

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 8/9/2016	(3) CONTACT/PHONE Brian Pedrotti, Senior Planner / (805) 788-2788	
(4) SUBJECT Hearing to consider a request from the Land Conservancy of San Luis Obispo County to waive permit processing fees for construction permits associated with an agricultural museum and event space with associated support features proposed for the historic Octagon Barn, south of the City of San Luis Obispo. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt the resolution approving the request by the Land Conservancy of San Luis Obispo County to waive permit processing fees for various construction permits associated with an agricultural museum and event space with associated support features based upon the findings in Exhibit "A".			
(6) FUNDING SOURCE(S) Planning Department Budget if waived	(7) CURRENT YEAR FINANCIAL IMPACT \$35,000 (Fee Waiver)	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {x} Hearing (Time Est. <u>30 min</u>) { } Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS {x} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5 Vote Required {x} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY {x} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 3			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Senior Planner

VIA: Ellen Carroll, Planning Manager / Environmental Coordinator

DATE: 8/9/2016

SUBJECT: Hearing to consider a request from the Land Conservancy of San Luis Obispo County to waive permit processing fees for construction permits associated with an agricultural museum and event space with associated support features proposed for the historic Octagon Barn, south of the City of San Luis Obispo, District 3.

RECOMMENDATION

It is recommended that the Board adopt the resolution approving the request by the Land Conservancy of San Luis Obispo County to waive permit processing fees for various construction permits associated with an agricultural museum and event space with associated support features based upon the findings in Exhibit "A".

DISCUSSION

Request

The Land Conservancy of San Luis Obispo County, a local non-profit organization, is applying for a waiver of permit processing fees for various construction permits associated with an agricultural museum and event space with associated support features. The property is located on South Higuera Street, adjacent to the City of San Luis Obispo, in the San Luis Obispo Planning Area. The site includes two properties, one of which is owned by John and Howard Hayashi and the other owned by CalTrans, totaling 6.25 acres in size and is in the Agriculture and Commercial Services land use categories.

The construction permit fees associated with these permits cover staff time for each building and landscaping plan, reviews of local ordinances and California Building Codes, and building inspections at milestones of development. The anticipated construction permit fees total approximately \$35,000. This includes estimated fees for construction permits as follows:

- Construction permits for the Milking Parlor's meeting hall, educational, museum, and flexible use space with a small kitchen, office, and storage room.
- Construction permits for the Calf Barn's new restroom and storage facility.
- Construction permits for the General Purpose Building (Storage Shed) as a new restroom and storage facility.
- Construction permits for other site work including site electrical lighting, landscaping and irrigation, flatwork, and fencing.

Non-Profit

The Land Conservancy of San Luis Obispo County is a countywide non-profit organization established in 1984 to conserve and restore the land, as well as connect the community through education and volunteering. As described on their website, their mission is *"to permanently protect and enhance lands having important scenic, agricultural, habitat and*

cultural values for the benefit of people and wildlife.” The Land Conservancy’s activities include establishing conservation easements with family farmers and ranchers to protect the land, restoring the ecological health and function of damaged lands, and on-going volunteering activities, educational programs, and informational events.

Justification and History

The proposed conversion of the old historic Octagon Barn site to an agricultural museum with events and meeting space has been anticipated at the site for many years. The project site has been identified as a Historic Site in the San Luis Obispo Area Plan and the Octagon barn itself, built in 1908, has been restored.

Several actions/permits have already been initiated to develop the project. A Conditional Use Permit (DRC2010-00053) was approved by the Planning Commission in May 2012 to allow the applicant to use the site as an agricultural museum with meeting and event space, which would include the construction of auxiliary structures, a remodel of the existing milk parlor, site grading, and landscaping. Other permits that have been approved include a Change of Occupancy for the Octagon Barn, Pumphouse Construction, and an Electrical Permit. The applicant is now in the process of requesting permits to grade the site, renovate the Milking Parlor, and construct a Calf barn and General Purpose Building.

The Land Conservancy of San Luis Obispo County is asking for the fee waivers based upon providing a public benefit to the County. They state that the proposed project will be available for use by the public at-large and is likely that the project will be used or will benefit more than the residents of the immediate vicinity. This will include a new trailhead for the Bob Jones City-to-Sea Trail and a hub for three regional bicycle routes and symbolize the local agricultural history. The Land Conservancy also states that the project will provide a facility not presently available to the community and the project has already generated substantial, obvious community support.

Staff acknowledges the proposed use has a public benefit. The proposed agricultural museum and event/meeting space is intended to be open to the general public for educational opportunities, as well as both private and public events. This would be a unique facility, and only one of few in San Luis Obispo County.

The Director of Planning and Building can waive fees up to \$5,000 pursuant to footnote 4 of the Planning and Building Department fee schedule (See attached Exhibit B). The project already received the \$5,000 administrative fee waiver from the Planning and Building Department in 2011 for the Conditional Use Permit application (DRC2010-00053). In cases like this one, where the requested fee waiver amount exceeds \$5,000, the Department brings the entire amount to the Board for consideration.

OTHER AGENCY INVOLVEMENT/IMPACT

The following agencies have reviewed the project for compliance with various rules and regulations:

Public Works, Environmental Health, Ag Commissioner, County Airport Manager, Airport Land Use Commission, Air Pollution Control District, Regional Water Quality Control Board, California Department of Fish and Game, Cal Fire, Cal Trans, City of San Luis Obispo, County Parks

BUSINESS IMPACT STATEMENT

Approving this request would provide permit fee relief to a project with a clear public benefit that includes an agricultural museum, events center, and trailhead for the Bob Jones recreation trail. The project helps to enhance opportunities within the Uniquely SLO County cluster (Wine, Agriculture, Recreation, Accommodation Cluster) identified in the San Luis Obispo County Clusters of Opportunity Economic Strategy (November 2010).

FINANCIAL CONSIDERATIONS

The permit processing fees, including all anticipated construction permits, total \$35,000. If the fee is waived, funding for processing these permits will be covered by the Planning and Building Department budget.

RESULTS

Approving the waiver of permit processing fees would result in processing of various construction permits associated with an agricultural museum and event space with associated support features. Denying the waiver of permit processing fees would result in the applicant having to provide the necessary funds to process these permits. This hearing is consistent with the countywide goal of encouraging livable, well-governed communities.

ATTACHMENTS

1. Attachment 1 - Resolution and Exhibit A Findings
2. Attachment 2 - Exhibit B Fee Schedule, Footnote 4
3. Attachment 3 - Vicinity Map
4. Attachment 4 - Land Use Category Map
5. Attachment 5 - Fee Waiver Request