

Board of Supervisors Public Hearing – March 25, 2008
Smart Growth Amendments to the County General Plan

On March 25, 2008, the Board of Supervisors will hold a public hearing to consider including "smart growth" principles, goals, policies and strategies within the County General Plan. The Planning Commission concluded its review on February 28, 2008 with recommendations to adopt a revised Negative Declaration and the following Planning Commission-Recommended Drafts of Framework for Planning for the Inland Area and the Coastal Zone:

1. Revised Negative Declaration (ND)

The Revised Negative Declaration can be obtained by contacting Marti Fisher, Secretary of the Environmental Division, phone # 781-5010. It can also be viewed and downloaded by clicking on the following webpage:

http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/Proposed_Negative_Declarations_-_Reports_2008.htm

Then click on [01January](#) and then

[01-10-08 County Framework for Planning Amend. Revised Negative Declaration.](#)

2. Framework for Planning - Inland Area - Planning Commission Recommended Draft - Exhibit A

3. Framework for Planning - Coastal Zone - Planning Commission Recommended Draft - Exhibit B

These documents are available by clicking on the following webpage:

http://www.slocounty.ca.gov/planning/General_Plan__Ordinances_and_Elements/Plans_in_Process_and_Draft_Plans/Draft_Plans.htm

The documents are also available at the Department of Planning and Building Permit Center for a nominal fee. Drafts can also be ordered by contacting Chris Macek at 781-5708.

Project Description:

The County of San Luis Obispo proposes to amend the County General Plan by incorporating "smart growth" principles, goals, policies and implementing strategies into the overall policy document, Framework for Planning, for both the Inland area and the Coastal Zone. Framework for Planning is Part I of the Land Use and Circulation Elements of the County General Plan; Coastal Zone Framework for Planning is also part of the Local Coastal Program.

"Smart growth" is a compact, efficient and environmentally sensitive pattern of development that provides people with additional travel, housing and employment choices. It focuses future growth closer to existing and planned job centers where public services and sustainable resources are available.

The proposed amendments address general land use goals; public services, expansion of urban and village areas; design of streets and roads, scenic roads and highways, pedestrian circulation, bikeways and public transit; and guidelines for Land Use Category amendments. The location of the request is countywide within the unincorporated area, including the Coastal Zone.

The proposed amendments include the following smart growth principles:

Smart Growth Principles

1. Preserve open space, scenic natural beauty and sensitive environmental areas.
Conserve energy resources. Conserve agricultural resources and protect agricultural land.
 2. Strengthen and direct development towards existing communities.
 3. Foster distinctive, attractive communities with a strong sense of place.
 4. Create walkable neighborhoods and towns.
 5. Provide a variety of transportation choices.
 6. Create a range of housing opportunities and choices.
 7. Encourage mixed land uses.
 8. Take advantage of compact building design.
 9. Make development decisions predictable, fair and cost-effective.
 10. Encourage community and stakeholder collaboration.
 11. Strengthen regional cooperation.
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Comments

Comments to the Board of Supervisors can be addressed to me or to the Board of Supervisors Clerk, Susan Baker:

U.S. Mail:

Susan Baker
Clerk of the Board of Supervisors
County Government Center
San Luis Obispo, CA 93408

E-mail:

<sbaker@co.slo.ca.us> (request that all supervisors receive copies)

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