



OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cal Fire	
TOPOGRAPHY: Nearly level to gently sloping	VEGETATION: Ornamental, oaks, fruit trees
PROPOSED SERVICES: Water supply: County Service Area 18 Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: February 10, 2016

**DISCUSSION**

**SAN LUIS OBISPO PLANNING AREA STANDARDS**

Airport Review Area (AR). Allowable uses are limited to those designated as “compatible” or “conditionally approvable” and must be found consistent by the San Luis Obispo County Airport Plan.

*Staff comments: The proposed guesthouse and garage are both compatible uses under the San Luis Obispo County Airport Plan, and this project is consistent with the Plan.*

**LAND USE ORDINANCE STANDARDS**

**Section 22.10.060: Exterior Lighting**

All lighting fixtures, including security lighting, shall be aimed and shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

*Staff comments: The proposed project is conditioned to comply with this project at the time of application for construction permits.*

**Section 22.10.090: Height Measurement**

The maximum allowed height is 35 feet above average natural grade.

*Staff comments: The proposed guesthouse and garage is 13 feet high and therefore complies with this standard.*

**Section 22.10.140: Setbacks**

The required front setback for this site is 25 feet. The required side setbacks are 30 feet each, and the required rear setback is 30 feet.

*Staff comments: The proposed project is setback 40 feet in the front, 50 feet on the right, 30 feet in the rear, and more than 700 feet from the left property line.*

**Section 22.10.160: Underground Utilities**

Utilities serving new structures shall be installed underground rather than by use of poles and overhead lines.

*Staff comments: The proposed project is conditioned to comply with this standard.*

**Section 22.30.410(E): Guesthouses and Home Offices**

A guesthouse or home office (sleeping or home office facilities without indoor connection of the living area of a principal residence) may be established as a use accessory to a residence. A guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through Minor Use Permit. This section also requires that guesthouses be limited to a living room, two bedrooms, and one bathroom. Cooking or laundry facilities are not allowed, but the living area may have a single sink and an under-counter refrigerator. Guesthouses are not allowed on sites that contain a secondary dwelling, and may not be occupied separately from the principal residence or as a dwelling unit for rental.

*Staff comments: A guesthouse is a permitted use on this site. The proposed guesthouse is located approximately 145 feet from the principal residence and is within an existing horse corral. Section 22.30.410(E)(2) states that a guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through a Minor Use Permit, and shall not be located within any required setback area. Staff supports a modification to this standard because siting the guesthouse within 50 feet of the principal residence would require re-location of existing leach fields, and the removal of native oak trees and ornamental fruit trees. As described above, the proposed guesthouse would be located outside of the required setbacks. The proposed guesthouse contains one bedroom and one bathroom, and does not contain cooking facilities other than a sink and under-counter fridge. Additionally, the proposed project is conditioned to execute and record a covenant and agreement that restricts the use of the guesthouse to those mentioned above.*

**AGENCY REVIEW**

Public Works – Per attached referral response (Tomlinson, November 15, 2015), a Storm Water Control Plan is required for this project.

Building Division – Per attached referral response (Stoker, November 13, 2015), project is required to comply with all applicable building codes.

Cal Fire – Per attached referral response (Bullard, November 14, 2015), with mitigation, Cal Fire supports the proposed property line setbacks and the requested separation distance waiver.

**LEGAL LOT STATUS**

The one existing parcel is Lot 4 of Block 4 of Tract 211.

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