

ITEM 6.1: **Extension To A Conditional Use Permit and Design Review Permit – 5750 Baseline Road – SVSP PCL KT-43 – Baseline Self-Storage Extension – File #PL23-0027**

REQUEST

The applicant requests a one (1) year extension to a previously approved Conditional Use Permit and Design Review Permit (File #PL19-0350) to allow construction of an approximately 230,000 square foot self-storage facility with associated lighting, landscaping, and parking improvements.

Applicant – Craig Miers, Craig Miers + George Scott Architects, LLP
Property Owner – Baseline Storage, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Extension to a Conditional Use Permit and Design Review Permit subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Pursuant to the City’s Zoning Ordinance, the Planning Manager may grant an extension for a permit which has been approved but has not been effectuated. Historically, requests for an Extension permit have been approved by the Planning Manager unless a public hearing is requested. In this case, one (1) property owner within the project vicinity requested a public hearing (see Attachment 1). The concerns raised by the property owner were related to the proposed use, noise, traffic, and light pollution associated with the use and its lack of compatibility with the surrounding area. These concerns are discussed in more detail in the public outreach section of the report.

BACKGROUND

The project is located on Sierra Vista Specific Plan (SVSP) Parcel KT-43. On December 23, 2019, a Tentative Parcel Map was approved to divide Parcel KT-43 (11.97 acres) into two parcels, KT-43a (1.97 acres) and KT-43b (10 acres). The proposed project is located on the resulting 10-acre parcel KT-43b (see Figure 1). The project site has a General Plan Land Use designation of Community Commercial (CC) and a zoning designation of Community Commercial with a Special Area overlay (CC/SA).



On February 25, 2021, the Planning Commission adopted the Baseline Storage Initial Study Negative Declaration and approved the Conditional Use Permit (CUP) and Design Review Permit (DRP) to allow construction of the Baseline Self-Storage facility (file #PL19-0350). The project has not yet been constructed and the CUP and DRP entitlements were set to expire on February 25, 2023. However, the applicant submitted a request for a one-year extension prior to the expiration date, on February 17, 2023. The requested extension would result in a new expiration date of February 25, 2024.

SITE INFORMATION

Location: 5750 Baseline Road

Total Size: ±10 acres

Topography and Setting: The project site is located on a vacant property within a developing portion of the City. The topography of the site is relatively flat. The site has been heavily disturbed from previous grading and site preparation for adjacent development. Currently, there are no trees or other biological resources on the site. The current land use and zoning of the site allow for commercial and business professional uses. The site is surrounded by active construction areas or recently occupied single-family dwelling units to the north of the project site. The project site is also surrounded by vacant properties that are planned for residential and commercial development to the east and west, respectively.

EVALUATION AND FINDINGS

Section 19.78.060D of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of an Extension. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

- 1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item; and***
- 2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.***

No changes in the project design are proposed with this extension; nor have the applicable standards changed since the CUP and DRP were approved. Therefore, the project is compliant with all applicable standards. There have been no changes in circumstances since the project approval. The project is subject to the originally approved conditions of approval for PL19-0350. As such, the required findings listed above can be made.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA) website. On March 24, 2023, a Notice of Intent to approve an Extension to the CUP and DRP was distributed to property owners within 300 feet of the project site and to RCONA. The last day to request a public hearing was April 3, 2023.

On April 1, 2023, City Staff received a request for public hearing in response to the public notice. The following is a list of the residents' concerns about the project followed by staff's responses.

Land Use Compatibility

The commenter believes the site would be better suited for a grocery store, convenience store, or a restaurant. The General Plan and SVSP land use designation as well as the project zoning for the site is Community Commercial (CC). While the uses listed by the commentor are allowed uses on this property, a personal storage facility is also allowed in the CC Zone, with the approval of a CUP, pursuant to Section 19.12.020 of the Zoning Ordinance. Personal storage facilities are considered conditionally compatible with residential uses because special attention to site design and interface with residential uses is necessary to ensure the use will not be negatively affect surrounding residences.

Zoning Ordinance Chapter 19.54 provides design and operational standards for personal storage facilities to ensure their compatibility with surrounding uses. To minimize visual impacts on adjacent residences, the Zoning Ordinance requires the self-storage facility entry/exit locations to be placed as far from residential land uses as possible; the manager's residence and office shall be placed as close as possible to the project entrance; any outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses. As proposed, the main entrance to the project site will be located along Baseline Road and approximately 390 feet from the nearest residential property and the office will be located adjacent to the eastern side of the storage facility entrance. Although no materials will be stored outdoors, Phase 1 will include outdoor RV and boat storage. The proposed outdoor RV/Boat stalls will be located at least 60 feet from residentially designated properties. The office and manager's residence, which is a two-story building, will be located at the entrance to the site, approximately 300 feet from the nearest residential zoned property.

To protect the views from adjacent residential land uses the Zoning Ordinance requires, all personal storage facilities to provide a minimum six-foot masonry wall along the property line adjacent to residential land uses and a minimum 10-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. Along the north and eastern property line is an existing masonry wall that was installed with the residential development that is occurring in these areas. The Baseline Self-Storage project will provide landscaping all around the perimeter of the site with a planting width of approximately 10-feet, which will meet the Zoning Ordinance requirement.

Lastly, the project site is surrounded by existing and planned residential uses to the north and east, a vacant commercial lot to the west, and Baseline Road to the south. The project site is located in an area of the City where development is underway. For example, on January 20, 2022, the Design Committee approved a 5,200 square foot Circle K convenience store with associated fuel canopy and car wash on a portion of SVSP PCL KT-42, a 8.47-acre site (file #PL21-0233). The remainder 6.57-acres SVSP PCL KT-42 parcel has yet to receive project entitlements and therefore the proposed users are unknown at this time. Given the fact that KT-42 is located on the corner of two major arterial roadways this site is more suited for retail development. It is anticipated that uses such as a grocery store, restaurants, or personal services may locate on the site. Additionally, an approximately 160,000 square foot Costco warehouse with a fueling facility and car wash is proposed about half a mile east from the project site near the intersection of Fiddymont and Baseline Roads. The proposed location for the self-storage facility is compatible with the surrounding area and will augment the commercial uses proposed along Baseline Road.

Traffic

The proposed project includes a self-storage facility and associated RV/boat storage, an office, and a manager's residence, which are non-residential uses with low traffic generation. Residential projects, destination centers (such as a regional mall), and major employers tend to increase vehicle miles traveled (VMT), either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g., neighborhood parks) tend to lower VMT because they do not generate new trips within

the study area, they divert existing trips. These trips are diverted because the new use is closer to home, on their way to another destination (e.g., work), or is otherwise more convenient. The proposed project would not be anticipated to increase VMT, since it is providing services in closer proximity to a developing residential area of the City.

For comparison, Staff consulted the City's Engineering Section to develop rough estimations of the project trip generation compared to a grocery store. The Institute of Transportation Engineers (ITE) publishes a Trip Generation Manual each year. This manual is a reference for professional transportation engineers to help assess a project's impact on surrounding roads. The manual includes several different ways to calculate traffic demand from a project, but the one most often used by the City of Roseville is the PM peak hour trip rate by land use. According to the ITE trip generation manual, a supermarket would generate approximately 8.95 PM peak hour trips per 1,000 square feet (trips/KSF) of the supermarket. On the other hand, a self-storage facility will generate 0.15 trips/KSF. Based on this information a self-storage facility will generate significantly less traffic than a supermarket. Therefore, based on this information and the analysis in the Baseline Storage Negative Declaration the project is not anticipated to increase VMT or generate significant amounts of vehicle trips in the area.

Noise

Potential noise sources associated with the proposed project include people talking, people moving items in and out of the storage, and vehicles maneuvering through the site. These noises are typical in residential and non-residential developments and do not generate substantial noise volumes. As previously mentioned, the project site is surrounded by existing and planned residential development to the north and east. The proposed project is designed so that the backside of the storage buildings face the residential properties, which is anticipated to shield the adjacent sensitive receptors from any noise generating activities associated with the proposed use. Additionally, since the approval of the project the developer of the adjacent residential community constructed a soundwall along the north property line and a portion of the east property line. The building layout, hours of operation, and the existing soundwall will create a noise buffer between the sensitive receptors and the proposed use and will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area.

Light Pollution & Crime

To minimize visual impacts to adjacent properties, the Zoning Ordinance requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50-foot setback from any residential property line. In order to provide security and safety for its users of the facility, the project includes nighttime lighting throughout the site. The project as proposed will not have light standards adjacent to the residential uses to the north and east. The project is consistent with the Zoning Ordinance requirement and Condition of Approval #63 will require cut-off-lenses and glare shields to minimize light and glare impacts to the adjacent sensitive receptors.

Prior to the public hearing, staff spoke with the resident, described the approved project, and provided a copy of the previously approved plans and the Planning Commission staff report. After reviewing the project materials and speaking with staff the resident still felt a public hearing was warranted.

A notice of the public hearing was published in the Roseville Press Tribune on April 27, 2023, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act, the City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration for the originally approved Baseline Storage project to

evaluate the environmental effects of the project. The proposed project is substantially consistent with the approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the **EXTENSION TO A CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – 5750 BASELINE ROAD – SVSP PCL KT-43 – BASELINE SELF-STORAGE EXTENSION – FILE #PL23-0027** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE EXTENSION TO A CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – FILE #PL23-0027

1. The project is approved as shown in Exhibits A and as conditioned or modified below. (Planning)
2. The Extension to the Conditional Use Permit and Design Review Permit shall be valid for a period of one (1) year from the original expiration date and shall expire if not effectuated by **February 25, 2024**. Pursuant to Zoning Ordinance Section 19.76.210, no additional extension shall be granted for these permits. (Planning)
3. The project shall comply with the originally approved conditions of approval for the project (File #PL19-0350, Attachment 2). (Planning)

ATTACHMENT

1. Public Comment Letter
2. File #PL19-0350 Staff Report

EXHIBITS

- A. Plans

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.