



**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 <b>July 15, 2016</b> EFFECTIVE DATE <b>July 29, 2016</b>	CONTACT/PHONE <b>Brandi Cummings, Project Manager</b> <b>805-781-1006</b> <b>bcummings@co.slo.ca.us</b>	APPLICANT <b>Don Ernst</b>	FILE NO. <b>DRC2015-00057</b>
SUBJECT A request by <b>DON ERNST</b> for a Minor Use Permit (DRC2015-00057) to allow for the development of a 183 space limited-term parking lot with a 200 square-foot office building. The request includes a modification to parking lot construction standards to allow gravel surfacing and reduced landscaping. The parking lot will serve as a transit station for shuttles to convey employees to and from off-site work locations, as well as provide rental vehicle parking for the airport. 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 May 17, 2016.			
LAND USE CATEGORY <b>Commercial Service</b>	COMBINING DESIGNATION <b>Airport Review</b>	ASSESSOR PARCEL NUMBER <b>076-511-040</b>	SUPERVISOR DISTRICT(S) <b>3</b>
PLANNING AREA STANDARDS: <b>San Luis Obispo Area Wide; San Luis Obispo Urban Area</b> <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: <b>Parking Lot Construction Standards</b> <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 <sup>th</sup> day following the administrative hearing, or on July 29, 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: <b>Vacant</b>			
SURROUNDING LAND USE CATEGORIES AND USES: <b>North: Commercial Service/vacant</b> <b>East: Commercial Service/office building</b> <b>South: Commercial Service/vacant</b> <b>West: City of San Luis Obispo/commercial offices</b>			
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. The Development Plan is vested. One portion of the project was constructed: Building #3 located on parcel 076-511-038 to the east.

**PROJECT DESCRIPTION**

The applicant is proposing to construct a temporary parking lot and a small security office as a interim use of the site. The parking lot will act as a transit station and will be utilized by nearby businesses to transport employees via shuttle to and from work and the parking area. The parking lot will also be utilized by San Luis Obispo County Regional Airport for rental vehicles. 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 in the Commercial Services land use category are limited to Truck Stops and Transit Stations. Vehicle Storage is not allowed. Rental of vehicles is allowed under Auto & Vehicle Repair & Services.

*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 area to their work place. The parking lot is accessory to the transit station use. Additionally, the San Luis Obispo County Regional Airport will utilize a portion of the lot for rental of cars.*

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. The parking lot will also be utilized as rental vehicle parking for the San Luis Obispo County Regional Airport; rental vehicle parking is also considered low lot turnover. 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.