

West Coast Self Storage Design Review

File No. DR21-004

970 Piner Rd.

January 6, 2022

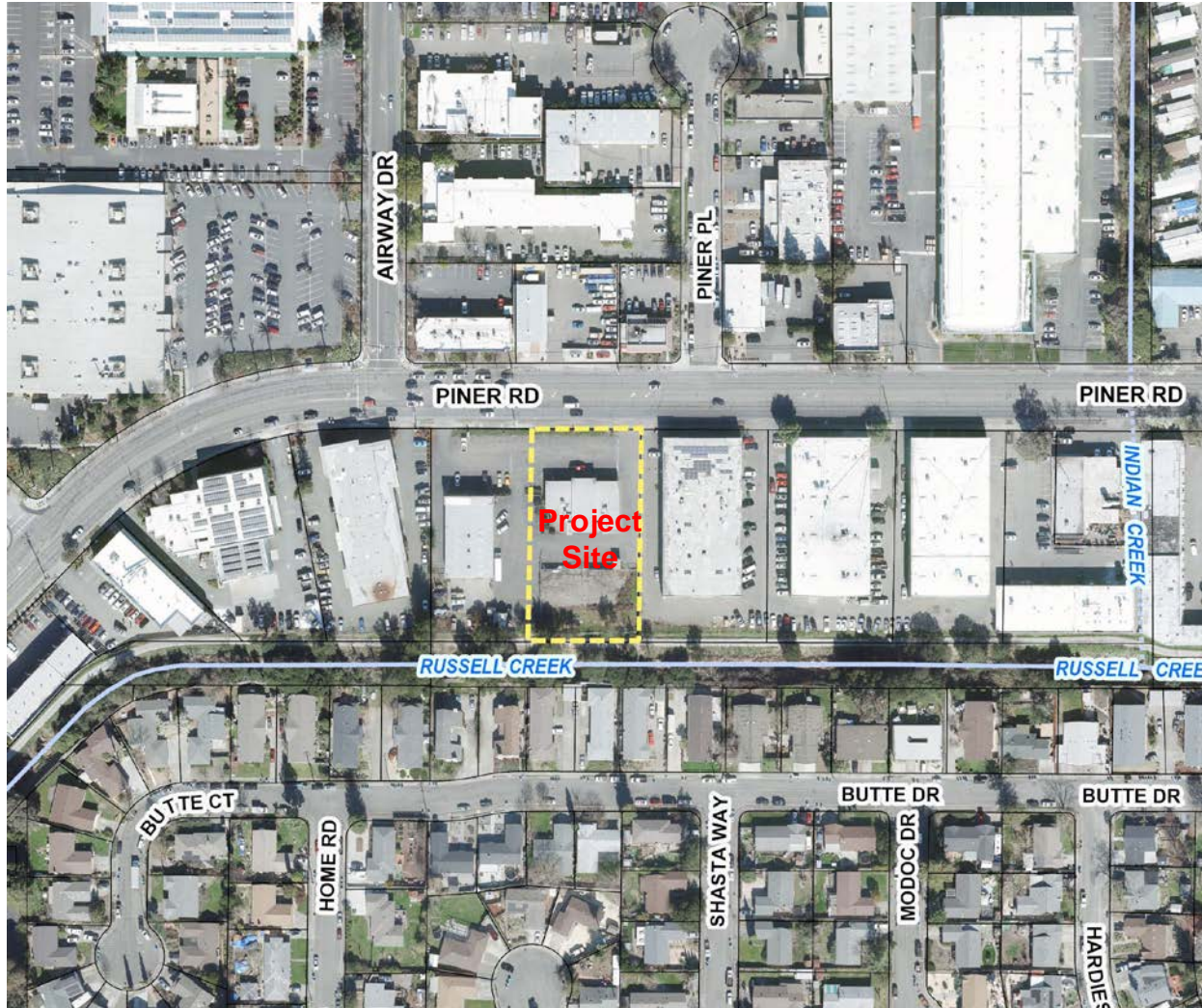
Adam Ross
City Planner
Planning and Economic Development

West Coast Self Storage proposes a three-story, approximately 66,200 square foot building on a 0.95-acre parcel for a Personal Storage Facility.

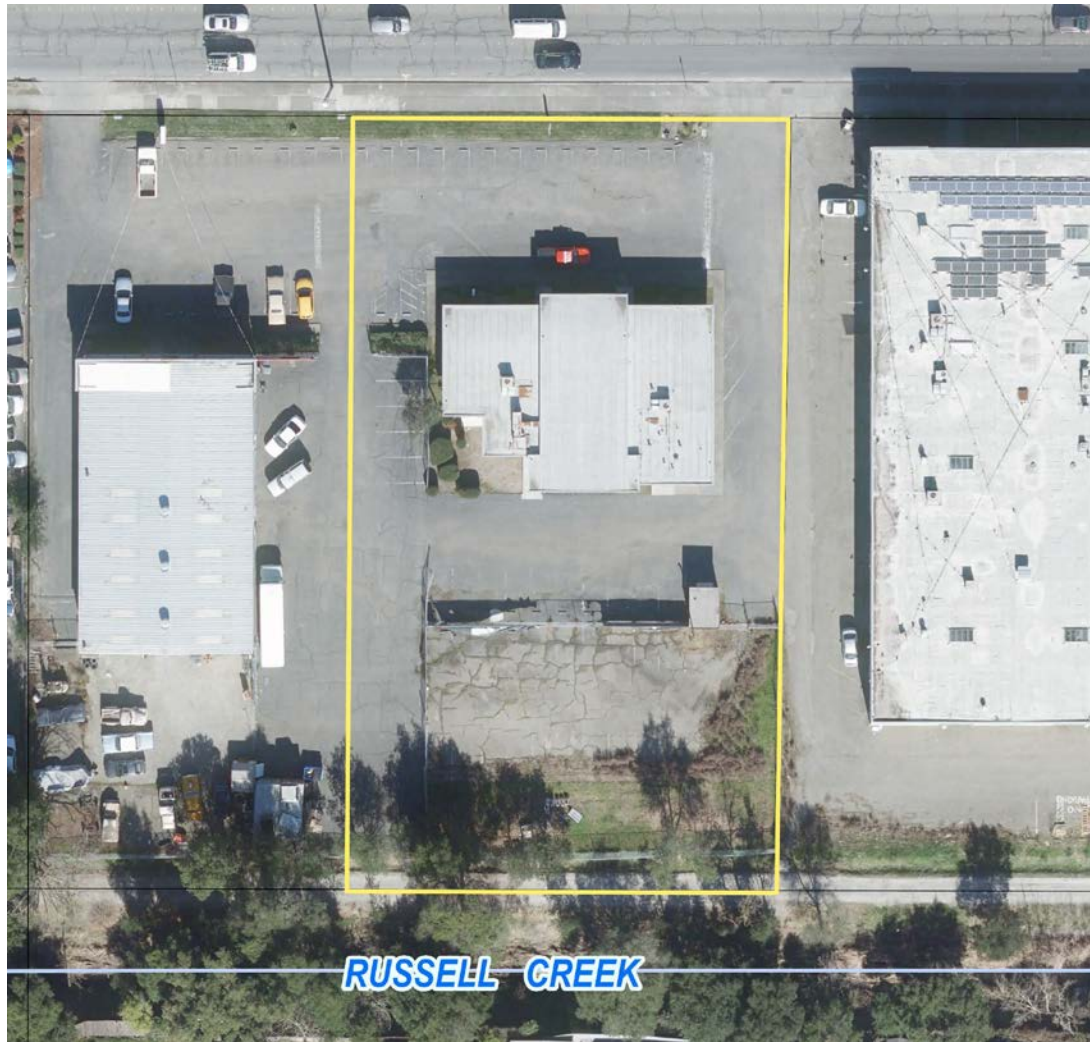


Project Location

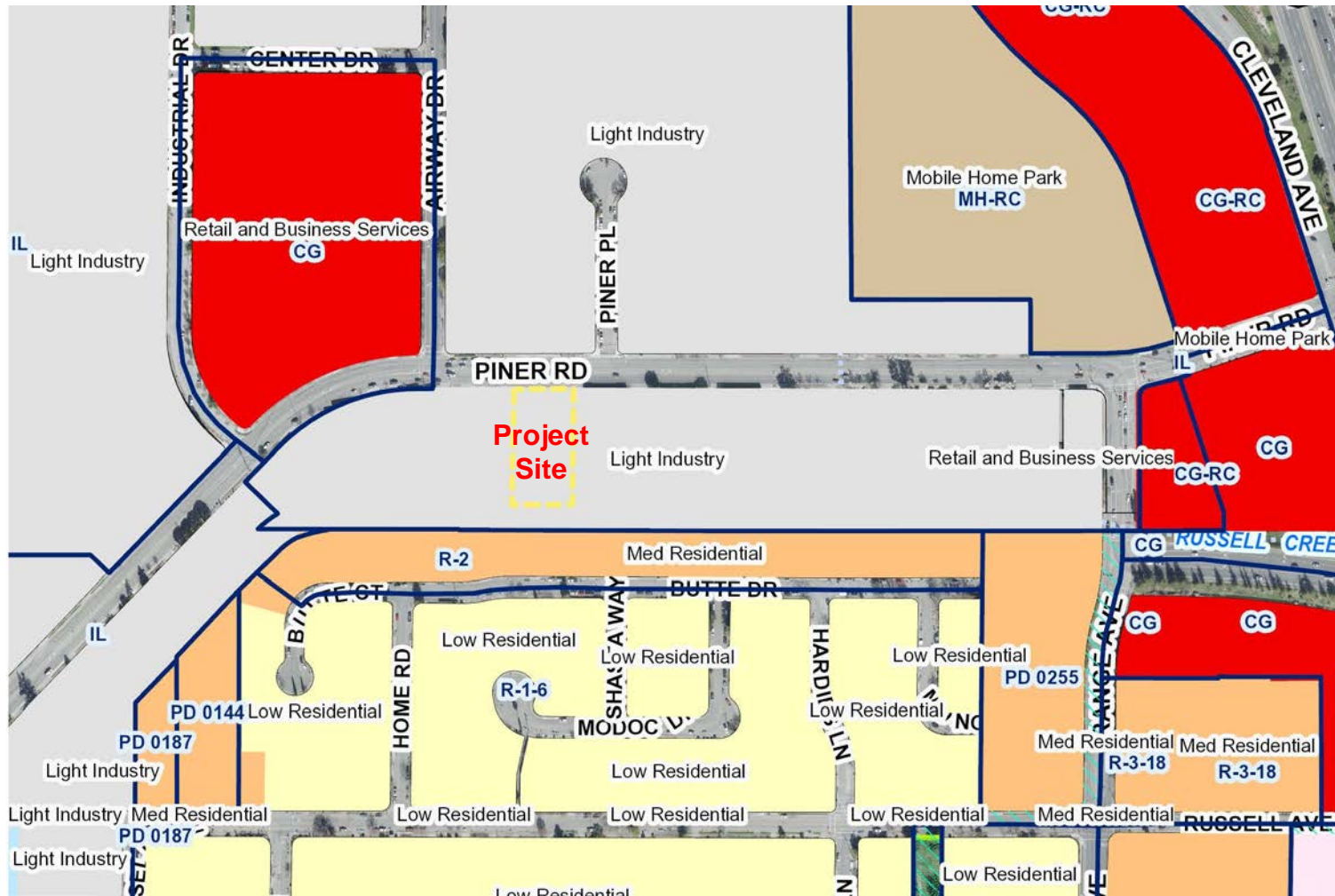
970 Piner Rd



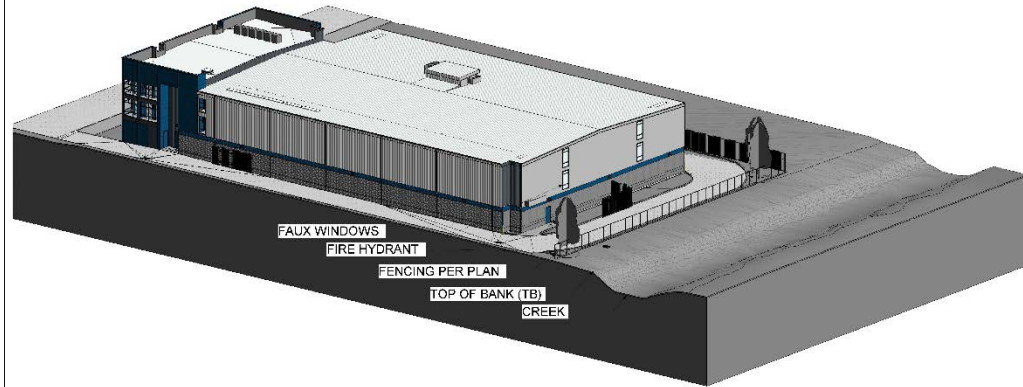
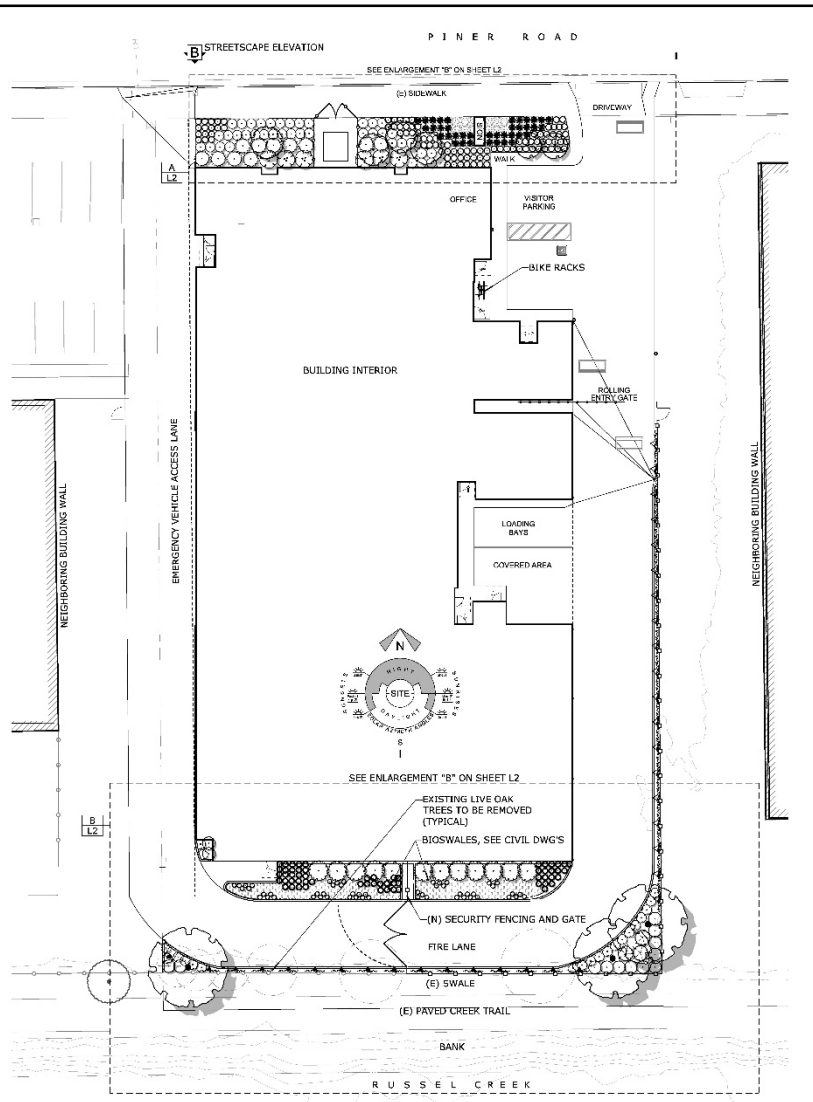
Project Location 970 Piner Rd



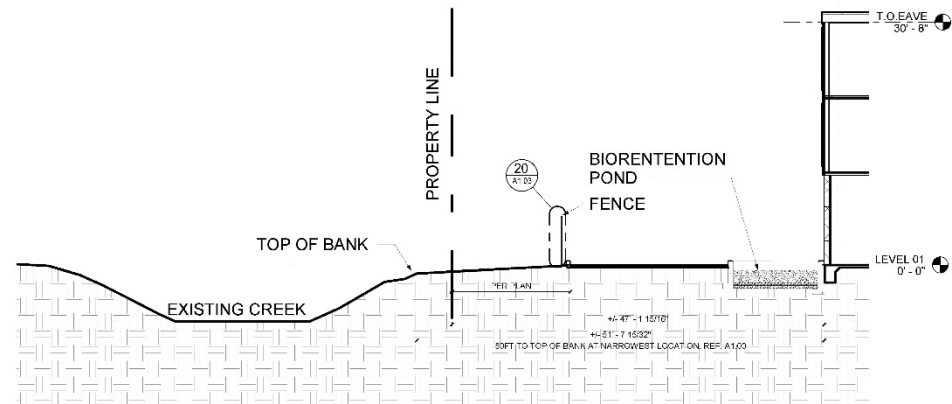
General Plan & Zoning 970 Piner Rd



- | | |
|--------------|--|
| Jan 21, 2021 | Design Review Board reviewed the Project as a concept item |
| Feb 9, 2021 | Design Review application submitted |
| Apr 22, 2021 | Waterways Advisory Committee (WAC) reviewed the project |
| Jul 20, 2021 | An Issues Letter was sent to the applicant |
| Sep 14, 2021 | Applicant resubmitted plans addressing issues |

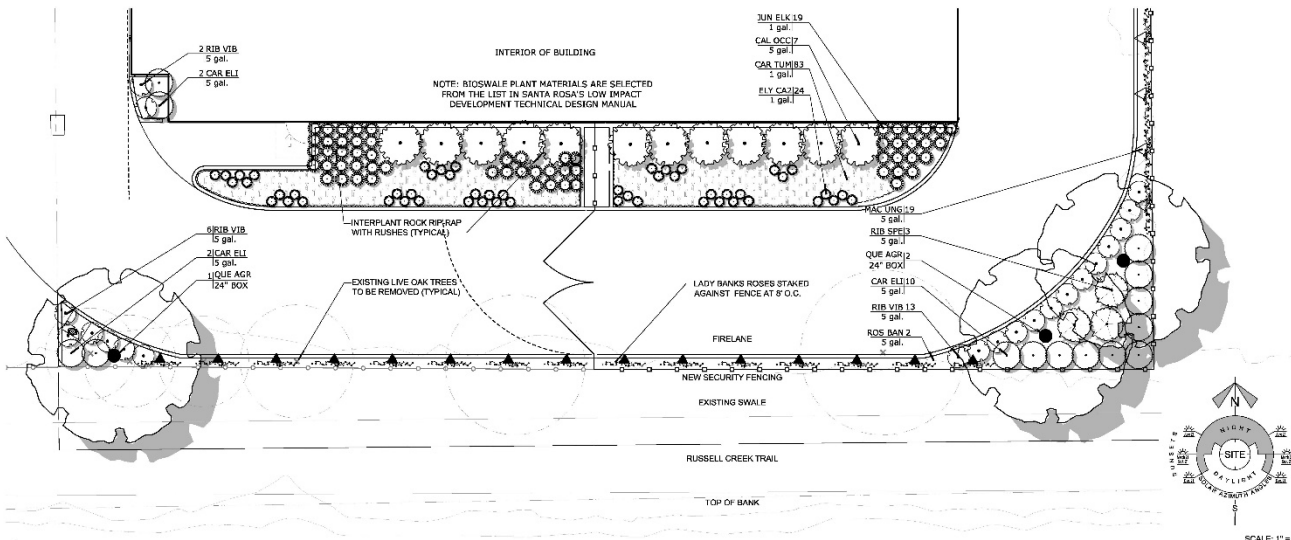
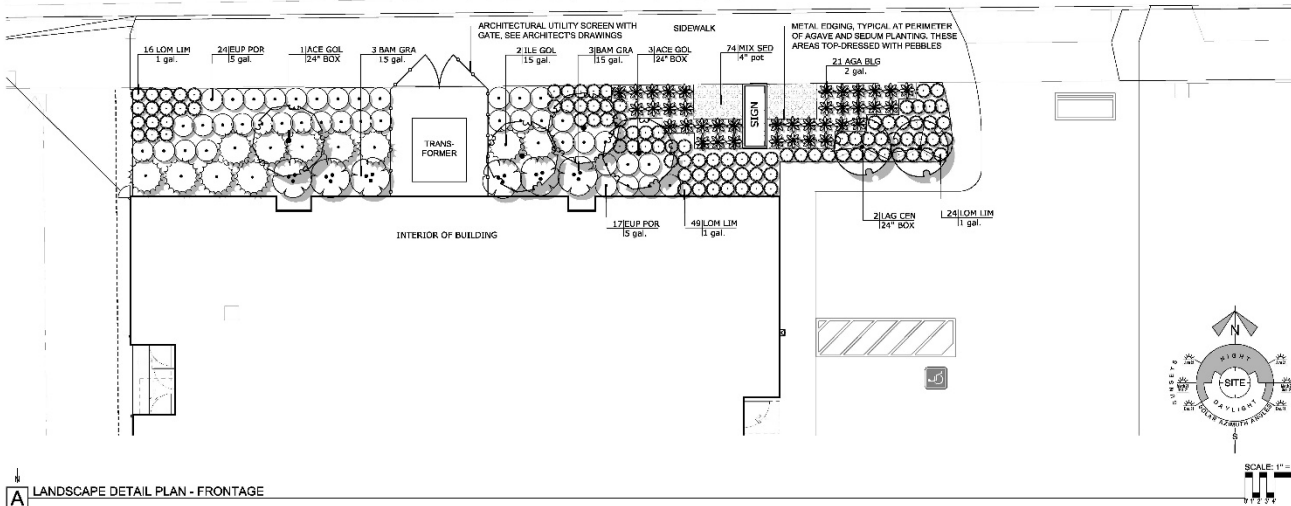


1 3D VIEW OF CREEK AT SOUTH OF PROPERTY





















2 SECTION THROUGH SOUTH END OF PROPERTY

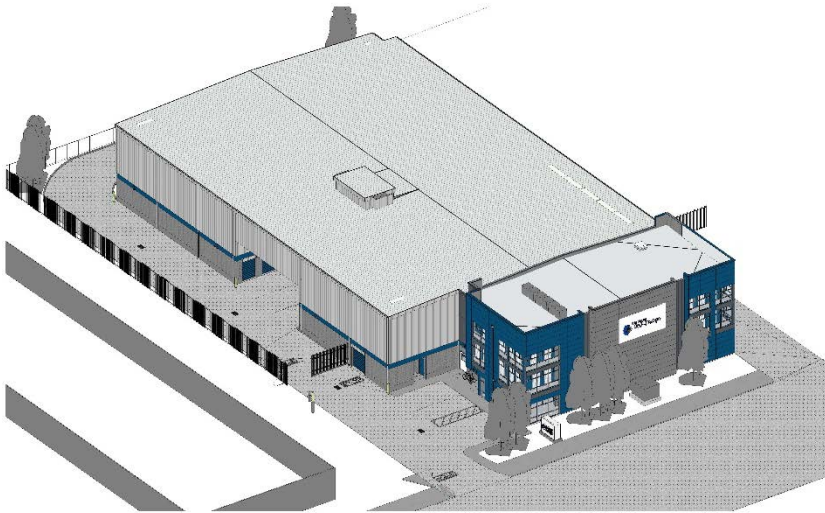
Conceptual Site Plan with Landscaping



PLANT LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE GOL	ACEA RUBRA 'ARMSTRONG GOLD'	GOLDEN ARMSTRONG MAPLE	24\" BOX	4
	LAD CEN	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT'	COLUMNAR CRAPPE MYRTLE	24\" BOX	3
	QUE AGR	QUERCUS AGRIFOLIA	OSAGE LIVE OAK	24\" BOX	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGA BLG	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	2 GAL.	38
	BAM GRA	DANGLING BAMBUSA 'GRACILIS'	SLENDER WEAVER'S BAMBOO	1/2 GAL.	6
	CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICE BUSH	3 GAL.	12
	CAR ELI	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	3 GAL.	14
	ELY CAR	ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL.	62
	EUP POR	EUPHORBIA CHAR. PORTUGUESE VELVET	PORTUGUESE VELVET SPURGE	3 GAL.	41
	ILE BOL	ILEX AQUICOLUM 'BOLD COAST' TM	GOLD COAST HOLLY	1/2 GAL.	11
	JUN ELK	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL.	88
	LOM LIM	LOMANERA X 'LITTLE LIME'	LITTLE LIME NAT RUSH	1 GAL.	88
	RIB SPF	RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	3 GAL.	3
	RIB VIB	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	3 GAL.	21
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	MAC LIND	MACADAMIA LINDLEYANA	YELLOW TRUMPET VINE	3 GAL.	18
	ROS DAN	ROSA DANKE	LADY DANKE ROSE	3 GAL.	16
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CAR TUM	CAREX TUMULOSA	POOTHILL SEDGE	1 GAL.	168
	MIX SED	MIXED SEDUMS AND SUCCULENTS	SEE BELOW	4\" POT	77





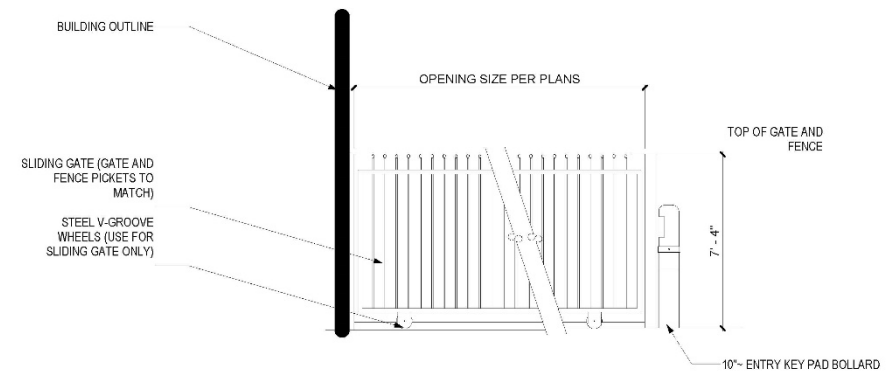
2 NORTH EAST - AERIAL VIEW



6 LOADING FROM THE EAST

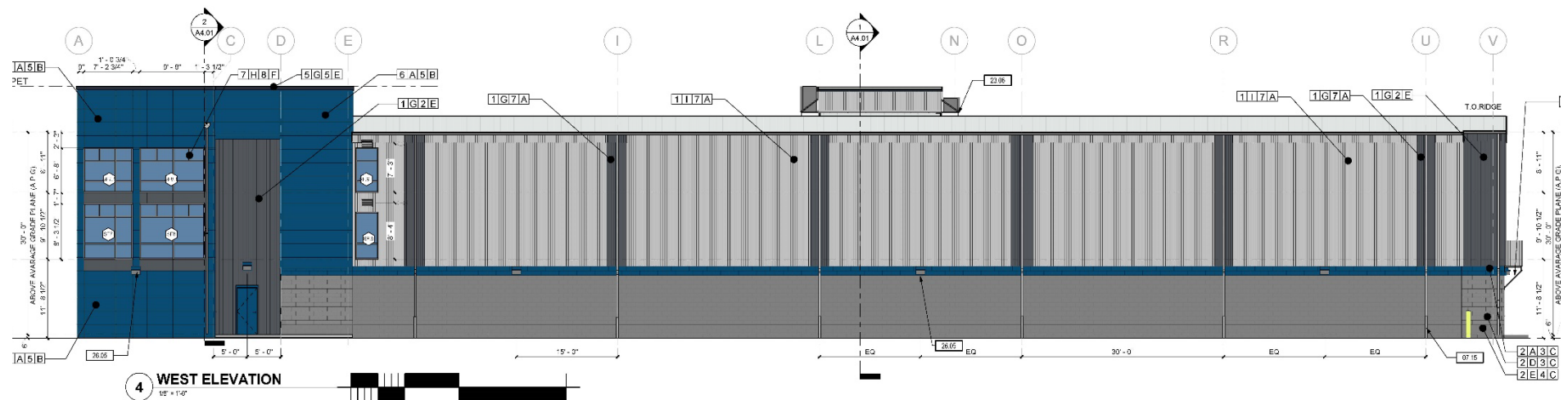
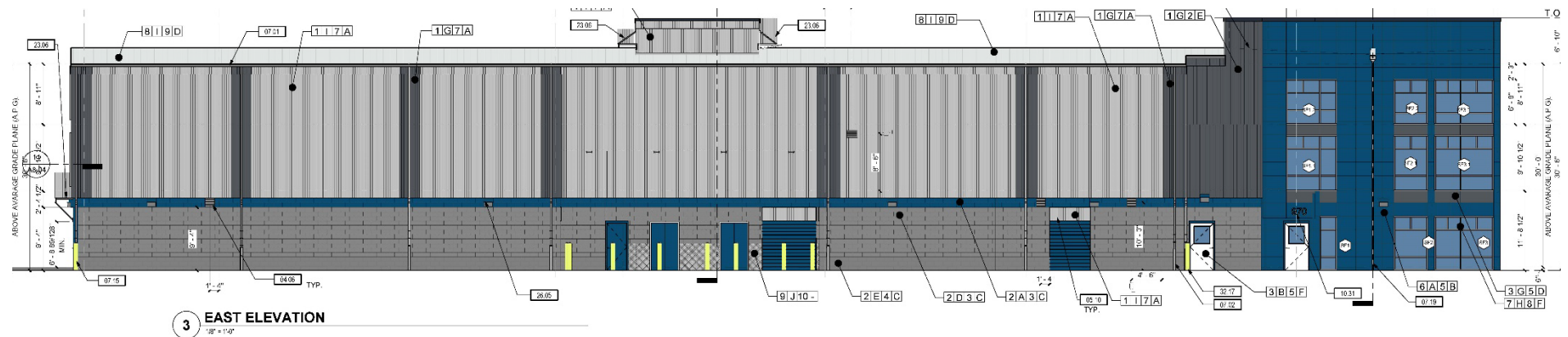


7 LOADING AT GATE



8 SLIDING GATE ELEVATION1
1/4" = 1'-0"







Environmental Review

California Environmental Quality Act (CEQA)

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption described below:

- Self-storage use is an allowed use within this zoning district
- Project is proposed on a 0.95 acres parcel
- Site has no value as a habitat for endangered, rare, or threatened species
- Will not result in significant impact for traffic, noise, air quality or water quality
- Can be served by all utilities and services

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Design Review for the construction of a three-story, approximately 66,200 square-foot self-storage building on the property located at 970 Piner Road.

Questions

Adam Ross
City Planner
Planning and Economic Development
aross@srcity.org
(707) 543-4705