



Conditional Use Permit Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal:

SMC 120.100 and Table 17C.120-1 GC zone Mini-Storage by CUP

SMC 17C.350.300.020, 030 and Table 17C.350.040 GC (1)

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals objectives and policies for the property:

The proposed mini-storage is located within an area designated General Commercial and is currently zoned CB-55. (This application also requests to change from CB-55 to GC). According to Table 17C.120-1, Mini-Storage is allowed by CUP in both the CB and GC zones. Accordingly, if found to meet the applicable development standards, it is then consistent and compatible with the comprehensive plan goals and policies.

It is worth noting that the subject property was formerly developed as the K Mart retail center commonly known as East Town Shopping Center and has existed as such for the past 54 years.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:

As stated above, the former East Town Shopping Center has been served with transportation, public water, fire, police protection, solid waste disposal and recycling and sewer service in a far more intense level than what is being proposed now as an indoor climate controlled mini-storage facility which once housed the entire K Mart Retail Center. With this major reduction in service demands, the level of service demands are not adversely affected.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:

As stated above, this is the repurposing of a former retail building of 108,045sf into two phases of indoor storage totaling approximately 84,400 sf. No new building footprints are proposed and required parking is easily met with a minimum requirement of 30 stalls (108000/3500 sf) and a maximum of 540 stalls (1/200 sf) whereas actual is 30 stalls plus 8 HC stalls.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:

The provisions of 17C.350.010 thru 040 attend to the coexistence of mini-storage next to residential use. In this case, the site is flanked along its south border with single family dwellings and an apartment complex adjacent to the west along Pacific Avenue.

17C.350.020 states that other uses such as trailer and truck rentals must comply with the standards of the base zone. In this case, the base zone will become General Commercial and with GC, there are no restrictions on the size of the building or the building length, thus allowing the existing 108,000 sf warehouse to be used for mini storage with approximately 75% use. (84378 sf for storage and warehouse)

However, the applicant/owner (U Haul) has upgraded the perimeter landscaping along Pacific Avenue by removing dead vegetation and infilling with new plantings. Moreover, the elevations, landscaping and site plan have been reviewed within the Design Review process and are deemed to be consistent with Type 2 landscape requirements.

17C.350.030 Development Standards:

- A) The maximum lot size is 7 acres or a CUP is required for sites larger than 7 acres. The subject site is listed as 10.39 acres, hence the CUP Application submitted herewith.
- B) The required setbacks are:
 - Front Yards: 15' Provided: 305'
 - Side Yards: 10' Provided: 56'
 - Rear Yards: 5' Provided: 55'
- C) Parking and internal driveway isles are prohibited in setback areas. No driveways or circulation is designed into required minimum setback areas.
- D) The accesses are to be gated and monitored at all times: The access to the indoor storage will be available from 7:00 AM thru 10:00 PM via a customer key card. Therefore, complying with this standard.

To conclude on the site plan as it relates to the interface with the residences along Pacific. When U Haul first purchased the property, they began extensive clean up from the site including the replacement and addition of landscaping along Pacific. This generated favorable comments from residents across Pacific who sought out the workers to tell them how pleased they were to have this cleaned up after years of neglect from K Mart.

Lastly, the Design Review by staff is completed and the south elevation of the proposed storage building will be painted in various colors of beige to provide some break-up of the single color flat façade that the neighbors have endured for 54 years, with semi-trucks unloading on a full time bases between the building and the street.

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

Not Applicable

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

Not Applicable