

70 Industrial Way, Buellton, CA

Development Plan Application Project Description

Description of Project

AJR Capital Group LLC is proposing the development of a self-storage facility located at 70 Industrial Way in Buellton, California, on Assessor's Parcel Number 099-690-052. The approximately 2.1-acre parcel, located at the end of Industrial Way, includes an existing 47,393-square-foot warehouse with 8,886 square feet of mezzanine space and 54 surface parking spaces.

The proposed project involves modifying the existing structure for self-storage use. As part of the renovation, the applicant proposes to demolish non-structural interior walls, stairs, and doors to accommodate 45,617 square feet of ground floor storage and 27,191 square feet of new mezzanine-level storage. A new mezzanine, internal staircase, and three mechanical lifts will be constructed to support second-floor access and functionality.

In addition to the interior modifications, the project will include exterior improvements consisting of the conversion of an existing window on the west side of the building into a new overhead roll-up door to facilitate enhanced drive-up access. The project also proposes the installation of 47 exterior drive-up storage units. These units will include 27 units sized 10x20 and 20 units sized 10x15, providing a variety of accessible storage options.

All proposed work will occur within the existing building footprint and is consistent with the Industrial (M) zoning designation. The project aims to enhance the site's utility while maintaining compatibility with surrounding industrial uses and meeting local demand for secure, high-quality storage.

Land Use

The City of Buellton has designated the zoning of this land to be *Manufacturing and Industrial*. According to city zoning code, *Storage, accessory* is an allowable use within the Manufacturing and Industrial zone. The project team aims to pursue a *Development Plan*.

Self-Storage Operational Rules

The self-storage facility would prohibit the storage of the following items:

- Firearms and ammunition
- Gunpowder
- Gasoline and kerosene
- Cannabis
- Illegal narcotics
- Paints, stains, lacquer
- Tires without rims
- Hazardous materials
- Perishable foods
- Pet food
- Live animals
- Live plants
- Wet items

Operation and Facility Characteristics

The facility would employ one on-site manager. Office hours would be from 9:00 a.m. to 6:00 p.m., Monday through Friday, and gate access hours would be from 6:00 a.m. to 8:00 p.m., seven days per week. Exterior lighting would remain unchanged, consistent with our existing lighting plan. On-site security measures include limited site access with security gates and exterior and interior security cameras.

Site Access and Parking

During operations, the project site would be locally accessible via two keypad operated vehicle gates. The gates would require an access code and would be locked from 8:00 p.m. until 6:00 a.m. daily. Signs would be posted within the facility reminding visitors that there is a 5 mile per hour (MPH) speed limit, the direction of the exits, and requesting visitors to turn off their high beams while on-site.

Utilities

The storage units would not include electrical outlets, lighting, or plumbing fixtures. Additionally, there would be no hose bibs available for renters or the public. The bathroom adjacent to the office would be accessible during office hours and would require a key from the on-site manager. Pacific Gas and Electric Company (PG&E) would provide

electricity to the project site and proposed project. The City of Buellton would provide water and sewer services. The Gas Company would provide gas services.

Construction

Project construction would occur over approximately eight months beginning late 2025. Construction would include site preparation, demolition, and interior construction. Construction would abide by all local rules and regulations.