



MILPITAS PLANNING COMMISSION STAFF REPORT

March 25, 2015

APPLICATION: PUBLIC STORAGE REMODEL – 1600, 1601 Watson Ct / 1080 Pecten Ct. – EA14-0001, SD14-0004, UP14-0007: A request for a Site Development Permit and Conditional Use Permit to allow the demolition of nine existing public storage buildings and partial demolition of five existing public storage buildings in order to construct two new three-story storage buildings and a two-story mini-storage building and a Conditional Use Permit to allow mini-storage use in the Heavy Industrial Zoning District and an increase in the Floor Area Ratio at 1600 and 1601 Watson Court and 1080 Pecten Court (APN 092-08-093; -042; -051). An Initial Study/Mitigated Negative Declaration has been prepared and circulated for this project.

RECOMMENDATION: Staff recommends that the Planning Commission: Conduct the public hearing and adopt Resolution No. 15-014 approving Site Development Permit SD14-0004, Use Permit UP14-0007, and Environmental Impact Assessment EA14-0001 to allow the demolition of nine existing public storage buildings and partial demolition of five existing public storage buildings in order to construct two new three-story storage buildings and a two-story mini-storage building and a Conditional Use Permit to allow mini-storage use in the Heavy Industrial Zoning District and an increase in the Floor Area Ratio at 1600 and 1601 Watson Court and 1080 Pecten Court (APN 092-08-093; -042; -051). An Initial Study/Mitigated Negative Declaration has been prepared and circulated for this project.

LOCATION:
Address/APN: 1600, 1601 Watson Court and 1080 Pecten Court (APNs 092-08-093, -042, and -051)
Area of City: South of Montague Expressway at the intersection with Watson Court

PEOPLE:
Project Applicant: Scott Mommer for Lars Andersen & Associates Inc.
Consultant(s): Scott Mommer for Lars Andersen & Associates Inc.
Property/Business Owner: Jim Fitzpatrick for Public Storage Properties LTD

Project Planner: Adam Petersen, Senior Planner

LAND USE:

General Plan Designation: Manufacturing and Warehousing (MW)

Zoning District: Heavy Industrial Zoning District (M2)

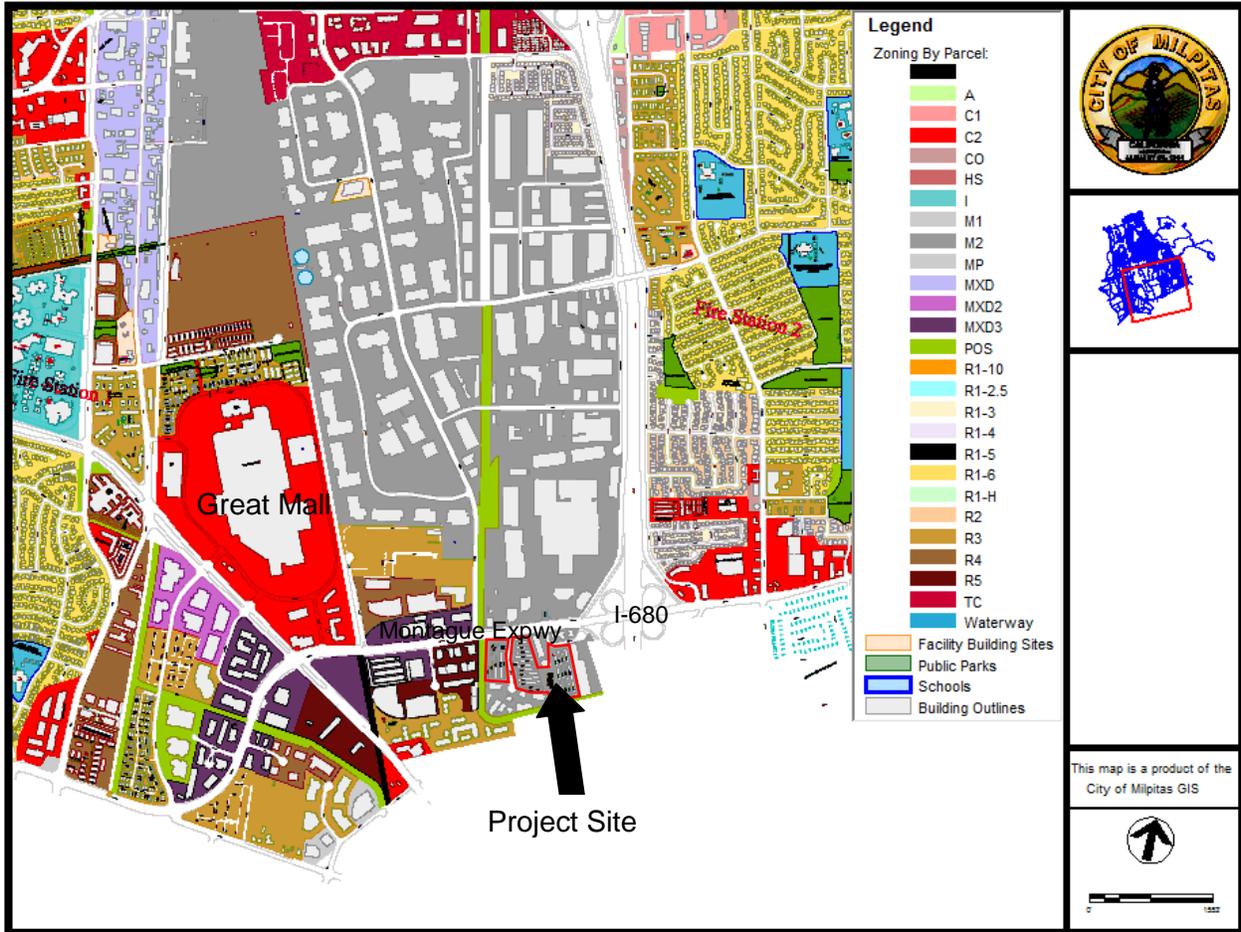
ENVIRONMENTAL:

In accordance with Section 15070(b), An Environmental Impact Assessment No. EA14-0001 and Initial Study/Mitigated Negative Declaration was prepared and circulated between December 1, 2014 and December 22, 2014

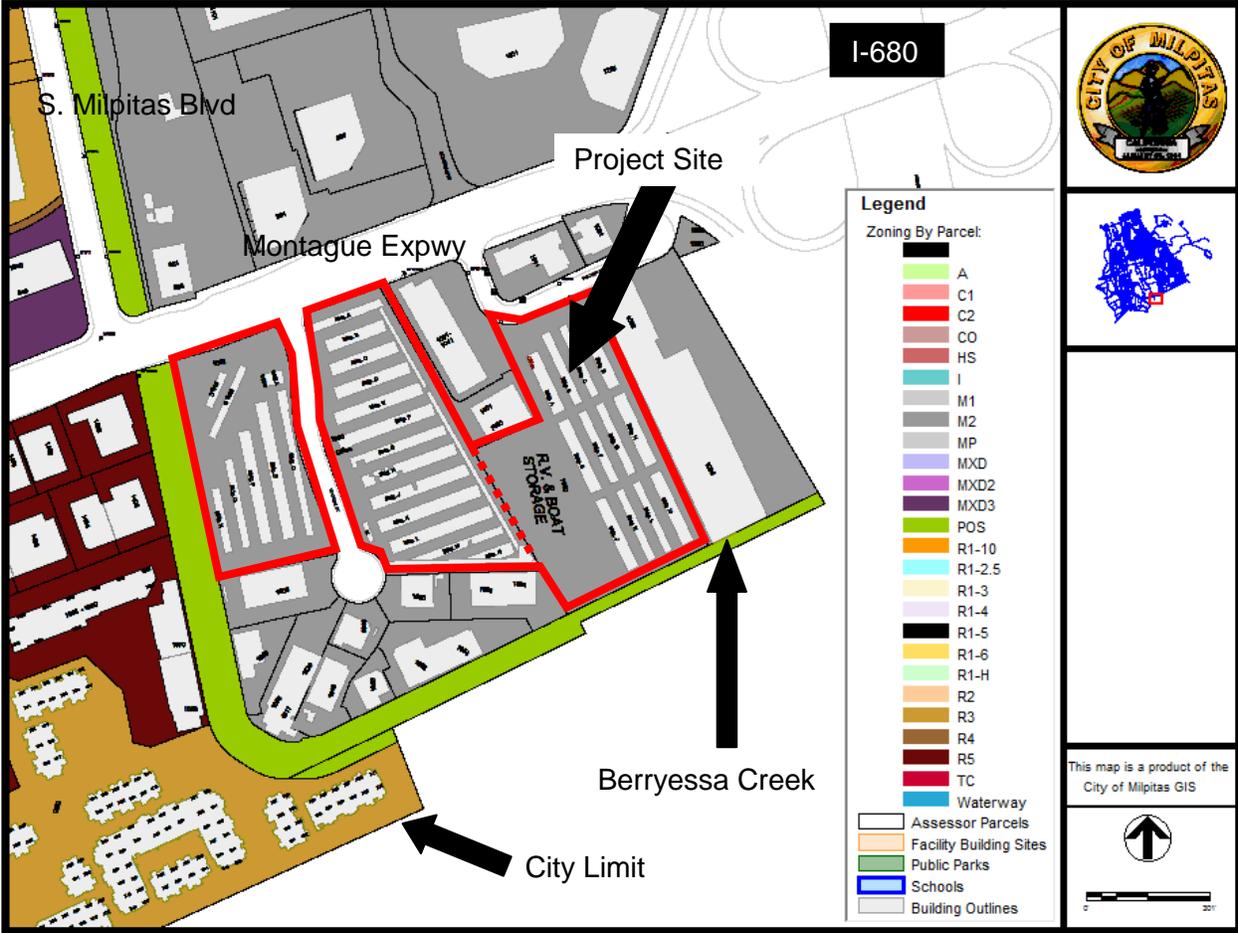
EXECUTIVE SUMMARY

The applicant is requesting a Site Development Permit to demolish nine buildings and partially demolish five other buildings at 1600 and 1601 Watson Court. The demolition of the buildings would facilitate the construction of new storage buildings consisting of two three-story structures and one two-story structure. The three story buildings are proposed for 1600 Watson Court and 1080 Pecten Court, while the two-story building is proposed for 1601 Watson Court. The project also includes a request for a Conditional Use Permit. The Use Permit would allow an increase in the floor area ratio (FAR) at 1600 Watson Court from 41 percent to 60 percent; 1601 Watson Court from 27 percent to 44 percent; and 1080 Pecten Court from 23 percent to 70 percent. An Initial Study/Mitigated Negative Declaration has been prepared and circulated for this project. A Mitigation Monitoring and Reporting Program has also been prepared for Planning Commission review and consideration. Staff is recommending approval of the proposed project based on the findings and subject to the Conditions of Approval.

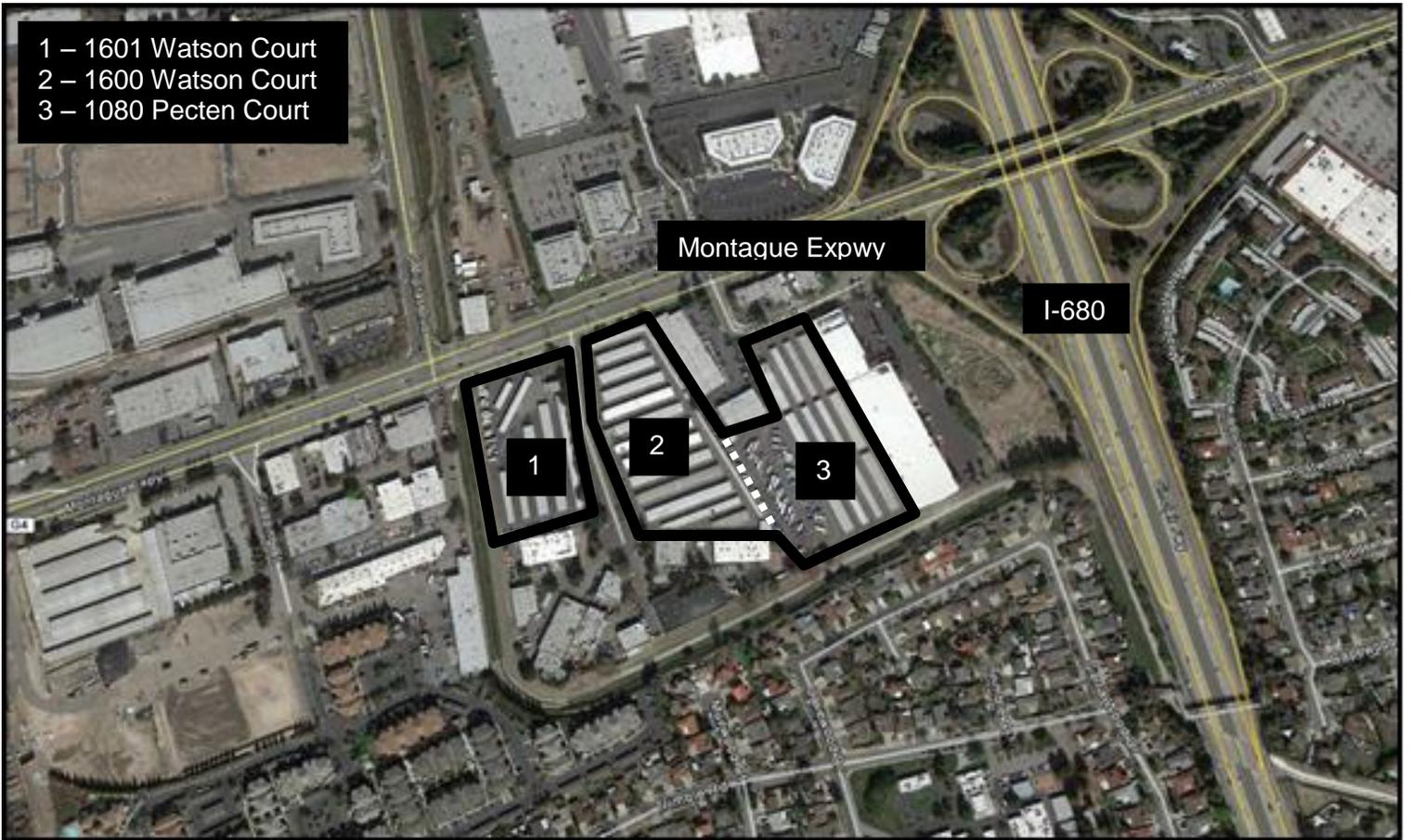
Map 1 Project Vicinity Map



Map 2 Project Zoning Map



Map 3
Site Aerial



1601 Watson Court Public Storage Front Entrance



1600 Watson Court Public Storage Office Entrance



1601 and 1600 Watson Court Montague Expressway Frontage



BACKGROUND

History

The City approved Conditional Use Permit (UP) UP265 on March 1, 1974 to permit a mini-storage complex on the subject properties. Subsequently, the City approved UP367 on November 1, 1977 and UP372 on February 1, 1978 to allow the onsite caretaker units. The subject properties were developed in 1979 with the existing 36 mini storage buildings and onsite caretaker units.

On December 16, 2005, RHL Design Group representing Public Storage Incorporation submitted a Planning application to allow demolition of four existing buildings and construction of three story 91,614 square foot building with a 1,500 square foot office (No. SA2005-84, No. UA2005-17, and No. EA2006-6). No work was completed, and the project application expired on June 14, 2006. No further land use decision was made for this application.

PROJECT DESCRIPTION

Overview

The applicant is requesting a Site Development Permit to demolish nine existing public storage buildings and partially demolish five existing public storage buildings at 1600 and 1601 Watson Court. The demolition of the buildings would facilitate the construction of two new multi-story personal storage buildings. The applicant proposes a new two story personal storage building for 1601 Watson Court and a new three story personal storage building for 1600 Watson Court, as well as a new three story personal storage building for 1080 Pecten Court. The storage building at 1080 Pecten Court would replace an existing boat and recreational vehicle storage yard.

Table 1 below provides a summary of the building area by address:

Table 1:
Project Summary

| | Existing Buildings | Area Demolished | New Building | Subtotal | Site Area |
|--------------------------|---------------------------|------------------------|----------------------------------|-----------------|------------------|
| 1601 Watson Court | 40,175 sq. ft. | 5,600 sq. ft. | Building I: 32,852 sq. ft. | 67,427 sq. ft. | 150,238 sq. ft. |
| 1600 Watson Court | 87,775 sq. ft. | 34,692 sq. ft. | Building S: 78,450 sq. ft. | 131,533 sq. ft. | 218,104 sq. ft. |
| 1080 Pecten Court | 56,250 sq. ft. | 0 sq. ft. | Building N-N: 113,800 sq. ft. | 170,050 sq. ft. | 242,019 sq. ft. |
| TOTAL | 184,200 sq. ft. | 40,292 sq. ft. | 225,102 sq. ft. | 369,010 sq. ft. | 610,362 sq. ft. |

The project also includes a request for a Conditional Use Permit to allow an increase in Floor Area Ratio (FAR) above the 0.4 FAR requirement. There is no maximum, or limit, prescribed for the FAR. The increase in the FAR is for each parcel as follows in Table 2:

Table 2:
FAR Summary

| | Existing FAR | Proposed FAR | Permitted | Difference |
|--------------------------|---------------------|---------------------|------------------|-------------------|
| 1601 Watson Court | 27 percent | 44 percent | 40 percent | 4 percent |
| 1600 Watson Court | 41 percent | 60 percent | 40 percent | 20 percent |
| 1080 Pecten Court | 23 percent | 70 percent | 40 percent | 30 percent |

The applicant proposes changes to the elevations of the manager’s office. The manager’s office is designed in a manner that is consistent with and reflects the proposed buildings for the project site. Further, the applicant proposes removing one of the caretaker units from the property. As a result of these proposed changes, this Use Permit will replace and supersede any prior approvals and conditions related to the project site. Table 3 below provides a summary of other changes to the personal storage facility.

Table 3:
Project Characteristics

| | 1601 Watson Court | | 1600 Watson Court | | 1080 Pecten Court | |
|------------------------------------|--------------------------|----------------------|--------------------------|----------------------|--------------------------|----------------------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Number of Buildings On Site | 8 | 7 | 16 | 10 | 12 | 13 |
| Building Square Footage | 40,175 | 67,427 | 87,775 | 131,533 | 56,250 | 170,050 |
| Floor Area Ratio | 27% | 44% | 41% | 60% | 23% | 70% |
| Number of Stories | 1 | One 2 story building | 1 | One 3 story building | 1 | One 3 story building |
| Building Height | 12 ft. | 22 ft. | 12 ft. | 39.5 ft. | 12 ft. | 35 ft. |
| Dwelling Units | 1 | 1 | 1 | 0 | 1 | 1 |
| Landscape Area | 17,410 | 24,069 | 12,907 | 21,885 | 53,496 | 16,864 |
| Percent Landscaped | 11.79% | 16.31% | 5.99% | 10.19% | 22.18% | 6.99% |
| Total Parking | 5 | 16 | 0 | 32 | 5 | 42 |

Location and Context

The project site is located in the southeastern portion of the City of Milpitas, adjacent to the City of Milpitas and City of San Jose boundary. It is west of Interstate 680, along the south side of Montague Expressway. The project site is located at the southeast and southwest intersection of Montague Expressway and Watson Court as well as along Pecten Court. The site is bound by Montague Expressway to the north, Pecten Court and I-680 to the east, and Berryessa Creek to the west. The following table provides a summary of the Zoning and Land Uses surrounding the site:

Table 4:
Surrounding Zoning and Land Uses

| | Existing Use | Zoning |
|---------------------|--|---|
| Subject Site | Mini-Storage Complex | Heavy Industrial (M2) |
| North | Industrial Office | Heavy Industrial (M2) |
| South | Industrial Office / Berryessa Creek | Heavy Industrial (M2) / Parks and Open Space |
| East | Industrial Office | Heavy Industrial (M2) |
| West | Berryessa Creek / Industrial Office | Parks and Open Space (POS) / Multi-Family Very High Density Residential (R5) |

PROJECT ANALYSIS

General Plan and Zoning Conformance

The General Plan designation for the project site is Manufacturing and Warehousing (MW), which is implemented by the Heavy Industrial (M2) zone. The use of the project site is in conformance with City’s General Plan because the storage facility has an approved conditional use permit to operate on the site.

Development Standards

Table 5 below demonstrates the project’s consistency with the applicable development standards of the M2 Zone, with approval of a Conditional Use Permit. The project meets the minimum setback requirements for all sides of the building; and also meets the other site improvement standards.

Table 5:
Summary of Development Standards

| Setbacks_(Minimum) | Standard | Proposed | Complies? |
|-----------------------------------|---|---|---|
| Front | Along major street: 35 ft. from face of curb; Along non-major street: 25 ft. from face of curb. | 1601 Watson Ct. Building I: 41.5 feet from face of curb | Yes |
| | | 1600 Watson Ct. Building S: 40 feet from face of curb | |
| | | 1080 Pecten Ct. Build N-N: Greater than 100 feet | |
| Street Side | Along major street: 35 ft. from face of curb; Along non-major street: 25 ft. from face of curb. | 1601 Watson Ct. Building I: 110 Feet | Yes |
| | | 1600 Watson Ct. Building S: 49 feet | |
| | | 1080 Pecten Ct. Build N-N: N/A | |
| Interior | None | | Not applicable |
| Rear | None | | Not applicable |
| <u>Floor Area Ratio</u> (Maximum) | 0.40 | 1601 Watson Ct.: 0.44 | A Conditional Use Permit is requested for the additional square footage proposed. |
| | | 1600 Watson Ct.: 0.60 | |
| | | 1080 Pecten Ct.: 0.70 | |
| <u>Building Height</u> (Maximum) | Prior to construction of any structure that exceeds three (3) stories or thirty-five (35) feet in height, the Planning Commission must make the following finding: That any such excess height will not be | 1601 Watson Ct.: Building I – 30 ft. | Yes, with findings. |
| | | 1600 Watson Ct.: Building S – 39.5 ft. | |

| | Standard | Proposed | Complies? |
|--------------------|---|---|------------------|
| | detrimental to the light, air or privacy of any other structure or use currently existing or anticipated; and the project exhibits exceptional architecture and aesthetic merit to warrant excess height. | 1080 Pecten Ct.: Building N-N – 35 ft. | |
| <u>Parking</u> | 72 spaces required: One space for every 5,000 sq. ft. | 90 spaces | Yes |
| <u>Landscaping</u> | Required front yard area and Required street side yard area. | Frontage improvements along Montague match planned improvements and existing landscaping along Watson Court and Pecten Court will remain. | Yes |

Site & Architectural Design

The project is designed in a modern and contemporary style given the mini-storage operational aspects of the facility and site constraints. The exterior of the buildings are constructed with spandrel glass on the ground floor and this design element on the second and third floors at the north elevations facing Montague Expressway. Building elevations facing Watson Court provide articulation along the façade, to reduce building mass and create architectural interest. Elevations that do not face a public right-of-way are consistent with other industrially designed buildings in the vicinity of the project. Along street frontages, the facades are articulated with columns, metal panels, glass, and trim cap elements. Building walls are proposed to be concrete with a gray color and an orange trim along the parapets. The orange banding is extended to a lower level across the front facades of the building facing Montague Expressway and Watson Court. These colors dominate the visual appearance of the building. Accordingly staff has conditioned, and the applicant has accepted, altering the orange color to a color acceptable to the Planning and Neighborhood Services Director. The materials and changes to the color treatment are similar to other industrial buildings surrounding the project site and create a consistent design between the industrial properties.

The building proposed for 1601 Watson Court accommodates a 63 foot wide PG&E utility easement. Design standards require that the building be set back from this easement, and have resulted in a triangular shaped building with an unarticulated façade. The architect alleviated this situation by designing the recessed elements to turn inward, towards the building, rather than outward into the easement. The roof system is comprised of a hip and flat roof comprised of simulated slate tile with parapet walls that screen views of roof mounted equipment from public streets.

The building proposed for 1080 Pecten Court, consists of a concrete tilt up style building, with little articulation in the building façade and a building height of 35 feet. The height of the building is consistent with City standards, and the building is surrounded by other industrial structures with a similar design. The position of the building and other structures will obscure views from public rights-of-way. Further, the structure is over 89 feet from the southern property line and is buffered by the Berryessa Creek. Staff supports the architectural design of the three buildings, as conditioned.

Landscaping & Open Space Design

The Zoning Code requires landscaping along the front and street side yard areas of industrial projects. The landscape plan includes a combination of retaining existing landscaping and new landscaping. The new landscaping along Montague Expressway provides an inviting atmosphere on the industrial properties. New landscaping includes various flowering shrubs, perennials and groundcover. The site frontage includes ground cover and two rows of trees along Montague Expressway, from Berryessa Creek to Watson Court. A PG&E easement extends across the frontage of 1601 Watson Court which limits the tree size and species to those approved by PG&E. The applicant proposes crape myrtles, placed in sidewalk grates, along the Montague Expressway frontage of 1601 Watson Court. Staff has conditioned the applicant to install red maple trees along Montague Expressway in place of the crape myrtles, and that the crape myrtles replace the palm trees around the PG&E transmission tower. Evergreen trees are proposed adjacent to the Public Storage building at 1601 Watson Court. A similar treatment is extended to 1600 Watson Court along Montague Expressway with crape myrtle trees planted in front of the northern façade of the building. Staff has conditioned a second row of trees planted 30 feet on center in tree grates along the frontage of 1600 Watson Court in order to achieve a consistent design theme for the project.

The project will retain the existing landscaping along the Watson Court frontage. In order to enhance this landscaped area, staff has conditioned the applicant to plant trees 30 feet on center to the satisfaction of the Planning and Neighborhood Director. Given these design features, the project is consistent with the Zoning Code requirements for landscaping.

Parking

The existing and proposed mini storage buildings comprise a total area of 369,010 square feet. The City's Zoning Ordinance requires one parking space for every 5,000 square feet of personal storage space. This requirement generates a demand of 74 spaces. The project satisfies this requirement by providing 90 parking space on the project site. Therefore, the project is consistent with the City's parking requirements.

Access & Circulation

Access is provided from multiple points on Watson Court and Pecten Court, with an internal driveway facilitating circulation between 1600 Watson Court and 1080 Pecten Court. The City's Fire Department and Utilities Department have reviewed the plans, and have noted that the project is complies with emergency vehicle and solid waste truck circulation requirements. The project is required to provide key boxes to the Fire Department for access to the site. Customers are provided access at points closest to the intersection of Watson Court and Montague Expressway as well as Pecten Court. The drive aisles and parking stalls are designed consistent

with City standards, which ensures adequate vehicle circulation onsite. Given these design parameters, the project provides a circulation system that is consistent with City standards.

Grading, Drainage and Stormwater

The project includes demolition of some buildings and construction of three new buildings. The project has changed the impervious surface and triggers the C3 stormwater requirement that requires on-site landscape areas designed to filter stormwater prior to entering the City's storm drain system. Part of parcel at 1601 Watson Court is within the Flood Zone. The building has to be constructed with flood-approved standards. The project is conditioned to comply with the storm water control plan with the current Municipal Regional Permit dated October 14, 2009 to verify sufficient treatment.

Fences, Hedges and Walls

The Zoning Code provides the Planning Commission with the authority to approve fencing, hedges and walls for new development. The fencing proposed for the site is consistent with the Zoning Ordinance because it meets the six-foot (6') height requirement. Existing fencing that is not visible from public rights of way will remain, but the applicant proposes to remove the barb wire from all fencing, consistent with the Zoning Code. The existing fence along Watson Court will remain and the applicant proposes painting the masonry columns to match the building façade and painting the existing fence black. The fencing encloses the project site and provides security for the business.

Utilities

Solid Waste

The project includes a new trash enclosure located to the southwestern portion of the parking lot at 1600 Watson Court. The Zoning Code requires that the trash enclosure be encompassed by a solid masonry wall that is typically found in industrial buildings. The applicant has proposed a mesh screening of the trash enclosure between tubular aluminum fence rails. This design is inconsistent with the Zoning Ordinance. Accordingly, staff has conditioned the applicant to install a solid masonry wall and painted metal gates that are not transparent, acceptable to the Planning and Neighborhood Services Director, which is consistent with City standards.

PG&E

The Zoning Code requires that all wires, pipes, cables, and utility connections be placed in underground or subsurface conduits. Consistent with this requirement, and PG&E comments, the applicant is conditioned to underground the electrical distribution lines along Montague Expressway.

Conditional Use Permit - FAR

Floor Area Ratio (FAR)

As identified in Table 2 and 5, the project exceeds the maximum allowed FAR for the M2 Zoning Designation. As stated in Section XI-10-2.03 of the Milpitas Municipal Code, an increase above the maximum allowed FAR of 0.4 FAR can be accommodated through the approval of a Conditional Use Permit. The Zoning Ordinance does not establish a maximum FAR. The project demonstrates compliance with the following two code required items as analyzed below:

1. The proposed development will generate low peak-hour traffic; and
2. The proposed development will not create a dominating visual prominence.

Analysis

Based on the Trip Generation Analysis conducted, the project generates approximately 51 AM trips and 89 PM trips. The trip generation for the proposed personal storage project is less than the number of new trips generated that would cause an impact to the circulation system, which is 100 trips. Therefore, the project will generate low peak-hour traffic and will not impact the City's circulation network.

The project will not create a dominating visual presence. The building at 1601 Watson Court is a two story building that is setback from Montague Expressway over 40 feet. It is obscured from views from Montague Expressway by trees and other landscaping. Further, it is setback from Watson Court by approximately 110 feet. This distance reduces the perception of bulk and size of the structure. Similar conditions apply to the building located at 1600 Watson Court. It is setback from Montague Expressway by 40 feet and from Watson Court by approximately 59 feet. Further, trees are placed in front of the building that provide vertical relief to the elevations. Building N-N at 1080 Pecten Court is within the height limits established by the M2 Zone and is located behind other industrial buildings which obscure views of the structure. These design features minimize the bulk and massing of the buildings and they do not create a dominating visual presence.

Building Height

The Zoning Code permits a height above the 35 foot requirement if the Planning Commission determines that the increased height will not be detrimental to the to the light, air, or privacy of any other structure or use existing or anticipated. The proposed building S, located at 1600 Watson Court, has one portion of the building exceed the 35 foot height requirement, and it measures 39.5 feet. This portion of the building is located at the southwest corner of the project site. This portion of the project site is one of the most isolated parts of the project. It is setback approximately 49 feet from Watson Court, and over 110 feet from the adjacent 1601 Watson Court property. The difference in height between the tower element and the separation between parcels eliminates impacts to light, air and privacy. Based on this finding, the project is consistent with the development standards contained in the Zoning Code.

FINDINGS FOR APPROVAL

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Staff has found that the proposed project is consistent with the General Plan, Zoning Ordinance, and all required Findings. The findings for approval are identified in detail in Attachment A (Resolution 15-014).

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration has been prepared per Section 15070(b) of the State CEQA Guidelines. The Initial Study and Mitigated Negative Declaration were circulated for public

review on December 1, 2014 through December 22, 2014. A copy of the Initial Study/Mitigated Negative Declaration and proposed mitigations are attached for the Planning Commission review and consideration. It has been determined that with mitigation no significant environmental impacts would result from implementation of the proposed project. The mitigation measures are identified below and will be incorporated into the project as conditions of approval:

AIR-1: BAAQMD has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices shall be implemented during construction of the proposed project:

- a) Water all active construction areas at least twice daily.
- b) Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction site.
- d) Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
- h) Install sandbags or other effective erosion control measures to prevent silt runoff to public roadways.
- i) Replant vegetation in disturbed areas as quickly as possible.

CUL-1: As required by County ordinance, this project has incorporated the following guidelines. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

HYDRO-1.1: Prior to construction of the project, the City shall require the applicant to submit a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to the State of California Water Resource Quality Control Board to control the discharge of storm water pollutants including sediments associated with construction activities. Along with these documents, the applicant may also be required to prepare an Erosion Control Plan. The Erosion Control Plan may include Best Management Practices (BMPs) as specified in the California

Storm Water Best Management Practice Handbook (such as silt fences/straw waddles around the perimeter of the site, regular street cleaning, and inlet protection) for reducing impacts on the City's storm drainage system from construction activities. The SWPPP shall include control measures during the construction period for:

- Soil stabilization practices,
- Sediment control practices,
- Sediment tracking control practices,
- Wind erosion control practices, and
- Non-storm water management and waste management and disposal control practices.

HYDRO-1.2: Prior to issuance of a grading permit, the applicant shall be required to submit copies of the NOI and Erosion Control Plan (if required) to the Department of Public Works. The applicant shall also be required to maintain a copy of the most current SWPPP on-site and provide a copy to any City representative or inspector on demand.

HYDRO-1.3: The development shall comply with City of Milpitas ordinances, including erosion- and dust-control during site preparation and grading, and maintaining adjacent streets free of dirt and mud during construction.

HYDRO-1.4: The proposed development shall comply with the NPDES permit issued to the City of Milpitas. This will reduce the construction impacts to less than significant with the mitigation measures listed above.

NOISE-1: Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

PUBLIC COMMENT/OUTREACH

Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of publishing this report, there have not been public comments received. A notice was published in the Milpitas Post on March 6, 2015 (Two Fridays before the Planning Commission meeting). In addition, 675 notices were sent to owners and occupants within 1,000 feet of the project site. A public notice was also posted on the project site, on the City's Website, www.ci.milpitas.ca.gov, and at City Hall.

CONCLUSION

In conclusion, the proposed project is consistent with the policies and guiding principles identified in the General Plan and satisfies the requirements specified in the Municipal Code. The proposed use will contribute towards City's economic development goals and provide necessary public infrastructure improvements (as conditioned).

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 15-014 approving the Site Development Permit No. SD14-0004, Conditional Use Permit No. UP14-0007, and Environmental Impact Assessment EA14-0001 to allow the demolition of nine existing public storage buildings and partial demolition of five existing public storage buildings in order to construct two new three-story storage buildings and a two-story mini-storage building and a Conditional Use Permit to allow mini-storage use in the Heavy Industrial Zoning District and an increase in the Floor Area Ratio at 1600 and 1601 Watson Court and 1080 Pecten Court (APN 092-08-093; -042; -051), subject to the findings and Conditions of Approval.

ATTACHMENTS

A: Resolution 15-014

Exhibit 1 – Conditions of Approval

Exhibit 2 – Mitigation Monitoring and Reporting Program (MMRP)

B: Project Plans

C: Initial Study/Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program