



Monterey County Planning Commission

Agenda Item No. 7

Legistar File Number: PC 17-029

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PLN160059 - SALINAS SELF STORAGE

Public hearing to consider a Combined Development Permit consisting of a lot line adjustment between two legal lots of record, a Use Permit to allow the expansion of a mini-storage facility, and a General Development Plan.

Project Location: 175 and 201 Harrison Road, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Consider Addendum to previously adopted Negative Declaration

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution to:

1. Consider an Addendum to a previously adopted Negative Declaration; and
2. Approve the Combined Development Permit consisting of:
 - a. Lot Line Adjustment between Assessor's Parcel Number 113-091-006-000 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively;
 - b. Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018-000 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and
 - c. General Development Plan to establish operational procedures over both properties.

A draft resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends approval subject to 24 conditions.

PROJECT INFORMATION:

Agent: Noland, Hamerly, Etienne & Hoss

Property Owner: 175 Harrison, LLC & Salinas Self Storage, LLC

APN: 113-091-006-000 & 113-091-018-000

Zoning: "LC" (Light Commercial)

Plan Area: Greater Salinas Area Plan

Flagged and Staked: Yes

SUMMARY:

On January 31, 1996, the Monterey County Planning Commission approved a Use Permit, File No. PC95088 (see **Exhibit F**, Resolution No. 960009) to construct a mini-storage complex on five acres of land located at 201 Harrison Road, Salinas. An extension of this Use Permit

(PLN970600) was granted in 1998. Grading and building permits (GP980043S, GP980043S, BP983451S, BP980571S, and BP980572S) for the construction of the approved facility were issued and finalized.

The owner requests a permit to allow the expansion of the mini-storage facility onto an adjoining property located at 175 Harrison Road, Salinas. In order to facilitate the expansion, the owner also requests a lot line adjustment to between the two parcels (Assessor's Parcel Numbers 113-091-006-000 and 113-091-018-000). This would allow development of the subject properties as one integrated storage facility with shared parking, utilities, and ingress and egress. A General Development Plan has been proposed to address the single business operation over two properties as well as site development standards such as setbacks and parking.

An Initial Study and Negative Declaration (ND) was prepared and adopted for the previously approved Use Permit (PC95088). Consistent with the California Environmental Quality Act Guidelines, this combined development permit qualifies for an addendum to the ND (see **Exhibit E**).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA-Public Works
Water Resources Agency
Environmental Health Bureau
RMA-Environmental Services District
Monterey County Regional Fire Protection District

The subject property is located within the Greater Salinas Area Plan, where there is no assigned Land Use Advisory Committee (LUAC). Therefore, review and recommendation by a LUAC to the Planning Commission has not occurred.

Prepared by: Anna V. Quenga, Associate Planner, x-5172
Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning
Approved by: Carl P. Holm, AICP, Director of RMA

The following attachments are on file with the RMA:

- Exhibit A - Project Data Sheet
- Exhibit B - Project Discussion
- Exhibit C - Draft Resolution, including:
 - Conditions of Approval
 - Project Plans
 - General Development Plan
- Exhibit D - Vicinity Map
- Exhibit E - Addendum to Negative Declaration
- Exhibit F - Planning Commission Resolution No. 96009
- Exhibit G - Adopted Negative Declaration

cc: Front Counter Copy; Anna V. Quenga, Project Planner; Jacqueline R. Onciano, RMA Interim Chief of Planning; Noland, Hamerly, Etienne & Hoss (Christine Kemp), Applicant; 175 Harrison, LLC, Owner; Salinas Self Storage, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Michael D. DeLapa, Executive Director); Project File PLN160059.