



# APPEAL OF PLANNING COMMISSION APPROVAL OF PLATINUM STORAGE FACILITY

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Applicant: Platinum Storage, LLC  
Appellant: Ted and Laurie Shelton  
Item No. 96

Presented By: Mark Wardlaw, Director  
Land Use Services Department  
August 22, 2023



## PROJECT DESCRIPTION

Appeal of the Platinum Storage Facility Project approved by the Planning Commission on April 6, 2023, consisting of a:

- Conditional Use Permit for a 59,855-square-foot three-story mini-storage building.
- Variance to increase the Floor Area Ratio, which is the maximum floor area to lot area ratio (usable floor area), from 0.5:1 to 1.13:1.

Continued to address the following:

- Establish a Tree Protection Zone on the construction side of the trees
- Avoid any physical improvements within 12 feet horizontally from any tree
- Any desired tree work should be done before the construction commences
- Avoid introducing contaminants, including trash, within the Tree Protection Zone
- Do not allow backhoes, excavators, trenchers, or any other construction equipment to come in contact with these trees
- Any soil added to the slope will not extend onto any adjacent property
- Ensure that input on traffic safety has been provided by the California Highway Patrol and CalTrans







**AUGUST 8, 2023**  
**HEARING**

# TREE PRESERVATION








## EXISTING TREE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING ON-SITE TREE TO REMAIN & BE PROTECTED	20
	EXISTING ON-SITE TREE TO BE REMOVED	11
	EXISTING ON-SITE TREE IN CAL-TRANS RIGHT OF WAY TO BE REMOVED ALONG EDGE OF ROADWAY	22
	EXISTING OFF-SITE TREE ON ADJACENT PROPERTY	N/A

# TREE PRESERVATION

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
<b>TREES</b>				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	5
	CORNUS NUTTALLII	PACIFIC DOGWOOD	24" BOX	15
	PINUS JEFFREYI	JEFFREY PINE	24" BOX	18
	PINUS PONDEROSA	PONDEROSA PINE	24" BOX	13
	EXISTING ON-SITE TREES TO REMAIN			20



- Proposed wall relocation: Existing wall will be relocated between one and 14 feet back from current location depending on placement along Highway 189



- California Highway Patrol Response: Does not foresee the project having any negative impacts to the operations of the California Highway Patrol
- CalTrans' input incorporated into the Conditions of Approval



**TRAFFIC  
SAFETY**

# RECOMMENDATIONS

Deny the appeal and take the following actions for the Conditional Use Permit and variance for a mini-storage facility approval:

1. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.
2. Adopt the findings as contained in the Planning Commission staff report for the approval of the variance and Conditional Use Permit.
3. Approve the variance to increase the maximum floor area to lot area ratio from 0.5:1 to 1.13:1, subject to the Conditions of Approval.
4. Approve the Conditional Use Permit for a 59,855 square-foot mini-storage facility on approximately 1.47 acres, subject to the Conditions of Approval.
5. Direct the Clerk of the Board of Supervisors to file and post the Notice of Determination.