



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

PLANNING COMMISSION

Promoting the wise use of land

MEETING DATE October 27, 2016	CONTACT/PHONE Stephanie Fuhs sfuhs@co.slo.ca.us (805)781-5721	APPLICANT SLO Mini Storage LLC	FILE NO. DRC2015-00141
SUBJECT Hearing to consider a request by SLO Mini Storage LLC for a Conditional Use Permit to allow construction of an approximately 119,000 square foot mini storage facility, which includes a 1,350 square foot office. The proposal is the same as a previously approved facility that was approved under Conditional Use Permit DRC2004-00208 in 2008. This permit subsequently expired. The project will result in the disturbance of the entire 5.39 acre parcel. The proposed project is within the Industrial land use category and is located on the east side of Broad Street (4850 Broad Street), approximately ½ mile south of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area.			
RECOMMENDED ACTION 1. Consider and rely on the Mitigated Negative Declaration that was previously adopted by the Planning Commission on March 13, 2008. 2. Approve Conditional Use Permit DRC2015-00141 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.			
LAND USE CATEGORY Industrial	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-511-015	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: 22.96.040 – San Luis Obispo Areawide Standards, 22.98.020 – San Luis Obispo Planning Area Combining Designations, 22.96.060 – San Luis Obispo Urban Area Standards			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Services/Offices, warehouses <i>East:</i> Commercial Service/Offices, warehouses <i>South:</i> Industrial/Storage Yard <i>West:</i> Public Facilities/SLO County Regional Airport			
<p>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</p>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, CalFire, Airport Manager, Cal Trans, Regional Water Quality Control Board, City of San Luis Obispo, Building Division	
TOPOGRAPHY: Gently to moderately sloping	VEGETATION: Grasses, non-native trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire	ACCEPTANCE DATE: August 22, 2016

PROJECT DESCRIPTION

The Conditional Use Permit is to construct an approximately 119,000 square foot mini storage facility, which includes a 1,350 square foot office in two phases. Phase 1 consists of Buildings A, B, and C totaling approximately 60,000 square feet. Phase 2 consists of Buildings D, E and F totaling approximately 59,000 square feet. Phasing of the project will allow the applicant to construct the required frontage and drainage improvements along with a portion of the overall project until they have a certain percentage of the storage units occupied that warrants construction of the remaining buildings.

PROJECT HISTORY

A Conditional Use Permit (DRC2004-00208) for this same project was approved by the Planning Commission on March 13, 2008. Following the Commission’s approval which was valid for two years, the project received three, one-year time extensions which extended the land use permit to March 2013. No building permits were ever issued prior to March 2013, so the land use permit expired.

The project site was also the subject of a General Plan Amendment to change the land use category from Agriculture to Industrial. The amendment was approved by the Planning Commission on July 11, 2002 and was adopted as part of the Land Use Ordinance in 2002.

PROJECT ANALYSIS

Ordinance Compliance

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	10,000 sq. ft. (for vehicle storage) – no minimum for warehousing	5.39 acres

Setbacks Front Side Rear	50 foot front setback is required by Planning Area standards No side or rear setbacks are required	Front – 50 feet 10 foot northern property line side setback 1 foot southern property line side setback 0 foot rear setback for Building F, 5 foot rear setback for Building C, 23 foot, 10 inch rear setback for Building E, 24 foot, 2 inch rear setback for Building D
Height	16 feet at the southwestern corner (within the 50 foot setback), 22 feet below the 210 foot contour line, 35 feet above the 210 foot contour line (see previously adopted MND for ALUC referral response details)	Building A is partially located below the 210 foot contour line, the height of the building below the 210 foot contour line is 21 feet, 1 7/8 inches
Parking	4 spaces for office, none required for mini storage	6 spaces
Signs	100 square feet total	40 square feet

Landscaping - See Planning Area standards below.

PLANNING AREA STANDARDS The following sections discuss the planning area standards that apply to this project.

22.96.040 – San Luis Obispo Areawide Standards

Applicable standards include undergrounding of utilities for Conditional Use Permits and a requirement for referral of applications to the City of San Luis Obispo.

The project has been conditioned to underground utilities per the planning area standard. A referral was sent to the City of San Luis Obispo. No comments were received.

22.96.060 – San Luis Obispo Urban Area Standards

Community wide standards: Applicable standards include:

- providing an on-site water supply,
- limitations on allowable uses,
- annual maintenance and inspection of septic systems,
- height limit of 6 feet for free standing monument signs,
- street setbacks, and
- landscaping requirements.

The project proposes to use an on-site well for its water supply and complies with this standard.

Warehousing is an allowable use in the Industrial land use category, so the project complies with this standard.

The project has been conditioned to provide annual maintenance and inspection of the septic system.

The plan for the proposed sign shows a height of 7 feet, the project is conditioned to comply with the six foot height limitation.

The street setback along Broad Street (Highway 227) is a minimum of 50 feet from the existing right-of-way. As proposed, the project complies with this condition with a front setback from the right-of-way of Broad Street of 50 feet.

Landscaping standards require screening of all outdoor storage, loading and parking areas from public streets with native or drought tolerant landscaping and plant materials, along with street trees along the property frontage on all public streets. As proposed and conditioned, the project will meet this standard. The preliminary landscape plan shows a mixture of native and drought tolerant trees, shrubs and groundcover. A final landscape plan will be required prior to issuance of construction permits.

In addition to the community wide standards, there are specific standards for the subject parcel:

- Limitation on uses – limited to construction contractors, storage yards (sales lots prohibited), and warehousing;
- Permit requirement - Development Plan approval for any construction of new buildings; and
- Design standards including: height limitations in accordance with Airport Land Use Commission (ALUC) restrictions, building design in character with the neighboring agricultural character, dense screening landscaping within the setback and on project boundaries visible from Broad Street, and low level lighting that protects the rural ambience while being consistent with public safety needs.

The project proposes mini storage which is an allowable use for the site.

A Conditional Use Permit is the equivalent of a Development Plan which complies with this standard.

The height limit of 22 feet below the 210 foot contour and 35 feet above the 210 foot contour is consistent with the ALUC restrictions.

As proposed, the building design is in character with the surrounding new development within the adjacent subdivision and agricultural area to the south of the site.

As proposed and conditioned, the preliminary landscape plans shows dense landscaping along the project frontage along Broad Street (Highway 227).

As conditioned, the project will provide a lighting plan in compliance with this standard prior to issuance of construction permits.

COMBINING DESIGNATIONS

Sections 22.96.020 and 22.98.020

The project site was reviewed by the Airport Land Use Commission (ALUC) when the property was re-zoned from Agriculture to Industrial and again with the previous land use permit proposal (please see the attached referral response and staff report that is part of the Mitigated Negative Declaration that was prepared for the previous land use permit project). The purpose of the ALUC review was to determine consistency with the Airport Land Use Plan, as well as providing recommendations for future development on the property. Their recommendations include a height limitation of 16 feet at the southwestern tip of the property that is within the 50 foot setback where no development is proposed, a height limitation of 22 feet below the 210 foot contour which is primarily within the proposed basin and landscaped area, and a 35 foot height limitation above the 210 foot contour. In addition, no caretakers unit is allowed. Also, an avigation easement will be required prior to issuance of construction permits. As proposed and conditioned, the project meets these requirements.

AGENCY REVIEW

Public Works – Recommends conditions for access, drainage, stormwater and encroachments

CalFire – No comments received

Airport Manager – No comments received

Cal Trans – No comments received

City of San Luis Obispo – No comments received

Building Division – See attached comments

LEGAL LOT STATUS

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Steve McMasters, Supervising Planner

Planning Commission

Conditional Use Permit DRC2015-00141/SLO Mini Storage LLC

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