



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

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE November 18, 2016	CONTACT/PHONE Jay Johnson, Project Manager 805-781-4573 jgjohnson@co.slo.ca.us	APPLICANT LRE Management Company, LLC	FILE NO. DRC2016-000021
EFFECTIVE DATE December 2, 2016			
SUBJECT A request by LRE Management Co. for a Minor Use Permit (DRC2016-00002) to allow the construction of a 32,000 square-foot public storage facility on a previously graded 2.3 acre site. The proposed project is within the Commercial Service land use category and is located at 1375 Professional Parkway at Via Entrada, approximately 600 feet east of Highway One in Woodlands Village, in the South County planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2016-00002 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) are adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR or FSEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR or FSEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR and FSEIR were certified.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION None applicable	ASSESSOR PARCEL NUMBER 091-509-002 and 003	SUPERVISOR DISTRICT(S): 4
PLANNING AREA STANDARDS: Consistency with the Woodlands Specific Plan required <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Article 3 – Site Planning and Project Design Standards <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, effective on the 15 th day following the administrative hearing, or on December 2, 2016, if no hearing is requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Vacant graded site			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Service/vacant <i>East:</i> Recreation/vacant <i>South:</i> Recreation/wastewater treatment facility <i>West:</i> Commercial Service/approved wholesale facility			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: South County Advisory Council, Public Works, Building Division and Cal Fire			
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			

TOPOGRAPHY: Nearly level to slightly sloping	VEGETATION: Ruderal
PROPOSED SERVICES: Water supply: Woodlands Mutual Water Company Sewage Disposal: Woodlands Mutual Water Company Fire Protection: Cal Fire	ACCEPTANCE DATE: September 12, 2016

DISCUSSION

The applicant is proposing to develop a 32,000 square foot public storage facility. There would be seven self-storage buildings ranging in size from approximately 2,400 square feet to approximately 7,400 square feet, and an 800 square foot office. This project does not include a caretaker's residence. The site was previously graded as part of the tract improvements for Phase 1A of Tract 2341. All on-site roads have been improved and all major infrastructure has been installed, including communitywide stormwater and drainage facilities. On-site run-off must be conveyed to the communitywide system in accordance with County Public Works requirements.

WOODLANDS SPECIFIC PLAN

The Woodlands Specific Plan allows for up to 80,000 square feet of public storage within the business park. This is the only public storage facility proposed so far. Section 2.4.2.F of the Specific Plan contains design guidelines for the Commercial Service category. Chapter 5-Implementation of the Specific Plan contains design and development standards for projects. The project must also be consistent with the Conditional Use Permit for Phase 1A – D950195D. As conditioned, this project is consistent with the Woodlands Specific Plan including provisions for landscape screening to help break up the view of the storage facility, low-water using plant material, limitations on hours for construction activities, maintaining fire safety requirements and payment of South County Road impact fees. All applicable conditions from D950195D have been carried over in the conditions of approval found in Exhibit B.

ARTICLE 3 OF THE LAND USE ORDINANCE

As designed, the project is consistent with the LUO standards for setbacks, height, fencing, solid-waste collection, and underground utilities. Final landscape, lighting, and sign plans must be approved prior to issuance building permits.

COMMUNITY ADVISORY GROUP COMMENTS

The South County Advisory Council considered this item at their September 26, 2016 regular meeting and voted to recommend approval of the project.

Planning Department Hearing

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AGENCY REVIEW:

Public Works – Please refer to the attached response (Tomlinson, September 12, 2016); all recommended conditions of approval have been added in Exhibit B.

Building Division – Please refer to the attached response (Stoker, August 24, 2016); all recommendations will be met through the Building Permit process.

Cal Fire – Please refer to the attached response (Craig, August 20, 2016); a fire safety plan is required as a condition of approval and added in Exhibit B.

Staff report prepared by Jay Johnson and reviewed by Karen Nall.

Planning Department Hearing

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