



SUBJECT

Proposed expansion of an existing public storage facility (Saf Keep Storage) onto an adjacent 0.8-acre site located at 22373 and 22391 Thunderbird Place, requiring approval of a Conditional Use Permit and Site Plan Review, Application No. PL-2016-06805; Edward G. Roach (Applicant) on behalf of Parrish Estate Company (Owner).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Finds the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development Projects; and
2. Approves the Conditional Use Permit and Site Plan Review applications, subject to the attached Findings (Attachment II) and Conditions of Approval (Attachment III).

SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) and Site Plan Review (SPR) to expand an existing public storage facility located at 1650 West Winton Avenue. The expansion will consist of two new storage buildings on adjacent lots located at 22373 and 22391 Thunderbird Place. Both lots are currently vacant and zoned Industrial (I) District. Overall, staff supports the proposed expansion because it is consistent with the applicable goals and policies of the *Hayward 2040 General Plan*, meets the development standards of the I District and is compatible with the surrounding land uses.

BACKGROUND

The existing 119,040-square-foot public storage facility is located on a 4.9-acre site off West Winton Avenue, south of the Hayward Executive Airport. The existing building was constructed in 1984 with a building permit, but the proponent then was not required to obtain a Conditional Use Permit. The facility has been operating as a legal non-conforming use since that time. The existing facility also includes a caretaker's dwelling unit and an office for the storage facility, both of which are permitted ancillary uses in the Industrial zoning district. The applicant desires to expand the facility by constructing two new storage buildings on adjacent lots located at 22373 and 22391 Thunderbird Place, which are also zoned I District. On December 14, 2016, the applicant filed a CUP and SPR application with the City to expand the facility.

The two new buildings are proposed on two adjacent parcels (APNs 439-0001-008-00 and 439-0001-009-00), which total 0.8-acres in size and are located immediately to the east of the existing storage facility adjacent to Thunderbird Place. The project site is surrounded by industrial uses to the north, south, east, and west. The 0.8-acre site is currently vacant and undeveloped. The site was previously used as an outdoor storage yard by the previous owner.

PROJECT DESCRIPTION

Proposed Expansion. The applicant is proposing to construct two new buildings totaling approximately 41,342 square feet in floor area on two lots, which will be merged prior to issuance of a building permit. The smaller one-story building (Building A) will consist of approximately 4,512 square feet of floor area. The larger two-story building (Building B) will consist of approximately 36,830 square feet of floor area split evenly between the first and second floor. All the floor area of Building A will be utilized as storage units. Most of the floor area of Building B will be utilized as storage units while the remainder will be used for a lobby, elevators, stairways, mechanical and electrical rooms, and walkways. Building A will be 11 feet, 4 inches tall throughout and Building B will have a maximum height of 28 feet, 6 inches. Both buildings will be composed primarily of concrete masonry unit (CMU) with metal trim details and roll-up doors. The proposed building wall colors are shades of light brown or grey and the metal trim details and roll-up doors will be dark teal, except the window frames, which will be natural aluminum.

Operation of the proposed buildings will be completely absorbed into the operation of the existing facility. The employees and caretaker of the existing facility will operate the new buildings. Customers renting storage units in the new buildings will utilize the office, bathrooms, and trash enclosure of the existing facility. The hours of operation of the new buildings will be identical to the hours of operation of the existing facility.

Site Improvements. The proposed site improvements include a one-way, egress-only driveway exiting onto Thunderbird Place, additional off-street parking (two standard spaces and one accessible space), and new landscaping. Customers will only be able to access the proposed buildings through the existing driveway on West Winton. With the additional off-street parking, the facility will provide a total of two covered parking spaces for the caretaker and six uncovered parking spaces for customers, two of which are ADA accessible.

Landscaping. The project proposes additional landscape improvements along the project frontage along Thunderbird Place. The landscaping includes one new 24" box Coast Redwood and a mix of shrubs, grasses, perennials, and groundcover throughout the site. An expanded irrigation system will also be installed and will be compliant with the City's Water Efficiency Landscape Ordinance.

The project plans, colored building elevations, and project narrative are included as Attachments IV, V, and VI.

POLICY CONTEXT AND CODE COMPLIANCE

Hayward 2040 General Plan. The project site is designated Industrial Technology and Innovation Corridor (IC) in the *Hayward 2040 General Plan*. Properties with the IC land use designation typically include warehouses, professional offices, research and development facilities, manufacturing plants, business parks, and other similar uses. The IC land use designation prioritizes building and site improvements, infill development, and the redevelopment of underutilized sites. The proposed project is consistent with the land use designation in that it would include building and site improvements on an existing site, which is currently vacant and underutilized.

The *Hayward 2040 General Plan* also provides various goals and policies, which serve as guiding principles and provide a host of strategies intended to implement a high-level vision for future development in the City. The proposed project was evaluated against applicable goals and policies and found to be consistent. These include, but are not limited to the following:

- Land Use Policy LU-1.4: *The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.*
- Land Use Goal LU-6: *Enhance the Industrial Technology and Innovation Corridor to expand the economic and employment base of Hayward and to achieve a healthy balance between a manufacturing-based economy and an information- and technology-based economy.*
- Land Use Policy LU-6.6: *The City shall encourage property owners to upgrade existing buildings, site facilities, and landscaped areas to improve the economic viability of properties and to enhance the visual character of the Industrial Technology and Innovation Corridor.*

The proposed project is consistent with these goals and policies in that it would provide a needed service to local residents and businesses. The expansion of the existing public storage facility would increase the capacity of the facility, which provides a convenient location for the storage of household goods and business equipment. Furthermore, the proposed project will provide site improvements and enhance the visual character of the surrounding area.

Hayward Zoning Ordinance. As mentioned previously, the project site is zoned I District. Per HMC Section 10-1.1521, the purpose of the I District is to provide for and encourage the development of industrial uses in areas suitable for same, and to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties. Public storage facilities are a conditionally permitted use in the I District and the existing storage facility has been operating legally since 1984. Therefore, expansion of the existing facility with a CUP would be consistent with the I District. In addition, as shown in Table 1 below, the proposed buildings and site improvements are consistent with the minimum design and performance standards of the I District found in Section 10-1.1645 of the HMC, including standards related to siting, architectural design, landscaping, and parking circulation.

Table 1: Project Consistency with I District Development Standards

Development Standard	Code Requirement	Proposed Project
Max. Lot Coverage	No limit	70.4%
Min. Front Yard (Bldg. A)	10 feet	15 feet, 4 inches
Min. Front Yard (Bldg. B)	20 feet*	24 feet, 4 inches
Min. Side Yard	None	None
Min. Rear Yard	None	3 feet, 4 inches
Max. Bldg. Height	No limit	26 feet, 8 inches
Parking Requirement	2 covered spaces (near residential unit) and 5 uncovered spaces (near office)	2 existing covered spaces (near residential unit) and 6 uncovered spaces (near office)

*Building facades in excess of 100 feet long and/or greater than 20 feet in height must be setback a minimum of 20 feet from the front property line per Section 10-1.1645.f of the HMC

SUSTAINABILITY FEATURES

The existing facility already has a solar photovoltaic system on the rooftops of its buildings. Although not required, the new buildings will incorporate a photovoltaic system on their rooftops as well. The project is also required to meet CALGreen and 2016 California Energy Code standards for energy efficiency and will meet the City’s requirements with respect to water efficient landscaping. Additionally, the project will comply with the City standards for recycling of waste during construction and operation.

DISCUSSION AND STAFF ANALYSIS

Staff believes that the proposed project is compatible with the surrounding land uses. The proposed project is only for an expansion of an existing public storage facility and would not introduce a new use to the neighborhood. Additionally, public storage facilities are similar to other storage-related uses commonly found in industrial areas, such as warehouses and wholesale establishments, and the level of activity is typically lower than the that of most uses in industrial areas. The proposed project, like most public storage facilities, is expected to generate minimal traffic, circulation, parking, and noise impacts. Furthermore, the design and architecture of the proposed buildings complements the character of the existing neighborhood.

Traffic and Circulation. The number of vehicle trips generated by public storage facilities is typically lower than the number of trips generated by permitted uses in the I District. Customers of public storage facilities typically make fewer trips to the site than customers of other businesses. Public storage facilities also typically have fewer employees and generate an insignificant number of trips during a.m. and p.m. peak hours as customers typically visit during non-peak hours. Therefore, the facility is unlikely to result in any significant traffic impacts. In addition, the proposed site layout minimizes the proposed project’s impact to the vehicular circulation of the surrounding area. Customers utilizing

the new storage units are required to exit onto Thunderbird Place instead of West Winton Avenue, which is a busy and major arterial.

Parking. The proposed project is not expected to result in any parking impacts to the surrounding area. The proposed project will increase the number of off-street parking spaces provided for the entire facility to eight (two covered spaces for the caretaker and six uncovered spaces for the office and storage units), which exceeds the City's requirements for public storage facilities.

Furthermore, as mentioned previously, public storage facility customers seldom visit the site since they primarily visit to only load and unload goods and equipment. Furthermore, many customers temporarily park their car in the driveway aisles (not designated as fire access roads) in front of their assigned storage unit instead of in designated parking spaces. Therefore, the actual parking demand is not expected to exceed the off-street parking supply. However, in the event that the parking demand exceeds the off-street parking supply at any time, there is street parking available on Thunderbird Place.

Noise. The proposed project is not expected to result in any noise impacts to the surrounding area. The noise generated by the facility, which will primarily be limited to noise from loading and unloading goods and equipment, is unlikely to exceed the typical noise environment of the surrounding industrial area, which includes heavier manufacturing and warehousing activities. Furthermore, noise generated by the proposed project will not be audible from any residential properties since the closest residential property is located approximately 1,200 feet to the east of the project site. Additionally, the HMC prohibits industrial properties from generating a noise level that exceeds 70 dBA at any point outside the property plane.

Building Architecture. The architecture and design of the proposed buildings are both compatible with and an improvement of the architecture and design of the existing buildings. The existing buildings are composed of tilt-up concrete while the proposed buildings are composed of CMU block. The proposed buildings also incorporate metal trim details, real and faux windows, and various building colors to add visual interest. The trim details will be painted dark teal to provide a contrast with the light brown and grey walls. The entrance to Building B and faux windows are also recessed to provide articulation. The proposed landscaping will also add visual interest along the east (street-facing) facades of both buildings. Overall, the architecture and design of the proposed buildings complement the architecture and design of the other buildings on Thunderbird Place.

Staff believes the Planning Commission can make the required CUP findings to approve the proposed project and has included various conditions of approval intended to minimize land use impacts to the surrounding area. Should future problems arise, the City has the ability to impose additional conditions or restrictions on the proposed project for the protection of the public health, safety, and general welfare. Therefore, the project is unlikely to result in significant impacts and is compatible with the surrounding land uses.

ENVIRONMENTAL REVIEW

Staff has determined that the proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15332, Infill Development Projects, in that:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
3. The project site has no value as habitat for endangered, rare or threatened species;
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. The site can be adequately served by all required utilities and public services.

PUBLIC OUTREACH

On January 10 2017, a Notice of Receipt of Application was sent to all property owners and tenants located within a 300-foot radius of the project site. In response to this notice, staff received two letters from nearby businesses (Bay Area Transport Refrigeration and Golden Gate Optical) expressing concerns regarding the availability of street parking on Thunderbird Place. These businesses no longer have any concerns regarding the proposed project after staff explained that the project would result in minimal impacts to street parking.

On April 28, 2017, a Notice of Public Hearing was sent to all property owners within a 300-foot radius of the project site and to interested parties who requested to be notified about the proposed project. The Notice of Public Hearing was also published in *The Daily Review* on April 28, 2017. At the time this report was written, staff has not received any correspondence related to this notice.

NEXT STEPS

Should the Planning Commission take action, a 10-day appeal period of that action would follow, which would expire on May 21, 2017 at 5 p.m. If the project is approved and there is no appeal or Council member call-up filed within the appeal period, the applicant may proceed with obtaining building permits.

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