

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September, 27, 2007
Item No.: 7.a.
Staff: Patricia A. Kelly

SPECIAL USE PERMIT REVISION

FILE NUMBER: S02-0035R

APPLICANT: Southfork Development Group

REQUEST: Request of Southfork Development Group for approval of a revision to a special use permit to offer the use of the self-storage facility existing basement conference room, kitchen, and hall to local wineries for wine tasting events, and to local businesses for off-site seminars and training events.

LOCATION: On the east side of Golden Hills Parkway (4980 Golden Foothill Parkway), south of the intersection of Golden Foothills Parkway and Windfield Way in the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District II. (Exhibit A)

APN: 117-060-50

ACREAGE: 2.5 acre

GENERAL PLAN: Research and Development (R&D) (Exhibit B)

ZONING: Research and Development/Design Control (R&D/DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from CEQA pursuant to Section 15301

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: On July 10, 2003 the Planning Commission denied approval of Special Use Permit S02-0035 for an 89,100 square foot industrial building for a self-storage facility. The project was appealed to the Board of Supervisors on August 19, 2003. The Board of Supervisors approved Special use Permit S02-0035 for a 71,159 square foot self-storage facility to accommodate up to 700 individual storage units.

Building Permit No. 154493 for the self-storage facility was denied on July 29, 2004 by Planning Services because the project exceeded the floor area by 10,441 square feet. The plans submitted to Building Services provided a basement, which had not been previously considered with the Special Use Permit. In addition, the cut and fill volumes for the basement had not been considered in the environmental document.

It was later determined by Planning staff that the office space located on the first floor (1,650 square feet) had been inadvertently deducted from the calculations of approval and not been added to the floor area. Because the conditions of approval had clearly specified the maximum square footage allotted for the project, planning staff stated the error in calculation could be corrected with a memo to the Board of Supervisor's. Planning staff provided options to the applicant. The applicant proceeded with the option to submit a building permit for construction of a basement and submitted a revised Special Use Permit application to Planning Services requesting the additional floor area.

On October 12, 2005 Planning Services approved the minor modification to convert the break room in the basement of the self-storage to a combination conference room and break room. The food preparation kitchen was permitted for a caterer's food preparation area.

The approved conditions and findings for Special Use Permit S02-0035 have been included in Attachment 1 and 2 and shown as a strikeout or applicable to the conditions and findings pertaining to this request for approval of a Special Use Permit-Revision to offer the use of the self-storage facility existing basement conference room and kitchen and hall to local wineries for wine tasting events and to local businesses for off-site seminars and training events.

Building Permit No. 154493 was issued September 30, 2004 and finalized on March 3, 2006 which included the break room basement conversion of the self-storage facility to a combination conference room and break room.

STAFF ANALYSIS

Project Description: The applicant has submitted a request for a Special Use Permit-Revision to allow the existing self-storage facility to offer, within the basement conference room, kitchen and hall, to local wineries to hold wine tasting events and for local businesses for off-site seminar and training events. The self-storage facility presently provides a wine storage area within the basement. Retail wine sales would take place at the time of a wine tasting events. Wine tasting events and local off-site businesses seminars and training events would be limited, but varied. The number of people allowed in the basement conference room, kitchen, and hall would be limited to the occupancy permitted by the Fire Marshall which is 31 occupants. Wine tasting events would occur no more than four times a

month. Wine tasting events would not begin any earlier than 5:30 p.m. and would end no later than 9:30 p. m. on weekdays. Wine tasting events scheduled on a weekend day would not begin any earlier than 4:00 p.m. and would end no later than 9:00 p.m. The local off-site businesses seminar and training events could occur Monday through Saturday. The local businesses off-site seminar and training events would begin no earlier than 7:00 a.m and would end no later than 8:00 p.m. Access to and from the self-storage facility for an event would be limited to the southerly side of the self-storage facility. The 44 parking spaces on the project site would adequately accommodate the parking needed for an event as well as accommodating the daily storage client needs. The self-storage facility offers access for pedestrians and vehicles on the north as well as the south side of the self-storage facility.

The applicant is in the process of purchasing a Department of Alcoholic Beverage Control, Type-42 License for on-site beer and wine-public premises sales, which authorizes the licensee to sell beer and wine for consumption on or off the licensed premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain in the area designated for an event.

The kitchen would be used for catering preparation for events. Cooking for events would not be allowed on the premises.

Site Description: The project site was graded flat as part of the development process and is located at an approximate elevation of 520 feet surrounded by existing commercial buildings and improved roadways. The 2.5 acre project site is currently developed as shown on the site plan (Exhibit D). Parking located on the north, west and south side of the self-storage building provides 44 parking spaces.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Research and Development/Existing Building
North	R&D-DC	R&D	Research and Development/Existing Building
South	R&D-DC	R&D	Research and Development/Existing Building
East	R&D-DC	R&D	Research and Development/Existing Building
West	R&D-DC	R&D	Research and Development/Existing Building

POLICY DISCUSSION

General Plan: The General Plan designates the project site as Research and Development (R&D) land use.

Policy 2.2.1.2 states the purpose of the R&D zoning district is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus like setting which

ensures a high quality, aesthetic environment. There are no specific policies that apply directly to the proposed project; however, the absence of any policy that would restrict or prohibit the use implies consistency, provided that required findings of Section 17.22.540 (A) of the Zoning Code can be made. The wine tasting events and local businesses off-site seminar and training events would be in compliance with county regulations addressing public safety and welfare, as well as, addressing the El Dorado Hills Business Park Association's rules and regulations.

Policy 2.2.5.2 states that all applications for discretionary projects or permits, including but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and Special Use Permits shall be reviewed to determine consistency with the policies of the General Plan. Review of General Plan policies applicable to this Special Use Permit application show that the proposed wine tasting events and local businesses off-site seminar and training events do not apply directly to the proposed use, however, the absence of any policy that would restrict or prohibit the use implies consistency and would be found to be consistent with the General Plan.

Conclusion: As discussed above, staff finds that the use as proposed/conditioned is consistent with applicable General Plan Policies.

Zoning: The proposed use is not specifically listed as a use permitted by Special Use Permit in the R&D zone district. The existing self-storage facility has been previously permitted to provide floor space specifically designed to assure temperature and security control for wine storage. Presently, the wine storage area is being utilized for clients. The proposed use would utilize the existing facility and on-site parking for wine tasting events and local businesses off-site seminar and training events with limited traffic and no aesthetic impacts to the project site or vicinity.

Upon approval of the revised Special Use Permit, the proposed use would be conditioned in Attachment 1, which includes limiting wine tasting events to no more than four times a month. The length of time per event would not begin earlier than 5:30 p.m. and end no later than 9:30 p.m. on the weekdays and on a weekend day not to begin earlier than 4:00 p.m. and end no later than 9:00 p.m. The off-site businesses seminar and training events would be limited to Monday through Friday, beginning no earlier than 7:00a.m. and ending no later than 8:00p.m. The number of persons allowed in the conference room, kitchen and hall would be limited to the occupancy permitted by the Fire Marshall which is 31 occupants to insure that the proposed use is not detrimental to the public health, safety and welfare, or injurious to the existing uses within the El Dorado Hills Business Park.

Section 17.22.540(A) requires the approving authority, prior to approval of a Special Use Permit, to make findings that the permit is consistent with the General Plan; the proposed use would not be detrimental to public health, safety and welfare, or injurious to the neighborhood; and the proposed use is specifically permitted by Special Use Permit pursuant to this Title. An analysis is provided in this staff report under the Special Use Permit Section 17.22.540(A) section and staff's recommended findings are described in Attachment 1.

Special Use Permit: Section 17.22.540(A) of the Zoning Code requires the Planning Commission to make findings prior to approval of a Special Use Permit. Staff is recommending that the Planning Commission make the required findings as described in Attachment 1.

The subject project site is located adjacent and south of a sensitive receptor, the La Petite Preschool. The conditions provided in the Special Use Permit-Revision, S02-0035R, would limit the use during the time periods when children are not present and the pre-school is not operating.

Conclusion: As discussed above, staff finds that the project as proposed/conditioned is consistent with applicable Sections of the Zoning Ordinance.

ENVIRONMENTAL REVIEW

This project has been found to be categorically exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that the proposed use consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or not expansion of use beyond that existing at the time of the lead agency's determination. Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

1. Certify that the project is categorically exempt from CEQA pursuant to *Section 15301* of the *CEQA Guidelines*; and
2. Approve Special Use Permit-Revision S02-0035R subject to the Conditions in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachment 1.....	Conditions of Approval
Attachment 2.....	Findings
Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Map
Exhibit C.....	Zoning Map
Exhibit D.....	Project Narrative
Exhibit E.....	Site Plan
Exhibit F.....	Assessor's Map
Exhibit G.....	Angius & Terry, LLP, (El Dorado Hills Business Park Owners Association) letter dated May 22, 2007

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number S02-0035R
September, 27, 2007 Planning Commission Hearing

The following are the original approved findings and conditions (in sequence) under Special Use Permit S02-0035 for the construction of a 71,159 square foot self storage facility. The conditions that are not applicable to this project are shown with a ~~strike through~~ while the additional conditions that are applicable are shown with an underline.

S02-0035 – As approved by the Board of Supervisors on August 19, 2003.

Conditions of Approval

El Dorado County Planning Department Services

1. ~~A-This Special Use Permit to allow the construction of a 71,159 square foot self storage facility to accommodate up to 700 individual storage units. The business shall have one (1) monument sign measuring 4.3 feet in height and 7 feet in width, with a total sign area of 30 square feet. The business shall operate from 8:00 a.m. to 8:00 p.m., Monday through Sunday. The business shall include shipping and receiving services. approval is based upon and limited to compliance with the project description, Planning Commission Hearing Project Narrative, Exhibits D, and Site Plan, Exhibit E dated September 27, 2007 and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.~~

The project description is as follows:

Request for a Special Use Permit-Revision to allow applicant's existing self-storage facility to offer the basement conference room, kitchen and hall to local wineries to hold wine tasting events and to local businesses for off- site seminar and training events. The self-storage facility presently provides a wine storage area within the basement. Retail wine sales would take place at the time of wine tasting events. Wine tasting events and local businesses off-site seminar and training events would be limited, but varied. The number of people allowed in the basement conference room, kitchen and hall would be limited to 31 occupants per the Fire Marshall regulations. Access to and from the self-storage facility for an event would be limited to the southerly side of the self-storage facility. The 44 parking spaces on the subject project site would adequately accommodate the parking needed for an event as well as accommodating the daily storage client needs. The self-storage facility offers access for pedestrians and vehicles on the north as well as the south side of the self-storage facility.

The applicant shall be permitted to sell wine only after proof of a Type-42, Department of Alcoholic Beverage Control License. No distilled spirits may be on the premises. Minors are not allowed to enter and remain in the area designated for an event.

For special events, the kitchen shall be limited to catering preparation. Cooking would not be allowed for special events.

The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Mitigation Measures Conditions from the Mitigated Negative Declaration

1. ~~All mobile equipment shall be properly maintained. This shall include maintaining equipment in tune per manufacturer's specifications, retard diesel engine injection timing by two to four degrees and use reformulated, low-emission diesel fuel. The grading plans shall include this notation on the cover sheet. The Planning Department shall review the grading plans prior to issuance of a grading permit to verify the notation.~~
2. ~~The developer shall implement a lunch shuttle for construction workers during the lunch hour to reduce the number of construction worker trips to and from the site. The shuttle shall operate from 11:30 a.m. to 12:30 p.m., Monday through Friday. The shuttle service shall operate during all grading activity and shall continue through project construction. The shuttle service may be discontinued when the project development is 70 percent complete. A contract for shuttle service shall be provided to the Planning Department prior to issuance of a grading permit.~~
3. ~~The project shall adhere to the provisions of El Dorado County Air Pollution Control District Rule 223: Fugitive Dust to prevent impacts associated with fugitive dust. To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.~~
4. ~~Asphalt surfacing of site access and parking areas shall conform with El Dorado County Air Pollution Control Rule 224: Cutback and Emulsified Paving Materials, which prohibits the atmospheric discharge of volatile organic compounds caused by the use, manufacture, mixing, storage, and/or application of cutback or emulsified asphalt. The El Dorado County Air Pollution Control District shall review and approve prior to issuance of a grading permit.~~

5. ~~If the El Dorado County Air Pollution Control District establishes an air pollution mitigation measure trust fund to provide assistance in mitigating air pollution, the project applicant shall contribute a pro-rata share to the trust fund to help improve the air quality in the County. The El Dorado County Air Pollution Control District shall collect the pro-rata share prior to issuance of a grading permit.~~
6. ~~During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. As a minimum this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15mph. The grading plans shall include this notation on the cover sheet. The Planning Department shall review the grading plans prior to issuance of a grading permit to verify the notation.~~
7. ~~The project construction will involve the application of architectural coatings, which shall adhere to District Rule 215: Architectural Coatings.~~
8. ~~The project shall comply with all El Dorado County Air Pollution Control District Rules and Regulations, as specified in the County letter dated December 20, 2002. The El Dorado County Air Pollution Control District shall review and approve the project prior to issuance of a grading permit.~~
9. ~~During all grading and construction activities in the project area, an archaeologist or Historian approved by the Planning Director shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~
10. ~~In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~

11. ~~The erosion and sediment control plan shall include an effective revegetation program to stabilize all disturbed areas. All such areas where grading has been completed between May 1st and October 15th shall be planted by November 1st, or at the recommendation of the Soil Conservation Service. Graded areas completed at other times of the year shall be planted within 15 days. The erosion and sediment control plan shall be approved by the Department of Transportation prior to issuance of a grading permit.~~
12. ~~The recommendations provided in the Youngdahl Consulting Group, Inc., report dated October 2002, shall be incorporated into the design of the project and shall be reviewed by the Department of Transportation prior to issuance of a grading permit. The Department of Transportation shall review and approve the geotechnical report prior to issuance of a grading permit.~~
- 13.2. The contract between the rental agent and the rental customer shall specifically state that the storage of hazardous materials is prohibited on the site. A sample of the contract shall be submitted to the Planning Department for review and approval prior issuance of a building permit.
- 14.3. All catch basins shall be incorporated with fossil filters or other approved oil/water filter. The property owner shall be responsible for the maintenance of these filters per the manufacture's specifications. As a Best Management Practice (BMP) the property owner shall perform parking lot sweeping prior to the first storm event of the season. The Department of Transportation shall review and approve the filter system prior to issuance of a grading permit.
15. ~~Only equipment with properly maintained mufflers shall be used during construction. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~
16. ~~Construction equipment shall not idle on the property when not in active use. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~
17. ~~The electric gates for the project shall be designed to comply with the minimum opening requirements determined by the El Dorado Hills Fire Department. The Fire Department shall review and approve the project plans prior to issuance of a building permit.~~
18. All access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103. The Fire Department shall verify improvements prior to issuance of a building permit.
19. ~~The applicant shall be subject to the El Dorado Hills County Road Impact Fee (RIF). The amount of the fee shall be that in effect at the time of building permit issuance. The fee shall be paid prior to issuance of a building permit.~~

20. ~~The applicant shall be subject to the El Dorado Hills County Interim Highway 50 Variable Road Impact Fee. The amount of fee shall be that in effect at time of building permit issuance. The fee shall be paid prior to issuance of a building permit.~~
21. ~~The applicant shall be subject to the State traffic impact mitigation (TIM) fee. The amount of the fee shall be that in effect at the time of building permit issuance. The fee shall be paid prior to issuance of a building permit.~~

El Dorado County Planning ~~Department Services~~

- ~~22.4. The project, as approved, consists of the following:~~

~~A Special Use Permit to allow the construction of a 71,159 square foot self-storage facility to accommodate up to 700 individual storage units. The business shall have one (1) monument sign measuring 4.3 feet in height and 7 feet in width, with a total sign area of 30 square feet. The business shall operate from 8:00 a.m. to 8:00 p.m., Monday through Sunday. The business shall include shipping and receiving services. Any events, including but not limited to, wine tasting events and events for local businesses for off-site seminar and training shall not exceed 31 occupants per Fire Marshall regulations within the self-storage facility including the conference room, kitchen and hall. The maximum occupancy shall be posted and the sign verified by the Fire Marshall prior to hosting the first event.~~

- ~~23.5. Building design and colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein. Minor variations shall be allowed, however, any major changes in the design of the buildings, location of buildings, access ways, and parking shall require Planning Department review and approval. Wine tasting events and events for local businesses for off-site seminar and training shall be held indoors. Placement of tents within the parking lot shall be prohibited on the subject project site.~~

- ~~24.6. The applicant shall add two (2) trees to the southern border of the property to comply with the County landscape buffer requirements. The applicant shall be issued a State of California Department of Alcoholic Beverage Control Type-42 license prior to serving any alcohol on-site. The applicant shall maintain in good standing a State of California Department of Alcoholic Beverage Control license. If said license is revoked and/or suspended for any reason the applicant shall be prohibited from the uses described and conditionally approved in the Special use Permit revision until such license is reinstated. The applicant shall provide a copy of said license to Planning Services prior to hosting the first event.~~

- ~~25.7.~~ The parking lot landscaping shall be increased to comply with the minimum County parking lot landscape requirements. Wine tasting events including sales of winery products and services shall occur no more than four times a month. Wine tasting events shall not begin any earlier than 5:30 p.m. and shall end no later than 9:30 p.m. on weekdays. Wine tasting events scheduled on a weekend day shall not begin any earlier than 4:00 p.m. and shall end no later than 9:00 p.m. Local off-site businesses seminar and training events may occur Monday through Saturday. The local off-site business seminar events shall not begin earlier than 7:00 a.m and shall end no later than 8:00 p.m.
- ~~26.8.~~ The warehouse parking proposed along the northern property line shall be prohibited.
- ~~27.9.~~ All storage shall be contained within the buildings. Outdoor storage shall be prohibited.
- ~~28.10.~~ The site plan shall be modified to comply with the loading space requirements contained in Section 17.18.060 of the County Code. Three (3) loading spaces shall be provide on the site. The Planning Department shall verify the location of all the loading spaces prior to issuance of a building permit. Wholesaling of wine or liquor shall be prohibited.
- ~~29.~~ The entry monument signs shall be set back at least twenty (20) feet from the street right-of-way to comply with the County regulations.
- ~~30.~~ Lighting shall be carefully controlled for security, aesthetics, safety and identification without interfering with the adjacent uses.
- ~~31.~~ All building and parking lot lighting shall be designed so as to direct light downwards (top and side shielded). Lights shall be placed so that no glare or light spills over onto an adjoining property or established road right-of-way.
- ~~32.~~ The parking lot shall comply with the County's parking lot construction standards.
- ~~33.11.~~ All plants and trees shall be maintained free from physical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species. Planting areas shall be kept free from weeds, debris and undesirable materials that may be detrimental to safety, drainage or appearance.

~~El Dorado County Building Department~~

- ~~34.~~ Project facilities shall be subject to a building permit from the El Dorado County Building Department.

El Dorado Hills Fire Department

~~35.12.~~ The project shall comply with all requirements of the El Dorado Hills Fire Department.

~~El Dorado County Department of Environmental Management~~

~~36. The project shall comply with all requirements of the El Dorado County Air Pollution Control District.~~

~~El Dorado County Department of Transportation~~

~~37. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Off Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. A commercial grading permit shall be required.~~

~~38. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.~~

~~39. The applicant shall provide a soils report to the Department of Transportation for review at the time of grading permit application addressing, at minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential and pavement section based on T1 and R values. Any export to be deposited within El Dorado County shall require an additional grading permit. The applicant shall obtain a grading permit from the Department of Transportation prior to the commencement of any work on the project site.~~

~~40. The applicant shall be subject to encroachment permits, Standard Plan 103G.~~

~~41. The proposed northerly driveway shall be limited to right-out turn only. The applicant shall post a sign at the driveway prohibiting left turns prior to issuance of a final occupancy permit.~~

~~42. The applicant shall comply with the Department of Transportation storm drainage requirements.~~

Resource Conservation District

~~43. The applicant shall complete and submit an erosion control plan for approval to the El Dorado County Resource Conservation District.~~

ATTACHMENT 2

FINDINGS

File Number S02-0035R

September 27, 2007 Planning Commission Hearing

1.0 CEQA Finding

- 1.1** This project has been found to categorically exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that the proposed use consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or not expansion of use beyond that existing at the time of the lead agency's determination.
- 1.3** The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court., Placerville, CA 95667.

2.0 General Plan Findings

- 2.1** A finding can be made that the proposed use is consistent with the policies and land use map in the General Plan because there are no specific policies that apply directly to the proposed use, however, the absence of any policy that would restrict or prohibit the use implies consistency, provided that the required findings of Section 17.22.540 of the Zoning Code can be made.

3.0 Zoning Ordinance

- 3.1** As discussed in the staff report the proposed use is not specifically listed as a use permitted by Special Use Permit in the Research and Development/Design Control (R&D/DC) zone district, however, the absence of any Zoning Code requirements that does not restrict or prohibit the use implies consistency. A finding can be made that the proposed use is consistent with the Zoning Code provided findings can be made consistent with Section 17.22.540 of the Zoning Code.

4.0 Special Use Permit Findings

- 4.1** A finding can be made that the proposed use is consistent with Section 17.22.540 (A) of the Zoning Code which requires the Planning Commission to make the following findings prior to approval of a Special use Permit:

1. The issuance of the permit is consistent with the General Plan.

Issuance of the Special Use Permit Revision, subject to the specific conditions in Attachment 1, is consistent with the General Plan because the proposed use would take place at a self-storage facility that provides storage of wine and is found not to be prohibited or restricted by a specific policy which therefore implies consistency with the General Plan.

2. The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Subject to the specific conditions in Attachment 1, the proposed Special use Permit Revision will not cause serious public health, safety and welfare or be injurious to the neighborhood because the request does not include development on-site. The existing site improvements include commercial structures, parking, landscaping and lighting which were previously permitted, and will not cause serious public health hazards.

3. The proposed use is specifically permitted by Special Use Permit pursuant to this Title.

The proposed offering of wine tasting events and local businesses off-site seminar Local off-site business seminar events could occur Monday through Saturday. The local off-site business seminar events would begin no earlier than 7:00 a.m and would end no later than 8:00 p.m. and training events at an existing self-storage facility which offers storage of wine is located in the Research and Development/Design Control (R&D/DC) zone district which allows warehouse and storage facilities by right. Pursuant to this Title the use is not restricted or prohibited within the R&D/DC zone district which implies consistency with this Title.