

| | |
|--|--------------------------------------|
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Air Pollution Control District, Building Division, Airport General Manager, Airport Land Use Committee, Oceano CSD, Five Cities Fire, CalTrans, Oceano Advisory Council | |
| TOPOGRAPHY: Nearly Level | VEGETATION: None |
| PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: Five Cities Fire Department | ACCEPTANCE DATE: January 20, 2016 |

DISCUSSION

The applicant is proposing to construct a 28,975 square-foot recreational vehicle storage yard, across two vacant lots in Oceano. The proposed project site is adjacent to the Pismo Coast Village RV Storage yard, located to the south and east. Though no structures are proposed for construction at this time, other improvements will be made to the site and surrounding area for access, screening, and drainage purposes.

The applicant is proposing to surface and maintain the storage yard with crushed rock in order to mitigate for dust impacts. Additionally, a 6'6" solid metal fence is part of the site improvements. While a solid fence is required per the Land Use Ordinance, the site is within a 100-year flood zone and the applicant will need to modify the fence to meet both the Land Use Ordinance and the Department of Public Works' requirement that flood waters not be obstructed by solid fencing.

Remaining improvements relate to access and drainage requirements. As a condition of this project, the applicant is required to construct curb, gutter, and sidewalk and a half-width road fronting the both project parcel and the adjacent parcels owned by the applicant (21st Street, Front Street, and Nipomo Street). The drainage from the onsite and offsite improvements trigger a Stormwater Quality Plan, which requires drainage be retained or detained on-site. Additional improvements may be necessary for drainage basins, as determined by the Department of Public Works.

PLANNING AREA STANDARDS

Oceano Specific Plan Included by Reference. All development within the Oceano Specific Plan planning area is to be in conformity with the adopted Specific Plan. The main themes of the design guidelines for the Commercial Service and Industrial Area are easily identifiable site access; service areas located at the sides and rear of buildings; convenient access, visitor parking and on-site circulation; screening of outdoor storage, work areas, and equipment; emphasis on the main building entry and landscaping; placement of buildings to provide plazas and courtyards; and landscaped open space.

Staff comments: There are no applicable development standards within the Oceano Specific Plan for the proposed project; however, the proposed project is consistent with the main themes of the Design Guidelines for the Commercial Service and Industrial Areas. The project will screen the recreational vehicle storage and does not propose any new buildings. Site access is proposed from 21st Street, which will be improved along 21st Street, Front Street, and Nipomo Street to an A-2 urban street section fronting the property.

Airport Review Area (AR). Allowable uses are limited to those designated as “compatible” or “conditionally approvable” by the Oceano County Airport Land Use Plan. All land use permits must be found consistent with the Airport Land Use Plan adopted by the San Luis Obispo County Airport Land Use Commission for the Oceano County Airport Review Area.

Staff comment: The proposed project complies with this standard because the proposed use is designated as a “compatible” use per the Airport Land Use Plan. The project is conditioned to either provide evidence of an existing Avigation Easement for this property, or to establish one if one does not currently exist.

Curb, Gutter and Sidewalk Required. Curb, gutter and sidewalk in the Industrial, Commercial Retail and Service, Office and Professional, and Residential Multi-Family land use categories is required to be installed as set forth in this section when such improvements do not already exist.

Staff comment: The proposed project is conditioned to comply with all Curb, Gutter, Sidewalk requirements of this section and LUO Section 22.54.030.

LAND USE ORDINANCE STANDARDS

Flood Hazard Area. Drainage plan approval is required where any portion of the site is located within a Flood Hazard combining designation.

Staff Response: The project is conditioned to comply with all Flood Hazard standards, including submittal of a drainage plan and drainage calculations. Additionally, solid fencing not allowing the free passage of flood waters is not allowed.

Storage Yards. There shall be only one access point to a storage yard for each 300 feet of street frontage. Such access points shall be a maximum width of 20 feet and shall be provided with a solid gate or door. A storage yard shall be screened from public view on all sides by a solid wood, painted metal, or masonry fence, with a minimum height of six feet. A storage yard shall be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, maintained in a dust-free condition.

Staff comment: The project has one access point (off 21st street) and will be gated. The yard will be surfaced with crushed rock. The storage yard has, and will maintain, a solid metal fence, at least six feet in height. Because this site is located within a 100-year flood zone, Public Works is not allowing solid fencing that would obstruct the passage of flood waters. Therefore, the project is conditioned to modify the fencing to meet both of these requirements.

OCEANO ADVISORY COUNCIL COMMENTS

No comments received.

AGENCY REVIEW

Public Works – Per attached referral response (Tomlinson, July 15, 2015), the proposed project triggers a Stormwater Control Plan, Curb Gutter Sidewalk improvements, and is in a flood zone. Recommended conditions have been included in the project conditions of approval.

Building Division – Per attached referral response (Riha, August 9, 2013), the proposed fence may require a building permit if the height is proposed greater than 6'-6".

Air Pollution Control Board (APCD) – No response.

Oceano CSD – No response.

Five Cities Fire – Per attached referral response (Pearson, July 31, 2015), Fire would require a paved street (21st) leading to the project site and a minimum of an engineered base rock for the proposed site area to hold the imposing loads of the fire apparatus. A KNOX box brand of key box will be required and keyed to the FCFA (Oceano) KNOX key.

Cal Trans – No response.

Airport (Oceano) – Per attached response (Piper, August 19, 2015), if the property does not already have an Avigation Easement established, then one should be put in place.

Airport Land Use Committee – No response.

LEGAL LOT STATUS

The one existing parcel consists of Lots 19 through 27 in Block 56 of Map No. 2 of The Town of Oceano, and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.