

StorQuest Storage – Folsom

Project Description

March 2023

The William Warren Group proposes to develop a 1.61± acre site at 1775 Cavitt Drive with a StorQuest self-storage facility. The project will include a 78,316± square foot (sf) four-story building, surface parking, and landscaping.

Site. The 1.6± acre project site is in the 11.1-acre commercial/retail area known as the Broadstone Crossing Parcel 1 Planned Development (Broadstone Crossing PD) project. Broadstone Crossing PD is generally southwest of the Iron Point Road and Cavitt Drive intersection. Placerville Road and East Bidwell Street are southwest of the site, and U.S. Highway 50 is to the south. The site is south of two hotels and west of a Costco store. The site address is 1775 Cavitt Drive and consists of APN 072-3090-0005. Elliott Alta Vista, LLC owns the property.

The site is an irregular inverted L-shaped parcel that is vacant and rough-graded. The south portion of the site is vegetated with patches of native grasses, and the north is paved and striped with 29 vehicle parking spaces, parking lot landscaping, and lighting. Mature landscaping is southwest of the site adjacent to the Placerville Sacramento Valley Railroad corridor. An existing rockery retaining wall and landscaping wrap around the south part of the site to the Cavitt Drive frontage. A black open-view fence is on the southeast property line adjacent to Costco's driveway.

Access to the site is from two existing driveways on Cavitt Drive, a two-lane collector. Cavitt Drive frontage improvements, including streetscape landscaping, have been constructed. There is no direct vehicular access to the site from Placerville Road. An 8-inch sewer line, 6-inch water line, and 12-inch storm drain are stubbed on the site. A 48-inch storm drain runs east-west and intersects an 18-inch storm drain on the west side of the site.

Surrounding Uses. The project is within the 11.1-acre Broadstone Crossing PD project developed with a three-story Marriott Fairfield Inn & Suites and four-story Staybridge Suites hotels adjacent to Cavitt Drive. The remaining Broadstone Crossing PD project includes parking, landscaping, frontage improvements on Cavitt Drive, and three undeveloped restaurant pads south and west of the hotels. The project site is a restaurant pad (Pad C/Parcel 5) on the south side of Broadstone Crossing PD.

A 148,000 sf Costco store is east of the project site at the terminus of Cavitt Drive. A Quick Quack Car Wash is to the east across Cavitt Drive, and LifeTime Fitness, Green Acres Nursery, and multi-family residential communities are further east. Hotels, commercial uses, services, and restaurants are south and west near the East Bidwell Street/Highway 50 interchange. Single-family residential neighborhoods in the Broadstone community are north of Iron Point Road.

Proposed Project.

Proposed Use. The William Warren Group proposes to develop the site with a StorQuest self-storage facility. The project will include a 78,316± gross sf four-story building, surface parking, and landscaping. Each floor will be approximately 19,579 sf.

The climate-controlled building will include approximately 766 storage units ranging in size from 25 to 250 sf. A 957 sf leasing office will be near the building's northeast entry. Automobile, boat, and recreational vehicle outdoor storage are not proposed. The project does not include an on-site's manager's residence. On the north elevation, a covered entry area will allow customer access to the building for loading and unloading.

Access. Vehicles will access the site from two existing driveways on Cavitt Drive and travel through the parking lot. Customer and employee parking will be north of the building in 28 existing striped parking spaces. No vehicle circulation is planned on the building's southwest and southeast sides.

Vehicle Parking. The Folsom Municipal Code (FMC) does not specifically address parking requirements for self-storage facilities. In the event that parking requirements for a land use are not specified within the Folsom Municipal Code, the number of required parking spaces shall be determined by the Folsom Community Development Director.

The Zoning Code does not identify an off-street parking standard for mini-storage uses. The most similar use is Warehouses and Storage, an industrial use that requires one parking space for every 2,000 sf of gross floor area. The Warehouses and Storage standard overstates the parking demand for mini-storage because conventional warehousing and storage uses are industrial and employee intense. In contrast, mini-storage is a low-traffic generator with minimal employees. In a mini-storage use, customer visits are brief and sporadic, and customers load and unload their belongings.

The ITE Parking Generation Manual (5th Edition, 2019) includes parking required for self-storage use. Parking demand rates are based on studies of mini-storage uses during the weekday pm peak hour. The average parking demand rate for self-storage is 0.1 parking space per 1,000 sf. Application of the ITE average parking demand rate to the proposed project requires eight parking spaces (78,316 sf/1,000 x 0.1). Storage is a relatively low traffic generator.

The industry standard for self-storage facilities is approximately one parking space per 7,500 sf of storage area. StorQuest has five existing projects in the Sacramento market of which one (Sacramento) is a multi-level building format similar to the project proposed on Cavitt Drive. The other four StorQuest projects consist of multiple buildings with units accessed by vehicle. In the Sacramento market, the parking ratio of StorQuest projects ranges from 0.073 to 0.175 parking space per 1,000 sf. The proposed Cavitt Drive project would have 0.357 space per 1,000 sf, which is greater than any other StorQuest project in the region.

Location	Jurisdiction	Building Size	Parking Spaces Provided	Parking Ratio Spaces/1,000 sf
Multi-Level Building				
StorQuest Self Storage [Project] 1775 Cavitt Drive	Folsom	78,316 sf	28	0.357 = 1 space/2,797 sf
StorQuest Self Storage 2415 Third Street	Sacramento	114,000 sf	20	0.175 = 1 space/5,700 sf
Drive-Up Storage Buildings				
StorQuest Self Storage 1315 National Drive	Sacramento	54,558 sf	7	0.128 = 1 space/7,794 sf
StorQuest Self Storage 3005 Ramco Street	West Sacramento	54,578 sf	4	0.073 = 1 space/13,645 sf
StorQuest Self Storage 2060 Wyda Way	Sacramento County	21,920 sf	3	0.137 = 1 space/7,306 sf
StorQuest Self Storage 8671 Folsom Boulevard	Sacramento County	30,420 sf	6	0.197 = 1 space/5,070 sf

The project includes 28 parking spaces, including one accessible space, which is sufficient to serve the project's demands. In addition to the on-site parking spaces, the project will have a reciprocal parking arrangement with adjacent parcels and access to adjacent parking in the Broadstone Crossing project.

Bicycle Parking. For office and retail commercial uses, a minimum of five bicycle parking spaces are required for up to 25 required vehicle parking spaces. An additional parking space is required for every ten vehicle parking spaces. The project provides eight bicycle parking spaces near the building entry.

Fencing. A black open-view is on the southwest property line adjacent to Costco's driveway.

Architecture. The architecture consists of a modern design with rectilinear features and vertical and horizontal changes in building material and color. The base of the building is bronze-colored concrete masonry, and the upper floors consist of insulated standing seam metal panels with metal trim. The building body will be bronze, brownstone, and beige with crimson bands at the building entry and loading door. The metal panels are scored and contrasted with horizontal bands and color variations.

Street-facing corners feature glazing with views to crimson doorways inside the building, and storefront glazing marks the ground floor office and building entry. Crimson metal canopies will cover

the building entry and the loading area on the north elevation. The building is designed with four-sided architecture. The roofline is flat, with heights ranging from 45 to 52 feet. An extended parapet is provided along the flat roof line to screen rooftop mechanical equipment from view.

Operations. Three employees will work at the StorQuest facility, and one will be on-site during business hours. The leasing office will be open from 9 am to 6 pm daily. Customers will have access to their storage units daily from 6 am to 10 pm with personal codes. The code allows StorQuest to monitor customer activities. Other security measures will include secured building access, 24-hour video surveillance, and advanced monitoring and digital security systems.

StorQuest Storage. The William Warren Group, Inc. owns and operates StorQuest Self Storage, a thriving network of modern, innovative self-storage properties across the United States. There are five StorQuest Self Storage facilities in the Sacramento region.

General Plan, Specific Plan, Zoning, and Planned Development.

General Plan. The Folsom General Plan 2035 land use designation for the site is Regional Commercial Center (RCC). The RCC designation provides for highway-oriented, large-scale regional retail, entertainment, business, lodging, and public uses that serve the region. The proposed project is consistent with the General Plan designation.

Specific Plan. The site is within the Broadstone Unit No. 3 Specific Plan (BSP) approved in 1995. The 570-acre BSP includes residential, commercial, office, industrial, educational, parks, and open space uses. As part of the BSP, development standards and general design guidelines were established. The project is consistent with the Specific Plan designation.

Zoning. The site is zoned SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying land use designation of C-2 PD (Community Commercial, Planned Development District). The zoning designation corresponds to the General Plan land use designation. The purpose of the C-2 zone is to designate areas appropriate for a wide range of commercial activities serving the entire community, including shopping centers. Manufacturing, warehousing, and the heaviest commercial uses are excluded from the zone. Mini-storage is a conditionally-permitted use in the C-2 zone with a Conditional Use Permit granted by the Planning Commission (FMC 17.22.030E). The proposed storage use requires a Conditional Use Permit.

Broadstone Crossing Parcel 1 Planned Development (PD). The -PD suffix on the C-2 PD zoning designation refers to the 2007 Broadstone Crossing Parcel 1 Planned Development (Broadstone Crossing PD) approval (PN07-161) for the 11.1-acre area southwest of the Iron Point Road and Cavitt Drive intersection.

The Broadstone Crossing PD project comprises five buildings totaling 208,482 sf in two hotels and three restaurant pads. The two hotel pads adjacent to Cavitt Drive are developed with the Fairfield Inn & Suites and Staybridge Suites hotels, and the three restaurant pads (A, B, C) are vacant. The Broadstone Crossing PD project assumed the StorQuest project site (Parcel 5/Pad C) would develop as a 7,650 sf, 150-seat restaurant. The StorQuest project will require a Planned Development Permit Modification (PD Permit Mod) to the Broadstone

Crossing PD to change the Parcel 5 use from a restaurant (7,660 sf, single story) to mini-storage (78,316 sf, four stories).

With the PD approval in 2007, the Council also approved the Broadstone Crossing PD Guidelines applicable to the 11.1-acre project. The Broadstone Crossing PD increased the maximum height allowed from 40 to 60 feet.

Required Entitlements. The following entitlements are requested to implement the project:

- Conditional Use Permit to develop a mini-storage facility in the C-2 PD zone; and
- Planned Development Modification for Broadstone Crossing Parcel 1 PD to change the use of Pad C/Parcel 5 C from a restaurant (7,660 sf, single story) to mini-storage (78,316 sf, four stories).