

Thompson's Porta Septic

Coastal Development Permit 11-19, Use Permit 2-19, and Design Review 4-22

March 30, 2022

Project History & Background

- ▶ Based on a 2017 code enforcement violation
- ▶ Applicant submitted entitlements in 2019
- ▶ Reviewed with new application information in 2021

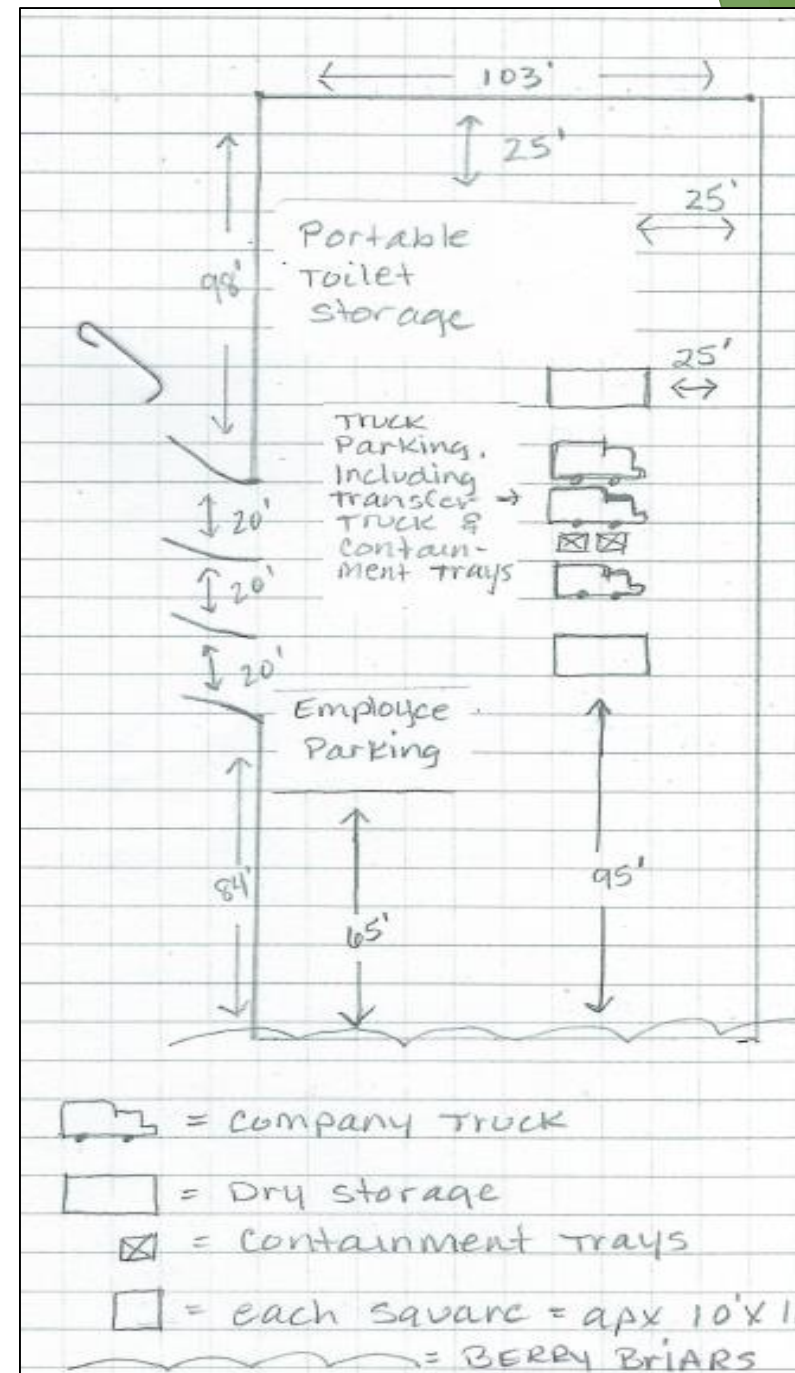
Project Location



Heavy Industrial
Zoning

Project Description

- ▶ Outdoor storage of portable toilets
- ▶ Dry storage of materials
- ▶ Truck to truck waste transfer
- ▶ Parking of staff vehicles
- ▶ Existing office at 1251 N Main Street



Site Photos - From 1251 N Main



Site Photos - View of outdoor storage



View Looking East



View from Eastern Property Line



Special Conditions

- ▶ Special Condition #1: The applicant shall install a screening fence where determined by the reviewing authority consistent with Coastal Land Use & Development Code section 17.30.050 - Fences, Walls, and Screening.
- ▶ Special Condition #2: Should the fence exceed 6 feet in height, the applicant shall apply for a building permit.
- ▶ Special Condition #3: Outside of necessary business operations, the applicants shall park their vehicles at 1251 North Main Street.



Optional Conditions

- ▶ Optional Special Condition #1: The applicant shall submit a landscape plan for the site in compliance with Chapter 17.34 “Landscaping Standards” of the CLUDC.
- ▶ Optional Special Condition #2: The applicant shall install ten parking spaces in compliance with Chapter 17.36 Parking and Loading on 1241 N Main Street.

Actions

- ▶ Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
- ▶ Hold the hearing, and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. At the date certain, the Commission may then deliberate and make a decision.
- ▶ Deny the Application.

- ▶ Staff recommends adoption of the resolution approving Coastal Development Permit (CDP) 11-19, Use Permit (UP) 2-19, and Design Review (DR) 4-22 pursuant to all the evidence presented, both oral and documentary, and further based on the findings and conditions stated therein.

Questions?

