



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
OFFICE MEMORANDUM

DATE: May 4, 2016
TO: Planning Department Hearing Officer, Rob Fitzroy
FROM: Brandi Cummings, Current Planning
SUBJECT: May 6, 2016 Planning Department Hearing – Item 9
Ferrara Minor Use Permit (DRC2015-00069)

The applicant has submitted suggested modifications to the proposed Conditions of Approval for this project. The suggested modifications are as follows:

2. This Minor Use Permit does not authorize special events as defined by Land Use Ordinance section 22.30.070.D.2.i.

Staff concurs with this modification and has incorporated the change into the Conditions of Approval.

34. This land use permit is a phased project as described in **Condition 1**. Each phase of this land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed for ~~each phase as indicated in Condition 1. Phase 1.~~ Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

Staff suggests the following language as modification to this condition:

34. This land use permit is a phased project as described in **Condition 1**. Each phase of this land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed for each phase as indicated in Condition 1. on at least on approved building, as set forth in Land Use Ordinance section 22.64.080.A.2. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

Attachments:
Revised Conditions of Approval