

Planning Commission Staff Report

February 22, 2012
Item 5.b.

SUBJECT: P11-0891

APPLICANT: Chris Mosser for AC Logix Critical Air Solutions

PROPERTY OWNER: South North Quarry LLC

PURPOSE: Application for a Conditional Use Permit to operate an air-conditioning contractor business at 1241 Quarry Lane, Suite 130, in the Valley Business Park.

GENERAL PLAN: General and Limited Industrial

ZONING: Planned Unit Development – Industrial (PUD–I) District

LOCATION: 1241 Quarry Lane, Suite 130

EXHIBITS:
A: Draft Conditions of Approval
B: Project Plans and Applicant Narrative
C: Location Map
D: Noticing Map

BACKGROUND

The applicant proposes to establish an office and warehouse for AC Logix Critical Air Solutions in Suite 130 of the building located at 1241 Quarry Lane in Valley Business Park. The zoning for Valley Business Park requires a conditional use permit (CUP) for businesses and industries engaged in construction and related building trades.

The applicant, Mr. Chris Mosser, is the president of AC Logix Critical Air Solutions, a company that specializes in providing computer room air conditioning services.

SITE DESCRIPTION

Valley Business Park is located south of Valley Avenue and east of Santa Rita Road. The approximately 5-acre site is located on the east side of Quarry Lane and north of Boulder Street. The site is developed with four buildings, identified as Buildings A, B, C and D in Figure 2. The proposed use will occupy an approximately 3,798 square foot suite within Building C, which is approximately 21,655 square feet and is situated near the center of the property. The building has parking to the north, south, and east sides. Buildings B and D are located to the north and south, and other commercial/industrial buildings are located

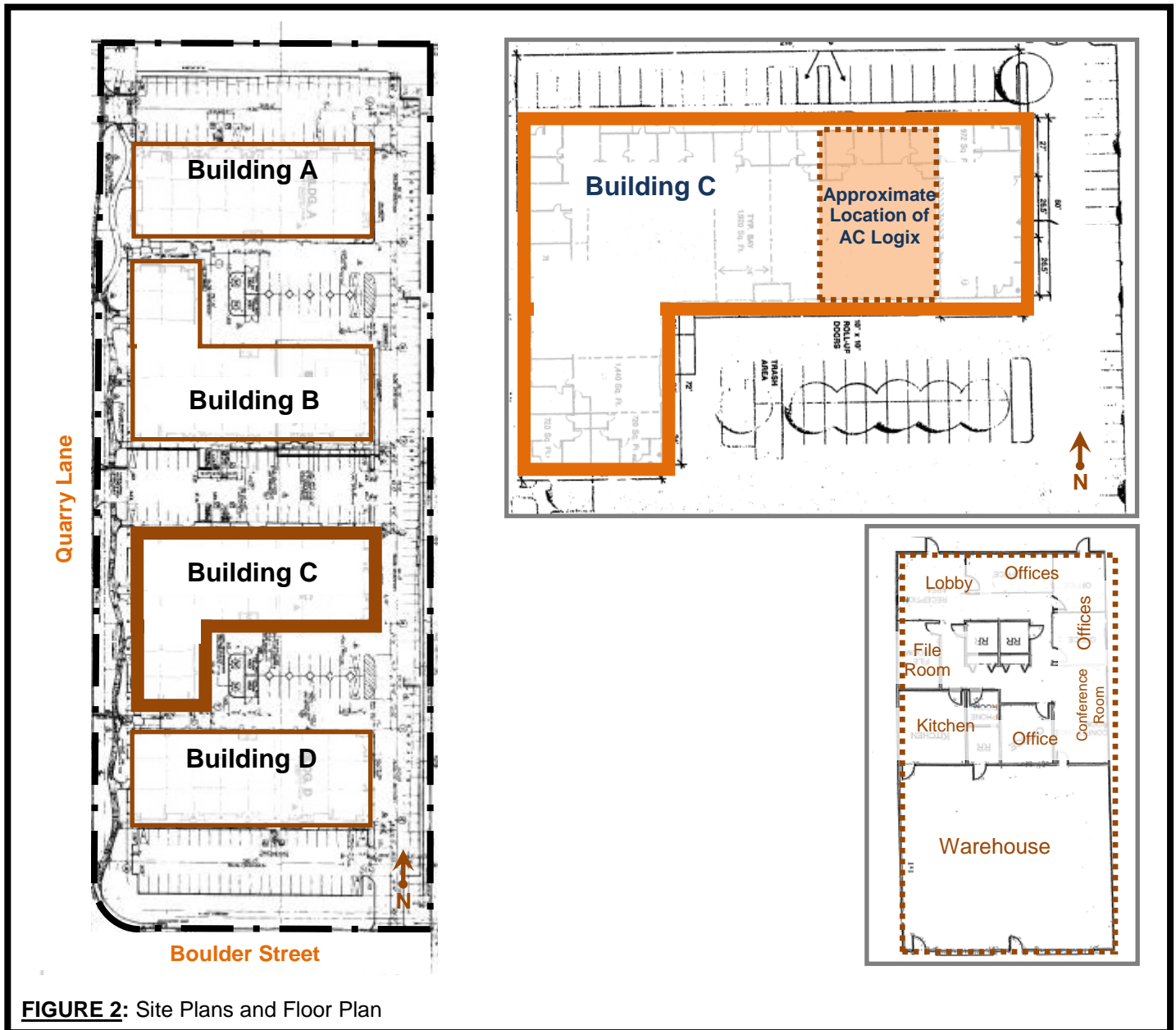
across Quarry Lane to the west of the site. An industrial facility (utility vault) is located to the east of the subject site. A total of three driveways (two on Quarry Lane and one on Boulder Street) serve the site and provide access to all parking areas. Figure 1 shows a vicinity map with an insert showing an aerial view of the subject property. Photos of the site and the subject building have also been included.



FIGURE 1: Vicinity Map and Site Photos

PROJECT DESCRIPTION

The applicant proposes to locate an air conditioning contractor business in Suite 130 of the building located at 1241 Quarry Lane. The applicant's narrative and description of the business is attached to this staff report as Exhibit B and indicates that the business generally consists of office uses and warehousing. Employees of the company provide servicing to customers at their business location and utilize company cars for transportation. These company cars are taken home at the end of the workday and thus are not stored at the subject site overnight.



The tenant space is divided into both warehouse and office space. The entry door is located towards the northern side of the tenant space and leads to office spaces and a restroom, breakroom, and conference room. The warehouse space is located in the rear

half of the tenant space and a roll-up door provides access at the south side of the suite. The applicant has indicated that most of the operation within the proposed suite will consist of office-related work. The office hours of operation are 7:00 a.m. to 5:00 p.m., Monday – Friday.

A total of 3 office employees will work at the subject location. The warehouse will be used to store piping, fittings, filters, tools, ladders, units for installation, portable emergency cooling units, and other similar materials. Deliveries for items stored in the warehouse are arranged in advance and will occur between 8:00 a.m. and 5:00 p.m., Monday – Friday, although deliveries are made to the project site for the majority of projects. A condition of approval for this Conditional Use Permit allows trucks making pickups and deliveries to do so between 7:30 a.m. and 5:30 p.m., which is the timeframe permitted by UP-87-2, a blanket Conditional Use Permit for warehousing in Valley Business Park. The applicant is not proposing any outdoor storage and a condition of approval requires that no outdoor storage be allowed as part of the business. The business operation includes no manufacturing or assembly.

ANALYSIS

Conditional uses are uses that, by their nature, require individual review to ensure that impacts associated with their use will be minimal. Conditional use permits may be subject to appropriate conditions to ensure that any potential adverse impacts associated with the use will be mitigated.

The subject site has a General Plan designation of General and Limited Industrial and is zoned Planned Unit Development – Industrial (PUD-I) District. The current PUD zoning for the Valley Business Park permits uses such as offices, light manufacturing, and printing shops and requires CUP approval for uses such as gymnasiums and health clubs, indoor recreational and sports facilities, schools/instructional businesses, and businesses engaged in construction and building trades. The proposed use as a business engaged in the providing services related to air conditioning units for computer rooms is thus subject to conditional use permit approval.

Land Use

One of the purposes in reviewing a conditional use permit application is to analyze the effect of the proposed use on surrounding land uses. Many businesses within Valley Business Park are office/warehousing related uses similar to that proposed by AC Logix Critical Air Solutions. The items stored at the location include those related to the office on the site and include materials and parts related to air conditioning systems and the tools that are required for business. Additionally, a condition of approval prohibits outdoor storage of materials at the site. Several other construction related uses currently exist within the business park and staff has not received any complaints regarding these businesses. Thus, the proposed business and its operation are compatible with the existing businesses within Valley Business Park.

Parking

The on-site parking is shared by all four buildings on the subject site. AC Logix Critical Air Solutions will have 3 fulltime employees on the site and will operate between 7:00 a.m. and 5:00 p.m. Monday – Friday. The square footage of the subject building, Building C, is approximately 21,655 square feet and the Buildings A, B, and D are approximately 16,640, 21,655, and 17,280 square feet, respectively, for a total of approximately 77,230 square feet. The entire site has approximately 258 parking spaces, resulting in a parking ratio of one space for each 299 square feet. The subject tenant space is approximately 3,798 square feet and thus theoretically, 13 spaces would be allocated to the proposed use. Pleasanton Municipal Code section 18.88.030(C) requires that warehousing, storage, and other industrial uses located within industrial districts require 1 parking space for each employee on the maximum shift, and that administrative offices require 1 parking space for each 300 square feet of gross floor area.

If the standards for warehousing, storage, and other industrial uses were to be applied to the business, then 3 parking spaces would be required. If the standards for office were to be applied to the business, then 13 parking spaces would be required for the use.

Since the field technicians complete their work at the job site and only 3 employees work at the subject location, staff does not find that the availability of parking will be significantly impacted by the proposed use. Furthermore, the applicant has indicated that out of about 21 parking spaces close to the subject suite (along the north side of the building) about 14 to 15 of these parking spaces are vacant on a regular basis. Also, clients and customers of the business will rarely visit the site, as the applicant has indicated that most of the sales take place at the job site. Therefore, staff finds that the off-street parking to be adequate for the proposed use and does not expect it to be an issue.

Noise

Since the proposed use primarily consists of office and warehousing, the operation of the business is not expected to generate noise audible beyond the boundaries of the suite. The applicant has indicated that the roll-up door at the rear of the tenant space will remain closed most of the time the business is in operation. A condition of approval requires that this door remain closed for the operation of the business except when loading or unloading of materials. Additionally, since a substantial buffer consisting of other buildings and streets exists between the subject property and residential uses to the north and west, the potential impact to residences regarding noise is expected to be minimal.

PUBLIC NOTICE

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*. At the time this report was prepared, staff has not received any comments or concerns.

GENERAL PLAN CONSISTENCY

The Land Use Element of the General Plan states several programs that support the proposed project.

- Program 8.2: Use the City's development review procedures to minimize intrusions into existing neighborhoods.
- Program 15.2: Promote the location of business services in Pleasanton to support industrial, commercial, and office complexes.

Staff finds that the proposed business meets Program 15.2 in that it will provide a service that supports industrial, commercial, and office complexes. The zoning code conditionally permits a use such as the proposed construction office and warehouse use when its operation will not be detrimental to the surrounding properties. Several other construction offices are located within Valley Business Park. Additionally, the proposed operation of the business will be consistent with Program 8.2 in that conditions of approval will ensure that the business will be a harmonious and non-intrusive use compatible with the adjacent businesses.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.**

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. Staff believes the proposed use, as conditioned, would be consistent with these objectives. The business would be conducted so as to not impact or interfere with the surrounding neighborhood. The number of employees and customers will not generate any unusual demands on existing parking for the building or generate a large number of vehicle trips.

The subject business is proposed in Valley Business Park which is zoned Planned Unit Development – Industrial (PUD-I) and has the characteristics of the City's I-P (Industrial Park) District. One purpose of the industrial park district is to provide locations for uses that can operate in proximity to commercial and residential uses with minimum adverse impact. Staff believes the proposed use, as conditioned, will be compatible with the adjacent residential and industrial park uses. Other construction related uses currently operate within Valley Business Park and staff has not received complaints regarding these businesses. The applicants will also be

required to mitigate any future nuisances which may occur as a result of the proposed use. In summary, staff believes this finding can be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The business operation as described in the applicant's narrative is compatible with other businesses in Valley Business Park. The size and operation of the proposed use will not cause a parking impact since the site has sufficient parking spaces. Further, the conditions of approval require the applicant to mitigate potential nuisances that may arise with the proposed use or possible future use. Given the proposed activities and hours of operation, staff believes the use will not impact surrounding uses. Staff does not believe the business would subject the surrounding uses to loud noises, heavy truck traffic, hazardous odors, or other objectionable impacts. In addition, staff believes the proposed use will have adequate off-street parking to meet project demand and all streets around the site are designed per City standards to provide safe ingress and egress into and out of the site. Further, the conditions of approval require the applicant to mitigate potential nuisances that may arise from the proposed use. Therefore, staff believes that this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

The industrial zoning of Valley Business Park conditionally permits the establishment of businesses engaged in construction related activities. Granting a conditional use permit to AC Logix Critical Air Solutions for the proposed use would be consistent with the City's ability to regulate land uses as prescribed by the zoning code. The proposed conditions of approval will ensure that the applicable provisions of the PUD-I zoning are met. Therefore, staff believes that this finding can be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

CONCLUSION

The conditional use permit will allow AC Logix Critical Air Solutions a space to locate its office and warehousing operations. Conditions of approval have been recommended which will ensure that the safety and general welfare of the surrounding area is maintained. The proposed use, as conditioned, will be compatible with the surrounding uses and properties and will not result in an impact to adjacent businesses.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P11-0891 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve Case P11-0891 subject to the conditions listed in “Exhibit A.”

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