

City of Goleta City Council July 17, 2017

Development Impact Fee Adjustment Request for
Schwan Self-Storage Project



Staff Recommendation

- After considering the evidence presented during the public hearing, adopt Resolution No. 18-____ entitled “ A Resolution of The City Council Of The City Of Goleta, California Approving The Request For Development Impact Fee Reduction By Schwan Brother Properties; 10 South Kellogg; APN 071-090-082”


Project Location





Project Background

- Oct. 24, 2011, Planning Commission approved the original project (110,600 sq. ft. self-storage facility for 685 storage units)
- Oct. 10, 2016, Planning Commission granted one-year time extension.
- On Sept. 18, 2017, the Planning Commission approved revised project (135,741 sq. ft. for 863 mini-storage units)



Project Request

- On February 5, 2018, the applicant submitted a request to the City to reduce the DIFs in the areas of Recreation (Parks), Library, Public Administration, and Sheriff.
- Under the City DIF program a developer may request a fee adjustment based on a absence of any reasonable nexus between the project and the amount of fee(s) charged.



Development Impact Fee Background

- City collects Development Impact Fees (DIFs) pursuant to the Mitigation Fee Act.
- DIFs are to ensure that developers pay their fair share of infrastructure cost.
- DIF rates are to be reasonably related to the impacts created by new development.



Development Impact Fee Calculations

- Project falls under the broad Non-Retail Commercial/Industrial use category of the City DIF program.
- This category approximates 3.16 employees per 1000 square feet. For Schwan, this would mean 429 employees.
- Mini-storage projects generate about 1 employee per 14,062 square feet of building area (0.07111 employees per 1000 sq. ft.)



Development Impact Fee Calculations

- Using the lower employment factor, Schwan Self-Storage project would generate approximately 9.65 employees.
- Project would only generate 2.25% of the impact which would reasonable relate the fees to the impacts of the project (0.07111 employees per 1000 sq. ft./3.16 employees per 1000 sq. ft. = 2.25%)

Development Impact Fee Calculations

Based on the revised employee multiplier, the revised fees would be:

Impact Fee	Calculated Fees	Multiplier	Adjusted Fees
Recreation C&I	\$323,849.46	0.0225	\$7,286.61
Library	\$31,664.14	0.0225	\$712.44
Public Admin	\$139,399.43	0.0225	\$3,136.49
Sheriff	\$71,952.24	0.0225	\$1,618.93
Total	\$566,865.27	-	\$12,754.47



Staff Conclusion

- Self-storage is a very low intensity use
- Non-Retail Commercial/Industrial use rate is too broad and not appropriate for self-storage use
- Non-Retail Commercial/Industrial use rate not in proportion with impacts of self-storage use
- Adjusted rate more reasonably reflects the self-storage impacts on City infrastructure.



Staff Recommendation

- Open a public hearing to take verbal and written testimony;
- After considering the evidence presented during the public hearing, adopt Resolution No. 18-____ entitled "A Resolution of The City Council Of The City Of Goleta, California Approving The Request For Development Impact Fee Reduction By Schwan Brother Properties; 10 South Kellogg; APN 071-090-082"



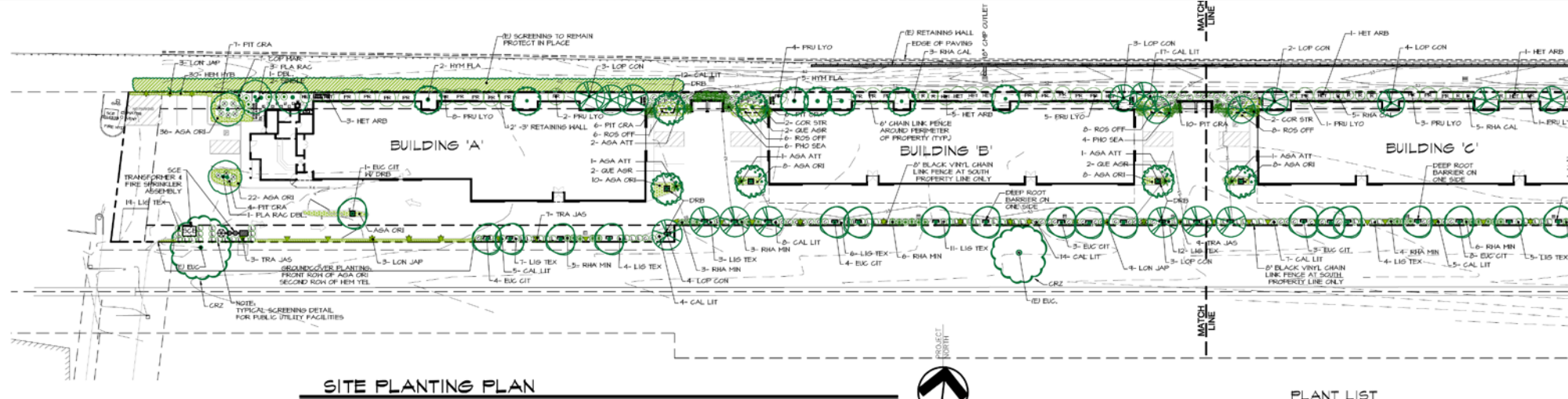






Site Photo Simulation

Approved Landscape Plan



SITE PLANTING PLAN

SCALE: 1"=30'-0"



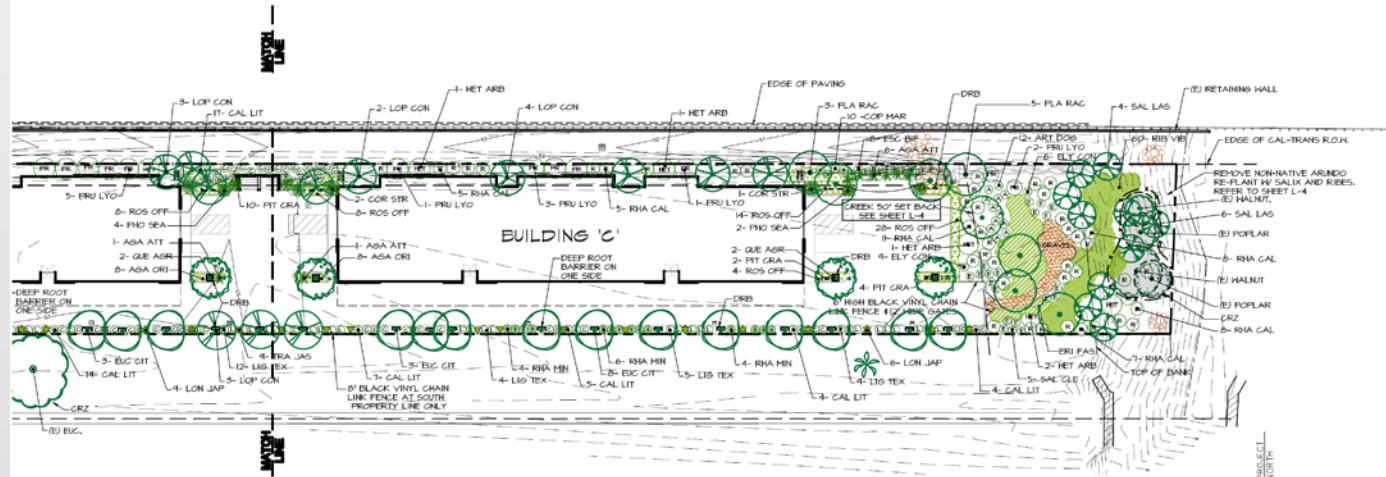
PLANT LIST

BUILDINGS A, B, AND C

6/15/17

** PLANT LIST IS FOR CONTRACTOR'S CONVENIENCE. PLAN TAKES PRECEDENCE

SYM	QTY	SIZE	WUCOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME	NOTES
TREES						
EUC CIT	23	156-24" BOX	L	EUCALYPTUS CITRIGODORA	LEMON SCENTED GUM	
PLA RAC	5	24" BOX	M	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	SINGLE TRUNK
PLA RAC	2	24" BOX	M	PLATANUS RACEMOSA DBL	CALIFORNIA SYCAMORE	DOUBLE TRUNK
HYM FLA	7	24" BOX	L	HYMENOPHYLLUM FLAVUM	SWEET SHADE	
LOP CON	19	156-24" BOX	L	LOPHOSTEMON CONFERTA	BRISBANE BOX	
QUE AGR	8	24" BOX	L	QUERCUS AGRIFFOLIA	COAST LIVE OAK	
SHRUBS AND HERBACEOUS						
AGA ATT	12	56	L	AGAVE ATTENUATA	FOX TAIL AGAVE	
AGA ORI	92	16	L	AGAPANTHUS O. 'QUEEN ANNE'	LILY OF THE NILE	
CALL T	83	56	L	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	
COR MAR	17	56	L	COROSMA 'MARBLE QUEEN'	MARBLE QUEEN MIRROR PLANT	
COR STR	5	56	M	CORYLINE STRICTA	DRACAENA	
ESC BIF	8	56	L	ESCALLONIA BIFIDA	WHITE ESCALLONIA	
HEM HYB	30	16	L	HEMEROCALLIS HYBRID	HEMEROCALLIS 'BETTY WOODS'	
HET ARB	11	56	L	HETEROMELES ARBUTIFOLIA	TOYON	
LIS TEX	80	56	L	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	
PET GRA	40	16	L	PETTOSPORUM 'NANA'	DWARF EARD	
PRU LYO	24	56	L	PRUNUS LYONIEI	CATALINA ISLAND CHERRY	
ROS OFF	74	16	L	ROSMARINUS O. 'HUNTINGTON CARPET'	TRAILING ROSEMARY	
PHO SEA	12	56	L	PHORUM 'SEA JADE'	NEW ZEALAND FLEX	
RHA CAL	13	56	L	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	
RHA MN	31	56	L	RHAMNUS U. 'MINOR'	DWARF YEPON	
VINES						
LON JAP	56	L	L	LONGERA JAPONICA	JAPANESE HONEYSUCKLE	STAKED
TRA JAS	56	L	L	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	STAKED



SITE PLANTING PLAN

SCALE: 1"=30'-0"



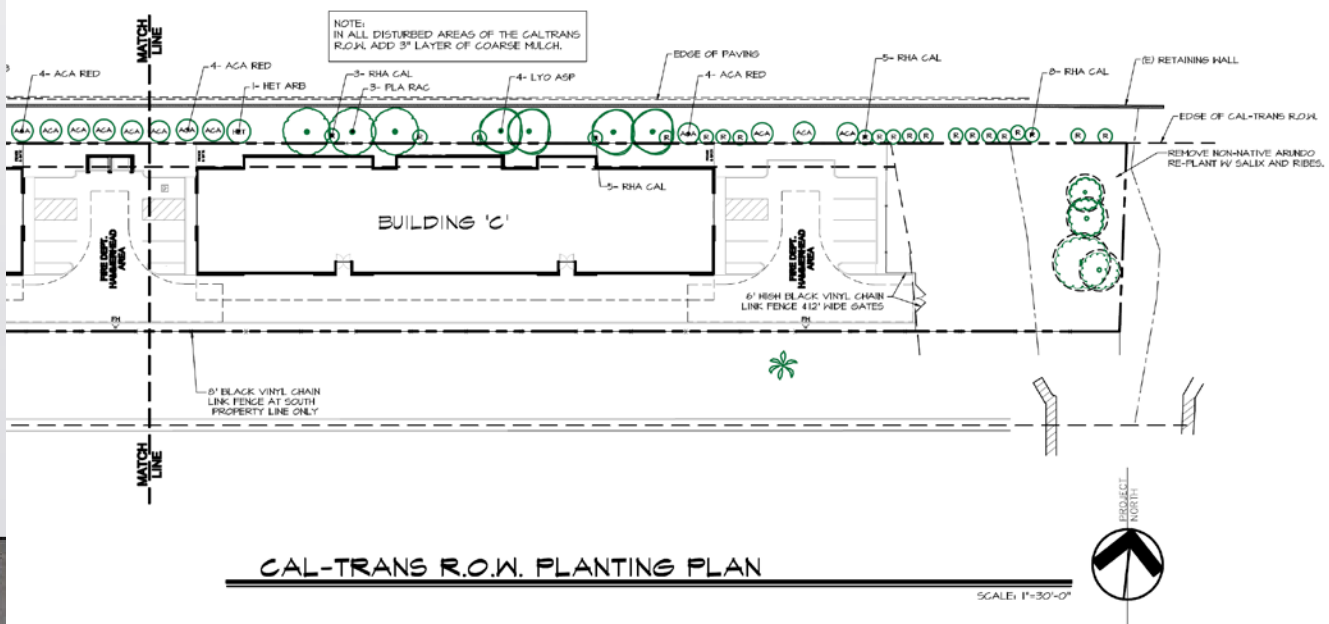
PLANTING NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
6. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED MULCH AT A DEPTH OF 3"-4". DO NOT PLACE MULCH DIRECTLY AGAINST THE MAIN STEM OF PLANTS.
7. ALL WORK TO CONFORM TO STREAM BED ALTERATION AGREEMENT W/ CALIFORNIA DEPT. OF FISH AND GAME.
8. ALL NEW UTILITY SERVICES CONNECTIONS AND ABOVE-GROUND MOUNTED EQUIPMENT SUCH AS BACKFLOW DEVICES, ETC. SHALL BE SCREENED FROM PUBLIC AND/OR PAINTED IN A SOFT EARTH-TONE COLOR(S) RED IS PROHIBITED SO AS TO BLEND IN WITH THE PROJECT. SCREENINGS MAY INCLUDE A COMBINATION OF LANDSCAPING AND/OR PERGOLAS. WHENEVER POSSIBLE, UTILITY TRANSFORMERS SHALL BE PLACED IN UNDERGROUND VAULTS. ALL GAS AND ELECTRICAL METERS SHALL BE CONCEALED AND/OR PAINTED TO MATCH THE BUILDING. ALL GAS, ELECTRICAL, BACKFLOW PREVENTION DEVICES AND COMMUNICATIONS EQUIPMENT SHALL BE COMPLETELY CONCEALED IN AN ENCLOSED PORTION OF THE BUILDING OR TOP OF THE BUILDING OR WITHIN A SCREENED UTILITY AREA. ALL TRANSFORMERS AND VAULTS THAT MUST BE LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED BELOW GRADE (UNLESS OTHERWISE APPROVED BY THE CITY, AND THEN MUST BE COMPLETELY SCREENED FROM VIEW).
PLAN REQUIREMENTS AND THINGS: THE PLANS SUBMITTED FOR CITY STAFF AND DRB PRELIMINARY/FINAL REVIEW SHALL IDENTIFY THE TYPE, LOCATION, SIZE, AND NUMBER OF UTILITY CONNECTIONS AND ABOVE-GROUND MOUNTED EQUIPMENT AS WELL AS HOW SUCH EQUIPMENT WOULD BE SCREENED FROM PUBLIC VIEW AND THE COLOR(S) THAT IT WOULD BE PAINTED SO AS TO BLEND IN WITH THE PROJECT AND SURROUNDING AREA.
MONITORING: PRIOR TO FINAL INSPECTION CITY STAFF SHALL VERIFY THAT ALL ABOVE-GROUND UTILITY CONNECTIONS AND EQUIPMENT IS INSTALLED, SCREENED, AND PAINTED PER THE APPROVED PLANS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

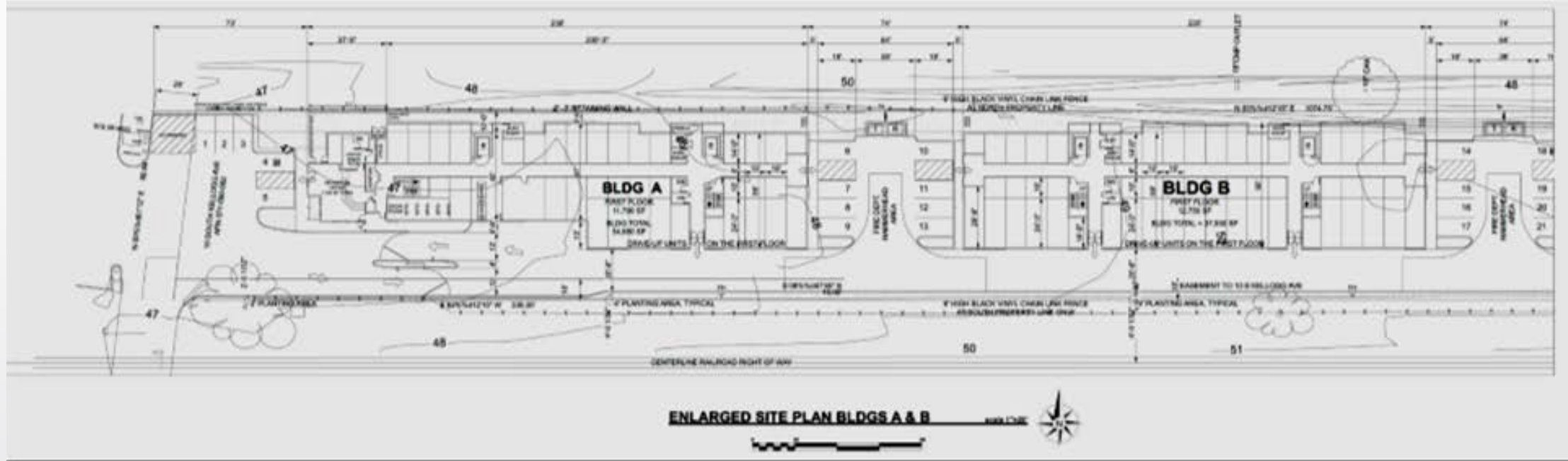
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE, NEEDED TO PROVIDE FROM LANDSCAPE CONTRACTOR AT



[illegible]

PLANT LIST						
Code	Qty.	Size	Colors	Botanical Name	Common Name	Notes
TREES						
			Plant Factor			
LYO ASP	6	15g-24"box	L	LYONOTHAMNUS F. ssp. ASPENIFOLIUS	CATALINA IRONWOOD	NATIVE
PLA RAC	7	15g-24"box	M	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	NATIVE
SHRUBS & GROUNDCOVERS:						
ACA RED	16	1g.	L	ACACIA REDOLENS	NON	
HET ARS	5	5g.	L	HETEROMELES ARBUSTIFOLIA	TOYON	CBR-NATIVE
RHA GAL	26	1g.	L	RHAMNUS CALIFORNICA	COFFEE BERRY	CBR-NATIVE
*CBR = CREEK BANK RESTORATION TREES AND PLANTS						

- ## PLANTING NOTES:
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 6. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED MULCH AT A DEPTH OF 3"-4". DO NOT PLACE MULCH DIRECTLY AGAINST THE MAIN STEM OF PLANTS.
 7. ALL WORK TO CONFORM TO STREAM BED ALTERATION AGREEMENT W/ CALIFORNIA DEPT. OF FISH AND GAME.



BEST MANAGEMENT PRACTICES

During construction, the following Best Management Practices shall be incorporated into the construction operation of the site or at the request of the city.

- Erosion sediments and other pollutants shall be captured on site and may not be transported from the site via street flow, creeks, other drains, natural drainage courses or water.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Pallets, rolls, vehicles and other items must be stored or inventoried with their hoods and are not to encroachment the red and surface waters. All equipment storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Excavated or waste materials may not be washed into the public way or the other drainage courses. Procedures must be taken to retain materials on site and they can be disposed of as a solid waste.
- Truck and construction related solid wastes must be deposited into a licensed receptacle to prevent contamination of atmosphere and dispersed by wind.
- Sediments and other material may not be washed from the site by vehicle traffic. The construction activities materials must be identified so as to be added sediments from being deposited into the public way. Accidental discharges must be swept or immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to be washed away by wind or water.

