

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 8/25/2015	(3) CONTACT/PHONE Airlin M. Singewald, Senior Planner/(805) 781-5198	
(4) SUBJECT Hearing to consider a request by ZacaStreet21, LLC to amend the County's Land Use and Circulation Element by changing the land use category on approximately 34 acres which currently includes 23 acres solely designated Commercial Retail (CR) and 11 acres solely designated Commercial Service (CS), to a mixed Commercial Retail and Commercial Service land use designation that would cover the entire 34 acre site, make related mapping amendments and consider and adopt the Mitigated Negative Declaration; project site is bordered by Ramada Drive, Marquita Avenue, Cow Meadow Place and La Cruz Way in the community of Templeton. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Hold the public hearing on the amendment recommended for approval by the Planning Commission as set forth in the attached Exhibit and staff report. 2. Take final action on the amendment heard by adopting and instructing the Chairperson to sign the attached resolution and ordinance. 			
(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 checked="" type="checkbox"/> Hearing (Time Est. <u>35 minutes</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input 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 type="checkbox"/> N/A Date: <u>January 6, 2015 (Authorization)</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) District 1			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Airlin M. Singewald, Senior Planner

VIA: Bill Robeson, Deputy Director, Department of Planning and Building

DATE: 8/25/2015

SUBJECT: Hearing to consider a request by ZacaStreet21, LLC to amend the County's Land Use and Circulation Element by changing the land use category on approximately 34 acres which currently includes 23 acres solely designated Commercial Retail (CR) and 11 acres solely designated Commercial Service (CS), to a mixed CR and CS land use designation that would cover the entire 34 acre site, make related mapping amendments and consider and adopt the Mitigated Negative Declaration; project site is bordered by Ramada Drive, Marquita Avenue, Cow Meadow Place and La Cruz Way in the community of Templeton. District 1.

RECOMMENDATION

It is recommended that the Board:

1. Hold the public hearing on the amendment recommended for approval by the Planning Commission as set forth in the attached Exhibit and staff report.
2. Take final action on the amendment heard by adopting and instructing the Chairperson to sign the attached resolution and ordinance.

DISCUSSION

At today's meeting, your Board will hold a public hearing on the following amendment recommended for approval by the Planning Commission and take final action through adoption of a resolution and ordinance.

The Planning Commission is transmitting the record of its meeting of June 11, 2015 to your Board for the attached proposed amendment to the Land Use and Circulation Element as follows:

Hearing to consider a request by **ZACASTREET21, LLC** for a General Plan Amendment (GPA) to change the land use category on approximately 34 acres (25 parcels) total, which currently includes 23 acres (23 parcels) solely designated Commercial Retail (CR) and 11 acres (2 parcels) solely designated Commercial Service (CS), to a mixed CR and CS land use designation that would cover the entire 34 acre site. This would allow for any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for both the CR and CS land use categories to be established on any of the 25 parcels that comprise the 34 acre project area. The project site is located in the community of Templeton and is bordered by the following roads: Ramada Drive, Marquita Avenue, Cow Meadow Place, and La Cruz Way. The site is located in the Salinas River Sub-area of the North County Planning Area.

County File Number: LRP2014-00013

APN(s): 040-153-(001-008) & 040-152-(004-017)

Supervisory District: 1

Date Authorized: January 6, 2015

The Planning Commission considered the above amendment and took the following action to recommend approval of the proposed amendment:

On the motion of Commissioner Irving, seconded by Commissioner Campbell and carried (5-0), recommending to the Board of Supervisors approval of the amendment as shown in Exhibit LRP2014-00013:B, based on Findings in Exhibit LRP2014-00013:A.

Background

The proposed project is a request by ZacaStreet21, LLC for a General Plan Amendment (GPA) to change the land use category on approximately 34 acres (25 parcels), including 23 acres (23 parcels) of Commercial Retail (CR) and 11 acres (2 parcels) of Commercial Service (CS), to a mixed CR and CS land use designation. This would allow for any of the allowable uses identified in Table 2-2 of the Land Use Ordinance for the CR or CS land use category to be established on any of the 25 parcels that comprise the 34 acre project area. The purpose of this request is to allow for more flexibility to develop the project site consistent with changing market demands for commercial goods and services.

The applicant (ZacaStreet21, LLC) originally requested a GPA to change the land use category on five parcels (approximately 9.7 acres) fronting Ramada Drive from CR to a mixed CR and CS land use designation. The original project area included ZacaStreet21's four vacant 1.2-acre parcels (created by a 2007 subdivision) and a vacant 5-acre parcel to the south owned by San Juan Capo, LLC.

When your Board authorized this request on January 6, 2015, staff was directed to also include the 20 parcels (approximately 24 acres) located immediately to the east. This resulted in a 34-acre trapezoid-shaped project area bordered by Ramada Drive (to the west), Cow Meadow Place (to the south), Marquita Avenue (to the north), and La Cruz Way (to the east).

Figure 1, below, shows the original project area, including the ZacaStreet21 parcels (Area A) and the San Juan Capo parcel (Area B) and the following areas added by your Board at the authorization hearing:

- **Vogt Parcels / Commercial Retail (Area C).** This includes two one-acre parcels and one 0.9-acre parcel. One of the parcels is developed with the Totally Tile commercial/office building located on Cow Meadow Place. The other two parcels are vacant.
- **Farm Credit West Parcels / Commercial Retail (Area D).** This includes a 15 lot commercial subdivision (Tract 2563) in the center of the project area, with access from Bison Court, the project site's only internal access road. The 10 acre area includes one one-acre parcel (developed with the Farm Credit West office/commercial building), 13 approximately 13,000 square-foot vacant parcels, and a 3.7-acre vacant parcel.
- **Olson / Odoan Parcels / Commercial Service (Area E).** This includes two 5.5-acre parcels on the eastern edge of the project site between Cow Meadow Place and Marquita Avenue. The northern (Odoan) parcel on Marquita Avenue is developed with an existing single family home. The Olson parcel is vacant.



Future Development

The applicant (Zacastreet21) has pulled building permits to construct two warehouse buildings on two of the four 1.2-acre parcels in its ownership (Area A). As of the writing of this staff report, the applicant completed grading and site preparation for one of the warehouse buildings and completed the foundation for the other. The applicant anticipates completing construction of both warehouse buildings by the end of summer 2015. The applicant has also applied for (but has not pulled) construction permits to build warehouse buildings on the other two 1.2-acre parcels. These four warehouse buildings were reviewed and approved under Parcel Map / Conditional Use Permit SUB2006-00057 (CO06-0088) and the associated Mitigated Negative Declaration (ED06-155). See Table 1, below.

Table 1: Zacastreet21, LLC Building Permits

APN	Building Permit	Description	Status
040-153-001	PMT2013-03325	7,541 SF warehouse building	Under review; not issued
040-153-002	PMT2013-03241	8,128 SF warehouse building	Issued
040-153-003	PMT2013-03234	8,024 SF warehouse building	Issued
040-153-004	PMT2013-03324	18,650 SF warehouse building	Under review; not issued

These buildings have been permitted as “shell” buildings with no occupying use. After approval of this GPA, the applicant would be able to establish allowable Commercial Service or Commercial Retail uses in the new buildings.

OTHER AGENCY INVOLVEMENT/IMPACT

The amendments were referred to all applicable responsible agencies and were reviewed and recommended for approval by the Planning Commission.

In addition, County Counsel reviewed the resolution and ordinance as to form and content.

FINANCIAL CONSIDERATIONS

The amendment is being processed by application fees paid by the applicant.

RESULTS

Final approval of the requests will allow the amendment to become effective 30 days after today's date. Future projects within this area will have more flexibility to respond to changing market demands for commercial goods and services. This action is consistent with the countywide goal of promoting well governed communities.

ATTACHMENTS

- Attachment 1 – Board Resolution for Adoption
- Attachment 2 – Exhibit A - Ordinance for adoption
- Attachment 3 – Exhibit LRP2014-00013:A - Findings
- Attachment 4 - Exhibit LRP2014-00013:B – Official Map Amendment Exhibit
- Attachment 5 – Planning Commission Resolution with findings and exhibit
- Attachment 6 - June 11, 2015 Planning Commission Minutes
- Attachment 7 - June 11, 2015 Planning Commission Staff Report
- Attachment 8 - Graphics
- Attachment 9 - Mitigated Negative Declaration
- Attachment 10 - Referral Responses and Correspondence Received