

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
427-4883

HEARING IMPAIRED: (415) 904-6200



Th 17b

January 15, 1997

TO: Commissioners and Interested Parties

*D/L*  
1/15/97

FROM: Tami Grove, District Director  
Diane Landry, Legal Counsel  
Steve Guiney, Coastal Planner

RE: COUNTY OF SAN LUIS OBISPO: LOCAL COASTAL PROGRAM  
MINOR AMENDMENT NO. 3-96

The County of San Luis Obispo is requesting that its certified Local Coastal Program (LCP) be amended to incorporate elements of the Front Street Enhancement Plan, a plan to improve pedestrian facilities, beach user facilities and vehicular circulation and to provide landscaping along portions of Front Street, from its intersection with Avila Beach Drive to San Luis Street, in the community of Avila Beach. This amendment request was filed on December 13, 1996, pursuant to Section 30510(b) of the Coastal Act and Section 13553 of the Commission's Regulations. The proposed amendment would:

1. Add a new Program 3 to the existing Commercial Retail Programs encouraging the County to work with the Town of Avila, the Port San Luis Harbor District and Front Street property owners to implement the Front Street Enhancement Plan. Programs are non-mandatory goals.
2. Add a new Standard 3 to the Avila Beach Urban Area Communitywide Standards requiring that Development Plan applications (coastal development permit application) for parcels with frontage on Front Street incorporate the appropriate elements of the Front Street Enhancement Plan..
3. Add a new Figure 8-3 indicating the area subject to the elements of the Front Street Enhancement Plan and the locations of required elements (street trees, parking improvements, restrooms, sidewalks, etc.).
4. Renumber figures following the new proposed new Figure 8-3 and amend the text to reflect new figure numbers and page numbers.

The proposed amendments would not allow for any kinds, densities, or intensities of uses not already allowed nor will it modify resource protection measures. The Executive Director has determined that this amendment is a minor amendment pursuant to California Code of Regulations section 13555. Pursuant to Section 13555 of the regulations, the Executive Director will report in writing this determination to the Coastal Commission at its February 4-7, 1997 meeting at the Princess Resort, 1404 West Vacation Road, San Diego. He will also report any objections to the determination received within 10 days of posting of this notice. This proposed minor amendment will be deemed approved unless one-third of the appointed members of the Commission requires that it be processed as a major amendment (pursuant to Section 13555(b)).

If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Steve Guiney or Diane Landry at the Central Coast District Office in Santa Cruz. If you wish to register an objection to the proposed "minor" amendment determination contact either of the above staff in writing by January 31, 1997.

Planning

Kamin

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

Tues day      October 8      , 19 96

**PRESENT:** Supervisors Harry L. Ovitt, Evelyn Delany, Ruth Brackett, David Blakely,  
Chairperson Laurence L. Laurent

**ABSENT:**                    None

**RESOLUTION NO. 96-385**

**RESOLUTION TO AMEND THE SAN LUIS OBISPO COUNTY GENERAL PLAN, LAND USE ELEMENT, LOCAL COASTAL PLAN, BLACK LAKE SPECIFIC PLAN, TO ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING SPECIFIC SECTIONS OF THE SAN LUIS OBISPO COUNTY LAND USE ORDINANCE, TITLE 22 OF THE COUNTY CODE AND THE SAN LUIS OBISPO COUNTY COASTAL ZONE LAND USE ORDINANCE, TITLE 23 OF THE COUNTY CODE", TO ADOPT AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE, SECTIONS 22.01.033, 22.01.042, 22.04.500 THROUGH 22.04.620, 22.07.180, 22.07.190 AND CHAPTER 22.11 RELATING TO THE ESTABLISHMENT OF A TRANSFER OF DEVELOPMENT CREDITS PROGRAM", TO ADOPT AN ORDINANCE ENTITLED " AN ORDINANCE AMENDING TITLE 23 OF THE SAN LUIS OBISPO COUNTY CODE, THE COASTAL ZONE LAND USE ORDINANCE, SECTION 23.01.034, 23.01.042, 23.04.440, 23.04.500 THROUGH 23.04.620, 23.07.180, 23.07.190 AND CHAPTER 23.11 RELATING TO THE ESTABLISHMENT OF A TRANSFER OF DEVELOPMENT CREDITS PROGRAM" AND APPROVE AND CERTIFY ENVIRONMENTAL DOCUMENTS**

The following resolution is now hereby offered and read:

WHEREAS, state law requires that a general plan be adopted; and

WHEREAS, the Land Use Element of the San Luis Obispo County General Plan was adopted by the Board of Supervisors on September 22, 1980, and is a proper element of the General Plan; 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, specifically incorporating the Land Use Plan of the Local Coastal Program into the Land Use Element of the General Plan hereinafter referred to as the "Land Use Element and Local Coastal Plan", and to the San Luis Obispo County Code Titles 19, 21, and 23; and

WHEREAS, state law, public necessity, convenience and general welfare require that general plans be amended from time to time; and

WHEREAS, the Planning Commission of the County of San Luis Obispo after public hearings on June 10, 1996, June 27, 1996, and July 25, 1996, did recommend adoption of the proposed Negative Declarations and approval of amendments to the General Plan, Land Use Element, Land Use Element and Local Coastal Plan, Black Lake Specific Plan and the San Luis Obispo County Land Use Ordinance, Title 22 of the County Code and Coastal Zone Land Use Ordinance, Title 23 of the County Code, and adopted resolutions recommending said amendments.

NOW THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the eighth day of October, 1996, that the general plan, Land Use Element, the Land Use Element and Local Coastal Plan, the Black Lake Specific Plan, the Land Use Ordinance, Title 22 of the County Code, and the Coastal Zone Land Use Ordinance, Title 23 of the County Code be amended as follows:

1. Amend the San Luis Obispo County General Plan, Land Use Element, Adelaida Area Plan, official maps, as such amendment appears on Exhibit G950002P:1, attached hereto and incorporated herein as though fully set forth.
2. Amend the San Luis Obispo County General Plan, Land Use Element, Huasna-Lopez and Los Padres Area Plans, official maps, as such amendment appears on Exhibit G950002P:2, attached hereto and incorporated herein as though fully set forth.
3. Amend the San Luis Obispo County General Plan, Land Use Element, Las Pilitas Area Plan, official maps, as such amendment appears on Exhibit G950002P:3, attached hereto and incorporated herein as though fully set forth.
4. Amend the San Luis Obispo County General Plan, Land Use Element, Nacimiento Area Plan, official maps, as such amendment appears on Exhibit G950002P:4, attached hereto and incorporated herein as though fully set forth.

5. Amend the San Luis Obispo County General Plan, Land Use Element, San Luis Bay Area Plan, official maps, as such amendment appears on Exhibit G95002P:5, attached hereto and incorporated herein as though fully set forth.

6. Amend the San Luis Obispo County General Plan, Coastal Zone Land Use Element/Local Coastal Plan, San Luis Bay Area Plan (Coastal), Chapter 6 "Land Use", Page 6-21, Avila Beach Urban Area Program, Commercial Retail and Chapter 8 "Planning Area Standards," Pages 8-9, 8-10 through 8-39, Avila Beach Urban Area Standards, Community-wide as appears on Exhibit G950015N:A which is attached hereto and incorporated herein as though fully set forth; and pursuant to Public Resources Code, section 30514, authorize its submittal to the California Coastal Commission for consideration and certification.

← MINOR  
AMENDMENT  
NO. 3-96

7. Amend the San Luis Obispo County General Plan, Land Use Element, Salinas River Area Plan, Chapter 4 "Land Use", Pages 4-9, 4-17, 4-22 and Chapter 7 "Planning Area Standards", Pages 7-10, 7-62, 7-80/7-92, 7-96 and the Templeton Community Design Plan, Pages V-9, as appears on Exhibit G950012N:A which is attached hereto and incorporated herein as though fully set forth.

8. Amend the San Luis Obispo County General Plan, Land Use Element, Salinas River Area Plan, official maps, as such amendment appears on Exhibit G950012N:A, attached hereto and incorporated herein as though fully set forth.

9. Amend the San Luis Obispo County General Plan, Land Use Element, Framework for Planning, Chapter 6 "Land Use Categories and Allowable Uses", Pages 6-2, 6-3, 6-7, Chapter 7 "Combining Designations", Pages 7-2, 7-3, 7-11, Chapter 8 "Implementation and Administration", Page 8-2 as appears on Exhibit G950011N:A, which is attached hereto and incorporated herein as though fully set forth.

10. Amend the San Luis Obispo County General Plan, Land Use Element, Adelaida, El Pomar, Huasna-Lopez, Los Padres, Las Pilitas, Nacimiento, Salinas River, San Luis Bay, San Luis Obispo, South County and Shandon-Carrizo Area Plans as appears on Exhibit G950011N:B, which is attached hereto and incorporated herein as though fully set forth.

11. Adopt, enact and instruct the Chairman of the Board of Supervisors to sign an ordinance entitled "An ordinance amending Title 22 of the San Luis Obispo County Code, the Land Use Ordinance, Sections 22.01.033, 22.01.042, 22.04.500 through 22.04.620, 22.07.180, 22.07.190 and Chapter 22.11 relating to the establishment of a Transfer of Development Credits program" as appears on Exhibit G950011N:C, which is attached hereto and incorporated herein as though fully set forth.

12. Amend the San Luis Obispo County General Plan, Black Lake Specific Plan, as appears on Exhibit G950011N:D, which is attached hereto and incorporated herein as though fully set forth.

13. Amend the San Luis Obispo County General Plan, Land Use Element, Framework for Planning, Chapter 6 "Land Use Categories and Allowable Uses", Pages 6-2, 6-3, 6-7, Chapter 7 "Combining Designations", Pages 7-2, 7-3, 7-14, Chapter 8 "Implementation and Administration", Page 8-2 as appears on Exhibit G950011N:E, which is attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize its submittal to the California Coastal Commission for consideration and certification.

14. Amend the San Luis Obispo County General Plan, Land Use Element and Local Coastal Plan, North Coast, Estero, San Luis Bay and South County Area Plans, as appears on Exhibit G950011N:F, which is attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize its submittal to the California Coastal Commission for consideration and certification.

15. Adopt, enact and instruct the Chairman of the Board of Supervisors to sign an ordinance entitled "An ordinance amending Title 23 of the San Luis Obispo County Code, the Coastal Zone Land Use Ordinance, Sections 23.01.034, 23.01.042, 23.440, 23.04.500 through 23.04.620, 23.07.180, 23.07.190 and Chapter 23.11 relating to the establishment of a Transfer of Development Credits program" as appears on Exhibit G950011N:G, which is attached hereto and incorporated herein as though fully set forth and pursuant to Public Resources Code, section 30514, authorize its submittal to the California Coastal Commission for consideration and certification.

16. Adopt, enact and instruct the Chairman of the Board of Supervisors to sign "An ordinance amending specific sections of the San Luis Obispo County Land Use Ordinance, Title 22 of the County Code, and the San Luis Obispo County Coastal Zone Land Use Ordinance, Title 23 of the County Code" which is attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that this resolution with respect to Exhibits G950015N:A, G950011N:E, G950011N:F, and G950011N:G shall become operative automatically, pursuant to 14 California Code of Regulations §13551(b)(1), upon the certification without any modifications or amendments to said amendments by the California Coastal Commission and upon acknowledgment by the San Luis Obispo County Board of Supervisors of receipt of the Commission's resolution of certification pursuant to 14 California Code of Regulations §13544. In the event that the California Coastal Commission recommends modifications to said amendments, the amendments with modification shall be processed in accordance with Government Code § 65350 et seq., before final local government adoption of the amendments with the modifications suggested by Coastal Commission pursuant to 14 California Code of Regulations §13551(b)(2), or before the Board of Supervisors resubmits, pursuant to Public Resources Code Section 30512 and 30513, any additional amendments to satisfy the Commission's recommended changes.

BE IT FURTHER RESOLVED AND ORDERED that the environmental documents for the above enacted amendments be approved and certified as follows:

1. Regarding the amendments which were processed on the basis of proposed negative declarations (ED Nos. 95-183, 96-251, 96-192, and 96-001), the Board of Supervisors reviewed and considered those proposed negative declarations together with all comments received during the public review process prior to enacting the amendments. Further, on the basis of the initial study and comments received for each negative declaration, there is no substantial evidence that any of the amendments will have a significant effect on the environment, therefore the Board of Supervisors hereby adopts those negative declarations pursuant to the applicable provisions of the California Environmental Quality Act (CEQA). The negative declarations prepared reflect the independent judgement of the Board of Supervisors, acting as the lead agency for the amendments.

BE IT FURTHER RESOLVED AND ORDERED that in accordance with Government Code Section 25131, after reading of the title of the ordinance, further reading of the ordinance in full is waived.

BE IT FURTHER RESOLVED AND ORDERED that this resolution shall be effective on the same date as Ordinances 2776, 2777 and 2778, said date being Nov. 7, 1996.

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

- AYES: Supervisors Blakely, Delany, Chairperson Laurent
- NOES: Supervisors Ovitt, Brackett
- ABSENT: None
- ABSTAINING: None

The foregoing resolution is hereby adopted.

LAURENCE L LAURENT

Chairman of the Board of Supervisors  
of the County of San Luis Obispo,  
State of California

ATTEST

JULIE L. RODEWALD  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors,  
County of San Luis Obispo,  
State of California  
BY: VICKI M. SHELBY  
[SEAL] Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By: [Signature]  
Deputy County Counsel

Dated: 9.26.96

STATE OF CALIFORNIA )  
COUNTY OF SAN LUIS OBISPO ) ss

I, JULIE L. RODEWALD, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors this 21<sup>st</sup> day of October 19 96.

JULIE L. RODEWALD  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors

By: [Signature]  
Deputy Clerk

EXHIBIT G950015N:A

Amend the San Luis Bay Area Plan of the Coastal Zone Land Use Element of the San Luis Obispo County General Plan as follows:

- A. Page 6-21, Avila Beach Urban Area Programs, amend the **COMMERCIAL RETAIL Programs** by adding program No. 3, as follows:

3. **Commercial Retail Program No. 3.** All development in the Avila Beach Urban Area shall conform to the standards and requirements of the Commercial Retail Program No. 3, as shown in Figure 8-3.

- B. Page 8-9, Avila Beach Urban Area Standards, Avila Beach, amend the **COMMUNITYWIDE Standards** by adding standard No. 3, as follows:

3. **Front Street Enhancement Plan.** All development in applications involving parcels with frontage on a front street shall incorporate appropriate elements of the Front Street Enhancement Plan, as shown in Figure 8-3. Installation of street trees and other landscaping may be waived if a management entity does not exist to provide for the long-term maintenance of street landscape elements.

- C. Page 8-10, Avila Beach Urban Area Standards, Avila Beach, add Figure 8-3, Front Street Enhancement Plan.

- D. Pages 8-10 through 8-39, Amend figures 8-3, 8-4, 8-5, 8-6 and 8-7 to be re-numbered as figures 8-4, 8-5, 8-6, 8-7 and 8-8. Amend text to reflect new figure numbers and page numbers.

Figure 8-3: Front Street Enhancement Plan

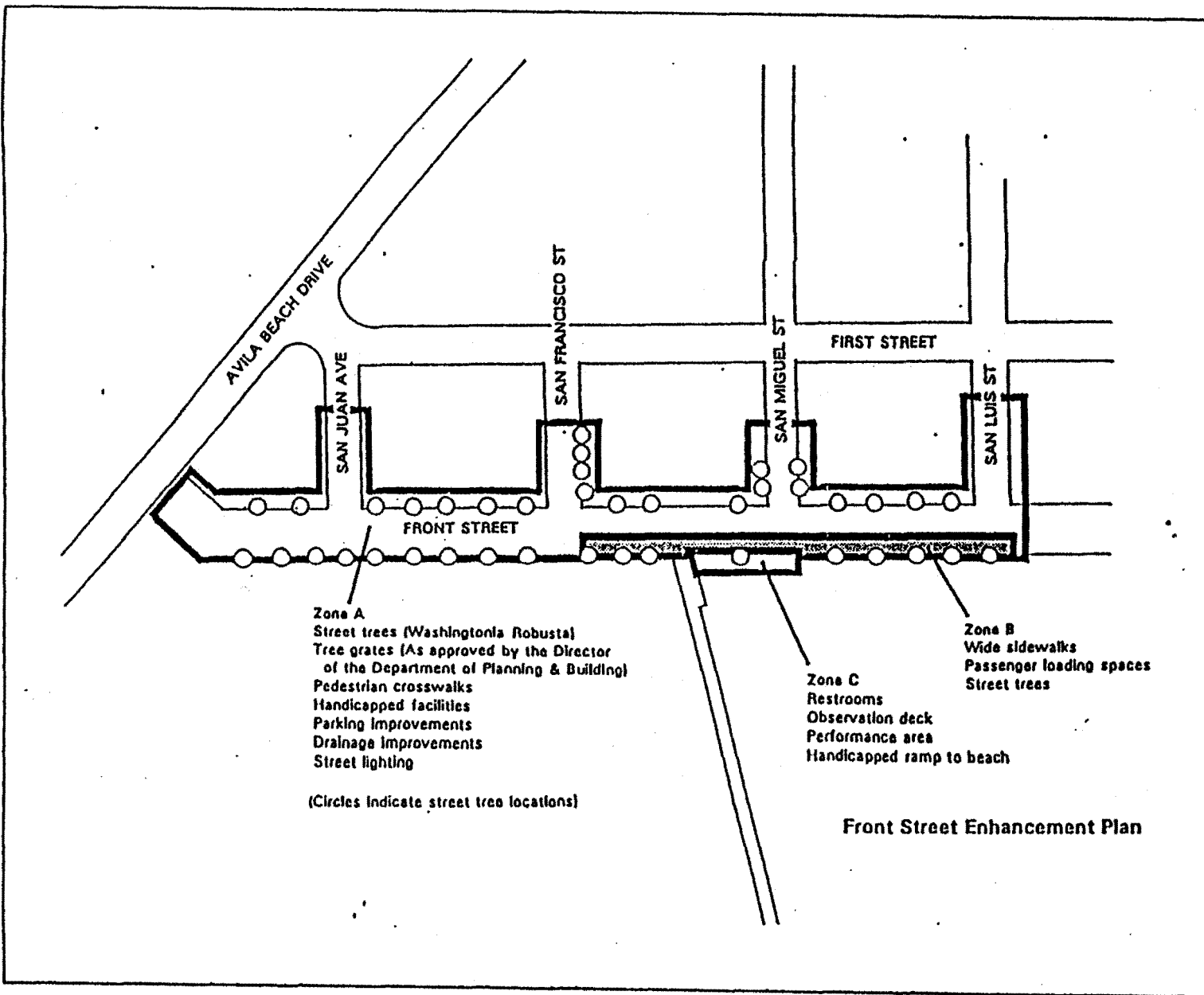
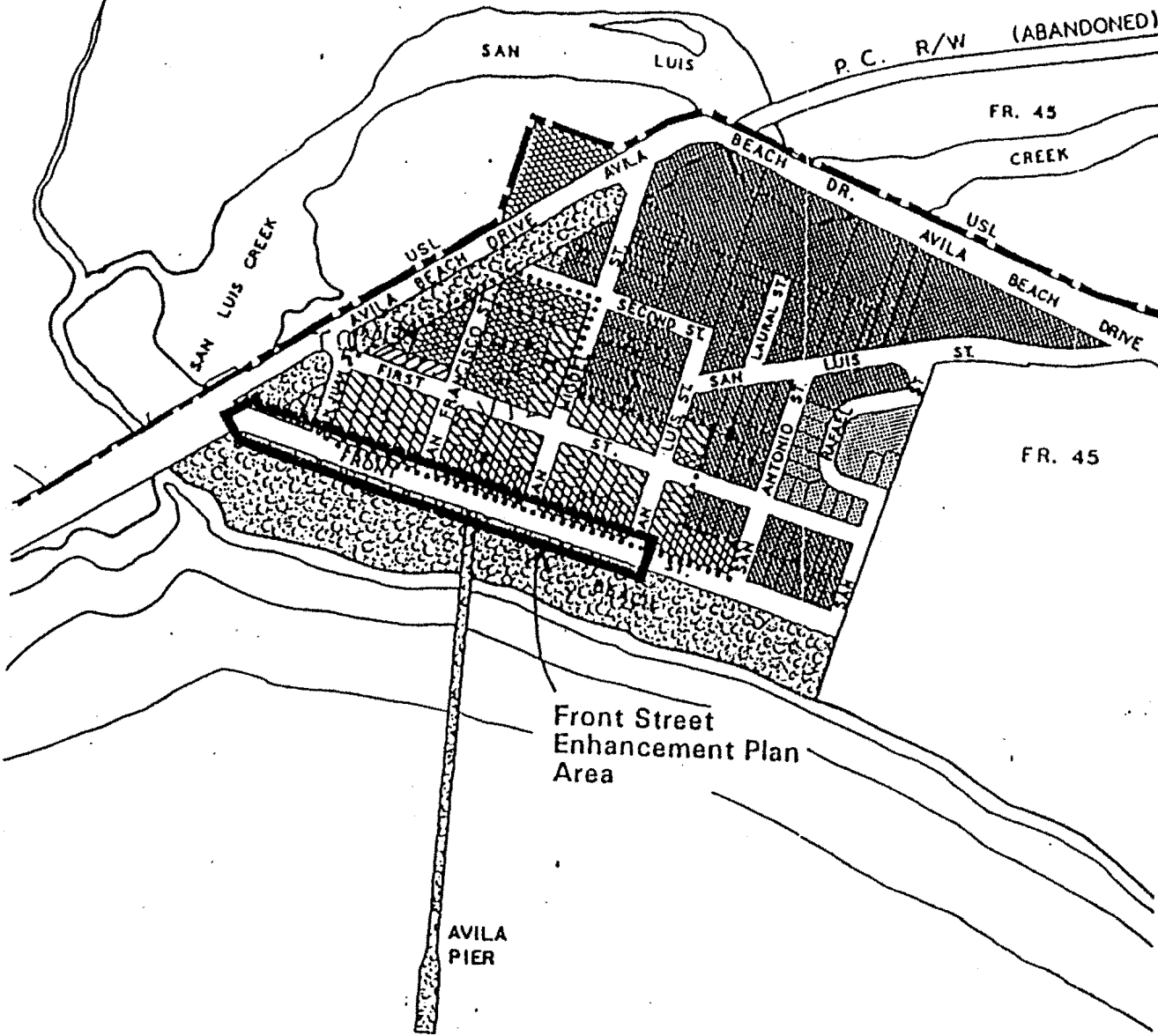







EXHIBIT G950015N:A (continued)  
 REVISED 9.10.92








**LEGEND**

**LAND USE CATEGORIES**

-  AGRICULTURE
-  RURAL LANDS
-  RECREATION
-  RESIDENTIAL RURAL
-  RESIDENTIAL SUBURBAN
-  RESIDENTIAL SINGLE FAMILY
-  RESIDENTIAL MULTIPLE FAMILY
-  OFFICE & PROFESSIONAL
-  COMMERCIAL RETAIL
-  COMMERCIAL SERVICE
-  INDUSTRIAL
-  PUBLIC FACILITIES
-  OPEN SPACE

**BOUNDARIES**

-  URBAN RESERVE LINE (URL)
-  URBAN SERVICES LINE (USL)
-  VILLAGE RESERVE LINE (VRL)
-  PLANNING AREA
-  CENTRAL BUSINESS DISTRICT

**SCALE**



**NORTH**



**NOTE:**

This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the Planning Department.

THIS MAP APPLIES ONLY TO AREAS WITHIN THE LCP AREA

**AVILA - DETAIL**

LAND USE CATEGORIES MAP 20F2

San Luis Obispo County Planning Department  
Revised: 4-1-88