

AGENDA ITEM: 3.

DATE: 11-16-09

STAFF REPORT

CONDITIONAL USE PERMIT 05-19 REQUEST FOR EXTENSION

DATE: November 16, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Investment Concepts, Inc.

LOCATION: 3.38± acres located on the west side of 20th Street West approximately 370 feet north of Avenue K

REQUEST: Construction of an 118,104 square-foot self-storage facility; consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone

RECOMMENDATION: Grant a one-year extension to October 16, 2010, based on the findings contained in the staff report and subject to modified Condition No. 3 and added Condition Nos. 22-23, and all other previously approved conditions.

BACKGROUND AND STATUS: The subject property is designated Commercial by the General Plan, is zoned CPD (Commercial Planned Development), and is currently vacant. On October 16, 2006, the Planning Commission approved Conditional Use Permit for two years. On October 17, 2008, the Planning Commission granted a one-year extension to October 16, 2009. The applicant is requesting a second extension due to financial constraints. There is one 12-month extension available.

FINDINGS:

1. The approval of the extension is consistent with the goals, objectives, policies, action programs, and land use designation of CPD (Commercial Planned Development) of the adopted General Plan and is applicable to the subject property because it will provide a use for the surrounding community.
2. The findings justifying the original approval of the conditional use permit on October 16, 2006, remain valid.

3. The approval of the extension will allow for development of a project that is of benefit to the public health, safety, and welfare through completion of vital infrastructure or public improvements, including 20th Street West.
4. The granting of the extension is necessary to allow sufficient time for the applicant to obtain additional funding for development of the project.
5. There is no substantial change in the land use or development patterns in the vicinity of the project that would cause detriment to the public health, safety, or welfare should the extension be granted because the surrounding property is zoned urban residential and commercial and self-storage businesses are allowed in the Commercial Planned Development with a conditional use permit.

MODIFIED CONDITION NO. 3:

3. Per the direction of the Director of Public Works, construct a raised landscape median in 20th Street West, limiting access to right turns in and out of the site. The final design of the median shall be as shown on the approved site plan for CUP 07-11. The developer shall make a cash deposit for the cost of constructing the median in lieu of constructing the median.

ADDED CONDITIONS:

22. Per the direction of the Planning Director, all elevations for proposed buildings shall be compatible with the Architectural Design Guidelines established by City Council. Design and location of such buildings are subject to review and approval by the Planning Director, including but not limited to architectural style, color, exterior materials, loading areas, material and type of fences and walls, and location and screening of above-ground utilities. The applicant shall provide 360 ° architectural treatments for all proposed buildings. In the event disputes arise between the applicant and the Planning Director regarding elevations, or design of the buildings, the matter may be appealed to the Architectural and Design Commission (ADC) and the ADC shall render the final decision.
23. Per the direction of the Public Works Director, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems. The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer

Attachments: Applicant's Findings
Planning Commission Staff Report for October 16, 2006