



Legislation Text

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**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 2/26/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

CUPM2017-0106: 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 located on the north side of Quarry Street, east of Rimpau Avenue and Third Street in the M-1 (Light Manufacturing) Zone (Applicant: Jack Thomson, Stadium Properties).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend adoption of the Addendum to the January 4, 2017 Mitigated Negative Declaration for CUP16-005 and PM 37167 and Resolution No. 2508 granting CUPM2017-0106 based on the findings contained in the staff report and conditions of approval.

PROJECT SITE SUMMARY

Area of Property: 2.5 acres

Existing Zoning: M-1 (Light Manufacturing)

Existing General Plan: Light Industry

Existing Land Use: Vacant

Proposed Land Use: Self-storage facility

Surrounding Land Uses:

N: Self-storage in the M-1 (Light Manufacturing) Zone

E: Temescal Creek Channel in the FP-1 Zone and Industrial development in the M-3 (Heavy Manufacturing) Zone

S: Light Industry and Single family residential in the BP (Business Park) designation of SP-98-01

W: Single family residential in the BP (Business Park) designation of SP-98-01

BACKGROUND

The Planning and Housing Commission at its meeting on November 7, 2016 approved CUP16-005 to allow the establishment of a self storage facility consisting of three buildings totaling 56,527 square feet containing 420 storage units. The floor area included office and administration at 1,064 square

feet. The original plan also provided for 22 enclosed RV storage spaces and 25 exterior RV storage spaces. CUP16-005 was accompanied by a parcel map that established one lot on 2.76 acres.

The applicant for the project remains the same, but is proposing changes to the project that require the submittal of a new parcel map and a modification to the previously approved conditional use permit for a self storage facility on the project site. The revised plan initially reviewed by staff on January 11, 2018 re-oriented the site plan with one building centrally located on the site as opposed to the previous plan which featured separate buildings situated along the northerly and easterly property boundaries (Exhibit I). The revised plan also reduced the RV storage to six exterior spaces. The building design was changed by virtue of storage unit access now being on both sides of the centrally located building. The revised project was reviewed by the Infrastructure Committee, and the Committee recommended additional architectural treatment focused on the east elevation, additional landscaping along the easterly boundary, and more information to be provided relative to the design of the *lockers* as provided further below.

PROJECT DESCRIPTION

CUPM2017-0106 is a revised development concept for a self-storage facility to be located on 2.5 acres at the easterly terminus of Third Street, north of Quarry Street, east of Rimpau Avenue in the M -1 Zone. Exhibit A illustrates the new site plan featuring 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 levels of storage units with the first level being built into the grade of the site making it partially subterranean. The elevations in Exhibit C illustrate the relation of the building with the grade of the site.

Exhibit D illustrates the unit mix on each floor. 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'. These types of lockers are illustrated in Exhibit E.

Where the previous plan featured 47 RV storage spaces (22 enclosed, 20 exterior covered, and five open surface), the revised plan features only six exterior RV storage spaces, and those are not shown to be covered. 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. Trash enclosures are indicated adjacent to the RV parking stalls and in convenient proximity to the Office. The site plan is designed to meet the required setbacks from both Third and Quarry Streets.

Access, Circulation and Parking

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. Four parking spaces including accessible are located outside the main entry gate. Two parking spaces are provided outside of the easterly exit gate. Pedestrian only access is provided for at the easterly gate

with keypad entry. The remaining nine parking spaces are provided within the gated interior of the site.

In order to establish a comparison, Exhibit I is attached for reference to illustrate the previously approved site plan which featured 420 units of which 342 were interior climate controlled.

Architecture

Exhibit C illustrates the building 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 east 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. Exhibit F illustrates the roof plan view. Metal roll-up doors in a darker accent color extend the length of both the longer elevations. For comparison, Exhibits I-2 and I-3 illustrate the elevations of the original approval.

Landscape Concept

Exhibit G illustrates the landscape concept that encircles the perimeter of the site. 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. Pictorial examples of the plant materials are also illustrated as part of Exhibit G. The tree sizes are indicated in 24-inch and 36-inch box exceeding the minimum required 15-gallon size.

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 wall and fence plan is indicated in plan-view on the site plan (Exhibit A). 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.

Signage

The proposed plans only make reference to the location of a future monument sign but with no

specifics about sign face design. There is no concept shown for an enterprise (wall) signs. All signage is subject to separate permit and will be reviewed for code compliance at the time the sign permit is applied for.

Public Improvements

The Public Works Department is requiring the applicant to construct 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. Any damage to the public right-of-way resulting from the construction activity associated with the project shall be replaced by the applicant.

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. The addendum with the supporting updated technical memoranda are shown in Exhibit J.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PUBLIC NOTICE AND COMMENTS

A 10-day public notice was mailed to all property owners within a 500-foot radius of the project site, as well as advertised in the *Sentinel Weekly News* and posted at the project site. As of the preparation of this report, staff has not received correspondence or inquiry regarding the project.

STAFF ANALYSIS

The revised project proposal for the self-storage facility has been designed in accordance with the development standards outlined in the M-1 Zone and CMC Chapter 17.92 for conditional use permits. Self-storage facilities are conditionally permitted as a land use in the M-1 Zone, and the proposed facility will provide a necessary service that benefits local residents and working communities in the vicinity of the project site. The use is compatible with the existing self-storage facility on the adjoining property to the north.

Although the M-1 Zone does not prescribe a specific architectural style, the architecture of the proposed self-storage facility is compatible with the adjacent self-storage facility and features enhancements where most prominently visible. The project has been designed with increased setbacks and ample landscaping at the entrances and a buffer wall at the property line shared with the existing residences to the southwest. The site plan provides sufficient parking, circulation and access as required by the municipal code, and off-site improvements will be constructed in conjunction with this project related to Third Street and Quarry Street.

The proposed project as revised implements a number of General Plan goals and policies related to uses that serve the community, appropriate utilization of vacant parcels, and aesthetic design as enumerated in the *Findings* below. Therefore, CUPM2017-0106 is recommended for approval.

FINDINGS OF APPROVAL FOR CUPM2017-0106

1. 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.
2. All the conditions necessary for granting a Conditional Use Permit as set forth in Section 17.92.110 of the Corona Municipal Code do exist in reference to CUPM2017-0106 for the following reasons:
 - a. *The revised plan to establish a self-storage facility at the proposed location is not detrimental to the public health, safety, convenience and general welfare because the facility is in conformance with city ordinances in place to ensure well designed developments that serve the interest and safety of the community. The project is designed to further provide adequate on-site circulation and safe vehicular access to and from the project site.*
 - b. *The revised plan is not detrimental to other existing and permitted uses in the general area characterized by light industrial uses in manufacturing zones and the Business Park land use designation which permits light industrial uses. Although existing single family homes are located to the southwest of the project site in the Business Park designation, the project design provides for increased building and landscape setbacks as well as a decorative masonry buffer wall along the shared property line with the residences.*
 - c. *The revised project relates properly to the nearby roadways of Third Street and Quarry Street and provides adequate ingress and egress related to them.*
 - d. *The revised project will implement the dedication and construction of missing public improvements such as curb, gutter, sidewalk, lighting to ensure safe circulation around and within the project site.*
 - e. *The revised project and land use comply with the development standards imposed by the M-1 (Light Manufacturing) Zone with respect to setbacks, landscaping and parking, and the buildings are designed with materials commensurate for the use in the light industrial area.*
3. The proposal is consistent with the General Plan for the following reasons:

- a. The site's General Plan designation of Light Industry is intended for light industrial uses with which the self-storage use is consistent, and the proposal complies with the General Plan Light Industry floor area ratio limit of 0.5 (actual 0.36).*
- b. The revised proposal is consistent with General Plan Goal 1.4 which promotes strategic growth that preserves existing neighborhoods and commercial and industrial districts and targets new development to remaining vacant parcels that are environmentally suitable and can be supported by infrastructure and services and reuses appropriate properties to enhance their economic vitality and community livability.*
- c. The revised project also implements General Plan Policy 1.12.8 as the project site features architectural design and materials with appropriate treatment on all elevations and compatibility with adjoining uses with buffering where appropriate with decorative masonry and amply landscaped setbacks.*

4. The proposal is consistent with the M-1 Zone for the following reasons:

- a. The revised project complies with the development standards of the M-1 Zone.*
- b. The proposed use is a permitted use in the M-1 Zone with a conditional use permit.*

PREPARED BY: TERRI MANUEL, AICP, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2508
2. Locational and zoning map
3. Exhibit A - Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C - Elevations
6. Exhibit D - Unit Mix Plan
7. Exhibit E - Lockers, pictorial example
8. Exhibit F - Roof Plan
9. Exhibit G-1 - G-2 - Landscape concept with pictorial examples of materials
10. Exhibit H - Applicant's letter dated November 8, 2017
11. Exhibit I-1 - I-3 - Originally approved Site Plan and Elevations (CUP16-005)
12. Exhibit J - CEQA Addendum with Mitigated Negative Declaration of 1/4/17

Case Planner: Terri Manuel (951) 736-2434