

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 9/23/2014	(3) CONTACT/PHONE Holly Phipps, Project Manager/ 805-781-1162	
(4) SUBJECT Request to authorize a Land Use Ordinance (Title 22) Amendment application (LRP2009-00018) by Terry and Janelle Saunders to change the Wellsona Commercial Service Planning Area Standards to allow Vehicle Service and Repair and Vehicle Retail Sales as allowable uses. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board review the attached proposal and determine whether your Board wishes to authorize processing.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input checked="" type="checkbox"/> Board Business (Time Est. <u>30 min</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Holly Phipps, Project Manager

VIA: Ellen Carroll, Planning Manager / Environmental Coordinator

DATE: 9/23/2014

SUBJECT: Request to authorize a Land Use Ordinance (Title 22) Amendment application (LRP2009-00018) by Terry and Janelle Saunders to change the Wellsona Commercial Service Planning Area Standards to allow Vehicle Service and Repair and Vehicle Retail Sales as allowable uses. District 1.

RECOMMENDATION

It is recommended that the Board review the attached proposal and determine whether your Board wishes to authorize processing.

DISCUSSION

Project Summary

The Wellsona Road Planning Area Standards contain a list of allowable uses for properties located in the Commercial Service land use category. A variety of uses are listed ranging from 5,000 square foot or less grocery stores, to truck stops and warehousing. However, this list (full list shown on page 3) does not contain the Vehicle Service and Repair and Vehicle Retail Sales. The applicant would like to establish these uses that are currently not allowable. If these uses are authorized to be added to the list of allowable uses and the subsequent process of amending the appropriate section of the Land Use Ordinance is approved, the applicant would relocate an existing truck sales, service and repair business to the site. This type of business appears to be consistent with the existing uses in the area as well as the close proximity to Highway 101.

Project Data

The project site is a 4.17 acre vacant parcel located within in the North County Planning Area, Salinas River Sub Area and is within the Commercial Service land use category. The proposed project is located west side of Highway 101 at the intersection of Wellsona and Benton Road approximately 3 miles south of the community of San Miguel.

Neighboring uses include the San Paso Truck stop to the south, The Vines RV Resort to the east, San Miguel Garbage to the north, and residential to the west. Currently, Vehicle Service and Repair and Vehicle Sales are not allowed in this area.

Topography	Level to gently sloping
Water Supply	On-site well
Sewage Disposal	On-site septic
Vegetation	Grasses, oak tree, and ornamentals
Existing use and Improvements	Paved internal access roads, and paved parking

Initial Policy Review Considerations

The area around Wellsona and Hwy 101 was rezoned to Commercial Service in the early 1980s. An Environmental Impact Report was completed for the rezone. The EIR concluded that the potential traffic generated from a commercial zone in that location would require that the Wellsona interchange be upgraded to an overpass with on/off ramps. This was considered a very significant cost; in addition, there were no road fees or assessment district in that area for funding. Therefore, to reduce potential traffic demand, a standard was added to restrict allowable uses. The standard is in Section 22.104.040.G of the Land Use Ordinance and it lists specific uses allowed in that area. To allow a use that is not listed in that standard, an amendment to Section 22.104.040.G to add the requested use to the list of allowed uses is required. If your Board authorizes preparation of this amendment, potential traffic impacts to the interchange will be evaluated.

Staff reviewed the purpose and character statements in the Framework for Planning, Part I of the Land Use Element of the general plan, to determine whether the proposed Land Use Ordinance Amendment is appropriate for the specific site (See Attachment 2 - Exhibit B). These statements identify suitable features or conditions for the location, extent and timing for each land use category.

Commercial Service

The purpose statements for the Commercial Service (CS) land use category include the following:

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

The character of Commercial Service land is described as being the following:

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

Staff Response

The Vehicle Service and Repair and Vehicle Retail Sales use is consistent with the purpose and character of the Commercial Service land use category. The addition of these uses will promote infill and development within an existing commercial service land use category. The project site is located in close proximity to Highway 101 an arterial road.

Existing commercial uses within the project site include a truck stop, outdoor storage, RV park, storage facilities, and scrap yards. There is an existing single family residence approximately 450 feet west of the proposed project. Planning Area Standards require that a landscape buffer be located in the following

setbacks, in which no use areas, including building, parking or outdoor use area allowed. Front 40 feet - Side 20 feet - Rear 20 feet. There are no foreseeable impacts due to the proximity of the project and future landscaping buffers required.

Existing Allowable Uses within Commercial Service – Wellsona Road Area:

The intent of the Wellsona Planning Area Standards was to allow uses in this area that were not significant traffic generators.

The following is the list of allowable uses as shown in the Salinas River Rural Area Standards, Section 22.104.040 G. Commercial (CS) – Wellsona Road Area:

*Agricultural accessory structures
Bars and night clubs
Bed and breakfast inns
Caretaker residences
Concrete, gypsum and plaster products
Construction contractors
Convenience and liquor stores (maximum gross floor area of 5,000 sq.ft.)
Crop production and grazing
Existing motorcycle dealer
Gas stations
General retail (limited to gifts, novelties, souvenirs, and antiques)
Grocery stores (maximum gross floor area of 5,000 sq.ft.)
Hotels, motels if associated with truck stops as uses
Personal services
Public safety facilities
Recreational Vehicle Parks
Recycling and scrap
Recycling collection stations
Residential accessory use
Restaurants
Roadside stands
Small scale manufacturing
Stone and cut stone products
Storage, accessory
Storage yards
Temporary offices
Transmission facilities
Truck stops
Vehicle and freight terminals
Vehicle storage
Warehousing
Wholesaling and distribution*

Inland Framework for Planning - General Goals for Development

Applicable general goals include: development should be designed with maximum consideration of the characteristics of project sites and their surroundings, to provide suitable locations for retail, heavy commercial and service establishments that is located with convenient access to a road system that can adequately accommodate the traffic generated by the type of development, and enables development of a type and scale that is consistent with surrounding parcel sizes and ownership patterns.

Staff Response

The neighboring uses include a San Paso Truck Stop, The Vines RV Resort, San Miguel Garbage, and residential. The proposed Vehicle Service and Repair and Vehicle Retail Sales would be similar to existing uses within the area. The project site will also have access to Highway 101 an arterial road.

AUTHORIZATION OPTIONS

Your Board should consider the following options as part of your discussions when considering whether to authorize this project for processing:

1. Authorize the application for processing as requested to change the Wellsona Commercial Service Area Plan Standards contained in the Salinas River Area Plan on an approximately 4.17 acre parcel to allow Vehicle Service and Repair and Vehicle Retail Sales.
2. Do not authorize the processing of this application.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and community advisory bodies. The application was sent as a tentative referral (notification that the application was requested, but has not yet been authorized for processing) to County Public Works Department, Environmental Health Department, Air Pollution Control District, Cal Trans, and the Templeton Area Advisory Group (TAAG). Responding agency referral responses are attached.

FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendments under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing.

RESULTS

Authorization of the General Plan Amendment application will allow continued processing and a final decision to occur. Not authorizing the application will stop the further processing of the General Plan Amendment. Any unused portion of fees collected will be refunded. This authorization hearing is consistent with the county-wide goal of maintaining well-governed communities.

ATTACHMENTS

- Attachment 1 - Graphics
- Attachment 2 - Purpose and Character Statements
- Attachment 3 - Guidelines
- Attachment 4 - Referral Responses