

SALINAS PLANNING COMMISSION

Staff Report

City of Salinas
Community Development
Department
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206
(831) 758-7215 fax

Director:
Megan Hunter

Planning Manager:
Courtney Grossman

Planning Commission:

Matt Nohr, Chairperson
George Anzo
Richard Giffin
Brad Griffin
Matthew Huerta
Jyl Lutes Vice-Chairperson
John Meeks

Planning Manager Approval



Agenda Item

ID#17-466

DATE: September 20, 2017

TO: Planning Commission

FROM: Courtney Grossman, Planning Manager

BY: Thomas Wiles, Senior Planner

SUBJECT: PRELIMINARY PROJECT REVIEW 2017-001; A REQUEST TO CONSTRUCT A WAREHOUSING AND STORAGE – LIMITED (MINI-STORAGE) PROJECT LOCATED AT 1149 WESTRIDGE PARKWAY IN THE COMMERCIAL RETAIL – WESTRIDGE CENTER SPECIFIC PLAN OVERLAY (CR-SP-3) DISTRICT

RECOMMENDATION

Staff recommends that the Planning Commission provide direction to the Applicant regarding a preliminary project review application for a proposed Warehousing and Storage – Limited (Mini-Storage) project.

BACKGROUND

Al Sammut (Applicant and Property Owner) is requesting approval to construct and operate a Warehousing and Storage – Limited (Mini-Storage) project with 38 storage units and off-street parking located at 1149 Westridge Parkway (Conditional Use Permit 2017-016).

The property is located in the Commercial Retail – Westridge Center Specific Plan (CR-SP-3) District and is currently located on a vacant site within the Westridge Center Shopping Center. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Agricultural/County of Monterey
South: Residential/County of Monterey

East: Commercial/Commercial Retail – Westridge Center Specific Plan
Overlay (CR-SP-3)
West: Agricultural/County of Monterey

On July 17, 2017, Mr. Sammut submitted a Conditional Use Permit application requesting approval to construct and operate a Warehousing and Storage – Limited (Mini-Storage) project. On August 10, 2017, per California Government Code Section 65943, the Community Development Department responded to Mr. Sammut's application with a review letter (see attached letter dated August 10, 2017) stating that the project is incomplete and the outstanding issues stated in the letter would need to be addressed prior to consideration of the Conditional Use Permit.

On August 30, 2017, staff scheduled a Development Review Committee meeting with the Applicant to discuss the outstanding issues. During the meeting, the Applicant expressed concern with the cost to prepare the necessary items listed in the review letter without knowing whether the Conditional Use Permit would be approved. In response, it was determined that a preliminary project review application could be submitted and scheduled before the Planning Commission to gauge the Commission's support of the project prior to continued processing of the Conditional Use Permit. For additional information, refer to the attached Incomplete Letter dated August 10, 2017, Applicant's letter dated September 9, 2017 and plans stamped September 11, 2017.

Per Zoning Code Section 37-30.200, Table 37-30.90, Footnote 13, Warehousing and Storage – Limited (Mini-Storage) requires Planning Commission consideration with a minimum affirmative vote of five (5) Planning Commissioners. If an affirmative vote of four (4) Commissioners is received, then the Conditional Use Permit is automatically sent to the City Council for final determination.

COURTNEY GROSSMAN
Planning Manager

BY:



Thomas Wiles
Senior Planner

Attachments: Incomplete Letter dated August 10, 2017
Letter from Al Sammut dated September 9, 2017
Preliminary Plans for the Mini-Storage use dated September 11, 2017

Cc: Al Sammut, Applicant and Property Owner
Jim Vocolka, Architect



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 * (831) 758-7206 *
Fax (831) 758-7215

August 10, 2017

Al Sammut
1457 North Davis Road
Salinas, CA 93907

**RE: CONDITIONAL USE PERMIT 2017-016; A REQUEST TO CONSTRUCT A
WAREHOUSING AND STORAGE – LIMITED (MINI-STORAGE) USE LOCATED AT
1149 WESTRIDGE PARKWAY IN THE COMMERCIAL RETAIL – WESTRIDGE
CENTER SPECIFIC PLAN OVERLAY (CR-SP-3) ZONING DISTRICT**

Dear Mr. Sammut:

On July 17, 2017, the Community Development Department received the subject application requesting approval of a Warehousing and Storage – Limited (Mini-Storage) use with 38 storage units and off-street parking located at the above-referenced property. If you would like to meet to discuss any of the below comments, please call me to schedule a meeting.

The application has been reviewed for completeness pursuant to California Government Code Section 65943. Based on our review, the application has been determined to be incomplete as of the date of this letter. The following issues need to be addressed prior to consideration of the Conditional Use Permit:

1. **ENGINEER'S REPORT.** The comments stated in the "Information Required for Complete Submittal for Planning Permit" section of the attached Engineer's Report dated August 4, 2017 need to be addressed on the revised plans (see Engineer's Report).

Response: _____

2. **BUILDING COMMENTS.** The comments stated in the attached Building review dated July 19, 2017 needs to be addressed on the revised plans (see Building comments).

Response: _____

3. **WESTRIDGE CENTER PRECISE PLAN.** Per the Westridge Center Precise Plan, the project site is located in "Block D" of the Plan. The Plan authorized 47,306 square-feet of development on "Block D". Per building permit records, two previously constructed buildings consisting of a total building of 24,345 square-feet have already been constructed. This leaves a total of 22,961 square-feet of building area for this portion of the Westridge Center Precise Plan. The proposed 8,220 square-feet of square-footage is within the maximum allowed, but will limit any future development of "Block D".

Response: _____

4. WAREHOUSING AND STORAGE – LIMITED USES. Per Zoning Code Section 37-30.200, Table 37-30.90, Footnote 13, a Conditional Use Permit (CUP) for the proposed use is not subject to an administrative approval, but must be considered by the Planning Commission at a public hearing and shall require an affirmative vote of at least five (5) members of the Commission. Any such use receiving four (4) affirmative votes from the Planning Commission will automatically be set for a public hearing to the City Council for final determination. In addition, the proposed use will need to comply with attached Zoning Code Section 37-50.320.

Response: _____

5. UNIT MIX. The unit mix shown on Sheet 1 states that there are four (4) "T6" storage units on site at 250 square-feet each (1,000-s.f. total). However, the site plan only shows one (1) "T6" unit, with 320 square-feet. Please verify the unit mix on the revised plans and provide a revised unit count, building area, and floor area ratio (FAR) calculation (also see No. 24 below). All plans sheets must be internally consistent.

Response: _____

6. SITE PLANS. The site plans as submitted show both the proposed and existing plans. Staff recommends that the revised site plans be separated to show the existing and proposed layout of the project. The project site and Building "B" needs to be clearly stated and shown on the site plans.

Response: _____

7. NPDES. Per Zoning Code Section 37-50.180(k) Parking lot and site design for all new and improved developments shall conform to the city's National Pollutant Discharge Elimination System (NPDES) permit requirements as detailed in the City's Stormwater Development Standards <http://www.ci.salinas.ca.us/services/engineering/engineering.cfm>

Response: _____

8. CLEAR VEHICLE ENTRANCE. No parking space shall be located where a vehicle will maneuver within 20 feet of a vehicle entrance measured from the property line per Zoning Code Section 37-50.450(d).

Response: _____

9. PARKING SPACE DIMENSIONS. Provide the dimensions of the parking spaces in the proposed parking area to verify compliance with Zoning Code regulations.

Response: _____

10. PARKING SPACE OVERHANG. Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot

parking space overhang and standard 19-foot space depth for standard stalls. Per Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., 5'+3'=8'). Three feet is the maximum allowable overhang fronting the right-of-way per Section 37-50.690(g)(2)(C).

Response: _____

11. DRIVEWAY WIDTH. Per Section 37-50.450, the minimum driveway width for one-way traffic is 15 feet, and for two-way traffic is 24 feet. The driveways need to be shown as two-way driveways with a minimum width of 24 feet.

Response: _____

12. DRIVEWAY DIMENSIONS. Provide dimensions of all existing and proposed driveways on the subject and adjacent properties. The entrance and exit driveways need to be shown on the revised plans.

Response: _____

13. DRIVEWAY VISIBILITY. Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades, which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways on the subject and adjacent properties.

Response: _____

14. PARKING CALCULATION. Provide a parking summary table on the site plan for the entire "Block D" area of the Westridge Center Precise Plan similar to the following (shopping centers over 15,000 square-feet of floor area = 1:250, schools (K through 8th Grade) = three (3) per classroom; plus an off-street bus and passenger loading area, Warehousing and Storage – Limited = four (4) spaces for up to 150 storage units and one (1) space for exclusive use of a resident manager):

Item	Use	Area (s.f.)	Ratio	No. Spaces Required	No. Spaces Provided
Oasis Charter School	School	—	Three (3) per classroom; plus an off-street bus and passenger loading area		
Offices	Offices	—	1:300		
Proposed Mini-storage	Warehousing and Storage – Limited	38 units	Four (4) spaces up to 150 storage units and one (1) space for exclusive use of a resident manager.	Four (4), plus one (1) for a residential manager	

Total	n/a		n/a		
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Response: _____

15. **ACCESSIBLE PARKING REQUIREMENTS.** Provide a minimum of one accessible parking space per each 25 parking spaces provided. Contact the Building Division of the Community Development Department at (831) 758-7251 for accessible parking design, i.e. access, Title 24 requirements, and van size stalls.

Response: _____

16. **SIDEWALKS.** Pedestrian access to the project site is required by the Westridge Center Precise Plan. The existing public sidewalk located along Westridge Parkway will need to be extended along the street frontage of the proposed project. Landscaping and irrigation (trees, shrubs, etc.) will need to be installed between the street curb and Building "A" as a part of the Landscape and Irrigation Plans for the project (see No. 39 below). Pedestrian access from the public sidewalk into the project site needs to be shown on the revised plans.

Response: _____

17. **ELEVATION PLANS.** The architectural building elevations for both Buildings "A" and "B" need to be identified and clearly shown on the revised plans.

Response: _____

18. **DIMENSIONS.** Please verify the correct building dimensions of the project on the revised plans. Some of the dimensions on the site plan do not scale out properly.

Response: _____

19. **RECYCLING AND SOLID WASTE ENCLOSURE(S).** A recycling and solid waste enclosure shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosure shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot wide perimeter planter. Colors and materials of the enclosure shall match those of the primary structures (example: exterior plaster - stucco). Doors of the enclosure shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan. Prior to approval of the Conditional Use Permit, written confirmation from Republic Services is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of Republic Services. Please contact Doug Kenyon of Republic Services at 271 Rianda Street, Salinas, CA 93901 Ph 831-751-5446, FAX 831-757-4964, Email dkenyon@republicservices.com.

Response: _____

20. OBSTRUCTIONS. To allow for adequate opening vehicle doors, each parking space adjoining a wall, column, or other obstruction (trash enclosures) higher than 0.5 feet needs to be increased by one foot on each obstructed side per Section 37-50.410(b) – does not apply when adjacent to a landscape planter.

Response: _____

21. SCREENING OF EQUIPMENT. Show the proposed mechanical equipment and method of screening. Building sections need to be prepared clearly showing the roof deck, top of parapet wall, and the equipment. Transformers need to be located away from public view and screened with five-gallon shrubs.

Response: _____

22. BUILDING HEIGHT. Show the height of the proposed buildings on all of the building elevations.

Response: _____

23. BUILDING MATERIALS AND COLORS. All building materials and colors shall be identified on the plans, and color elevations / colors and materials board (8 ½" X 11" maximum size and no greater than ½" in thickness) shall be submitted by the Applicant for review and approval by the Community Development Department. The colors and materials need to be compatible with those approved for the Westridge Center Shopping Center.

Response: _____

24. PROJECT DATA. On the site plan, provide the updated necessary project data calculations including Lot Area, Building Area, Floor Area Ratio (FAR), Site Landscape Area (min 10%), Parking Lot Landscape Area (min. 5%), and turf area (max. 25% of Landscape Area). The building area in the Pertinent Data (21,455 s.f.) and in the unit calculation (21,658 s.f.) are not consistent and needs to be verified on the revised plans.

Response: _____

25. DESIGN GUIDELINES. The following items are suggested to assist the designer of the project in understanding the City's goals and objectives for high quality commercial development:
- a. General Design Principles: Undesirable elements – Square "boxlike structures; and Mix of unrelated architectural styles.
 - b. Street Frontage: Large blank unarticulated wall surface and square "boxlike" structures need to be avoided. The frontage located along the Westridge Parkway needs enhanced architectural details to provide a variation of form, detail, and

building orientation to provide visual interest per the Westridge Center Precise Plan and City standards.

- c. Entry Drives: Colored, textured paving treatment at the parking entry should be constructed to a depth equal to the landscape planter as consistent with other driveways at the Westridge Shopping Center.
- d. Facade and Roof Articulation: Separations and changes in plane and height need to be incorporated into the design of the building(s).
- e. Roof Materials: The roofing materials will need to be architectural grade standing seam roofing. Details of the roofing (ribbing, etc.) need to be shown on the revised elevations.

Response: _____

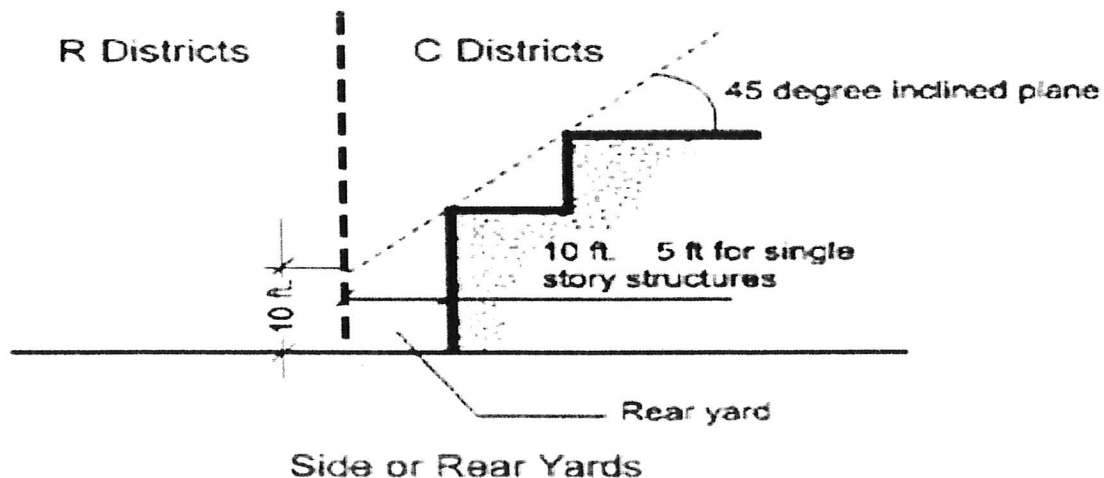
26. FENCING AND GATES. Provide details of the existing and proposed fencing including height, location, and materials. Details of the proposed entrance gates will also need to be provided on the revised plans.

Response: _____

27. MASONRY WALL REQUIRED. Provide an eight (8) foot tall solid masonry wall along the south property line to separate the CR-SP-3 district and use from the adjacent residential district per Zoning Code Section 37-50.090(e)(3). The colors and materials of the wall need to match the materials, colors, and columns of the existing wall. The revised plans need to remove the reference to a "fence" along the property line.

Response: _____

28. STRUCTURES. Per Zoning Code Section 37-30.210, Table 37-30.100, Footnote E, structures shall not intercept a 45-degree inclined plane inward from a height of ten feet above existing grade at an Residentially-zoned boundary line as per the attached diagram:



Response: _____

29. SIGNS. Although signs are not a part of this application, please be advised that approval of a separate Sign Permit issued by the Community Development Department will be required for all exterior signs before installation of any signs visible from the outside. All proposed signs shall comply with the Master Sign Plan for the Westridge Center Shopping Center.

Response: _____

30. LANDSCAPE PLANTER. Along Brooks Road, provide a 12-foot wide planter with landscaping matching other roadway planters within the Westridge Shopping Center, including trees, shrubs, and groundcover.

Response: _____

31. LANDSCAPE ISLANDS. The end of each row of parking stalls should be separated from driveways by a landscaped planter, sidewalk, or other means per Zoning Code Section 37-50.690(g)(7).

Response: _____

32. LANDSCAPE ISLANDS. Provide a minimum of one tree for every five spaces in landscape islands per Zoning Code Section 37-50.690(g)(4).

Response: _____

33. LANDSCAPE PLANTERS. Provide a minimum of a five-foot wide landscape planter along the southwest portion of the property line nearest to Brooks Road adjacent to the parking area per Zoning Code Section 37-50.690(g)(2)(B).

Response: _____

34. LANDSCAPE SCREENING. Provide a screening feature such as a shrub, short wall, berm, or solid fence that is a minimum height of 32-inches to a maximum height of 42-inches, minimum 12-foot wide between the parking area and Brooks Road per Zoning Code Section 37-50.690(g)(2)(A).

Response: _____

35. LANDSCAPING AREA CALCULATIONS. Provide the required and proposed landscaping area calculations in square feet per Zoning Code Section 37-50.690. A minimum of 10% of the lot size is required on the site per Section 37-30.210. A minimum of 5% is required within the parking areas per Section 37-50.690(g)(3).

Response: _____

36. LANDSCAPE – ALTERNATIVE MEANS OF COMPLIANCE. Pursuant to Section 37-50.690(i), alternative means of complying with the requirements of the above landscape items may be considered provided the alternative achieves results comparable to those achieved through strict application of the applicable provisions (\$288.75 fee).

Response: _____

37. REVISED PLANS. Submit four sets of folded 24" x 36" revised plans, a copy of this letter with responses, one set of reduced 8 ½" x 11" plans, and electronic copies of the reduced plans (.jpg or .pdf format) for review by the Community Development Department. Please send electronic copies of the reduced plans to "thomaswi@ci.salinas.ca.us".

Response: _____

PRIOR TO ISSUANCE OF A BUILDING PERMIT

38. PHOTOMETRIC LIGHTING PLAN. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the Planning Manager. Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line.

Response: _____

39. FINAL LANDSCAPE AND IRRIGATION PLANS. Detailed Landscape and Irrigation plans need to be submitted with the building plans prior to issuance of a building permit. The plans need to be in conformance with the landscaping and irrigation requirements of the Zoning Code (Municipal Code, Chapter 37, Article V, Division 4, available at www.ci.salinas.ca.us) [including, but not limited to, required and proposed area and percentage calculations of the following: total planting area (min. 10% of the site), planting area within the parking area (min. 5% of parking area), and turf area (max. 25% of total planting area)]. Further, for any new project submitted after December 1, 2015, for any new construction projects with an aggregate landscape area equal to or greater than 500 square feet or rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet, the plans need to be in conformance with the State of California "Model Water Efficient Landscape Ordinance" (AB 1881) which is referenced in the City's Water Conservation Ordinance (Municipal Code Chapter 36A, Article III, available at www.ci.salinas.ca.us) and which can be obtained from the State Department of Water Resources Board at <http://water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>.

Please note that the City of Salinas has an NPDES (National Pollutant Discharge Elimination System) permit, and there may be specific LID (Low Impact Development) requirements applicable to your project. A copy of Appendix C (LID Planting Zones and

Plant Lists) is available from the City's Engineering and Transportation Department at http://www.ci.salinas.ca.us/services/engineering/pdf/20131203_SWDSUpdate.pdf.

Response: _____

Revised plans submitted in response to the above comments will be subject to the zoning regulations in effect at the time when revised plans are submitted. If the Community Development Department does not receive revised plans within 180 days from the date of this letter, the application for a Conditional Use Permit will be considered withdrawn. Copies of comments from other City Departments/Divisions are also attached for your reference and response, as applicable.

If there are any questions or additional information is requested, please call me at (831) 758-7206. I look forward to resolving these issues so that you can proceed with the proposed commercial project.

Sincerely,



Thomas Wiles
Senior Planner

cc: CUP 2017-016 file

Attachments: Building comments, dated July 19, 2017
Engineer's Report, dated August 4, 2017
Zoning Code Section 37-50.320 (Warehousing Limited)

I:\ComDev\ThomasWi\Documents\CUP's\CUP 17-16 - 1149 Westridge Pkwy\Incompleteness Letter.docx



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901

(831) 758-7251 • (831) 758-7938 (Fax) • www.ci.salinas.ca.us

PLANNING APPLICATION REVIEW - BUILDING

Date: July 19, 2017

Application: CUP2017-016

Address: 1149 Westridge Parkway

Scope: Mini-Storage Facility (38 units)

Contact: Al Sammut

Planner: Thomas Wiles

The following are comments that need to be addressed prior to building approval of the submitted planning application:

1. Provide a building analysis showing type of construction, allowable area, setbacks, fire resistive construction, and occupancy type and if sprinklers are proposed or not. Additional comments may be generated upon responses.

RESPONSE: _____

2. Provide and show accessible path of travel from parking stalls and to the public right of way. Additionally, clarify if there will be an office and how the path will get through the drive way gate.

RESPONSE: _____

(End of Comments)

Joseph DeSante, CBO

City of Salinas

Community Development Department



CITY OF SALINAS

DEVELOPMENT ENGINEERING, *A division of the Public Works Department*
65 West Alisal Street | Salinas, CA 93901 | 831-758-7251 | www.ci.salinas.ca.us

ENGINEER'S REPORT

DATE: 8/4/2017

PLANNER: Tom Wiles

OWNER/APPLICANT: Al Sammut

PURPOSE: CUP2017-016

LOCATION: 1149 Westridge Parkway

DEVELOPMENT PROPOSAL: Construct a new storage facility on an unimproved 21,658 sf lot.

RECOMMENDATION: Incomplete

INFORMATION REQUIRED FOR COMPLETE SUBMITTAL FOR PLANNING PERMIT –

1. Site Access – Provide copy of reciprocal access easement. Does this include access between Parcels B and C?
2. Grading & Drainage – Provide conceptual grading and drainage plan. Provide an estimate for earthwork quantities. Direct connection from the site (roof or area drains) into the city storm drain system, including but not limited to inlets and curb and gutter, is not allow without compliance with the requirements of the SWDS.
3. Stormwater Development Standards (SWDS) Compliance – Provide the preliminary SWCP in accordance with Section 2.3.2 and 2.3.3 of the SWDS and a completed Threshold Determination Spreadsheet. Assuming the drive aisles are impervious, the project will need to comply with the Tier 4 requirements per Section 2.2.4.
4. NPDES Compliance – Provide conceptual erosion control plan and details. Provide total area of disturbance.
5. Offsite Improvements – Per Section 31-902.1 of the Municipal Code, frontage for each lot shall be improved. Provide a concrete curb and gutter along the complete frontage of Westridge Parkway to the return at the southwest edge of property. Provide a 4-foot minimum ADA compliant sidewalk meet current City Standards. Provide an accessible curb ramp at the southwest corner of property. New driveway shall meet city standard plan for a commercial driveway.

APPLICATION REVISIONS REQUIRED FOR BUILDING/GRADING PLAN REVIEW –

(In additional to the information listed above)

6. Site Improvements – Update project information to match parcel size on plan. Provide Provide drive aisle dimensions. Show location of existing parking lot lights and any proposed site lighting and signs. Denote FIRE LANE- NO PARKING ANYTIME and NO PARKING locations. Walls and utility cabinets shall have a sign with the serving graffiti abatement contact information affixed to each side. Letter height shall be 0.2-inches. Walls shall have anti-graffiti paint.

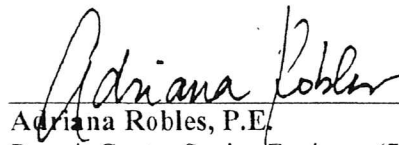
7. Grading/Drainage – Provide completed Grading Permit Application for projects exceeding 50 cy. Provide site sections through the proposed building to illustrate how the site is graded.
8. NPDES Compliance – Provide completed erosion and sediment control checklist. Provide a construction schedule. Provide draft Operation and Maintenance Plan (O&M) for review. Final O&M shall be completed 30-days prior to Certificate of Completion.
9. Utilities –Show location of existing mains or laterals.
10. Landscaping – Planting for bioretention shall conform with Appendix C of the SWDS.
11. Offsite Improvements – No turf shall be included in streetscape. Ground cover and low growing shrubs shall be planted adjacent to driveway to ensure site visibility is not obstructed. Street frontage trees shall be located at an average of every 60-feet. Any work within the Right-of-Way shall require an encroachment permit and work shall be performed by a California Licensed Class A contractor.
12. Addressing – Our records show this parcel has 5 addresses designated to it. Please let us know if the applicant wishes to change the addressing for the site. Provide a completed address application for address changes.
13. Fees – Permit specific fees will be assessed at grading and building permit review. Development fees will be due and paid with issuance of a building permit. Impact fees are estimated at \$42,045 per the attached worksheet.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS

Reviewed By:

**Report Prepared By/Applicant
Questions**


Adriana Robles, P.E. 8/4/2017
Permit Center Senior Engineer (758-7194)

(adrianar@ci.salinas.ca.us)

for
Jim Sandoval, P.E.
City Engineer

DEVELOPMENT FEES

COMMERCIAL BUILDINGS (2017-2018)

(Including Hotels/Motels/Schools)

Address: 1149 Westridge Parkway			Permit #: Estimate Only	
Date: 08/04/17			Bldg. Area: 8,220 sf	
1. STREET TREE FEE:				2304.00.0000-56.5110
0	Street Frontage (LF)	multiplier (per 60' frontage) \$332:	\$ -	Not assessed if provided by applicant
TOTAL STREET TREE FEE DUE:			\$ -	
2. SANITARY SEWER FEE:				2301.00.0000-56.5120
First 4,000 sf of building area and first 20 F.U. = \$1,701:			\$ 1,701.00	
0	Fixture units over 20 x \$18 ea:		\$ -	
4,220	sq. ft. of building area over 4,000/100 x \$4.22 ea:		\$ 178.08	
TOTAL SANITARY SEWER FEE DUE:			\$ 1,879.08	
3. STORM DRAIN FEE:				2301.00.0000-56.5130
21,658	sf property/43,560 sf/acre:		0.497	
		@ \$6,999/acre:	\$ 3,479.90	
		(School Rate) @ \$5,581/acre:	\$ -	
TOTAL STORM DRAIN FEE DUE:			\$ 3,349.13	
4. TRAFFIC IMPACT FEE:				2306.00.0000-56.5150
Building Square Footage:			7,570	650
Use:	151	Divided by 1,000 :	7.570	0.650
Category:	Mini Storage	Trip Rate (TFO):	3	11
Trips:			23	7
Total Trips:			30	0
Multiplier (fee per trip) \$367:			\$ 10,958.62	Estimate per 2010 Traffic Improvement Program
TOTAL TRAFFIC IMPACT FEE DUE:			\$ 10,958.62	
5. REGIONAL DEVELOPMENT IMPACT FEE				8809.81.8157-57.8640
Fee assessed by the Transportation Agency for Monterey County			\$ 8,599.43	Per TAMC fee schedule
6. PUBLIC FACILITIES IMPACT FEE				
FIRE IMPACT FEE \$503.06/ksf (Commercial) =			\$ 4,135.15	
FIRE IMPACT FEE \$114.10/ksf (Industrial) =			\$ -	
POLICE IMPACT FEE \$669.38/ksf (Commercial) =			\$ 5,502.30	
POLICE IMPACT FEE \$446.25/ksf (Industrial) =			\$ -	
TOTAL PUBLIC FACILITIES IMPACT FEE			\$ 9,637.46	
6. NPDES & STORMWATER DESIGN STANDARDS FEE				6500.50.5443-56-5080
Preliminary Stormwater Control Plan Review Fee (Commercial Site Project):			\$ 3,453.50	
Stormwater Control Plan Review Fee (Commercial Site Project)			\$ 4,079.75	
Recording fee charged separately:				
Post Construction Source Control Measures (PCBMP) Permit Fee:			\$ 88.50	
TOTAL NPDES & SWDS REVIEW FEE DUE:			\$ 7,621.75	
TOTAL DEVELOPMENT FEES DUE:			\$ 42,045.48	

Effective: July 1, 2017

Valid through: June 30, 2018

(j) **Conflict Between Regulations.** Except as modified by this *Section 37-50.305: Emergency shelters*, development regulations applicable to the zoning district shall apply. Where a conflict occurs between the base district regulations and this section of the code, this section shall prevail.

(k) **Nuisance Conditions.** Emergency shelters shall be operated or maintained in such a way that they do not constitute a nuisance to the use and enjoyment of surrounding properties or the city. The conduct of any emergency shelter within the city in violation of any of the applicable terms or provisions of the code is hereby found and declared to be a public nuisance and the city may utilize any available legal or equitable remedies to abate, remove or enjoin the nuisance and restrain and enjoin any person from conducting, operating or maintaining an emergency shelter contrary to the provisions of this code.

(1) All activities associated with an emergency shelter shall be conducted entirely within the site of the emergency shelter.

(2) All sidewalks adjacent to the emergency shelter must be kept free of all obstructions to the free flow of pedestrian traffic. No person associated with the emergency shelter or receiving services from the emergency shelter shall obstruct or create a nuisance on any public sidewalk adjacent to the emergency shelter in such a manner as to prevent or obstruct the free flow of pedestrian traffic thereon, prevent or hinder the ingress or egress to or from any place of business, or create a nuisance by congregating and hindering the free passage of pedestrian traffic.

(3) All sidewalks adjacent to the emergency shelter must be kept free and clear of all debris, trash or other similar items and no person associated with the emergency shelter or receiving services from the emergency shelter shall damage, defoul or disturb public property or property of another so as to create a nuisance or a hazard, unhealthy or physically offensive condition.

(Ord. No. 2532 (NCS), § 16, 11-13-2012)

Sec. 37-50.310. Transfer of development rights.

Reserved.

Sec. 37-50.320. Warehousing limited.

The following additional regulations shall apply to all limited warehousing uses:

(a) All storage shall be kept within an enclosed building, except propane or gasoline powered engines or storage tanks or any boats or vehicles incorporating such components shall be stored only in designated screened areas.

(b) One on-site dwelling unit shall be permitted for exclusive use as a manager's quarters.

(c) Offices, animal-related uses and animal storage, manufacturing, assembly of goods, and retail or wholesale distribution of any item stored within the facility shall be prohibited at the limited warehouse facility.

(d) The repair, construction, or reconstruction of any boat, engine, motor vehicle, furniture, appliance, machinery and the storage of any propane or gasoline storage tank is prohibited within any structure used for limited warehousing or on the premises of such limited warehousing, unless otherwise provided for in this Zoning Code. (Ord. No. 2463 (NCS).)

Sec. 37-50.330. Vehicle trip reduction.

(a) **Purpose.** The purpose of this section is to:

(1) Meet the state of California air quality and congestion management mandates in accordance with Section 65088 of the Government Code;

Al Sammut
1457 North Davis Road
Salinas, CA 93907
831-449-2475



September 9, 2017

Courtney Grossman
City of Salinas
Planning Department
65 West Alisal Street
Salinas, CA 93901

RE: Request for CUP – Self storage facility – 1149 Westridge Parkway, Salinas

Please consider this proposal letter, and accompanying documents, as a request for a Conditional Use Permit to utilize the property located at 1149 Westridge Parkway as a self-storage facility. After a considerable review of the possible uses for this parcel it is my belief that a self-storage facility is the most feasible and best use for it. Listed below are the most relevant reasons:

- The parcel's location behind Costco and the other buildings on the adjacent parcels conceal this parcel's view from the Westridge Center and Westridge Parkway.
- The parcel is adjacent to residential properties.
- The parcel's triangle shape limits its usefulness and hinders building construction.
- The parcel is on an auxiliary road without sufficient traffic as a draw for commercial use.
- There is currently an abundance of vacant office space with more central locations throughout the city than this location.
- Due to the lack of traffic and hidden location, if this parcel is developed for either commercial or office use there is no expectation of being able to lease it for an amount that would compensate for the construction expense therefore speculative development for is not feasible.
- There have been no inquiries for this parcel from any prospective tenant's or developers for either a commercial or office use since the development of the Precise Plan more than 20 years ago.

The parcel, along with the adjacent parcels was originally planned to be for self-storage use in the Precise Plan in part because their locations. This was later changed as, at the time, the City had an abundance of Self Storage facilities at commercial/office use was deemed more desirable. At this time it appears things have come full circle and a self-storage use is, once again, the most feasible use for the development of this parcel.

- Currently there is a shortage of Self-Storage units within the City and surrounding areas.

- The self-storage use will continued to have an increased demand as the trend of high density housing increases and works as a necessary service for this type of housing.
- The smaller mini-storage facility located at 1233 North Davis Road, within Westridge Center, has, for the most part, been fully rented since it's construction in *date.
- This facility would serve as auxiliary storage for the businesses within Westridge and the adjacent Boronda neighborhood along with easing the demand throughout the area.
- Smaller storage facilities located adjacent to residential areas promote both convenience for the residences of those areas and reduce traffic from having to travel to larger remote facilities.
- This project is being proposed as a self-service facility with the tenant's accessing the property through the use of an automated entry system which would be accessed by individual user codes and only during specified hours to prevent late night access for the security of the tenant's and their possessions.

In conclusion, with the lack of interest we have received on this location for either a commercial or office use and the trend of both online shopping and remote office services increasing this location does not show value for either commercial or office use now or in the future. The development of this parcel as a self-storage facility would benefit everyone. As the owner of the parcel, I will be able to receive a return on my investment, this facility will help serve what has become a notable shortage of storage in the Salinas area, the local businesses and residences will benefit from having a storage facility in close proximity to them as opposed to having to travel to one of the more remote, larger facilities and the City will receive increased revenue from an improved parcel as opposed to the vacant land that has been there for several years.

Thank you for your Consideration,

A handwritten signature in black ink, appearing to read 'Al Sammut', with a stylized flourish at the end.

Al Sammut

REVISION

DATE

KEY

1

2

3

4

1-17

4-17

PROJECT

PROPOSED STORAGE UNITS FOR

SOMMUT BROTHERS DEVELOPMENT

SALES, CA

A.P. # 261-146-009 PHONE: (831)-449-2475

SHEET TITLE

Site Plan

Neighborhood Map

Permit Data

ARCHITECT

JAMES "JAY" VOGLIA

10000 MARCO DR

STANISLA, CALIFORNIA 92083

PHONE: 619-462-8944

FAX: 619-462-8944

LICENSE NUMBER: C-13954

PLANNING SERVICES

12345678910111213141516171819202122232425262728293031

Received

2017

SHEET INDEX

SHEET NUMBER

1

TITLE SHEET, SITE PLAN

2

FLOOR PLAN

3

PERMIT DATA

4

PERMIT DATA

Allowable building area: 8663 SF

Proposed building area: this plan: 8220 SF

SITE AREA: 21,455 S.F.

Required Landscaping: 2,145 S.F.

Provided Landscaping: 2,324 S.F.

Parking Area: 797 S.F.

Parking Landscaping Required: 40 S.F.

Parking Landscaping Provided: 65 S.F.

BUILDING AREA: 8150 SF

FAR - 8150/21,658 = 37.6%

VICINITY MAP

GENERAL NOTES

GENERAL NOTES

1. The architect shall be responsible for obtaining all necessary permits and approvals from the local, state, and federal agencies, and for providing the necessary information to the relevant agencies.

2. The architect shall be responsible for providing the necessary information to the relevant agencies, including the necessary drawings, specifications, and other documents.

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Unit Number	Number of Units	Square Footage	Total Area
71	4	80 Square Feet	320 SF
72	10	200 Square Feet	2000 SF
73	4	180 Square Feet	720 SF
74	1	600 Square Feet	600 SF
75	5	300 Square Feet	1500 SF
76	1	200 Square Feet	200 SF
77	1	200 Square Feet	200 SF
78	1	364 Square Feet	364 SF
79	1	627 Square Feet	627 SF
78	1	275 Square Feet	275 SF
78	1	410 Square Feet	410 SF
78	1	340 Square Feet	340 SF
78	1	275 Square Feet	275 SF
74	1	210 Square Feet	210 SF
72	1	180 Square Feet	180 SF
76	1	194 Square Feet	194 SF
Total	25		8150 SF

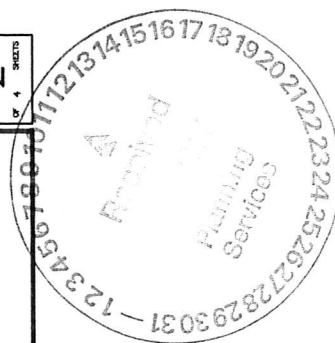
Lot coverage = 8150 SF / 21,658 SF = 37.6%

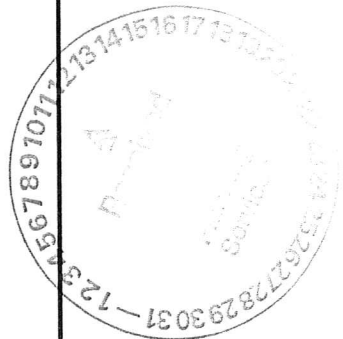
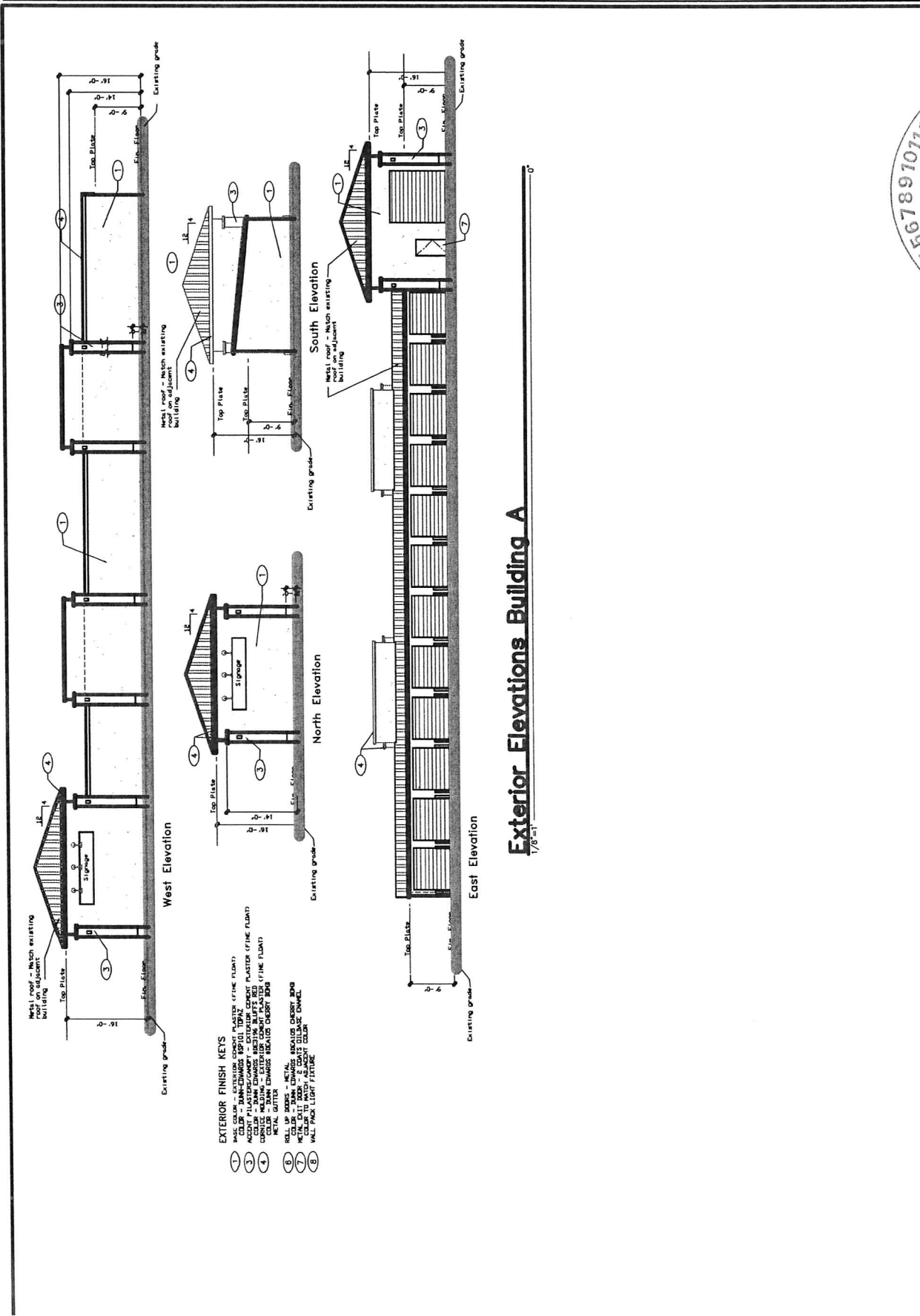
40% Allowable

ND
1:20
SITE PLAN



PROJECT Proposed Storage Units for: Samm Brothers Development Samsco, Ca A.P. # 261-146-009 PHONE: (831)-449-2475		SCALE AS NOTED DRAWING CADD JOB NO. _____ SHEET 2	
SHEET TITLE Floor Plan Building A		DRAWING DATE 4-1-17	
DRAWING DATE 4-1-17		REVISION DATE _____	





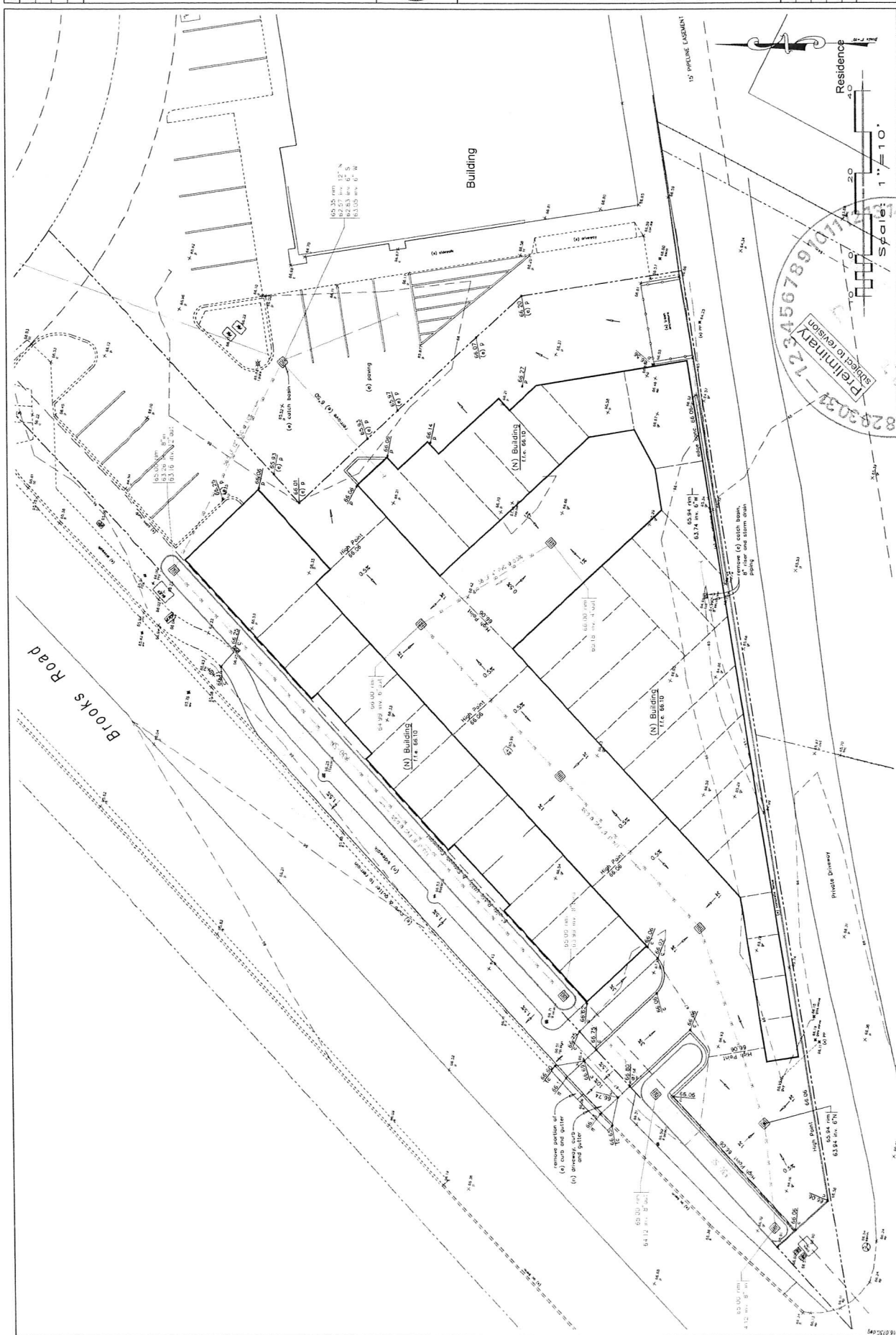
On Site Bio Filtration Option

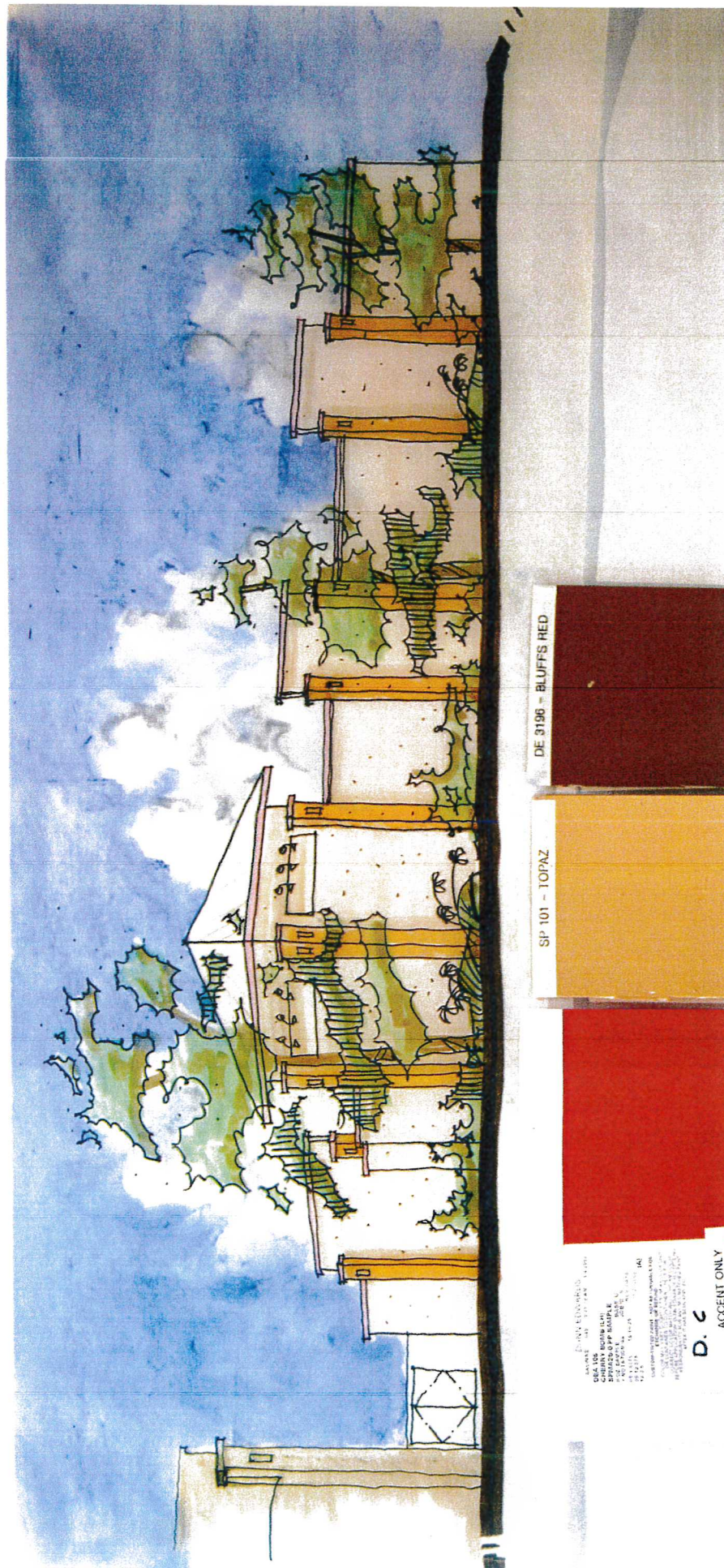
OF PARCEL 10 PER
LINE 21 OF PARCEL
CA



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REVISIONS





SP 101 - TOPAZ

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D. C ACCENT ONLY