL USES																
Accessory Dwellings	1	6-57	P	P	P	P	P	P	P	P	P	P				
...																
Multi-Family Dwellings	7	6-52				S-8				P	S-8	S-8				
...																

Open Space	
Public Facilities	
Industrial	
Commercial Service	<u>P</u>
Commercial Retail	S-8
Office & Professional	S-8
Residential Multi-Family	P
Residential Single-Family	P
Residential Suburban	P
Residential Rural	P
Recreation	P
Rural Lands	P
Agriculture – Non-Prime Soils	P
Agriculture – Prime Soils	P

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EXHIBIT B – CLEAN VERSION

RECOMMENDED AMENDMENT TO THE FRAMEWORK FOR PLANNING (INLAND)

Chapter 6: Land Use Categories of the Framework for Planning (Inland) – Part I of the Coastal Zone Land Use and Circulation Elements of the San Luis Obispo County General Plan is amended to read as follows:

...

Population Density

Residential population is an important measure of the Land Use Element's effects on communities and the environment. Population density is the number of people that can be expected to occupy a given area, expressed in the LUE/LCP as people per acre or acres per person. The densities that can be expected to be achieved in each of the land use categories are listed in Table N.

Residential population densities will occur in all land use categories. However, the Commercial Retail, Commercial Service, Office and Professional, and Recreation categories only allow residences as secondary uses or as allowed for developments that significantly contribute to County housing objectives in the very low- or low-income categories. Residential density within each of the other land use categories is allowed in a range of parcel sizes or building densities, depending on if the type of proposed development is a subdivision of land or a project such as apartments or a mobilehome park. Within each category parcel size range, higher density (more people per acre) can be achieved if criteria that apply to these different types of development are met in the Coastal Zone Land Use Ordinance, Chapters 23.04 or 23.08, or in the Planning Area Standards. Table N also refers to the sections in the Land Use Ordinance that set the exact requirements for property development of residential density.

Population density will vary throughout the county depending on the location of each area and its population characteristics. Household population can vary since some unincorporated areas are bedroom communities with many young families and other areas are popular for senior citizens. The local differences in density are addressed in Chapters 6 and 8 of the applicable planning area document (North Coast, Estero, San Luis Bay or South County) and by the criteria related to site location and characteristics in the Coastal Zone Land Use Ordinance.

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Building Intensity

Provision of parking necessary to serve development can utilize substantial site area. Non-residential development in the Commercial Retail, Commercial Service, Office and Professional and Industrial land use categories may utilize up to 40 percent of each site in ground floor building area. This amount will normally require 60 percent of each site for parking, landscaping and setbacks required by the Coastal Zone Land Use Ordinance. However, if required on-site parking is reduced by partial waiver or is located off-site, lot coverage may be increased to the amounts set by Table N. In many cases where larger or more intensive uses necessitate larger parking lots, the area for parking spaces, aisles and entrances may reduce the building area. Additional floors may also reduce the amount of a building's site coverage in order to provide room for more required parking spaces, unless a parking structure is also developed. The building intensity ratio is implemented through the standards in Chapters 23.04 and 23.08 of the Coastal Zone Land Use Ordinance or in the area plans, Chapter 8 Planning Area Standards.

Parcel Size Ranges

The Land Use Element uses a range of minimum parcel sizes for the creation of new lots in each land use category (shown in Table N). The ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.
2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.
3. The need to provide standards to control the intensity of development in order to reduce or eliminate adverse environmental impacts.

Proposed land divisions and residential development proposals are evaluated by using the standards for minimum parcel size in the Coastal Zone Land Use Ordinance, Chapter 23.04, which includes site design standards that apply to the location and characteristics of a site and its vicinity. These standards are the county's policy on how each category's range of parcel sizes is utilized to determine the minimum lot size for a proposed land division. However, in some cases, more restrictive standards may be contained in other parts of the Local Coastal Program.

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Residential projects that meet the standards of the Density Bonus Program and qualify for additional on-site housing unit(s), and that solely because of the additional housing unit(s) will exceed the residential density limit set for the project site by the applicable land use category as shown in Table N, may be allowed to exceed the residential density limit where the project design conforms to the standards and criteria for the granting of additional housing unit(s) in the Coastal Zone Land Use Ordinance.

(Amended 2012, Ord. 3238)

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TABLE N TYPICAL POPULATION DENSITIES, BUILDING INTENSITIES AND PARCEL SIZE RANGES FOR LAND USE CATEGORIES			
LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]
Agriculture	320 to 20 acres	320 to 20 acres per dwelling [3]	128 to 8 acres per person
		Farm Support Quarters: 320 to 20 acres per dwelling	128 to 8 acres per person
Rural Lands	320 to 20 acres	160 to 10 acres per dwelling	64 to 4 acres per person
Residential Rural	20 to 5 acres	20 to 5 acres per dwelling	8 to 2 acres per person
Residential Suburban	5 acres to 1 acre	5 to 1 acre per dwelling	2 acres per person to 2.5 persons per acre
		Mobilehome parks to 8 dwelling units per acre inside urban or village areas	20 persons per acre inside urban or village areas
Residential Single Family	1 acre to 6,000 square feet [5]	1 acre per dwelling to 7 dwellings per acre	2.5 to 18 persons per acre
		1,750 square feet per dwelling for existing parcels	62 persons per acre
		Mobilehome parks to 8 dwellings per acre	20 persons per acre
Residential Multi-Family	1 acre to 6,000 square feet [5]	10 to 42 dwellings per acre	25 to 105 persons per acre
		Mobilehome parks to 8 dwellings per acre	20 persons per acre

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LAND USE CATEGORIES	SUBDIVISION PARCEL SIZE RANGE [1]	BUILDING INTENSITY [5]	POPULATION DENSITY [2]
Recreation		40% to 100% site coverage for non-residential buildings	
	20 acres to one acre outside urban and village areas	20 acres to one acre per dwelling	8 acres per person to 2.5 persons per acre
	20 acres to 6,000 sq. ft. inside urban and village areas [5]	20 acres per dwelling to 7 dwellings per acre	8 acres per person to 18 persons per acre
		Mobile home parks to 8 dwellings per acre	20 persons per acre
		10 to 42 multi-family dwellings per acre	25 to 105 persons per acre
		Recreational vehicle parks at 12 units per acre	30 persons per acre
Office and Professional	2.5 acres to 6,000 square feet [5]	10 to 42 multi-family dwellings per acre	25 to 105 persons per acre
Commercial Retail and Commercial Services		40% to 100% site coverage for non-residential buildings	
	2.5 acres to 6,000 square feet [4]	10 to 42 dwellings per acre	25 to 105 persons per acre
		Recreational vehicle parks to 12 units per acre	30 persons per acre
Industrial	10 acres to 10,000 square feet	40% to 100% site coverage for non-residential buildings	
		1 caretaker dwelling per parcel	to 11 persons per acre
Public Facilities	Minimum 6,000 square feet		

Notes:

1. The appropriate minimum parcel size for a new land division within the ranges shown above shall be based on the characteristics of the site and vicinity, as determined by the Coastal Zone Land Use Ordinance, Chapter 23.04.

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2. Population density is based on 2.64 persons per dwelling, per State Department of Finance, January, 1987.
3. Building intensity assumes one primary dwelling in the agriculture category, two primary dwellings on each parcel in the rural lands category; one primary dwelling allowed on each parcel in other categories.
4. Overriding requirements for land divisions are found in Section 23.04.021.
5. Condominium parcel sizes are to be established by the appropriate review authority through individual project review, provided the common ownership parcel is within the ranges stated here.
6. Building intensity is dependent on the allowable uses within each land use category, as determined by Coastal Table "O" or by planning area standards, and by the site design standards of Chapters 23.04 and 23.08 in the Coastal Zone Land Use Ordinance.
7. A project may be approved at a density higher than otherwise allowed for the applicable land use category by Table N, where the residential project design conforms to the standards and criteria for the Density Bonus Program in the Coastal Zone Land Use Ordinance Section 23.04.090.

[Amended 2012, Ord. 3238]

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B. DESCRIPTION OF LAND USE CATEGORIES

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OFFICE AND PROFESSIONAL

Purpose:

- a. To provide for office and professional development in downtown community centers and civic areas.
- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

Character:

- a. Transitional areas within Central Business Districts (CBD's) between residential and major commercial or public facilities, rather than components of retail or residential areas.

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- b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
- c. Peripheral areas within central business districts in close proximity to commercial and public uses.
- d. Areas with average slopes generally less than 15%, and located outside environmentally sensitive or hazardous areas such as floodways or fault zones.
- e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- f. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.

COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

- a. Provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. Provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for multi-family residential uses while limiting ground-level floor area or units that face or front public roads in a Central Business District to commercial uses.
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

- e. To provide for Visitor-Serving Priority Areas.
- f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

Neighborhood Commercial areas:

- h. To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.

Character:

Central Business District (CBD) Areas:

- a. Areas for retail businesses and services that supply a full range of community commercial needs, located within an Urban Area.
- b. Uses that are economically and physically compatible, mutually supportive in function and location.
- c. Areas of intense retail commercial use in centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.

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- d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e. Areas where residential uses do not preclude ground-level floor area or units that face or front public roads within a Central Business District from commercial uses.

Visitor-Serving Commercial Areas:

- f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
- h. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
- i. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- j. Areas that are easily accessible and apparent from regional transportation routes.
- k. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
- l. Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

- m. Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.
- n. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- o. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.
- p. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

COMMERCIAL SERVICE

Purpose:

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

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Character:

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.
- i. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.

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C. ALLOWABLE LAND USES IN THE COASTAL ZONE

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KEY TO COASTAL TABLE O

USE STATUS	DEFINITION
A	Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
S	Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
P	Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent use

"S" NUMBER	APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT	
...
2	23.08.120 a	MISCELLANEOUS USES
...
8	23.08.160	RESIDENTIAL USES

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16	23.08.020	ACCESSORY USES
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USE GROUP		PAGE NUMBER OF USE														
E) RESIDENTIAL USES																
Accessory Dwellings	1	6-57	P	P	P	P	P	P	P	P	P	P				
...																
Multi-Family Dwellings	7	6-52				S-8				P	S-8	S-8	S-8			
...																

Open Space	
Public Facilities	
Industrial	
Commercial Service	
Commercial Retail	
Office & Professional	
Residential Multi-Family	
Residential Single-Family	
Residential Suburban	
Residential Rural	
Recreation	
Rural Lands	
Agriculture – Non-Prime Soils	
Agriculture – Prime Soils	