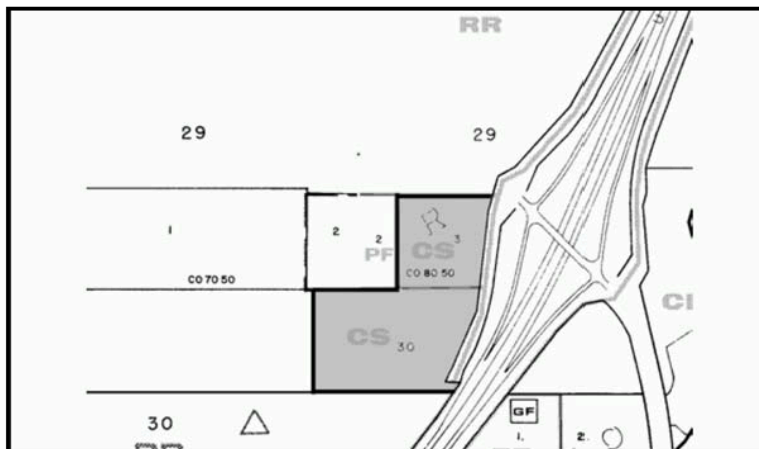


AN ORDINANCE AMENDING SECTION 22.104.090 OF TITLE 22 OF THE SAN LUIS OBISPO  
COUNTY CODE TO REFLECT THE GENERAL PLAN AMENDMENT LAND USE CATEGORY  
DESIGNATION CHANGE FROM RESIDENTIAL RURAL TO RESIDENTIAL SUBURBAN  
LRP2023-00003

SECTION 1: The purpose and intent of this ordinance amendment is to amend the Templeton Community Standards (Land Use Ordinance Section 22.104.090) to reflect the land use category designation change from Residential Rural to Residential Suburban and to remove the building coverage limitation standard (Land Use Ordinance Section 22.104.090(D)(3)(c)) for two parcels, APNs 040-201-046 and -056.

**3. Theater Drive/Highway 101 interchange.** The following standards apply to a property on the west side of the Theater Drive/Highway 101 interchange, as shown in Figure 104-32.



**a. Limitation on use.** Allowable land uses shall be limited to Building Materials and Hardware and incidental outdoor storage, Nursery Specialties, Energy-Generating Facilities (limited to Renewable Energy Facilities only), Cannabis Distribution Facilities, Cannabis Transport Facilities, and Vehicle and Freight Terminals.

**b. Height limitation.** The height of structures shall not exceed 25 feet, except that an additional five feet may be utilized for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. This 25-foot height limitation may be increased subject to an adjustment in compliance with Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. On 2006 Assessor's Parcel Number 040-201-024, no buildings or structures exceeding six feet in height shall be permitted within 150 feet of the east property line.

~~**c. Building coverage limitation.** Building ground floor coverage is limited to 20 percent of the site.~~

~~**d.**~~ **d. Landscaping/screening.** Upon application for a land use permit or construction permit, a landscaping plan shall be submitted and shall meet the requirements of Chapter 22.16 of the County Land Use Ordinance. The landscaping plan shall include a buffer on the west, south and east sides that is deep enough for staggered in-depth plantings of shrubs and trees (evergreen with incidental deciduous species) with a minimum 15-foot height at plant maturity, to achieve a solid, natural-appearing screen from most angles of viewing. A minimum six-foot tall solid fence or screening wall (consistent with the Templeton Community Design Plan) shall be constructed at the interior boundary of the buffer area, and landscaping shall be installed in between the property lines and the fence or wall.

~~**d.**~~ **e. Noise.** Upon application for a land use or construction permit, a noise mitigation plan shall be submitted. The plan shall include measures such as buffers, solid fencing, vegetated earthen berms, and site design that would ensure that generation of noise would not significantly affect existing or future residential uses. Orientation of buildings shall be away from Residential Rural properties.

~~**e.**~~ **f. Exterior Lighting.** Exterior lighting shall be located and designed to direct light downward and to the interior of the site and to avoid the light source being visible from other properties, streets and Highway 101, by such means as shielding and full-cut off lights. A photometric analysis shall be provided with the submittal of any land use permit or change in lighting to determine the extent of off-site lighting and glare.

~~**f.**~~ **g. Hours of operation.** With any land use permit application, hours of operation shall be addressed to minimize night-time hours of operation including truck deliveries and unloading, to avoid noise impacts onto adjacent residential properties.

~~**g.**~~ **h. Permit Requirement.** A Conditional Use Permit application shall be submitted within 60 days of June 14, 2007, the effective date of the ordinance.

SECTION 3: That Section 22.104.090(I) of Title 22 of the San Luis Obispo County Code is hereby amended to read as follows:

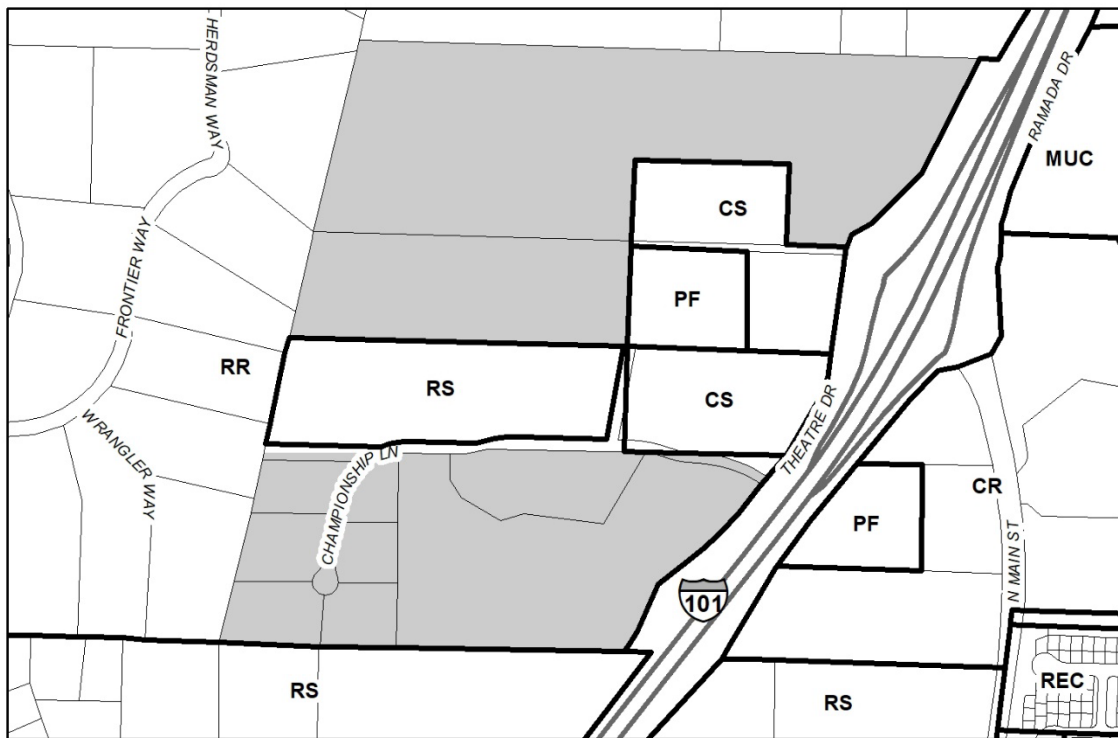
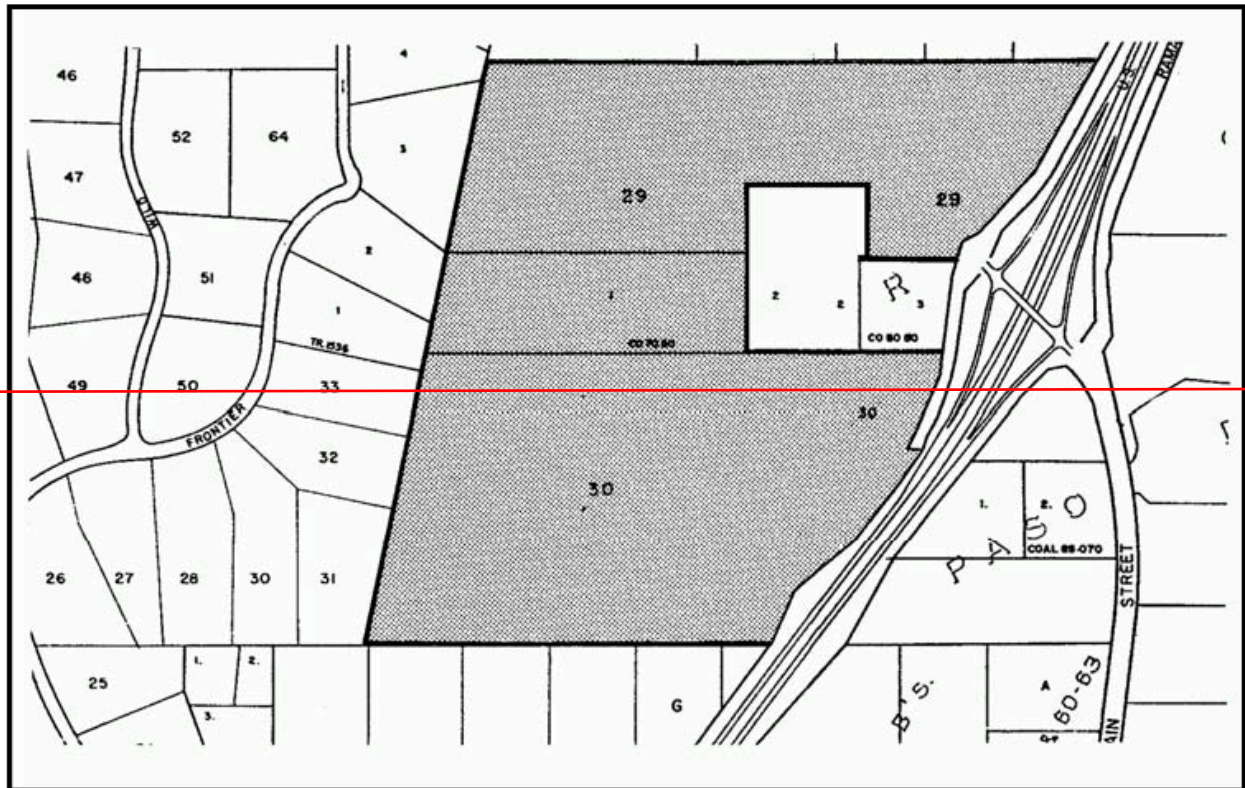


Figure 104-40: RR – Theatre Drive and North Main Street

SECTION 4: That Section 22.104.090(J) of Title 22 of the San Luis Obispo County Code is hereby amended to add Section 22.104.090(J)(6) to read as follows:

6. Championship Lane (Parcel 3 of Parcel Map 79/65-68) – Initial Development or Subdivision. Approval of a conditional use permit is required prior to initial development unless a subdivision map, subdividing Parcel 3 of Parcel Map 79/65-68 (as shown in Figure 104-44) into four or more parcels, is approved and the final map for the subdivision is recorded.
- a. Developable Areas. The conditional use permit or subdivision map shall identify and establish designated developable areas to avoid sensitive habitats, oak trees, and other biological resources, as recommended by a biological resource assessment.
  - b. Subsequent Developments. Subsequent developments that are in compliance with the approved conditional use permit or recorded final map are not required to obtain further conditional use permit approvals, unless required by other applicable regulations.

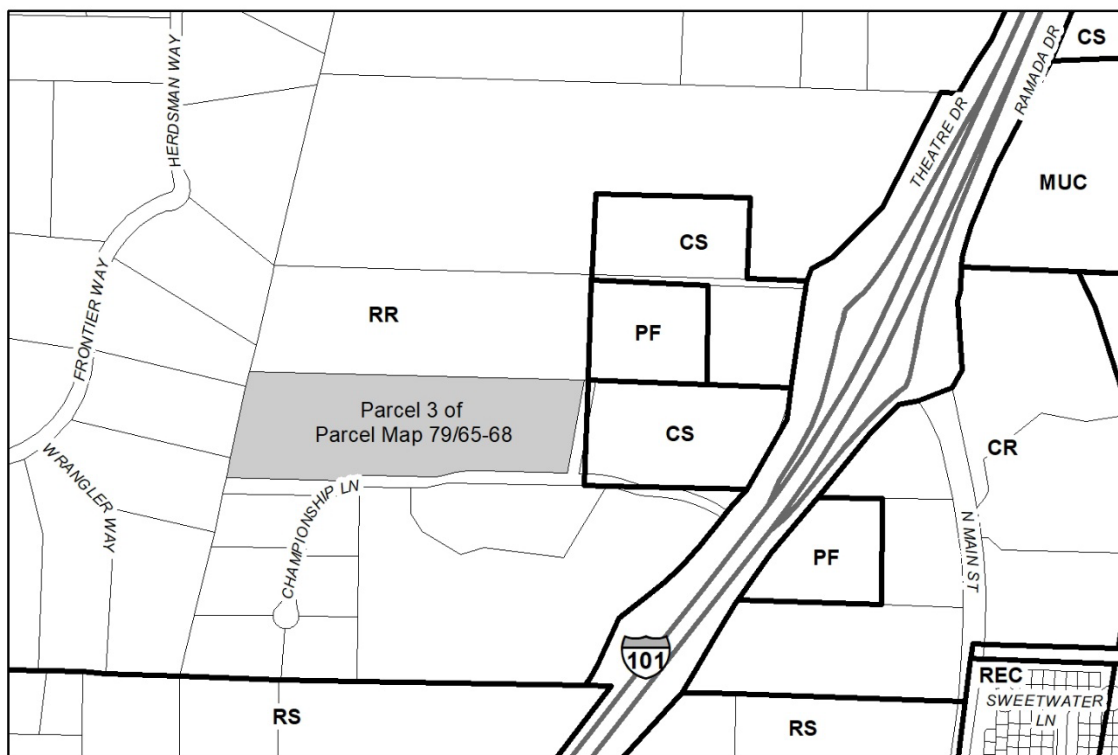


Figure 104-44: RS – Championship Lane, Parcel 3 of Parcel Map 79/65-68

SECTION 5. That the Board of Supervisors has considered the General Rule Exemption with respect to the matter described above. The Board of Supervisors has, as a result of its consideration and the evidence presented at the hearings on said matter, determined that the proposed General Rule Exemption is appropriate and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the General Rule Exemption approved for this project and all comments that were received during the public hearing process. On the basis of the General Rule Exemption, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 6. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 7. This ordinance shall become effective thirty (30) days after its enactment by the Board of Supervisors.

SECTION 8. Before the expiration of 15 days after the adoption of this ordinance, a summary shall be published once in a newspaper of general circulation in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance, as authorized on August 13, 2024.

SECTION 9. In accordance with Government Code Section 25131, after reading the title of this ordinance, further reading of the ordinance in full is waived.

RECOMMENDED at a meeting of the San Luis Obispo Planning Commission held on the 23<sup>rd</sup> day of May, 2024, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the 8<sup>th</sup> day of October, 2024, by the following roll call vote, to wit:

AYES: Supervisors John Peschong, Dawn Ortiz-Legg, Bruce S. Gibson,  
Jimmy Paulding and Chairperson Debbie Arnold

NOES: None

ABSENT: None

ABSTAINING: None

Debbie Arnold

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

ATTEST:

MATTHEW P. PONTES  
Ex-Officio Clerk of the Board of Supervisors

By: Niki Martin  
Deputy Clerk