

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Date: September 12, 2019

Staff: Evan Mattes

PLANNED DEVELOPMENT REVISION

FILE NUMBER: PD-R19-0001/Superior Self Storage

APPLICANT: Superior Storage Group/David Kindelt

ARCHITECT: Valli Architectural Group/Ariel Valli

PROPERTY OWNER: TPC/VDD Venture 1, LLC

REQUEST: The project consists of the following:

- 1) Revision to adopted Town Center West Planned Development (PD95-0002) adding the use of Self-Storage to the Town Center West Development Plan Development Standards and Design Guidelines; and
- 2) Revision to adopted California Precision Molding Planned Development (PD95-0007) for the phased remodeling, conversion and expansion of an existing 89,470 square foot structure into a self storage.

LOCATION: West side of Latrobe Road at the intersection with Town Center Boulevard in the El Dorado Hills Community Center, Supervisorial District 1 (Exhibit A).

APN: 117-160-064 (Exhibit B)

ACREAGE: 14.8 acres

GENERAL PLAN: Adopted Plan- El Dorado Hills Specific Plan (AP-EDHSP) (Exhibit C)

ZONING: General Commercial-Planned Development (CG-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously adopted Mitigated Negative Declaration for PD95-0007

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Determine that pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration for PD95-0007 adopted by the Board of Supervisors on May 9, 1995.
2. Approve Planned Development Revision PD-R19-0001 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of these adopted Planned Development Revisions would add self-storage as an allowable use to PD95-0002 and allow for the phased remodeling, conversion and 22,550 square foot expansion of an existing 89,470 sq. ft. structure into a self-storage. Phase 1 of the project would be the conversion of the existing structure to self-storage use consisting of 592 storage units with Phase 2 consisting of the 22,550 square foot expansion of the existing building, consisting of 201 storage units (Exhibit F). The cumulative square footage would be 112,270 sq. ft. The project site is zoned General Commercial-Planned Development (CG-PD) (Exhibit D) with an Adopted Plan-El Dorado Hills Specific Plan (AP-EDHSP) (Exhibit C) land use designation. Staff has determined that the proposed project is consistent with the El Dorado Hills Specific Plan, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

OTHER CONSIDERATION

The project will need to be formally approved by the Town Center Design Review Committee prior to issuance of building permits. Preliminary approvals have been granted to the project pending County approval of discretionary entitlements. The Town Center Design Review Committee is a separate private entity from County review and approval in accordance with the adopted Town Center West Development Plan Development Standards and Design Guidelines.

BACKGROUND

The following is a summary of the entitlements and developments involving the project site.

The project is located within the Town Center West Development Plan area, which was approved and adopted under Planned Development Permit application PD95-0002 by the El Dorado County Board of Supervisors in April 1995. The development plan, which was a refinement of and consistent with the El Dorado Hills Specific Plan, contemplated a maximum of 1,465,000 square feet of commercial development identifying specific allowable uses ranging from Commercial to Light Manufacturing (Exhibit J). The approved land use plan for the development plan is divided into specific planning areas, each allotted with a particular building area and type of commercial use (see Table 1). The project is located within Planning Area A.

A separate development plan (Planned Development Permit application PD95-0007) was adopted by the Board of Supervisors on May 9, 1995. Consistent with the Town Center West Development Plan referenced above, this development plan was for a molding facility operated by California Precision Molding consisting of up to 120,000 square feet of light manufacturing and approximately 150,000 square feet of future similar light manufacturing use. A 65,000 square foot office and manufacturing facility was constructed on the site in 1996. Phase II of the building consisted of a 22,550 square foot addition later that year. California Precision Molding closed this facility in 2004.

VPD, a wholesale distributor of DVD, Blu-ray, video games and accessories, operated the vacant building as a warehouse from 2004 to 2014. Since then the project site remained vacant.

On July 22, 2014, the Board of Supervisors approved the discretionary entitlements for the El Dorado Estates senior living facility, consisting of a 114,000 square foot, three story structure of 130 units, located immediately west of the proposed project site. Planned Development PD95-0002-R revised the original Planned Development PD95-0002 by allowing a Community Care Facility use to the table of allowed uses and revising the maximum building height to accommodate the project. The project approval included a tentative parcel map dividing the 20-acre project parcel into a 14.8-acre lot containing the existing manufacturing/warehouse facility, and a 5.5-acre lot currently being developed senior living facility. No modifications to the manufacturing/warehouse facility occurred or required as a result of parcel map approval. Special/Conditional Use Permit S13-0017 allowed the community care facility within the CG zoning district.

Table 1: Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	CCF	Total
Planning Area A	250,000	200,000	27,000	10,000 ¹	116,000	593,000
Planning Area B	300,000	47,000				347,000
Planning Area C			237,000	250rm Hotel ¹		237,000
Planning Area D		150,000	194,000	15,000 ¹		344,000
Planning Area E				35,000 ¹		60,000 ¹
Total	550,000	397,000	458,000	60,000¹	116,000	1,581,000

Note ¹: The total Planned Square Footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.

EXISTING CONDITIONS

The project is located at 4250 Town Center Boulevard (APN 117-160-64) within the El Dorado Hills Community Region. The project parcel has a zoning designation of General Commercial-Planned Development (CG-PD) (Attachment D) with a general plan land use designation of Adopted Plan (Attachment C). The 14.8 acre parcel includes an existing 89,470 gross square foot industrial warehouse built in 1996. There is a 34 space parking lot to the north of structure with loading docks to the south. Site access is from Town Center Boulevard, a non-county maintained road, which connects to Latrobe Road to the east and White Rock Road to the south. The site is almost entirely paved, with landscaping (Exhibit J). The site is surrounded by commercial uses on all sides, with a senior living facility located to the west, Blue Shield of California to the north, White Rock Road and CVS Pharmacy to the south, and Latrobe Road and the existing

commercial and planned residential use associated within Town Center East Planned Development (PD94-0004) to the east.

Project Description: The applicant is proposing a phased remodeling and conversion of an existing 89,470 square foot building and its future 22,550 square foot expansion. The proposed development would require revisions to Planned Development Permit PD95-0007 and PD95-0002 Town Center West Design Guidelines and Development Standards to add self-storage as an acceptable use. The project will add an additional 22,550 sq. ft. to the allowed amount of Light Manufacturing within Plan Area A.

The project is proposed to occur within two phases. Phase 1 of the project would be the conversion of the existing structure to self-storage use consisting of 592 storage units ranging in size from five feet by five feet to 17 feet by 40 feet. A 5,131 square foot administrative office/storage would be located at the front of the building (Exhibit H). The building exterior would be repainted to a tan green color scheme, with a new 136.5 square foot illuminated sign located along the northern elevation of the building and a new illuminated 35 square foot illuminated sign located at the entrance of the project site (Exhibit G). Phase 2 of the project would involve the 22,550 square foot expansion of the existing building, consisting of 201 storage units ranging in size from 5 feet by 5 feet to ten feet by 30 feet. The expansion would match the color scheme of Phase 1. The facility would have a total of 793 storage units served by 34 on-site parking stalls. No vehicles storage will be allowed outside the building.

The project is not proposing grading or changes to existing circulation, parking or drainage (Exhibit F). All utilities including power, water and sewer currently exists onsite. Additional landscaping is being proposed in conjunction with the existing landscaping. Trees will be planted along the eastern side of the building with additional trees being planted between the structure and Latrobe Road to supplement the existing landscaping (Exhibit I). Five temporary parking spaces, including one accessible space, are being proposed during the construction of Phase 1. The temporary parking spaces are being proposed on the western side of the property where the future Phase 2 development will occur. The temporary parking spaces shall be removed prior to finaling building permits for Phase 1. No offsite improvements are required for the project.

Self-storage is a use allowed by right within the General Commercial (CG) zoning designation. The Town Center West Design Guidelines and Development Standards, established under PD95-0002, identifies four land use categories of Light Manufacturing (LM), Research and Development (RD), Business Professional Office (BPO) and Commercial (C), each with a list of allowable uses. The project requests to amend the uses allowed under LM to include Self-Storage as an allowable use. The LM land use allows for warehousing, which is a similar use as the proposed project.

CONSISTENCY

General Plan Consistency: The project is located within the El Dorado Hills Community Region. The General Plan designates the project site as Adopted Plan for the El Dorado Hills Specific Plan. The El Dorado Hills Specific Plan (Specific Plan) and Environmental Impact Report (EIR) were adopted by the El Dorado County Board of Supervisors (Board) on July 18,

1988. The Development Agreement was recorded the following year on March 29, 1989 to be applicable for a period of 20 years. It has since expired effective March 29, 2009. The anticipated land uses within the Specific Plan include residential, commercial, open space, and recreational facilities. The General Plan designation for the project is Adopted Plan (AP), indicating areas subject to land uses adopted under specific plans. As such, the project is subject to the requirements in the El Dorado Hills Specific Plan. Under the Specific Plan the project site is identified as being located within Village U, which is identified as allowing for commercial activities. As proposed, the project would be consistent with the development standards of the El Dorado Hills Specific Plan.

Zoning Ordinance Consistency: The project site is zoned General Commercial–Planned Development (CG-PD). Section 130.22.020 identifies that the CG Zone is intended to provide a mix of more intensive commercial uses, such as light manufacturing, automobile repair and wholesale activity. The proposed use is permitted by right within the CG Zone.

Section 130.22.300 of the Zoning Ordinance establishes development standards for projects within the Commercial, General (CG) Zone, including setbacks, maximum building height, and floor area ratio. As proposed, the project would be consistent with the development standards of the (CG) Zone District. The PD Combining Zone requires subsequent development within Village U to be subject to the provisions of the development plan without further need for individual planned development applications. The Town Center West Planned Development (PD95-0002) created a list of allowable uses within the Town Center West area. Projects within the Town Center West development are limited to those uses identified, further refining what the CG zone allows. With the approval of the proposed planned development revision the project will be consistent with the zoning and planned development standards. PD95-0007 does not drive the allowable uses upon the project site.

Agency Review and Conditions of Approval

The project was distributed for agency review including El Dorado County Departments' Environmental Management, Transportation Department, and Air Quality Management District and local review by El Dorado Hills Area Planning Advisory Committee (APAC). Only El Dorado Hills Fire Department offered comments, which have been incorporated as project conditions of approval.

The recommended Conditions of Approval includes applicable conditions from the original Planned Development Permit PD95-0007.

Environmental Review: The Planned Development Revision is a commercial project that was analyzed in an adopted Mitigated Negative Declaration (MND) (Exhibit K) for PD95-0007 California Precision Molding. Under Section 15162 of the CEQA Guidelines, a subsequent or supplemental negative declaration is prepared only where it is necessary to explore the environmental impacts of a substation change not considered in the original negative declaration. The project is converting and remodeling an existing 89,470 square feet vacant building with a 22,550 sq. ft. addition on previously graded and disturbed ground analyzed within the previously adopted MND. A Negative Declaration was adopted by the Board of Supervisors on April 27, 1995 for the Town Center West Planned Development (PD95-002), however the MND adopted

for PD95-0007 provides a site specific analysis, as opposed to a general review of the entire Town Center West area. The project takes place within an existing building and will include an expansion upon previously disturbed land. The expansion will match the architectural style of the existing structure. A Cultural Historic Resource Inventor Search (CHRIS) determined that the project in not sensitive to cultural and historic resources. Given the highly disturbed and developed nature of the project site no adverse effects not previously identified in the preceding MND would occur. The effect of the implementation of the project improvement and related activities does not rise to the level of a substantial change to the environmental analysis and determination previously reached under the adopted mitigated negative declaration.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Determination.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Designation Map
Exhibit D.....	Zoning Designation
Exhibit E.....	Aerial Map
Exhibit F.....	Site Plan
Exhibit G.....	Elevations
Exhibit H.....	Floor Plan
Exhibit I.....	Landscape Plan
Exhibit J.....	Town Center West Design Guidelines and Development Standards
Exhibit K.....	Adopted Mitigated Negative Declaration for PD95- 0007/California Precision Molding (Exhibit I- Environmental Evaluation)