



**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 October 22, 2015	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Nipomo Partners, LLC	FILE NO. DRC2014-00157
SUBJECT Request by Nipomo Partners LLC for a Conditional Use Permit to allow an addition of 40,722 square feet of mini-storage buildings to an existing mini-storage facility. The existing storage facility includes 89,650 square feet of storage, 12,000 square feet of commercial space, a 3,000 square-foot manager's unit and office, and 47,825 square feet of outdoor RV storage. The proposed mini-storage addition will replace the outdoor RV storage use. The proposed project is within the Commercial Service land use category and is located at 720 South Frontage Road in the community of Nipomo, in the South County planning area.			
RECOMMENDED ACTION Approve Conditional Use Permit DRC2014-00157 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 092-158-011, 012, 013, and 014	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.98.070 – South County Sub-Area Standards. Circulation, Nipomo Mesa Water Conservation Area Sec. 22.108.040 – Nipomo Community Urban Area Standards, communitywide. Connection to sewer. Sec. 22.108.040D.1 – Commercial Service. Site planning, architecture, community gateway			
EXISTING USES: Mini-storage facility including 89,650 square feet of storage, 12,000 square feet of commercial space, a 3,000 square foot manager's unit and office, and 47,825 square feet of outdoor RV storage.			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Service; commercial and light industrial uses East: Highway 101 South: Rural Lands; waste collection facility West: Residential Single-Family; residences			
<p>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</p>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Nipomo Community Services District, County Public Works, Cal Fire	
TOPOGRAPHY: Nearly level	VEGETATION: Perimeter ornamentals
PROPOSED SERVICES: Water supply: Community system (NCSD) Sewage Disposal: Community system (NCSD) Fire Protection: Cal Fire	ACCEPTANCE DATE: August 20, 2015

PROJECT DESCRIPTION

The applicant, Nipomo Partners LLC, is requesting a Conditional Use Permit to allow an addition of 40,722 square feet of mini-storage buildings to an existing mini-storage facility. The existing storage facility was approved by the County Planning Commission in 2000 and includes 89,650 square feet of storage, 12,000 square feet of commercial space, a 3,000 square-foot manager’s unit and office, and 47,825 square feet of outdoor RV storage. The proposed mini-storage addition will replace the outdoor RV storage use. Therefore, the project will be constructed on existing disturbed and paved areas.

PROJECT ANALYSIS

Ordinance Compliance – Conditional Use Permit:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	None	4.67 acres
Setbacks		
Front	10 feet	10 feet
Side	0 feet, 10 feet adjacent to RSF	28 feet
Rear	0 feet, 15 feet adjacent to RSF	28 feet
Height	35 feet	17 feet
<u>Parking</u>		
Existing Mini-Storage Facility	2	2
Proposed Expansion	0	0

Parking

Mini-storage facilities require a total of 2 parking spaces for the employees of the facility. The proposed project is an expansion of the existing facility, and therefore does not require additional parking. Additional parking onsite is provided for the existing 12,000 square-foot of commercial space and will not be altered with the proposed project.

Landscaping

Proposed landscaping is consistent with the Land Use Ordinance and will be planted in a narrow stretch along South Frontage Road. Existing landscaping, including street trees, are located in a strip between the sidewalk and the street.

The project is subject to the water conservation measures required in the Nipomo Mesa Water Conservation Area (NMWCA), which limits the amount of both turf and irrigated landscaping. The limited amount of landscaping area is consistent with the NMWCA

PLANNING AREA STANDARDS: The following sections discuss the planning area standards that apply to this project.

Section 22.98.070 Areawide Standards

22.98.070.C – Circulation Planning:

1. Traffic noise mitigation required in the form of setbacks/open space, site layout, earthen berms, or structural measures, in that order of priority.

Response: As conditioned, the project meets these standards. The use is not noise-sensitive and no noise mitigation is required.

22.98.070.F – Nipomo Mesa Water Conservation Area.

Response: See discussion above under Landscaping. As proposed and conditioned, this standard has been met.

Section 22.108.040 Nipomo Community Standards

22.108.040.A – Community-wide standards:

1. Connection to community sewers.

Response: As proposed, the project meets these standards. Community sewer is anticipated through the Nipomo Community Services District.

22.108.040.D – Commercial Service:

1. **Limitation on use.**
2. **Site planning.** Buildings shall be located at the front setback, and street-corner side setback if applicable, and shall be oriented to the street with outdoor activity and

parking at the side and rear. Design on-site circulation so that trucks can move forward through the site, except where infeasible because of site area or configuration. Locate loading areas or bays separate from parking aisles and driveways. Landscaping and fencing design shall be similar between uses, with a continuous canopy of trees along streets. Where projects are located adjacent to residential land use categories, particular attention shall be given to building design, signing, fencing, downward-directed lighting and landscaping to minimize potential operational and visual conflicts.

3. **Architecture.** Building design shall extend elements that are utilized on the street-fronting sides, such as parapets, fascias, cornice lines or roof treatments, around the interior sides of buildings to provide an identity to the total project. Changes in materials shall occur only with an offset in the building facade. Projects that have retail uses or no identified tenants proposed shall utilize door and window moldings, separate shop entrance doors from bay doors, and eaves, awnings or other porch entries.
4. **Community gateway projects** - Permit requirements. Development of properties that front Highway 101 or South or North Frontage Road and are within one-quarter mile of the urban reserve line is subject to Minor Use Permit approval unless a Conditional Use Permit is otherwise required by this Title. Buildings shall be located at the street and street-corner side nearest to the urban reserve line, as illustrated in Figure 108-12. Landscaping shall occupy at least 60 percent of street frontage and provide a continuous line of trees. Buildings on such properties are encouraged to be at least two stories, with offices an allowable use as an incentive. Architecture shall be similar to the Dana adobe and early California Mission styles, with stucco walls and tile roofs and other details and ornamentation as required by the Olde Towne Nipomo Design and Circulation Plan. Vertical elements such as clock or viewing towers are allowed. A consistent design theme and use of materials shall be utilized throughout site development.

Response: The project meets these standards. A mini-storage facility exists on the site and is an allowed use. The building and fence setbacks are consistent with the existing development, and circulation is sufficient for a mini-storage facility. The proposed expansion is separated from nearby residential development by a street, and will include a lighting plan to ensure no off-site glare impacts. Architecture is consistent with the already developed portion of the site with the inclusion of vertical elements to break up the expanse of wall. The project is required to obtain a Conditional Use Permit and is consistent with the landscaping requirements including a continuous line of street trees.

AGENCY REVIEW:

Public Works. Comments include providing a Stormwater Control Plan Application and Coversheet, South County Road fees, and drainage plan.

Building Division. Building permit required – several requirements included upon submittal of construction application.

Cal Fire. Fire Safety Plan attached with requirements for building construction and vegetation management, site access, emergency access, and fire protection systems.

COMMUNITY ADVISORY GROUP COMMENTS: The South County Advisory Council heard the item at their July 27, 2015 meeting and supported the project.

LEGAL LOT STATUS:

The existing lots were legally created by a recorded tentative tract map in Tract 2210.

Staff report prepared by Brian Pedrotti and reviewed by Karen Nall.