

(Distributed at hearing)

PC 1/10/19  
#3



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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TO: Planning Commission Agenda of: January 10, 2019

FROM: Emma Carrico, Assistant Planner Item No.: 3

DATE: January 9, 2019

RE: S01-0018-R2/PD01-0010-R/Superior Self Storage

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Discussion:

Staff has received a public comment with multiple concerns regarding the project (Attachment A). This memo is to address the concerns presented by the comment.

1. The proposed building has a maximum height of 27' 11", which is under the 45' maximum height limit for the Community Commercial Zone. The directly adjacent Green Valley Station has an entry tower with a height of 38'. The Glenview Apartments development to the immediate west is also a two story development. No new perimeter lighting is proposed.
2. No significant increase in vehicle trips is expected to be generated. The project proposes to remove existing vehicle storage spaces to replace them with self-storage units, a minor intensification.
5. No variance is requested. The project proposes to remove existing vehicle storage spaces to replace them with self-storage units, not new development.
6. See Initial Study for noise, pollution, and transportation impact assessments.
7. No new development is proposed outside of the existing boundaries of the perimeter structures.