

Agenda Report

TO: CITY COUNCIL

DATE: July 18, 2005

FROM: CYNTHIA KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR PROPOSED NEW CONSTRUCTION OF SELF STORAGE USES ON SOUTHERN CALIFORNIA EDISON RIGHT-OF-WAY PROPERTY LOCATED AT 1405 KINNELOA AVENUE BETWEEN GREEN STREET AND DEL MAR BOULEVARD
PPR2004-00018 -- COUNCIL DISTRICT 4

RECOMMENDATION

This report is for information at this time only.

BACKGROUND

The City's Predevelopment Plan Review ("PPR") 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 new self-storage facilities totaling approximately 184,680 square feet at 1405 Kinneloa Avenue. In addition, the project will have a small office that is approximately 2,337 square feet in size. A project of this size qualifies as a project of "community wide significance".

Projection Description

The site of the proposed project is located on Kinneloa Avenue between Green Street and Thorndale Road on Southern California Edison Right-of Way Property beneath the power transmission lines. The proposed development, with a total site area of 400,338 square feet (9.19 acres) includes the construction of 14 single story buildings totaling 184,680 square feet and one (1) rental office that is approximately 2,337 square feet. The proposed development would be split into the following 3 sections:

1. Kinneloa Avenue/Green Street to Milton Street
- Site Area – 182,102 s.f. (4.17 Acres)

- Proposed Storage – 92,074 s.f.
 - Entrance Gates Building A, B and office west side of Kinneloa Avenue, Building C, D and E East side of Kinneloa Avenue and Building F, G and H north side of Brandon Street)
2. Milton Street to Del Mar Boulevard
- Site Area – 85,376 s.f. (1.96 Acres)
 - Proposed Storage – 43,490
 - Entrance Gate for Building J, K and L from the south side of Milton Street and north side of Del Mar Boulevard
3. Kinneloa/Del Mar Boulevard to Thorndale Road
- Site area – 132,876 s.f. (3.05 Acres)
 - Proposed Storage - 49,116 s.f.
 - Recreation field and parking area (2 acres)
 - Entrance Gates off Del Mar Boulevard

The 9.19 acre site is in the OS (Open Space) Zoning District and is designated Open Space in the City's General Plan. In its current condition the proposed development site is occupied by nursery uses at each of the three locations.

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: The General Plan's Land Use Designation for the Entire Site is Open Space. The zoning designation is open space. At this time, the proposed development is not consistent with the General Plan's land use designation, 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 (PD) over a base district of General Plan Commercial. These amendments would permit the development of the site with the proposed self-storage use and the ancillary office building.

Self-storage use was a permitted use 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 in these districts. Because self-storage use is no longer permitted in this district new facilities are seeking non-traditional areas to provide for this use. It is also 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 described in the public benefit section.

Environment: 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 electrical transmission lines.

Design: The proposed self-storage facilities total approximately 184,680 square feet. The municipal code requires design review of all new construction of 25,000 square feet or more. The site perimeter has been designed to resemble a gated residential community complete with residential façade with: 20 feet tall composite shingle rooflines, spandrel glass windows, brick and wood architectural features, 7 foot tall masonry wall separations and 75,260 square feet of decorative landscaping. The rental office located on the west side of Kinneloa Avenue at Green Street will provide two (2) parking spaces, including one (1) ADA space, while temporary parking is allowed in front of individual storage buildings for loading and unloading purposes. All drive-aisles will be a minimum 30 feet wide with sufficient Fire Department turning radii clearance at all interior corners.

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 400,000 square feet of land currently zoned open space. However, this land is not currently being used for recreational purposes. As part of the project the applicant proposes to construct on the development site an approximately 2 acre recreation field/park. The project will include landscaping and parking for the recreation field/park.

Parks and Recreation: The proposed entrance to the recreation field/park is off Thorndale Road. The proposed parking for the recreation area would be located on the south side of Thorndale Road in Los Angeles County jurisdiction. The Public Works Department, Parks and Natural Resource division has expressed concern related to the entrance being located on Thorndale Road. The applicant will need to work with Public Works and the Transportation Department to determine whether the entrance to the area should be off of Del Mar Boulevard.

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

1/14/05	PPR meeting between the applicant and City department representatives
7/11/05	PPR Review before City Council
8/1/05	Application for General Plan Amendment, Zone Change, and CUP
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.)

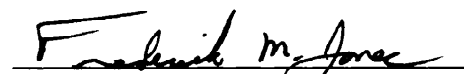
FISCAL IMPACT

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

Respectfully submitted,

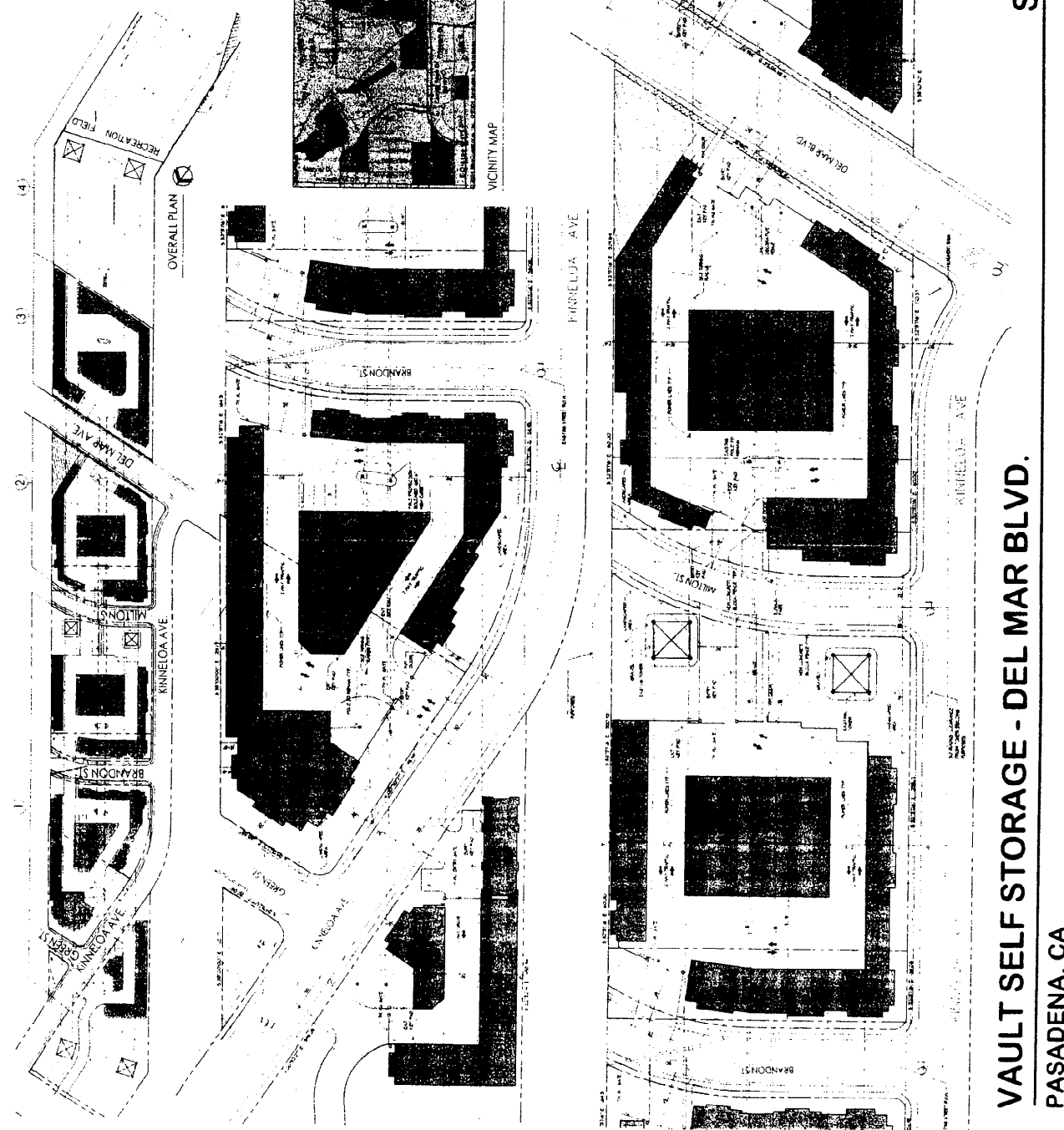

CYNTHIA J. KURTZ
City Manager

Prepared by:


FREDERICK M. JONES
Senior Project Manager

Approved by:


RICHARD BRUCKNER
Director Planning and Development



OWNER / DEVELOPER

RAY C. BRADY ARCHITECTURE
 1315 S. W. 5TH AVENUE
 MIAMI, FL 33135
 TEL: 305.375.3757
 FAX: 305.375.3771

ARCHITECT

VALLI ARCHITECTURAL GROUP
 8 COLWOOD SQUARE
 PASADENA, CA 92365
 TEL: 909.798.5600
 FAX: 909.798.1278

LANDSCAPE SUMMARY

SHR-1 5410 SF
 SHR-2 2200 SF
 SHR-3 1314 SF
 SHR-4 1010 SF
 SHR-5 1310 SF

PARKING SUMMARY

48 SPACES
 15 SPACES
 13 SPACES
 15 SPACES
 15 SPACES

PROJECT DATA

CLIENT (COMMERCIAL) 24,400 SF
 SITE 24,400 SF
 PROJECT 24,400 SF
 PERMIT 24,400 SF
 CONTRACT 24,400 SF
 DATE 01/2015

PROJECT DATA

SITE AREA 24,400 SF
 TOTAL AREA 24,400 SF
 TOTAL FLOOR AREA 24,400 SF
 TOTAL GARAGE AREA 24,400 SF
 TOTAL PAVED AREA 24,400 SF
 TOTAL UNPAVED AREA 24,400 SF
 TOTAL GREEN SPACE 24,400 SF
 TOTAL OPEN SPACE 24,400 SF
 TOTAL RECREATION FIELD 24,400 SF
 TOTAL BIOMECHANICAL 24,400 SF
 TOTAL BIOMIMETIC 24,400 SF
 TOTAL BIODYNAMIC 24,400 SF
 TOTAL BIOTECHNOLOGICAL 24,400 SF
 TOTAL BIOSPHERICAL 24,400 SF
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