



Legislation Details (With Text)

File #:	18-1596	Version:	2	Name:	
Type:	Reports from City Commissions, Committees, and Boards	Status:		Agenda Ready	
File created:	3/6/2018	In control:		City Council	
On agenda:	3/21/2018	Final action:			
Title:	City Council consideration to take no action, thereby affirming the Planning and Housing Commission's action granting CUPM2017-0106, or set the item for review at a subsequent meeting, an application for a revised development plan for a self-storage facility totaling 80,470 square feet with office and six open air recreational vehicle storage spaces on approximately 2.5 acres in the M-1 (Light Manufacturing) Zone (located on the north side of Quarry Street, east of Rimpau Avenue and Third Street), and consideration of the Addendum to the January 4, 2017 Mitigated Negative Declaration regarding potential environmental impacts of the project. (Applicant: Jack Thomson, Stadium Properties).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit 1 - Locational and Zoning Map, 2. Exhibit 2 - Site Plan for CUPM2017-0106, 3. Exhibit 3 - Landscape Plan, 4. Exhibit 4 - Building Elevations, 5. Exhibit 5 - Planning & Housing Commission Staff Report, 6. Exhibit 6 - Draft Minutes of the P&H Comm. mtg. of February 26, 2018				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 3/21/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:
City Council consideration to take no action, thereby affirming the Planning and Housing Commission's action granting CUPM2017-0106, or set the item for review at a subsequent meeting, an application for a revised development plan for a self-storage facility totaling 80,470 square feet with office and six open air recreational vehicle storage spaces on approximately 2.5 acres in the M-1 (Light Manufacturing) Zone (located on the north side of Quarry Street, east of Rimpau Avenue and Third Street), and consideration of the Addendum to the January 4, 2017 Mitigated Negative Declaration regarding potential environmental impacts of the project. (Applicant: Jack Thomson, Stadium Properties).

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUPM2017-0106, based on the findings contained in the staff report and conditions of approval.

OR

2. Set the item for review at a subsequent meeting.

ANALYSIS:

Conditional Use Permit Modification 2017-0106 (CUPM2017-0106) is a modification from CUP16-005 approved by the Planning and Housing Commission at its meeting on November 7, 2016, for the establishment of a self storage facility consisting of three buildings totaling 56,527 square feet containing 420 storage units on 2.5 acres at the easterly terminus of Third Street, north of Quarry Street, east of Rimpau Avenue in the M-1 Zone. The plan also included 22 enclosed RV storage spaces and 25 exterior RV storage spaces.

The revised proposal consists of a total building area of 80,470 square feet including 650 square feet of office. Although the site plan labels the conjoined buildings as A and B for design formulation reasons, the facility is essentially one building. The building contains two floors of storage units with the first floor being built into the grade of the site making it partially subterranean. As such, the south elevation resembles a single story building whereas the rear or north building elevation shows a two-story building. The total storage unit count is 601 units that range from 5' x 5' up to 10' x 30'. In addition, the storage design features smaller lockers with dimensions of 3' x 4' x 4' and 4' x 4' x 4'. The revised plan also reduces the RV parking spaces to six exterior spaces. The reduction in RV storage spaces from the original approval has eliminated the need for a wash and dump station, and therefore, is removed from this plan. The site plan is designed to meet the required setbacks from both Third and Quarry Streets.

The project site is designed to have main access from Third Street with a 30-foot wide driveway for ingress and egress and keypad entry. Two exit gates across 30-foot driveways are shown along the Quarry Street frontage with key pads for exit only. The internal circulation is a 30-foot wide paved access encircling three sides of the building with outlets at the Quarry Street driveways.

Parking is provided based on code requirements of one space per 50 units plus two spaces for manager use for a total of 15 spaces required. The site design provides for 15 vehicle spaces.

Architecture

Where the previous building design featured split-face masonry painted in an earth tone color, the revised design features precision block with elastomeric paint finish in earth tone color. The north elevation features stucco insets with intermittent faux windows on the upper level above the roll-up doors on the lower level. Each end of the building features pronounced corners with varied wall planes topped with a stucco cornice in a darker accent color. Roof design is a flat metal ribbed seam roof in a coordinated color. Metal roll-up doors in a darker accent color extend the length of both the longer elevations.

Landscape Concept

The site frontage along Third Street features a substantial landscape area with a mix of decorative cobble and boulders with areas of diverse low water use trees and shrubs including flowering perennials, bold succulents, and delicate ornamental grasses. Much like the Third Street frontage, the Quarry Street frontage is amply landscaped with the same concept of decorative cobble and boulders with abundant tree planting.

The grading of the site for proper drainage results in downslopes toward the north and east. These downslopes are shown covered in a mulch with binding agent and clusters of trees where the width of those slope areas is sufficient to accommodate tree growth. The conditions of approval require that adequate access to this downslope be maintained for proper on-going maintenance.

Walls and Fences

The project frontage along Third Street and along Quarry Street outside of the required setback areas will be fenced with

eight-foot high tube steel. The southwest property line intervening between the two street frontages is shared with existing single family homes. This shared property line will be constructed with a buffer wall eight-feet high. The conditions of approval require this masonry wall to be double-sided decorative material such as split-face or slump block. The northerly property line separating the subject site from the existing self-storage site to the north is constructed with an existing screen wall that will remain at the bottom of the slope. The easterly property boundary adjacent to the channel is constructed with an existing chain link fence that will also remain.

Public Improvements

The applicant will be responsible for constructing the street improvements adjacent to the project site, which include the pavement of the full width of Third Street, drive approach, curb, gutter, parkway landscaping, sidewalks and any applicable street lighting. Quarry Street as well will be improved with half plus ten feet of the street width including drive approaches, curb, gutter and sidewalk adjacent to the project site.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on November 1, 2017 discussed the revised proposal. The Committee had no objection to the use, but recommended that the elevation facing the Temescal Channel include additional architectural treatment.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all required processing fees for this request.

ENVIRONMENTAL ANALYSIS:

The original project, which initially covered the vacant parcel within the project boundary, was evaluated under an Initial Study (IS) with a Mitigated Negative Declaration (MND) adopted by the City Council on January 4, 2017. The discussion contained in the IS/MND showed that there was no substantial evidence, in light of the whole record before the city, that the project would have a significant effect on the environment and pursuant to Section 15070 of the State CEQA Guidelines, the city adopted a MND for the project.

The revised project includes minor changes from that previously approved under the initial parcel map (PM 37167) and conditional use permit (CUP16-005). The revised map boundary includes additional acreage already developed with a self storage facility and the modified CUP will add 23,943 square feet of building area to the previously approved self storage facility planned on 2.49 acres, which is currently vacant. Updated technical memoranda were prepared to several of the technical studies initially prepared for the project in order to examine any changes from the previous evaluation discussed in the adopted IS/MND. The updated reports concluded that no new significant impacts would occur from that already evaluated and discussed in the initial IS/MND adopted on January 4, 2017.

Pursuant to CEQA (Pub. Res. Code §§ 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Reg. §§ 15000 et seq.), the city has determined that an addendum to the adopted MND should be prepared pursuant to CEQA because none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of February 26, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Carrillo/Jones) that the Planning and Housing Commission adopt the Addendum to the January 4, 2017 Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2508 granting CUPM2017-0106, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 6.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS:

1. Locational and Zoning Map.
2. Site Plan for CUPM2017-0106.
3. Landscape Plan.
4. Building Elevations.
5. Planning and Housing Commission Staff Report.
6. Draft Minutes of the Planning and Housing Commission meeting of February 26, 2018.

APPLICANT INFORMATION

Jack Thomson, Stadium Properties, 3151 Airway Avenue, Suite H-3, Costa Mesa, CA 92626