



# AGENDA REPORT

**Department:** Community Development  
**Prepared by:** David Welch, Associate Planner  
**Meeting Date:** Tuesday, September 6, 2022  
**Approved by:** Brad Raulston, City Manager

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**SUBJECT:**

Notice of Decision – Conditional Use Permit Modification - Expansion Self-Storage Facility with Accessory Truck Rental and a Zone Variance 1300 Wilson Avenue (U-Haul).

**RECOMMENDATION:**

Staff concurs with the decision of the Planning Commission and recommends that the Notice of Decision be filed. (Case File No.: 2021-10 CUP, Z) (Community Development – Planning)

**BOARD/COMMISSION PRIOR ACTION:**

The Planning Commission recommended approval of the Conditional Use Permit by unanimous vote of those present. Commissioner Sanchez was absent.

**EXPLANATION:**

The applicant is proposing to expand an existing 170,002 square-foot self-storage facility with accessory truck rental with an existing Conditional Use Permit (CUP) with a new 30,925 square-foot warehouse building on the same site to be utilized by the business. The applicant is also requesting a zone variance to be able to construct a loading dock serving the new warehouse building that will necessitate trucks to back in from the public street.

The Planning Commission conducted a public hearing on August 15, 2022, and voted to recommend approval of the request based on the attached finding and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

**FINANCIAL STATEMENT:**

Not applicable

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Not Applicable

**ENVIRONMENTAL REVIEW:**

This is a project under CEQA subject to a Categorical Exemption. In-fill Development Projects CCR 15332. This project qualifies for a Notice of Exemption. CCR 15374.

**PUBLIC NOTIFICATION:**

Agenda Report posted within 72 hours of meeting date and time in accordance with Brown Act.

**EXHIBITS:**

1. Overhead
2. 2021-10 CUP, Z Staff Report
3. PC Resolution 2022-20
4. Exhibit A to the PC Report – Plans
5. PowerPoint Slides from PC meeting