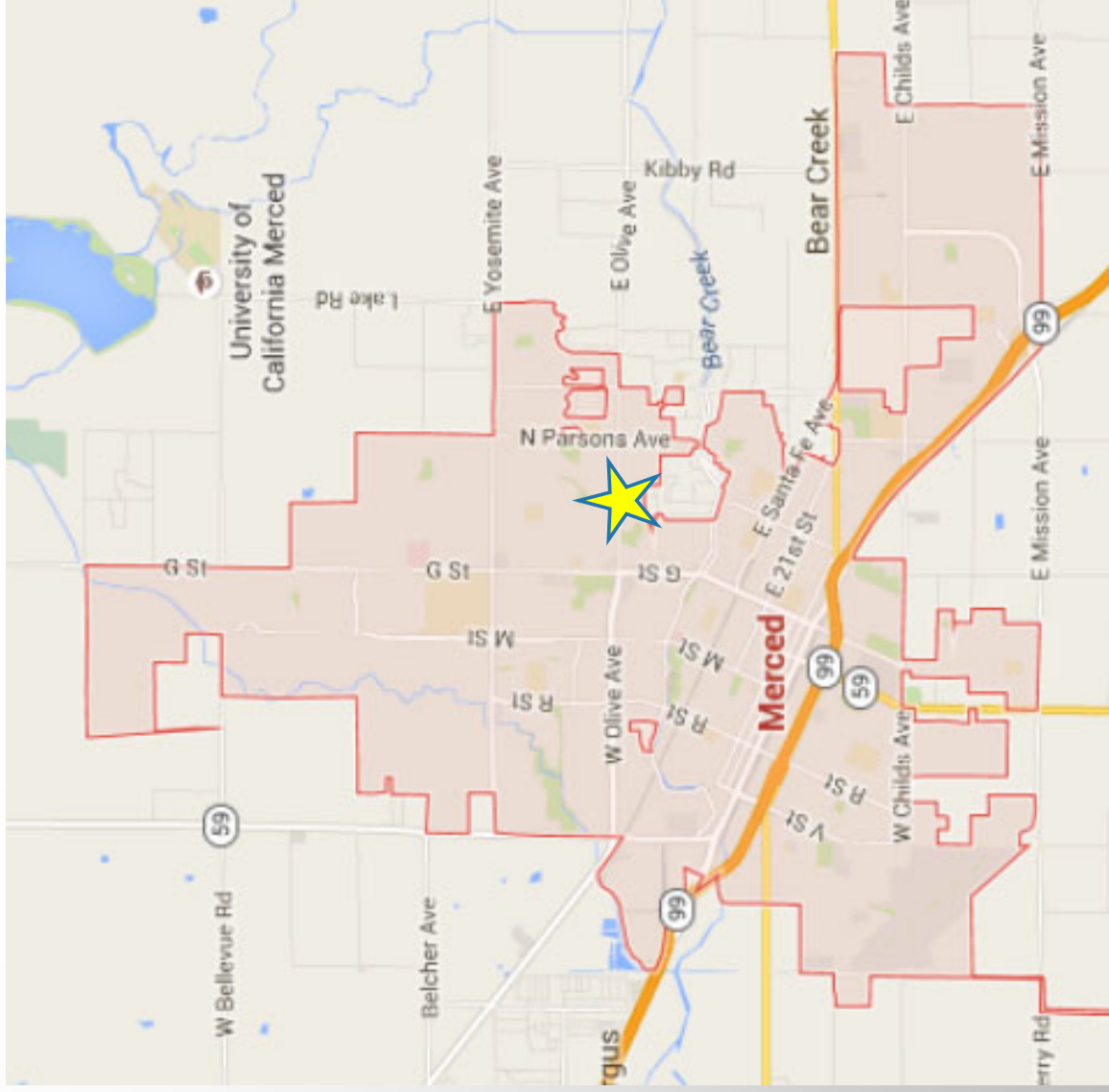


**GPA #23-05/
ZONE CHANGE #434
/ESTABLISHMENT OF PLANNED
DEVELOPMENT #81/
CUP #1276/SP #538/MINOR USE
PERMIT #24-02**

ATTACHMENT L

UNITED SECURITY COMPANY, LLC
NEW SELF-STORAGE & LONG-TERM BOAT/RV PARKING
470 E. OLIVE AVENUE

CITY-SCALE CONTEXT





IROQUOIS ST

COLLEGE AVE

GARY AVE

Single-Family Homes

E OLIVE AVE

EL CAPITAN AVE

Church

Park

Subject Site - 470 E. Olive Ave.
(Storage & Boat/RV Parking)

SYCAMORE DR

OLEANDER AVE

School

EMERALD DR

E ALEXANDER AVE

TAHOE DR

BACKGROUND

- SUBJECT SITE (3.50 AC) ANNEXED INTO THE CITY IN 1979 AS PART OF THE CHRISTIAN LIFE CENTER ANNEXATION WHICH INCORPORATED 7.80 ACRES INTO CITY LIMITS.
- THE SUBJECT SITE HAS LAND USE DESIGNATION OF LOW-MEDIUM DENSITY RESIDENTIAL (PRIMARILY FOR SINGLE-FAMILY HOMES AND DUPLEXES)
- THE SUBJECT SITE HAS REMAINED VACANT FOR MANY DECADES. ACCORDING TO PLANNING RECORDS, THIS MAY BE THE FIRST DEVELOPMENT APPLICATION TO CITY FOR THIS SITE.
- A SIMILAR PROJECT WAS APPROVED FOR THE APPLICANT IN 2023 FOR 1965 W. OLIVE AVENUE. THE PROJECT HAS YET TO BE CONSTRUCTED.

ENTITLEMENTS

- **RECOMMENDATION TO CITY COUNCIL**
- **GENERAL PLAN AMENDMENT #23-05** FROM LOW-MEDIUM DENSITY RESIDENTIAL (LMD) TO BUSINESS PARK (BP)
- **ZONE CHANGE (#434) TO ALLOW THE ESTABLISHMENT OF PLANNED DEVELOPMENT (P-D) #81** TO CHANGE THE LAND USE DESIGNATION FROM LMD RESIDENTIAL TO “SELF-STORAGE AND LONG-TERM PARKING (BOAT AND RV)”
- **PLANNING COMMISSION FINAL ACTION**
- **CONDITIONAL USE PERMIT #1276** TO ALLOW A LIVE-WORK UNIT FOR ONSITE MANAGER OF SELF-STORAGE
- **SITE PLAN REVIEW PERMIT #538** TO ALLOW 681 STORAGE UNITS AND 74 LONG TERM PARKING SPACES
- **MINOR USE PERMIT #24-02** FOR INTERFACE REVIEW TO ALLOW COMMERCIAL DEVELOPMENT ADJACENT TO A LOW-DENSITY RESIDENTIAL ZONE

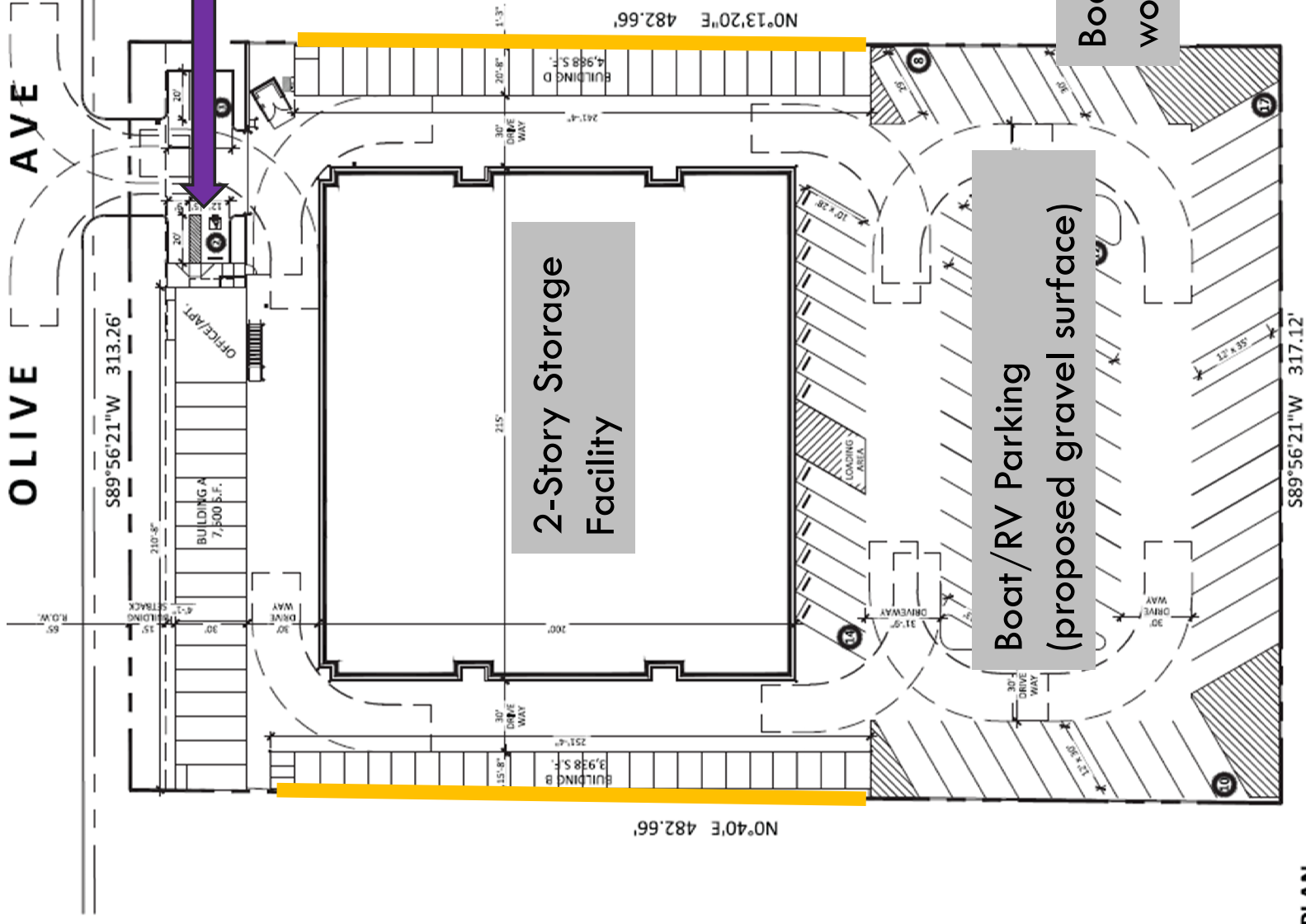
STREET VIEW



- Existing public improvements does not have street trees
- Sidewalk and nearby street corner ramps may need to be redone to comply with current ADA standards



- Perimeter fenced with gate access from E. Olive Avenue (Vehicle Stacking up to 65 Feet)



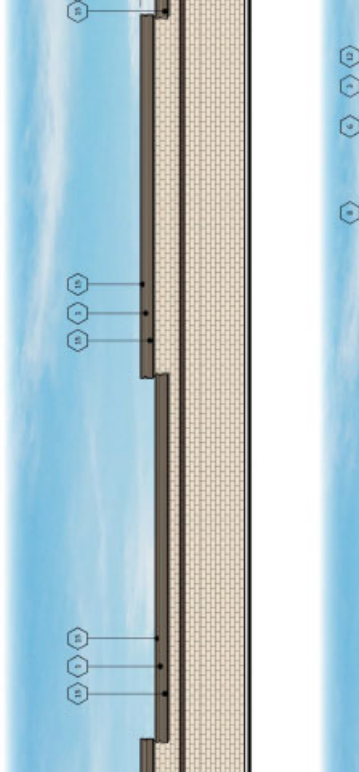
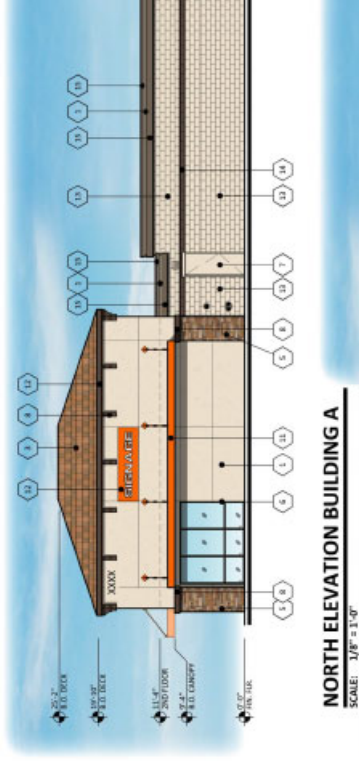
Office/Managers
Unit

CMU block
wall at
property line

2-Story Storage
Facility

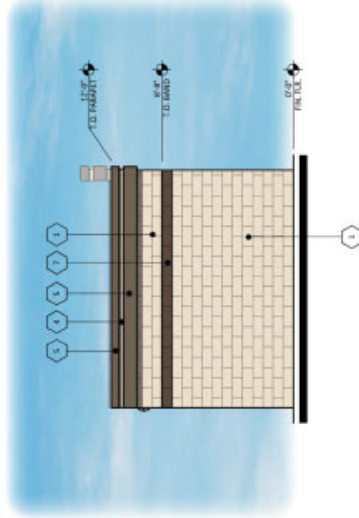
Boat/RV Parking
(proposed gravel surface)

Boat/RV driving aisles
would be paved

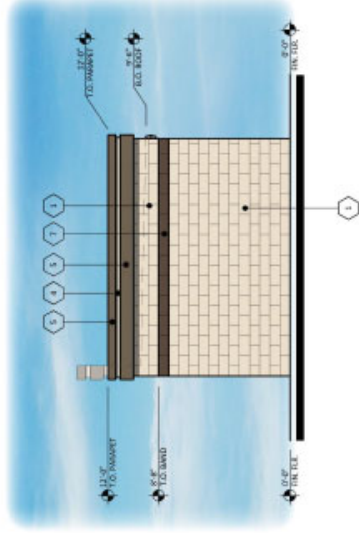


Frontage along E. Olive Avenue/Office & Manager's Unit would be 2-story with stucco finish with stone veneer accents and large storefront windows/Block wall (back of storage units) along E. Olive Ave.

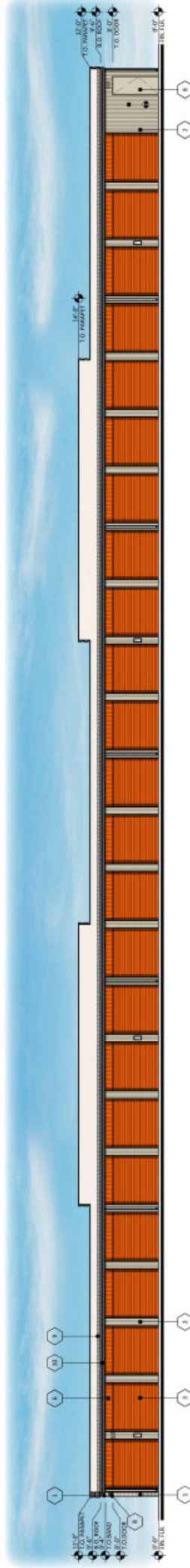
ITEM #		DESCRIPTION
1	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
2	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
3	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
4	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
5	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
6	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
7	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
8	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
9	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH
10	STANDARD METAL ROOF	"CASABLANCA" 18" PITCH



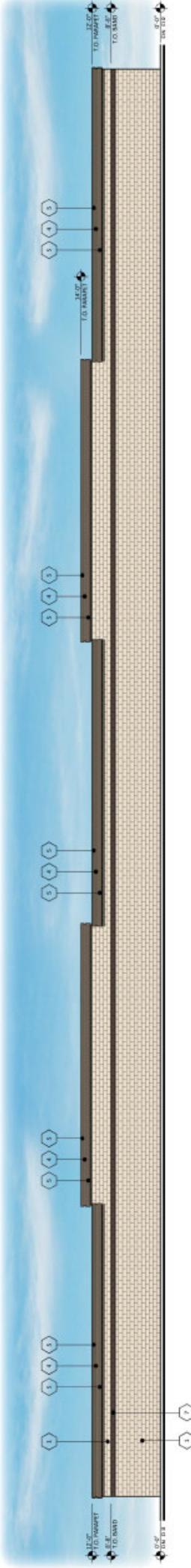
NORTH ELEVATION BUILDING B
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION BUILDING B
SCALE: 1/4" = 1'-0"

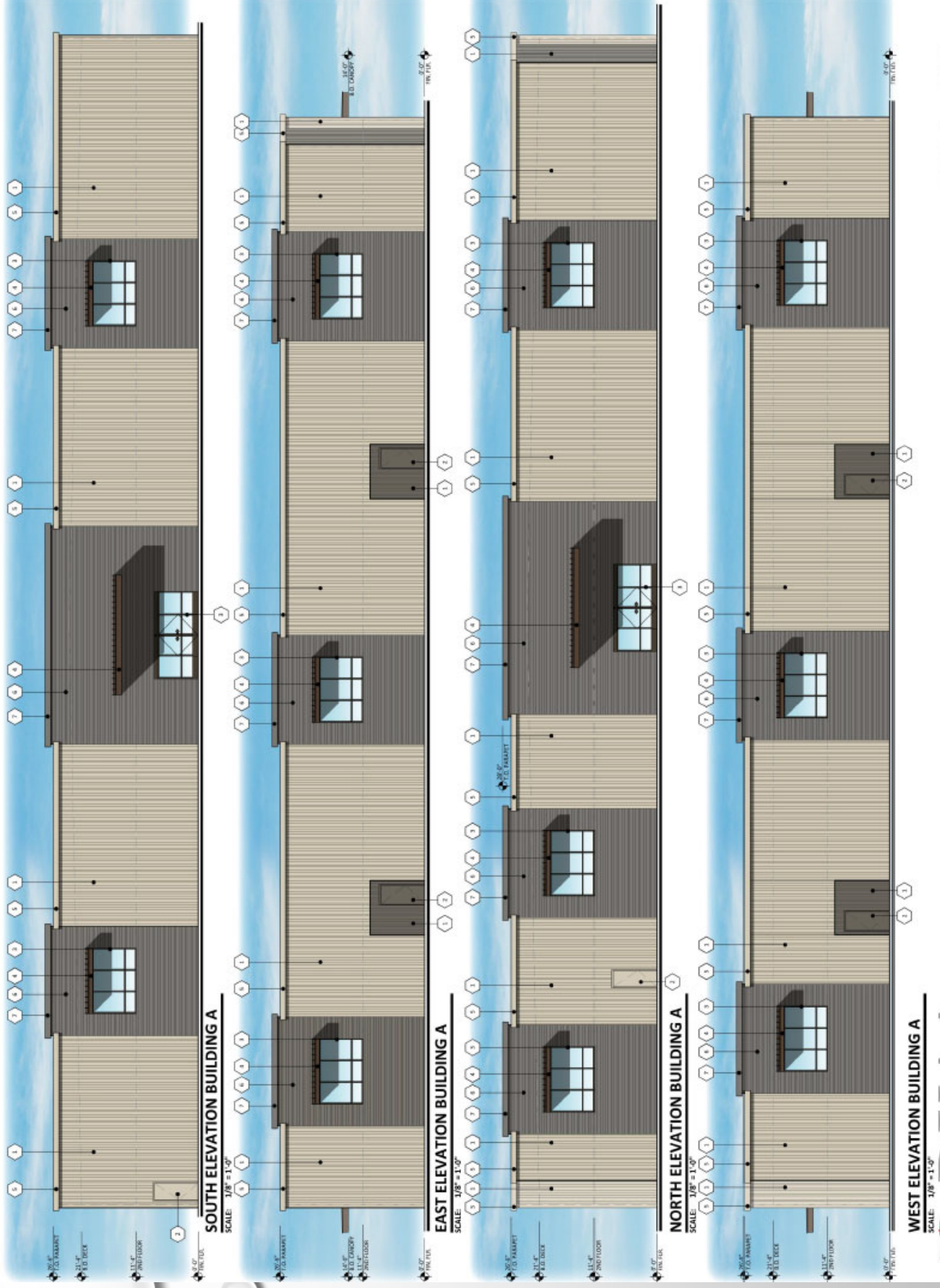


EAST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"

Storage units along east and west property lines/storage units access through roll-up garage doors/block wall (back of unit) 12-14 feet tall



- 27-foot-tall 2 story building/Horizontal and vertical corrugated metal/Metal canopies/Windows for natural light

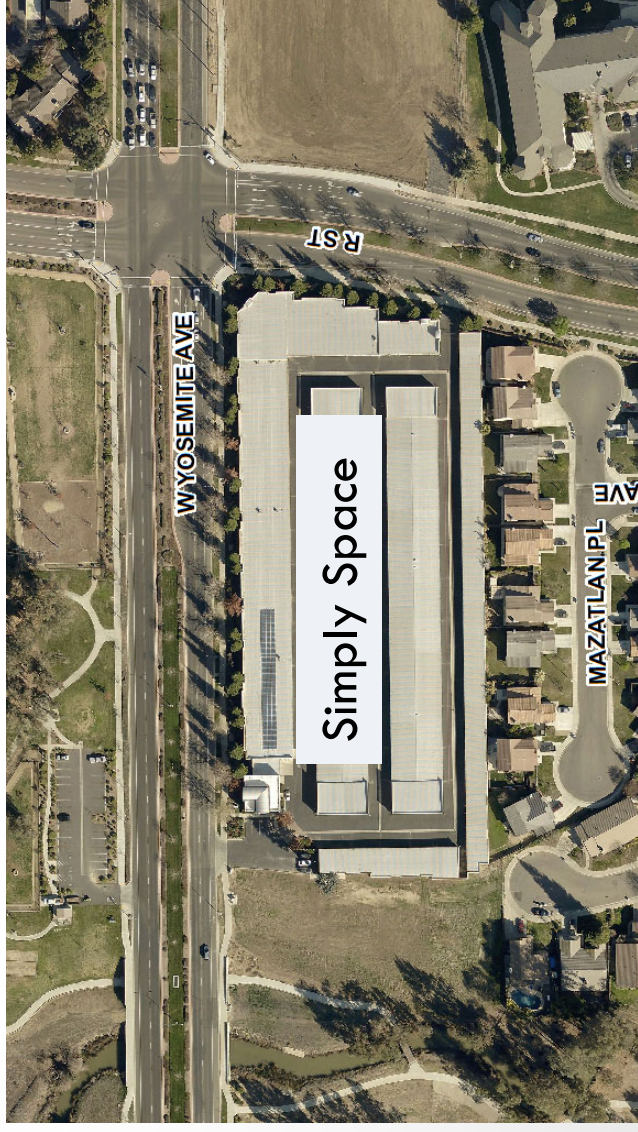
DEVELOPMENT STANDARDS FOR OLIVE AVENUE SELF-STORAGE & BOAT/RV LONG TERM PARKING FACILITY

	P-D #81
Exterior yard/front setbacks for all primary and secondary structures (from north property lines)	15-Feet
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	Zero-Lot Line
Boat & RV Parking Surface	Gravel
Off-Street parking for Self-Storage and Boat/RV Long Term Parking Facility	5 parking stalls

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- 12-FOOT-TALL BLOCK BUILDING WALL BETWEEN SUBJECT SITE AND RESIDENTIAL WOULD REDUCE IMPACTS REGARDING NOISE AND LIGHTING (ALSO REQUIRED LIGHTING TO BE SHIELDED) AND SHIELD STORAGE BUILDINGS.
- TRAFFIC STUDY INDICATED THAT THIS WOULD BE A “LOW IMPACT USE” BASED ON THRESHOLDS IDENTIFIED BY THE STATE **OFFICE OF PLANNING AND RESEARCH**, WITH 90 TRIPS PER DAY FALLING BELOW 110 DAILY TRIPS PER DAY. THIS IS CONSIDERED A “**SMALL PROJECT**” **EXEMPT FROM VMT** AND WOULD EXPECT REDUCED IMPACTS ON ADJACENT RESIDENTIAL.
- CONDITION INCLUDED TO LIMIT HOURS OF OPERATION BETWEEN 7 A.M. AND 10 P.M. (CONDITION #26)
- PUBLIC HEARING NOTICES WERE MAILED TO ADJACENT PROPERTY OWNERS 3 WEEKS PRIOR TO THIS MEETING. STAFF DID NOT RECEIVE ANY COMMENTS FROM THE PUBLIC (**1 CALL ABOUT HYDROLOGY STUDY**).

MINI STORAGE NEXT TO RESIDENTIAL



CONDITIONS

(RESOLUTION #4130)

- **CONDITION #18:** DRIVING AISLES SHALL BE DESIGNED TO MEET ALL FIRE DEPARTMENT REQUIREMENTS (INCLUDING TURNING RADIUS).
- **CONDITION #24:** PARKING LOT LIGHTS AND BUILDING LIGHTS SHALL BE SHIELDED TO NOT “SPILL OVER” ONTO ADJACENT PARCELS.
- **CONDITION #26:** SELF-STORAGE/BOAT & RV PARKING MAY OPERATE DAILY BETWEEN 7 A.M. AND 10 P.M. ONLY.
- **CONDITION #27:** DWELLING IS NOT ALLOWED WITHIN STORAGE FACILITY OR WITHIN BOATS/RV.
- **CONDITION #29:** THE PROPOSAL SHALL COMPLY WITH MITIGATION MONITORING TABLE AT ATTACHMENT K (REGARDING BEST PRACTICES TO REDUCE GREENHOUSE GAS EMISSIONS)

CONDITIONS (RESOLUTION #4130)

- **CONDITION #30:** CUP AND SP CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA AND SUP REV.
- **CONDITION #33:** THE USE OF GRAVEL IS PROHIBITED (CONCERNS ABOUT AIR QUALITY AND SOIL CONTAMINATION)
- **CONDITION #34:** THE EXTERIOR OF THE 2-STORY STORAGE STRUCTURE SHALL BE FINISHED WITH A STUCCO EXTERIOR THAT MATCHES THE PROPOSED OFFICE (TO BE MORE COMPATIBLE WITH SURROUNDING RESIDENTIAL ZONES)

HOUSING OPPORTUNITY

- THE SUBJECT SITE IS CURRENTLY ZONED R-2. BASED ON THE 3.50 ACRES THE SUBJECT SITE WOULD QUALIFY FOR UP TO 40 UNITS (NOT INCLUDING ADU'S)
- THE SUBJECT SITE IS NOT PART OF THE CITY'S CURRENT HOUSING ELEMENT CYCLE.
- HOWEVER, THE SUBJECT SITE HAS BEEN IDENTIFIED IN THE DRAFT MULTI-JURISDICTION HOUSING ELEMENT AS A SITE THAT COULD BE REZONED FOR HIGHER DENSITY IN ORDER TO MEET THE CITY'S REGIONAL HOUSING NEED ALLOCATION (RHNA) OBLIGATION FOR THE 2024 CYCLE.
- IF THIS SITE WERE TO BE REZONED TO A HIGHER RESIDENTIAL DENSITY (R-4), IT WOULD QUALIFY FOR UP TO 126 UNITS.
- THE SUBJECT SITE'S FRONTAGE ALONG AN ARTERIAL ROAD AND PROXIMITY TO SHOPPING CENTERS, SCHOOLS, AND PARKS MAKES IT A GOOD WALKABLE SITE FOR UPZONING.

RECOMMEND TO CITY COUNCIL

- APPROVE/DISAPPROVE/MODIFY:
 - ENVIRONMENTAL REVIEW #23-45 (MITIGATED NEGATIVE DECLARATION)
 - GENERAL PLAN AMENDMENT (GPA) #23-05
 - ZONE CHANGE #434
 - ESTABLISHMENT OF PLANNED DEVELOPMENT (P-D) #81

DIRECT ACTION

- APPROVAL/DISAPPROVE/MODIFY:
 - ENVIRONMENTAL REVIEW #23-45 (MITIGATED NEGATIVE DECLARATION)
 - CONDITIONAL USE PERMIT (CUP)#1276
 - SITE PLAN REVIEW PERMIT #538
 - MINOR USE PERMIT #24-02
 - (APPROVALS WOULD BE CONTINGENT UPON CC APPROVAL OF GPA, ZC, AND ESTABLISHMENT OF P-D)

QUESTIONS? COMMENTS? CONCERNS?