

June 18, 2026

BY ELECTRONIC SUBMITTAL

Mayor Cabrera and City Council
City of Moreno Valley
City Hall
14177 Frederick Street
Moreno Valley, CA 92552

Re: Appeal of Planning Commission Denial of Conditional Use Permit No. PEN24-0154

Honorable Mayor Cabrera and City Councilmembers:

On behalf of Public Storage, the applicant for the project proposed under Conditional Use Permit No. PEN24-0154 (the “Project”), we hereby submit this appeal of the Moreno Valley Planning Commission’s June 11, 2026 denial of Conditional Use Permit No. PEN24-0154. This appeal is timely filed within the ten-day appeal period in accordance with Moreno Valley Municipal Code (“MVMC”) Section 9.02.240(B).

The Project is located on an approximately three-acre vacant parcel located east of Indian Street, north of Alessandro Boulevard, and south of Bay Avenue. It consists of the development of a state-of-the-art, climate-controlled 130,764 square-foot, three-story self-storage facility that is approximately 42’-8” in height. The Project site includes landscape improvements, and the storage facility building is set back nearly 200 feet from the adjacent residential uses to the east.

Moreno Valley has experienced significant population growth, and the area continues to expand with the development of mixed-use residential and single-family residential developments and subdivisions. Within a 3-mile trade area radius there is a population of almost 160,000. This new facility is intended to meet the local demand.

By denying the conditional use permit (“CUP”) without making findings and not based on any evidence in the record, the Planning Commission abused its discretion and acted arbitrarily and capriciously. In addition, as confirmed by City staff, the Project can make all of the required findings for approval of the CUP. In addition, extensive community outreach has occurred, all legally required notices have been provided, and no opposition comments from surrounding community members have been submitted. In fact, the only comments from surrounding community members have been in support of this Project. Accordingly, we respectfully request the City Council grant the appeal and adopt City staff’s recommended actions to approve the Project.

I. Planning Commission’s Denial Was Made in Error and Was an Abuse of Discretion

The Planning Commission’s denial of the Project was made in error and was an abuse of discretion. At the June 11, 2026 Planning Commission hearing (“Planning Commission Hearing”), Commission Chair DeJohnette moved to approve the Project consistent with staff’s recommendations, and Commissioner Baker seconded the motion. The motion failed by a vote of 2-3, with Commissioners DeJohnette and Baker voting in favor, and Commissioners Stephan, Taylor, and Zeitz voting against. No alternative motion was made, and no findings for denial were adopted. State law requires that a land use decision be supported by findings grounded in evidence in the record (see Cal. Civ. Proc. Code § 1094.5(b), stating, “[a]buse of discretion is established if the respondent has not proceeded in the manner required by law, the order or decision is not supported by the findings, or the findings are not supported by the evidence”). Here, not only is there no evidence in the record to support findings to deny the Project, but the Planning Commission failed to make any findings at all. Even the Planning Commission Minute Order dated June 15, 2026, reflects that no findings were made to support denying the Project. The Minute Order is provided in **Exhibit A**.

The Planning Commission made several errors of fact during the hearing that further demonstrate the denial was made in error. First, one Commissioner incorrectly cited potential privacy concerns for adjacent residential properties to the east because of the location of windows on the eastern façade of the Project. In fact, no windows are proposed along the east façade. The Project proposes purely decorative spandrel glazing and decorative shutters that may look like windows in appearance from a distance, but do not function as a window, as they are attached to solid walls. This decorative façade treatment is shown on the floor plans and elevations provided with the staff report prepared for the Planning Commission Hearing. There is no support in the record for any privacy concerns, and any comments made by a Commissioner that adjacent residential privacy would be impacted by the Project were made in error and not based on any facts in the record.

Speculative statements made by Commissioners Zeitz and Taylor that the Project could impact solar panels of adjacent residential properties and impede access to sunlight were also in error and not based on any facts in the record. The proposed three-story self-storage facility is set back almost 200 feet from the property line of the adjacent residential homes and would not shade any adjacent residential structures or solar panels. A Sunshade Study demonstrating that no shadows of the building would fall over the adjacent residential homes is provided in **Exhibit B**.

In addition to fundamental misunderstandings of basic Project facts, certain of the Commissioners made further incorrect statements that are addressed in **Exhibit C** regarding the nature of a conditional use permit, self-storage and warehouse uses, public noticing, and public outreach.

Therefore, the Planning Commission's denial of the Project was made in error, and we respectfully request that the City Council grant this appeal and adopt staff's recommended actions to approve the Project.

II. Required Findings Can Be Made

MVMC Section 9.02.060 requires that four findings be made in approving a CUP. As set forth in City staff's recommendation of approval for the Project that was provided to the Planning Commission, the Project satisfies each of the legally required findings. No evidence to the contrary was provided at the Planning Commission hearing. Please see **Exhibit D** for discussion of the required findings.

III. Conclusion

Public Storage has been and continues to be enthusiastic about bringing a state-of-the-art, climate-controlled self-storage facility to Moreno Valley. We respectfully request that you grant this appeal to overturn the Planning Commission's determination made in error and adopt staff's recommended actions to approve the Project at the next possible City Council meeting, which we understand to be August 18, 2026. Please do not hesitate to contact me with any questions.

Very truly yours,



Francis Y. Park
of PARK & VELAYOS LLP

cc: Brian Ulrich, Public Storage
Kristofer Golder, Public Storage
Rose Bacinski, Bacinski & Associates, Inc.

Exhibit A - Minute Order

**CITY OF MORENO VALLEY
PLANNING COMMISSION**

MINUTE ORDER

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, Sergio Madera, Planning Manager of the City of Meno Valley, California, do hereby certify and attest that the following action was taken on the item described below by the Moreno Valley Planning Commission, during a duly noticed Public Hearing held at a Regular Meeting of the Moreno Valley Planning Commission on June 11, 2026:

ITEM: Conditional Use Permit (PEN24-0154) (DISTRICT 3)

A Conditional Use Permit for a 130,764 square-foot public self-storage facility on an approximately 3-acre vacant parcel. Located east of Indian Street and north of Alessandro Boulevard (APN: 482-190-022).

ACTION: Commissioner DeJohnette made a motion to approve Conditional Use Permit (PEN24-0154) based on Staff's recommendations and findings, which was seconded by Commissioner Baker. The motion to approve Conditional Use Permit (PEN24-0154) failed to pass by a vote of 2 – 3, with Commissioners DeJohnette and Baker voting YES and Commissioners Stephan, Taylor and Zeitz voting NO.

The applicant was informed that an appeal of the Planning Commission's decision may be appealed to the Moreno Valley City Council within ten days.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Moreno Valley, this 15th day of June 2026.

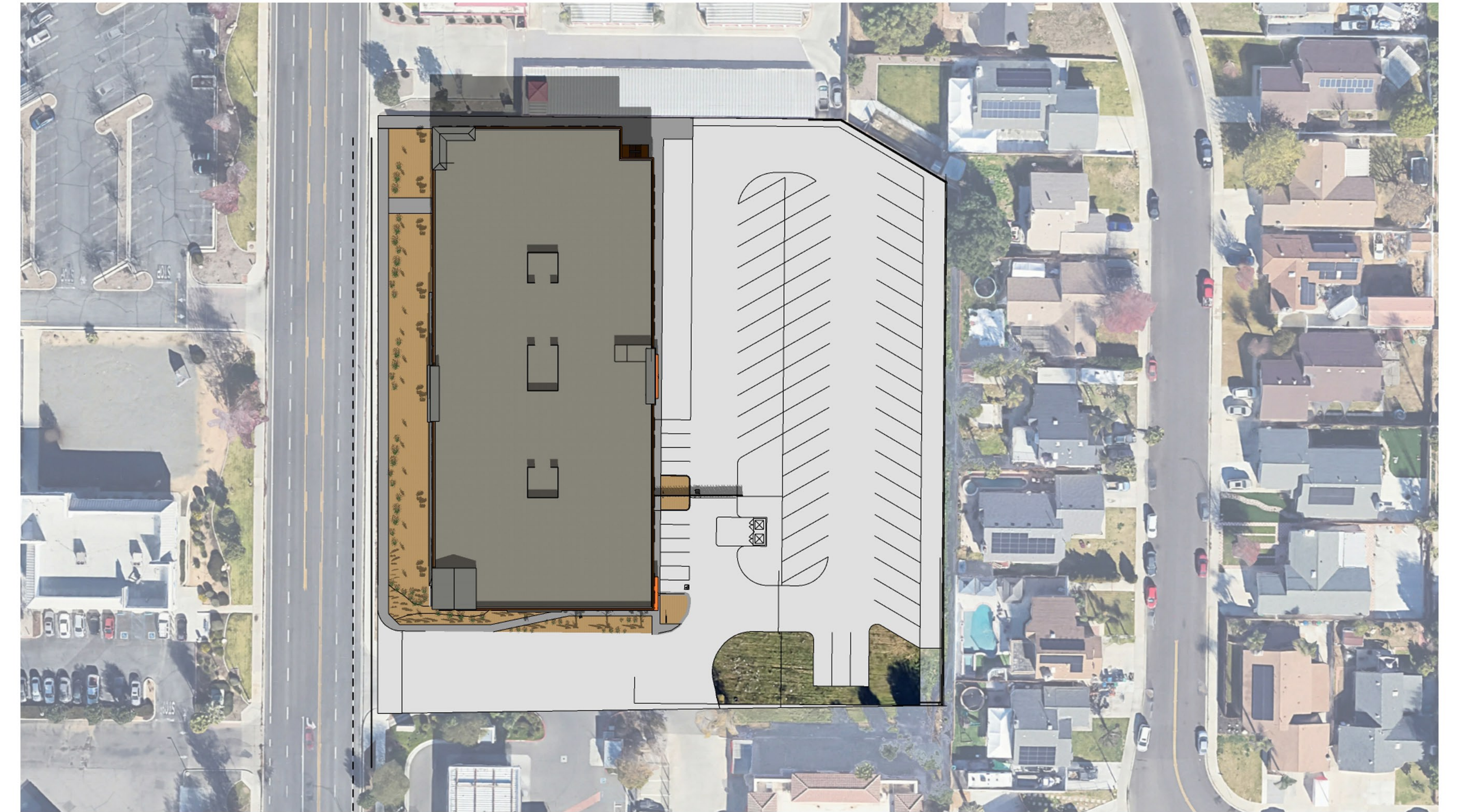
Sergio Madera

Sergio Madera
Planning Manager
City of Moreno Valley

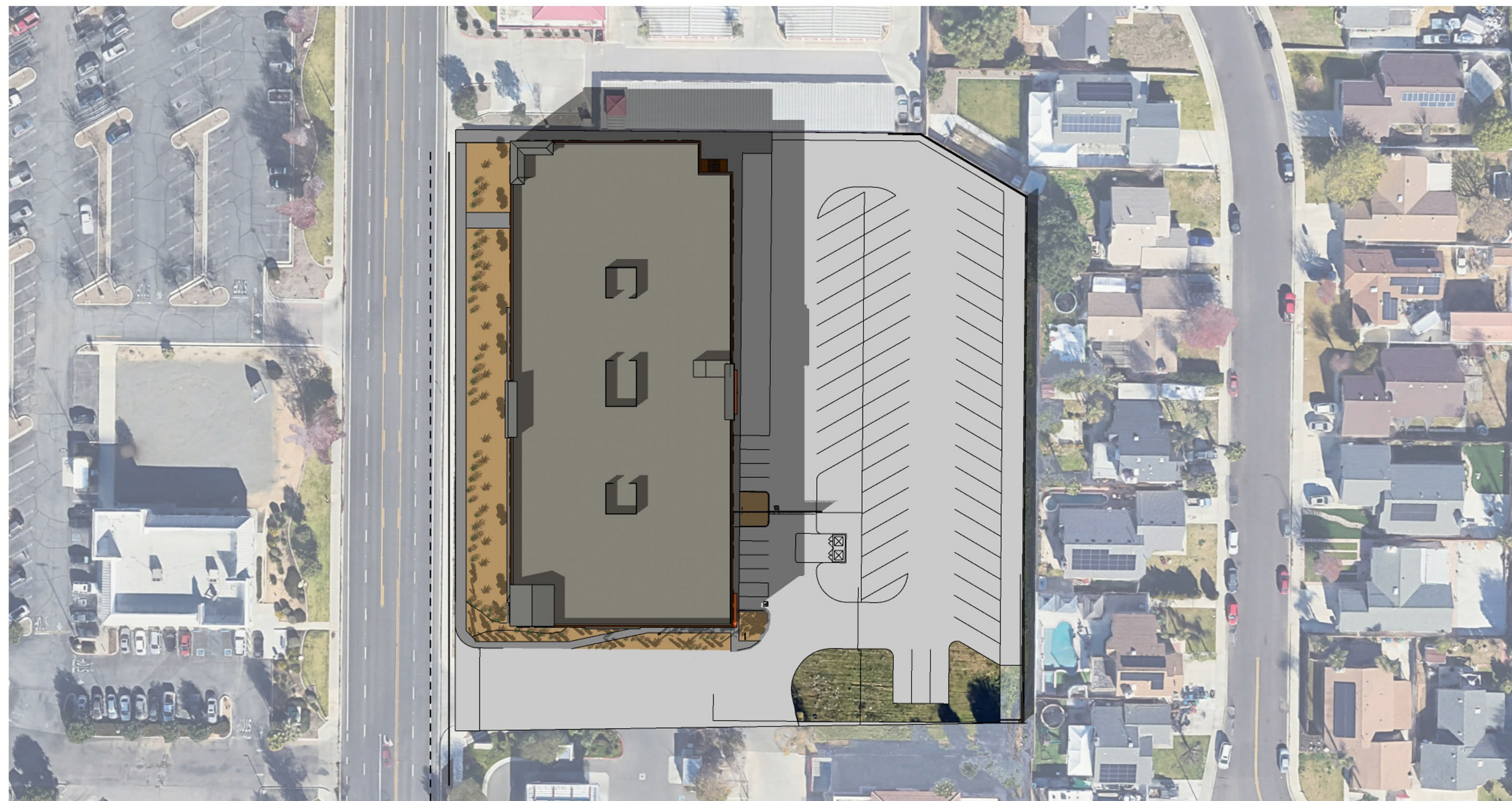
Exhibit B - Sunshade Study



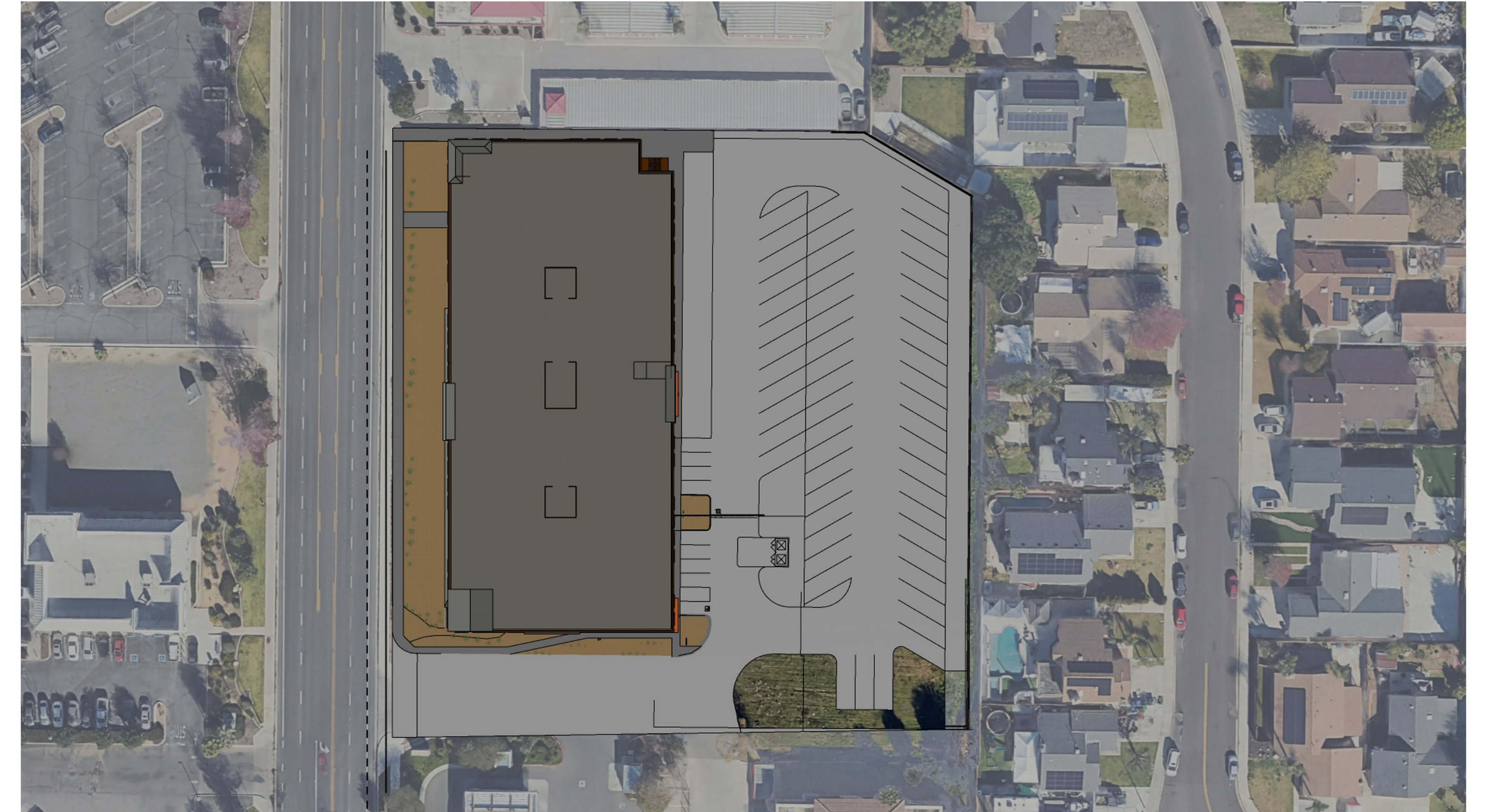
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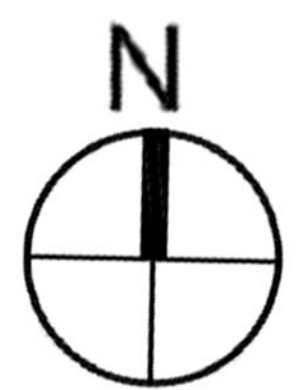
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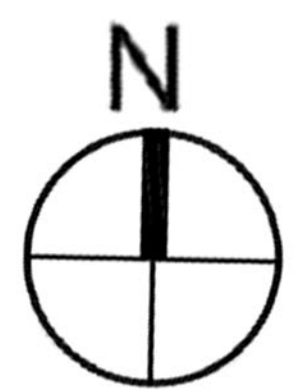
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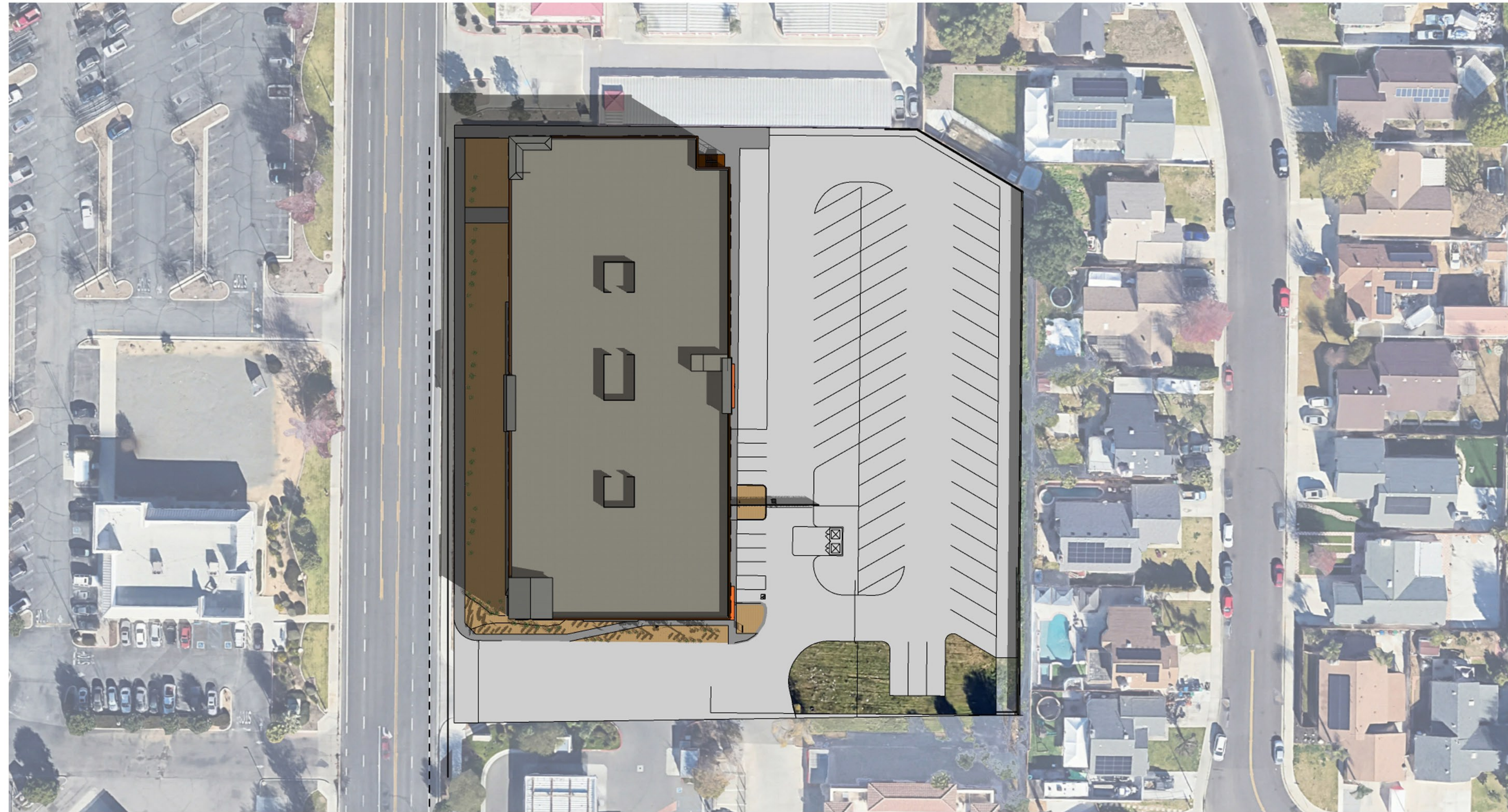


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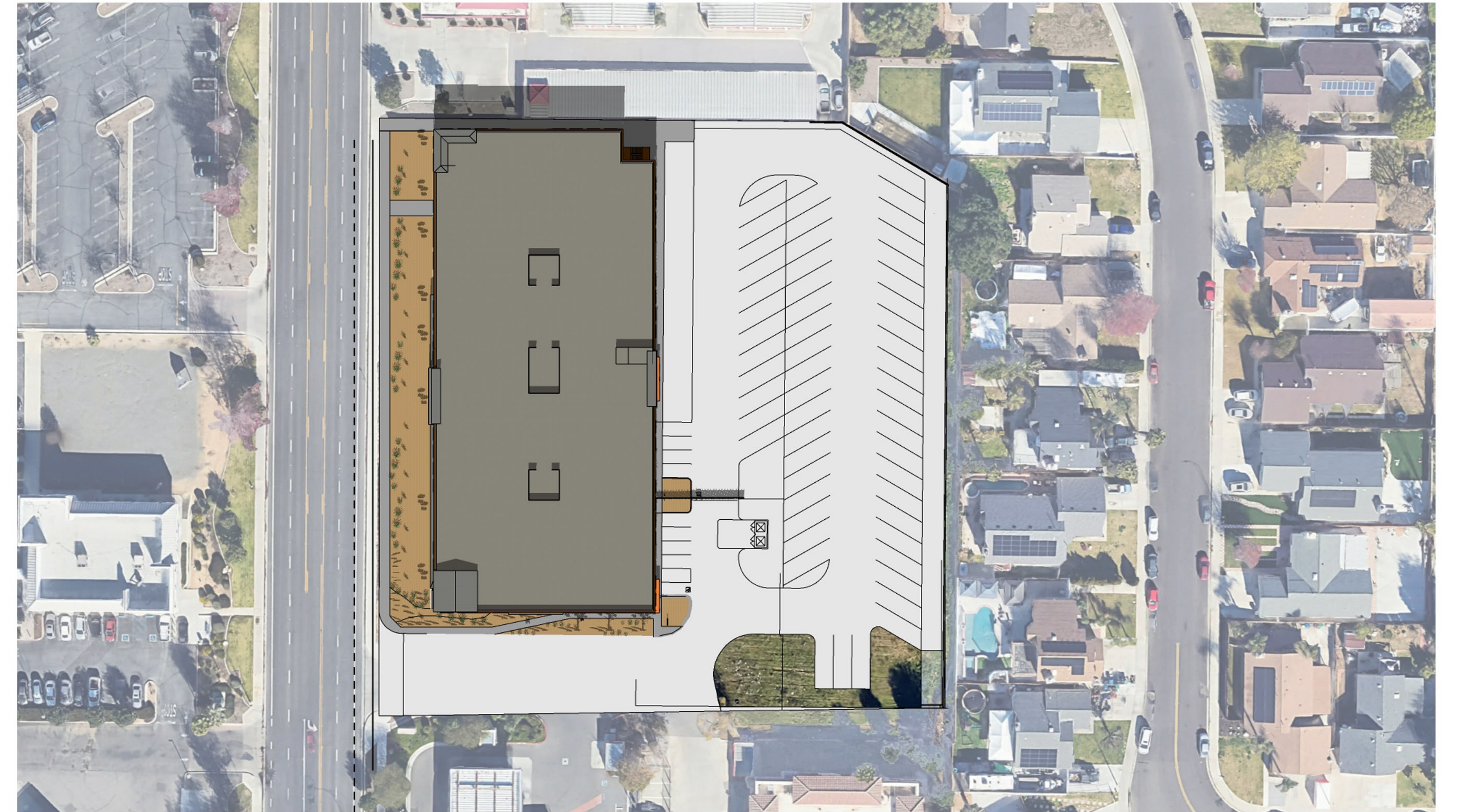


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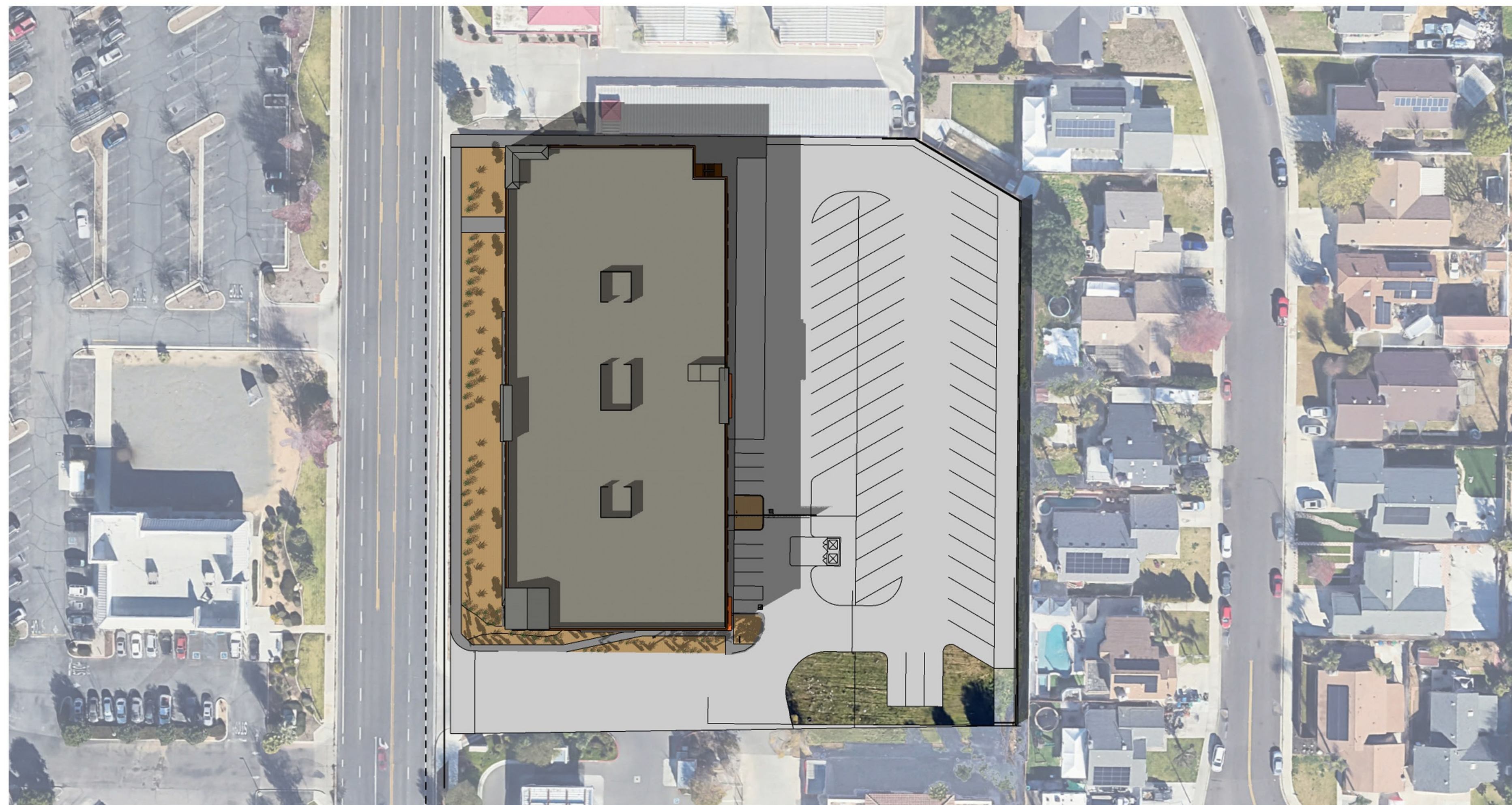




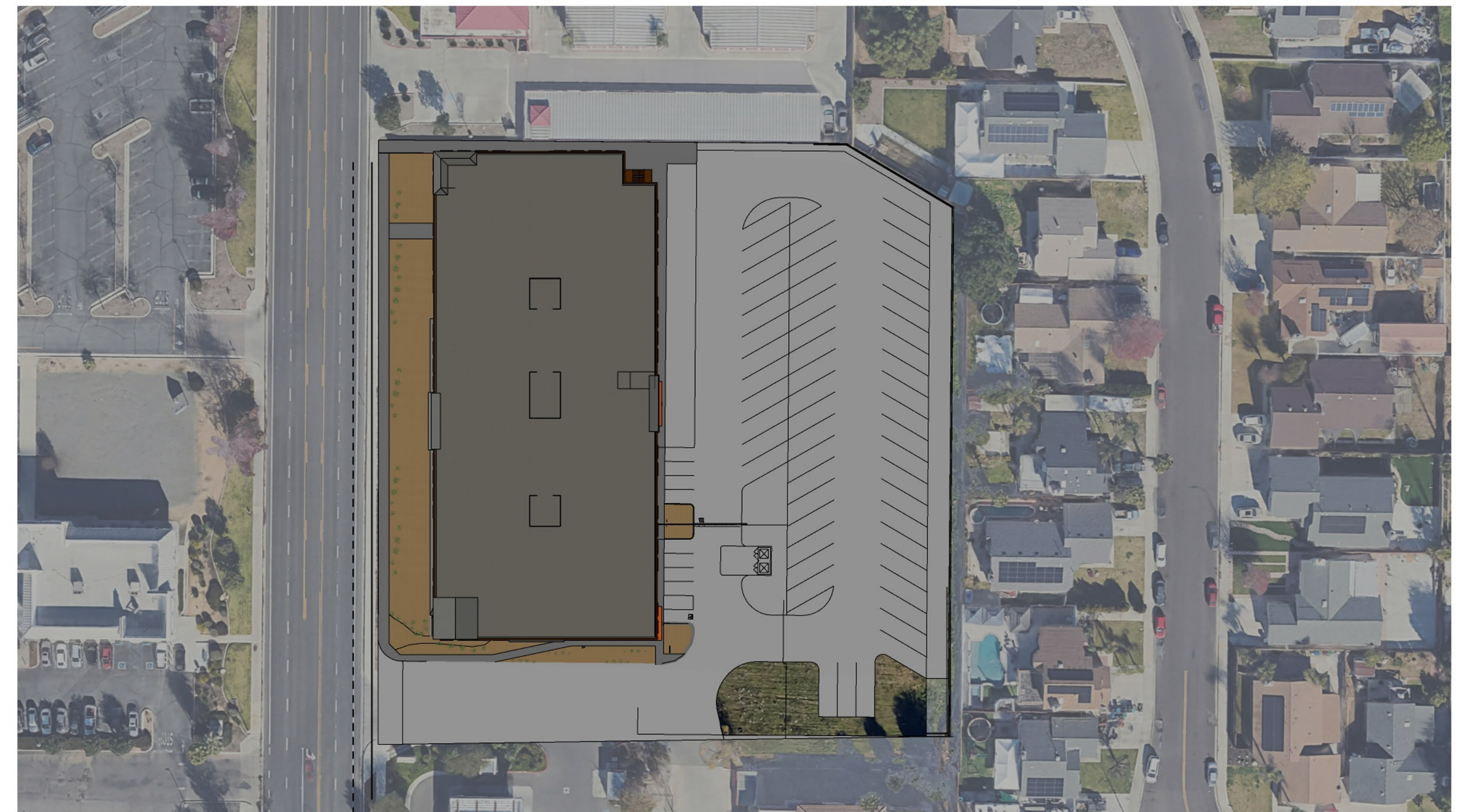
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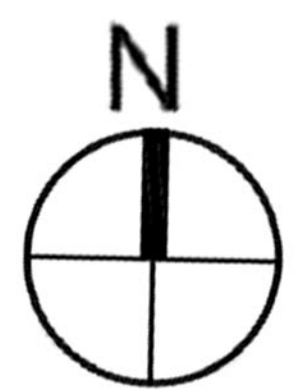
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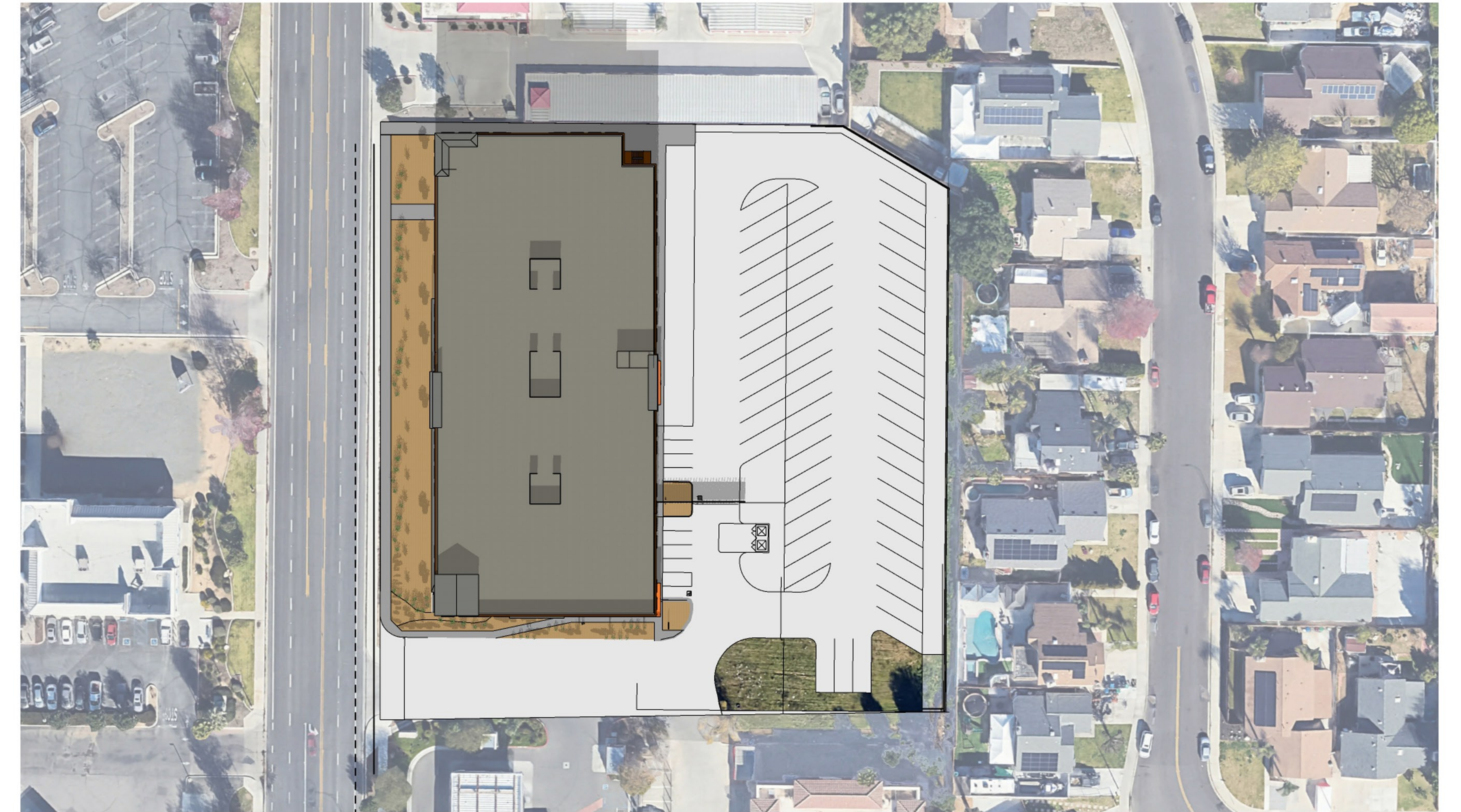


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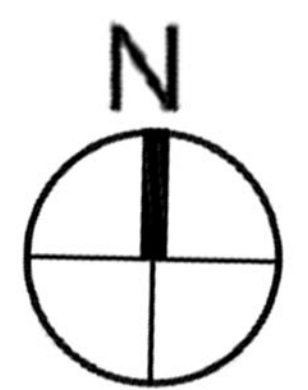


Exhibit C - Corrections

1. A Conditional Use Permit Is Not an Exception to the Moreno Valley Municipal Code

Contrary to statements made by Commissioner Stephan at the Planning Commission Hearing, approval of a conditional use permit does not constitute approval of an exception to the Moreno Valley Municipal Code (“MVMC”). The self-storage use is designated as a *permitted use* with approval of a conditional use permit in the COMU zone in MVMC Table 9.02.020-2. Pursuant to MVMC Section 9.02.060(A), the purpose and intent of a conditional use permit is “to allow the establishment of those uses which have some special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The permit application process allows for the review of location, design, configuration of improvements, and potential impact on the surrounding area based on fixed and established standards.” Here, the Project is seeking approval of a conditional use permit for which all the required findings can be made and City staff from the Planning, Fire, Building, Land Development, Moreno Valley Utilities, Stormwater Group, Transportation and Special Districts Departments have reviewed, commented, reviewed again and confirmed that all Project issues have been resolved, meeting all requirements of the Moreno Valley Municipal Code and other applicable regulations. No exceptions to the City’s zoning code are requested as part of the Project.

2. Self-Storage Use Is Different from a Warehouse Use

Contrary to statements made by Commissioner Stephan at the Planning Commission hearing regarding the nature of self-storage uses, self-storage use is distinct from a warehouse use. The MVMC lists self-storage as a distinct and separate use from a distribution center (MVMC Tables Table 9.02.020-1 and 9.02.020-2). This distinction is important because self-storage uses have traffic generation rates, utility utilization rates, and land use considerations that are distinct from a warehouse use. Unlike warehouse uses, self-storage uses produce very little traffic, including trucks, very little noise, and have low utility use. For example, according to Appendix J, Project Trip Generation Memorandum, of the IS/MND, the Project would have a maximum peak hour total of 22 trips, hundreds fewer trips than what is typically seen with a warehouse use. Self-storage uses are a low intensity use with much less traffic than a typical warehouse use. This also has the related benefit of improved air quality and public health benefits when compared to any other uses that could potentially be located at the same location.

3. Public Noticing Requirements Have Been Satisfied, and the Project Applicant Team Conducted Additional Voluntary Public Outreach

To clarify Commissioner Taylor’s concerns regarding public notice, all public noticing requirements have been met, and in fact, the Project Applicant team conducted additional voluntary public outreach in the residential neighborhood adjacent to the Project site. Using Commissioner Taylor’s words, there was nothing “fishy” about the public noticing for the Project. The Project complied with all public noticing requirements and exceeded such requirements by conducting additional voluntary outreach with adjacent residential neighbors.

Property owners within a 600-foot radius of the Project site were mailed a notification of the Project and Planning Commission hearing date at least 10 days prior to Planning Commission Hearing in accordance with MVMC Section 9.02.200. This mailed notice went to 99 property owners, including 73 in the residential neighborhood to the east. A public notice of the Project and Planning Commission hearing date was also posted on the Project site and was published in the Press Enterprise Newspaper. No public comments were received by City staff prior to the Planning Commission Hearing, and none of the noticed property owners provided public comment at the Planning Commission Hearing.

Prior to publication of the IS/MND on April 21, 2026, a Notice of Intent was mailed to the property owners within a 600-foot radius of the Project site. The two public comment letters received during the 30-day public comment period were from Southern California Gas Company; no other members of the public provided a public comment letter during the public comment period.

In September 2025, Public Storage representatives conducted voluntary personal outreach with 17 residences along Pheasant Knoll Lane and Carolyn Avenue, the residential properties closest to the Project site. Representatives were successful in speaking with five residents in-person about the Project, and three of those residents signed a petition to support the Project and provided their contact information. Flyers were left at each of the 17 residences, which contained information about the Project, Applicant contact information, and a meeting invitation to a virtual town hall meeting on September 24, 2025, to discuss the Project. Public Storage representatives conducted an evening one-hour virtual and telephone town hall meeting online; no residents joined the meeting or participated. This outreach effort was outlined in a letter from the Applicant dated October 17, 2025, that was previously submitted to the City. This letter is included as **Attachment 1**.

4. There are No Protected Views from the Adjacent Residential Properties

Contrary to statements made by Commissioner Zeitz at the Planning Commission Hearing, there are no protected or scenic view resources at issue. Commissioner Zeitz raised concerns regarding whether the private views to the west from the adjacent residential properties would be impacted by the Project. However, private views are not legally protected under the California Environmental Quality Act (“CEQA”), and public views are limited to those that are experienced from a publicly accessible vantage point (CEQA Guidelines, Appendix G). CEQA does not protect private views and only requires analysis of a project’s impact on the quality of public views of the site and its surroundings. The IS/MND comprehensively analyzed the Project’s potential impacts on public views, consistent with CEQA requirements, and found that aesthetic impacts of the Project are less than significant, and therefore, no mitigation measures are required (pp. 20-23).

Attachment 1 - Outreach Summary

October 17, 2025

Mr. Gabriel Diaz
Associate Planner
Department of Community Development
City of Moreno Valley
14177 Frederick St.
Moreno Valley, CA 92553

RE: Project Voluntary Community Outreach Summary
Public Storage Moreno Valley – Alessandro & Indian
Case #: PEN24-0154
Moreno Valley, CA

Dear Mr. Diaz:

On behalf of Public Storage (PS), thank you and the Planning Department for working with our development team to process the land-use application PEN24-0154, the new self-storage facility development located at the northeast corner of Alessandro Boulevard & Indian Street.

As you may know, PS submitted the application in October 2024 and since then has collaborated extensively with staff through multiple rounds of submittals to address staff comments. In January/February 2025 staff recommended PS conduct community outreach, due to the project’s adjacency to the residential homes, to affirm support from project site adjacent residents and landowners.

In September 2025 PS conducted and completed voluntary focused neighborhood outreach including in-person daytime door-to-door canvassing at seventeen (17) of the project site adjacent single-family residences along Pheasant Knoll Lane and Carolyn Avenue. Please find a summary list of community outreach events below along with attached exhibits evidencing neighborhood outreach.

Date	Outreach Activity
9/17/2025	Public Storage Development Representatives (Brian Ulrich and Kristofer Golder) completed focused neighborhood outreach including in-person daytime door-to-door canvassing at seventeen (17) of the project site adjacent single-family residences along Pheasant Knoll Lane and Carolyn Avenue.
9/17/2025	Flyers were left at each of the seventeen (17) residences, which contained information about the proposed project, applicant contact information, and meeting invite to a Project Q&A follow-up virtual town hall meeting on 9/24/25.
9/17/2025	Public Storage Development Representatives (Brian Ulrich and Kristofer Golder) were successful in speaking with five (5) residents in-person about the future project, of which three (3) residents signed a project support petition and provided their contact information.
9/24/2025	Public Storage Development Representative Kristofer Golder conducted an evening one-hour virtual town hall online, of which no one from the seventeen (17) residences (where flyers were left with meeting instructions) joined the meeting or participated.

We look forward to continuing our community engagement throughout the process and are happy to meet with any neighbor, resident or community member interested in the project.

Respectfully,

Kristofer Golder

Kristofer Golder

Vice President, Development
Public Storage
701 Western Avenue, Glendale, CA 91201
O: (818) 230-7234
Email: kgolder@publicstorage.com

Cc: Brian Ulrich – Vice President, Acquisitions & Development – Public Storage
Cherry Miao - Development Manager - Public Storage
Rose Bacinski - Bacinski & Associates, Inc.
Danielle Harper-Scott - Senior Planner, Department of Community Development

Exhibits: **Exhibit A:** Aerial map depicting door-to-door canvassing at seventeen (17) residences along Pheasant Knoll Lane and Carolyn Avenue.

Exhibit B: Copy of Project Information Flyer left at each of the seventeen (17) residences.


Exhibit C: Copy of project support petition with three (3) residents' signatures and contact information

Exhibit A – Aerial Map

PS Moreno Valley

Focused Neighborhood Outreach Map

Legend

 Door-to-Door Canvassing

4 Less

Indian St

SecurCare Self Storage

Pheasant Knoll Ln

Willet Ln

Lizia Graphics

Robin Nest Ct

Covey Quail Ln

Senior Refere

Eugena Ave

PS Subject Site

Carolyn Ave

AutoZone

Parts

Carolyn Ave

Alessandro Blvd

Google Earth

Image Landsat / Copernicus



400 ft



Exhibit B – Project Information Flyer



Public Storage – Moreno Valley Project
Northeast corner of Indian Street and Alessandro Boulevard

The project site is located along Indian Street, north of Alessandro Boulevard, and is surrounded by commercial and residential uses. The site is vacant and unimproved land.

Why is Public Storage proposing a new building on this site?

Public Storage is committed to investing in Moreno Valley and improving the vacant property by developing a new climate controlled self-storage facility with RV storage parking for customers and the community. The demand for additional enclosed storage and RV storage parking far exceeds the current supply in the immediate area.

The new facility will include all interior access units with state-of-the-art security and climate control, including a six-foot-tall perimeter fencing to screen the RV parking storage area. The project will also provide additional enhanced landscaping around the new building, along Indian Street, and RV storage parking area, as well as rooftop solar.

What is the status of the new project?

Public Storage submitted Application to City of Moreno Valley Planning Department regarding subject site development, which includes a request to change the zoning designation of the site to Community Commercial and a Conditional Use Permit (CUP) to allow development of the proposed project. The Planning Department is currently reviewing the application and will schedule future public hearings, including noticing adjacent properties, to make its recommendation and consider approval of the application.

When would construction begin?

The project is currently under review. If approved in 2026, construction is anticipated to commence in 2027.

How long will construction take?

Construction is expected to take approximately 12 months.



What will the new facility look like?

The new building will be three stories in height with a contemporary architectural design and will feature customer parking, customer on-site leasing office, and recreational vehicle (RV) storage parking spaces. The site will feature security fencing with screening, including a masonry wall along the eastern property boundary separating the project site from adjacent residential uses. The project would include installation of landscaping and trees along the project site frontage of Indian Street, as well as landscaping along the project site setbacks to the north, east, and south. Vehicular access to the project site would be provided via Indian Street and the existing shared access driveway south of the proposed building. The project will include attractive exterior finishes, new landscaping and lighting and state-of-the-art security.

Why are you asking adjacent residents to sign a petition and support letter?

The City of Moreno Valley will schedule and notice future public hearings to take public testimony on this project. Your signature helps demonstrate to the City that surrounding residents support the new project and building and value secure state-of-the-art storage at this location. The petition does not commit you to anything and is an easy way you can help support the project.

Who can I contact if I have more questions?

You may contact the below Public Storage development representatives (Applicant):

Kristofer Golder	Brian Ulrich
Public Storage	Public Storage
Vice President, Development	Vice President, Acquisitions & Development
KGolder@PublicStorage.com	BUlrich@publicstorage.com
Office Phone: 818-230-7234	Office Phone: (714) 442-2383 x3155

How can I obtain more information about the proposed project?

Public Storage development representatives (Applicant) will be hosting a future virtual meeting to share more information about the project and answer questions.

Meeting Date/Time: Wednesday, September 24th at 6pm to 7pm PST

Dial in by phone: 1-949-522-6197 (Phone Conference ID 189 452 644#)

Computer link: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 210 008 553 384 0

Passcode: eX7Fy3cu

Thank you for your time and consideration of the new project. Your support means everything!

Exhibit C – Project Signed Support Petition



Public Storage – Moreno Valley Project
Northeast corner of Indian Street and Alessandro Boulevard

I support the Public Storage development project at the Northeast corner of Indian Street and Alessandro Boulevard.

I believe the new facility with will support the continuing revitalization of our community and infill development along Indian Street. We need more local storage options in our community, and this is an ideal location – developing this facility on vacant land. It is difficult to find enclosed climate storage space here, and local residents currently have to drive out of the neighborhood to find available climate storage options.

I urge the City Planning Commission, City Council and Mayor to support and approve this project.

Name	Address	City and zip code	Telephone	E-mail
Crystal Vasquez	13947 Pleasant Knoll Lane	Moreno Valley CA 92553	(951) 903 1272	Crystalino.Xo@gmail.com
Oswaldo Gutierrez Jr.	13881. Pleasant Knoll Ln	Moreno valley CA. 92553	SG2-267-7270	@Gutiosvaldo85 @icloud.com.
Carlos Gamboa	13987 PLEASANT Knoll Ln. m	Moreno Valley CA 92553	951-522-8295	wlldoit@att.net.com

Exhibit D - Findings

1. The Project Is Consistent with the Goals, Objectives, Policies, and Programs of the General Plan.

The Project site is designated Corridor Mixed-Use (“COMU”) by the Moreno Valley 2040 General Plan (“General Plan”) and is located in the COMU zone. Self-storage facilities located within 300 feet of a residential zone or use are expressly permitted in the COMU zone, subject to approval of a conditional use permit.

The abutting property north of the Project site is an existing self-storage facility. The property to the west across Indian Street is a retail center. Abutting the Project site to the south is a gas station and Auto Zone retail building, and south of Alessandro Boulevard is a retail center. These surrounding nonresidential properties are also located in the COMU zone. The properties east of the Project site are single-family residences zoned Suburban Residential R5.

The Project provides a well-designed self-storage development that supports local residents and businesses, improves a vacant corridor property, and enhances the Indian Street streetscape with substantial landscaping. The proposed building is set back almost 200 feet from the eastern shared property line with adjacent residential properties, and a six-foot wall and ten-foot landscaped buffer lined with trees along the shared property line will provide an attractive buffer for adjacent single-family homes.

Demand for climate-controlled self-storage has increased as new housing has developed in the area, particularly as many newer residential units provide less storage space. The Project will also serve local businesses that need convenient storage for equipment, materials, or supplies within Moreno Valley.

Self-storage complements nearby residential and business uses by providing convenient local storage and reducing the need for longer trips outside the area. Because the use generates relatively low traffic and noise and all storage units are accessed from within the building, it also serves as an appropriate transition between residential and commercial development.

The Project is consistent with the General Plan COMU designation, which allows a mix of housing and supporting retail and service uses intended to meet the daily needs of local residents and businesses.

The Project is consistent with the goals, objectives, policies, and programs of the General Plan, such as those below:

- **Goal LCC-1:** Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.
 - o The Project is consistent with Goal LCC-1 by developing a vacant and underutilized parcel within an established commercial corridor that is already planned for Corridor Mixed-Use development.

- **Policy LCC.1-4:** Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.
 - The Project is consistent with Policy LCC.1-4 by placing new development within an existing corridor where it can support existing businesses and residents and reduce vehicle trip frequency, length, and associated emissions.

- **Policy LCC.2-27:** Where possible, require that adjacent uses share driveways in order to limit the number of curb cuts along Alessandro Boulevard, Sunnymead Boulevard, Nason Street, and Perris Boulevard.
 - The Project is consistent with Policy LCC.2-27 in utilizing the existing shared driveway on the south side of the Project site to access Indian Street, just north of Alessandro Boulevard. This shared-access design supports safer and more efficient circulation.

- **Policy LCC.3-1:** Insist on high-quality development that is sensitive to surrounding context throughout the City and particularly in centers and corridors.
 - The Project is consistent with Policy LCC.3-1 by providing a high-quality development sensitive to the surrounding context. The large landscaped setback and building design improve the streetscape aesthetics and pedestrian experience along the Indian Street corridor. The building architecture is non-prototypical Public Storage design, but instead is reflective of the surrounding context including residential detailing that is harmonious with the variety of commercial and architectural styles in this mixed use zone.
 - The proposed building is set back almost 200 feet from the shared property line with adjacent residential properties, and the Project includes a six-foot wall and ten-foot landscaped buffer lined with trees along the shared property line with residential uses, providing a transition between the commercial corridor and residential neighborhood. A total of 52 new trees will be planted as part of the Project, with more than half of those new trees lining the six-foot wall at the eastern property line adjacent to the residential uses, buffering those uses from the uses on the Project site.

- **Policy LCC.3-17:** Screen and buffer nonresidential projects to protect adjacent residential property and other sensitive land uses when necessary to mitigate noise, glare and other adverse effects on adjacent uses.
 - The Project is consistent with Policy LCC.3-17 by providing screening and buffering along the eastern property line where the Project site is adjacent to single-family residential properties. The proposed building is set back almost 200 feet from the shared property line with adjacent residential properties, and a six-foot wall and ten-foot landscaped buffer lined with trees along the shared property line will help reduce potential visual, noise, glare, and activity-

related effects on adjacent residences and provide an appropriate transition between the commercial corridor and residential neighborhood.

The Project is consistent with the goals, objectives, policies, and programs of the General Plan. In staff’s recommendation to the Planning Commission, staff agreed that the Project is consistent with the General Plan. No evidence in the record contradicts that conclusion, and no Planning Commissioner identified, on the record, any specific General Plan goal, objective, policy, or program with which the Project is inconsistent.

2. The Project Complies with All Applicable Zoning and Other Regulations.

The Project complies with all applicable zoning and other regulations. The Project has been designed to comply with applicable COMU development standards, including requirements for maximum floor area ratio (“FAR”), minimum building and parking setbacks, maximum building height, off-street parking, drive aisle and site circulation design, landscaping, screening, and overall site design. The Project will utilize the existing shared driveway on the south side of the site, which supports efficient access and limits additional curb cuts along the corridor.

The Project provides 12 on-site vehicular parking spaces, complying with the parking requirements of the MVMC. The Project provides a substantial buffer from the single-family residential properties to the east of the Project site. The building is set back approximately 200 feet from the shared property line with the adjacent single-family residential uses to the east, which is thirteen times the 15-foot rear setback required by the MVMC. Table 1 below demonstrates the Project’s compliance with development standards provided in MVMC Section 9.07.010(C)(6).

Table 1

	Development Standard	Provided	Code Compliant
Maximum FAR	1.3:1 in COMU zone 1.0:1 in General Plan	1.0:1	Yes
Maximum height	60’	42’-8”	Yes
Maximum number of stories	5 stories	3 stories	Yes
Minimum front setback	5’-10’	15’	Yes
Minimum side setback	0’-10’	5’-4” (north) 45’-1” (south)	Yes
Minimum rear setback abutting residential	15’	196’-8”	Yes
Required parking	1 / 100 storage units	1 / 100 storage units	Yes

In addition, the Project will comply with applicable Building Code and Fire Code requirements, accessibility requirements, stormwater requirements, lighting standards, and all other applicable local and state regulations.

No evidence in the record identifies any applicable zoning or other regulation with which the Project fails to comply, and no Planning Commissioner identified, on the record, any zoning or other regulation with which the Project does not comply. Again, the Project complies with all applicable zoning and other regulations.

3. The Project Will Not Be Detrimental to the Public Health, Safety, or Welfare or Materially Injurious to Properties or Improvements in the Vicinity.

The Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The Project will redevelop a vacant, underutilized parcel within an established commercial corridor with a low-intensity self-storage use that is compatible with surrounding commercial, industrial, and residential uses. Self-storage facilities typically generate limited customer trips, minimal noise, and no manufacturing activity. The proposed building design places storage units within an enclosed building, thereby reducing potential impacts related to noise, glare, dust, and activity at the property edges.

The location of the proposed self-storage facility adjacent to an existing self-storage facility to the north and commercial uses to the south and west further supports compatibility with the surrounding development pattern. Along the eastern property line, where the Project site abuts single-family residences, the Project will provide a six-foot wall and ten-foot landscaped buffer with trees to screen the use in addition to the storage facility building being set back nearly 200 feet from the adjacent residential uses to the east.

No evidence in the record identifies any detriment to the public health, safety, or welfare or material injury to the properties or improvements in the vicinity, and no Planning Commissioner identified, on the record, any such detriment or injury. The Project will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

4. The Location, Design, and Operation of the Project Will Be Compatible with Existing and Planned Land Uses in the Vicinity.

The location, design, and operation of the Project will be compatible with existing and planned land uses in the vicinity. The Project site is located within the COMU zone and designated COMU in the City's General Plan. The Project site is bordered by an existing self-storage facility to the north, an existing fuel station and auto parts store to the south, and a commercial shopping center across Indian Street to the west, all within the same COMU designation. Single-family residential homes zoned Residential 5 are located to the east.

To further enhance the building's fit within the neighborhood, the Project is providing extensive landscaping measures and setbacks. The proposed building is set back almost 200 feet from the adjacent residential homes to the east and provides a ten-foot landscaped buffer and a six-foot-tall decorative wall along that shared property line. More than 15 feet of landscaped area, including trees, provide screening for the building along Indian Street. The Project includes over 50 new trees, over half of which are proposed along the shared property line with the residential uses.

The Project, at approximately 42 feet 8 inches in height, features a modern commercial design with a coordinated mix of stucco, decorative masonry block, and metal panel siding in a unified color scheme, together with decorative windows, doors, and metal awnings, resulting in a unified and visually appealing façade.

The Project provides a high-quality building design on all four elevations that incorporate architectural interest, compatible colors and materials, and landscaping along public-facing frontages. The enclosed self-storage building and associated site improvements will enhance the visual character of the corridor and avoid blank or unattractive frontage conditions.

The Project design includes various roof types such as a flat parapet with detailed trim, hip, and gable roof forms. The building base is textured concrete masonry unit (“CMU”) in a striped pattern with a colonnade of stucco pilasters facing Indian Street. Although the building is three stories, it is designed to appear as two stories and includes articulation and spandrel windows with awnings and shutters on all four sides. These residential details have been chosen because they are harmonious with the variety of commercial and architectural styles in this mixed-use zone.

Customer access hours (6 a.m. to 9 p.m.) and rental office hours (9 a.m. to 6 p.m.) reflect an operation consistent in scale and character with other commercial uses along Indian Street, including the existing self-storage facility immediately to the north.

There is no evidence in the record demonstrating that the location, design, and operation of the Project will be incompatible with existing and planned land uses in the vicinity, and no Planning Commissioner identified, on the record, any such evidence. The location, design, and operation of the Project will be compatible with existing and planned land uses in the vicinity.