



Legislation Text

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Planning Commission Staff Report

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SUBJECT: General Plan Amendment #23-05, Zone Change #434, Establishment of Planned Development (P-D) #81, Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02, initiated by Unite Security Company, LLC, on behalf of Nicholas Mary Lee, Trustee, property owner for the 3.50 acre property located at 470 E. Olive Avenue. The General Plan Amendment would change the General Plan land use designation from Low-Medium Density Residential (LMD) to Business Park (BP). The Zone Change would allow the Establishment of the Planned Development to change the land use from Low Medium Density Residential (R-2) to "Self-Storage." The Site Plan Review Permit would allow the development of a self-storage facility (approximately 681 storage units) with long-term boat and recreational vehicle parking spaces (approximately 74 parking spaces). The Conditional Use Permit would allow a live/work unit for an onsite manager for the self-storage facility. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. *PUBLIC HEARING*

ACTION: PLANNING COMMISSION:

Recommendation to City Council:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) General Plan Amendment #23-05
- 3) Zone Change #434
- 4) Establishment of Planned Development (P-D) #81

Approve/Disapprove/Modify:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) Conditional Use Permit #1276
- 3) Site Plan Review Permit #538
- 4) Minor Use Permit #24-02

[subject to City Council approval of General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81

CITY COUNCIL:

Approve/Disapprove/Modify:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) General Plan Amendment #23-05

- 3) Zone Change #434
- 4) Establishment of Planned Development (P-D) #81

SUMMARY

The subject site is an undeveloped 3.50-acre parcel generally located at 470 E. Olive Avenue within the northeast quadrant of the City. The subject site is located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue (Attachment C). The applicant is requesting to change the General Plan land use designation from Low Medium Density Residential (LMD) to Business Park (BP), and to change the Zoning classification from Low Medium Density Residential (R-2) to Planned Development (P-D) #81, with a land use designation of "self storage." The Site Plan Review permit would allow the development of a self-storage facility with approximately 681 storage units, and a long-term boat and recreational vehicle parking facility with approximately 74 spaces. The Conditional Use Permit would allow one live/work unit for an onsite manager. The Minor Use Permit is required for interface review of commercial development adjacent to a Low Density Residential (R-1-6) Zone. The applicant has provided a site plan (Attachment D), floor plans (Attachment E), and elevations (Attachment F) for this proposal.

RECOMMENDATION

General Plan Amendment, Zone Change, and Establishment of Planned Development

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-45 (Mitigated Negative Declaration), General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution.

Conditional Use Permit, Site Plan Review, and Minor Use Permit

Planning staff recommends that the Planning Commission approve Conditional Use Permit #1276, Site Plan Review #538, and Minor Use Permit #24-02 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution, and contingent upon City Council approval of the General Plan Amendment, Zone Change, and Establishment of Planned Development.

DISCUSSION

Project Description

The proposed development includes a self-storage facility with approximately 681 storage units, and a long-term boat and recreational vehicle storage facility with approximately 74 parking spaces (Attachment E). The northern portion of the development along Olive Avenue would be reserved for the self-storage component of the business and would be accessible through a driveway along Olive Avenue. The storage units would range in dimensions between 5 feet by 5 feet, and 10 feet by 30 feet. The applicant is proposing a zero-lot line development (no side, or rear yard setbacks) with the storage units built along portions of the west, and east property lines. On the east and west property lines, the back of the storage buildings would be made out of concrete blocks and be between 12 and 14 feet tall. Other portions of the south, west, and east property lines would be secured with a wrought iron perimeter fence. The entrance to the project site would be secured with fencing and a

gate equipped with electronic opening devices to restrict access (about 65 feet from the entry drive aisle).

The center of the storage complex includes a 2-story storage building that is approximately 27 feet tall. The exterior building finish would consist of vertical and horizontal ribbed metal panels. In addition, there would be several windows along all four elevations to allow natural light, and metal awnings above the ground floor entrance to protect against weather elements. Given the subject site is surrounded by residential zones, staff is including a condition requiring the elevations of the 2-story storage facility be finished with stucco to blend in with the neighborhood (Condition #3 of Planning Commission Resolution #4130).

The southern portion of the subject site (approximately 1 acre) would be dedicated for long-term boat and recreational vehicle storage for approximately 74 parking stalls with spaces ranging in size between 10 feet by 28 feet, and 12 feet by 40 feet. The long-term parking stall surface were proposed to consist of gravel or other similar surface, with the drive aisles to the stalls to be paved with an impervious surface. Given concerns with gravel and dust pollution and oil contamination, staff is including Condition #33 of Planning Commission Resolution #4130 prohibiting the use of gravel and requiring an impervious surface as approved by the City Engineer.

Surrounding uses as noted in Attachment B.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Single-Family Homes (across E. Olive Avenue)	Low Density Residential (R-1-6)	Low Density Residential (LD)
South	Luther Burbank Elementary	Low Density Residential (R-1-6)	School (SCH)
East	Christian Life Center	Low Density Residential (R-1-6)	Low Medium Density Residential (LMD)/Low Density Residential (LD)
West	Burbank Park	Low Density Residential (R-1-6)	Open Space - Park Recreation(OS - PK)

Background

The subject site (approximately 3.50 acres) was annexed into the City in 1979, as part of the Christian Life Center Annexation (Annexation No. 131). This annexation incorporated approximately 7.80 acres of land into the City limits. The subject site is designated for Low to Medium Density Residential (LMD); however, the site has remained vacant for several decades. According to City archives, there are no records of development applications or preliminary applications showing interest to develop the subject site throughout the years. The proposed General Plan Amendment and associated applications for the proposed self-storage facility is possibly the first development application recorded with the Planning Division for this site.

The storage facility is similar in size to other existing storage facilities in the community such as

Simply Space Self Storage, Central Self Storage, Cal Storage, etc. These storage facilities are surrounded by residential zones. In 2023, the City Council approved a similar project for the applicant for a combination self-storage facility, and long-term boat and recreational vehicle parking at 1965 W. Olive Avenue, but has not been constructed as of yet.

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment A for the Findings related to General Plan Amendment 23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81. Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment B for the Findings related to Conditional Use Permit #1276, Site Plan Review #538, and Minor Use Permit #24-02.

ATTACHMENTS

- A. Draft Planning Commission Resolution - General Plan Amendment, Zone Change, and Establishment of Planned Development
- B. Draft Planning Commission Resolution - Conditional Use Permit, Site Plan Review Permit, and Minor Use Permit
- C. Location Map
- D. Land Use Map
- E. Site Plan
- F. Floor Plans
- G. Elevations
- H. Table 20.10 - 1 Permitted Land Uses in the Commercial Zoning Districts showing Business Park uses
- I. Planned Development Standards
- J. Initial Study (Mitigated Negative Declaration)
- K. Mitigation Monitoring Table
- L. Presentation