

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Public Works, CalFire, Cal Trans	
TOPOGRAPHY: Mostly level	VEGETATION: Grasses, forbs, ornamentals, riparian along northern edge of property
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire	ACCEPTANCE DATE: May 22, 2015

DISCUSSION

PROJECT HISTORY

Minor Use Permits D020330P and DRC2007-00141 were approved at Planning Department Hearings on March 19, 2004 and April 18, 2008 respectively. The first land use permit (D020330P) was effective April 2, 2004 following the two-week appeal period. The tentative approval was good through April 2, 2006. No time extensions were received on or before the April 2, 2006 deadline, so the project expired.

The second Minor Use Permit (DRC2007-00141) was effective May 2, 2008 with the tentative approval good through May 2, 2010. No time extensions were received and no site work completed before the expiration date, so the second permit also expired.

No changes to the originally approved projects are proposed and no significant changes to the original conditions of approval are recommended.

PLANNING AREA STANDARDS:

22.98.072(C) - Commercial Service standards: This section of the South County Planning Area sets forth allowable uses, permit requirements and project design. As proposed and conditioned, the project meets all of the standards.

LAND USE ORDINANCE STANDARDS:

22.10.060 - Exterior Lighting: This section of the Land Use Ordinance contains provisions for lighting to be directed onto the lot, shielding of light sources, and height limitations for lighting. The project has been conditioned to provide an exterior lighting plan prior to the issuance of construction permits to meet these standards.

22.10.080 – Fencing and Screening: This project is in the Commercial Service land use category and outside urban and village reserve lines, so fencing is not required. Project plans show chain link fencing with wooden slats. The Land Use Ordinance only allows slatted chain link fencing for projects within the Industrial land use category. The project has been conditioned to revise the site plan to provide for fencing which shows solid wall fencing if the applicant chooses to install fencing. On this project, screening is the more critical element and the landscape plan will require extensive landscaping to screen views from Highway 101.

22.10.090 - Height Measurement: In the Commercial Service land use category, the maximum height for any structure is 35 feet. As proposed, the modular office building is approximately 10 feet and complies with this standard.

22.10.140 - Setbacks: Required setbacks in commercial land use categories are as follows: 10 foot front, zero side setbacks unless Uniform Building Code requires a larger setback, and zero rear setback. Proposed setbacks are: 44 foot front, 5 foot south side, 370 foot north side and 396 foot rear which comply with the standards of the Land Use Ordinance

22.10.150 - Solid Waste Collection and Disposal: This section sets forth standards for location and construction standards for trash collection and pickup areas. As proposed and conditioned, the project meets these standards.

22.18.050 - Parking: 14 parking spaces are required based on standards for general offices and warehousing. As proposed, the project complies with these standards.

22.20.060 - Signs: The project has been conditioned that any proposed signs shall be in conformance with this section of the Land Use Ordinance.

COMBINING DESIGNATIONS:

22.14.060 - Flood Hazard Area: The proposed project lies within an area subject to inundation by a 100-year flood. Public Works Department has reviewed the proposed project and has recommended that a drainage plan be submitted in accordance with this section of the Land Use Ordinance. In addition, it was recommended that all tanks shall be restrained to avoid having them float away and become hazardous downstream from the project. The project has been conditioned accordingly.

Major Issue

The proposed project is visible from US Highway 101. The visual effects of the project from the highway will be addressed through extensive landscape screening. The project has been conditioned to replace the proposed slatted chain link fence with a decorative wall and landscaping if the applicant chooses to install fencing.

COMMUNITY ADVISORY GROUP COMMENTS:

The South County Advisory Council unanimously recommended approval of the project at their May 18, 2015 meeting.

AGENCY REVIEW:

Public Works – Provided conditions of approval regarding left lane channelization, road fees and flood hazard requirements

Building Division – See attached building division comments

LEGAL LOT STATUS:

The one lot was legally created by a recorded map (CO 90-088) at a time when that was a legal method of creating lots.

ATTACHMENTS

Attachment 1 – Findings

Attachment 2 – Conditions

Attachment 3 – Graphics

Attachment 4 – Mitigated Negative Declaration

Attachment 5 - Referrals

Staff report prepared by Stephanie Fuhs
and reviewed by James Caruso, Senior Planner