

# Self Storage Facility

70 Nielson Street, Watsonville CA, 95076



Pre-Application no. 857

Watsonville Airport Advisory Commission | January 19, 2021

# Overview

- Project location
- Proposed project
- Procedure
- Discussion
- CEQA
- Findings
- Recommendation

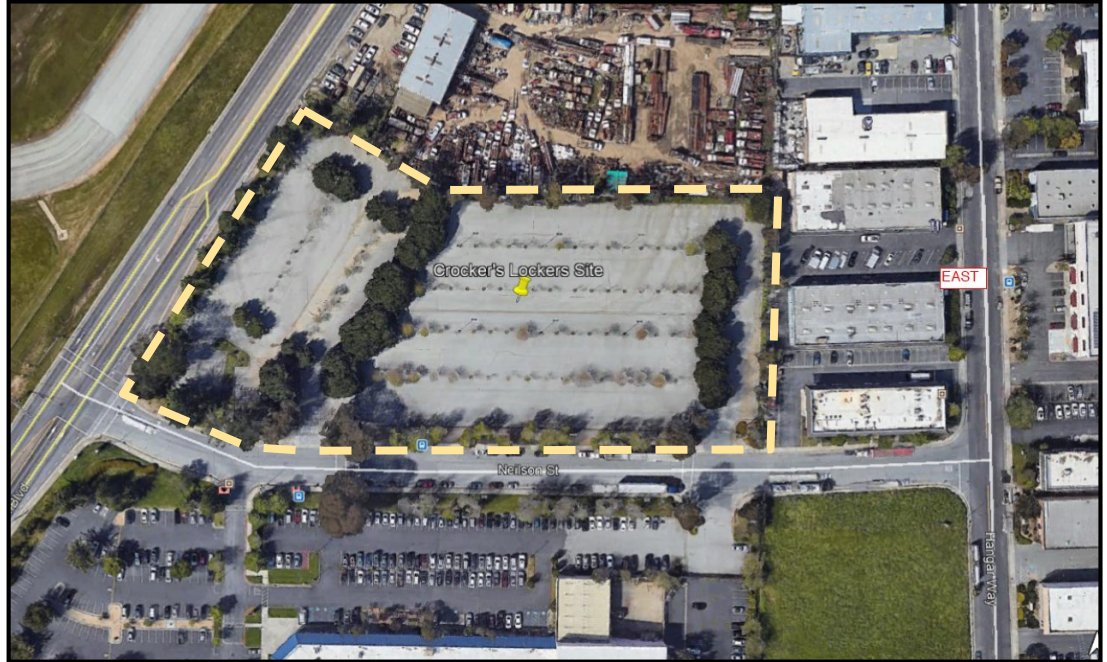


# Project Location

Address: 70 Nielson Street

Size: 4.4± acres

Use: Parking lot



# Project Location

**General Plan:** Industrial

**Zoning:** Industrial Park (IP)



# Project Location

## Airport Safety Zones:

- Inner Approach/Departure Zone (“2”)
- Sideline Zone (“5”)
- Traffic Pattern Zone (“6”)





# Proposed Project

- **Construct a 150,160± square-foot, self-storage facility**
  - Four 1-story buildings
  - Two 2-story buildings
  - One managers unit
  - Provide 1,137 storage units
- **Additional site improvements:**
  - New onsite circulation and parking
  - New landscaping, lighting and fencing
  - New stormwater facilities



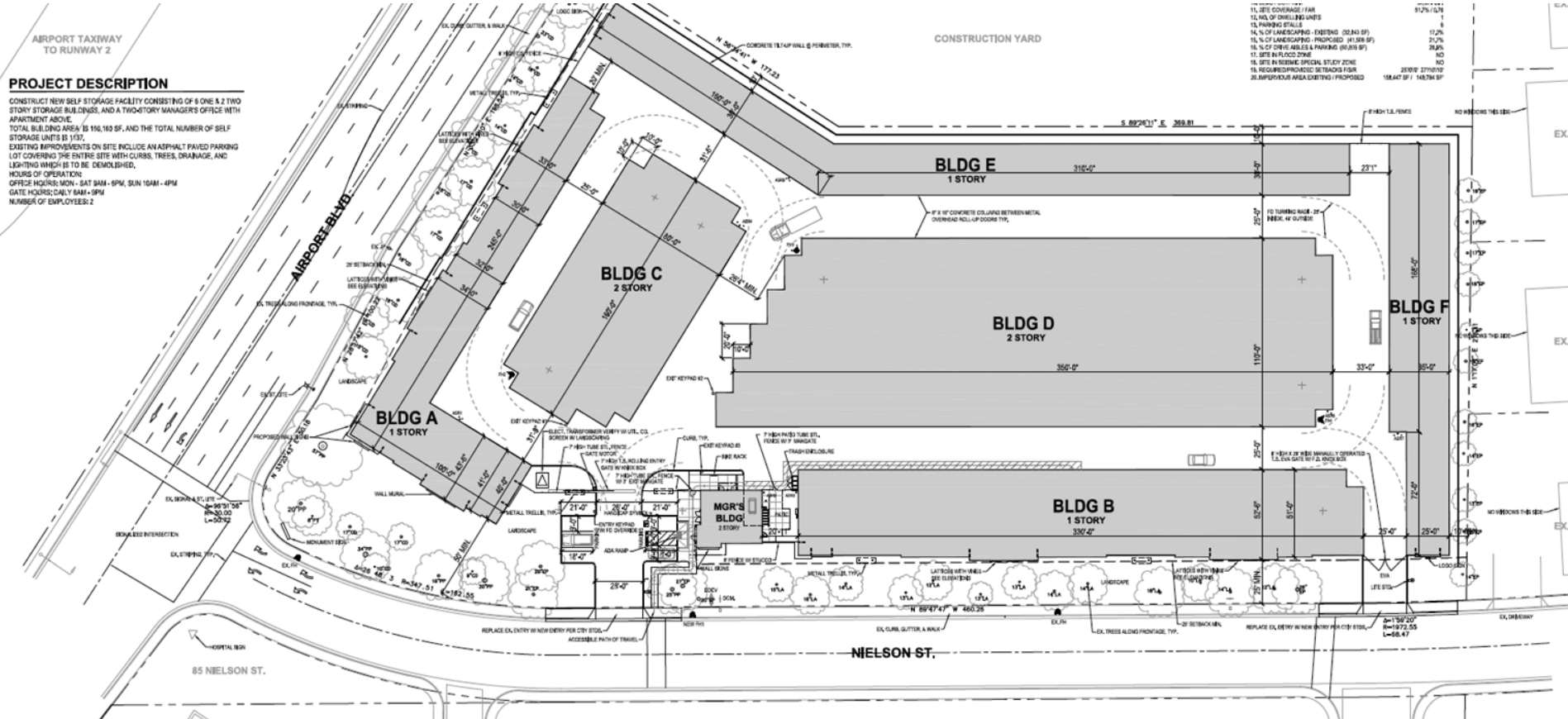
AIRPORT TAXIWAY  
TO RUNWAY 2

## PROJECT DESCRIPTION

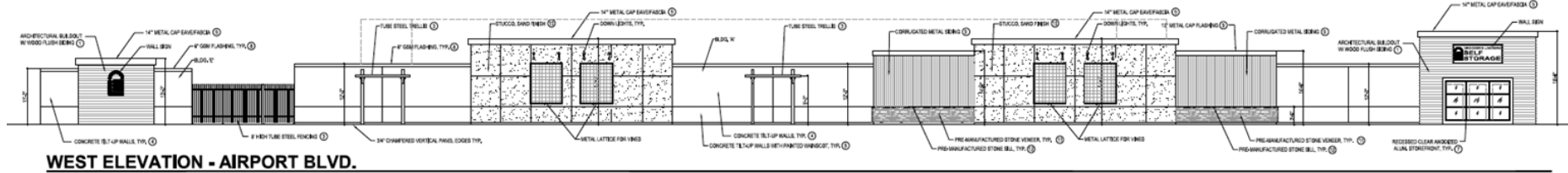
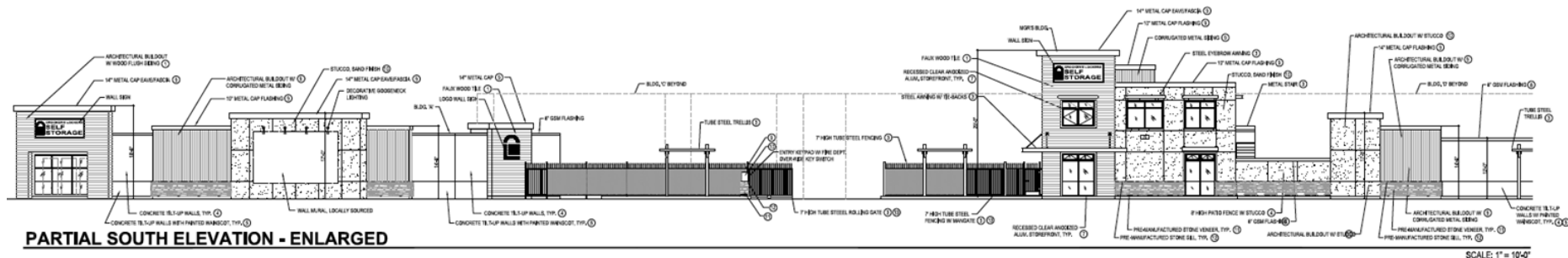
CONSTRUCT NEW SELF-STORAGE FACILITY CONSISTING OF 5 ONE & 2 TWO STORY STORAGE BUILDINGS, AND A TWO-STORY MANAGER'S OFFICE WITH APARTMENT ABOVE.  
TOTAL BUILDING AREA IS 150,160 SF, AND THE TOTAL NUMBER OF SELF-STORAGE UNITS IS 1,137.  
EXISTING IMPROVEMENTS ON SITE INCLUDE AN ASPHALT PAVED PARKING LOT COVERING THE ENTIRE SITE WITH CURBS, TREES, DRAINAGE, AND LIGHTING WHICH IS TO BE DEMOLISHED.  
HOURS OF OPERATION:  
OFFICE HOURS: MON - SAT 8AM - 6PM, SUN 10AM - 4PM  
GATE HOURS: DAILY 8AM - 9PM  
NUMBER OF EMPLOYEES: 2

CONSTRUCTION YARD

11. SITE COVERAGE / F.A.R.	81.7% / 0.78
12. MAX. OF OVERLAPPING UNITS	8
13. PARKING SPACES	8
14. % OF LANDSCAPING - EXISTING (SEASIDE)	17.2%
15. % OF LANDSCAPING - PROPOSED (41.58 SF)	31.2%
16. % OF CURVE AREAS & PARKING (SEASIDE)	28.8%
17. SITE IN FLOOD ZONE	NO
18. SITE IN SPECIAL STUDY ZONE	NO
19. REQUIRED PROVIDED SETBACKS FOR	20' / 27' / 10' / 10'
20. IMPROVED AREA COVERING / PROPOSED	18.44' SF / 143,754 SF

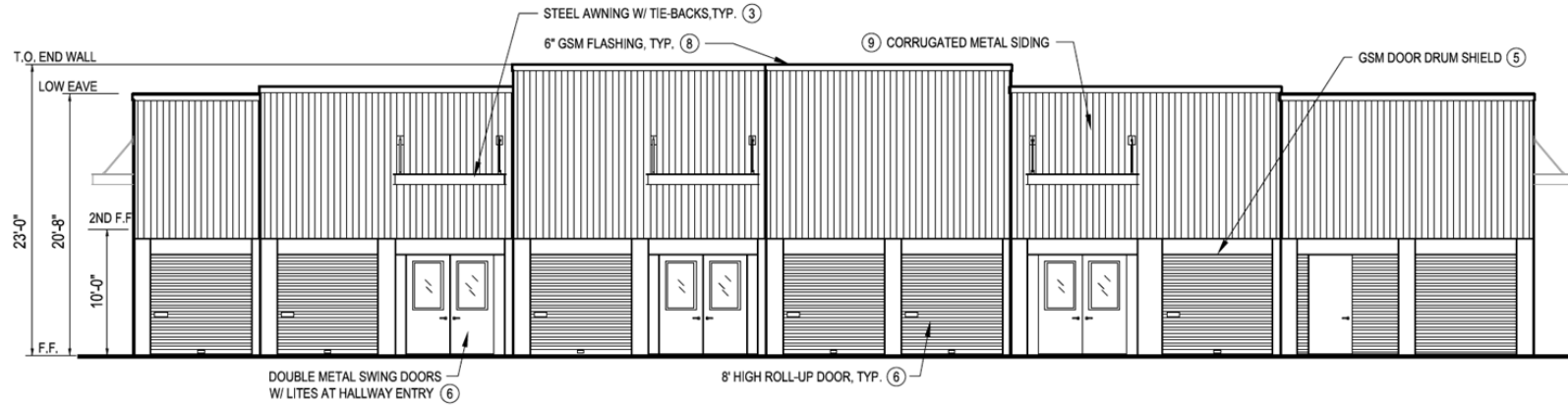


# Site Plan



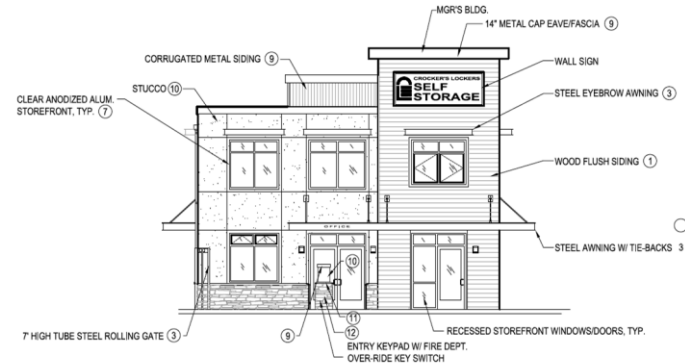
# Elevations





## **BLDG D WEST ELEVATION (INTERIOR FACING)**

# Elevations



## **MGR'S BLDG WEST**



Artistic Rendering

# Procedure

- **Special Use Permit** to allow an mini-warehouse use (DLU 114), pursuant to WMC § 14-16.503 and WMC § 14-36.040
- **Design Review** for all new construction, exterior remodeling, additions, or changes in use requiring additional parking, pursuant to WMC § 14-12.400

# Planning Issues

- Airport land use compatibility
- Access & traffic safety
- Parking & circulation
- Lighting
- Drainage & runoff
- Environmental review

# Q & A

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**City of Watsonville**  
**Community Development Dept.**  
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