



Agenda Item

Design Review Committee

Item #: 4.1.

12/6/2023

File #: 23-0806

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Batavia Self Storage, located at 630 N Batavia Street (Design Review No. 5072-22).

2. SUMMARY

A proposal to redevelop an existing 3.22-acre industrial site with a new self-storage facility and associated onsite improvements and infrastructure.

3. RECOMMENDED ACTION

Recommendation of approval to the Planning Commission.

4. BACKGROUND INFORMATION

Applicant/Owner: SCIND Batavia Point, LLC

Property Location: 630 N Batavia Street

General Plan Designation: Light Industrial (Max 1.0 Floor Area Ratio (FAR))

Zoning Classification: Industrial Manufacturing (M-2)

Existing Development: 47,932 SF manufacturing facility and covered storage area

Associated Applications: Major Site Plan Review No. 1089-22, and Mitigated Negative Declaration (MND) No. 1884-22

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project involves the demolition of two existing vacant light industrial structures, totaling 47,932 SF and constructing three new self-storage buildings totaling 133,372 SF, measuring a maximum of 41-feet-4-inches in height resulting with a floor area ratio (FAR) of 1.0. The project includes the construction of associated parking, landscaping, and utility improvements to serve the site, as shown on the preliminary site plan provided on sheet A 1.1a of the attached development plans. The proposed development would be consistent with the existing Light Industrial (LI) General Plan land use designation and Industrial Manufacturing (M-2) zoning designation.

The three self-storage buildings total 133,372 SF. Building A would be 8,693 SF, Building B would be 105,711 SF inclusive of 1,044 SF of office space, and Building C would be 18,968 SF. The proposed

operation would be 24 hours a day, 7 days a week.

Building A would be located along the northern end of the site and would be single-story. Building B would be located at the center of the site and would be a 3-story building. The office would be attached to the eastern end of Building B. Building C would be located along the southern and western ends of the site and would also be single-story. As shown on the preliminary exterior elevations on sheets A 3.0 to A 3.8 of the attached development plans, Buildings A and C would measure a maximum height of 15'- 2" and Building B would measure a maximum height of 41'-4".

Each building would contain a mix of non-climate-controlled and climate-controlled storage units ranging from 5' by 4' to 20' by 21' and lockers ranging from 5' by 5' to 5' by 7'.

As shown on the preliminary site plan provided on sheet A 1.1a of the attached development plans, an approximately 45' minimum setback would be provided along Batavia Street, which exceeds the 20' minimum setback. The Municipal Code does not require the proposed buildings to be set back from the rear and interior property lines, though the proposed buildings would be set back from the 3' from the north property line, 1'-9" from the south property line, and 1' from the west property line.

Architecture

The buildings would establish an architectural presence through an emphasis on building materials and color scheme. The finished materials incorporate brick veneer, stucco, and concrete masonry walls, faux windows, and metal roll up doors as key elements. The colors would be tan and grey with red brick, black canopies, and green accents.

Parking and Loading

The Project would provide a total of 50 vehicle parking spaces. The Project would also include 6 loading zone stalls, 14 RV parking stalls, and 6 bike parking spaces. The 14 RV parking stalls could also be utilized as vehicle parking stalls for additional onsite parking when not in use for RV parking. All proposed parking would be surface parking.

Landscaping

The Project would include ornamental landscaping along the street frontage and along the northern perimeter of the site. As depicted on the landscape plan provided on sheets L 1.0 to L 4.0 of the attached development plans, landscaping would include 11 trees total with seven 24-inch box trees and four 36-inch box trees, 1 to 15-gallon shrubs, and groundcover. The Project would include a minimum of 20 feet of landscaping setback along the Batavia Street frontage and a total of 8,307 SF of landscaping on the site.

Fencing and Walls

The Project would include a 6-foot-high concrete masonry unit (CMU) wall with masonry decorative block from Orco block along the northwest corner of the site around the drainage equipment. To secure the storage units, 7-foot-high metal swing gates would be located near the eastern ends of Buildings A and C. The gates would include a Knox padlock to allow access for emergency vehicles. There are no other walls or fences proposed on the site. The back side of buildings A and C will act as perimeter walls for the site.

Lighting

Exterior lighting would be installed on-site, as necessary, for safety and security. Exterior lighting on

the Project site shall conform to the regulations within Municipal Code Section 17.12.030. Lighting on any premises shall be directed, controlled, screened or shaded in such a manner as not to shine directly on surrounding premises. There are a total of 30 light fixtures proposed to provide adequate lighting throughout the entire site. Twenty-eight of the proposed fixtures are “pack” lights that will be affixed to the outside of the proposed buildings at varying elevations from 10 feet to up to 20 feet, in addition, there are two freestanding pole lights proposed at the parking area at the southeast corner of the site. The proposed pole lights will have a height of 22 feet. Additional lighting details may be found on the Exterior Photometrics and Proposed Fixtures sheets of the attached development plans.

6. EXISTING SITE

The Project site encompasses a single parcel totaling approximately 3.22 acres. The site is relatively flat with limited landscaping located along the northern and eastern perimeters of the site. The site is currently developed with two vacant light manufacturing buildings and a covered storage area. The existing buildings are 26,078 SF and 21,854 SF with a combined total of 47,932 SF. The 26,078 SF westernmost building is two-stories with metal wall panels. The 21,854 SF eastern most building has a brick and white stucco façade along the street frontage and is largely single-story with two-stories at the northeast corner. The buildings are located on the south end of the property and the northern portion of the property is paved, generally flat, and is striped for parking. Access to the site is provided via a single driveway at the northeast corner of the site along Batavia Street. Existing site conditions are shown in the attached existing site photographs.

7. EXISTING AREA CONTEXT

The Project site is an urban infill site located within a developed industrial area. The surrounding land uses are described in the following table.

	Existing Land Use
North	The Atchison, Topeka, and Santa Fe Railway is located directly north of the site followed by light industrial buildings.
West	An industrial facility occupied by ReadyRefresh Contactless Delivery is located directly west of the site.
South	A business park with tenants such as Bridge Associates and Site One Landscape Supply is located south of the Project site.
East	Batavia Street is located directly east of the site followed by an industrial building occupied by Show Fleet.

8. ANALYSIS AND STATEMENT OF THE ISSUES

The project site is located in an urbanized area of the City surrounded by industrial uses. The project architectural design and use would be compatible with the surrounding uses and would not result in alteration or modification of the existing public street or sidewalk systems and patterns in the area. The simple contemporary architectural design of the proposed self-storage facility buildings would be compatible with the existing industrial buildings in the vicinity of the project site. The simple architecture would also blend in with the existing industrial buildings. The proposed project would be consistent with the City of Orange General Plan goals by integrating the proposed project and existing development with nearby existing transit corridors, and industrial uses in the surrounding

area.

Overall, development of the proposed project would enhance and strengthen the character of the site and its surroundings through new landscaping, hardscape, and other improvements on-site and along the street edge. The proposed architectural and landscape elements and design would ensure that development of the proposed project is not detrimental to the surrounding area or uses. Additionally, project implementation would provide similar and compatible uses to those existing adjacent to and surrounding the project site.

Staff believes the proposed architecture, materials, and scale of development are appropriate for the site and improve the visual quality of the project environs.

Issue 1: Landscaping

The proposed project's landscaping plan provides a variety of trees, shrubs, and ground cover along front yard areas, and the northwest corner of the site. Based on the City's benchmark calculation for tree quantity, 170 trees are required for the project. Planning staff concluded that the benchmark number of trees would overwhelm the site, due to the need to dedicate much of the site for buildings, and the movement and parking of trucks due to the nature of the self-storage use. The project has provided seven trees of 24-inch box size and four trees of 36-inch box size. Landscaping is not proposed along the north, west, and south perimeter, except for the northwest corner between buildings A and C. Staff believes the frontage landscaping is appropriate for the site and has provided Condition 19 related to tree maintenance.

9. ADVISORY BOARD RECOMMENDATION

The City's inter-departmental staff review committee (SRC) conducted reviews of the project on July 20, 2022, March 1, 2023, July 12, 2023, September 13, 2023, and October 18, 2023. On November 1, 2023, SRC recommended that the project proceed to the Design Review Committee (DRC).

10. PUBLIC NOTICE

A Notice of Intent was sent to the property owners and tenants within a 400-foot radius of the project site and to all responsible agencies on November 17, 2023. Additionally, a notice of public hearing was sent on November 22, 2023, to all property owners and tenants within a 400-foot radius of the project site.

11. ENVIRONMENTAL REVIEW

Initial Study/Mitigated Negative Declaration No. 1884-22 was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the Project Site is not listed on the state's EnviroStor database for a recognized hazardous waste environmental condition. Initial Study/Mitigated Negative Declaration No. 1884-22 is based on the finding that, by implementing the identified Project Design Features and Mitigation Measures, the project's potentially significant environmental effects would be reduced to levels that are less than significant.

The role of the DRC is to provide a recommendation to the PC on this project and the DRC's comments may include any of the environmental impacts associated with the proposal. Comments provided by the DRC will be included in the PC staff report.

On November 17, 2023, the Notice of Intent (NOI) to adopt the environmental document was mailed

to residents, property owners, and tenants within 400' of the subject property. The public review period began on November 17, 2023 and ends on December 7, 2023.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval of the project to the Planning Commission with recommended conditions.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The project site is designated Light Industrial in the City of Orange General Plan. The Light Industrial designation allows for the manufacturing, processing, and distribution of goods. The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant and degraded site conditions. The proposed development meets and/or exceeds the development standards for the M-2 Zoning District.

The exterior design, including colors and materials, and landscape palette provides an internally consistent and integrated design theme that upholds community aesthetics. The project as proposed will generally provide positive improvements to the vacant and degraded site conditions.

13. CONDITIONS

The recommendation for approval of this project is subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date labeled as November 1, 2023, in the staff report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan administratively.
3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the Design

Review Committee.

4. The applicant agrees, as a condition of City's approval of Design Review No. 5072-22, Major Site Plan Review No. 1089-22, and Environmental Review 1884-22, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
5. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
6. Building permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Final sign plans shall be approved by the Community Development Director prior to building permit issuance.
8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060.
9. All construction activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
12. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a

nuisance to any point beyond the exterior boundaries of the property.

13. Prior to issuance of Certificate of Occupancy, the applicant shall schedule a light reading inspection with the Crime Prevention Bureau. The lighting shall be tested and confirmed to determine if the lighting meets or exceeds the exterior boundary standards. The applicant shall use shielding so as to ensure that the light standards meet the requirements of OMC Section 17.12.030 for areas beyond the property's exterior boundaries; light spillage or pollution to surrounding residential areas shall not exceed a maintained minimum of 0.5 foot-candle.
14. Prior to building permit issuance, the applicant shall demonstrate to the satisfaction of the Community Development Director that all mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building and painted to match the walls of the building.
15. Prior to building permit issuance, the applicant shall obtain approval from the Planning Division for any and all signage associated with the proposed project and/or business.
16. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit.
17. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
18. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plans, site plans, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.
19. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

14. ATTACHMENTS

- Attachment 1- Project Vicinity Map
- Attachment 2 - Existing Site Photographs
- Attachment 3 - Development Standards Reference Table
- Attachment 4 - Applicant Project Justification Letter
- Attachment 5 - Development Plans
- Attachment 6 - Mitigated Negative Declaration No. 1884-22
- Attachment 7 - Color and Material Board (photograph provided, actual board to be provided at meeting)