



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 13, 2022

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: PLANNING CASE PR-2021-001120 GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW, AND VARIANCE – PROPOSAL BY ANDY TURNER OF TIERRA CORPORATION TO EXPAND AN EXISTING COMMERCIAL SELF-STORAGE FACILITY – LOCATED AT 2998 IVY STREET AND 3399 CENTRAL AVENUE, SITUATED ON THE SOUTH SIDE OF IVY STREET, WEST OF ROCKHILL WAY AND EAST OF STATE ROUTE 91

ISSUE:

Approve a request by Andy Turner of Tierra Corporation for a General Plan Amendment, Rezone, Design Review, and Variance to expand an existing commercial self-storage facility by 158 self-storage units, located at 2998 Ivy Street and 3399 Central Avenue, situated on the south side of Ivy Street, west of Rockhill Way and east of State Route 91.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15074 and 21081.6;
2. Approve PR-2021-001120 (General Plan Amendment, Rezone, Design Review and Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 1.51 acres from LDR – Low Density Residential to C – Commercial; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning of approximately 1.62 acres from R-1-7000 – Single Family Residential and CG – Commercial General to CG-CS – Commercial General and Commercial Storage Overlay Zones.

PLANNING COMMISSION RECOMMENDATION:

On September 1, 2022, the City Planning Commission recommended approval of Planning Case PR-2021-001120, by a vote of 7 ayes, 0 noes and 0 abstentions, with staff recommended conditions of approval (Attachments 3, 4 and 5).

BACKGROUND:

The 8.22-acre site consists of four contiguous parcels. The southern portion of the site (6.6-acres) is fully developed with an existing self-storage facility (Central Avenue Self-Storage). The storage facility has 781 self-storage units, recreational vehicle storage and a caretaker's living quarters. The northern portion of the site (1.62-acres) is currently vacant.

Surrounding land uses include single family residential to the east (across the railroad), railroad lines to the north, south and east; and single family residential to the west (across State Route 91).

For additional background, please refer to the September 1, 2022, City Planning Commission staff report, recommended conditions of approval and minutes (Attachment 3).

DISCUSSION:

The Applicant is requesting approval of a General Plan Amendment, Rezone, Design Review, and Variance for the expansion of an existing self-storage facility. The expansion would entail site preparation and construction on approximately 1.62 acres of the 8.22-acre site to facilitate an additional 158 storage units and on-site drive-aisles. The General Plan Amendment will amend 1.51-acres from LDR – Low Density Residential to C – Commercial. The Rezone would amend the Zoning of approximately 1.62-acres from R-1-7000 – Single Family Residential and CG – Commercial General to CG-CS – Commercial General and Commercial Storage Overlay Zones. The Variance will allow a 6-foot-high decorative fence, around the perimeter of the proposed expansion, where the Zoning Code requires a 6-foot-high wall, and the Design Review considers the site design and building elevations.

The expansion of the self-storage facility is comprised of 158 self-storage units in six buildings, ranging in size from 500 to 4,800 square feet. Individual storage units will range in size from 50 square feet to 100 square feet. Building elevations depict prefabricated, metal structures, 10-feet 8-inches in height. Each unit will include a metal roll up door for access.

New drive aisles connecting the proposed units with the existing self-storage facility will be constructed. Primary vehicle access will continue to be provided by a secure access point from Central Avenue. Ivy Street will be used for emergency access only.

A decorative 6-foot-high aluminum fence is proposed around the perimeter of the proposed expansion. The aluminum fence will include faux horizontal metal slats to provide screening of the storage facility from surrounding uses.

Access to the facility will be 7-days a week from 5:00 a.m. to 9:00 p.m. and the office will continue to operate from 9:00 a.m. to 6:00 p.m. Monday through Saturday and 10:00 a.m. to 4:00 p.m. on Sundays.

Public Comment

Public notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding this project.

STRATEGIC PLAN ALIGNMENT:

This project contributes to **Strategic Priority 3 – Economic Opportunity** and **Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment.**

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. **Community Trust** – The proposed project requires public hearings by the Planning Commission and City Council. Additionally, the project's environmental document required a 20-day review and comment period.
2. **Equity** – The proposed project is an expansion of an existing community service that provides a service to residences in the community.
3. **Fiscal Responsibility** – All fiscal responsibility for the proposed project is borne by the applicant.
4. **Innovation** – The proposed expansion of the self-storage facility meets the growing community's needs for increased storage requirements.
5. **Sustainability and Resiliency** – The proposed project is designed to meet the current and future needs of the community.

FISCAL IMPACT:

There is no fiscal impact related to this report since all costs are borne by the Applicant.

Prepared by: Chris Christopoulos, Acting Community & Economic Development Director

Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Resolution Amending the General Plan Land Use
2. Ordinance Amending the Zoning Map
3. City Planning Commission Report – September 1, 2022
4. City Planning Commission Recommended Conditions – September 1, 2022
5. City Planning Commission Minutes – September 1, 2022
6. Public Hearing Notice
7. Presentation