



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2014

TO: _____

FROM: Michael Conger (805-781-5136 or mconger@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: LRP2013-00011 PLAZA CENTRAL - Request to amend the planning area standard for this site to allow Multi-Family Residential to be established as a primary use; provided that the first floor of buildings fronting Highway 1 are retained for retail commercial use. Site location is 2120 Cienega St, Oceano. APN(s): 062-117-011 and -009.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE CHECK ALL THAT APPLY

- General Plan Amendment
- Ordinance Amendment
- Amendment w/update
- Specific Plan
- Specific Plan Amendment
- Other _____

APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Plaza Central, LLC Daytime Phone 805.544.3570
 Mailing Address 668 Marsh Street, San Luis Obispo Zip 93401
 Email Address: OBarcus@Takkens.com

Applicant Name Plaza Central, LLC Daytime Phone 805.544.3570
 Mailing Address 668 Marsh St., San Luis Obispo Zip 93401
 Email Address: OBarcus@Takkens.com

Agent Name Casey O'Lennon Daytime Phone 805.440.8040
 Mailing Address 668 Marsh St., San Luis Obispo Zip 93401
 Email Address: _____

PROPERTY INFORMATION

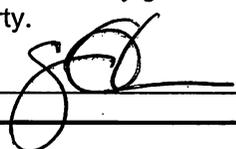
Total Size of Site: 1.19 AC Assessor Parcel Number(s): 062-117-011 and 062-117-009
 Legal Description: Tri Oceano Bl 45 Lots 9 thru 16, 17+18 and Ptn Abd Rr
 Address of the project (if known): 2120 Cienaga St. Oceano, CA 93445
 Directions to the site (include gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Cienaga (Hwy 1), Cross St. 21st Street in Oceano. Cathy corner to The Central market
 Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): mixed use;
Commercial retail and residential

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 2/21/14

FOR STAFF USE ONLY

Current Land Use Category: _____ PAS? Yes No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

.....
What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element _____ Area Plan Framework for Planning
 Ag & Open Space Element Local Coastal Plan Land Use Ordinance
 Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
 Growth Management Ordinance Other _____

.....
If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
 Residential Rural Residential Suburban Residential Single Family
 Residential Multi-Family Commercial Retail Commercial Service
 Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?: _____

What is the Requested Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
 Residential Rural Residential Suburban Residential Single Family
 Residential Multi-Family Commercial Retail Commercial Service
 Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: _____

.....
If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....
If you are proposing an amendment to an ordinance, complete the following:

Section No. _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

.....
For all amendment requests, complete the following:

Reason for the request:: Modification of planning area standard to allow larger percentage of residential and phasing. See attached map

Describe existing and future access to the proposed project site: _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: _____ South: _____
East: _____ West: _____

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: OCSD

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System -List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: Five Cities Fire Authority

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer **ALL** of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.19 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? N/A g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Lucia Mar Unified
2. Location of nearest police station: Sheriff Station Hwy 1 - 1681 Front St. Oceano
3. Location of nearest fire station: Oceano Fire Dept. Hwy 1 - 1655 Front St., Oceano
4. Location of nearest public transit stop: across the street
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 45 feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: N/A
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include **two** copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No

If yes, please describe in detail: _____

8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. N/A Between 4:00 to 6:00 p.m. N/A
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: TBD

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

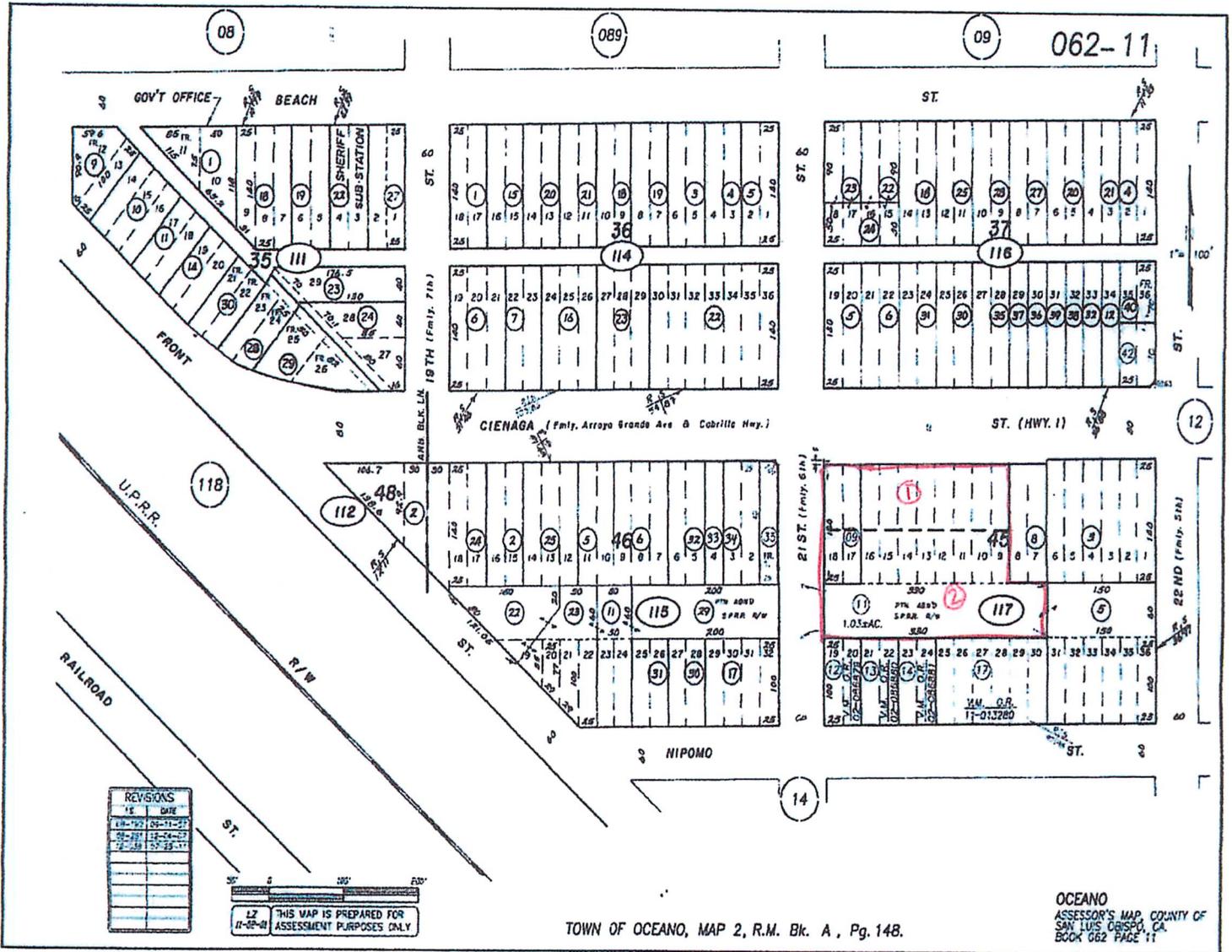
(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)



First American

myFirstAm™ Tax Map

21st St, Oceano, CA 93445



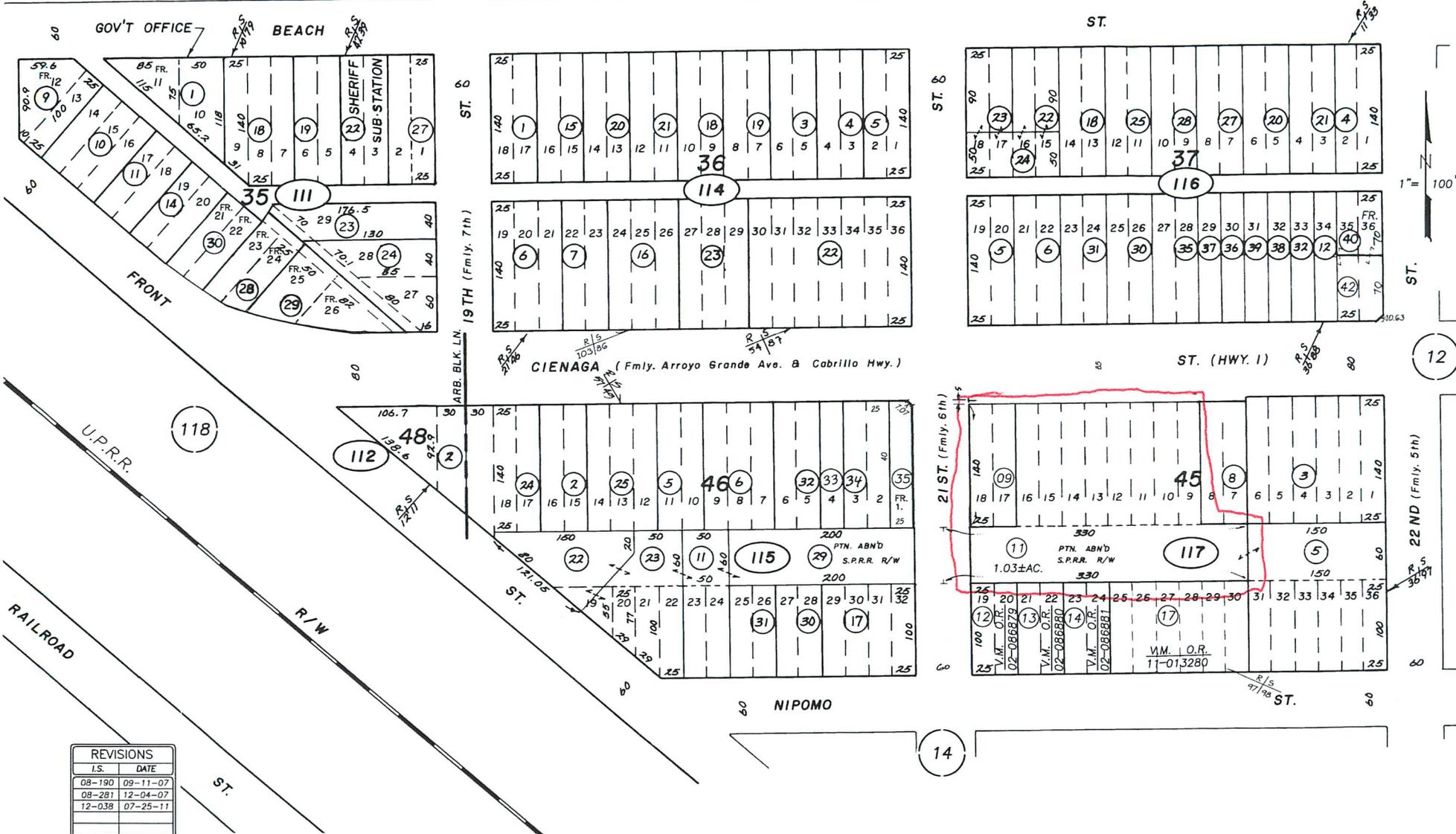
Please note; It is important that we are allowed to start the residential component in the rear of the property (2), while the standard area text is being amended.

08

089

09

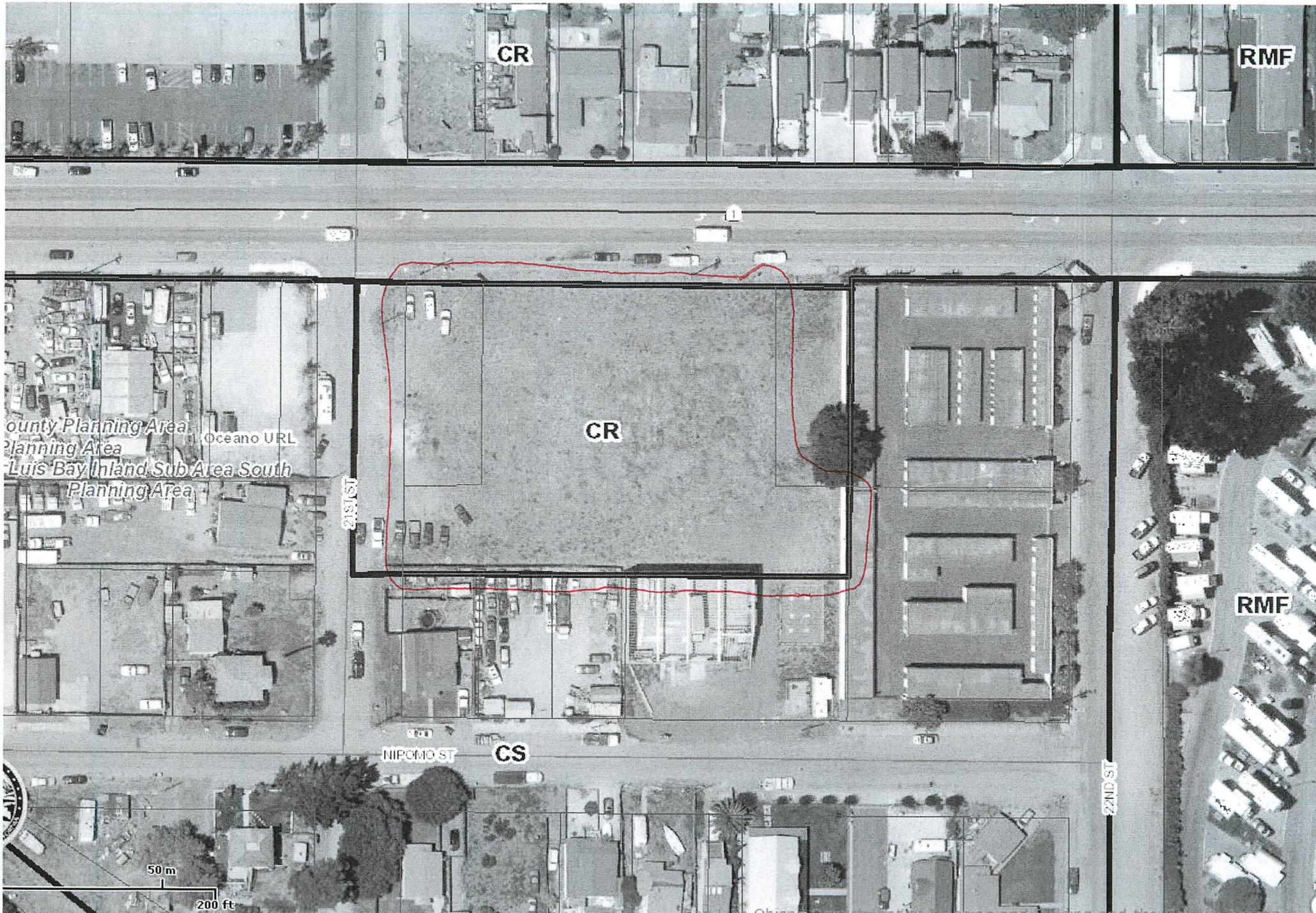
062-11



REVISIONS	
I.S.	DATE
08-190	09-11-07
08-281	12-04-07
12-038	07-25-11

50' 0 100' 200'

LZ 11-02-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



CR

RMF

1

County Planning Area
Planning Area
Luis Bay Inland Sub Area South
Planning Area

Oceano URL

CR

21ST ST

RMF

NIPOMO ST

CS

22ND ST

50m

200 ft



Parcel Summary Report For Parcel # 062-117-009

2/25/2014
11:20:45AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN PLAZA CENTRAL LLC
670 MARSH ST SLO CA 93401-3931
OWN PLAZA CENTRAL LLC A CA LLC

Address Information

Status Address
00000 21ST ST OCNO

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNOCNO	0045	17P	Oceano	San Luis Bay	CR	AR		Y	VP / VC	E010324L / E020080S
TNOCNO	0045	18P	Oceano	San Luis Bay				Y		

Parcel Information

Status Description
Active TN OCEANO BL 45 PTN LTS 1 7 & 18

Notes

DRC2007-00115 IS EXPIRED. PER N. ORTON, OKAY TO TAKE "RE-RUN" IN AS MUP WITH CE FEES AS DEPOSIT, AND THEN REAL-TIME BILL, AS ONLY MINIMAL WORK IS ANTICIPATED TO COMPLETE THE RE-RUN. --MCONGER 3/15/2012

Tax Districts

FOR PARKING CALCULATIONS REFER TO DRC2007-00115. DOCUMENT ATTACHED TO TIDEMARK WITH PARKING ESTIMATES. SITE HAS 83 PARKING SPACES PLUS 14 ON-STREET SPACES CAN BE COUNTED TOWARDS THE REQUIRED PARKING -- MCONGER 4/1/09

LUCIA MAR

SAN LUIS OBISPO JT(27,40)

ARROYO GRANDE

NO. 04

SOUTH SAN LUIS OBISPO COUNTY

OCEANO



Parcel Summary Report For Parcel # 062-117-009

2/25/2014
11:20:45AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21
COASTAL SAN LUIS
COUNTY-ZONE NO. 01
COUNTY-ZONE NO. 03
SAN LUIS

Case Information

Case Number: **Case Status:**
COD2013-00317 REC Primary Parcel

Description:
UNPERMITTED STOCKPILE

DRC2007-00115 EX1 Primary Parcel

Description:
MIXED USE DEVELOPMENT INCLUDING 19,999 SQUARE FEET OF RETAIL COMMERCIAL AND OFFICE USE AND 22 RESIDENTIAL UNITS. TWO MIXED USE BUILDINGS PROPOSED ALONG THE CIENAGA STREET FRONTAGE, EACH WITH APPROX. 10,000 SQUARE FEET OF RETAIL/OFFICE SPACE ON THE FIRST TWO FLOORS AND FOUR 900 SQUARE FOOT RESIDENTIAL UNITS ON THE THIRD FLOOR. 14 ADDITIONAL RESIDENTIAL UNITS PROPOSED TOWARDS THE SOUTH AND EAST SIDES OF THE SITE, EACH TWO STORIES ABOVE A LEVEL OF PARKING AND APPROX. 900 SQUARE FEET. ADDITIONAL AUTHORIZATIONS: (1) GRADING WITH APPROX. 1.22 ACRES OF SITE DISTURBANCE, (2) OFF-SITE IMPROVEMENTS TO 21ST STREET AND CIENAGA STREET, (3) PARKING MODIFICATION TO ALLOW UP TO 14 ON-STREET PARKING SPACES FRONTING THE PROJECT SITE TO BE COUNTED TOWARDS REQUIRED PARKING.

E000384 RES Primary Parcel

Description:
VEHICLE STORAGE

E010158 RES Primary Parcel

Description:
OCCUPIED TRAVEL TRAILERS

E020080 RES Primary Parcel

Description:
SUBSTANDARD BUILDING

E980156 RES Primary Parcel

Description:
STORED VEHICLE

E990093 RES Primary Parcel

Description:
VEHICLE STORAGE



Parcel Summary Report For Parcel # 062-117-009

2/25/2014
11:20:45AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LRP2013-00011 REC Primary Parcel

Description:

ORDINANCE AMENDMENT - AMEND PLANNING AREA STANDARD TO ALLOW LARGER PERCENTAGE OF RESIDENTIAL VS COMMERCIAL FOR MIXED USE PROJECTS

LRP2006-00011 APV Related Parcel

Description:

AMENDMENT TO THE SAN LUIS BAY (INLAND) AREA PLAN OF THE LAND USE ELEMENT AND THE OCEANO SPECIFIC PLAN BY CHANGING THE LAND USE CATEGORY ON AN APPROXIMATELY 1.38 ACRE SITE FROM COMMERCIAL SERVICE TO COMMERCIAL RETAIL

PMT2008-01589 EXP Related Parcel

Description:

EXPIRED APPLICATION - ON-SITE FINISH GRADING, PREPARATION OF (7) BLDG PADS, INSTALL ON-SITE UNDERGROUND DRAINAGE BASIN, PREPARATION OF SUBGRADE & PAVING FOR FUTURE PARKING LOT IMPROVEMENTS & UNDERGROUND UTILITIES. ALL DISABLED ACCESS WILL BE REVIEWED FUTURE BLDG'S THE USE TO BE RESIDENTIAL & COMMERCIAL (MIXED USE).



Parcel Summary Report For Parcel # 062-117-011

2/25/2014
11:28:03AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN PLAZA CENTRAL LLC
670 MARSH ST SLO CA 93401-3931
OWN PLAZA CENTRAL LLC A CA LLC

Address Information

Status Address
P 02120 CIENAGA ST OCNO

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
062117	011	0001	Oceano	San Luis Bay				N	VP	
TNOCNO	0045	PTN	Oceano	San Luis Bay	CR	AR	FH	U	VP / VP	E010324L / E020080S

Parcel Information

Status Description
Active TN OCEANO BL 45 LTS 9 THR U 16 & PTN ABD RR

Notes

DRC2007-00115 IS EXPIRED. PER N. ORTON, OKAY TO TAKE "RE-RUN" IN AS MUP WITH CE FEES AS DEPOSIT, AND THEN REAL-TIME BILL, AS ONLY MINIMAL WORK IS ANTICIPATED TO COMPLETE THE RE-RUN. --MCONGER 3/15/2012

Tax Districts

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San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21
COASTAL SAN LUIS
COUNTY-ZONE NO. 01
COUNTY-ZONE NO. 03
SAN LUIS

Case Information

Case Number: **Case Status:**

COD2004-00307 CLD Primary Parcel

Description:
DRAINAGE

COD2009-00492 CLD Primary Parcel

Description:
GRADING PERMIT REQUIRED (STOCKPILED MATERIALS W/O EROSION CONTROLS OR PERMIT)

E010324 RES Primary Parcel

Description:
OUTDOOR STORAGE

LRP2006-00011 APV Primary Parcel

Description:
AMENDMENT TO THE SAN LUIS BAY (INLAND) AREA PLAN OF THE LAND USE ELEMENT AND THE OCEANO SPECIFIC PLAN BY CHANGING THE LAND USE CATEGORY ON AN APPROXIMATELY 1.38 ACRE SITE FROM COMMERCIAL SERVICE TO COMMERCIAL RETAIL

PMT2003-01308 FNL Primary Parcel

Description:
STOCKPILE FOR 1 YEAR. KEVIN DEVANEY,RCE - CASEY O'CONNOR - AGENT

PMT2008-01589 EXP Primary Parcel

Description:
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San Luis Obispo, California 93408

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