

Agenda Report

TO: CITY COUNCIL
DATE: MAY 15, 2000
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED NEW SELF STORAGE FACILITY AT 2181 E. FOOTHILL BOULEVARD

RECOMMENDATION

This report is being provided for informational purposes only.

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community wide significance to the City Council for informational purposes only. Brett Barnard of Barnard Investments has submitted a proposal to modify an existing vacant industrial building into a two-story 136,370 square foot self-storage facility. The project site is zoned PD-11, and located at 2181 E. Foothill Boulevard, between Craig Avenue and White Street.

PROJECT DESCRIPTION

The site is presently vacant, and consists of a 23' high, 69,685 square foot structure. The applicant is proposing interior modifications only, consisting of a new 65,260 square foot second story. All new square footage will be contained within the existing building shell. The applicant is also proposing spaces for outdoor storage containers and/or RV parking on-site. There are two parking lots for the existing building. The lot accessed off of Craig Avenue is below grade and contains approximately 55 spaces. A second lot is accessed from Foothill Boulevard and contains approximately 46 spaces. A total of 45 outdoor storage/RV-parking spaces are proposed for the entire site. 55 customer parking spaces (amount required by code) will also be provided. Outdoor storage is proposed for portions of both existing parking lots.

The site is zoned PD-11 (Foothill Boulevard, Craig Avenue, and White Street). The PD does not specify uses allowed on the subject site, however there are specific development standards related to the location of the building and landscaping requirements. The north side of the subject site is zoned RM-16 (Residential Multi-Family), and all other areas surrounding the site are zoned CG (General Commercial). The Planned Development placed specific conditions on landscaping and the distance of the existing building (74 feet from the north property line) in order to limit any negative impacts on the existing residential uses.

PPR MEETING SUMMARY

On April 5, 2000 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

Environmental Review: An Initial Study would be required for this project. Specifically, staff will be evaluating any potential increases in noise, traffic, loading and circulation. The initial study will determine what level of environmental documentation the project would require.

Conditional Use Permit: The project requires a conditional use permit because it is new square footage over 25,000 square feet.

Design & Historic Preservation: The project is exempt from design review since the new construction is within the volume of the existing building. There are no historic preservation reviews affecting the site.

Cultural Affairs Review: The project will be subject to the Public Art Requirement for new development. One percent (1%) of the Building Valuation must be allocated for public art.

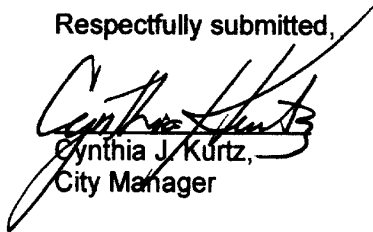
Timeline: The following timeline outlines the major stages in the process:

- 4/5/00 PPR meeting between applicant and City Representatives.
- 4/5/00 Applicant files Conditional Use Permit and Public Notice Requirements (applicant had submitted CUP application prior to PPR, however it was deemed complete until after the PPR meeting was held).
- 5/15/00 PPR report to the City Council as an information item.
- 5/2/00 Staff prepares and circulates Initial Environmental Study
- 6/7/00 CUP public Hearing before Hearing Officer for Major Project.
- 6/12/00 Decision letter mailed to applicant verifying decision and conditions of approval from the 6/7/00 Hearing Officer Meeting.
- 6/19/00 Final day to appeal Hearing Officer decision
- 6/20/00 Effective date for the application (assuming no appeal is filed)

FISCAL IMPACT

Fees will be required to be paid for the discretionary action required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,



Cynthia J. Kurtz,
City Manager

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Approved by:



Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments