

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 2/9/2016	(3) CONTACT/PHONE Brian Pedrotti, Senior Planner / (805) 788-2788	
(4) SUBJECT Hearing to consider a resolution for a request from Dana Adobe Nipomo Amigos to waive permit processing fees for construction permits associated with a visitor's center and museum with associated support features proposed for the historic Dana Adobe in Nipomo. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board consider resolution approving the request by DANA (Dana Adobe Nipomo Amigos) to waive permit processing fees for various construction permits associated with a visitor's center and museum with associated support features, and approve these requests based upon the findings in Exhibit "C".			
(6) FUNDING SOURCE(S) Planning Dept Budget if fee waived	(7) CURRENT YEAR FINANCIAL IMPACT \$35,000	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {X} Hearing (Time Est. <u>30 min</u>) { } Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {X} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Senior Planner

VIA: Ellen Carroll, Environmental Coordinator/Planning Manager

DATE: 2/9/2016

SUBJECT: Hearing to consider a resolution for a request from Dana Adobe Nipomo Amigos to waive permit processing fees for construction permits associated with a visitor's center and museum with associated support features proposed for the historic Dana Adobe in Nipomo. District 4.

RECOMMENDATION

It is recommended that the Board consider the resolution approving the request by DANA (Dana Adobe Nipomo Amigos) to waive permit processing fees for various construction permits associated with a visitor's center and museum with associated support features, and approve these requests based upon the findings in Exhibit "C".

DISCUSSION

Request

Dana Adobe Nipomo Amigos (DANA), a California Non-Profit Corporation, is applying for a waiver of permit processing fees for various construction permits associated with a visitor's center and museum with associated support features. The property is located on the east side of South Oakglen Avenue, approximately one mile southeast of West Tefft Street, within and immediately adjacent to the community of Nipomo, in the South County Inland planning area. The site includes two properties totaling 130 acres in size and is in the Recreation and Agriculture land use categories.

The construction permit fees associated with these permits cover staff time for each building, reviews of local ordinances and California Building Codes, and building inspections at milestones of development. The anticipated construction permit fees total approximately \$35,000. This includes estimated fees for two construction permits as follows:

- Construction permits for the one-story visitor's center, museum, office building, and exterior event space.
- Major grading permit for the visitor's center pad, parking and driveway areas, and retention ponds.

Non-Profit

Dana Adobe Nipomo Amigos is a California non-profit organization established in 1999 initially to focus on saving the crumbling historic Dana Adobe and attain state and national recognition. As described on their website, their mission is "to engage visitors with the stories of California's Rancho Era history, connecting them with the peoples, the land and its resources to foster environmental stewardship and cultural understanding." DANA's activities include restoration of the historic Dana Adobe, historical and environmental education programs for local schools, and obtaining funding through grants and events to develop the new museum and visitor's center to house the collection of historical objects under DANA's care.

Justification and History

The proposed Master Plan for the expansion of the historic Dana Adobe has been anticipated at the site for a number of years. The project site has been identified as a Historic (H) Combining Designation in the County Land Use Ordinance since 1997 and has since that time included an acknowledgement that the site will be expanded in accordance with a Master Plan.

Several actions/permits have already been initiated to develop the project. A General Plan Amendment (LRP2011-00001) was approved by the Board of Supervisors in December 2013 to amend the South County Planning Area Standards to allow the applicant to process a land use permit for the project. Subsequently, the Planning Commission approved a Conditional Use Permit (DRC2011-00042) for the visitor's center and museum with associated support features on February 6, 2014. The applicant is now in the process of requesting permits to grade the site and construct the visitor's center.

DANA is asking for the fee waivers based upon providing a public benefit to the County. They state that the proposed project would protect scenic and natural resources, provide education about local resources and indigenous people in the form of exhibits and interpretive displays in at least two languages, continue to provide education regarding the historic Dana Adobe, and furnish trails and site interpretation open to the general public on a daily basis. DANA states that the public benefit associated with the project accrue to the community of Nipomo, San Luis Obispo County, and the County's tourist population.

Staff acknowledges the proposed use has a public benefit. The proposed visitor's center and museum is intended to be open to the general public for educational and cultural opportunities. This would be a unique facility, and the only one of its kind in both San Luis Obispo and many surrounding counties.

The Director of Planning and Building can waive fees up to \$5,000 pursuant to footnote 4 of the Planning and Building Department fee schedule (See attached Exhibit C). In cases like this one, where the requested fee waiver amount exceeds \$5,000, the Department brings the entire amount to the Board for consideration.

OTHER AGENCY INVOLVEMENT/IMPACT

The fee waiver request includes all Planning and Building Department fees, as well as additional fees for Parks and Recreation, Public Works, County Sheriff and Cal Fire.

FINANCIAL CONSIDERATIONS

The permit processing fees, including all anticipated construction permits, total \$35,000. If the fee is waived, funding for processing these permits will be covered by the Planning and Building Department budget. Granting the fee waiver would reduce the overall Planning and Building Department revenues accordingly.

RESULTS

Approving the waiver of permit processing fees would result in processing of various construction permits associated with a new visitor's center and museum that would have a public benefit. Denying the waiver of permit processing fees would result in the applicant having to provide the necessary funds to process these permits. This hearing is consistent with the countywide goal of encouraging livable, well-governed communities.

ATTACHMENTS

1. Attachment 1 - Exhibit A - Vicinity Map
2. Attachment 2 - Exhibit B - Land Use Category Map
3. Attachment 3 - Exhibit C - Resolution and Findings