

# Agenda Report

TO: CITY COUNCIL

DATE: July 18, 2005

FROM: CYNTHIA KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR PROPOSED THE NEW CONSTRUCTION OF SELF STORAGE USES ON SOUTHERN CALIFORNIA EDISON RIGHT-OF-WAY PROPERTY LOCATED AT 3111 SIERRA MADRE BOULEVARD  
PPR 2004-00017 -- COUNCIL DISTRICT 4

## RECOMMENDATION

This report is being provided for information only at this time.

## BACKGROUND

The City's Predevelopment Plan Review guidelines identify projects of community-wide significance that are presented to the City Council for informational purposes. The applicant, Pacific Storage Partners is proposing to construct Self-storage facilities totaling approximately 55,705 square feet at 3111 Sierra Madre Boulevard. In addition the project will contain an approximately 2,299 square foot rental office. A project of this size qualifies as a project of "community wide significance".

## Project Description

The proposal consists of the development of a 5.18 acres parcel with three self-storage buildings that total 52,705 square feet and a single story 2,299 square foot office building. The buildings will be setback approximately 162 feet from Sierra Madre Boulevard. The site consists of a single parcel currently owned by Southern California Edison and the project will be constructed beneath the transmission lines right-of-way. The site is currently being used as a commercial nursery. The site is located on the north side of Sierra Madre Boulevard, between Washington Boulevard and New York Drive. The setback area is approximately 25,000 square feet. The developer proposes to provide 13 parking spaces and extensive landscaping in the front yard setback.

The proposed project is located in an area zoned Open Space (OS) District and is designated as Open Space in the General Plan. The site is currently occupied by a commercial nursery.

### **PPR Summary**

The purpose of the PPR process is to identify site-specific requirements from the various City Departments to give developers direction regarding their projects. Nothing in this report is intended to represent staff recommendation. Staff reviewed the project and determined that the following actions would be necessary.

**General Plan Review:** At this time the proposed development project is not consistent with the General Plan's land use designation for the site, and is not a permitted use in the Open Space zoning district. The applicant's proposal is to amend the General Plan to designate the site as General Commercial, and simultaneously change the zoning district from Open Space (OS) to Planned Development over a base General Commercial (CG). These amendments would permit the development of the site with the proposed self-storage facilities and an ancillary office.

Self-storage use was permitted in the City's commercial districts, industrial districts and some parts of the Central District, until Ordinance #6925 (adopted January 2003) prohibited the construction of new self-storage facilities in these districts. Because self-storage is no longer permitted in this district new facilities are seeking non-traditional areas to provide for this use. It is the intent of the applicant to address the loss of some open space on land not being used for open space purposes by providing other public benefits. Public benefits for this proposed project are discussed in the public benefit section below.

**Environmental:** An Initial Study is required. After completion of the Initial Study it will be determined whether significant impacts can be mitigated to a level of insignificance or whether an EIR will be required.

**Traffic:** A traffic study is required and will be submitted for review by the Transportation Department. The results of the Study will be incorporated into the Initial Study.

**Fire:** The Fire Department has determined that this use is permitted to occur under the electrical transmission lines.

**Design:** The municipal code requires design review of all new construction of 25,000 square feet or more. The buildings have been designed to provide a California Mission style with the majority of the architectural details fronting Sierra Madre Boulevard, including:

1. Two (2) 30 foot decorative towers
2. Stucco and split face masonry walls (up to 25 feet tall) with recessed faux windows and portals
3. Decorative arches
4. Mission tile roofs
5. An extensive landscaped street frontage

**Cultural Affairs Review:** The project is subject to the public art requirement for new development, with 1% of the building valuation allocated for public art.

**Public Benefit:** The proposed project will result in the loss of approximately 5.18 acres of land currently zoned open space. Due to the location of land under Edison transmission lines the site has been used for many years as a commercial nursery and not for recreational purposes. However, the development of the proposed project will remove available open space land that could be converted to recreational use in the future. In an effort to address the loss of Open Space the developer is requesting that the following public benefits be considered with the proposed project:

The applicant proposes to provide a public benefit offer of \$505,000 specifically as follows:

1. \$230,000 in funds to offset the costs of Parks and Landscaping: Landscape Project Item #3 and #4 Sierra Madre island median improvements as contained in the FY 2006 Capital Improvement Program.
2. \$200,000 in funds to offset the cost of capital improvements to the Eaton Wash Park.
3. \$75,000 in funds to offset the costs of Parks and Landscaping in Gwinn Park

**Timeline:** The following timeline outlines the major steps in the process.

- |         |   |
|---------|---|
| 1/14/05 | PPR meeting between applicant and the City department representatives                     |
| 7/11/05 | PPR Review before City Council  |
| 8/1/05  | Application submitted for General Plan Amendment, Zone Change, and Conditional Use Permit |
| 8/1/05  | Submittal of plans for Design Review  |
| 10/3/05 | Required Environmental Documentation  |

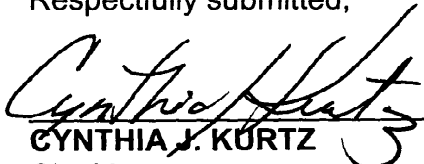
12/5/05 Public Hearing for General Plan Amendment, Zone Change and CUP\*

(\*Additional time necessary if EIR is required.)

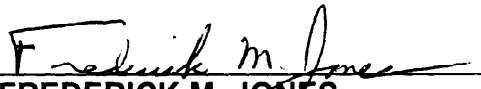
**FISCAL IMPACT**

The developer will pay fees for the required discretionary actions. The project will also generate plan check, permit fees and construction tax.

Respectfully submitted,

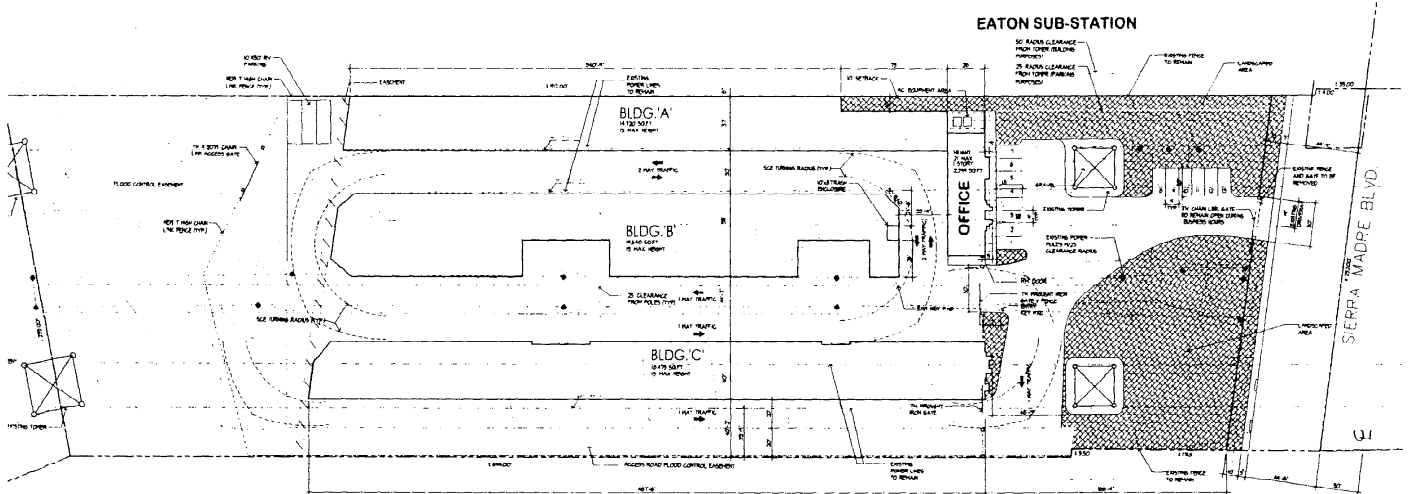
  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

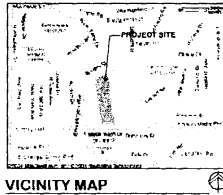
  
FREDERICK M. JONES  
Senior Project Manager

Approved by:

  
RICHARD BRUCKNER  
Director of Planning & Development



- 1. All setbacks shall be in accordance with the applicable zoning code.
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- 9. All setbacks shall be in accordance with the applicable zoning code.
- 10. All setbacks shall be in accordance with the applicable zoning code.



**OWNER / DEVELOPER**

PAUL CORTESE DEVELOPMENT  
 12345 MAIN ST  
 PASADENA, CA 91101  
 TEL: 626-799-1234

**ARCHITECT**

VALLI ARCHITECTURAL GROUP  
 12345 MAIN ST  
 PASADENA, CA 91101  
 TEL: 626-799-1234

**PROJECT DATA**

LOT AREA	12,345 SF
TOTAL GROSS AREA	42,840 SF
TOTAL GROSS AREA	42,840 SF
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**LANDSCAPE SUMMARY**

LANDSCAPE AREA	12,345 SF
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**PARKING SUMMARY**

TOTAL PARKING SPACES	100
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TOTAL PARKING SPACES	100
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**VAULT SELF STORAGE - SIERRA MADRE**  
 PASADENA, CA

**SITE PLAN**

SCALE: 1" = 30'-0"  
 DATE: 04/20/20



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