

Leigha Peralta

From: Lane Sutherland <lsutherland@co.slo.ca.us>
Sent: Monday, June 1, 2026 3:52 PM
To: Leigha Peralta
Subject: Public Inquiry / 091-351-052 / Zoning & Uses Allowed

Hello,

Your inquiry was received by the SLO County Planning staff as follows,

"Hello,

I am evaluating the future potential of 750 Calle Bendita in Arroyo Grande (APN 091-351-052) and would appreciate general guidance regarding the property's current Industrial (IND) zoning and existing residential use.

The property is one acre and currently contains a single-family residence. I am interested in understanding what opportunities may exist to further develop or optimize the property under its current zoning while retaining the existing residence.

Specifically, could you please advise:

- Whether the existing residence may be expanded, rebuilt, or supplemented with additional residential units.
- Whether there are any pathways to subdivide the property under SB9 or other applicable state housing laws.
- Whether the current zoning would permit a live/work or mixed-use configuration that combines the existing residence with additional structures, commercial activities, or business uses.
- Whether there are any obvious opportunities or limitations associated with the current zoning that a property owner should be aware of when considering future development.

Any general guidance or direction to the applicable code sections would be greatly appreciated."

Because of the properties zoning designation of Industrial (IND) there are limited opportunities for an residential components for a new project. I will answer your questions below in **RED**.

- Whether the existing residence may be expanded, rebuilt, or supplemented with additional residential units.

22.72.050 - Nonconforming Uses of Land.

Any nonconforming use of land (Section 22.72.020.A) may be continued as follows, except as provided by Section 22.72.080 (Destroyed Structures and Signs)

- A. **Expansion of existing use.** The use may not be enlarged, increased, or extended to occupy a greater area of land than was occupied by the use on the effective date of this Title or amendment to this Title which created a nonconformity, except as otherwise provided by this Section. No land use shall be established on the site in addition to the nonconforming use of land, except:
1. Where the nonconforming use is first brought into **conformity** with all applicable provisions of this Title and Title 19 of this code prior to application for a new **conforming** use; or
 2. Where Conditional Use Permit approval authorizes a new use to be established subject to:

a. Conditions of approval that require that the nonconforming use be brought into **conformity** within a specific time to be determined by the Commission, not to exceed three years; or

b. Findings by the Commission that the proposed new use is independent from the nonconforming use and will not act to prolong the nonconforming use.

- B. **Maintenance, repair and alteration.** A building or structure that constitutes a nonconforming use of land may undergo necessary repairs and maintenance consistent with the provisions of Section 22.72.080 (Destroyed Structures and Signs), but shall not be altered except for **non**-structural changes in the appearance of the building. Structural changes shall occur only where needed to correct conditions that have been determined by the building official to be hazards to the health or safety of users of the building or structure.
- C. **Discontinued use.** If a nonconforming use of land is discontinued for a period of six months or more, or a nonconforming use of land in a building designed exclusively for the use (e.g., a service station) is discontinued for 12 months or more, any following use shall be in **conformity** with all applicable requirements of this Title, except as provided by Section 22.72.100 (Nonconforming Parking).
- D. **Single-family dwelling.** A detached single-family dwelling **existing** as a principal use, and any accompanying residential accessory uses, may be continued as residential uses subject to Subsection B., and may be altered, provided that no increase in the number of dwelling units, or aggregate increase greater than 25 percent in the usable floor area, occurs. Additional residential accessory uses may also be established on the site as part of the allowed 25 percent expansion. Any expansion in compliance with this standard shall be in accordance with all applicable provisions of Articles 3, 4, and 5.

• Whether there are any pathways to subdivide the property under SB9 or other applicable state housing laws. No, the parcel requires a 1 acre minimum parcel size and it is already 1 acre. SB-9 doesn't apply to parcels zoned IND.

• Whether the current zoning would permit a live/work or mixed-use configuration that combines the existing residence with additional structures, commercial activities, or business uses. Proposed development in conformance with the zoning designation could work, as long as the nonconforming uses of land section relating to the existing SFD is met.

• Whether there are any obvious opportunities or limitations associated with the current zoning that a property owner should be aware of when considering future development. The existing SFD is a non-conforming use and has specific stipulations which must be met.

Sincerely,

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COUNTY OF :

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Walk-in hours for general questions & permit issuances: Mondays, Wednesdays, & Fridays from 7:30 - 11:45 a.m.

Appointments are required outside of walk-in hours.

Permit Center is closed 12:00 - 1:30 p.m. for lunch.

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