



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** December 16, 2019

**TO:** Members of the Planning Commission

**SUBMITTED BY:** Holly Smyth, AICP, Planning Director

**SUBJECT:** Parcel Map 476-19 Submitted by Hercules Self Storage, LP (for property owner Mary Terrace LLC) creating 3 parcels from one 7.001 acre legal parcel located at 1444 Willow Avenue (APNs 406-522-004-0 & 406-522-001-6)

**RECOMMENDATION:** Consider Adopting Resolution 19-12 Recommending City Council Approval for Parcel Map 476-19

### DISCUSSION:

On September 11, 2018 Hercules Self Storage, LP received Design Review approval by the Hercules City Council to construct a mini-storage facility and auto oriented services on a 7.001 acre vacant site located at 1444 Willow Avenue as generally shown on Attachment 1. The approvals also included a Mitigated Negative Declaration, Zoning Text Amendment, Conditional Use Permit, and Development Agreement tie to the project. When processing the applications, the site appeared to contain 2 legal parcels given there are 2 Assessor's Parcel Numbers, however there is only 1 legal lot. The last legal map filed for the area was through Parcel Map 476—87 recorded on November 2, 1987 which contained Parcel A (aka the subject parcel of 7.001 acres) and Parcel B (a 7.001 acre parcel located east of the subject parcel) as shown in Attachment 2. Both parcels showed a 10' utility easement reserved for future dedication or proper use of proper utility company as shown therein. The proposed parcel map would remove the 10' future easement and locate it as the project site gets developed.

Willow Avenue along the project frontage is designated in the General Plan as an "undivided arterial street" with right of way widths varying from 73-100' feet in width with Figure 5-1 showing a future widening to 4 travel lanes. As shown on Attachment 3, the existing right of 80' includes some of the landscape area along the Valley Bible Church frontage and a large area behind the existing sidewalk along the project frontage. The existing right-of-way is adequate to accommodate the future buildout of two travel lanes in each direction, bike lanes on either side of the road and sidewalks on both sides of the road and therefore no further right-of-way dedication is needed. Palm Avenue is General Plan designated as a Collector street, which generally contain curb to curb widths ranging from 34-40' and rights of way width from 43'-60'. Palm's right of way widths vary throughout, but where it intersects Willow Avenue it is 113' and is not anticipated to need any further right-of-way dedications along the project frontage. Separate from the Parcel Map, the City is working on improving Palm Avenue with a sidewalk on one side of the street from Sycamore Avenue to Willow Avenue utilizing grant.

Additionally, when the applicant constructs their project they are required to make some adjustments to the curb radius at the corner per their project approval which can occur within the existing right-of-way.

The proposed Parcel Map #476-19 would divide the property into three legal parcels as follows;

Parcel A at the easterly end of the Project would be 3.38 acres and has entitlements to build the mini-storage. Prior to completion of the project, the developer will need to record easements to drain into Parcel C and to have vehicular access into their site and out the fire exiting point.

Parcel B in the center of the site would be 2.97 acres which has entitlements to construct several auto oriented uses. Prior to completion of development, the developer will need to record adequate easement for any public utilities in addition to allow cross-access easements for the adjacent Parcel A, and drainage easement into Parcel C .

Parcel C, at the westerly end of the Project site would be .65 acres (or approximately 28,381 square feet) with the intent of providing ponding for development anticipated to occur on Parcels A and B.

The property is zoned General Commercial which requires a 20' front yard setback, 5' sideyard setbacks, minimum 10,000 lot size, 100' of lot frontage, and 100' of lot depth and a 10% landscaping minimum. Attachment 3 also shows the building placement of the mini-storage phase of the project with internal driveways. All buildings meet the minimum setback from the proposed property lines and existing right of way. When the entire project was reviewed the overall landscape meet the 10% requirement and will need to be constructed to continue to meet this overall requirement. Lot frontage and lot depth on all parcels are a minimum of 100' frontage and depth (with Parcel A having 108' frontage width). The State Map Act limits the City review to just determine that the proposal will be in compliance with the City Zoning and Building Codes. Based on the Zoning Standards, the proposed Parcel Map will conform to zoning requirements and therefore staff recommends that the Commission approve the attached Recommending Resolution contained in Attachment 4 with the Parcel Map attachment 5, with the correction of spelling of the Planning Director's last name to Smyth.

## **ATTACHMENTS:**

Attachment 1 – Hercules Self Storage Aerial Site Plan

Attachment 2 – Parcel Map 476—87 recorded in 1987

Attachment 3 – Proposed Parcel Map with Building Locations

Attachment 4 - Recommending Resolution 19-12

Attachment 5 – Proposed Parcel Map 476-19