

TESLA Vehicle Storage

3300 & 3304 Industrial Drive

November 2, 2023

Amy Nicholson, Supervising Planner
Planning and Economic Development

Development of a 1.28-acre site for vehicle storage, includes:

- Paving and striping
- Fence
- Landscaping
- Lighting

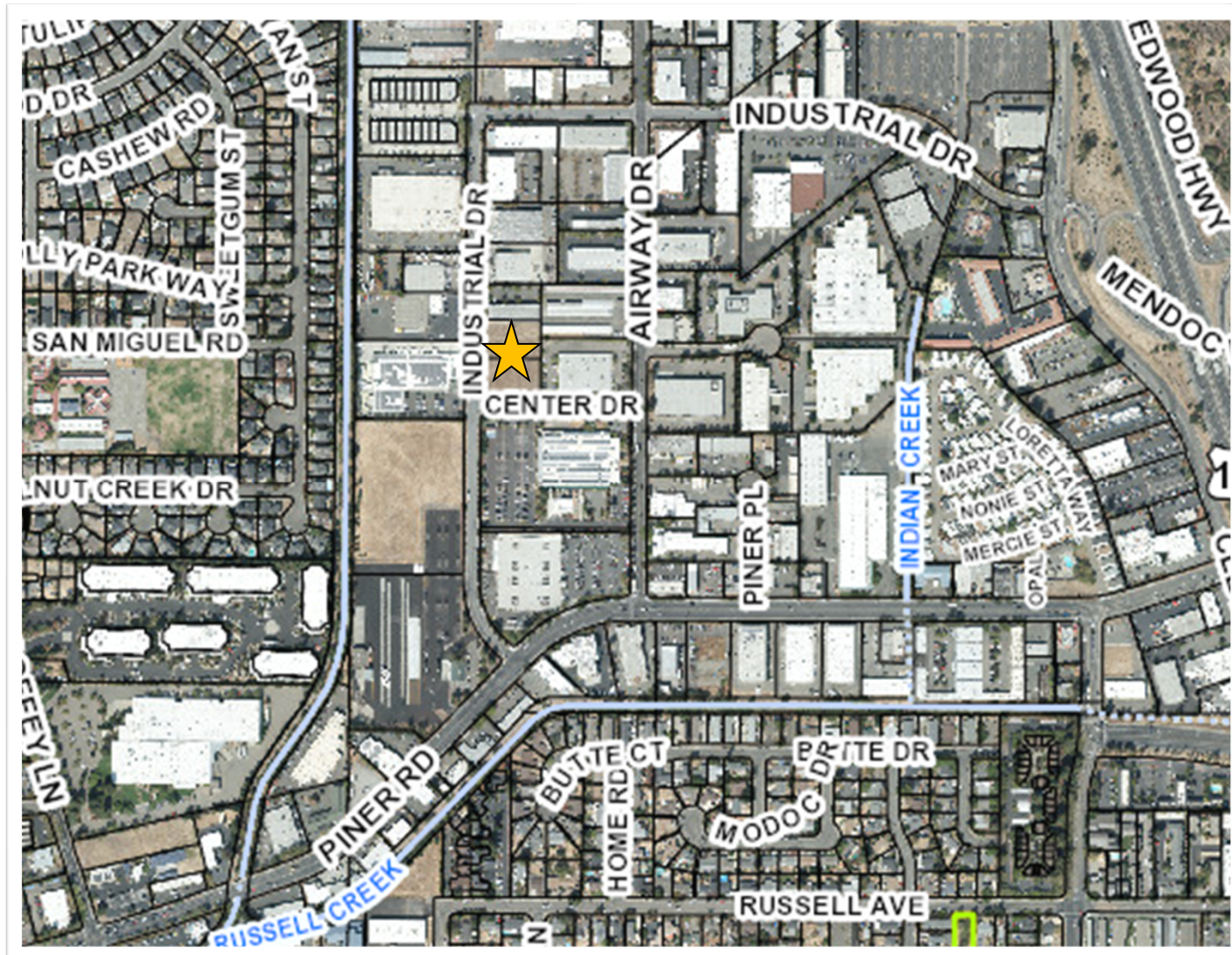
Required Entitlements

- Minor Conditional Use Permit
- Minor Design Review

3300 & 3304 Industrial Drive



Neighborhood Context

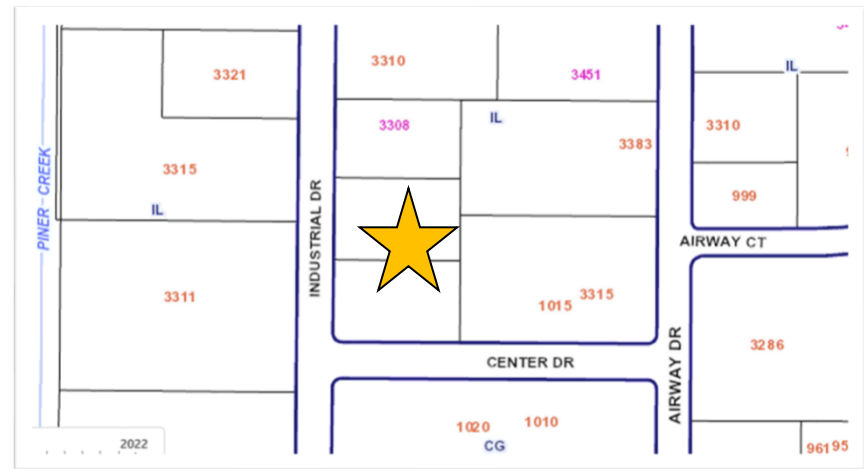


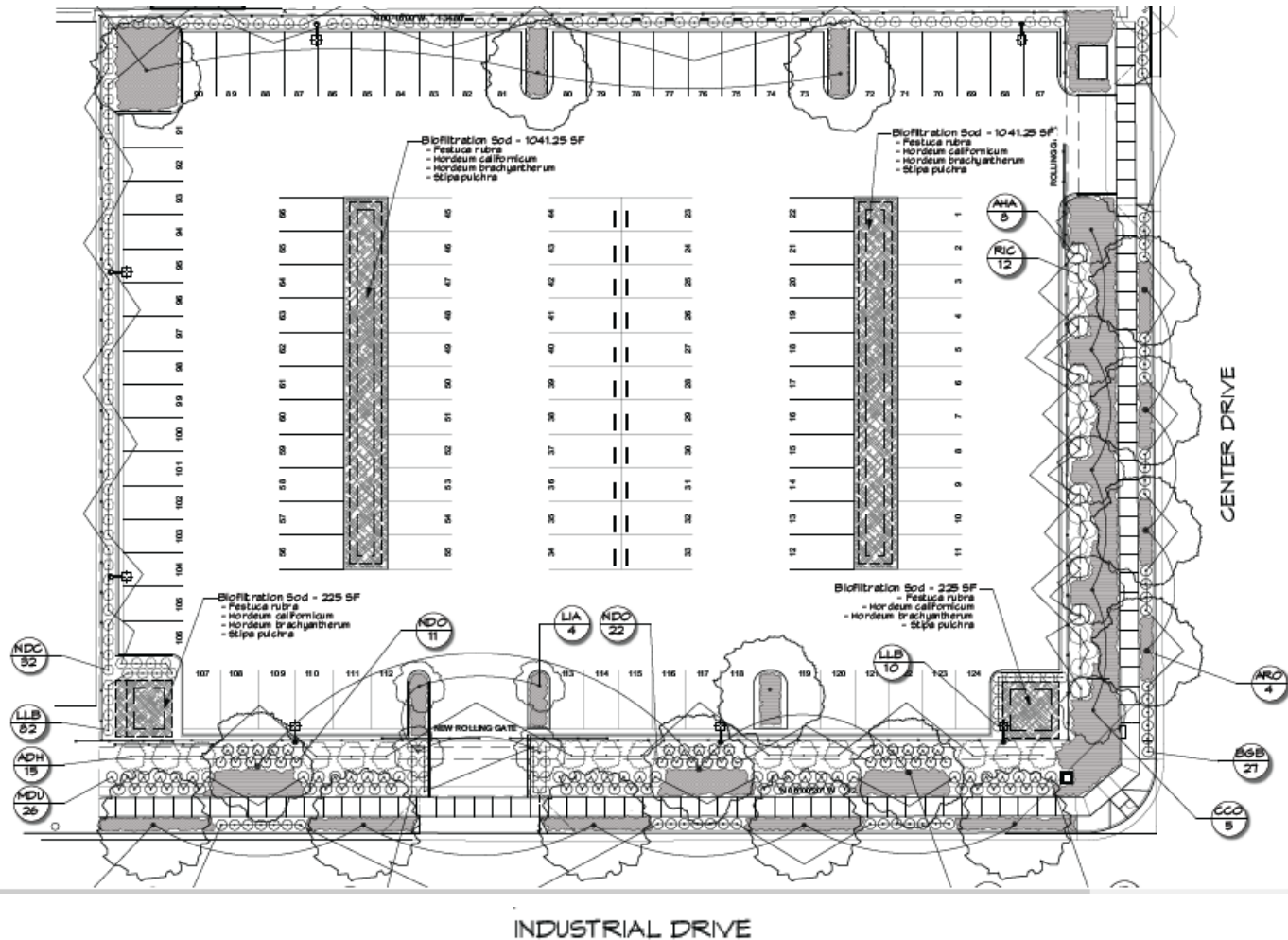
General Plan:



Country Residential (0.05-0.2 units per acre)	Transit Village Mixed Use
Very Low Density Residential (0.2-2.0 units per acre)	Maker Mixed Use
Low Density/Open Space (2.0-8.0 units per acre)	Station Mixed Use
Low Density Residential (2.0-8.0 units per acre)	Core Mixed Use
Medium Low Density Residential (8.0-13.0 units per acre)	Neighborhood Mixed Use
Medium Density Residential (8.0-18.0 units per acre)	Retail and Business Services
Medium High Density Residential (18.0-30.0 units per acre)	Office
Transit Village Medium (25.0-40.0 units per acre)	Business Park
Mobile Homes (4.0-18.0 units per acre)	Light Industry
	General Industry

Zoning:





Required Findings – Conditional Use Permit

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located;

Required Findings – Design Review

- The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City’s Design Guidelines, architectural criteria for special areas, and other applicable City requirements;
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design;
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained;
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity;

- Categorically Exempt
 - CEQA Guidelines Section 15332
 - Consistent with General Plan
 - Site less than 5 acres – surrounded by urban uses
 - No significant impacts to:
 - Rare, threatened, or endangered species
 - Traffic, Air Quality, Water Quality, Noise
 - No exceptions to exemption apply

- No unresolved issues as a result of staff review.
- No public comments received.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit and Minor Design Review to allow the development of a 1.28-acre site with a vehicle storage use at 3300 & 3304 Industrial Drive.

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