



Council Agenda Correspondence

DATE: April 1, 2025
TO: Mayor and Council
FROM: Timmi Tway, Community Development Director

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Teresa McClish, Principal Planner

VIA: Whitney McDonald, City Manager

SUBJECT: ITEM 7E - SECOND READING AND ADOPTION OF ORDINANCE NO. 1743 (2025 SERIES) AMENDING TITLE 16 (SUBDIVISION REGULATIONS) AND TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE

Staff received the following questions, regarding how the newly released Fire Maps for the state of California (including San Luis Obispo) may impact future lot splits, specifically regarding whether they would be allowed under the proposed Ordinance and state law. The questions are below with staff's response shown in *italics*:

- 1) How do the new fire maps we just received impact the removal of the exclusion for minor urban lot splits in high or very high fire hazard severity zones, if at all?**

The minor modification below removed incorrect language describing exclusions under state law for high fire hazard severity zones. State law requires the City to only exclude sites that are in very high fire hazard severity zones (VHSFZ), and this is accomplished by the language implemented in the ordinance referencing this portion of state law. If state law becomes more restrictive, such as incorporating moderate and high fire hazard severity zones into the list of exclusions, the state law reference under the ordinance will stay current. The increase in parcels in the VHFSZ under the new maps means that a significant number of properties will be excluded from the provisions of the lot split ordinance.

- 2) Further, with the new maps, did the areas of our city where minor lot splits are NOT allowed increase, even if they were allowed before the new maps?**

There are many residential areas of the City, which under the 2011 FHSZ maps were not in a fire hazard severity zone at all, that are now in the VHFSZ under the current maps. Fire Chief Tuggle provided preliminary numbers at the last Planning Commission meeting stating that over 2,850 parcels are now in the VHFSZ, up from 24 under the 2011 maps. Additionally, 1,600+ parcels are in the high severity

zone, and another 1,400+ parcels in the moderate severity zone. The City GIS team has created a map showing the comparison between the previous and current proposed FHSZ maps here:

<https://www.slocity.org/government/department-directory/fire-department/prepare-slo/fire-hazards>

With this immense increase in the number of parcels in some kind of fire hazard severity zone, there are many parcels where minor and major urban lot splits are no longer allowable under state law. Planning staff are aware of the new maps, and this is one of the criteria that will be evaluated when receiving applications for minor and major urban lot splits.