

Stream Realty/Thousand Oaks
Zoning Case Z2008057

Amendment to Request

Amending the proposed zoning request to “C-2NA CD-Office Warehouse (Flex Space)” Commercial Non-Alcoholic Sales with a Conditional Use for an Office Warehouse (Flex Space) on the west 100 feet (1.540 Acres) and the existing “C-3” General Commercial District on the north 100 feet (1.205 Acres) to remain.

C-2NA Commercial Non Alcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) limits the property to those uses permitted in C-2NA with the additional use of Office Warehouse. The uses permitted within the C-2NA district are the same as in the C-2 districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

Office Warehouse (Flex space) defined. A building designed to accommodate a combination of office, wholesale, and warehousing functions, the exact proportions of each use being subject to user needs over time. Flex space buildings are typically located in business or industrial parks and usually have a footprint exceeding ten thousand (10,000) square feet. They are usually designed with loading docks to the rear and parking in the front. The front facade is often treated with a higher quality of architectural finish than the rear and sides.

Conditional Use Summary

- **Purpose:** To provide for a land use that is not permitted by right in a base zoning district, but due to individual site characteristics, the use would be compatible with the surrounding zoning and land uses.
- **Definition:** A Conditional Use allows a more intense use into a more restrictive zoning district. *For example*, Auto sales are allowed in a “C-3” zoning district. With “C-2” Conditional Use zoning, the property is allowed to operate any use permitted by right in a “C-2” zoning district with one additional use, auto sales.
- **Development Constraints:** The Zoning Commission and City Council may impose conditions on the use including landscaping buffers, setbacks, lighting, and dumpster locations, in order to provide design standards compatible with the surrounding land uses.
- **Limitations:** A Conditional Use runs with the land until either the zoning is changed or the use that was granted is discontinued on the property for a period of twelve (12) months.