

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MAY 12, 2004

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER

RE: DR 04-05 – PLANNING COMMISSION
INTERPRETATION

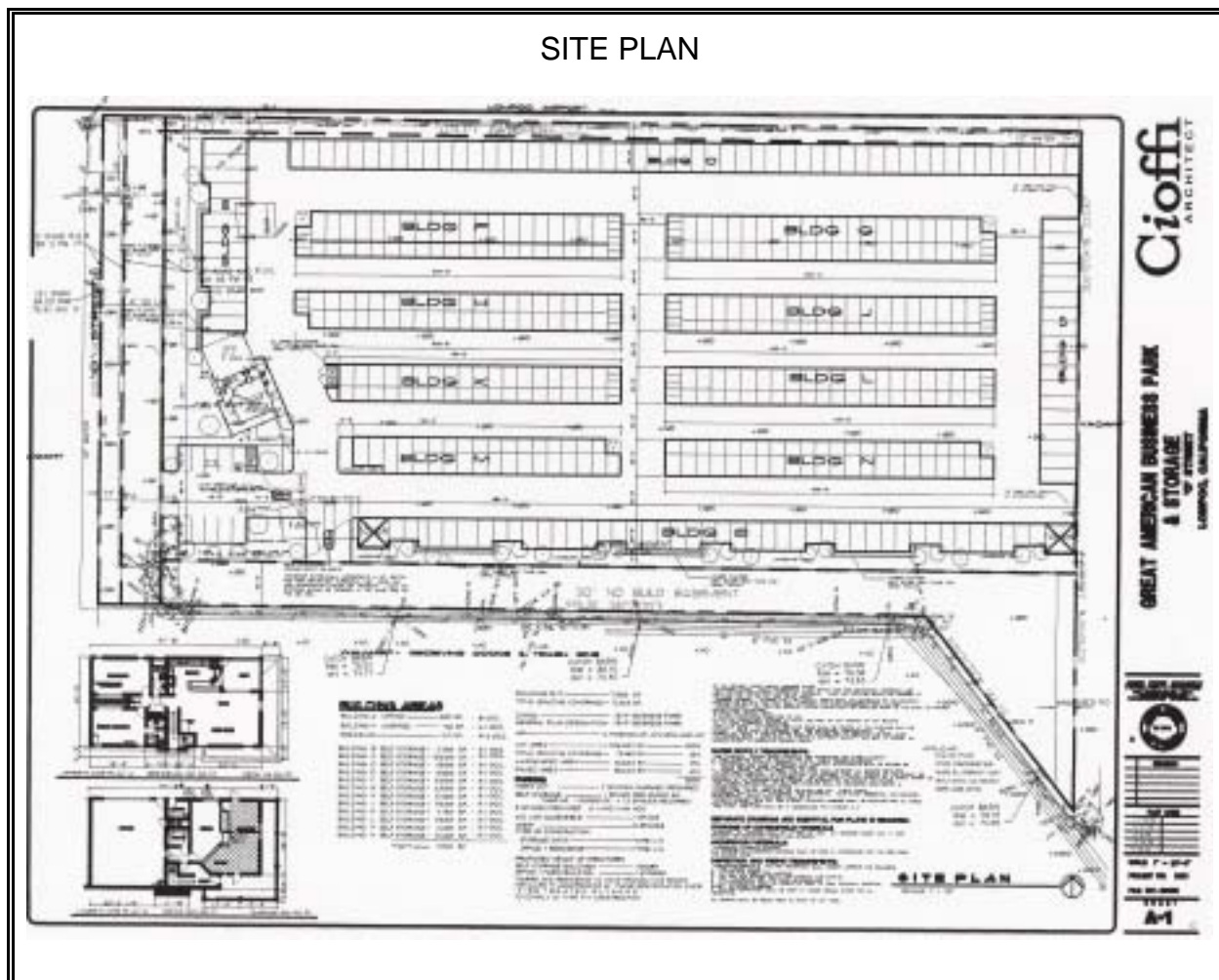
AGENDA ITEM NO. 3

A request by David Pick of Pick Properties, for a Planning Commission determination that a 71,550 square foot storage facility with accessory services and a caretaker unit is an allowable use in the Business Park District in accordance with Section 8453.5 of the Zoning Ordinance. The applicant proposes to construct such a facility in the Business Park District on a 5.12-acre portion of Assessor Parcel Number 93-450-39; however, the proposed use is not a permitted use in this District. The proposed location is at the northeast corner of North O Street and Aviation Drive, north of the existing WalMart facility and south of the City of Lompoc Airport. This action is statutorily exempt pursuant to Section 15270, Projects which are disapproved, of the California Environmental Quality Act (CEQA).

PROPOSED PROJECT

The applicant is requesting approval of The Great American Business Park and Storage facility (see attached). The proposal is for approximately 71,500 square feet of single-story mini-storage facilities distributed in eleven (11) buildings. Also included is a two-story manager unit with office and garage on the first floor and a 1,500 square foot residential unit on the second floor. The proposal includes on-site customer parking and landscaping. The project site is zoned Business Park.

The project description prepared by Mr. Pick is attached for Commission review and consideration.



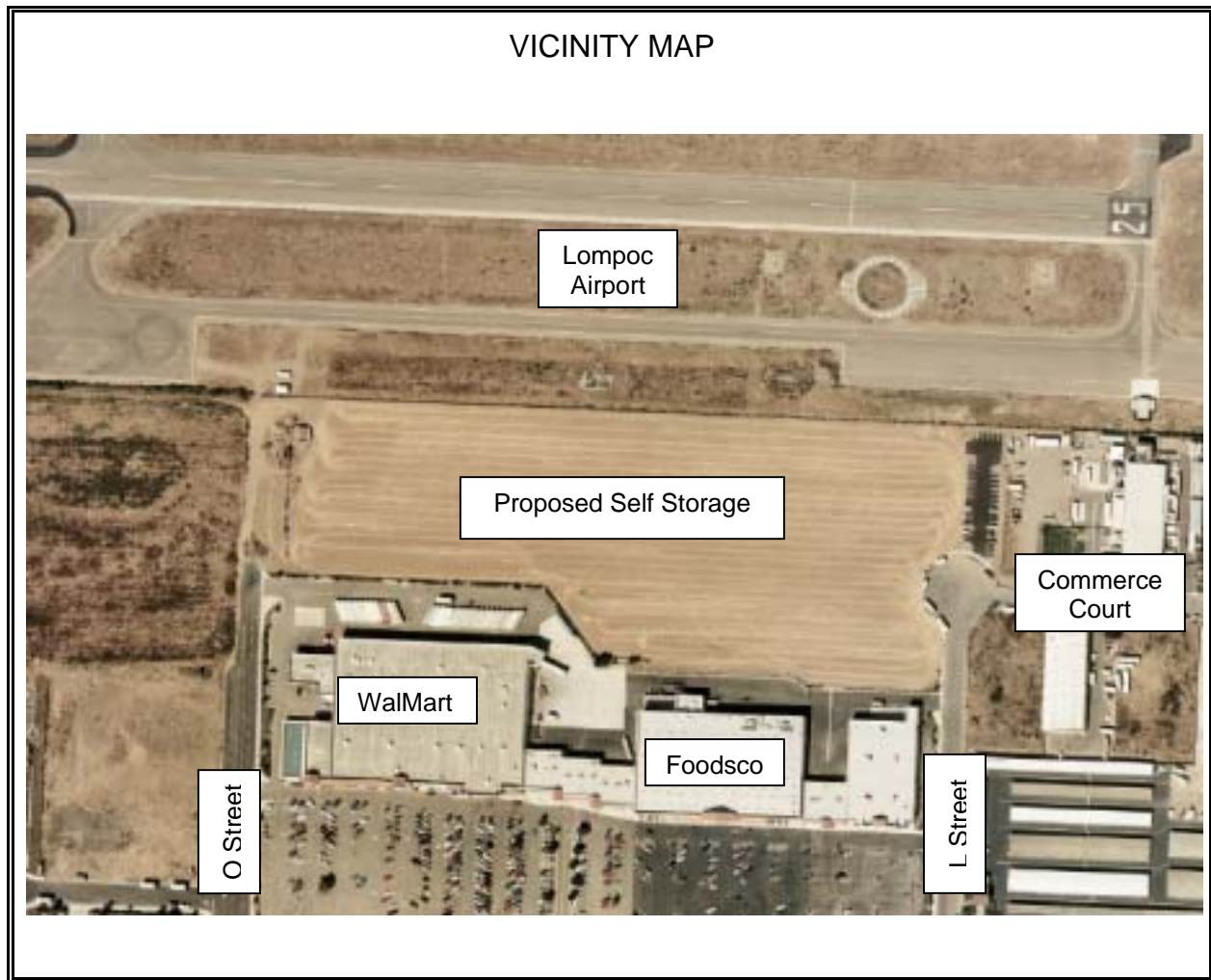
AUTHORITY

The Planning Commission has the authority to allow a use not specifically listed as permitted or conditionally permitted in the Business Park Zone subject to a finding that the proposed use meets specific plan goals and objectives related to the creation of jobs or the generation of revenue for the City (Zoning Ordinance Section 8453.5).

DISCUSSION

In December of 2003, the applicant approached staff with a request to construct a mini-storage facility in the Business Park (BP) District. The project was proposed on a 4.8-acre portion of a 12.36 gross acre parcel (Assessor Parcel Number 93-450-39). The parcel is located between North O Street and North L Street, north of the Lompoc Corners/WalMart Shopping Center, and south of the Lompoc Airport (see below). Staff advised the applicant that the Business Park District was an area intended *“for businesses that provide high primary employment and environmental compatibility with surrounding uses.”* Staff has received a number of inquiries regarding the availability of constructing mini-storage

facilities in the BP Zone and has advised other applicants that the BP Zone is not appropriate for this type of a use. Although the specific site selected by the applicant is located in an area where the use may be appropriate, the Zoning Designation is not appropriate. Allowing this type of use on any site zoned BP would allow mini-storage uses on all properties zoned BP. The applicant was advised that the appropriate zone for the proposed use is the Commercial Industrial (C-M) Zone. Mini-storage facilities located within the CM zone in other locations in the City have residential components similar to that being requested by the applicant.



The intent of the Business Park District, is listed in Section 8451 of the Zoning Ordinance Business Park Permitted Uses:

This land use category is intended to accommodate a wide range of contemporary industrial/commercial businesses including:

- Light Industrial;*
- Manufacturing;*
- Administrative Offices;*
- Research and Development;*
- Wholesale, Warehousing, and Storage;*

Accessory, Incidental, and Secondary Uses.

This use category is intended for businesses that provide high primary employment and environmental compatibility with surrounding uses. It is the intent of the City to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in concurrently planned developments. However primary business Park users may develop individually on individual lots.

The uses listed in the BP Zone are those which provide employment opportunities, including but not limited to, manufacturing, administrative offices, research facilities, wholesale distribution facilities, etc. The type of use that the applicant is proposing will provide minimal employment opportunities on one of the few vacant sites available in the community. Additionally, there is a residential component which is inconsistent with the BP district development standards.

The applicant has indicated that there is an existing self-storage facility located on North L Street in the Business Park District. A Storage Place was constructed in 1985 and is considered a legal-non-conforming use.

The buildings that have been constructed on Commerce Court have been developed within the standards identified in the Business Park District and the uses are consistent with the purpose and intent identified in the Zoning Ordinance. There are warehousing facilities provided in these businesses that have offices attached. None of these businesses have residential components.

As previously noted, the applicant has been advised that the appropriate zone for a mini-storage facility is the Commercial Industrial (C-M) zoning district and a General Plan Designation of General Industrial. Staff suggests that the Commission advise the applicant to submit a request for General Plan Amendment and Zone Change for the subject parcel. This request could be processed concurrently with the Development Plan.

ENVIRONMENTAL REVIEW:

The California Environmental Quality Act (CEQA) generally requires that environmental review be performed for development proposals. An appropriate CEQA document must be prepared to analyze potential environmental effects and set forth mitigation measures. A public agency such as the City must approve the CEQA document prior to approving a project.

CEQA contains various exemptions for certain types of projects. An exemption is provided for projects which a public agency rejects or disapproves (Section 21080(b)(5) of the Public Resources Code). This exemption allows public agencies to avoid committing resources to environment review efforts when a project is rejected or disapproved. In this case, staff has determined that the project does not conform to City General Plan policies and Zoning Ordinance concerning appropriate use. Therefore, the project could not be approved as proposed regardless of any environmental review determination.

Use of this exemption should not be construed as avoidance of proper environmental review in accordance with CEQA requirements. Should the Planning Commission disagree with the staff's recommendation, and wish to review and possibly approve the proposal, the hearing must be continued to allow staff to perform the appropriate environmental review. Approval of any project must be preceded by approval of an appropriate environmental document.

After careful evaluation, staff is recommending use of this exemption to facilitate the review process in accordance with the Council permit streamlining efforts.

STAFF REVIEW:

A part of the City Development Review process is the staff Development Review Board (DRB). The purpose of the DRB is to review projects, examine the technical merits, and make recommendations to the Planning Commission for Conditions of Approval (COA) which will assure that any approved projects conform to federal, state and local requirements.

A DRB was held on this project on April 13, 2004. At that time staff advised the applicant that the proposed use did not conform with the permitted and/or conditionally permitted uses in the Business Park District. The applicant was advised that staff could not recommend approval of a use that did not meet the intent and purpose of the Zoning District. Conditions of Approval (COA) were not formulated for the project.

NOTICE:

Notice of Public Hearing was published in the Lompoc Record on May 1, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on May 1, 2004.

RECOMMENDATION:

The applicant was advised in writing and at the DRB meeting that the staff would not be able to recommend approval of the proposed use. The applicant requested that the matter be considered by the Planning Commission with a staff recommendation for denial; therefore, in an effort to bring the matter forward with a minimum of expense to the applicant the staff did not perform Environmental Review on the proposal nor was the project analyzed with regard to the Development Standards appropriate to the Business Park District.

The Commission may:

- 1) Adopt Resolution No. 345 (04) to determine that mini-storage uses are not permitted in the BP District and direct the applicant to apply for a General Plan Amendment and Zone Change for the entire 12 plus acre site; or

- 2) Amend Resolution No. 345 (04) to determine that mini-storage uses are permitted in the BP District and direct staff to proceed with the Environmental Review Process and return the project for consideration with full analysis of the proposal.

ATTACHMENTS:

1. Draft Resolution No. 345 (04)
2. Project Description
3. Site Plan and Elevations
(Planning Commission only – plans available in Planning Division for review)

RESOLUTION NO. 345 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC PROVIDING AN INTERPRETATION REGARDING CONSTRUCTION OF A MINI-STORAGE FACILITY IN THE BUSINESS PARK DISTRICT (DR 04-05)

WHEREAS, a request was submitted by David Pick representing Pick Properties for Planning Commission consideration of a 71,550 square foot storage facility with accessory services and a caretaker unit in the Business Park District. The proposed site is an approximately 5.12-acre portion of Assessor Parcel Number 93-450-39; located north of the existing WalMart facility, south of the City of Lompoc Airport, and at the northeast corner of North O Street and Aviation Drive; and

WHEREAS, the matter was considered by the Planning Commission a duly-noticed public meeting on May 12, 2004; and

WHEREAS, at the meeting of May 12, 2004, ___ was present as the applicant and answered Planning Commissioners questions and addressed their concerns; and

WHEREAS, at the meeting of May 12, 2004, _____were present and spoke in favor of the proposed interpretation and _____ spoke in opposition to the proposed interpretation; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that a mini-storage facility use: 1) does not fall within the intent and purpose of the Business Park District, and 2) is not consistent with the uses listed as permitted in the Business Park District, therefore, mini-storage facilities are not permitted in the Business Park District.

The foregoing Resolution, on motion by Commissioner ____, seconded by Commissioner ____, was adopted at the regular Planning Commission meeting of May 12, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Great American Business Park & Storage

Project Information - Item No. 7

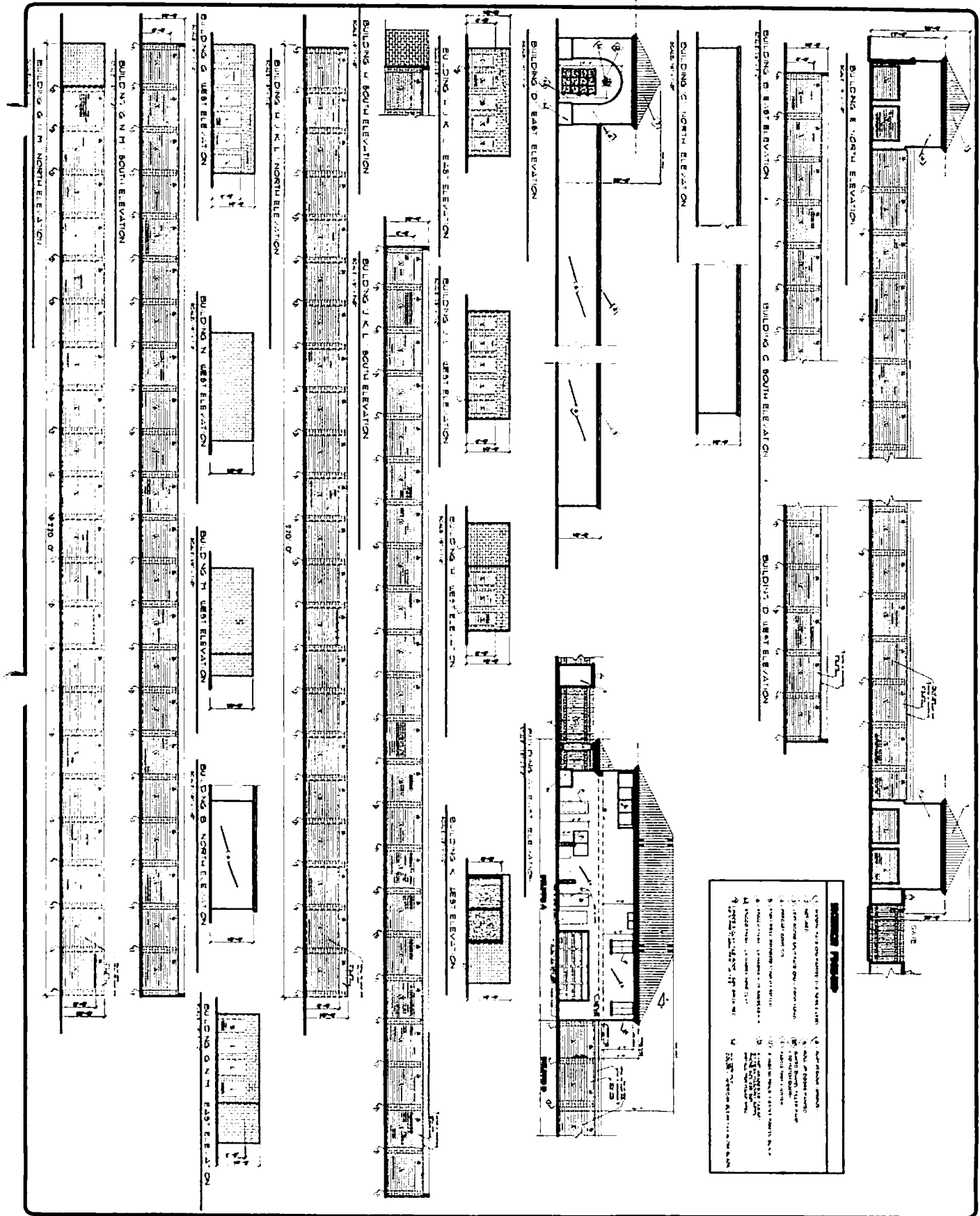
Our Business Park and Storage facility caters predominately to commercial tenants including, but not limited to, service industries, construction trades, retail and commercial store owners, those professions that need record storage and retrieval services, and small individually owned businesses that work out of their home.

We provide a unique service for this clientele and no other facility in the Lompoc Valley offers these services. We not only create employment, but our services help many existing businesses operate more economically efficient. Some of our service include the following:

We offer 18 - 24 hour access to the storage facility and business park for our commercial tenants. This is critical for many business and service industry tenants.

- We are unique because we accept deliveries for our commercial tenants. This warehouse service allows small businesses and independent service providers, such as carpet installers, interior decorators and landscape architects, to have product needed for future installation delivered to use while they are out providing service to current customers. This also allows businesses that operate out of their home to receive deliveries.
- We provide freight forwarding services for our commercial tenants. This is a critical service for those tenants involved in internet or catalog sales.
- We accept mail, faxes, and certified deliveries for our commercial tenants. This service is extremely useful for small businesses and independent service providers.
- We provide storage facilities for small business that can not afford large warehouse space. This allows businesses that operate out of their home to store needed inventory and tools of their trade. By providing 18 - 24 hour access, this allows these businesses access to their tools and inventory when they need them.
- We provide reasonable priced alternative storage for retail and commercial store owners, thus providing them with an area for seasonal or excessive inventory, so that they do not have to take up retail area for storage.

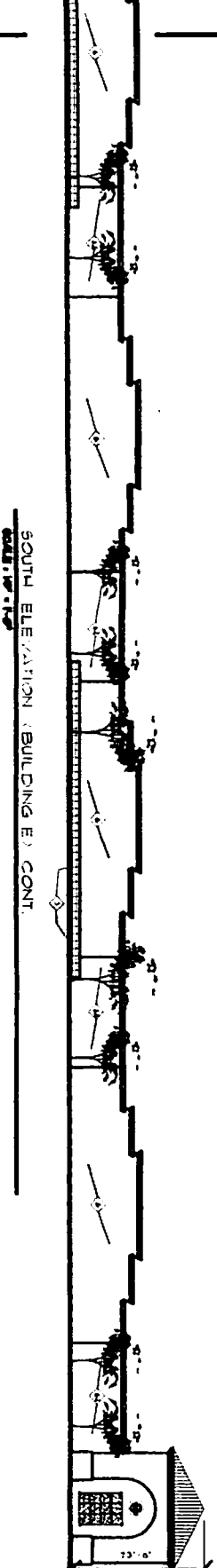
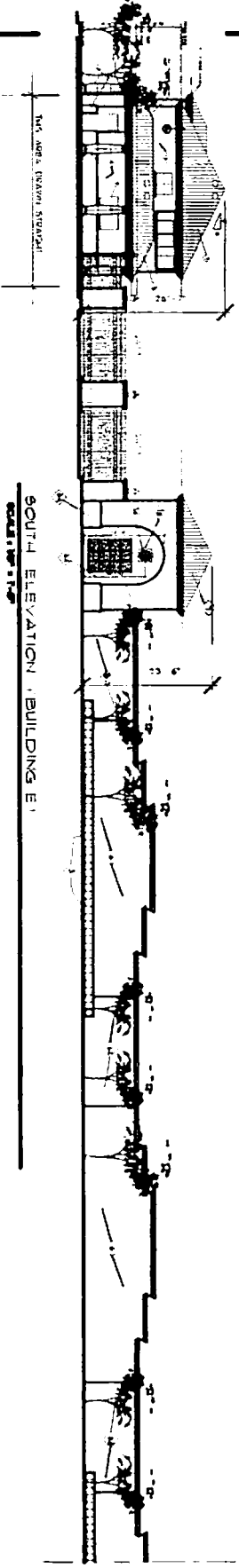
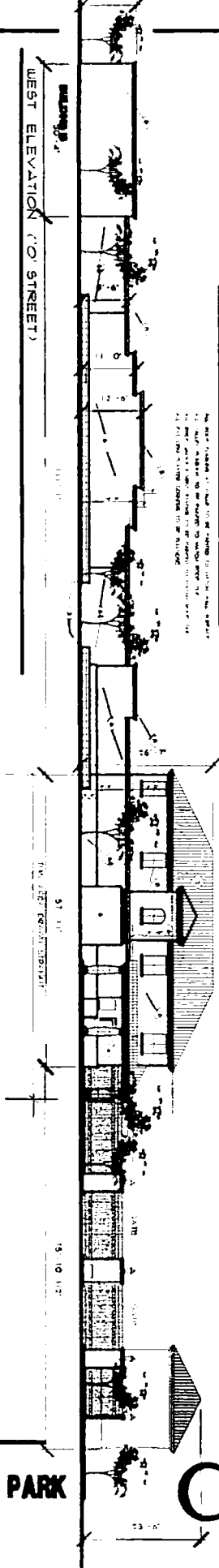
- We provide record storage and retrieval service for attorneys, physicians, escrow firms, title companies, hotels, real estate firms and all those companies that need to retain and have access to records for long period of time.
- We provide climate control storage for those clients that require store items to be maintained at a fixed temperature. This is critical for pharmaceutical firms that must store drug samples at specific temperatures and also are not allow by law to store the sample at the pharmaceutical representative home.
- We sell an extensive range of packing and moving supplies as a service to our clients and to the general public.
- We provide truck and trailer rental service to the general public and to our commercial tenants.
- Our facility is designed to accommodate and provide pod storage for the long term storage needs of our clientele. This is extremely important for military personnel that have been assigned to an overseas post.
- We provide dust free storage for those tenants that require this specific type of service.
- Our facility includes some commercial units with electricity for our commercial tenants. This is an important service to sub-contractors in the construction industry that need an area to recharge their power tools at night in addition to storing their trucks and equipment inside and being able to access them at any time of the day or night.
- Our facility is designed with extra large drive aisles (30 feet wide around the perimeter) to accommodate the commercial vehicles and semi-truck and trailers which make deliveries and for our commercial tenants who use the facility.
- Our facility is designed with unique movable walls that allows us to accommodate the largest or smallest needs of our tenants.
- Our facility provides maximum security with individual door alarms, 14 video cameras recording 24 hours a day, motion detectors and infer-red beams so that we can monitor the facility at all times and provide our clients with maximum peace of mind.



- LEGEND**
- 1. 1/2" = 1'-0" (1/4" = 1'-0")
 - 2. 1/4" = 1'-0" (1/8" = 1'-0")
 - 3. 1/8" = 1'-0" (1/16" = 1'-0")
 - 4. 1/16" = 1'-0" (1/32" = 1'-0")
 - 5. 1/32" = 1'-0" (1/64" = 1'-0")
 - 6. 1/64" = 1'-0" (1/128" = 1'-0")
 - 7. 1/128" = 1'-0" (1/256" = 1'-0")
 - 8. 1/256" = 1'-0" (1/512" = 1'-0")
 - 9. 1/512" = 1'-0" (1/1024" = 1'-0")
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/12	ISSUED FOR PERMITS
2	10/15/12	ISSUED FOR PERMITS
3	10/15/12	ISSUED FOR PERMITS
4	10/15/12	ISSUED FOR PERMITS
5	10/15/12	ISSUED FOR PERMITS
6	10/15/12	ISSUED FOR PERMITS
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16	10/15/12	ISSUED FOR PERMITS
17	10/15/12	ISSUED FOR PERMITS
18	10/15/12	ISSUED FOR PERMITS
19	10/15/12	ISSUED FOR PERMITS
20	10/15/12	ISSUED FOR PERMITS



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NO.	DATE	DESCRIPTION
1	10/15/12	ISSUED FOR PERMITS
2	10/15/12	ISSUED FOR PERMITS
3	10/15/12	ISSUED FOR PERMITS
4	10/15/12	ISSUED FOR PERMITS
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