



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

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE May 6, 2016 EFFECTIVE DATE May 20, 2016	CONTACT/PHONE Brandi Cummings, Project Manager 805-781-1006 bcummings@co.slo.ca.us	APPLICANT Don Ernst	FILE NO. DRC2015-00057
SUBJECT A request by DON ERNST for a Minor Use Permit (DRC2015-00057) to allow for the construction of a 189 space temporary parking lot (Transit Station) with a 200 square-foot office building and a modification to parking lot construction standards. The project will result in the disturbance of the entire 2.06 acre site. The project is located within the Commercial Service land use category and is located on the north side of Farmhouse Lane, approximately 400 feet from the Farmhouse Lane and Broad Street intersection, immediately east of the City of San Luis Obispo. The site is in the San Luis Obispo (North) subarea of the San Luis Obispo Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00057 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on March 11, 2016.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review	ASSESSOR PARCEL NUMBER 076-511-040	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: San Luis Obispo Area Wide; San Luis Obispo Urban Area <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Parking Lot Construction Standards <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: Vacant			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Service/vacant East: Commercial Service/office building South: Commercial Service/vacant West: City of San Luis Obispo/commercial offices			
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, Airport, Cal Fire, City of San Luis Obispo	
TOPOGRAPHY: Gently sloping	VEGETATION: Grasslands
PROPOSED SERVICES: Water supply: Fiero Lane Water Company Sewage Disposal: Fiero Lane Water Company Fire Protection: Cal Fire	ACCEPTANCE DATE: March 7, 2016

DISCUSSION

PROJECT HISTORY

A Development Plan (D000336D) was approved for this site and two adjacent parcels in 2003. The project authorized the construction of three two-story buildings totaling 180,000 square-feet over three adjacent parcels. Time extension requests were granted in 2004, 2006, and 2007. Only one portion of the project was constructed: Building #3 located on parcel 076-511-038 to the east. The remainder of the project subsequently expired on August 14, 2008.

PROJECT DESCRIPTION

The applicant is proposing to construct a temporary parking lot with a small security office. The parking lot will be utilized by nearby businesses to transport employees to and from work and the parking lot. The parking lot is proposed as a temporary use, and is conditioned to have a maximum lifespan of ten years. Because of the temporary lifespan of this project, the applicant is requesting modifications to the surfacing and landscaping standards required of parking lots.

SAN LUIS OBISPO PLANNING AREA STANDARDS

Airport Review Area (AR). All land use permits must be found consistent with the San Luis Obispo County Airport Land Use Plan.

Staff comments: This parcel is part of a previously approved 3-lot development (Senn) directly north of the Morabito-Burke Tract. The Senn development was previously reviewed by the ALUC and found to be consistent with the Airport Land Use Plan. The current proposal is for a parking lot with a significantly smaller development (200 square-feet) and is also consistent with the Airport Land Use Plan.

Planning Impact Area. Applications for discretionary land use permits shall be referred by the County to the City of San Luis Obispo for review and comment.

Staff comments: This project was referred to the City of San Luis Obispo. No response has been received.

San Luis Obispo Urban Area.

Water Supply. Developments shall provide on-site water supply.

Staff comments: The proposed project is serviced by Fiero Lane Water Company.

Airport Area. Land uses shall be limited to those listed. Transportation uses are limited in the Commercial Service land use category to Truck Stops and Transit Stations. Vehicle Storage is not allowed.

Staff comments: The proposed project is considered a transit station because it is intended for persons to park their vehicle and take a shuttle from the parking lot to their work place. Vehicles will not be stored overnight or long-term.

Street Setbacks. The setback along all public roads except those specifically called out, shall be a minimum of 25 feet from the property line.

Staff comments: The office building is located approximately 50 feet from the front property line.

LAND USE ORDINANCE STANDARDS

Section 22.178.060 Parking Lot Construction Standards. Parking lots constructed for Transit Stations (high turnover) within the Urban Reserve Line shall be surfaced with asphalt or concrete. Parking spaces shall be marked with paint striping, and shall have wheel stops or continuous concrete curbing to define the perimeter of the parking area. All parking lots shall provide sufficient trees so that within ten years, 60 percent of the surface area of the lot is shaded by deciduous or evergreen trees, in addition to perimeter landscaping required.

Staff comments: The applicant is requesting a modification to the surfacing requirement and the landscaping requirements. This will be a temporary parking lot (in place for 10 years or less) and landscaping to provide 60 percent coverage in ten years would be unnecessary. The applicant will be providing the required landscaping around the perimeter of the property. Additionally, the applicant is proposing aggregate base for the parking area (asphalt for ADA spaces). Though typically turnover for transit stations is considered high, this project will be utilized as a transit station with shuttle service for businesses in the area, and turnover will be low, with one entry period in the morning, and an exit period in the evening. Staff supports the requested modifications, as conditioned.

AGENCY REVIEW

Public Works – Per referral response (Tomlinson, March 7, 2016), a drainage plan will be required; project may be subject to City of San Luis Obispo road impact fees,

Building – Per referral response (Stoker, December 1, 2015), plans shall comply with all applicable building codes.

Airport – no response.

Cal Fire – Per referral response (Gomes, December 9, 2015), see attached Fire Safety Plan.

City of San Luis Obispo – no response.

LEGAL LOT STATUS

The one existing lot was legally created by a recorded map (COAL10-0070) at a time when that was a legal method of creating lots.

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