



STAFF REPORT 11/15/2023

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Sunridge-Self Storage

SPECIFICS: Conditional Use Permit No. 369, Architectural Review 23-06, Environmental Assessment 23-05, proposes an expansion of their existing RV and Self-Storage facility at HWY 111, on an adjacent vacant 4.85 acre parcel at APN# 763-141-018 to construct 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and an 900 square foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

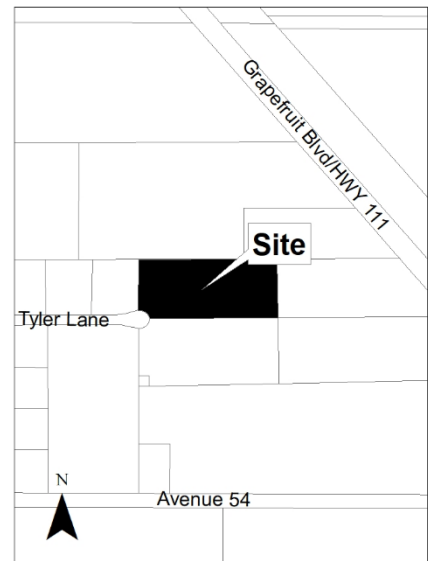
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for Environmental Assessment (EA) 23-05 and approving Conditional Use Permit (CUP) No. 369 and Architectural Review (AR) 23-06 for a RV and Self-Storage facility located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St, Assessor's Parcel No. 763-141-018.

EXECUTIVE SUMMARY:

The applicant, Sunridge Self-Storage LLC/James Delhamer, requests that the Planning Commission approve the following:

- **CUP No. 369** proposes Mini Storage Warehouse and Recreational Vehicle Storage uses which are permitted in the M-S Manufacturing Service Zone subject to a conditional use permit.
- **AR No. 23-06** is for the architectural review of self-storage units, RV storage spaces, covered parking canopies, and a 900 square foot leasing office
- **EA 23-05** was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 4.85 acre parcel at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St, APN# 763-141-018



Vicinity Map

BACKGROUND:

On April 11, 2022 the applicant Mr. James Delhamer, submitted Pre-Application Review No. 22-04. Staff distributed a Request for Agency Comments and scheduled a meeting with the applicant and provided comments for the proposed development on June 9, 2022. Subsequent to the meeting, the applicant submitted the above referenced applications on April 5, 2023. Staff reviewed the applications for completeness and scheduled the applications to the November 15, 2023 for the Planning commission's review and approval.

The site is a vacant land that was farmed for row crops up to the 1970's/80's. There are no structures or other improvements and there is no business activity taking place.

DISCUSSION/ANALYSIS:

Consistency with Coachella General Plan and Zoning

The proposed project is within the Industrial District land use designation. The site is within Subarea 5 – Airport District, which encourages the development of a variety of industrial and manufacturing uses within the subarea. The project site is currently zoned Manufacturing Service (M-S) which implements the Industrial District land use designation of the General Plan. The M-S zone permits Mini Storage Warehouse and Recreational Vehicle Storage uses under a conditional use permit. The Sunridge Self-Storage project meets all the requirements of the property development standards of the M-S zone.

In the M-S zone, Recreational Vehicle Storage shall not exceed ten percent (10%) of the M-S zone. The project is required to meet the 10% maximum requirement of the M-S zone. There are three approved/completed RV Storage/Mini Storage projects that comprise 15.11 acres, a total of 4.6% of the 327.1 acres of the M-S zone within the city limits. The project, if approved, would bring the total to 19.96 acres, a total of 6.1% of the M-S zone within the city limits. The applicant's project falls within the 10% maximum requirement of the M-S zone.

Site Plan

The exhibit below illustrates the proposed site plan layout for Phase 1 and Phase 2 of the Sunridge Self-Storage Project. Phase I of the Project includes the 900 square foot leasing office, and approximately 34,821 SF of self-storage units, configured into various sizes across Buildings 1-7, and 60 temporary uncovered RV storage spaces. The 60 temporary uncovered RV storage spaces are proposed to be decomposed granite, however the project is conditioned to provide at minimum an engineered gravel surface for these temporary parking areas. The north eastern portion of the property will be undeveloped in the interim between Phase 1 and 2, this area will be surfaced with soil cement in the interim. Phase II of the Project proposed approximately 28,152 square feet of self-storage units across Buildings 8-11. In total, Buildings 1-11 total 62,979 square feet of self-storage units. Also, there will be 4 canopies that encompass 71 covered RV storage spaces.

The project will provide a driveway to provide access from Tyler Lane. The driveway leads to 5 parking spaces that are adjacent to the leasing office and entrance gate. The site entrance provides

a 30' aisle width, with internal circulation of the proposed project being 25' – 40' 2" aisle widths. Phase 1 will provide a 32'8" gated entrance at the southeast end of the parcel that will provide circulation between the proposed project and existing mini-storage and RV parking site on Grapefruit Boulevard.

Figure 1: Sunridge-Self Storage (Phase 1)

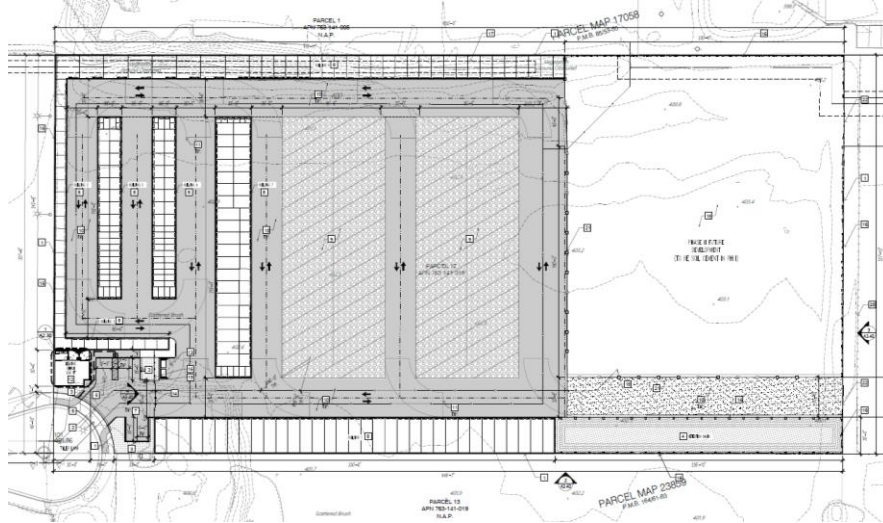
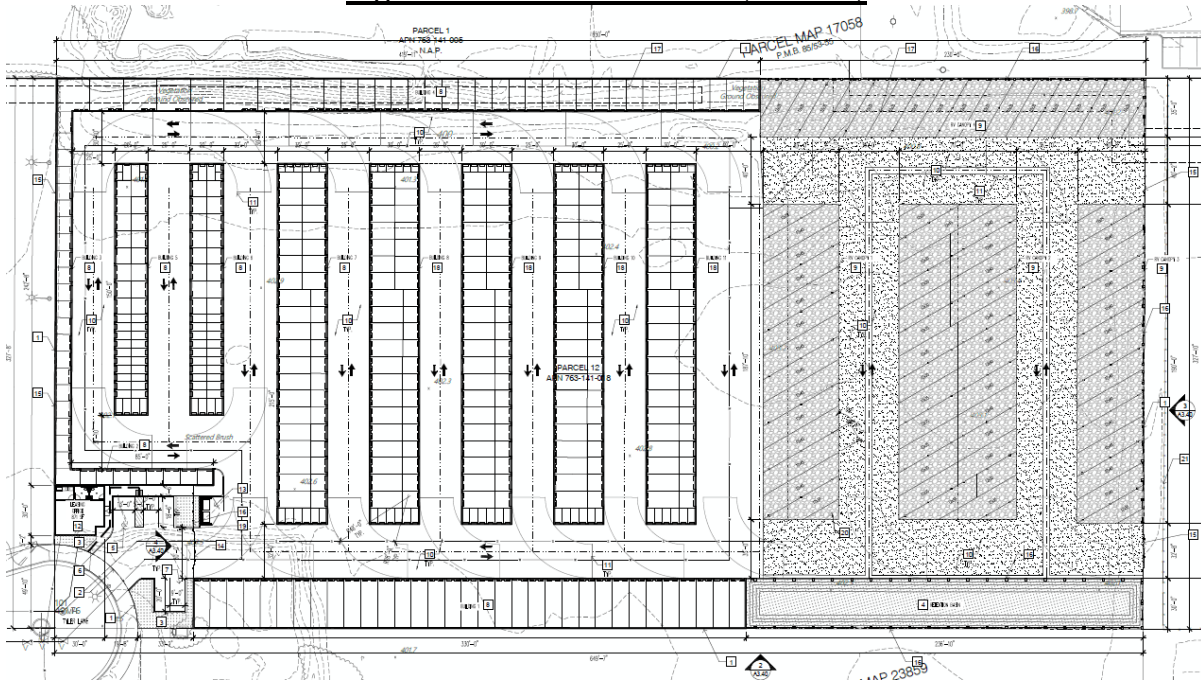


Figure 2: Sevilla II Site Plan (Phase 2)



Architecture

The proposed 900 SF leasing office is a 1-story beige stucco structure with prefabricated metal canopies at the south and eastern elevations. The project proposed 449 self-storage units configured into various unit sizes across a total of 11 buildings, the units include the following sizes:

- 5'x5' (38 total units)
- 5'x10' (82 total units)
- 10'x10' (125 total units)
- 10' 12' (1 total unit)
- 10'x15' (71 total units)
- 10'x20' (91 total units)
- 10'x30' (33 total units)
- 20'x20' (8 total units)

The self-storage units have a desert tan/light stone metal exterior with the rear of these structure being beige concrete masonry unit (CMU) block. The 4 RV canopy structures proposed for the RV parking area is a desert tan metal design. A trash enclosure will serve the site proposed with a CMU design and steel canopy to match the building color.

Figure 3: Leasing Office

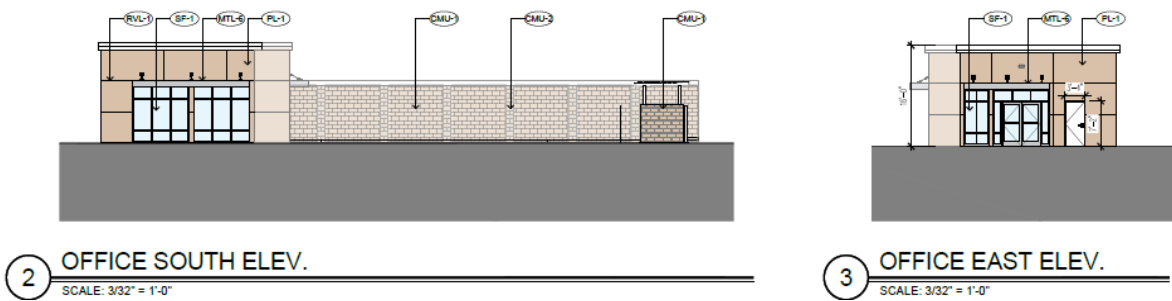


Figure 4: Self-Storage Units

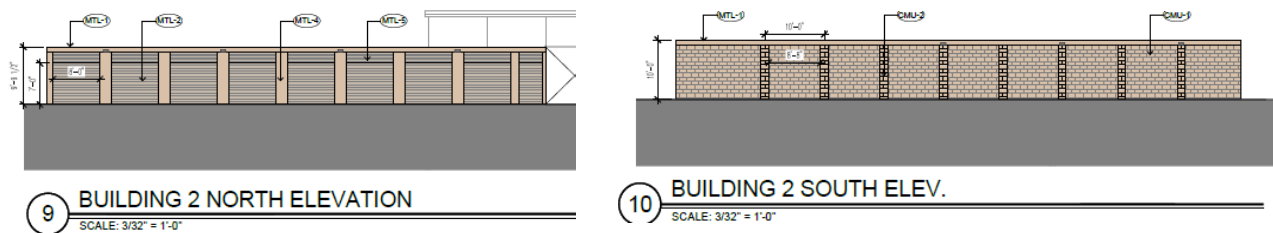
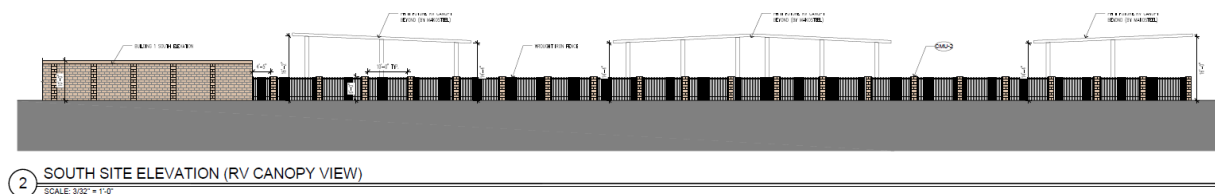


Figure 5: RV Canopies



Fencing

The exterior perimeter fencing proposed is a 6' wrought-iron fence with CMU block pilasters. The same fence design will enclose the retention basin at the southeastern portion of the site. The rear elevations of Buildings 1-4 are proposed at property line and will serve as property line screening. These buildings are approximately 10 feet in height and provide a CMU block wall design at the buildings rear elevation. On the eastern property line of the site, there will be two wrought-iron rolling gates that will serve to connect the proposed project with the existing adjacent Sunridge-Self Storage site on Grapefruit Boulevard. The entrance into the proposed facility will be protected by a CMU block wall, entry rolling gate and a pedestrian gate. The portion of Phase 1 that is proposed to remain undeveloped will be enclosed by a 6' chain link-fence in the interim.

Figure 6: Exterior Site Fence

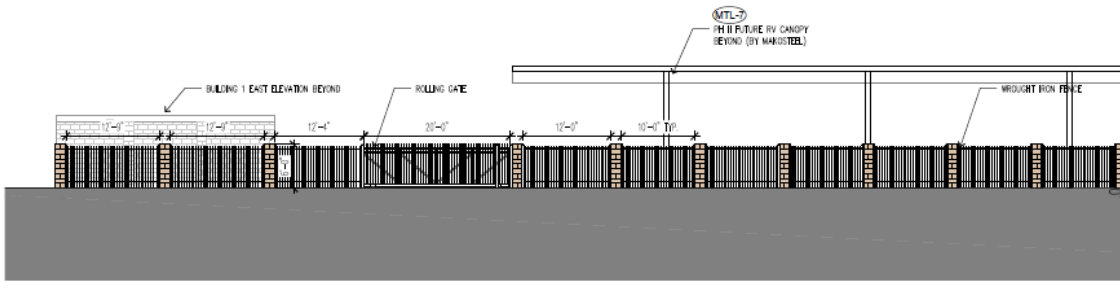
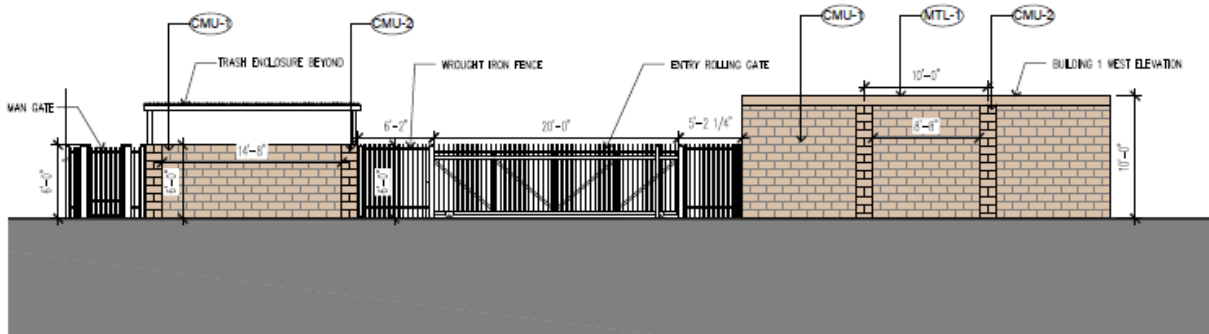


Figure 7: Entry Fence



Landscaping

The project will provide landscaping at the site entrance beside the leasing office and parking spaces. The project landscape design includes 3 landscape planter areas with 'Desert Gold' D.G. groundcover adjacent to the leasing office and parking at the site entrance. Landscape materials include 'Mulga' shade trees that provide shade to parking areas, three shrub varieties that include 'red bird of paradise', and four groundcover and vine varieties that include 'new gold latanas'. See figure below:

Figure 8: Landscaping

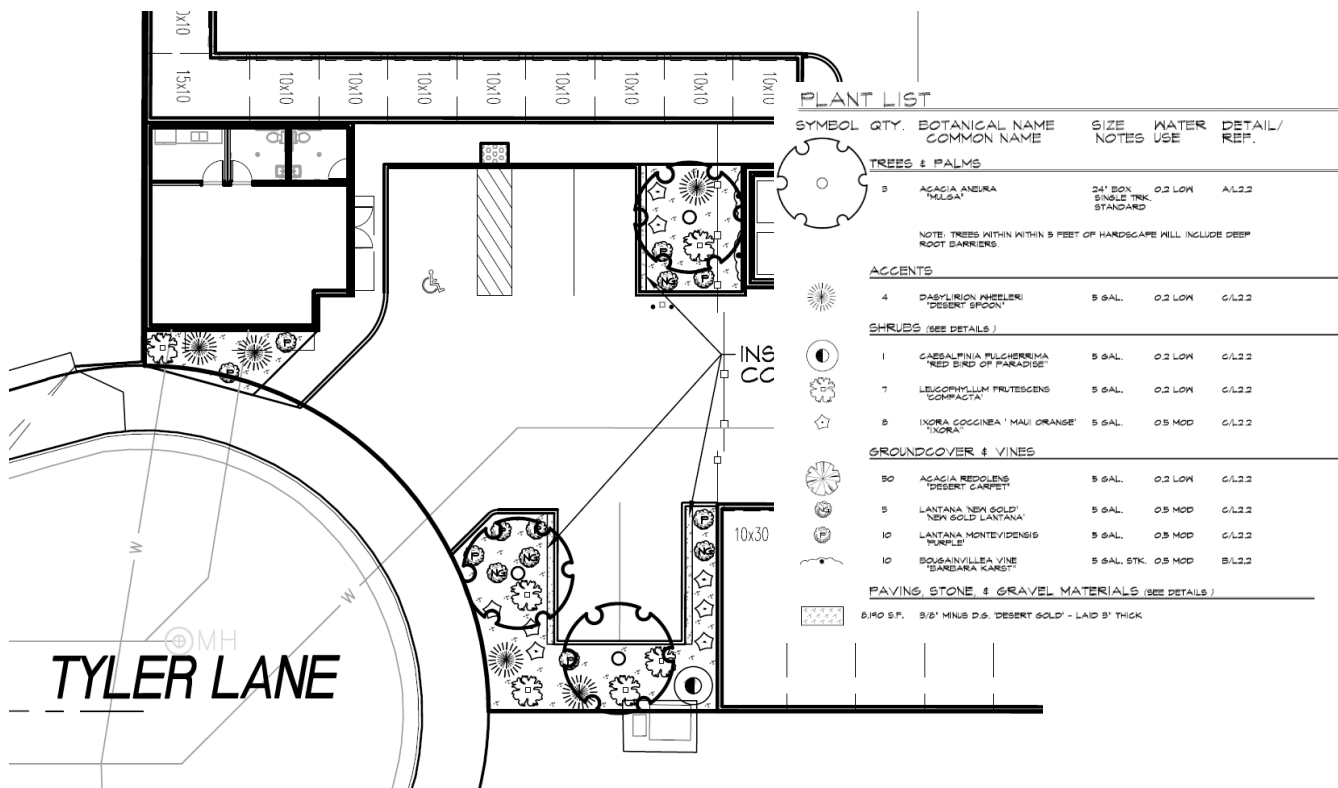
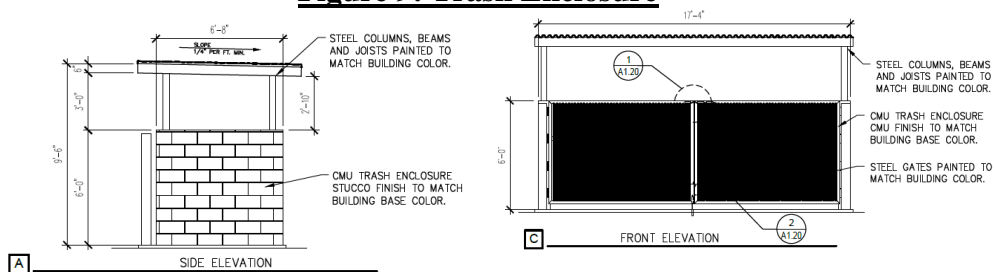
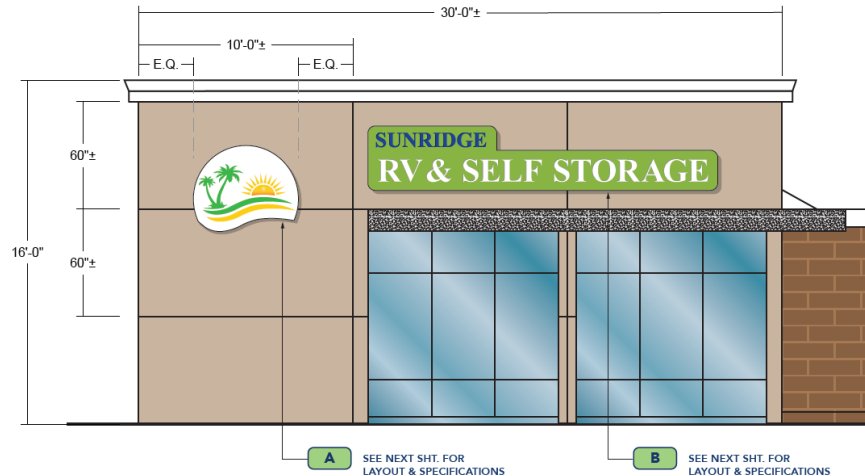


Figure 9: Trash Enclosure



Signs

The project proposes the below signage at the southern elevation of the proposed leasing office. Signage shall be subject to a separate building permit and the final design will be approved by the Development Services Department.



Environmental Setting:

The proposed project at APN# 763-141-018 is surrounded by Industrial and Manufacturing uses as follows:

North: Southwest Pump and Drilling / (M-S, Manufacturing Service)
 Pete’s Road Service Inc

West: Valley Pride / (U-E, Urban Employment)

South: Imperial Western Products / (M-H, Heavy Industrial; U-E, Urban Employment)

East: Sunridge Self Storage/ (M-S, Manufacturing Service)

Parking:

In the Manufacturing Service (M-S) zone, one parking space shall be provided for each four hundred (400) square feet of unit area up to twenty thousand (20,000) square feet. The subject site proposes a leasing office of 900 SF, which would require the subject site to provide 3 parking spaces. The site plan for the proposed project provides 5 parking spaces.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Sunridge Self-Storage Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Geology/Soils, Greenhouse Gases, Hazard/Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems and Wildfire.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, and Tribal Cultural Resources.

A 30-day public review period ran from October 15, 2023, to November 14, 2023. Staff did receive correspondence from the California Department of Fish and Wildlife requesting a Biological Resource Survey document, which Staff responded. See Attachment No. 1, Exhibit C.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Attachment No 1, Exhibit B.

ALTERNATIVES

- 1.) Adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for EA No. 23-05 and approving CUP No. 369 and AR No. 23-06 for a RV and Self-Storage with the findings and conditions as recommended by Staff.
- 2.) Adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for EA No. 23-05 and approving CUP No. 369 and AR No. 23-06 for a RV and Self-Storage with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3.) Deny Resolution No. PC2023-31.
- 4.) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1

Attachments:

1. Resolution No. PC2023-31
Exhibit A - Conditions of Approval
Exhibit B - Initial Study MND and Mitigation Monitoring Program and Response to Comments
Exhibit C - Sunridge Self-Storage Development Plan Set
2. Agency Comments
3. Vicinity Map
4. Preliminary Signage Plan
5. Site Photos