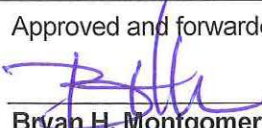


Agenda Date: 10/27/2015  
Agenda Item: 4.1

## STAFF REPORT

**Date:** October 27, 2015  
**To:** Bryan H. Montgomery, City Manager  
**From:** Kenneth W. Strelo, Senior Planner  
**Subject:** Cypress Storage Preliminary General Plan Amendment (PA 04-15)

Approved and forwarded to City Council

  
Bryan H. Montgomery, City Manager

### Summary

This is a request by Brent Aasen of Brentwood MX4 Investments, LP (“Applicant”) to hold a public hearing to discuss the merits of a potential project regarding amending the General Plan Land Use Designation on a 3.29 acre site from “Multi-Family Residential, High Density (MH)” (16.7 dwelling units per acre maximum density) to “Commercial (CO)” for the intended purpose of rezoning the property from “M-17 (Multi Family Residential)” District to “P-1 (Planned Unit Development)” District to accommodate future development of the site with a Mini-Storage Facility. The project site is located on the south side of East Cypress Road, just east of the railroad tracks and south of Picasso Drive; APN 033-012-004.

This is an advisory public hearing. There is no process to approve the project as a result of this public hearing. Upon conclusion of the public hearing, the City Council may act in an advisory role to the applicant on whether there is interest in considering an application for the requested project. If the Council shows favorable interest in the preliminary application, it may advise the applicant submit, and direct Staff to process, a General Plan Amendment application. Directing staff to process a General Plan Amendment application would not guarantee Staff support or City Council approval of the project.

### Background and Project Description

#### Preliminary General Plan Amendment Process

The process of amending the City of Oakley 2020 General Plan (“General Plan”) is subject to California Government Code (“GC”) Sections 65350 – 65362, which apply to the preparation, adoption and amending of general plans and general plan elements. GC Section 65351 is written as follows:

*“During the preparation or amendment of the general plan, the [City] shall provide opportunities for the involvement of citizens, California Native*

*American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the planning agency deems appropriate.”*

The application process for a general plan land use amendment can come with significant costs when factoring in Staff time involved in preparing documents, conducting analysis, holding non-public and public meetings, hiring consultants for technical and environmental studies and documents, and communicating and meeting with several outside agencies. Since a general plan land use amendment is a legislative and discretionary action that sets the tone for all other land use decisions on a property, Staff encourages potential applicants to first file a Preliminary General Plan Amendment, or “PGPA”. The purpose of the PGPA is to allow the applicant to provide a brief description of the proposed amendment, and provide a concept of the project in mind in the event an eventual GPA is approved. A concept of the project is strongly encouraged by Staff. This also helps to prevent requests for land use amendments for the sole purpose of increasing allowable density or changing the underlying land use type and therefore property value. Preliminary plans, including a site plan, landscape plan, building elevations, and floor plans, are included in this staff report’s attachments.

#### Land Use Designation (Existing and Proposed)

The existing land use designation on the subject site is “Multi-Family Residential, High Density” (“MH”). The stated purpose of the MH designation is to “provide affordable and rental residential units, and to maximize urban residential space. [It] allows for a typical apartment-style building or a condominium complex. The General Plan allows a maximum residential density of 16.7 dwelling units per gross acre within the MH designation. If the subject site were to be developed with a residential project, a maximum of 55 dwelling units could be permitted, subject to applicable zoning development regulations.

The proposed preliminary land use designation amendment is to change the MH designation on the property to “Commercial” (“CO”). As stated in the Oakley 2020 General Plan, “[The commercial] designation allows for a broad range of commercial uses typically found adjacent to residential neighborhoods, downtowns, and freeways.” In order to establish a mini-storage type use, the applicable land use designation would need to be amended to a non-residential land use designation. Amending the applicable land use designation to CO would allow for a rezoning application to change the applicable zoning district, but only to one of the zoning districts found to be compatible with CO, which include Retail Business (RB) District, General Commercial (C) District, or a specific Planned Unit Development (P-1) District. The C District allows for mini-storage (called “mini-self storage” in Zoning Ordinance) with approval of a conditional use permit, but only if accompanied by retail storefronts. Since the RB, and CO Districts do now permit mini-storage, this project would require rezoning to a P-1 District that would allow for mini-storage without a retail component.

### Existing Conditions and Surrounding Land Uses

The proposed project site is located on the south side of East Cypress Road, just east of the railroad tracks (see Figure 1). The General Plan Land Use designations surrounding the site include Multi-Family High [Density] to the east, Single Family High [Density] and Public and Semi Public to the north, and Single Family Medium [Density] to the southwest across the railroad tracks (see Figure 2). The Public and Semi Public land to the north is the location of Ironhouse Elementary and Delta Vista Middle schools.

Figure 1. Aerial View of Project Site and Adjacent Properties



Figure 3. Land Use Diagram



Picasso Drive, a main entrance into the single family residential subdivision to the north (Cypress Grove), intersects with the north portion of East Cypress Road opposite the project site. One vacant building occupies the site, and four rural residential homes lie to the immediate east. Further east, beyond those four rural residential homes, is high density residential development. The railroad tracks run along the entire southwest property line of the triangular-shaped project site.

There is no pedestrian access along the south side of East Cypress Road beyond the intersection with Picasso Drive, due to safety concerns with the railroad tracks. Pedestrians may legally access the west side of the tracks by crossing East Cypress Road and traversing northwest on a trail adjacent to Warhol Way that leads to Marsh Creek trail where they may safely pass under the tracks.

### **Analysis**

This report has provided objective information related to the preliminary General Plan Amendment. In addition to this report, the Applicant will have an opportunity to present their preliminary plan to the Council and public in order to receive feedback. Although this report will not get into the level of analysis of that an official General Plan Amendment application, Staff has provided some analysis for Council consideration below.

Amending a land use designation from a high density multi-family residential land use to a commercial land use will change the underlying type of development allowed and remove the potential for up to 55 multi-family dwelling units on the site. Given this preliminary application is specifically in relation to a future self-storage project, there would not likely be any mixed-use (residential/commercial) proposed. When considering the potential for a future General Plan Amendment on this site, one important aspect is whether or not the site should remain multi-family residential.

Although this preliminary application does not include details on potential rezoning districts, the applicant has indicated that due to the natural constraints of the site, such as its triangular shape and large frontage to lot size ration, they would propose a P-1 District. A P-1 District would allow for specifically adopted development regulations, such as minimum setbacks, lot coverage, and maximum floor area ratio. It should be noted that the description for the "Commercial" land use designation in the Oakley 2020 General Plan includes a maximum site coverage of 40%, and the preliminary site plan shows a site coverage of approximately 54%. Staff believes if this preliminary application receives positive feedback, that the site coverage could be addressed with adopted findings supporting the inconsistency.

Aside from already entitled properties, such as the Community for Better Housing development on Carol Lane and portions of Emerson Ranch and Gilbert subdivisions, the project site and the four properties to the east make up the only remaining "MH" land use designated land within the City of Oakley that has apartment or condominium development potential. Between the five parcels there are approximately 10 acres of "MH" land, resulting in the potential for up to 172 market rate multi-family units. If the project site were to be re-designated to "C", it would leave approximately 7 acres of "MH", leading to the potential for approximately 117 multi-family units.

**Subject: Cypress Storage Preliminary GPA (PA 04-15)**

**Date: October 27, 2015**

**Page 5 of 5**

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### **Recommendation**

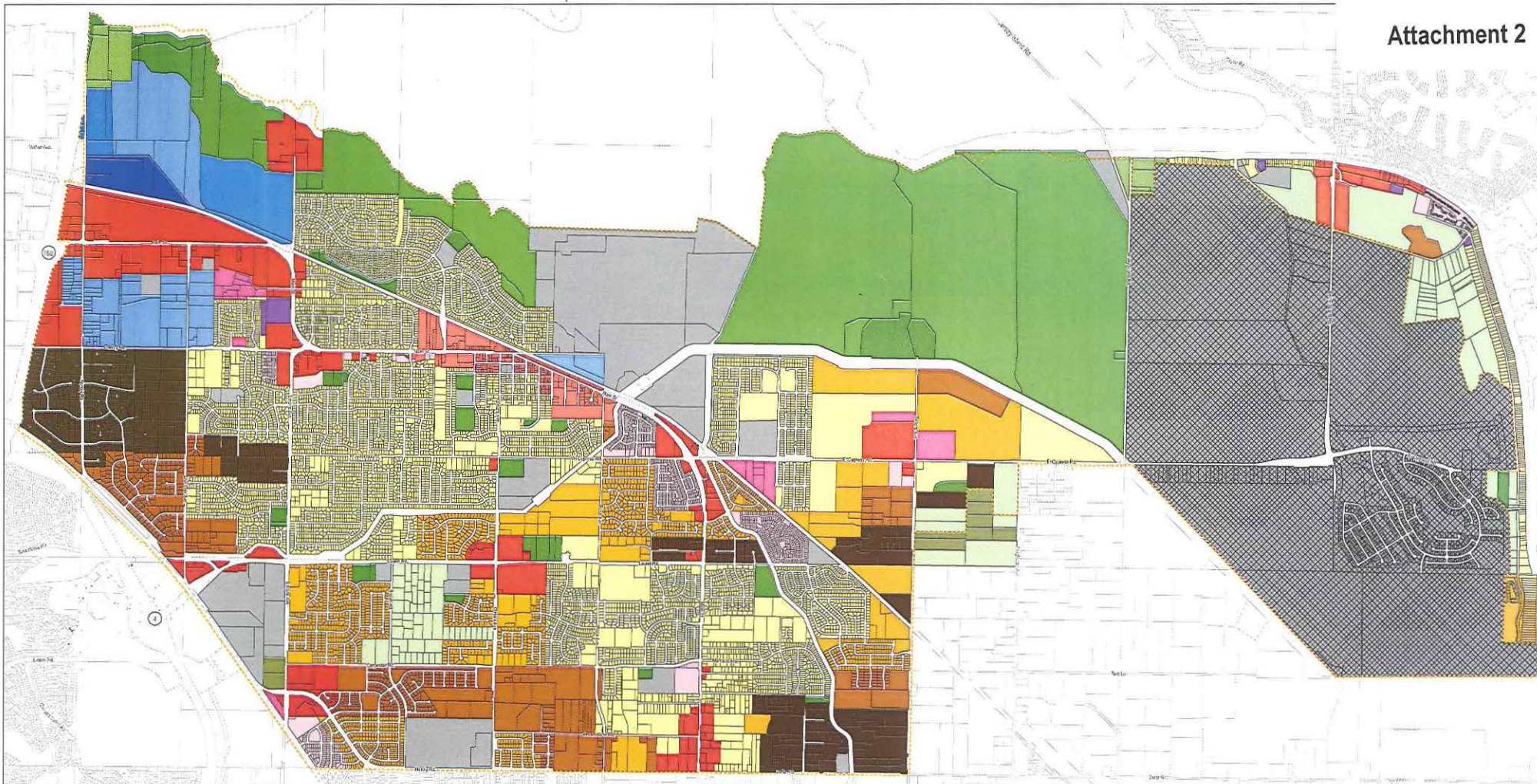
Staff recommends the City Council provide the applicant and staff with feedback regarding the Preliminary General Plan Amendment so that the applicant may decide whether to file an official application.

### **Attachments**

1. Vicinity Map
2. Oakley 2020 General Plan Land Use Map
3. Existing and Preliminary Proposed General Plan Land Use Designations for the Project Site
4. Applicant's Conceptual Preliminary Plans

Vicinity Map  
Cypress Storage Preliminary General Plan Amendment (PA 04-15)  
East Cypress Road APN 033-012-004





- |                        |                        |                   |
|------------------------|------------------------|-------------------|
| Agriculture            | Commercial Downtown    | Oakley City Limit |
| Agricultural Limited   | Commercial Recreation  |                   |
| Single Family High     | Business Park          |                   |
| Single Family Medium   | Light Industrial       |                   |
| Single Family Low      | Utility Energy         |                   |
| Single Family Very Low | Public and Semi-Public |                   |
| Multi-Family Low       | Delta Recreation       |                   |
| Multi-Family High      | Parks and Recreation   |                   |
| Mobile Home            | SP-4                   |                   |
| Commercial             |                        |                   |

City of OAKLEY  
General Plan Land Use Map City of Oakley  
Contra Costa County, California

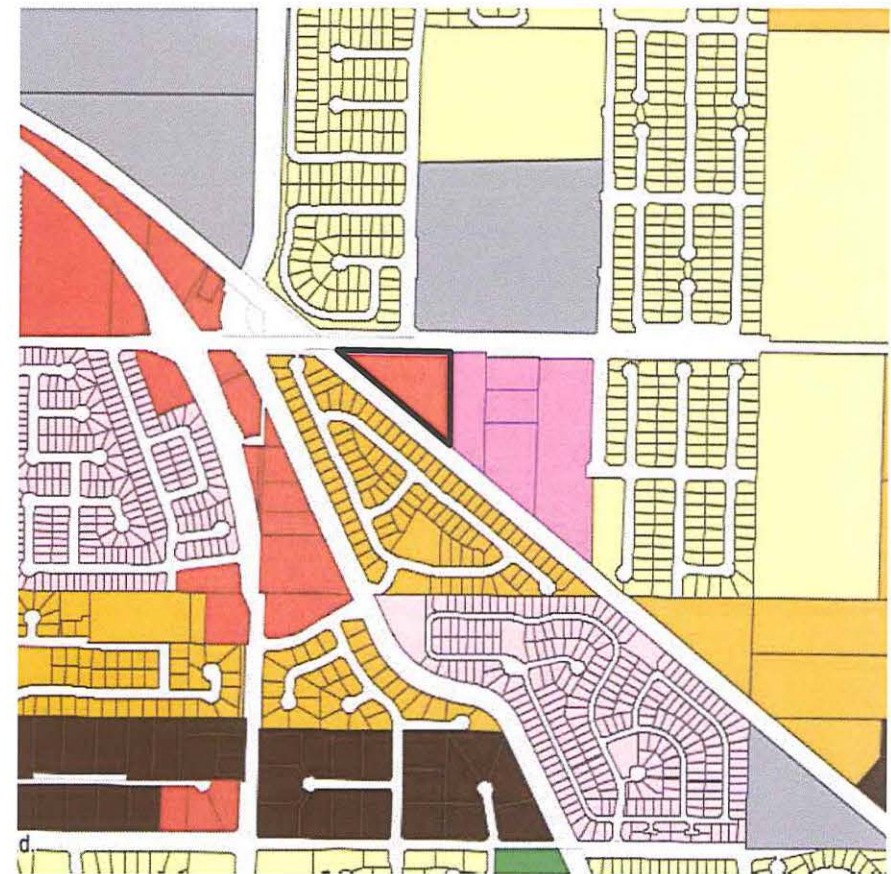


Date: 8/11/2015

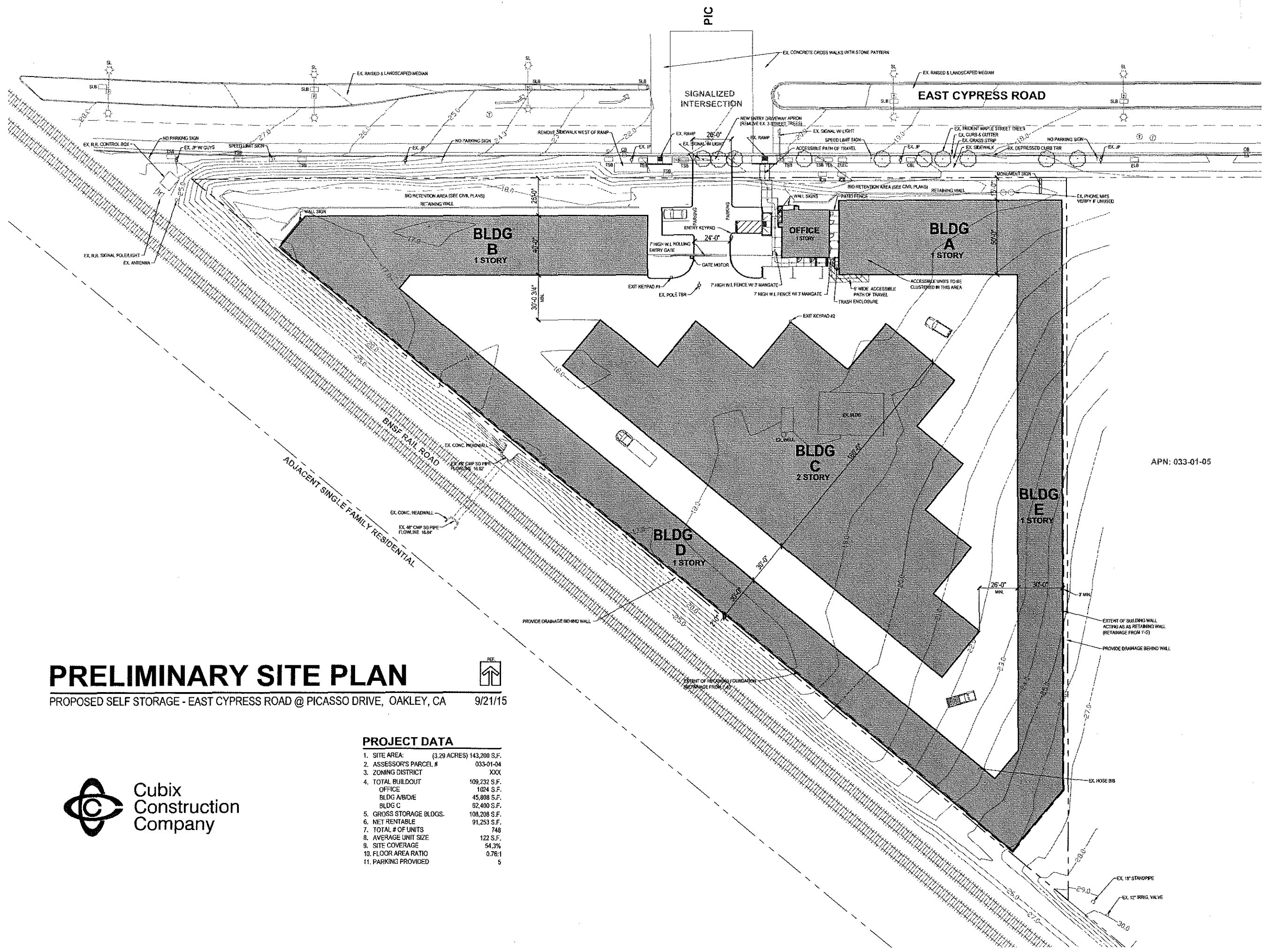
# Existing and Preliminary Proposed General Plan Land Use Designations Cypress Storage Preliminary General Plan Amendment (PA 04-15)

Existing General Plan Land Use Designation – Multi Family Residential High

Proposed General Plan Land Use Designation – Commercial







APN: 033-01-05

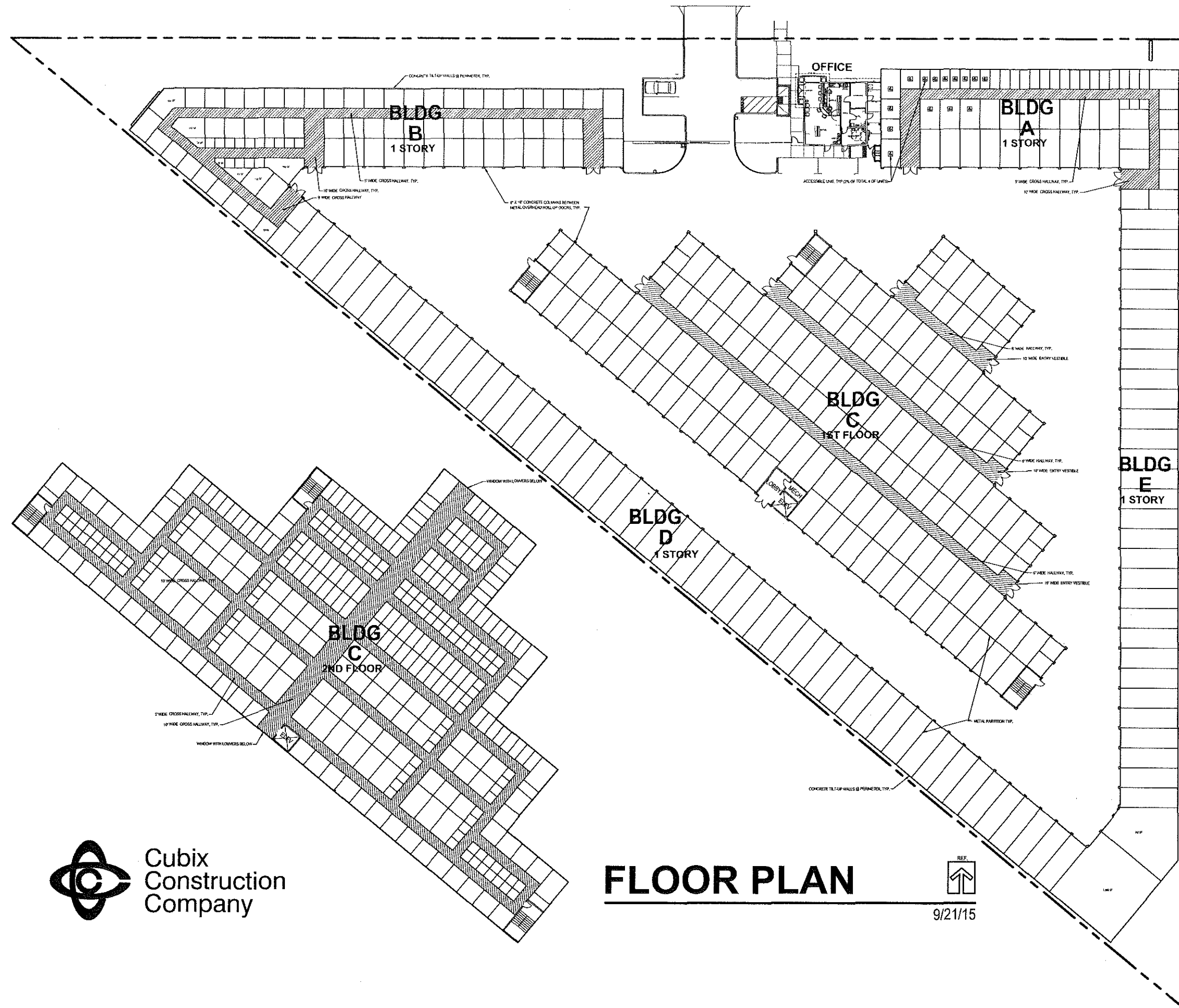
# PRELIMINARY SITE PLAN

PROPOSED SELF STORAGE - EAST CYPRESS ROAD @ PICASSO DRIVE, OAKLEY, CA 9/21/15



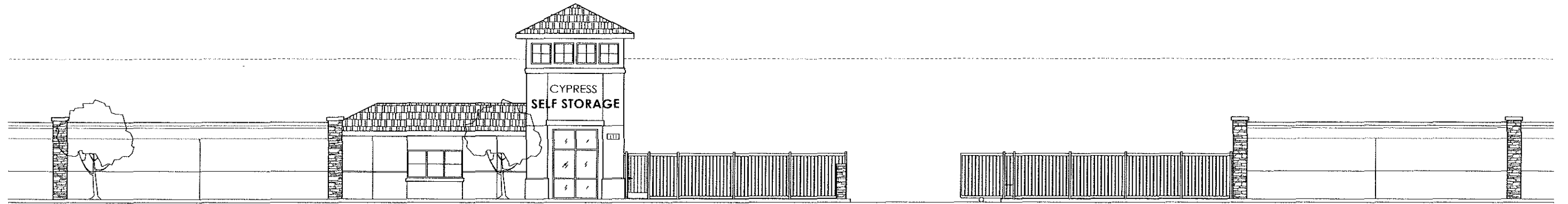
**PROJECT DATA**

1. SITE AREA:	(3.29 ACRES) 143,200 S.F.
2. ASSESSOR'S PARCEL #	033-01-04
3. ZONING DISTRICT	XXX
4. TOTAL BUILDOUT	108,232 S.F.
OFFICE	1024 S.F.
BLDG A/B/D/E	45,808 S.F.
BLDG C	62,400 S.F.
5. GROSS STORAGE BLDGS.	108,208 S.F.
6. NET RENTABLE	91,253 S.F.
7. TOTAL # OF UNITS	748
8. AVERAGE UNIT SIZE	122 S.F.
9. SITE COVERAGE	54.3%
10. FLOOR AREA RATIO	0.76:1
11. PARKING PROVIDED	5



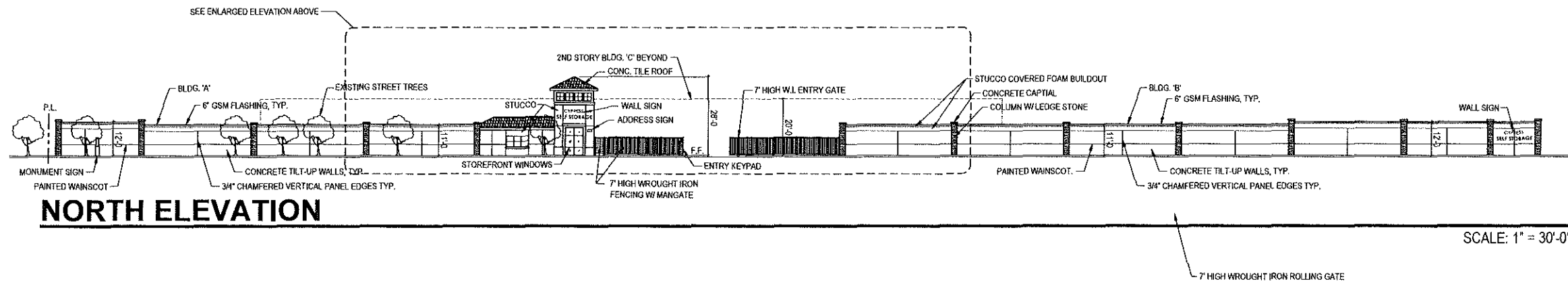
# FLOOR PLAN

REF.  
↑  
9/21/15



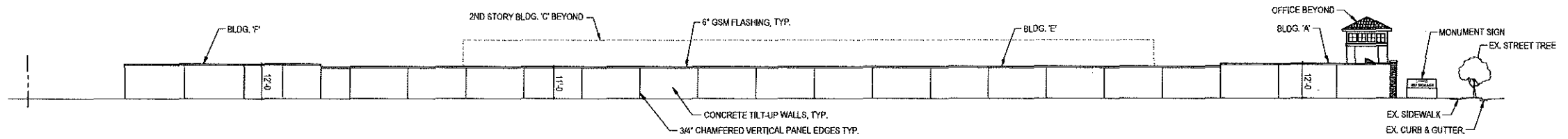
**NORTH ELEVATION - ENLARGED**

SCALE: 1" = 10'-0"



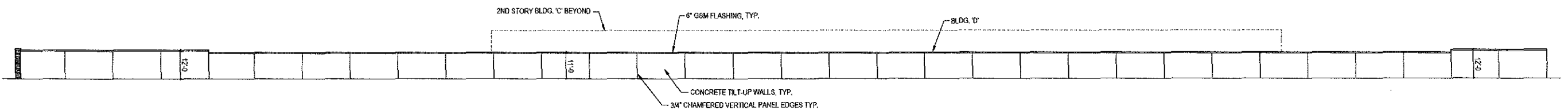
**NORTH ELEVATION**

SCALE: 1" = 30'-0"



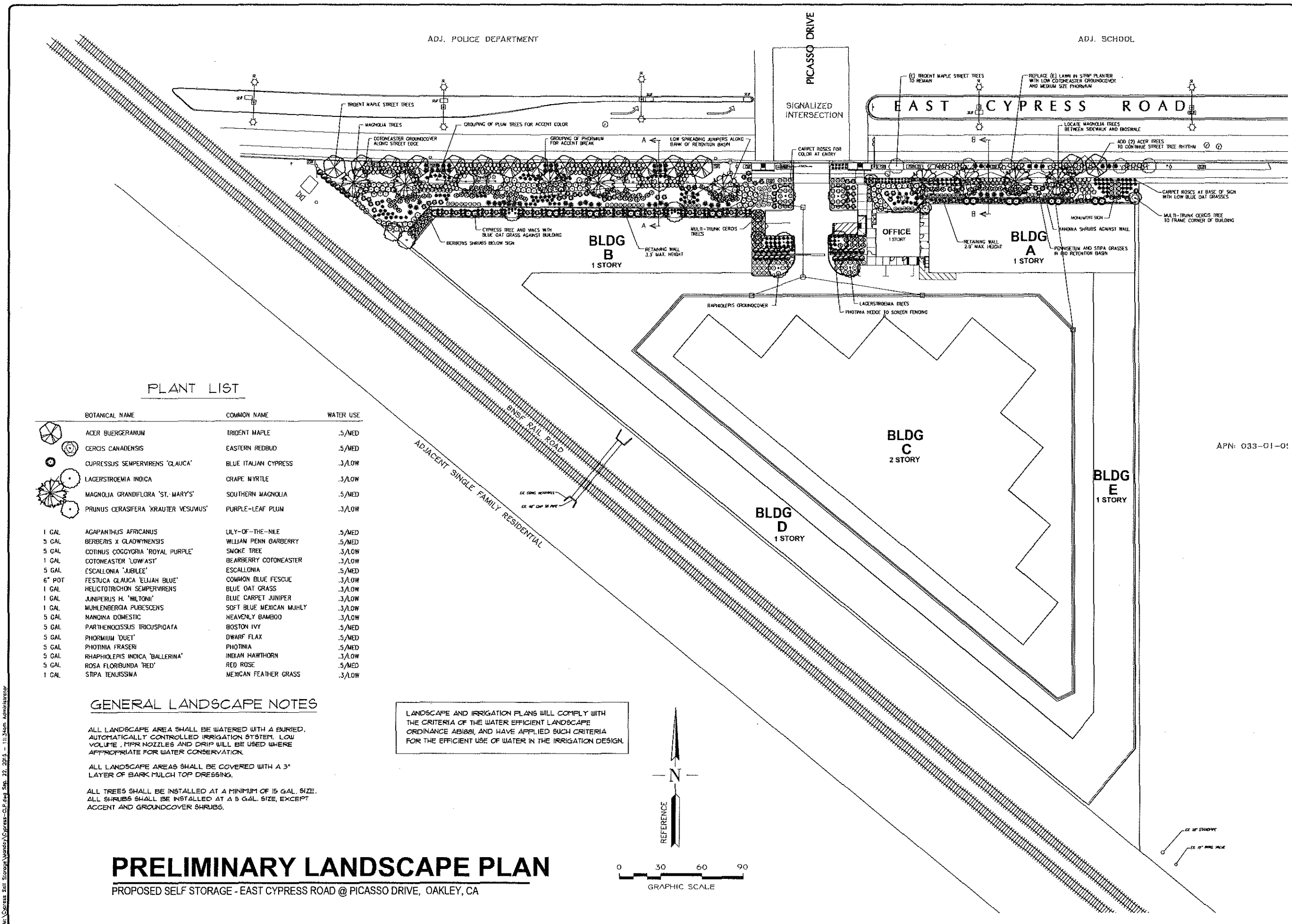
**EAST ELEVATION**

SCALE: 1" = 30'-0"



**SOUTHWEST ELEVATION**

SCALE: 1" = 30'-0"



**PLANT LIST**

BOTANICAL NAME	COMMON NAME	WATER USE
ACER BUERGERANUM	TRIDENT MAPLE	.5/MED
CERCIS CANADENSIS	EASTERN REDBUD	.5/MED
CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	.3/LOW
LAGERSTROEMIA INDICA	GRAPE MYRTLE	.3/LOW
MAGNOLIA GRANDIFLORA 'ST. MARY'S'	SOUTHERN MAGNOLIA	.5/MED
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	.3/LOW
1 GAL AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	.5/MED
5 GAL BERBERIS X GLADWINENSIS	WILLIAM PENN BARBERRY	.5/MED
5 GAL COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE	.3/LOW
1 GAL COTONEASTER 'LOWFAST'	BEARBERRY COTONEASTER	.3/LOW
5 GAL ESCALLONIA 'JUBILEE'	ESCALLONIA	.5/MED
6" POT FESTUCA GLAUCA 'ELIJAH BLUE'	COMMON BLUE FESCUE	.3/LOW
1 GAL HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	.3/LOW
1 GAL JUNIPERUS H. 'WILTONI'	BLUE CARPET JUNIPER	.3/LOW
1 GAL MUHLENBERGIA PUBESCENS	SOFT BLUE MEXICAN MUHLY	.3/LOW
5 GAL NANDINA DOMESTICA	HEAVENLY BAMBOO	.3/LOW
5 GAL PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	.5/MED
5 GAL PHORMIUM 'DUET'	DWARF FLAX	.5/MED
5 GAL PHOTINIA FRASERI	PHOTINIA	.5/MED
5 GAL RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	.3/LOW
5 GAL ROSA FLORIBUNDA 'RED'	RED ROSE	.5/MED
1 CAL STIPA TENUISSIMA	MEXICAN FEATHER GRASS	.3/LOW

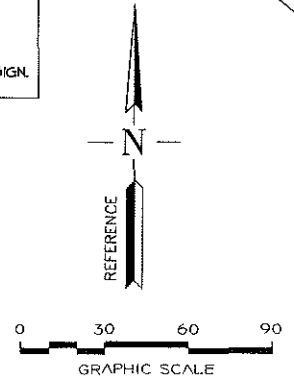
**GENERAL LANDSCAPE NOTES**

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MPR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 15 GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUND COVER SHRUBS.

LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1831, AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN.



**PRELIMINARY LANDSCAPE PLAN**

PROPOSED SELF STORAGE - EAST CYPRESS ROAD @ PICASSO DRIVE, OAKLEY, CA

NOTE: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECO/KILIAN & ASSOCIATES, INC. (BKAI) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BKAI. ANY ELECTRONIC FORMAT, BKAI WILL ONLY USE AS AN AID IN THE REPRODUCTION OF THE ORIGINAL DRAWING. ALL REPRODUCED PLANS AND DRAWINGS USED WITHOUT BKAI'S SIGNATURE AND/OR REPRODUCED PLANS AND DRAWINGS ARE VOID AND/OR REPRODUCED PLANS AND DRAWINGS ARE VOID AND/OR REPRODUCED PLANS AND DRAWINGS ARE VOID AND/OR REPRODUCED PLANS AND DRAWINGS ARE VOID.

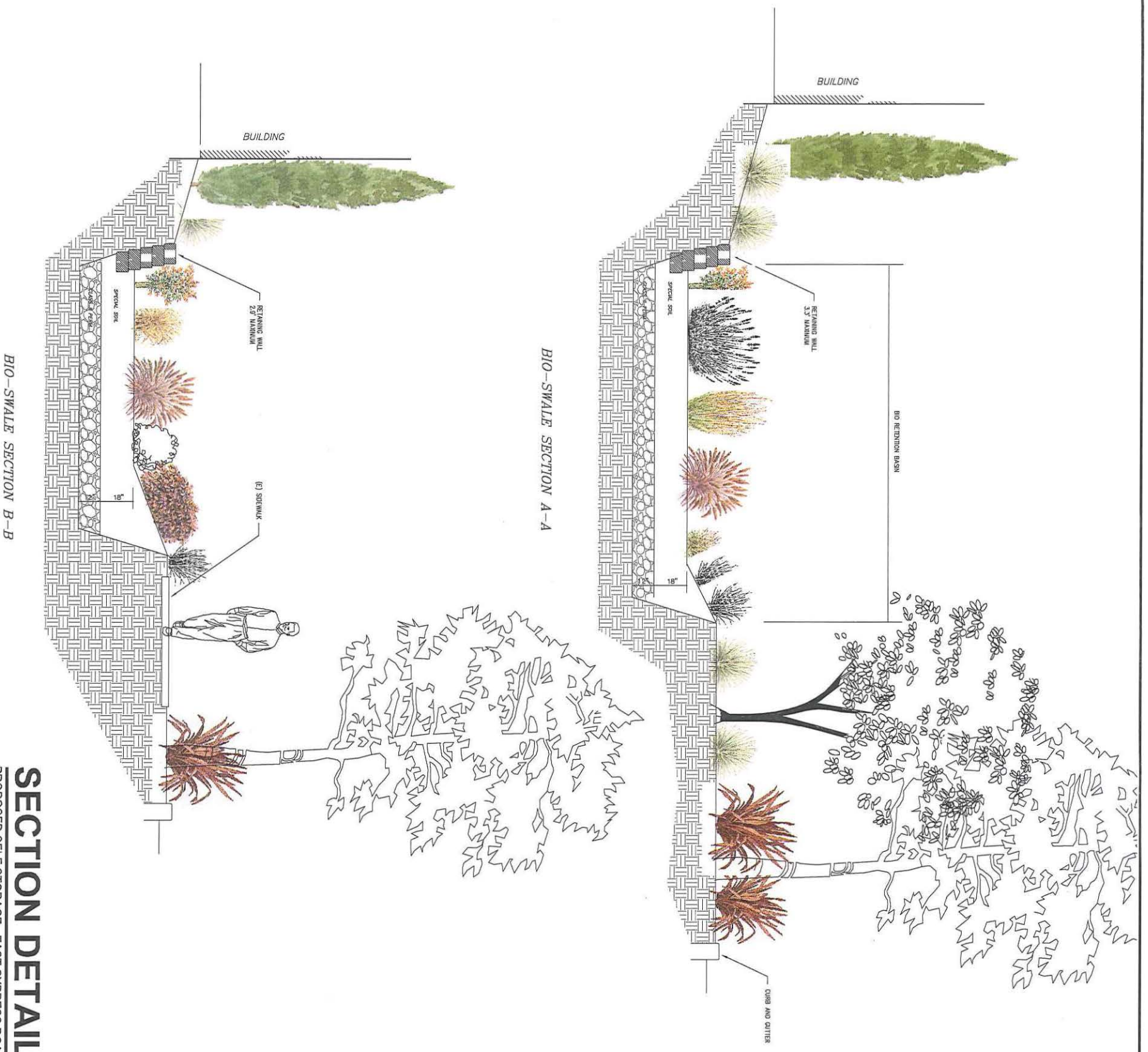
**BORRECO/KILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
1241 Pine Street  
Oakley, CA 94633  
Phone: 925-772-5300  
Fax: 925-772-5308

APN: 033-01-01

**CYPRESS SELF-STORAGE**  
OAKLEY, CALIFORNIA

DATE: 02/15/15  
DRAWN BY: [Signature]  
PROJECT NO.: [Number]  
FILE OF DRAWING: L-1 LANDSCAPE

ALL RIGHTS RESERVED. BORRECO/KILIAN & ASSOCIATES, INC. 22, 2015 - 11:24am Administrator



BIO-SWALE SECTION B-B

BIO-SWALE SECTION A-A

**SECTION DETAILS**

PROPOSED SELF STORAGE - EAST CYPRESS ROAD @ PICASSO DRIVE, OAKLEY, CA

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

SHEET NUMBER <b>L-2</b>	DATE: 9/21/15 DRAWN BY: BK	TITLE OF PROJECT <b>CYPRESS SELF-STORAGE OAKLEY, CALIFORNIA</b>	REV DATE DESCRIPTION		<b>BORRECCO/KILIAN &amp; ASSOCIATES, INC.</b> LANDSCAPE ARCHITECTS 1241 Pine Street Martinez, California 94553 Phone: 925/372-5306 FAX: 925/372-5308	NOTE THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, COPIED, PUBLISHED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF BK&A. COPYRIGHT © BORRECCO/KILIAN & ASSOCIATES, INC.
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