



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/23/2014

TO: _____

FROM: Airlin M. Singewald (805-781-5198 or asingewald@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: LRP2013-00015 COUNTY OF SAN LUIS OBISPO – Land Use Element / Local Coastal Plan amendment to change the land use category on approximately 0.4 acre from Public Facilities (PF) to Commercial Retail (CR). The site is located at 880 and 900 Main Street in Cambria. APNs: 022-251-018 and 019.

This land use category change from PF to CR will allow the County to sell the former Cambria library property (900 Main Street). It will also change the land use category on the adjoining property (880 Main Street), which is developed with the Schoolhouse Gallery, from PF to CR. This would result in a continuous CR designation connecting the former library parcel to Cambria's West Village commercial district.

Attached is the May 6, 2014 staff report for the meeting where the County Board of Supervisors authorized processing of this amendment. The attached staff report describes the proposed change in greater detail and includes exhibits showing the existing and proposed land use categories as well as the County's "purpose and character" statements for the CR land use category.

Please review and comment by June 30, 2014. If you require more time to review this referral or have any questions, please contact Airlin Singewald at 805-781-5198 or asingewald@co.slo.ca.us.

RESPONSE:

Date

Name

Phone

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 5/6/2014	(3) CONTACT/PHONE Airlin M. Singewald, Planner III / (805) 781-5198	
(4) SUBJECT Request to authorize processing of a Land Use Element / Local Coastal Plan amendment (LRP2013-00015) to change the land use category on approximately 0.4-acre from Public Facilities (PF) to Commercial Retail (CR) located at 880 and 900 Main Street in Cambria. District 2.			
(5) RECOMMENDED ACTION It is recommended that your Board review and determine whether the proposal should be authorized for processing.			
(6) FUNDING SOURCE(S) Planning Staff Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ____) { X } Board Business (Time Est. <u>30 minutes</u>)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts { } Ordinances { X } 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? No	(16) AGENDA ITEM HISTORY { X } N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Airlin M. Singewald, Planner III

DATE: 5/6/2014

VIA: Nancy Orton, Division Manager, Current Planning

SUBJECT: Request to authorize processing of a Land Use Element / Local Coastal Plan amendment (LRP2013-00015) to change the land use category on approximately 0.4-acre from Public Facilities (PF) to Commercial Retail (CR) located at 880 and 900 Main Street in Cambria. District 2.

RECOMMENDATION

It is recommended that your Board review and determine whether the proposal should be authorized for processing.

DISCUSSION

Summary of Request

The County General Services Agency is requesting a Land Use Element / Local Coastal Plan amendment to change the land use category for the former Cambria library parcel at 900 Main Street from Public Facilities (PF) to Commercial Retail (CR). This change is necessary for the sale of the parcel to private ownership, pursuant to Coastal Framework for Planning:

“The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the County will initiate a Land Use Element / Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel.”

As part of this amendment, staff is proposing to also change the land use category on a portion of the adjoining parcel to the northwest (880 Main Street) from PF to CR. This would result in a continuous CR designation connecting the former library parcel to Cambria’s West Village commercial district.

Property Description

The former Cambria library parcel is approximately 9,888 square-feet and is developed with a 2,331 square-foot wood frame building, which has been used as a library since 1980 when it was constructed. The site contains 8 on-site parking spaces and has a water allocation of 0.58 equivalent dwelling unit (EDU), which is about half the amount of water that would be used by an average single family residence.

The amendment would also change the land use category on an approximately 8,700 square-foot portion of the adjoining parcel to the northwest (880 Main Street) from PF to CR. This parcel is owned by the Lions Club and is “split zoned” with PF adjacent to the former library and CR on the northerly half of the parcel. The PF portion of the parcel contains the Schoolhouse Gallery (880 Main Street) and the CR portion contains the Lions Club building (870 Main Street). Including 880 Main Street with the proposed amendment would result in a continuous CR designation connecting the former library parcel to Cambria’s West Village commercial district. It would also bring the existing use and ownership of 880 Main Street into conformance with the County’s General Plan since the PF category is intended for public facilities, not privately owned businesses. Staff sent a letter to the Lions Club Board of Directors describing the proposed amendment and

notifying them that your Board would consider authorizing the amendment on May 6, 2014. No response has been received as of the writing of this staff report.

Project Data

Property	Former Library	Lions Club
Planning Area	North Coast	North Coast
Community	Cambria	Cambria
Assessor Parcel Numbers	022-251-019	022-251-018
Supervisory District	2	2
Topography	Nearly level	Nearly level
Area (approximate)	9,888 SF	8,700 SF (880 Main) / 12,000 SF (870 Main)*
Vegetation	Ornamental landscaping	Ornamental landscaping
Water Supply	CCSD community water	CCSD community water
Sewage Disposal	CCSD sewer system	CCSD sewer system
Existing Use and Improvements	2,331 SF vacant building	Schoolhouse Gallery (880 Main) / Lions Club (870 Main)*
Land Use Category	PF	PF / CR
Combining Designations	Flood Hazard	Flood Hazard

*Only 880 Main (Schoolhouse Gallery) is included in the proposed amendment. The other portion of the parcel (870 Main) is already designated CR and is not included in this amendment.

Surrounding Land Uses

Direction	Land Use Category	Use
North	CR	Cambria General Store and Gas Station
South	PF	Recreation center and lawn bowling
East	RSF	Residences (on hill above Main Street)
West	OS	Highway One and Santa Rosa Creek

Authority

Unlike the processing of land use permits, the first step when considering requested changes to the General Plan or land use ordinance is for your Board to decide whether or not to initiate new legislation to change the rules. If you authorize this request for processing, the environmental review process and staff report will be completed and the item will be scheduled for public hearings before the Planning Commission who will forward a recommendation to your Board for final action. The amendment would then be forwarded to the California Coastal Commission for certification.

The Land Use Element sets forth the authority by which the General Plan can be amended. Your Board in making a decision, pursuant to the Land Use Element, should consider the following factors:

- a. **Necessity.** Relationship to other existing LUE policies, including the guidelines for land use category amendments in Chapter 6 of Coastal Framework for Planning, to determine if those policies make the proposed amendment unnecessary or inappropriate.
- b. **Timing.** Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.
- c. **Vicinity.** Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.
- d. **Cumulative effects of the request.** Individual property owner requests for changes are evaluated in view of existing buildout, current population and resource capacity conditions, and other important information developed as part of the update process.

The proposed amendment is necessary for the transfer of the former Cambria library to private ownership. Based on staff's preliminary review, the proposed land use category change from PF to CR would be a logical expansion of the West Village commercial district and does not appear to conflict any LUE policies. If the proposed change is authorized by your Board, staff will further evaluate the request for consistency with these criteria.

Major Issues

The proposed General Plan amendment raises the following major issues:

- **Water.** The CR land use category may allow more water intensive land uses (e.g. restaurants) compared to the PF category. This could increase demands on Cambria's limited water supply. The former Cambria library parcel currently has a water allocation of 0.58 equivalent dwelling units. Any change of land use that increases water demands would require land use / coastal development permit approval. As part of the approval process, the applicant would be required to submit a will-serve letter from the CCSD verifying the availability of water for the intended use. Your Board could also address the issue through the amendment process by adopting a planning area standard that limits the allowed commercial uses for the subject property to those with lesser water demand.
- **Parking.** The subject parcel contains 8 on-site parking spaces. The CR land use category may allow for uses that have a higher parking demand compared to the PF category. As with the water issue described above, new uses that would increase parking demand would be subject to land use / coastal development permit approval. Any future commercial use would have to comply with the parking requirements established in the Coastal Zone Land Use Ordinance.
- **PF Land Supply.** There is currently a supply of 72 acres of PF land in Cambria. The proposed amendment would reduce this supply by 0.4 acre. If the amendment is authorized, staff will inventory existing public facilities in Cambria, identify any unmet public facility needs, and evaluate whether the amendment would inhibit the provision of needed public facilities.

General Plan Considerations

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed land use category amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the criteria listed in Exhibit B. These criteria include consistency with existing goals and policies in the General Plan, consistency with the applicable purpose and character statements, compatibility with the character of the general area, convenient access to a road system in the area that is adequate to accommodate the traffic generated, availability of public services and if the change is needed to provide a sufficient supply of land for the population of the community or area.

Purpose and Character Statements

The statements of purpose and character in the Framework for Planning, Part I of the Land Use Element of the General Plan, are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site (See Exhibit C). These statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

The North Coast Area Plan of the County Land Use Element identifies the commercial and recreation land use categories along Main Street in Cambria as a "Visitor-Serving" area. The purpose statements for the Commercial Retail (Visitor-Serving) land use category include: to provide for Visitor-Serving priority areas; to provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant; and to allow for commercial and compatible accessory uses related to resort or recreational activities.

The character of Commercial Retail (Visitor-Serving) land is described as being: areas that serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them; areas that include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and visitor-

servicing commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.

Land Use Issues

General Goals of the Land Use Element

Applicable general goals of the Land Use Element include:

Commercial and Industrial Land Uses – *Designate commercial and/or industrial areas that are compatible with overall land use by:*

- *Designating visitor-serving and community serving commercial areas that are located near existing similar development and their users.*
- *Creating and preserving desirable neighborhood business characteristics, such as compatible users, safe employment areas, sense of scale, landscaping, pedestrian ways, and other amenities.*
- *Designating commercial land uses that will be convenient to users and consumers, realistically related to market demand, and near areas where employees will likely reside.*

Staff Comments

The 0.4-acre of land proposed to be changed to Commercial Retail is located on the southerly edge of the West Village commercial district. Existing uses to the north include the Lions Club and Cambria General Store and gas station. The proposed land use category change would be a logical extension of the existing commercial corridor.

The subject parcels are already developed with buildings, both of which are architecturally compatible with the character of Cambria's West Village. The Schoolhouse Gallery at 880 Main Street is an art studio and gallery housed in a former one-room schoolhouse, which was originally built in 1881 near Santa Rosa Creek and later donated to the Lions Club. This existing use is consistent with the purpose and character of the Commercial Retail land use category and Visitor-Serving designation. The former library building at 900 Main Street is currently vacant, and could be adapted to support a visitor-serving use.

OTHER AGENCY INVOLVEMENT/IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and advisory bodies.

FINANCIAL CONSIDERATIONS

There is no processing fee for this County-initiated General Plan / Local Coastal Plan amendment. The cost of processing the amendment will be paid with funds from the Department of Planning and Building's regular staffing budget.

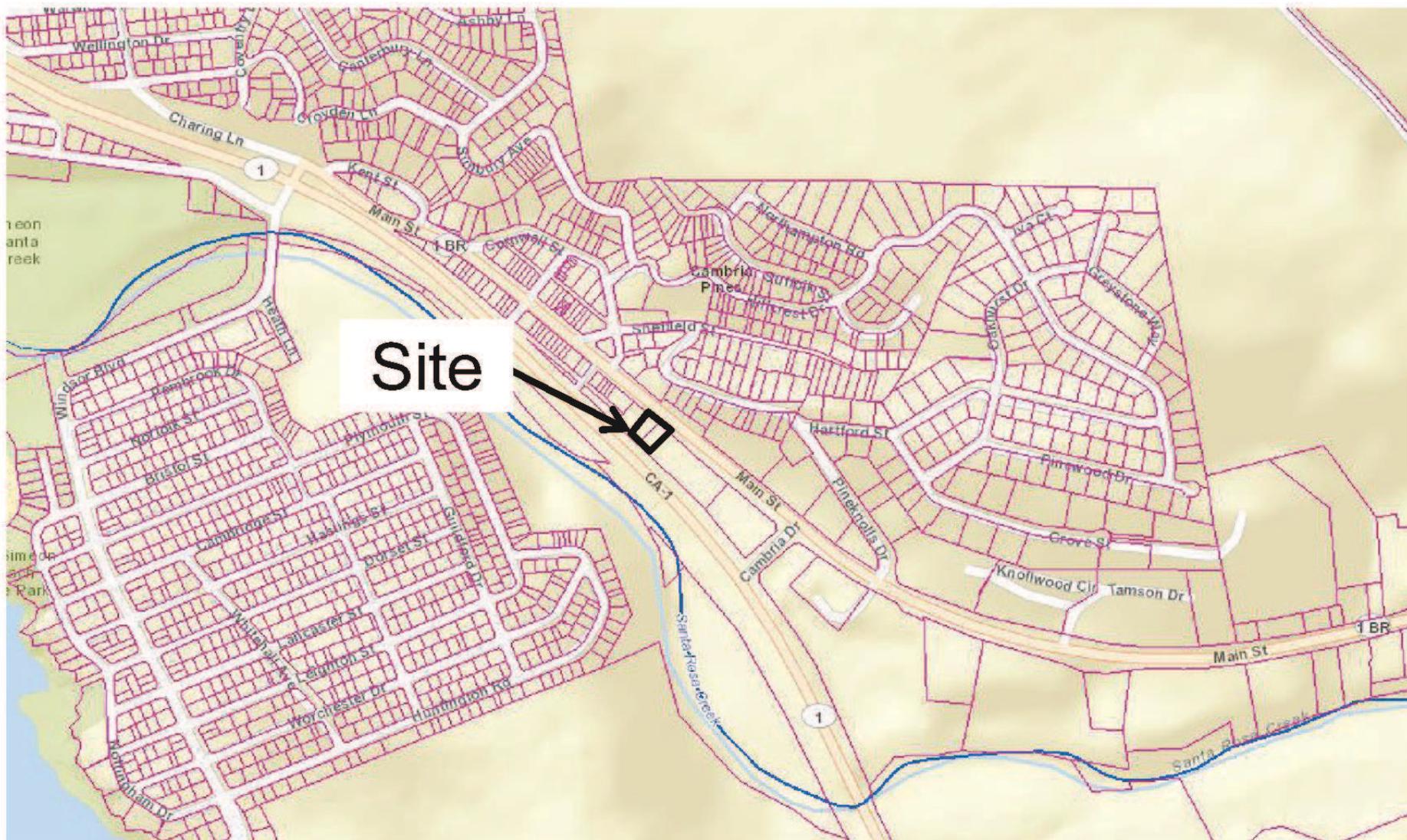
RESULTS

Authorization of the General Plan Amendment application will allow continued processing and a final decision to occur. Not authorizing the application will stop the further processing of the General Plan Amendment.

ATTACHMENTS

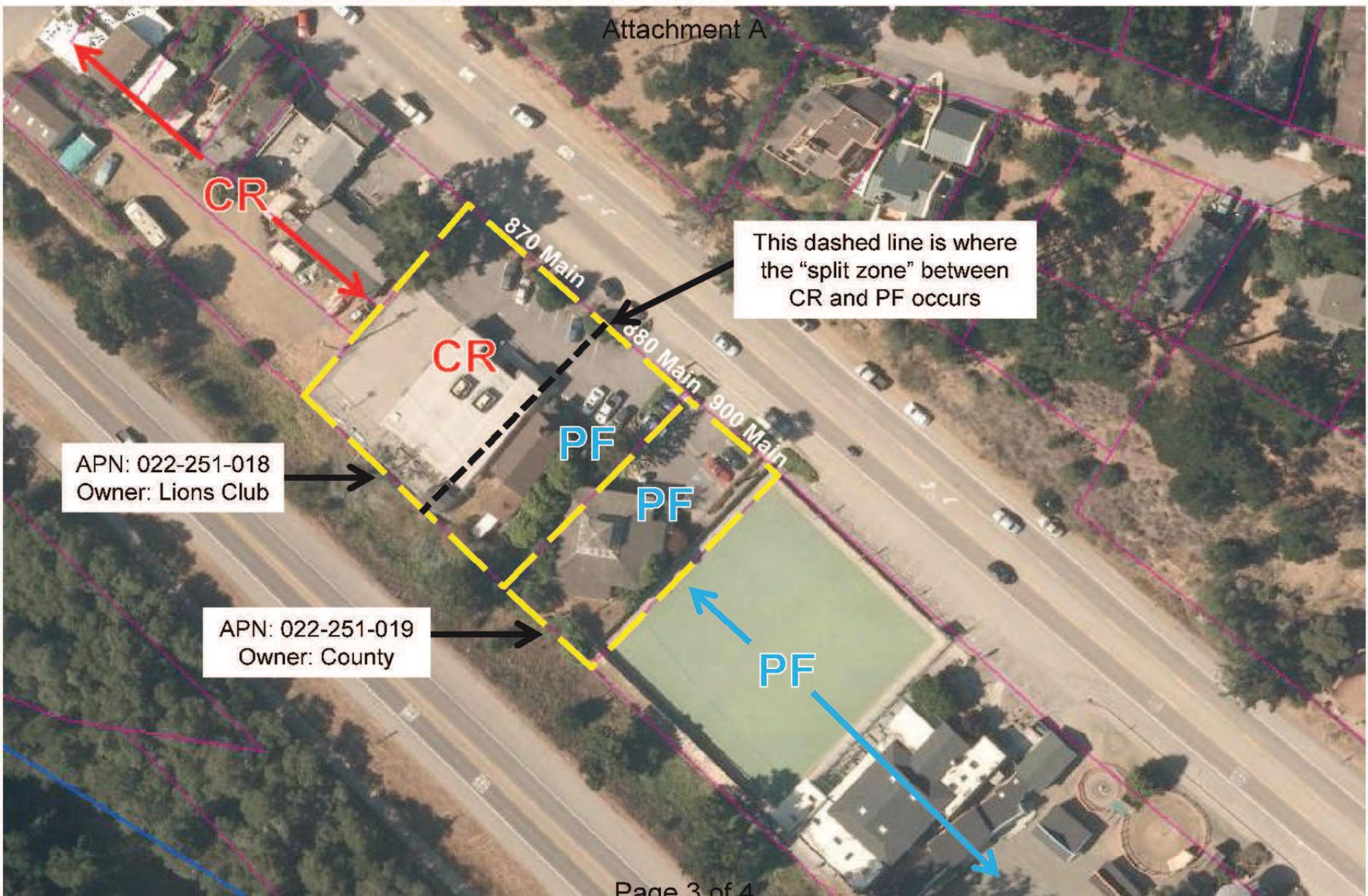
- A. Vicinity Map, Site Photos, and Existing and Proposed Land Use Categories
- B. Guidelines for Land Use Element Amendments
- C. Purpose and Character Statements for Commercial Retail Land Use Category

Attachment A



Attachment A





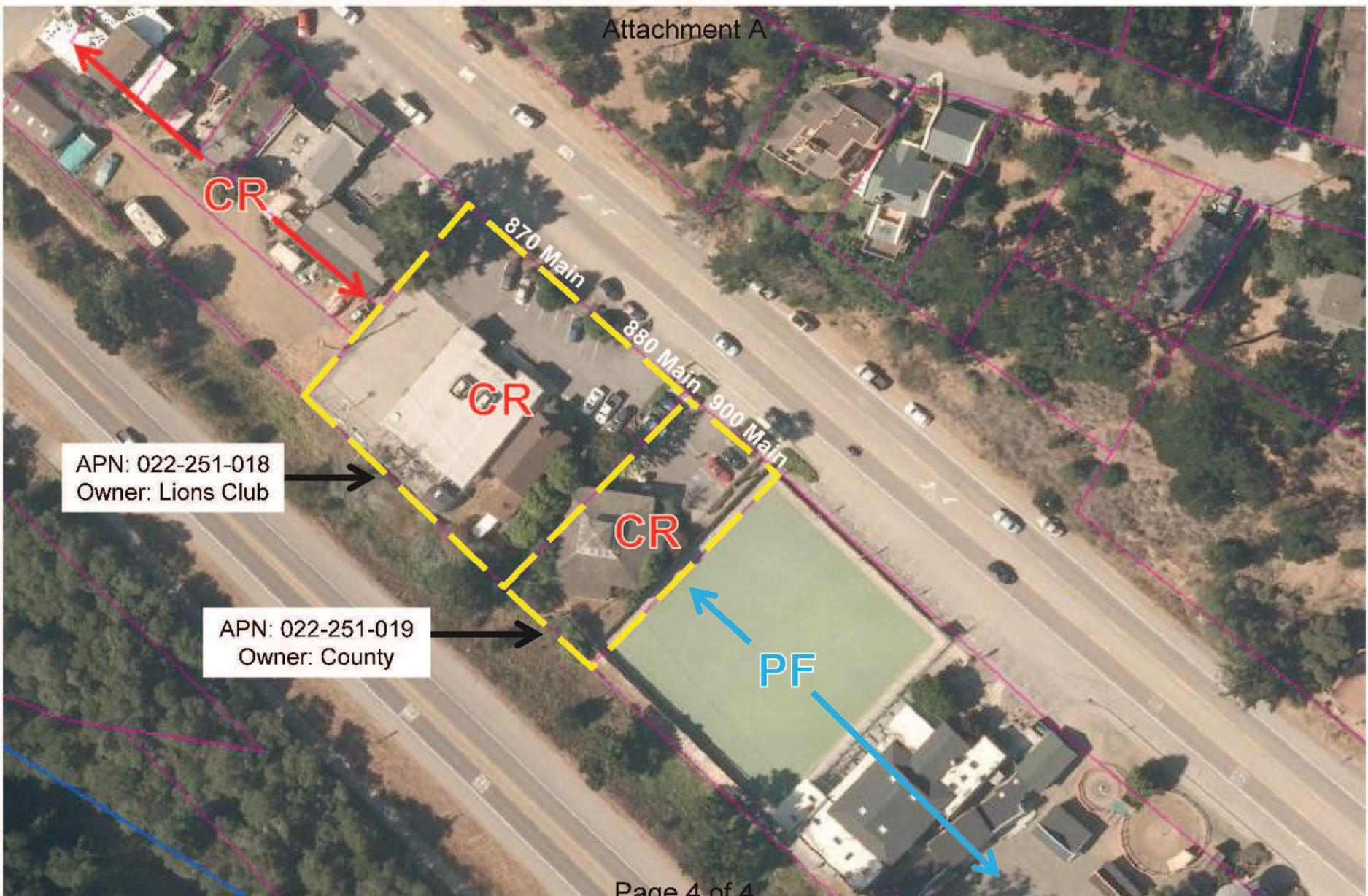


EXHIBIT B

GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. **Existing planning policies.** Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Table O, list of allowable uses; and
 - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. **Area character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. **Environmental impacts.** The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. **Accessibility/circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. **Soils classification.** Whether the proposed amendment gives consideration to protecting prime agricultural soils (SCS Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. **Slope and other terrain characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.

7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.
8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. **Existing parcel size and ownership patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. **Availability of public services and facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. **Land inventory.** Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

EXHIBIT C

PURPOSE AND CHARACTER STATEMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

- a. To provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. To provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for limited multi-family residential uses only as secondary to commercial uses.
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

- e. To provide for Visitor-Serving Priority Areas.
- f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

Neighborhood Commercial Areas:

- h. To provide convenient locations for retail and service commercial establishments to meet daily shopping needs of residential areas.

Character:

Central Business District (CBD) Areas:

- a. Areas for retail businesses and services that supply a full range of community commercial needs, and located within an Urban Area.
- b. Uses that are economically and physically compatible, mutually supportive in function and location.
- c. Areas of intense retail commercial use in concentrated centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
- d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e. Areas where residential uses are limited to upper floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

Visitor-Serving Commercial Areas:

- f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
- g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of

private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.

- h.** Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
- i.** Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- j.** Areas that are easily accessible and apparent from regional transportation routes.
- k.** Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
- l.** Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

- m.** Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.
- n.** Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- o.** Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.
- p.** Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.