

DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: September 16, 2015
TO: Planning Commission
FROM: Stephanie Fuhs, Current Planning
SUBJECT: Conditional Use Permit DRC2015-00013 (Food Bank Coalition)

Subsequent to the completion of the staff report, the applicant requested to amend the project description as it relates to the building height. This was the result of discussions with a neighboring property owner who had expressed concerns with the original proposal. The change keeps the maximum allowed building height at 25 feet, but allows the warehouse to have a second story within the proposed structure.

Attached please find revised pages to the staff report prepared for the above mentioned project based on the applicant's request to amend the project description. The changes from your staff report are indicated by underline and ~~strikeout~~ and color (in electronic versions).



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT
PLANNING COMMISSION**

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 24, 2015	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT Food Bank Coalition of San Luis Obispo County	FILE NO. DRC2015-00013
SUBJECT A request by the Food Bank Coalition of SLO County for a Conditional Use Permit to: 1) modify a specific condition of approval (Condition 48C –height limits) relating to a portion of Lot 11 of Tract 2368, and 2) construct a two-story, 19,664 square foot warehouse, including 3,520 square feet of administrative offices on Lot 11. The project will result in 2.86 acres of disturbance of the 3.03 acre parcel. The proposed project is within the Commercial Service land use category and is located located at 1180 Kendall Road, south of the City of San Luis Obispo. The site is in the San Luis Obispo urban subarea of the San Luis Obispo planning area.			
RECOMMENDED ACTION 1. Consider and find Conditional Use Permit DRC2015-00013 consistent with the Mitigated Negative Declaration that was previously adopted on August 14, 2003 for Tract 2368. 2. Approve Conditional Use Permit DRC2015-00013 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-512-011	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: 22.98.060 – Areawide Standards, 22.96.060 – San Luis Obispo Urban Area Standards			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/Residence, undeveloped <i>East:</i> Commercial Service/Offices, warehouses, commercial service businesses <i>South:</i> Commercial Service/Offices, warehouses, commercial service businesses <i>West:</i> Commercial Service/Undeveloped			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

20 (APN - 030)	46,000 sq.ft. office DRC2011-00014 PMT2011-00825		
24			Two commercial buildings totaling 7,376 square feet (Restaurants) DRC2013-00106

During review of Tract 2368, specific mitigation measures were developed for water supply and traffic to assure that water usage, and traffic generated, stayed within the levels assumed in the analysis of these issue areas as the tract was developed. These levels were tied to a total of 1,000 employees for all of the parcels when developed. Overall structural development within the subdivision was limited to 500,000 square feet. Conditions of approval provided a formula for the maximum square footage per parcel based on the parcel size as well as a formula for calculating the water allotment per parcel.

When Tract 2368 went to the Planning Commission in 2003, conditions of approval specific to Parcels 9, 11 and 12 were added based on public testimony regarding potential inconsistencies between the future commercial service uses within the subdivision, and the agriculturally zoned property to the north that is developed with a residence. Condition 48 requires a Minor Use Permit (at a minimum), 75-foot rear setback from the northern property line, a visual impact analysis, landscape plan, lighting plan with no lighting on the north facing portion of the structures, a building height of 25 feet, and no windows along the northeastern edge of proposed buildings on Lots 11 and 12 (see attached table for specific condition wording).

A parcel map dividing the overall 3.03 acre parcel (Lot 11) into two parcels of 1.75 and 1.28 acres each is scheduled to be heard by the Subdivision Review Board on September 14, 2015. No amendments to the existing conditions of approval for Tract 2368 or associated Conditional Use Permit are proposed as part of that proposal. Development of the proposed warehouse will occur on Proposed Parcel 1 of the parcel map, the 1.75 acre parcel. The proposed subdivision is recommended for approval.

CURRENT PROPOSAL

The current proposal is requesting that Condition 48 be modified in order to provide the applicant with adequate space to house their operations and administrative offices. The modification pertains to ~~the height limit of 25 feet Condition 48 C that are is~~ part of the original Conditional Use Permit (S00007U/Tract 2368) conditions of approval. The applicant is requesting ~~a height limit of 34 feet, 10 inches which complies with the that the height of 25 feet remains, but that two-stories may be constructed within the 25 foot structure in order to provide enough area for thw warehouse and administrative offices. 35-foot height limit in the Land Use Ordinance, but T~~ this requires amending the conditions from the original Conditional Use Permit. The current proposal pertains only to the portion of Lot 11 where the proposed Food Bank project will be located (Parcel 1 of Parcel Map CO15-0041). Any future development on Parcel 2 of Parcel Map CO15-0041 (or remainder of Lot 11 if the parcel map does not record) will need to comply with the original conditions of approval for Tract 2368/S00007U or apply for a land use permit to modify/waive certain conditions based on a specific proposal for that lot.

Condition 48 currently reads as follows:

48. Permit Requirements and Design Standards for Lots 9, 11 and 12 of Tract 2368:

A. **At the time specific development is proposed**, a Minor Use Permit (or higher level of discretionary review if required otherwise) shall be obtained to establish .

The modifications are as follows:

48. Permit Requirements and Design Standards for Lots 9, 11 and 12 of Tract 2368:
 - A. **At the time specific development is proposed**, a Minor Use Permit (or higher level of discretionary review if required otherwise) shall be obtained to establish the use and compatibility with the neighboring residential uses (i.e., viewer group expectations and sensitivity).
 - B. Lighting: Lighting shall be prohibited on those portions of structures directly facing the northeastern edge of the lots.
 - C. Building heights on Lots 9, 11, and 12 shall be limited to a single-story with a maximum height of twenty-five feet (25') above existing grade(s). The warehouse that will be located on the portion of Lot 11 (Parcel 1 of CO15-0041) may be two-stories. The remainder of Lot 11 (Parcel 2 of CO15-0041) will need to comply with the original condition and shall be 25 feet maximum and a single story unless a new land use permit is applied for and approved by the Planning Commission.
 - D. Windows: Windows shall be prohibited on those portions of proposed buildings on Lots 11 and 12, located along the northeastern edge of the lots neighboring residential use(s). Windows on those portions of the proposed building on Lot 9 along the northeastern edge of the lot shall be limited to a height of ten feet (10'). Windows shall be tinted, angled and/or recessed to prevent indoor lighting from being visible from the neighboring residential uses after sunset.
 - E. Building Setbacks;
 - i. Lot 9 - Thirty feet (30') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.
 - ii. Lots 11 & 12 - Seventy-five feet (75') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.
 - F. The following plans and/or reports shall be included with application submittal:
 - i. Visual Impact Analysis. The visual impact analysis shall identify the critical project components as proposed by the applicant (building location, building height, location of and type of glazing, building color, site lighting and landscaping) and allowed under applicable ordinances. The analysis shall include determining impacts to the neighboring residential uses and possible mitigation measures to lessen any potentially significant visual impacts. The analysis shall utilize line of sight diagrams, photographic simulations or other available technology to evaluate the project's impact to the neighboring residential use(s) and to depict applied mitigation measures illustrating potential effectiveness.
 - ii. Landscape Plan: Submit a landscape plan, prepared by a qualified individual, that will either provide for a solid landscaped buffer along portions of the northeastern edge of the lots 9, 11 and 12 or demonstrate (through the visual impact analysis) that the proposed landscape will provide for adequate privacy screening. Plant material shall consist of a mix of trees and shrubs that are evergreen, fast-growing in clay soils, and drought tolerant.

- iii. Lighting Plan: Submit a building and site lighting plan. Plan shall depict that all lighting fixtures that are visible to surrounding residences be designed to direct light downward, fully contain direct glare on site, and

□ shall be hooded and shielded, accordingly. Low-profile (bollard type with a maximum height of four feet), minimum intensity lighting shall be utilized. Non-glare lighting shall be used throughout the proposed project. Any security lighting shall be screened such that lights are not visible at a distance of 30 feet.

- G. These measures shall no longer be in effect if the neighboring residential uses cease to exist.

The current project is for a 19,664 square foot, two-story warehouse. The Food Bank of San Luis Obispo County currently has two warehouses, one in Paso Robles and one in Oceano, which provide for distribution of food to serve the residents of the County. The current project will consolidate these two facilities into one centralized warehouse that will allow for more convenient delivery of food for residents and organizations that assist underserved members of the community. The request is to eliminate the 25-foot height restriction to allow for a 35-foot structure. The project has been designed to have the loading dock located on the southwestern corner of the building so the structure acts as a noise barrier to the adjacent parcel to the north. The project complies with all of the other standards outlined in condition 48.

The warehouse will have deliveries to and from the facility on a daily basis. It is anticipated that there will be 7-8 truck deliveries per day, most often box trucks; however, the facility has been designed to accommodate tractor-trailer trucks.

PROJECT ANALYSIS
Ordinance Compliance

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	No minimum site area required	3.03 acres currently 1.75 acres once parcel map is recorded
Setbacks Front Side Rear	<ul style="list-style-type: none"> • 10 foot front • 0 foot side • 75 foot rear (per tract conditions) 	<ul style="list-style-type: none"> • 38 feet, 9 inches • 46 feet, 2 inches – east side (from proposed parcel line); 89 feet, 8 inches – west side • 75 feet, 4 inches
Height	<ul style="list-style-type: none"> • 25 feet (per tract conditions) • 35 feet (per LUO) 	<u>25 feet (2 stories within the 25 foot structure)</u> 34 feet, 10 inches
Parking (<i>where applicable</i>)	15 spaces (1/400 sq.ft. of office, 1/2,000 sq.ft. of warehouse for the first 10,000 sq.ft, 1/5,000 sq.ft. of warehouse after the first 10,000 sq.ft.)	32 standard parking spaces, 12 secured box-truck parking spaces = 44 spaces total
Signs	100 square feet maximum	Less than 100 square feet

Revision to Finding G:

Tract 2368 Condition Modification

G. Waiver of the restriction on a second story height limitation standards contained in Condition of Approval 48C of Conditional Use Permit S00007U for Tract 2368 to allow a proposed warehouse building to be 35 feet instead of to contain a second story within a 25 foot structure is justified because specific conditions of the site make the standard unnecessary. The waiver to the second story restriction will not result in substantial detrimental effects on the enjoyment and use of adjoining properties because the proposal allowed 35 foot height limit complies with Land Use Ordinance standards and will not have a significant adverse impact on visual resources because the second story will be within the allowed 25 foot height limit. Also, the additional height of the building will not pose a threat to the airport operations because the structure shall not penetrate the imaginary surfaces that would cause interference with low flying aircraft.

(Changes to Conditions of Approval):

EXHIBIT B - CONDITIONS OF APPROVAL

Conditional Use Permit DRC2015-00013 (Food Bank Coalition)

Approved Development

1. This approval authorizes
 - a. Waiver of the ~~height limitation~~ **second story height restriction** imposed by Conditional Use Permit S00007U for Tract 2368 to allow a proposed warehouse to ~~be 35 feet instead of~~ **to have a second story for administrative offices within the allowed 25 feet height limit.**
 - b. All conditions of approval from Conditional Use Permit S00007U (attached) shall remain in effect with this approval. If there is any conflict between the conditions of approval from the current proposal and the original proposal, the current conditions shall apply.
 - c. Maximum height is ~~23~~5 feet from average natural grade. This maximum height shall comply with the FAA determination concerning requirements of FAR 77, "Objects Affecting Navigable Airspace".
2. Modifications to the Original Conditional Use Permit S00007U (Condition 48):
 48. Permit Requirements and Design Standards for Lots 9, 11 and 12 of Tract 2368:
 - A. **At the time specific development is proposed**, a Minor Use Permit (or higher level of discretionary review if required otherwise) shall be obtained to establish the use and compatibility with the neighboring residential uses (i.e., viewer group expectations and sensitivity).
 - B. Lighting: Lighting shall be prohibited on those portions of structures directly facing the northeastern edge of the lots.
 - C. Building heights on Lots 9, 11, and 12 shall be limited to a single-story with a maximum height of twenty-five feet (25') above existing grade(s). **The warehouse that will be located on the portion of Lot 11 (Parcel 1 of CO15-0041) may be two-stories. The remainder of Lot 11 (Parcel 2 of CO15-0041) will need to comply with the original condition and shall be 25 feet maximum and a single story unless a new land use permit is applied for and approved by the Planning Commission.**
 - D. Windows: Windows shall be prohibited on those portions of proposed buildings on Lots 11 and 12, located along the northeastern edge of the lots neighboring residential use(s). Windows on those portions of the proposed building on Lot 9 along the northeastern edge of the lot shall be limited to a height of ten feet (10'). Windows shall be tinted, angled and/or recessed to prevent indoor lighting from being visible from the neighboring residential uses after sunset.
 - E. Building Setbacks;
 - i. Lot 9 - Thirty feet (30') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.

- ii. Lots 11 & 12 - Seventy-five feet (75') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.

(Page 3 of the Conditions):

... shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

14. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Fire Safety

15. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cal Fire.

Services

16. **At the time of application for construction permits**, the applicant shall provide a letter from the Fiero Lane Water Company stating they are willing and able to service the property.
17. **At the time of application for construction permits**, construction plans shall show all utilities to be installed underground.

Conditions to be completed prior to issuance of a construction permit

Fees

18. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
19. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Conditions to be completed during project construction

Building Height

20. The maximum height of the project is 235 feet from average natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

<p>7. Upon submittal of a discretionary application for new development of any lot:</p> <p>A. All future structures shall show they will be landscaped to provide a 50% screening (at plant maturity) as viewed from Highway 227 and the Union Pacific Railroad. Screening vegetation shall be evergreen, fast-growing in clay soils, and drought-tolerant. As applicable, this shall be reviewed and approved by the county prior to approval of tract improvements, or when a specific use permit application is submitted;</p> <p>B. All parking areas and outside storage areas shall be landscaped to provide a 100% screening (at plant maturity) as viewed from Highway 227 and the Union Pacific Railroad. Screening vegetation shall be evergreen, fast-growing in clay soils, and drought-tolerant. All fencing should be minimized, but when needed shall use attractive materials. Where possible, structures (on-site or surrounding) shall be used to help screen parking areas from Highway 227 and the railroad primarily, with secondary consideration given to screening from internal streets;</p> <p>C. Visibility of the exterior of all buildings or structures (e.g., water tanks, etc.) shall be subdued with darker colors (preferably with a majority of colors with a chroma and value of no greater than "6", as found in the Munsell's Book of Color) that blend with colors of the natural environment. Specific development colors shall be reviewed at the time of specific use permits are submitted for approval;</p> <p>D. No portion of any structure, including roof-mounted equipment, shall exceed 35 feet. All roof-mounted equipment shall not be visible as viewed from Highway 227 and the Union Pacific Railroad, and, as needed, shall be architecturally screened (e.g. roof parapets, etc.); all efforts will be made during building design to make the structure as low profile as possible and in a manner that maximizes views of the surrounding hills.</p> <p>E. For any lot fronting Highway 227, it shall locate structures as far from Highway 227 as is possible, and no closer than 50 feet from the edge of Highway 227;</p> <p>F. The structures on the first lots most visible</p>	<p>A. The proposed landscape plan incorporates evergreen, fast-growing and drought tolerant plants that will provide 50% screening when viewed from Highway 227 and the Union Pacific Railroad (UPRR).</p> <p>B. The placement of the building and parking areas is such that the building will partially screen the parking lot from Highway 227 and the UPRR. In addition, the proposed landscape plan provides for a tree canopy that will screen the parking areas when viewed from Highway 227 and the UPRR.</p> <p>C. The proposed project renderings show colors which comply with the conditioned chroma and value. Prior to final inspection of construction permits, compliance with the approved color and materials board will be verified in the field.</p> <p>D. The proposed building is approximately 34 feet, 10 inches <u>will be a maximum of 25 feet</u> in height which complies with this condition, but not Condition 48 which requires a 25 foot height limit for Lots 9, 11 and 12. The current Conditional Use permit is requesting that the height limit be waived <u>that a second story be allowed within</u> for the proposed warehouse building.</p> <p>E. Not applicable because the project site does not front Highway 227.</p> <p>F. The site is not directly on Highway 227. The proposed building has colors and landscaping proposed along the front and south western property line to partially screen the structure when viewed from the road.</p> <p>G. The colors of the proposed building are harmonious with the surrounding hillsides and rural character of the area. The materials used are similar to those used by other buildings approved in this subdivision which also blend with the rural character of</p>
---	---

<p>from Highway 227 (Tentative Tract Map Lots 1, 2, 15, 16, 17, 21, 22, 24, 25) shall be low profile and include a variety of architectural features (e.g., vary exterior planes and depths and roof heights, articulated surfaces, use a variety of materials, etc.) to reduce massing. As a gateway to the City of San Luis Obispo, these lots shall consider those gateway components provided in the City's Airport Area Specific Plan that would be applicable to the development, recognizing the rural nature and Edna Valley wine country influences;</p> <p>G. Building design and materials shall utilize to the extent possible, features that recognize and are harmonious with the surrounding agricultural and rural character of the area;</p> <p>H. Buildings shall be well articulated which provide for human scale, visual interest, and distinctive qualities;</p> <p>I. All monument signage shall be low profile and no more than four feet in height. Building or other signage shall not be "backlit"; if the sign is illuminated, it shall be internally illuminated.</p> <p>J. The following areas will be fully screened from Highway 227 and the railroad: loading, service, storage, trash, recycling collection areas, utilities. Where appropriate, landscaping shall be used to "soften" or enhance the screened area.</p> <p>K. All landscaping not needed for buildings or other structures shall be "low profile", where long distance views through the site are maximized.</p>	<p>the adjacent vineyard to the southeast while providing for a transition from the urbanized area surrounding the airport to the rural Edna Valley to the south.</p> <p>H. The design of the building provides articulation, human scale visual interest and has distinctive qualities.</p> <p>I. Proposed elevations show a sign at the entry and on the southern side of the building, however no sign program has been proposed at this time. The rendering complies with the overall square footage allowed of 100 square feet per site. The project has been conditioned accordingly for any future sign plans.</p> <p>J. The service and storage areas proposed are screened with the landscaping trees along the northern boundary of the property. The trash enclosure and loading areas have been located in an area where it will be screened from Highway 227 and the UPRR by landscaping and solid screening.</p> <p>K. All landscaping, besides the proposed trees used for screening, is primarily low profile, native and low-water using grasses and shrubs.</p>
---	---

<p>28. At the time specific development is proposed (involving the establishment of new buildings or outdoor use areas), a cumulative summary of all previously approved and pending applications shall be submitted for the 68 acres known as the Senn/Glick development (D000336D) and the Morabito/Burke development (Tract 2368 - see Figure 1, attached). If the cumulative total (including the proposed use) of approved and pending uses is greater than 450,000 square feet of gross floor area, a traffic signal warrant analysis shall be conducted by the applicant for review by the County and Caltrans. When the warrants for the installation of the traffic signal are met, the signal shall be installed at the Highway 227/project access road/Airport Drive (realigned location) intersection prior to occupancy or final inspection (whichever occurs first) of the proposed building(s). All monies previously collected by Caltrans/ MOU for this purpose shall be provided to help offset the costs of the traffic signal.</p>	<p>The following lots have constructed or approved developments: Lot 5 – 12,000 sq.ft. office/warehouse Lot 6 – 13,400 sq ft commercial Lot 7 – 9,500 sq ft & 20,000 sq ft offices Lot 12 – 10,600 sq ft office Lot 14 - 8,059 square foot, two-story, commercial/service building and an 8,400 square foot outdoor storage area, to be used for equipment rental and service and outdoor storage of larger equipment Lot 15 – 25,000 sq ft manufacturing Lot 16 –Existing 10, 500 warehouse Lot 16 - 2,998 sq ft office Lot 17 – 26,000 manufacturing Lot 19 (Pc 3 COAL11-0086)- 26,500 sq ft office Lot 20 (Pc 1 COAL11-0086)- 46,000 sq ft office</p> <p>The total square footage, including this proposal, would be approximately <u>230,221</u> square feet, which is under the 450,000 square foot threshold for requiring a traffic signal warrant analysis.</p>
---	---

(Page 19-20 of the table):

<p>48. Permit Requirements and Design Standards for Lots 9, 11 and 12 of Tract 2368</p> <p>A. At the time specific development is proposed, a Minor Use Permit (or higher level of discretionary review if required otherwise) shall be obtained to establish the use and compatibility with the neighboring residential uses (i.e., viewer group expectations and sensitivity).</p> <p>B. Lighting: Lighting shall be prohibited on those portions of structures directly facing the northeastern edge of the lots.</p> <p>C. Building heights on Lots 9, 11, and 12 shall be limited to a single-story with a maximum height of twenty-five feet (25') above existing grade(s).</p> <p>D. Windows: Windows shall be prohibited on those portions of proposed buildings on Lots 11 and 12, located along the northeastern edge of the lots neighboring residential use(s). Windows on those portions of the proposed building on Lot 9 along the northeastern edge of the lot shall be limited to a height of ten feet (10'). Windows shall be tinted, angled and/or recessed to prevent indoor lighting from being visible from the neighboring residential uses after sunset.</p> <p>E. Building Setbacks;</p> <p>i. Lot 9 - Thirty feet (30') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.</p> <p>ii. Lots 11 & 12 - Seventy-five feet (75') from the northeastern edge of the lot. All other Land Use Ordinance setbacks shall apply.</p> <p>F. The following plans and/or reports shall be included with application submittal:</p> <p>i. Visual Impact Analysis. The visual impact analysis shall identify the critical project components as proposed by the applicant (building location, building height, location of and type of glazing, building color, site lighting and landscaping) and allowed under applicable ordinances. The analysis shall include determining impacts to the neighboring residential uses and possible mitigation measures to lessen any potentially significant visual impacts. The analysis shall utilize line of sight diagrams, photographic simulations or other available technology to evaluate the project's impact to the neighboring residential use(s) and to</p>	<p>Current proposal is requesting modification of this condition, specifically 48 C. The request is to have a one<u>two</u>-story, 235<u>235</u> foot building on the portion of Lot 11 where the current warehouse is proposed (Parcel 1 of Parcel Map CO15-0041). Any new development on the undeveloped portion (Parcel 2 of Parcel Map CO15-0041) would still be subject to the single-story, 25 foot height limit.</p>
---	---

<p>depict applied mitigation measures illustrating potential effectiveness.</p> <p>ii. Landscape Plan: Submit a landscape plan, prepared by a qualified individual, that will either provide for a solid landscaped buffer along portions of the northeastern edge of the lots 9, 11 and 12 or demonstrate (through the visual impact analysis) that the proposed landscape will provide for adequate privacy screening. Plant material shall consist of a mix of trees and shrubs that are evergreen, fast-growing in clay soils, and drought tolerant.</p> <p>iii. Lighting Plan: Submit a building and site lighting plan. Plan shall depict that all lighting fixtures that are visible to surrounding residences be designed to direct light downward, fully contain direct glare on site, and shall be hooded and shielded, accordingly. Low-profile (bollard type with a maximum height of four feet), minimum intensity lighting shall be utilized. Non-glare lighting shall be used throughout the proposed project. Any security lighting shall be screened such that lights are not visible at a distance of 30 feet.</p> <p>G. These measures shall no longer be in effect if the neighboring residential uses cease to exist.</p>	
--	--