



CITY OF SANTA MARIA
PLANNING COMMISSION STAFF REPORT
MARCH 19, 2025

WEYRICK LUMBER PLANNED DEVELOPMENT PERMIT AMENDMENT

Property Location: 1306 WHITE COURT

Review of a Planned Development Permit Amendment (A2024-0012) for Weyrick Lumber to construct four new pole supported 4,500-square-foot lumber storage canopies and site improvements on a combined 2.88-acre site in a PD/M-1 (Planned Development/Light Industrial) and PD/M-2 (Planned Development/General Manufacturing) zoning district.

Environmental: This project qualifies as a Class 32 (In-fill Development) Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

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RECOMMENDATION:

By motion, approve Planned Development Permit Amendment A2024-0012

BACKGROUND

Weyrick Lumber is a lumber supply company headquartered in Templeton, with multiple locations throughout California that serves contractors and homeowners alike. Prior to purchasing the subject site in late 2023, Weyrick Lumber has been leasing property within the City since 2018 to conduct their operations.

The site consists of two adjoining parcels for a combined 2.88-acres. The easterly parcel is located within the PD/M-1 (Planned Development/Light Industrial) zoning district and the western parcel is located within the PD/M-2 (Planned Development/General Manufacturing) zoning district. The site was originally developed in 1998 (PD-98-08) by Atlas Performance Industries (API Trailers) and expanded to include the eastern parcel in 2001 (PD-2001-011). The western parcel is fully developed with an 8,700-square-foot building, paved customer parking, outdoor storage and maneuvering areas. The 2001 Planned Development Permit for the eastern parcel provided an additional outdoor storage area for the storage of trailers and required that neither parcel have access to Farnel Road. A 12-foot-high screening wall was constructed along the site's eastern perimeter adjacent to Farnel Road, thereby only allowing access from White Court. Landscaping was required along Farnel Road between the right-of-way and the screening wall to provide additional screening once the landscaping matured. Both parcels received

approval through these Planned Development Permits for a reduction in landscape areas, which continues to exist on the sites.

Various tenants have occupied the site since Weyrick purchased the property in 2023 such as the previously mention API Trailers, Georgia Pacific Packaging, and Diamond-A Equipment.

DISCUSSION

Weyrick Lumber is requesting a Permit Amendment to construct four new wood pole supported canopies on the undeveloped eastern parcel for a total of 4,500-square-feet of covered lumber storage. Since occupying the site, Weyrick Lumber has been storing their wood products to be sold in the open storage area on the eastern parcel. As a lumber supplier, the canopies are a necessity to keep the lumber protected from the elements. Minor site improvements are required including modifications to the existing retardation basin on the western parcel to accommodate new impervious surfaces, landscape modifications along the project frontage, and screened fencing surrounding the retardation basin.

Project Details

The four new storage canopies are proposed at an overall height of approximately 23 feet and will be open on all sides. The canopy roofs consist of open wood framing with green standing seam metal roofing and are supported by 10 inch diameter wood pole posts spaced 20 feet apart. The roof lines, type, and color of the roofing are architecturally consistent with the adjacent existing structures. The four canopies will be oriented north to south, with approximately 30-feet of separation between each structure and will, when completed, support the existing operations and storage use of the site.

Since purchasing the property, Weyrick Lumber has paved the eastern outdoor storage area. As a result, the stormwater retardation basin on the east side of the White Court driveway is proposed to be enlarged to accommodate the increase runoff. The basin will be surrounded by a retaining wall, topped with a chain-link fence with green slats and additional planting on the western elevation to aid in screening. Immediately adjacent to the stormwater basin, the street frontage landscape will be rehabilitated including replacement of an existing unhealthy street tree with a new London Plane tree that has a mature height of 60-100 feet, as well as adding drought-tolerant ground cover.

The project is conditioned to adhere to all applicable conditions of the past Planned Development Permits including requirements to maintain screening of all outdoor storage areas, the maintenance of landscaping along Farnel Road to include maintaining vertical planting along the 12-foot-high screening wall, and parking requirements for the existing development on the western parcel. Additionally, this proposal does not reduce the existing landscape area on the combined sites, as was approved under the prior Planned Development Permits.

Environmental

This project qualifies as a Class 32 (Infill Development) Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. The project site is less than five acres and is substantially surrounded by urban uses. The proposal is consistent with the General Plan and Municipal Code requirements, and will pose no significant effects on traffic, noise, air, and water quality. No further environmental review is required.

Attachments

- A – Vicinity Map
- B – Permit
- C – Plan Set