

SUBJECT: PCUP-194

APPLICANT: Saake Fine Furnishings

PROPERTY OWNER: South North Quarry LLC

PURPOSE: Application for conditional use permits to allow the operation of a custom furniture-making business.

GENERAL PLAN: Retail/Highway/Service Commercial, Business and Profession Offices

ZONING: PUD-I (Planned Unit Development – Industrial)
District Valley Business Park

LOCATION: 1233 Quarry Lane, Ste. 120

ATTACHMENTS:

1. Exhibit “A” – Description of Business
2. Exhibit “B” – Proposed Conditions of Approval
3. Location Map

I. BACKGROUND

In March 1980, the City Council approved PUD-80-01, Valley Business Park Planned Unit Development (PUD), which requires a conditional use permit for industries engaged in construction and building trades.

In 1987, the Planning Commission granted a blanket use permit (UP-87-15), allowing warehousing activities at Valley Business Park. In consideration of residential properties on Kolln Street, UP-87-15 placed a condition restricting the hours of warehouse use activities to from 7:00 a.m. to 7:00 p.m. within the Business Park. The operation hours of from 7:00 a.m. to 5:00 p.m. for the proposed businesses would comply with this condition.

Over the years since the development of the Business Park, staff has processed use permits for construction and/or construction-related businesses in the Business Park. In the last 18 months, the number of similar requests has escalated. The projects that have been processed vary with regard to the amount of office, warehouse and equipment storage, and tenant space (square footage) usage.

Staff met with the representatives of the Valley Business Park Owners Association (VBPHOA) to discuss a more efficient way for processing these CUP establishments. Hence, the VBPHOA filed an application to amend the PUD requirement to allow these types of uses. Following that effort, staff noticed the project, resulting in the surrounding business owners expressing opposition that they were pleased with the existing regulations and did not support the changes proposed to allow these uses as permitted uses. Therefore, VBPHOA withdrew its application.

The applicant was unaware that this use required a conditional use permit process approval from the Planning Commission. The business is currently in operation and is located at the address noted. The discovery of this requirement was due to trying to obtain a business license. When a business applies for a business license, it is required to obtain a zoning certificate to confirm that its use is permitted at its location. The business by then has made a significant investment on its location by signing a lease and modifying its tenant space to meet its business needs. To address cases like this, Planning sought a more efficient process and began the dialog with the VBPHOA to consider expanding the PUD to allow these uses as permitted uses as noted above, which was unsuccessful. Planning has not received any complaints regarding the operation of this particular use at the proposed location.

II. SITE AND PROJECT DESCRIPTIONS

Valley Business Park, approximately, 69 acres in size, is located south of Valley Avenue east of Santa Rita Road, including Serpentine Lane and Quarry Lane. It is zoned PUD-I (Planned Unit Development – Industrial) District and has a mix of uses that include, but are not limited to, professional offices, light manufacturing and industrial uses, and other uses such as religious institutes and private schools.



III. 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.

Land Use: One of the primary concerns in reviewing a conditional use permit application is the effect of the proposed use on surrounding uses. The majority of the businesses in the Valley Business Park are office/warehousing-oriented uses. The proposed business would be compatible to the existing uses in the Business Park.

The business is a one-man operation; making customized wood furniture, such as tables, dressers, armoires, beds, etc. in the warehouse portion of the tenant space. The proposed business hours are generally from 9:00 a.m. to 4:00 p.m. When it is done, the furniture would be delivered to customers. As the applicant indicated to staff, this business is his hobby job, and that he is usually there two days of a week.

Noise and Dust: Noise from machinery and dust from wood furniture making may be concerns to the surrounding businesses. Visits to the site indicated that the business is operated in a manner no different from the majority in the business park. Staff did not experience significant noise or dust on the subject site.

Parking: The business is located in the building complex that consists of four buildings with a combined building area of approximately 222,5904 square feet. The site provides 282 parking spaces. With the tenant occupying approximately 1,934 square feet of tenant

space, two parking spaces are allocated to it. The business is a one-person operation. Thus, its parking demand meets the number of allocated parking.

IV. PUBLIC NOTICE

Notices regarding the proposed conditional use permit application and related public hearing were mailed to property owners and tenants within the business park and within 1,000 feet of the business park boundaries. No one contacted staff when this staff report was prepared.

V. FINDINGS

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

A. That the proposed locations of the conditional uses are in accordance with the objectives of the zoning ordinance and the purpose of the district in which the sites are located.

The objectives of the zoning ordinance include fostering a harmonious, convenient, workable relationship among land uses; protecting existing land use from inharmonious influences and harmful intrusions; and insuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The proposed business would be operated primarily within the existing buildings. With the proposed conditions, the proposed use would be operated in such a manner that it would conform to PUD-80-01 and would result in minimal disturbance to the nearby businesses and residents. Staff feels that the proposed use would be a compatible use in the building.

The subject site is in the Valley Business Park, a business park that is dominated by businesses that involve office/warehousing. As described by the business owner, the business will not generate any unusual demands on the existing parking for the subject site or the surrounding properties. In addition, the applicant is required to mitigate any nuisances that may occur as a result of its proposed operation. Therefore, staff feels this finding can be made.

B. That the proposed location of the conditional uses and the conditions under which they 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.

Based on the business description, the proposed business would be compatible with other businesses in the same Business Park. In addition, since it is a one-person

operation, traffic generated from the businesses during the regular business hours would be unnoticeable. Conditions of approval prohibit rinsing off construction vehicles, equipment, etc. at the subject sites. Therefore, staff feels this finding can be made.

C. That the proposed conditional uses will comply with each of the applicable provisions of the zoning ordinances.

Given the scope of the business, staff believes that, with the proposed conditions, the proposed business would comply with all relevant sections of the zoning ordinance. Granting a conditional use permit to the applicants would be consistent with the City's ability to regulate zoning as listed in the Municipal Code. Therefore, staff believes that the third finding can be made.

VI. ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1.

VII. CONCLUSION

Valley Business Park is an industrial business park. The proposed use, if operated per the conditions of approval, would be compatible with the uses within the Business Park and would not have significant adverse impacts on existing businesses in the surrounding area.

The conditions, along with the regulations of the Pleasanton Municipal Code, would mitigate such concerns that may arise.

VIII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PCUP-194 by taking the following actions:

1. Make the required conditional use findings as listed in the staff report; and,
2. Approve Case PCUP-194 subject to the conditions listed in Exhibit "B".

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