



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: SEPTEMBER 13, 2016**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1**  
**DEPARTMENT**

**SUBJECT: PLANNING CASES P16-0168 (REZONE), P15-1107 (DESIGN REVIEW), P16-0388 (VARIANCE), P16-0389 (VARIANCE) - BY RICK SCOTT OF CORMAN LEIGH COMPANIES FOR A COMMERCIAL SELF-STORAGE FACILITY – LOCATED ON THE NORTH SIDE OF THIRD STREET BETWEEN VINE STREET AND COMMERCE STREET**

## **ISSUE:**

Approval of a proposal by Rick Scott of Corman Leigh Companies (Applicant), to develop a three-story, commercial self-storage facility including the necessary rezoning, design review, and variance entitlements.

## **RECOMMENDATIONS:**

That the City Council:

1. Determine the proposed project constitutes an infill development project and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines;
2. Approve Planning Cases P16-0168 (Rezone), P15-1107 (Design Review), P16-0388 (Variance), and P16-0389 (Variance); and
3. Introduce and subsequently adopt the attached Ordinance applying the CS Overlay Zone to the BMP Zone.

## **PLANNING COMMISSION RECOMMENDATION:**

On July 28, 2016, the City Planning Commission recommended approval of Planning Cases P16-0168 (Rezone), P15-1107 (Design Review), P16-0388 (Variance), and P16-0389 (Variance) by a vote of 7 ayes and 0 noes, subject to staff's recommended conditions.

## **BACKGROUND:**

This 1.6-acre property is currently vacant, but once contained railroad spur lines that served the adjacent citrus packinghouses. The site is surrounded by light industrial uses to the north, office and commercial uses to the south, packinghouses to the west, and the Gage Canal and railroad corridor to the east.

## **DISCUSSION:**

The applicant proposes to construct a 117,478 square foot, three-story commercial self-storage facility consisting of 797 self-storage units. The units range in size from 25 square feet to 260 square feet. The commercial self-storage facility is designed to incorporate architectural elements complementary to the historic citrus packinghouses to the west of the subject site. The site will be served by 19 parking spaces with access from Third and Vine Streets.

Implementation of this project requires rezoning the subject site to apply the CS - Commercial Storage Overlay Zone to the BMP – Business and Manufacturing Park Zone. The CS – Commercial Storage Overlay Zone permits commercial storage facilities on parcels that are particularly difficult to develop due to parcel shape, access and where facilities are needed to act as buffers. The project, as proposed, can be supported because it will serve as a catalyst to revitalize the surrounding area, provide a buffer between the railroad tracks and the existing packinghouses, and benefit the surrounding neighborhood while respecting and complementing the adjacent historic packinghouses. Additionally, the applicant is in the process of recording a Historic Conservation Easement for the protection and preservation of the packinghouses.

This project complies with the majority of the development standards of the underlying BMP – Business and Manufacturing Park Zone and the CS - Commercial Storage Overlay Zone. Variances are requested from the following development standards: minimum front yard building and landscape setbacks and; maximum building height. Proposed variances can be supported due to the overall size and shape of the subject property and the surrounding development pattern.

At the July 28, 2016 City Planning Commission meeting, the Commission added a condition of approval requiring the applicant to work with staff on enhancing the elevation fronting onto Third Street. The applicant proposes to incorporate red tile roofing on the west and east parapet of the office, and red tile roofing on portions of the east and west parapet of the commercial storage facility. Staff supports these changes as they incorporate elements from the adjacent historic packinghouses, while enhancing the front facade.

## **FISCAL IMPACT:**

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Scott G. Miller PhD, Chief Financial Officer/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

### **Attachments:**

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – July 28, 2016
3. City Planning Commission Project Exhibits
4. City Planning Commission Minutes – July 28, 2016
5. Rezoning Ordinance
6. Presentation