



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

Tentative Notice of Action

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MEETING DATE May 6, 2016 EFFECTIVE DATE May 20, 2015	CONTACT/PHONE Brandi Cummings, Project Manager (805) 781-1006 bcummings@co.slo.ca.us	APPLICANT James and Jaimie Fucillo	FILE NO. DRC2015-00084
SUBJECT A request by JAMES AND JAIMIE FUCILLO for a Minor Use Permit (DRC2015-00084) to allow conversion of 600 square-foot existing permitted workshop space to a 600 square-foot guest house and request for modification of the 50 foot maximum distance standard for a guesthouse to the primary residence located at 250 Indian Knob Hill Road, San Luis Obispo. The proposed project is within the Residential Suburban land use category and is located approximately 1,800 feet from the Indian Knob Road and Squire Canyon Road intersection. The site is in the San Luis Bay Sub Area of the San Luis Obispo Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00084 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on March 11, 2015 (ED15-111).			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 076-273-013	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: None Applicable			
LAND USE ORDINANCE STANDARDS: Exterior Lighting, Height, Setbacks, Residential Accessory Uses <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on May 20, 2016, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Single-family dwelling			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban/ residences East: Residential Suburban/ residences South: Residential Suburban/ residences West: Residential Suburban/ residences			
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			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cal Fire, Squire Canyon CSD, Avila Valley Advisory Council	
TOPOGRAPHY: Moderately to steeply sloping	VEGETATION: Oak woodlandt
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire	ACCEPTANCE DATE: March 11, 2016

DISCUSSION

The applicant is proposing to establish guesthouse quarters within an existing workshop. The existing workshop is more than 50 feet from the primary residence, and therefore a modification to the 50 foot maximum distance standard for a guesthouse to the primary residence is requested. The proposed workshop conversion will not create additional site disturbance.

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 and Height Limit Exceptions

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

Staff comments: The proposed residence is 21.5 feet 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 existing structure complies with these setbacks.

Section 22.30.410: Residential- Accessory Uses

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.

Staff comments: A guesthouse is a permitted use on this site. The proposed guesthouse is proposed within an existing workshop legally constructed, approximately 87 feet from the principal residence. Conversion of the existing structure will not create any new site disturbance,

COMMUNITY ADVISORY GROUP COMMENTS

No comments received

AGENCY REVIEW

Public Works – No Concerns per attached referral response (Tomlinson, February 17, 2016),

Building Division – Per attached referral response (Stoker, February 22, 2016), project is required to comply with all applicable building codes.

Cal Fire – Per attached referral response (Craig, February 16, 2016), see attached Fire Safety Plan. Fire sprinklers will be required. Cal Fire will support the distance modification.

Squire Canyon CSD – No comments received.

LEGAL LOT STATUS

The one existing parcel consists of a portion of Lot 18 of the Rancho San Miguelito according to the map filed for record on May 5, 1882 in Book A, Page 38 of Maps, and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Eric Poon and reviewed by Brandi Cummings and Karen Nall.