



Report to Planning Commission

TO: The Planning Commission

FROM: Claudia Manrique-Miklusek, Associate Planner

AGENDA DATE: March 27, 2025

TITLE: SAFSTORE SELF STORAGE PROJECT CONDITIONAL USE PERMIT (PEN24-0064)

TITLE SUMMARY: Develop a 126,600 square-foot three story self-storage facility, landscaping, lighting, and off-site improvements on a 2.3-acre site, located on the east side of Moreno Beach Drive, south of Alessandro Boulevard (APN: 478-070-026)

Recommendation(s)

That the Planning Commission:

1. ADOPT Resolution No. 2025-04
 - a. DETERMINING that the Conditional Use Permit PEN24-0064 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development Projects), in accordance with CEQA Guidelines Section 15332; and
 - b. APPROVING Conditional Use Permit PEN24-0064, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-04.

SUMMARY

The Applicant, SAFStor, is seeking approval of a Conditional Use Permit (PEN24-0064) to develop a self-storage facility (the "Proposed Project"). The Proposed Project will be located on the east side of Moreno Beach Drive, south of Alessandro Boulevard (the "Project Site"), within the Community Commercial (CC) District. The Proposed Project aligns with the goals, policies, and objectives outlined in the City's General Plans, meets

the requirements of the Community Commercial District, and complies with all applicable provisions of the Moreno Valley Municipal Code, and it is exempt from the California Environmental Quality Act (CEQA).

DISCUSSION

Proposed Project

The Applicant is requesting approval of a Conditional Use Permit to construct a 127,950-square-foot, three-story self-storage facility. The Proposed Project will include 887 storage units. Individual units are climate controlled and range in size from 25 to 300 square feet. The proposed office hours are Monday through Fridays from 9:30 a.m. to 6:00 p.m. and Saturdays from 9:30 a.m. to 5:00 p.m.; it will be closed on Sundays.

The Municipal Code allows for self-storage facilities within the Community Commercial (CC) District, subject to the approval of a Conditional Use Permit (CUP). The Proposed Project, as designed and conditioned satisfies all requirements of the General Plan and the Municipal Code.

Project Site and Surrounding Area

The 2.3-acre Project Site is vacant and is located on the east side of Moreno Beach Drive, south of Alessandro Boulevard (APN: 478-070-026), within the Community Commercial (CC) District. Surrounding development consists of vacant land zoned for residential use to the south, a commercial plant nursery to the east, and vacant land zoned for commercial use to the north and west, across from Moreno Beach Drive.

Access/Parking

The Project Site has been designed with two points of access from Moreno Beach Drive, including access to the proposed commercial development located to the north of the Project Site. The main entrance to the building will be located on Moreno Beach Drive. The facility includes fourteen (14) on-site parking spaces for customers and staff parking, sufficient to comply with the parking requirements of Title 9 of the Municipal Code.

Design/Landscaping

The Proposed Project has been designed to be compatible with and to complement the surrounding commercial development. The proposed elevations incorporate various building materials and architectural design features, including storefront windows, decorative awnings, and entry canopies.

The landscape design incorporates landscaped setbacks, parking lots, street trees, and additional landscaping elements around the project site, which complies with the applicable Municipal Code requirements.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the Proposed Project's application submittal was deemed complete.

Pursuant to Section 9.02.020 (Conditional Use Permits) of Chapter 9.02 (Permits and Approvals) of Title 9 (Planning and Zoning) of the Municipal Code, the Planning Commission must make the following findings before approving in whole or in part the subject CUP:

1. That the Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
2. That the Proposed Project complies with all applicable zoning and other regulations;
3. That the Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
4. The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA). The Proposed Project was found to be categorically exempt from the provisions of CEQA under CEQA Guidelines 15332 for In-Fill Development Projects (Class 32 Exemption). The In-Fill Development Projects exemption is applicable to the Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Proposed Project is less than five acres in size and is substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

The proposed use is consistent with the land use designation of the General Plan and permitted within the Community Commercial Zoning District, subject to the approval of a Conditional Use Permit. The Proposed Project is located on a 2.31-acre infill site. Additionally, according to project technical reports prepared for the Proposed Project, the Project Site has no value as a habitat for endangered, rare, or threatened species. Furthermore, according to the Transportation Vehicle Miles Traveled ("VMT") memorandum, the Proposed Project would result in a less-than-significant transportation impact. Anticipated noise will be compliant with the Municipal Code requirements, per the Noise Impact Study prepared for the Proposed Project. Moreover, the Air Quality Impact Analysis indicates the Proposed Project will not result in significant cumulative air quality impacts. The approved Preliminary WQMP, required Final WQMP, and existing City and

State water quality requirements will ensure a less than significant impact to water quality or from discharge. Finally, all utilities are currently available for the Project Site.

NOTIFICATION

Consistent with the applicable Municipal Code provisions and exceeding the posting and distance requirement of applicable state law, a public notice was sent to all property owners of record within 600 feet of the Project Site, and notices were posted on the Project Site and published in the Press Enterprise Newspaper, at least 10 days prior to the public hearing. As of the preparation of this Staff Report, no public comment has been received regarding the Proposed Project.

PREPARATION OF STAFF REPORT

Prepared By:
Claudia Manrique
Associate Planner

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Concurred By:
Danielle Harper-Scott
Principal Planner

Report Approval Details

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| Document Title: | STAFFREPORT_CUP_PEN24-0064.docx |
| Attachments: | - Project Plans.pdf - Project Location Map.pdf - Zoning Map.pdf - Resolution No. 2025-04.pdf |
| Final Approval Date: | Mar 18, 2025 |

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

Stacy Dunning