

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
200 E. Santa Clara Street  
San José, California 95113-7905

Hearing Date/Agenda Number  
P.C. 12/6/06 Item No.:  
C.C. 1/9/06

File Number  
PDC06-059

Application Type  
Planned Development Rezoning

Council District 7 SNI  
West Evergreen

Planning Area  
Evergreen

Assessor's Parcel Number(s)  
670-13-002

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Reena V. Mathew

Location: Northwest corner of Aborn Road and King Road

Gross Acreage: 1.55 Net Acreage: 1.55 Net Density: N/A

Existing Zoning: LI-Light Industrial Existing Uses: Mini storage facility

Proposed Zoning: A(PD) Planned Development Proposed Use: Expansion of the mini storage facility

### GENERAL PLAN

Completed by: RVM

Existing Land Use/Transportation Diagram Designations

Industrial Park

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: RVM

North: Auto repair	LI Light Industrial
East: King Road and single family detached residences	R-1-8 Residence District
South: Aborn Road and retail commercial center	A(PD) Planned Development
West: Single-family house and construction materials sales facility	A -Agriculture

### ENVIRONMENTAL STATUS

Completed by: RVM

Environmental Impact Report found complete  
 Negative Declaration circulated on November 15, 2006  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: RVM

Annexation Title: Tower No. 5

Date: 11/15/1962

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Recommend Approval  
 Recommend Approval with Conditions  
 Recommend Denial

Date 11/27/06

Approved by: \_\_\_\_\_

CURRENT OWNER	ARCHITECT	
Public Storage Attn: Timothy Reeves 701 Western Avenue Glendale, CA 91201	RHL Design Group Attn: Blythe Wilson 1137 N. McDowell Boulevard Petaluma, CA94954	

## PUBLIC AGENCY COMMENTS RECEIVED

Completed by: RVM

Department of Public Works

- See attached.

Other Departments and Agencies

- Not applicable.

## GENERAL CORRESPONDENCE

- Parking Analysis

## ANALYSIS AND RECOMMENDATIONS

## BACKGROUND

The applicant, Timothy Reeves of Public Storage, is proposing a to rezone the subject site from Light Industrial to A(PD) Planned Development on a 1.55 gross acre site located on the northwest corner of Aborn Road and King Road . This rezoning would allow demolition of 27,565 square feet of existing mini storage buildings and the construction of one 104,234 square feet mini storage building. An existing 10,428 square foot storage building is located on the site, along the western edge and is proposed to be retained. The rezoning will allow for a total of 114,662 square feet of building area used for ministorage purposes. Uses surrounding the subject site include a auto repair building to north, single family residences to the east across King Road, a single family residence and industrial uses to the west, and a retail center to the south across Aborn Road.

## Project Description

The subject site is currently developed with three mini storage buildings operated by the Public Storage Company. The proposed Planned Development Rezoning would allow for the demolition of two of the existing mini storage buildings and will be replaced with a new 4-story storage building. The proposed structure is characterized by stucco and CMU facades, parapet and concrete tile roofs, metal awnings, and trellis accents.

## GENERAL PLAN CONFORMANCE

The subject site has a land use designation of Industrial Park on the *San Jose 2020 General Plan Land Use/Transportation Diagram*. This land use designation is intended for research and development, manufacturing, assembly, testing and offices. Mini-storage uses are not technically consistent with the Industrial Park designation. Although mini-storages uses exist on the entire site currently, the substantial redevelopment proposed on the site, requires that the proposed use of mini-storage conform to the corresponding General Plan designation. The applicant has proposed use of a Discretionary Alternate Use Policy (Two-Acre Rule) in order to achieve conformance to the General Plan.

The Two Acre Rule is intended to encourage infill development. Application of the Two Acre Rule allows

parcels of two acres in size or less to find General Plan conformance for proposals where parcels with a non-residential land use designation may be developed under any residential or non-residential category. To use this Discretionary Alternate Use Policy, various criteria need to be met. First, it must be found that the alternate land use designation is compatible with the surrounding land uses. Second, the General Plan specifies that the Two Acre Rule can only be applied if the project provides exceptional and innovative design solutions. The General Plan defines the Two Acre Rule's bench mark for exceptional design to include the project's ability to exceed the minimum standards in the Zoning Ordinance and adopted design guidelines, regardless of what constraints exist on the site.

As discussed in the analysis section below, the proposed project conforms to all areas of the Industrial Design Guidelines related to mini-storage developments. The project deviates from the Zoning Ordinance's requirements for parking; however a parking analysis was provided which justifies the reduced parking spaces proposed as much more than needed for the parking demand generated from the project. The applicant's have also gone through a substantial level of design review. The applicant's responded to comments and suggestions made by members of the public at the community meeting and subsequently presented those revisions to the West Evergreen NAC. Although Staff does not feel that the current building design meets the standard of "exceptional," the applicants have expressed a willingness to receive further feedback and modify their proposal accordingly. Staff has added a condition to the General Development notes to require additional building articulation and use of better detailing and materials to achieve an exceptional building design prior to issuance of a Planned Development Permit. With this condition in place, Staff believes that utilization of the Two Acre Rule is applicable to the proposed project.

In addition, the proposed project furthers the General Plan's Growth Management Major Strategy by providing infill development on property that is already served by existing urban services and already developed as mini storage.

## **ENVIRONMENTAL REVIEW**

An Initial Study was prepared for this project and the Director of Planning, Building, and Code Enforcement circulated a Draft Mitigated Negative Declaration for public review on November 15, 2006. The MND circulation period ends on December 6, 2006. The primary issues that were addressed in the environmental review included the project's potential impacts on, air quality, geology and soils, hydrology and water quality, and noise. The initial study concluded that temporary noise and air quality impacts associated with the project would occur during the construction phase of the project. Based on mitigation that is included in the project, the environmental impacts associated with this proposal will be reduced to less than significant levels.

A more comprehensive accounting of the environmental mitigation measures required as part of this project can be found in the project's Mitigated Negative Declaration (attached to this report). The full text of the Initial Study is available online at: <http://www.sanjoseca.gov/planning/eir/MND.asp>

### Traffic

An in-house traffic assessment has been performed by the Department of Public Works. It has been determined that the project will be in conformance with the Evergreen Development Policy. In addition, Public Works has conditioned the project to construct a raised median island on King Road in order to prevent left turns. The details of this median construction shall be resolved prior to the issuance of a Planned Development permit.

## ANALYSIS

The proposed project has been analyzed using the development standards recommended in the *Industrial Design Guidelines* for self serve storage with respect to site organization and building design and the setbacks, height, and parking, Staff has evaluated the project with respect to the development regulations of Chapter 20.50 of the Zoning Ordinance , which pertains to the Industrial Zoning Districts.

### *Site Organization*

The Guidelines state that vehicular circulation should occur on-site and not use public streets. The demolition of a portion of one of the buildings will improve internal circulation throughout the site in conformance with this guideline, so that two-way flow of traffic can occur from King Road through the site to Aborn Road.

### *Building Design*

The Guidelines recommend that for self serve storage uses, buildings should wrap the front and side of the site. Staff is generally supportive of this design concept and it helps create a stronger street presence and shields the viability of parking from the street. The proposed building is design would front both Aborn and King Roads, with a minimum front setback of 15 feet.

The Guidelines also recommend that buildings visible from the street be architecturally treated to break up the box like appearance. The new building would have three parapet lines at 32 feet, 42 feet, and 45 feet, to break up the massing which would be seen from the street. Combinations of stucco and CMU for the facades with concrete tile and parapet roofs are proposed. In addition, landscaping is provided along the projects frontage on Aborn and King Roads, which will help break up the linearity of the buildings. Staff has added a condition to the General Development Plan notes, so that fine tuning of the architecture continues at the Planned Development Permit stage so that the benchmark of exceptional design required for use of the Two Are Rule is met. At the PD Permit stage Staff expects incorporation of 1) further articulation, 2) additional features to provide interest on blank walls specifically on the northeast elevation facing King Road, and 3) material changes to occur in order to qualify the project as exceptionally designed.

### *Setbacks and Height*

All of the City's conventional industrial zoning districts identify a maximum height requirement of 45 feet. Based on the General Plan height policies, a maximum height of 50 feet could be allowed with a Planned Development zoning. The tallest new building of the project proposes a height of 45 feet in conformance with the Zoning Ordinance and General Plan maximum height limit.

The project proposes setback standards of 15 feet for the front, and a side and rear setback of 0 feet. The project provides a front setback of 15 feet for the existing and proposed buildings consistent with the Zoning Ordinance. The existing building located along the western edge of the property, adjacent to a single family residence and construction materials building, are located at the property line. No changes are proposed to this existing building.

### *Parking*

The Zoning Ordinance requires 1 parking space per 2,000 square feet of storage area. With the new construction

the project will have a total of 114,662 square feet of storage space, which would require 58 parking spaces. The project provides 24 parking spaces, which is short 34 spaces required per the Zoning Ordinance. However, Planned Development Zoning Districts are not bound to the requirements of the Zoning Ordinance and a deviation from the Ordinance requirements is potentially acceptable through this Planned Development Rezoning. A parking analysis was prepared for the proposed project. The analysis indicates that the highest peak times for the existing storage uses is during the first week of the month. The peak parking demand occurred on the last Sunday of the surveyed month, when four vehicles arrived between 11:47 am and 12:15pm. The parking analysis assumed the future demand to expand threefold given the redevelopment of the site. It was determined that 12 spaces would be adequate to meet the parking demand for the proposed project. As a result, Staff believes that the reduced number of spaces from the Ordinance requirement is justified. In addition, Staff has been working to amend the Zoning Ordinance to reduce the parking requirements for mini-storage uses significantly from the current requirements. The subject amendment to the Zoning Ordinance was originally set to be heard by the Planning Commission on November 15, 2006, however that hearing was deferred to a later date. This proposed Amendment further reiterates Staff's sentiments that mini-storage uses on the subject site will generate the need for a much smaller number of parking spaces than the current provisions in the Zoning Ordinance require.

## **COMMUNITY OUTREACH**

A community meeting was held by the applicant on August 10, 2006. Approximately ten members of the community attended the meeting. Project-related comments included concerns regarding additional traffic on Aborn, as well as the massing and height of the proposed building. The applicant attended the August 28, 2006 West Evergreen NAC to present to the community the revised plans based on the feedback received at the community meeting. NAC members were generally supportive of the architectural changes but were concerned about the traffic and in particular the potential for vehicles leaving the project site attempting to make a left hand turn onto King Road. As a result, the applicant agreed to make minor modifications to King Road in order to extend the median so that making a left turn lane from the site on to King Road will not be possible. This improvement has been added as a condition to the Public Works Clearance for the project.

Signage has been posted at the site to notify the neighbors and public of the proposed rezoning. Notices of the public hearing before the Planning Commission and City Council were published, posted on the City of San Jose website and distributed to the owners and tenants of all properties located within 1,000 feet of the project site. A notice indicating the public review period of Draft Mitigated Negative Declaration (MND) for the project was also mailed to property owners and tenants within 1,000 feet of the project site. Both the MND and copies of this staff report were posted on the City web site. Staff has been available to discuss the project with members of the public.

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed project as conditioned is consistent with the San José 2020 General Plan through the use of the Two Acre Rule Discretionary Alternate Use Policy.
2. The proposed project is consistent with the San José 2020 General Plan, its goals and policies and the Growth Management Major Strategy.

3. The proposed project is consistent with the Industrial Design Guidelines.
4. The proposed project is compatible with existing and proposed uses on the adjacent and neighboring properties in that the subject site is adjacent to other existing industrial and commercial uses.

Attachments:

Draft Development Standards

Location Map

Parking Analysis

Final Public Works Memo

Cc: owner, applicant