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APPEAL OF PLANNING COMMISSION APPROVAL OF PLATINUM STORAGE FACILITY 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



TREE PRESERVATION

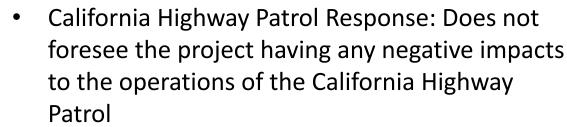




Proposed wall relocation:

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





 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:

- 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.