

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

ATTACHMENT 11

UNITED SECURITY COMPANY, LLC

NEW SELF-STORAGE & LONG-TERM BOAT/RV PARKING

470 E. OLIVE AVENUE

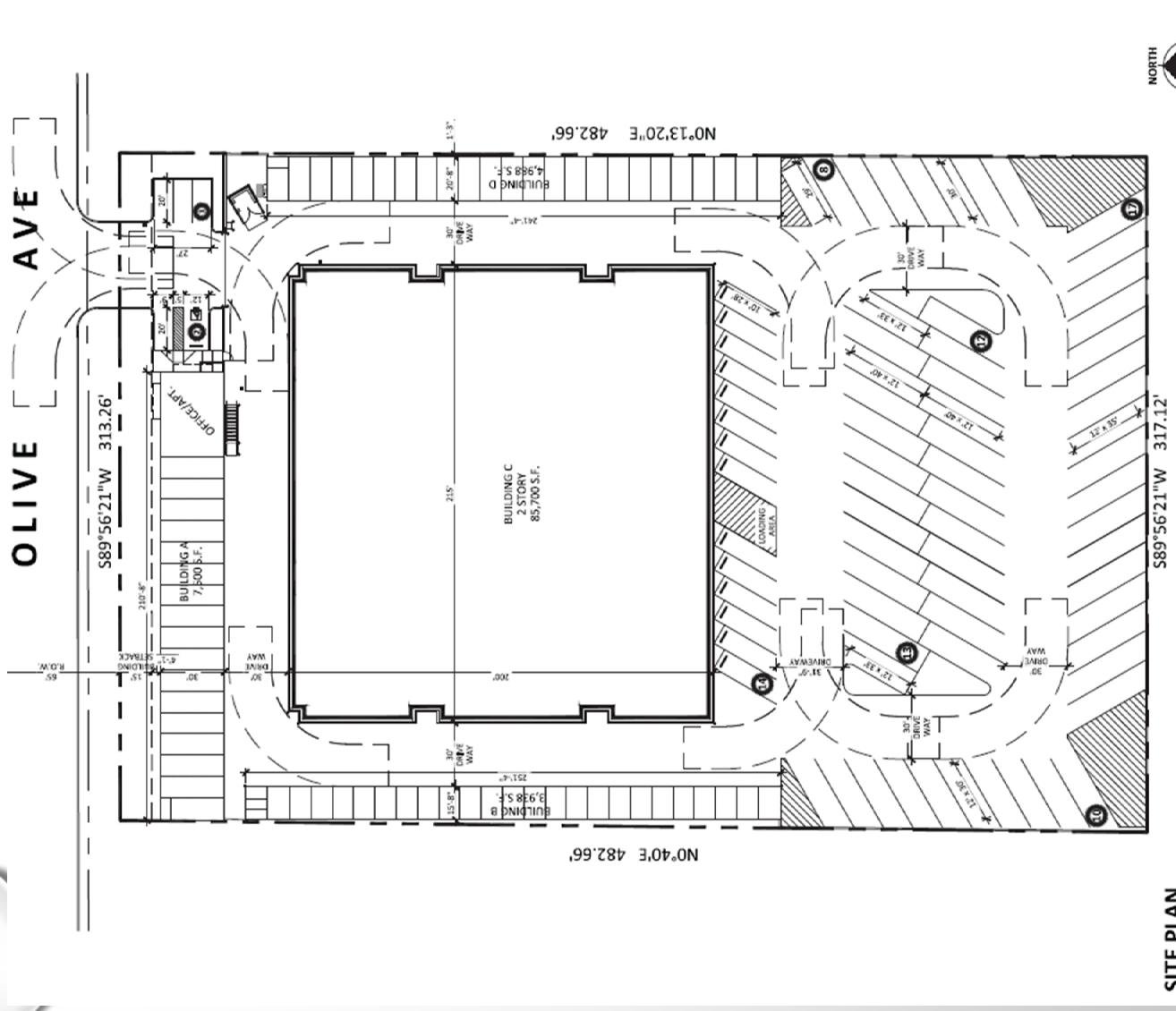


BACKGROUND

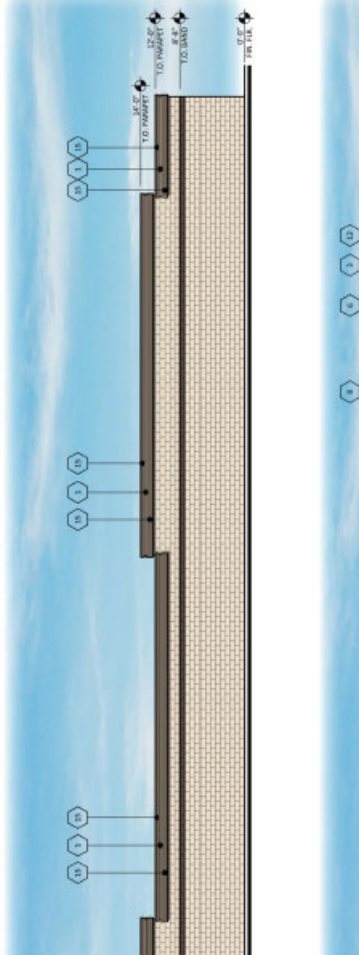
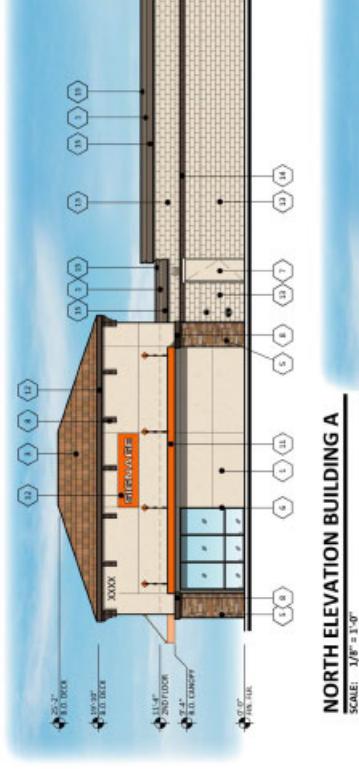
- SUBJECT SITE (3.50 AC) ANNEXED INTO THE CITY IN 1979 AS PART OF THE CHRISTIAN LIFE CENTER ANNEXATION WHICH INCORPORATED 7.80 ACRES INTO CITY LIMITS.
- THE SUBJECT SITE HAS LAND USE DESIGNATION OF LOW-MEDIUM DENSITY RESIDENTIAL (PRIMARILY FOR SINGLE-FAMILY HOMES AND DUPLEXES)
- THE SUBJECT SITE HAS 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 (TWO SETS OF ACTIONS)

- **CITY COUNCIL (PC RECOMMENDED DENIAL FROM PC MTG. 4/3/2024)**
- **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)”
- **APPEAL OF PLANNING COMMISSION’S DENIAL FROM PC MTG. 4/3/2024**
- **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

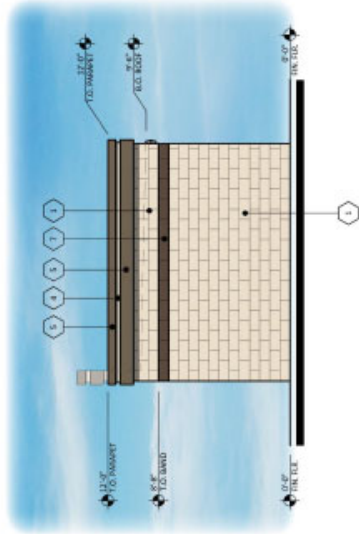


- 681 Storage Units & 74 Long-Term Boat/RV Parking Spaces
- Zero-Lot Line (setbacks) along East & West Property Lines
- Perimeter fenced with gate access from E. Olive Avenue (Vehicle Stacking up to 65 Feet)

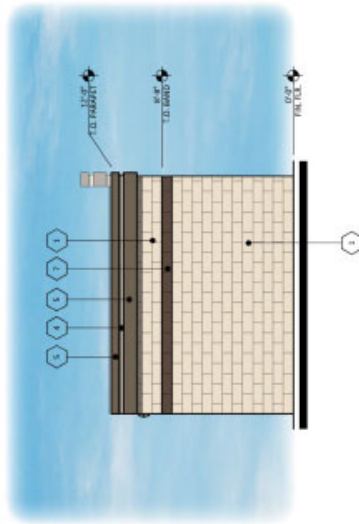


Frontage along E. Olive Avenue/Office & Manager's Unit would be 2-story with stucco finish with stone veneer accents and large storefront windows/Block wall (back of storage units) along E. Olive Ave.

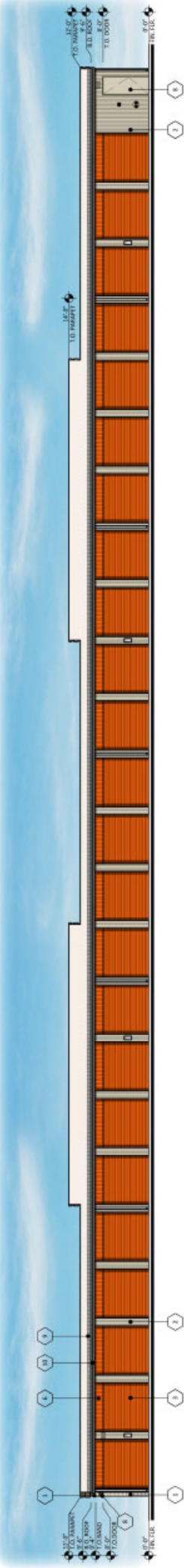
ITEM #		DESCRIPTION
1	STANDARD METAL SEAM ROOF	"CASABLANCA" 18" PITCH
2	STANDARD METAL SEAM ROOF	"CASABLANCA" 18" PITCH
3	STANDARD METAL SEAM ROOF	"CASABLANCA" 18" PITCH
4	STANDARD METAL SEAM ROOF	"CASABLANCA" 18" PITCH
5	STANDARD METAL SEAM ROOF	"CASABLANCA" 18" PITCH
6	STANDARD METAL SEAM ROOF	"CASABLANCA"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



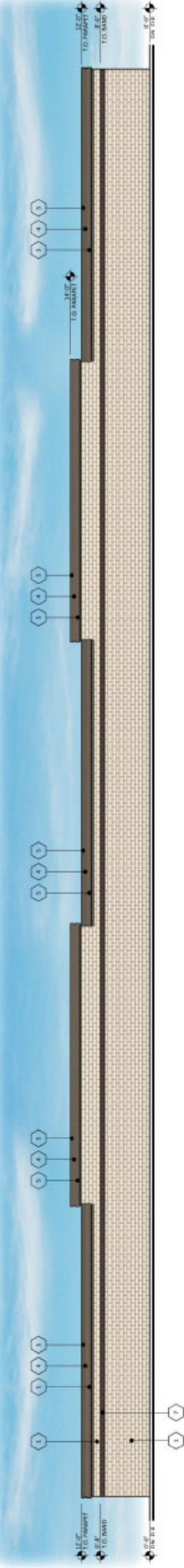
NORTH ELEVATION BUILDING B
SCALE: 1/4" = 1'-0"



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

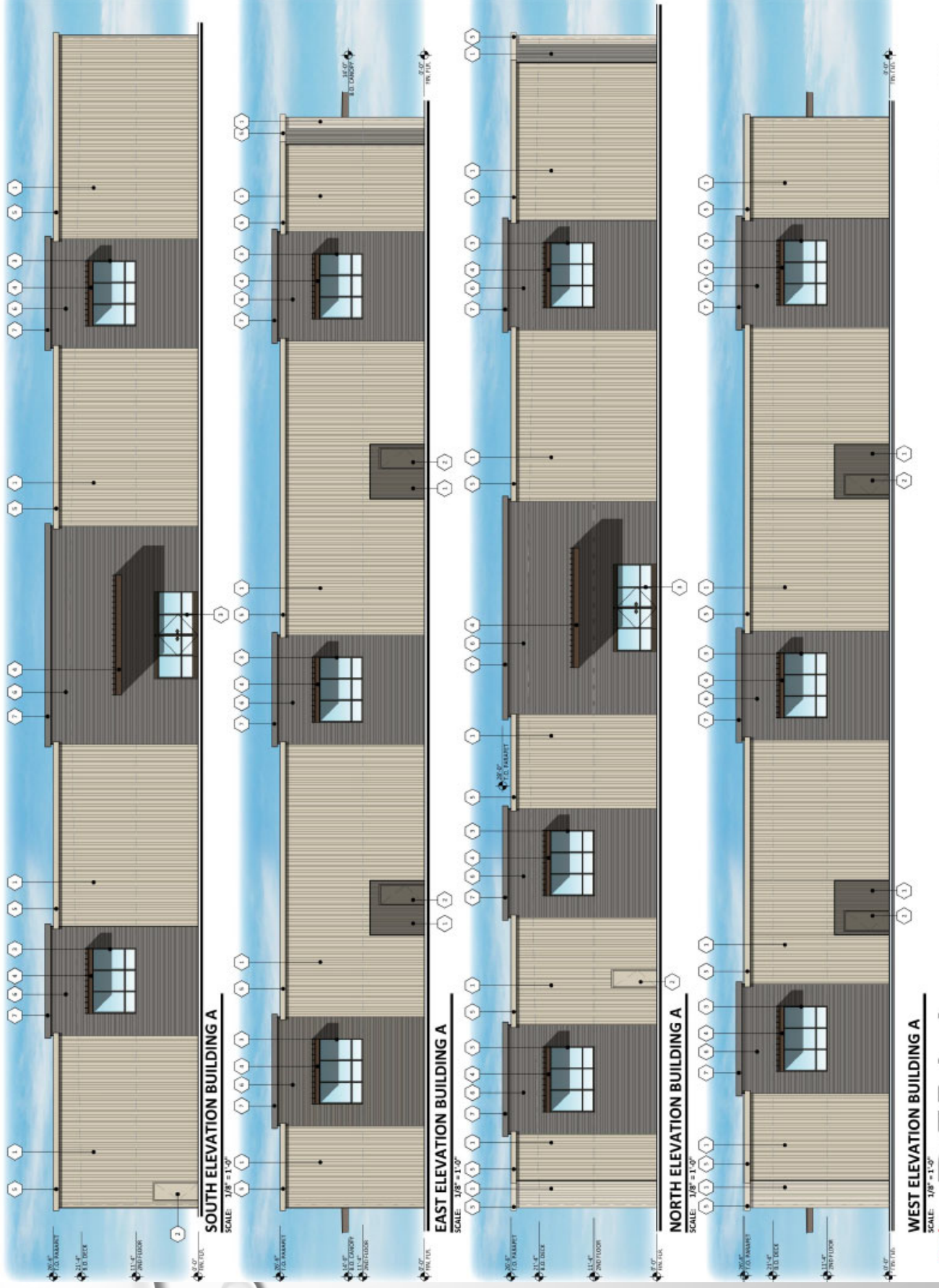


EAST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0"



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

IF APPROVED, THERE ARE SOME PROPOSED CONDITIONS (AT ATTACHMENT 8)

- **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)

ADDITIONAL CONDITIONS

- **CONDITION #30:** CUP AND SP CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA, ZC, AND ESTABLISHMENT OF P-D.
- **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.

PLANNING COMMISSION MEETING OF 4/3/2024

- AT THE MEETING THE PLANNING COMMISSION EXPRESSED CONCERNS ABOUT THE LOSS OF LAND AVAILABLE FOR HOUSING, TRAFFIC CONGESTION CONCERNS (ESPECIALLY WITH BOATS AND RECREATIONAL VEHICLES COMING IN AND OUT OF THE SITE), AND NEIGHBORHOOD COMPATIBILITY
- DURING THE PUBLIC HEARING A RESIDENT WITH THE ADJACENT CHRISTIAN LIFE CENTER OPPOSED THE PROJECT
- PLANNING COMMISSION RECOMMENDED DENIAL OF THE GPA/ZC AND DENIED CUP/SP/MUP BY UNANIMOUS 7-0 VOTE

Staff will prepare resolutions and/or an ordinance depending on CC Direction. The resolution and/or ordinance would be brought back to the CC at another meeting for Approval

ONE MOTION

DENY AS RECOMMENDED BY THE PC, OR DIRECT STAFF TO PREPARE A RESOLUTION FOR GPA #23-05/ERC #24-05 AND ORDINANCE FOR ZC #434/ ESTABLISHMENT OF P-D #81

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

SECOND MOTION

PROVIDE DIRECTION TO STAFF REGARDING FINDINGS TO GRANT OR DENY THE APPEAL. APPROVAL MAY INCLUDE CONDITIONS AT ATTACHMENT 8

- ENVIRONMENTAL REVIEW #23-45 (MITIGATED NEGATIVE DECLARATION)
- CONDITIONAL USE PERMIT (CUP)#1276
- SITE PLAN REVIEW PERMIT #538
- MINOR USE PERMIT #24-02