

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 28, 2002
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED
EXPANSION OF A SELF-STORAGE FACILITY AT 2159-2233 E.
FOOTHILL BOULEVARD.

RECOMMENDATION:

This report is for information.

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 proposed expansion of an existing self-storage facility at 2233 East Foothill Boulevard, resulting in a net increase of 106,853 square feet of floor area qualifies as a project of "community-wide significance."

PROJECT DESCRIPTION:

The proposed expansion of the self-storage facility (Stor-Box) involves the construction of two four-story buildings, one at each end of the existing facility. The existing self-storage building has 138,910 square feet of floor area. The proposed buildings will bring the total floor area up to 249,168 square feet, after demolition of a 1,125-square foot structure which contains an auto repair shop.

The project site is 150,282 square feet (3.45 acres) in area. The proposed expansion will occur in the same parcels that the existing self-storage use occupies. There is no new additional parcel involved in this proposed expansion. The owner/developer is Barnard Foothill I, LLC of San Marino, California.

Zoning and General Plan designations:

The Land Use Diagram of the General Plan designates the site as General Commercial. Self-storage use currently falls under the commercial land use classification "Warehousing and Storage" and is consistent with the General Commercial designation of the site.

The project site is zoned Planned Development #11 (Welsh Graphics) with an underlying zoning of General Commercial (CG). In June 2002 when this application was submitted, self-storage was conditionally permitted in the underlying CG zoning district, thus, the proposed expansion was subject to review and approval of a Conditional Use Permit. However, with the recent City Council approval of a Zoning Code amendment prohibiting the establishment of new self-storage facilities in the City (except in an overlay district) this use is no longer permitted. Existing uses that predate this amendment become non-conforming. As such, the proposed expansion of this self-storage facility may be permitted subject to review and approval of a CUP and provided the non-conforming use does not expand onto an additional parcel. In addition, an amendment to the existing PD will be required to allow construction on the eastern portion of the site that was not reflected on the PD11 site plan.

No specimen or native trees will be affected by the proposed expansion. Four trees are proposed to be relocated and one to be removed. All these trees are non-protected species. The landscape plan shows a total of eleven new trees to be added to the development site.

The surrounding land uses consist of an auto repair to the east and west, retail and restaurant to the south, and single family and two-unit residential uses to the north.

With the recent City Council approval of a Zoning Code amendment prohibiting the establishment of new self-storage facilities in the City (except in an overlay district) this use will become non-conforming. Alteration and expansion of non-conforming uses may be permitted according to Section 17.76.030 of the Zoning Code and provided the non-conforming use does not expand onto an additional parcel. The proposed expansion of the self-storage facility will occur in the same parcels that the existing storage use occupies.

REVIEW OF DISCRETIONARY ACTIONS:

The purpose of pre-development plan review (PPR) in Ch. 17.84 of the zoning code is to identify the requirements of City departments, to offer direction to developers about their projects, and to present a schedule and sequence for entitlements and permits for the new construction.

In this instance, staff conducted a PPR meeting with the project proponent on August 12, 2002. PPR comments have been revised since that time to reflect the anticipated non-conforming status of this use resulting from the recent Zoning Code amendment and the need for an amendment to PD11.

Environmental Review: Staff recommends completion of an Environmental Initial Study to examine any potential impacts on land use, traffic and aesthetics. A determination as to level of impact will be made after completion of the Initial Study.

Traffic Study. The applicant was advised to submit a traffic study for review and approval by the Transportation Department prior to completion of the Environmental Initial Study. The study must include a description of the proposed parking, loading/unloading, traffic circulation and mitigation for any identified traffic impact.

Planning Reviews

General Plan Consistency: The development site is designated as General Commercial in the General Plan Land Use diagram. The current use (self-storage) and its proposed expansion is consistent with this land use designation. While the proposed expansion of a self-storage business is consistent with the General Plan's policy on supporting business expansion, this use does not advance other city goals and objectives set forth in the General Plan, such as promoting businesses that are transit-oriented and pedestrian-oriented (such as retail, personal services) along the transportation corridors like Foothill Boulevard. The General Plan also promotes uses that create employment opportunities. Self-storage provides little opportunity for employment.

Current Planning Assessment: The project site is zoned Planned Development #11 (Welsh Graphics) with an underlying zoning of General Commercial (CG). As proposed, the site plan for the new buildings is not consistent with the site plan referenced by PD11, particularly the proposed new Building B on the east portion of the site. An amendment to the PD11 will be required to change the previously approved site plan. The PD amendment will also address the proposed expansion of a non-conforming use.

Design & Historic Preservation: The project requires design review. A noticed public hearing before the Design Commission will be conducted after approval of the Conditional Use Permit. The applicable design guidelines are: The Urban Design Objectives and Policies in the Land Use Element of the Comprehensive General Plan; the City-wide Design Principles and Criteria; and the purposes of Design Review in the zoning code. The current design may not meet these criteria.

Staff raised concerns on the project design as proposed that need to be further addressed such as: scale, massing, materials, solid-to-void relationships, the interplay of horizontal and vertical elements of the new construction and its relationship to the existing buildings; introducing "human-scaled" design features, with frequent points of interest along the public street; quality of materials and finishes, proportions of window/door openings, modulation of building walls, shade and shadow patterns and design relationship with adjacent buildings. Landscaping, screening of mechanical equipment, and signs will be considered in the Final Design Review.

The demolition of an existing building (1125-square foot muffler shop) and a surface storage yard, both have been determined by staff not to have any architectural or historic significance.

Cultural Affair Review: The project will be subject to the Public Art requirement for new development. One percent of the building valuation must be allocated for public art.

TIMELINE:

The following schedule outlines the major stages in reviews of this project:

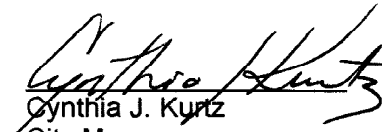
Dates	Activity
06/13/02	CUP application received
07/12/02	PPR application received
08/12/02	PPR meeting between applicant and city staff.
10/28/02	PPR presentation to City Council.

December 2002	Planning Commission public hearing date pending submittal of PD amendment application; PD amendment will incorporate required CUP/Variance
January '03	City Council public hearing – Amendment to PD11
February '03	Design Review - public hearing

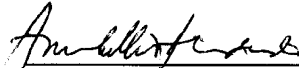
FISCAL IMPACT:

The applicant will pay fees for the discretionary actions required for the project. The project will also generate plan check and permit fees, and construction tax, in amounts that cannot be determined at this time. In addition, the project will generate increased revenues from the property tax.

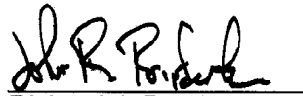
Respectfully submitted,


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City Manager

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Attachments:

1. Plans and elevations for expansion of "Stor Box"
2. PPR comments from city departments