



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

WOODLANDS SPECIFIC PLAN AMENDMENT AUTHORIZATION

Board of Supervisors
August 10, 2021



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Summary

Proposal to modify the designated land uses of four sites within the Woodlands Specific Plan area

	Adopted Woodlands Specific Plan	Proposed Project	Net Change
Residential Dwelling Units	1,320 dwelling units	1,482 dwelling units	162 dwelling units increase
Commercial Retail Use	140,000 square feet	51,680 square feet	88,320 square feet decrease
Hotel Rooms	400 hotel rooms	97 hotel rooms	303 hotel room decrease
Public Park (Active Use)	1 planned active-use public park	0 planned active-use public park	Removal of the planned active-use public park

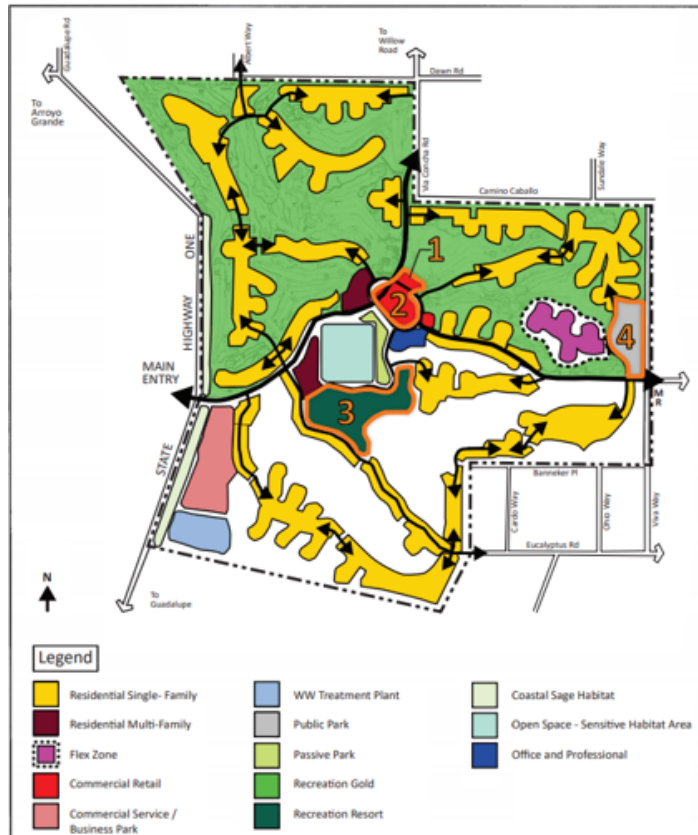


COUNTY OF SAN LUIS OBISPO

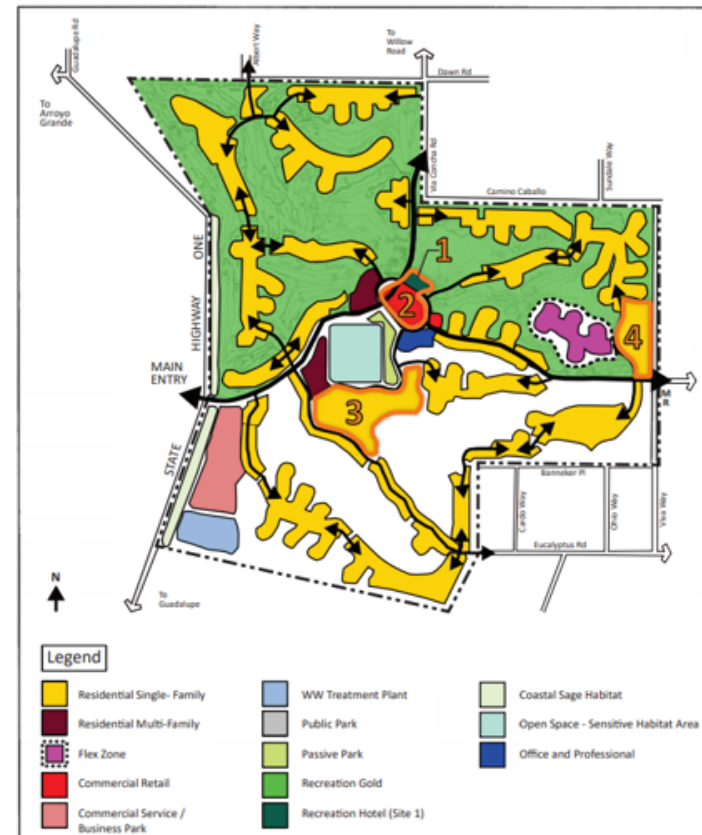
www.slocounty.ca.gov

Project Site and Land Uses

Existing Land Use Map



Proposed Land Use Map

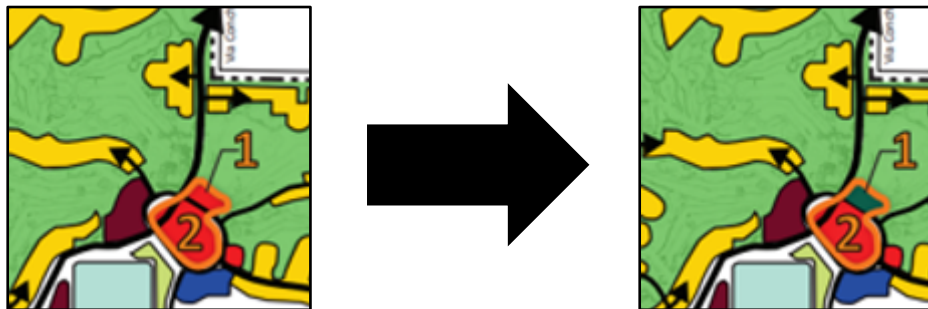


COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

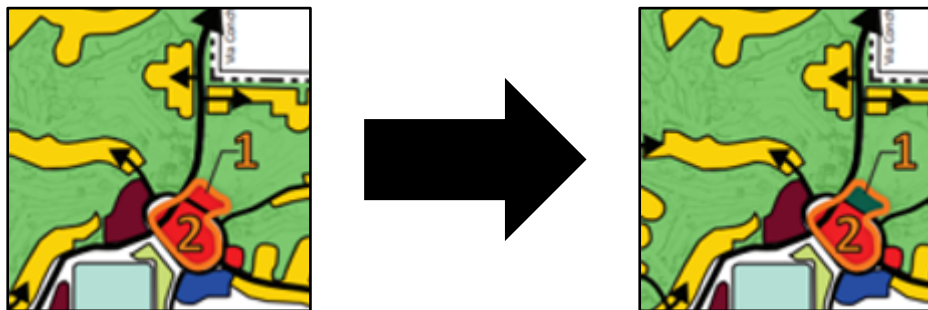
Site #1 (Village Center)

- From Commercial Retail land use to Recreation-Resort land use
- To support up to 97 hotel rooms (a reduction and reallocation from the allowable 400-room hotel planned for Site #3)



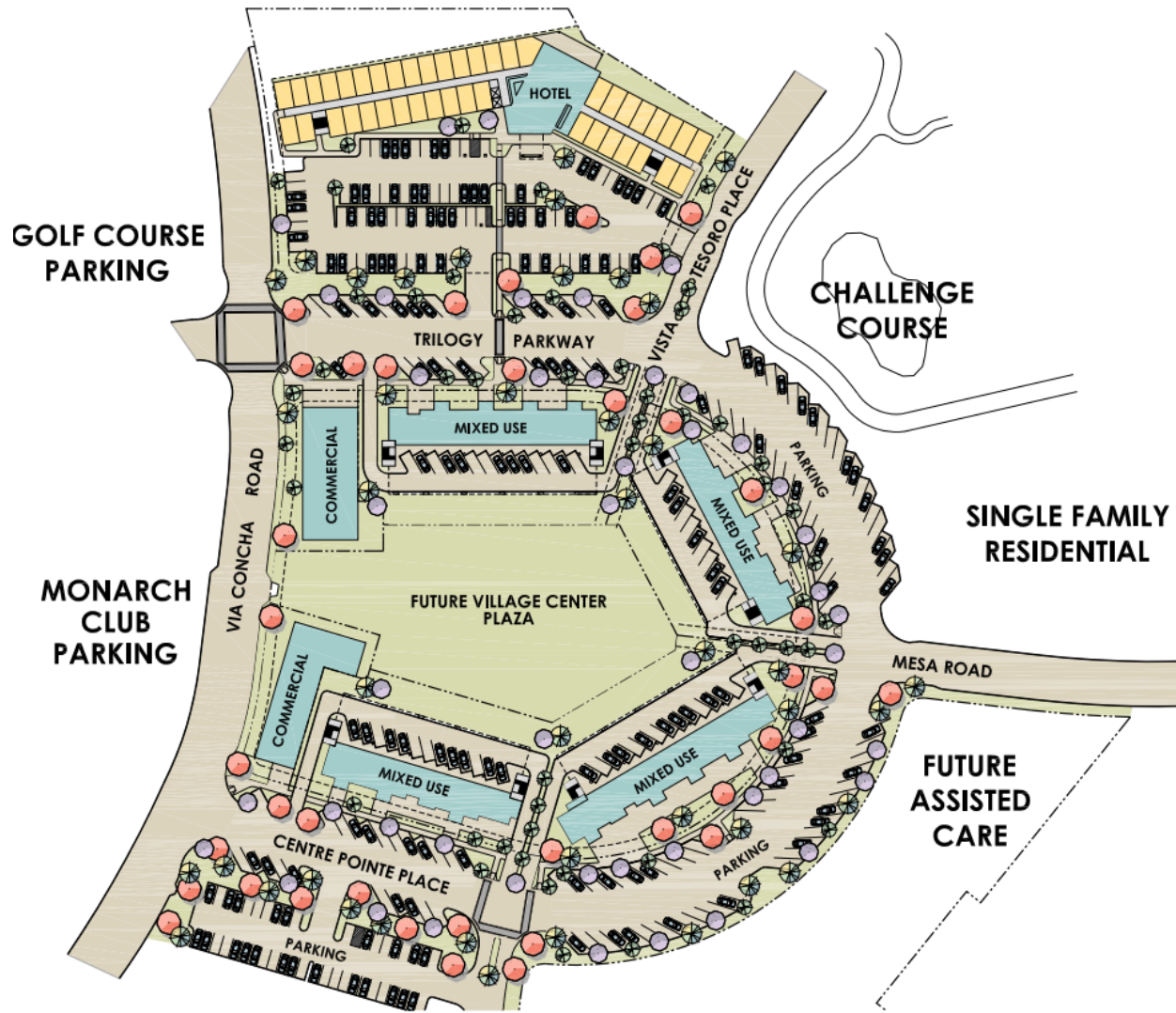
Site #2 (Village Center)

- Retain the Commercial Retail land use designation
- Modify to support up to 40 condominium residential dwelling units on the second floor (above commercial retail spaces) and a decrease to the maximum allowable floor area for commercial retail uses



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

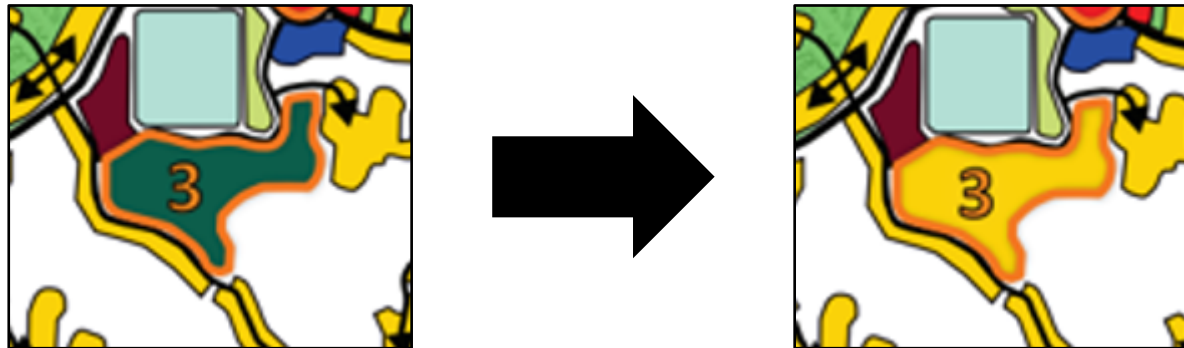


COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Site #3 (Resort Area)

- From Recreation-Resort land use to Residential Single-Family land use
- To support up to 76 residential dwelling units in the form of 38 common wall developments



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

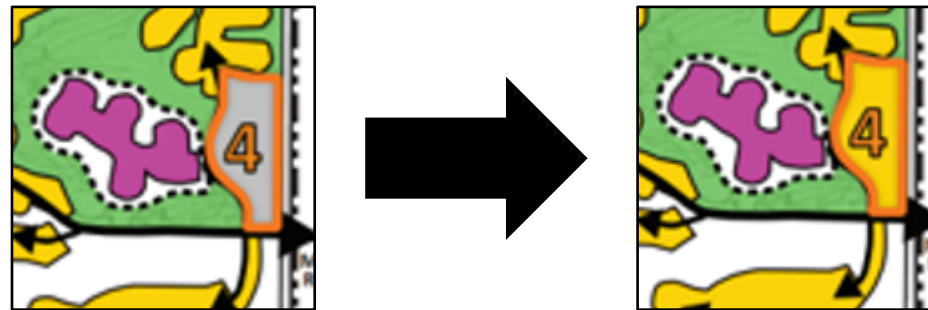


COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Site #4 (Future Public Park)

- From Public Park land use to Residential Single-Family land use
- To support 46 residential dwelling units in the form of 23 common wall developments



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov



COUNTY OF SAN LUIS OBISPO

www.slocounty.ca.gov

Factors for Consideration

Finding #1: Changes have occurred in the community since the approval of the Specific Plan which warrant the proposed amendment.

Finding #2: The proposed amendment is consistent with the San Luis Obispo County General Plan.

Finding #3: The proposed amendment may enable efficient and less costly delivery of necessary services and public facilities to the population within the area of this Specific Plan and the Nipomo Mesa.



Authorization Options

Option A

Authorize processing of LRP2021-00003 as proposed.

Option B

Authorize processing of LRP2021-00003 with direction to explore options for best use of the active-use public park site (Site #4).

Option C

Do not authorize processing of LRP2021-00003.

