

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, San Luis Obispo Airport, Cal Fire/County Fire, City of San Luis Obispo, Bicycle Advisory Committee	
TOPOGRAPHY: Moderately sloping	VEGETATION: Grasses, Monterey Pine, and Eucalyptus
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire/County Fire	ACCEPTANCE DATE: September 23, 2016

DISCUSSION

The applicant proposes to construct a 10,585 square-foot, one-story single family residence with a basement level and an attached 1,990 square-foot garage. The proposed residential design includes a basement level with three bedrooms, four bathrooms, one exercise room, one wine cellar, one elevator, and one five-car garage. The ground floor is proposed to consist of the main entry, two bedrooms, two and one-half bathrooms, a kitchen, a dining room, a living room, and other incidental rooms. Outdoor patio areas and 30,000 square feet of landscaping are proposed. The project also includes an approximately 550 foot long driveway from Orcutt Road to the site. The project will result in the disturbance of approximately 1 acre of the 10.36-acre parcel, which includes grading and excavation for the basement and foundation.

LAND USE PERMIT REQUIRED

A single family residence is an allowed use in the Agriculture land use category in this location, subject to the Highway Corridor Design Standards and the San Luis Obispo Planning Area Standards. The Highway Corridor Design Standards requires Minor Use Permit approval for development that will be visible from Orcutt Road, and on slopes greater than 20 percent. The proposed project includes improvements that will be visible from Orcutt Road, and is located on moderate sloping topography that is greater 20 percent.

PLANNING AREA STANDARDS

San Luis Obispo Planning Area Chapter 22.96

Topic	Standard	Proposed	Complies?
<i>Combining Designation Section 22.96.020</i>			
Airport Review Area	New development shall be consistent with the adopted San Luis Obispo Airport Land Use Plan.	Project referred to the Airport Land Use Chair and no comments were received. The proposed development is designated as a compatible use by the San Luis Obispo Airport Land Use Plan.	Yes

Topic	Standard	Proposed	Complies?
San Luis Obispo Sub-area Section 22.96.040			
Planning Impact Areas	<p>Applications for discretionary land use permits shall be referred to the City of San Luis Obispo for review and comment. The County shall consider requiring improvements where there is an appropriate and feasible connection between the proposed project and improvement, subject to the following:</p> <p>a. Required improvements / dedications may include street, drainage and other necessary public improvements;</p> <p>b. Street improvements / dedications shall be made, depending upon the scale and location of the proposed development.</p>	Project referred to City of San Luis Obispo and no comments were received.	Yes
Production Agricultural areas	New development shall minimize loss of existing and potential production agricultural areas.	Proposed development is concentrated within previously disturbed areas on site and located on in an area with soils classified as "not prime farmland".	Yes

LAND USE ORDINANCE STANDARDS

General Development Standards

Topic	Standard	Proposed	Complies?		
Landslide Hazard Section 22.14.070					
High Landslide Risk	All land use permit applications for projects located within a rural area subject to high landslide risk shall be accompanied by a Geology Soils Report prepared by a certified engineering geologist and/or registered civil engineer (as to soils engineering), as appropriate.	A Geotechnical Engineering Report was prepared for the proposed project on August 12, 2016. The report was evaluated and approved with no further investigation needed (Papurello, 9/19/2016).	Yes		
General Property Development Standards					
Setbacks		Requirement	Minimum	Proposed	
	Rear	Standard Sec. 22.10.140F	30 feet	50 feet	Yes
	Side	Standard Sec. 22.10.140E	30 feet	110 feet (right) & 260 feet (left)	Yes
	Front	Standard Sec. 22.10.140E	100 feet	390 feet	Yes

Highway Corridor Design Standards

The project meets all Subsection C3 Zoning Clearance requirements listed in Highway Corridor Design Standards Section 22.10.095 C except slope limitations, thereby triggering a Minor Use Permit and requiring the project designs to meet Subsection C4. Discretionary permit requirements:

Topic	Standard	Proposed	Complies?
Location	Locate all development including accessory structures i.e. water tanks and access roads in the least visible portion of the site as viewed from the scenic highway.	<p>Proposed residence will be seen for southbound travelers on Orcutt Rd. The proposed site is located on a north-facing slope with existing mature trees along the southeast portion of the property which shields northbound travelers from the residential development. Visible portions of the project are limited to the 2nd floor of the residence, as the 1st floor will be a basement level.</p> <p>A new rain harvest 4 tank system and retention basin will be located on the eastern portion of the property, farthest from Orcutt Rd and shielded by sloping terrain.</p> <p>Existing driveway on the southwestern end of the property and fronting Orcutt Rd will be widened and paved.</p>	Yes, as conditioned.
Grading	Minimize grading that will be visible from Orcutt Road.	The project proposes grading for the driveway and residence, building pad and retaining walls which will result in cuts and fills to create a basement level and a terrace for additional landscaping to provide screening for northbound travelers on Orcutt Rd. The retaining walls are not anticipated to be visible to travelers as the walls will be located on the south side of the residence and below the natural grade.	Yes, as conditioned.
Slope limitation	Grading for structures and roads shall occur on slopes less than 30%	Proposed grading occurs on slopes less than 30%.	Yes
Building Visibility	Minimize building height/mass by using low-profile design or colors.	The proposed multi-level residence proposed a maximum building height of 25 feet from average natural grade and a roof pitch of 4:12. The proposed combination of materials (ceramic tile roofing, stone veneer, stuccos, wood trim and beams, and metal window frames) and colors that harmonize with the surrounding natural environment will avoid massing effects and provide for a variety of natural colors and materials.	Yes, as conditioned.

Building Height	The maximum height for new structures is limited to 25 feet.	The proposed residence will have a maximum height of 25 feet above the natural grade.	Yes, as conditioned.
Landscaping	Provide landscaping to screen/ buffer development with native / drought-resistant plants.	The applicant submitted a landscaping plan which incorporates a multitude of trees and shrubs, of varying heights, shapes, and growth rates. At maturity, the landscaping will significantly reduce visibility of the residence from the highway.	Yes

AGENCY REVIEW:

Public Works – Per referral response (Tomlinson, June 28, 2016), a drainage plan will be required at time of construction permit application.
 San Luis Obispo Airport – No response.
 City of San Luis Obispo – No response.
 Bicycle Advisory Committee – Per referral response – No concerns.
 Cal Fire/County Fire – Per referral response (Craig, July 7, 2015), see attached Fire Safety Plan.

LEGAL LOT STATUS:

The one lot is Parcel A of Map CO-71-191 and was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Kate Shea and reviewed by James Caruso.