

Exhibit A, Master Use List
**Planning Commission Resolution 5439-06, amended by Resolution XXXX-XX (Nov. 13, 2013);
Sycamore Plaza, 3592 Sacramento Drive**

Building A refers to the single story, commercial building closest to Sacramento Drive.

Allowed Uses

ATMs

Auto and Vehicle Sales and Leasing (*excludes sales/leasing of automobiles, trucks and vans; includes bicycles*)

Auto Part Sales, Without Installation

Auto Parts Sales, With Installation (*Building A only, with all installation done indoors. Excludes any mechanical work such as mechanical repairs of vehicles; but allows minor repairs or installation of after market products such as audio video electronics, upholstery, customizing of stock vehicles*)

Bakery, retail (1,800 square foot maximum)

Banks and Financial Services (*see Planning Commission Resolution 5439-06, Section 2*)

Broadcast Studios

Business Support Services

Catering Services (*subject to Planning Commission Resolution 5439-06, Section 3*)

Copying and Quick Printer Service

Daycare Center (1,500 square foot maximum)

Equipment Rental

Farm Supply and Feed Store (*Building A only*)

Fitness/Health Facility (*excludes conventional fitness centers and athletic clubs; but allows personalized training and spa-style facilities*)

Furniture and Fixtures Manufacturing (*excludes appliances, bedsprings & mattresses, and lockers & store furniture shops*)

Laboratory - Medical, Analytical, Research, Testing

Maintenance Service, Client Site Services

Manufacturing – Light (*Building A*)

Mixed-Use Project (*see Planning Commission Resolution 5439-06, Section 1*)

Mobile Home, RV, and Boat Sales (*boat sales only, with all display indoors*)

Office – Accessory

Office: Business & Service (2,600 square foot maximum)

Office – Processing (*see Planning Commission Resolution 5439-06, Section 2*)

Office – Production and Administration (*see Planning Commission Resolution 5439-06, Section 2*)

Offsite Wine Tasting (2,000 square foot maximum)

Photo and film processing lab

Printing and publishing

Repair Service – Equipment, Large Appliances, etc.

School – Specialized Training (*excludes traditional classroom settings; but allows small groups or personal training only*)

Warehousing, Indoor Storage

Wholesale and Distribution

Home Occupation Permit

Home Occupations

Directors Use Permit

Ambulance, Taxi, and/or limousine Dispatch Facility (*offices only*)

Antennas and Telecommunications facilities

Bar/Tavern (*excludes bars, taverns and pubs; but allows other uses under heading in Zoning Regulations Chapter 17.100 such as beer brewing and beverage tasting facilities*)

Bakery, wholesale (1,800 square foot maximum) (Building A only)

Convenience Store (*Building A only*)

Extended Hour Operations (*Building A; required for any business with operations after 6:00 pm or before 8:00 am*)*

Food Bank/Packaged Food Distribution Center

Industrial Research and Development

Manufacturing – Light (*Building B*)

Recycling Facilities – Small Collection Facility (*excludes scrap & dismantling yards and heavy recycling*)

Religious Facility

Restaurant (*subject to Planning Commission Resolution 5439-06, Section 3*)

Vehicle services – Repair and maintenance – Minor (1,800 square foot maximum) (Building A only) **

Veterinary Clinic/Hospital (*excludes boarding and large animal care*)

* Use permit requirement for extended hours also applies to those uses which are otherwise allowed by right.

** Limited to clean vehicle repairs, no fluid changes, engine, transmission type work, limited to upholstery repair and installation, stereo repair and installation, glass installation and repair, custom modifications, electronic repair, etc.

RESOLUTION NO. PC-5589-13

**A RESOLUTION OF THE SAN LUIS OBISPO PLANNING COMMISSION
APPROVING A RELIGIOUS FACILITY WITH A TRIP REDUCTION PLAN,
MODIFICATION OF AN EXISTING MASTER USE LIST, AND ADOPTING A
CATEGORICAL EXEMPTION FROM CEQA AS REPRESENTED IN THE PLANNING
COMMISSION AGENDA REPORT AND ATTACHMENTS DATED NOVEMBER 13, 2013
(3592 SACRAMENTO DRIVE – MOD 150-13)**

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on November 13, 2013, pursuant to a proceeding instituted under MOD 150-13, Matt Quaglino, applicant, and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

Section 1. Findings. Based upon all the evidence, the Commission makes the following findings:

1. As conditioned, the project's proposed mix of uses is consistent with the General Plan (LUE Policy 2.2.7 & 3.8), which encourages mixed residential and commercial development, with uses that are compatible with the project's surroundings, with neighborhood uses, and with each other.
2. As conditioned, the proposed mix of uses will not harm the general health, safety, and welfare of people living or working in the vicinity because the project is in conformance with allowable/conditionally-allowable uses in the Manufacturing (M) zone and the previously-approved Master Use List.
3. The proposed mix of uses provide greater public benefits than single-use development of the site, such as promoting a compact city and potentially reducing auto trips by providing jobs and services in close proximity.
4. As conditioned, the proposed religious facility use is compatible with adjacent tenants including on-site residences because the use is small in scale, operating entirely within an existing building, and does not include truck traffic, noise, or odors normally associated with a use in the manufacturing zone.
5. The applicant's proposed on-site parking demand management proposal (Automobile Trip Reduction Plan) for the religious facility use is sufficient to control on-site parking demand by adequately offsetting with peak operating hours of adjacent tenants.

Section 2. Environmental Review. A Categorical Exemption (Section 15332 In-fill Development) from environmental review was originally adopted by the Planning Commission on January 11, 2013.

Section 3. Updated Master List of Uses. An updated master list of allowed and conditionally-allowed uses is hereby approved for this project and attached as Exhibit A. The updated list reflects applicant requests and staff recommended changes. The Master Use List is hereby updated as follows:

Add to list of Allowed Uses:

- Bakery, retail (1,800 square foot maximum)
- Office: Business & Service, Daycare Center
- Maintenance Service, client site service (1,800 square foot maximum)

Add to list of uses requiring Director's Use Permit Approval:

- Bakery, retail (greater than 1,800 square feet)
- Bakery, wholesale (1,800 square foot maximum) (Building A)
- Maintenance Service, client site service (greater than 1,800 square feet)
- Offsite Wine Tasting
- Religious Facility
- Vehicle Service repair & maintenance (Building A)

Section 4. Action. The Planning Commission does hereby approve application MOD 150-13 subject to the following conditions:

Planning Division

1. Hours of operation for the proposed religious facility shall be between 7:00 a.m. and 7:30 p.m. daily.
2. A minimum of ten on-site parking spaces shall be allocated to the proposed Religious Facility use.
3. Group meetings associated with the proposed religious facility shall be limited to off-peak business hours, offsetting with the peak hours of operation of adjacent on-site tenants. Group meetings of more than 15 persons shall be limited to before 8:00 a.m. and after 5:00 p.m. during the week (Monday through Friday) and shall be limited to the hours of operation (condition #1) on weekends (Saturday & Sunday).
4. The Use Permit shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a modification of the Use Permit is necessary upon significant change to the business as represented in the applicant's submitted materials and the Staff Report dated (November 13, 2013), or in the event of a change in business ownership which may result in deviation from the project description or approved plans.

5. The Community Development Director may refer this Use Permit to the Planning Commission if the City receives substantiated written complaints from any citizen, Code Enforcement Officer, or Police Department employee, which includes information and/or evidence supporting a conclusion that a violation of this Use Permit, or of City ordinances or regulations applicable to the property or the operation of the business, has occurred. At the time of the Use Permit review, to ensure on-going compatibility of the uses on the project site, conditions of approval may be added, deleted, modified, or the permit may be revoked.

On motion by Commissioner Multari, seconded by Commissioner Stevenson, and on the following roll call vote:

AYES: Commrs. Malak, Fowler, Larson, Multari, Stevenson, and Riggs
NOES: None
REFRAIN: None
ABSENT: Chairperson Draze

The foregoing resolution was passed and adopted this 13th day of November, 2013.

Doug Davidson, Secretary
Planning Commission

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***Allowed by right where accessory to a church or school, or where an employer provides on-site child care to 14 or fewer children for the exclusive benefit of employees, provided the primary use meets City parking standards.