



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 14, 2020

TO: Members of the City Council

SUBMITTED BY: Michael Roberts, Public Works Director/City Engineer

SUBJECT: Approval of a Parcel Map for the Hercules Self-Storage Project at 1444 Willow Avenue

RECOMMENDED ACTION:

Open the public hearing and receive public comments, close the public hearing and consider adoption of a resolution approving Parcel Map M.S. 476-19 subdividing the 7 acre parcel at 1444 Willow Avenue into 3 lots for the Hercules Self-Storage project.

COMMISSION ACTION AND RECOMMENDATION:

The Planning Commission recommended approval of the proposed parcel map at their regular meeting held on December 16, 2019. A public hearing notice was published in the West County Times on December 30, 2019 notifying the public of the City Council public hearing scheduled for the January 14, 2020 City Council meeting. A public notice to all residents located within 300 ft. of the project were notified by mail.

FISCAL IMPACT OF RECOMMENDATION:

The parcel map will allow the developer to secure funding to move forward with the project, which is ultimately projected to generate over \$200,000/year in General Fund revenue.

DISCUSSION:

The Hercules Self-Storage project consisting of a mini-storage facility and auto-oriented services located at 1444 Willow Avenue (the north-east corner of the Willow/Palm intersection) was approved by Council Resolution 18-058 on September 11, 2018. The developer and owner of the property, Claremont Companies, subsequently submitted a parcel map application to subdivide the 7 acre site into 3 parcels to separate the self-storage facilities from the auto-oriented services, while the 3rd parcel would be for the joint stormwater facility (Attachment 2). This would allow the auto-oriented services parcel to be sold and developed in accordance with current entitlements and funding to be secured for the construction of the storage facilities. At this time Claremont Companies plans to build and operate the storage facilities. Currently the project site plans are under review while the review for the self-storage buildings has been completed.

On December 16, 2019 the Planning Commission determined the proposed parcel map is consistent with the aforementioned entitlements and the General Plan/Zoning, and recommended the parcel map

for approval. The parcel map has been reviewed by City staff and the City's consulting land surveyor for compliance with Section 10-2.501 of the Hercules Municipal Code, including conformity with the Subdivision Map Act.

ATTACHMENTS:

1. Resolution
2. Parcel Map
3. Planning Commission Report including Executed Resolution

<i>Financial Impact</i>			
Description: Not applicable.			
Funding Source:			
Budget Recap:			
Total Estimated cost:	\$	New Revenue:	\$
Amount Budgeted:	\$	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change: Yes <input type="checkbox"/> No <input type="checkbox"/>			