



# CITY OF ATASCADERO

## COMMUNITY DEVELOPMENT DEPARTMENT

### Administrative Use Permit Hearing A G E N D A

The City of Atascadero's Zoning Hearing Officer will hold a public hearing at **9:00 a.m.** or later on **Monday, December 10, 2018**, at City Hall, Room 106, 6500 Palma Ave., Atascadero, to consider the following projects:

1. **7055 EL CAMINO REAL, USE18-0136**: The project is an application to propose a use for new tenant space as a Wholesaling and Distribution Center. Staff recommendation is for the Hearing Officer to approve the AUP. **(Munoz)** (*Mariah Gasch, Assistant Planner*)

PLEASE NOTE: Any court challenge to the actions taken at the public hearing may be limited to considering only those issues raised at the public hearing described in this notice or in written correspondence to the City of Atascadero at, or prior to, the public hearing.

Any decision of the Hearing Officer is final unless appealed to the Planning Commission within 14 days of the action. Any person aggrieved by the decision may file an appeal. Appeal forms are available in the Community Development Department or on the City's website ([www.atascadero.org](http://www.atascadero.org)). The fee for filing an appeal is \$762 and must accompany the appeal documentation.

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# CITY OF ATASCADERO

## COMMUNITY DEVELOPEMENT

### Administrative Hearing Agenda Report

ITEM # 1

**FROM:** Mariah Gasch

**MEETING DATE:** December 10, 2018

**FILE NUMBER:** USE 18-0136

**PROJECT ADDRESS:** 7055 El Camino Real

**SITUATION:** The applicant proposes to use a new tenant space as a Wholesaling and Distribution Center. The space would be used for Innovation Apparel, which engages in the wholesale and distribution of children's clothing. The business has one part time employee and the hours of operation are Monday through Friday from 8am to 5pm. Based on 2017 deliveries, the applicant is expecting approximately 6 to 8 deliveries in 2019. The applicant drops packages off to UPS or USPS via personal vehicles. No pickup trucks are expected for this use.

**EVALUATION:** The building is located in the Commercial Retail (CR) zoning district. Wholesaling and Distribution Centers are allowed in the CR zone with approval of an Administrative Use Permit. The site plan included in the 2010 amendment to the center's Conditional Use Permit (CUP 2008-0223) shows this space as "back of house", accessory to the businesses in the front of the building. This space has since been expanded from 6,000 square feet to 10,654 square feet. The applicant's operation currently uses less than 3,000 square feet of this space. The applicant proposes to use the driveway entrance along Highway 41 to access the loading dock on the west side of the building. The use requires 1 parking space per 1,000 square feet for the first 10,000 square feet of use area and 1 per 3,000 square feet of use thereafter. If the entire space were to be used, the use would require a minimum of 10 parking spaces. The space is located on a parcel that shares a lot with Starbucks, Pacific Western Bank, Verizon Wireless, Great Clips, Pizza Hut and Rite Aid. The parcel has 105 parking spaces between the businesses to share. The parking lot is close to its maximum capacity but has at least 3 spaces that are not being used towards the existing business's parking counts. If the applicant continues to use 3,000 square feet of the space or less, the 3 available spaces will meet the parking requirements for the use.

**RECOMMENDATION:** Staff recommends the Administrative Hearing Officer approve Use 18-0136 to approve the request to allow a Wholesaling and Distribution Center in this tenant space in the Commercial Retail zoning district with conditions.

ENVIRONMENTAL DETERMINATION
<input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15301
<input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____
<input type="checkbox"/> No Project – Ministerial Project

### **Findings**

1. *Modification of the applicable standard will not result in a project that is inconsistent with the General Plan.*

The proposed Wholesaling and Distribution Center use at this location is consistent with the General Commercial designation of the General Plan and the General Plan Land Use, Open Space and Circulation (LOC) Element Goals 3, 13, and 14; Land Use Programs 1.1.7 and 3.1.5. The project will fill an underutilized commercial space on El Camino Real near an identified commercial node.

2. *Modification of the applicable standard will not result in a project that is inconsistent with the character of the immediate neighborhood or contrary to its orderly development.*

The new use would be located in an existing commercial center. The applicant is not proposing any changes to the building aside from a ladder on the rear side of the building to access the roof. With a limited delivery schedule, the use would have a small impact to the surrounding area.

3. *Modification of the applicable standard will not result in a project that is not in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.*

The Atascadero Municipal Code allows Wholesaling and Distributions Centers in the Commercial Retail zone with approval from the Administrative Hearing Officer.

4. *Modification of the applicable standard will not result in the authorization of a use not otherwise allowed.*

This Administrative Use Permit only allows a Wholesaling and Distribution Center.

5. *Any other findings deemed necessary.*

No other findings.

**Conditions**

1. Vegetation shall conform to Resolution PC 2010-0024.
2. Building permits shall be obtained prior to installation of signage.
3. The applicant shall use no more than 3,000 square feet for Wholesaling and Distribution operations. If the operation expands beyond 3,000 square feet, the applicant shall show that the use can meet parking requirements to expand the space used for the Wholesaling and Distribution Center.

**Code Requirements**

1. AMC 9-1.112 Administrative Use Permit
2. AMC 9-3.330 Nonresidential District Allowable Uses
3. AMC 9-4.118 Required Number of Parking Spaces

**Action:**

- ☐ Approve
- ☐ Approve as modified
- ☐ Deny
- ☐ Continue to : \_\_\_\_\_ to allow \_\_\_\_\_
- \_\_\_\_\_
- ☐ Continue indefinitely to allow: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_  
Hearing Officer

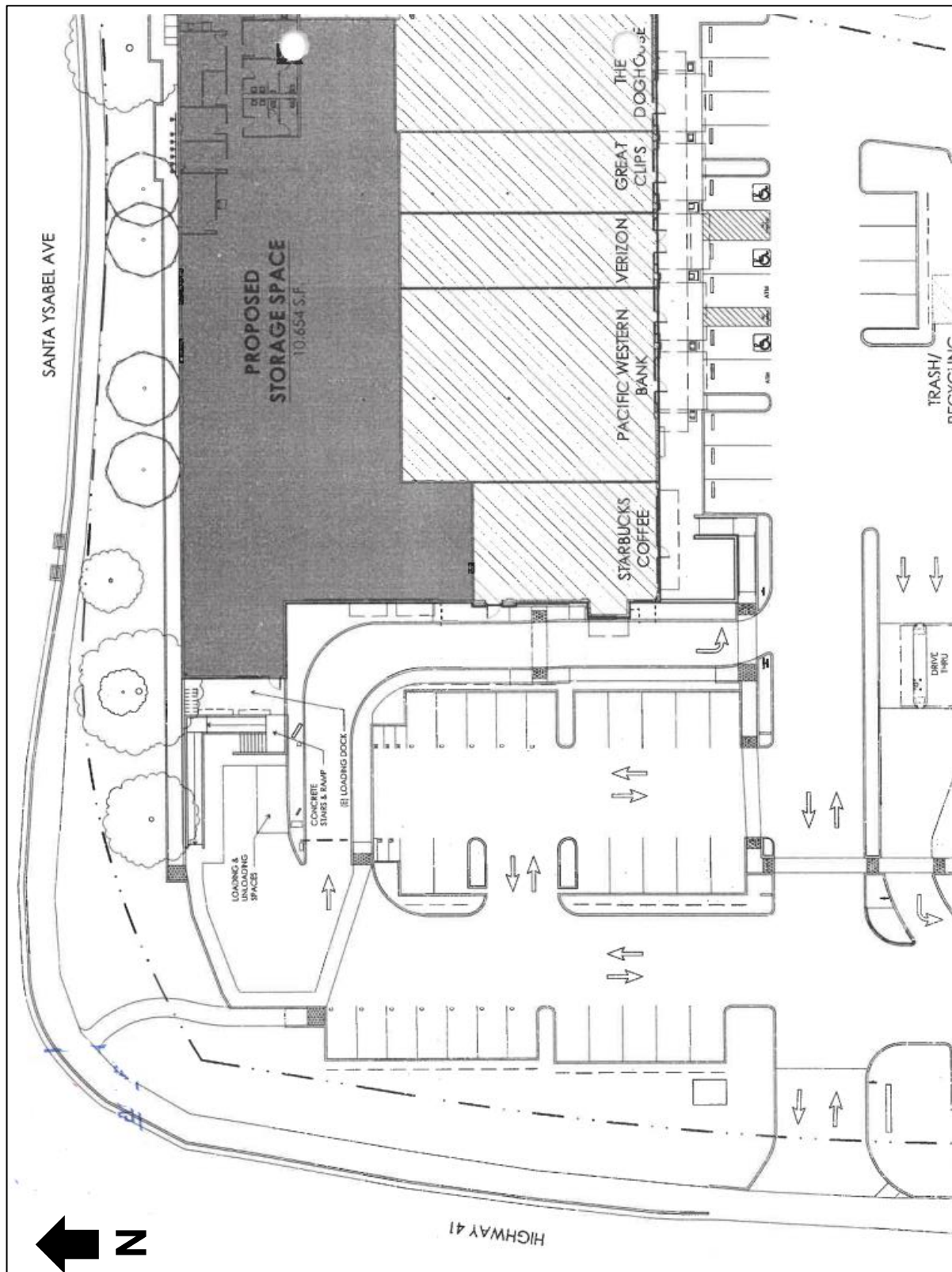
**Attachment 1: Location Map**  
**USE 18-0136**

**Aerial View**

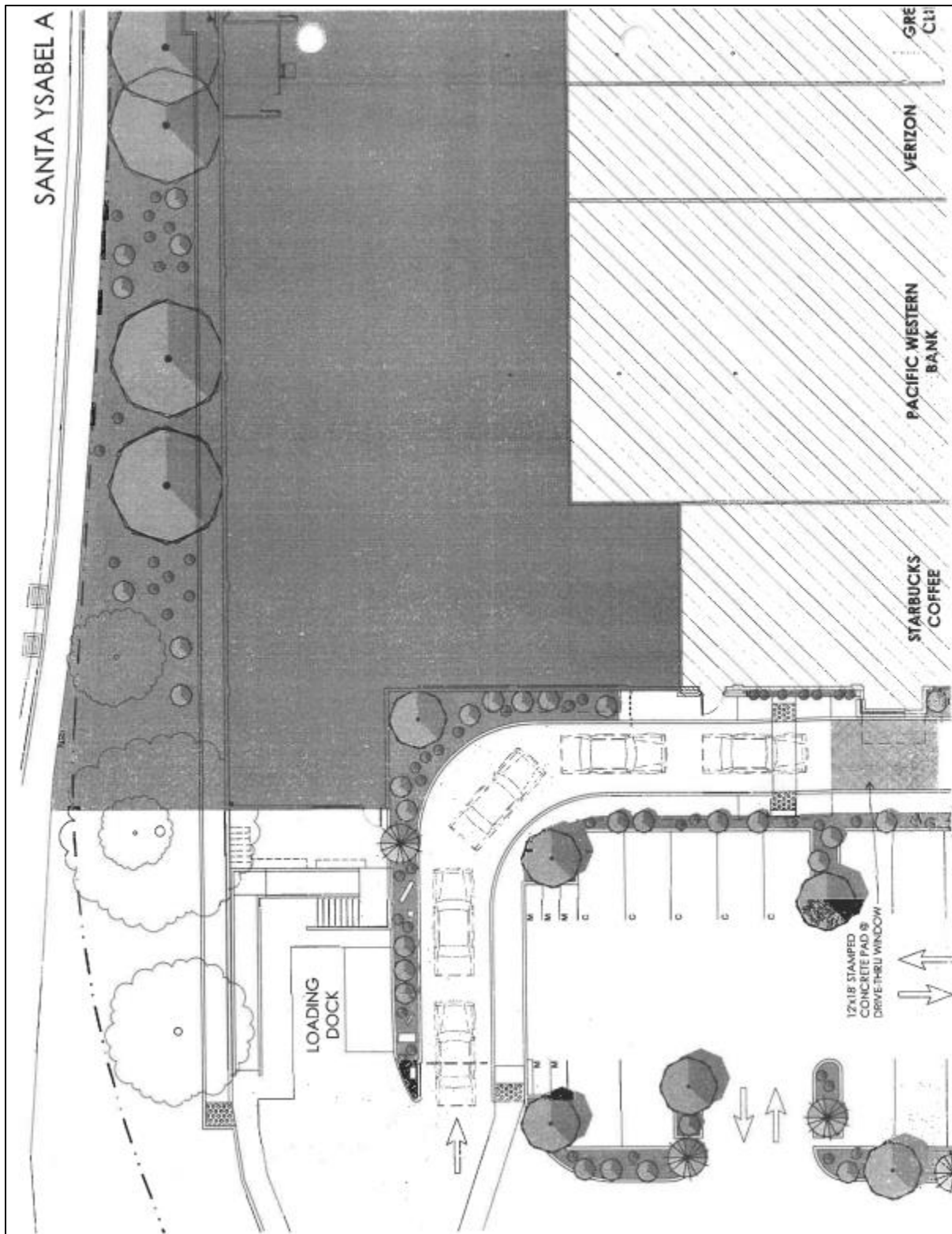




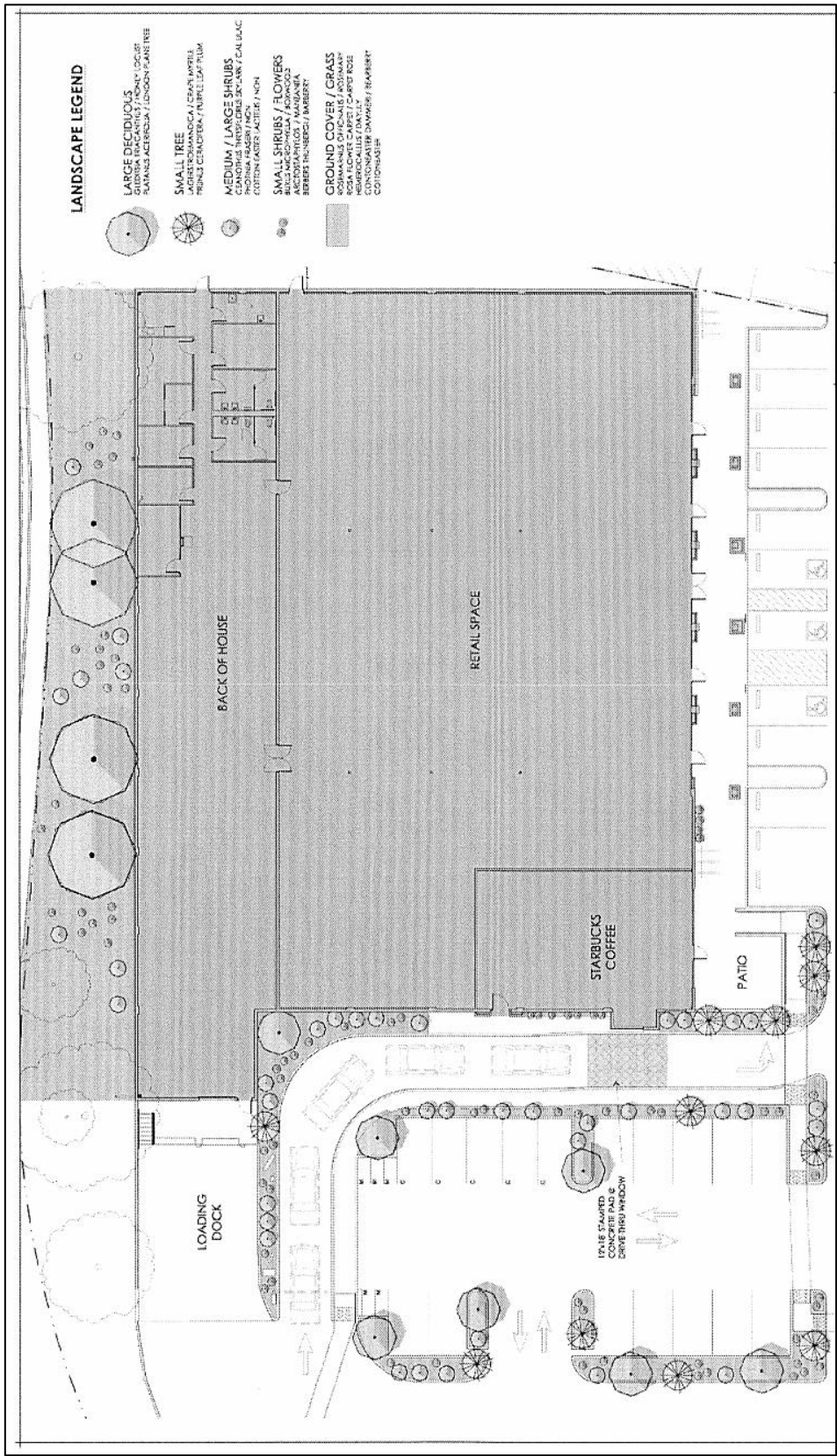
**Attachment 2: Site Plan**  
**USE 18-0136**



**Attachment 3: Proposed Vegetation Plan**  
**USE 18-0136**



**Attachment 4: Resolution PC 2010-0024 Landscape Plan  
USE 18-0136**





**Attachment 5: Applicant Statement**  
**USE 18-0136**

Innovation Apparel Inc  
7029 El Camino Real  
Atascadero CA 93422

**Scope of Business Operations**

Storage and distribution of children's clothing

**Business Overview**

Innovation Apparel engages in the wholesale and distribution of children's products such as hats, shirts, bow ties, suspenders, socks, dresses etc. We have been in the children's industry for almost 12 years.

**Number of employees**

1 part time employee

**Hours of operation**

Monday-Friday 8 am- 5pm

**Size of delivery trucks**

14ft- 20ft

**Delivery Schedule**

Innovation Apparel: based on last year deliveries we expect about 6-8 deliveries this year. Most of our shipments are combined and shipped together from all our vendors to save on international shipping costs and brokerage fees. We drop off our packages to UPS or USPS in our personal car, so no pickup trucks are expected for us at this point.