

**Rainbow Self-Storage Coastal Development Permit Conditional Use Permit**  
**Record Number: PLN-2021-17222 CDP and CUP**  
**Assessor's Parcel Numbers: 016-231-025, -026, -027**

**Recommended Action**

1. Describe the application as a public hearing.
2. Open the Public Hearing.
3. Request that staff present the project.
4. Take public testimony and close the public hearing.
5. Adopt the Resolution to take the following actions:

1) find that there is no substantial evidence that the project will have a significant adverse impact on the environment, 2) adopt the Negative Declaration prepared per CEQA Guidelines Section 15074; 3) make the required findings for approval of the Coastal Development Permit and Conditional Use Permit; and 4) approve the Rainbow Self-Storage Coastal Development Permit and Conditional Use Permit as recommended by staff and subject to the recommended conditions.

**Executive Summary:**

The project requests a Coastal Development Permit and Conditional Use Permit to convert the former McKenny's Do It Best building center and lumber yard into the Rainbow Self-Storage facility. The project area is comprised of three (3) APNs (016-231-025, 016-231-026, and 016-231-027) with a total area of 1.84 acres. The proposal is to enlarge an existing structure with second story additions that will increase the total square footage of the structure from 30,816 square feet to 41,374 square feet. In addition, two new buildings are proposed. The first building will be a 24,000 square foot, two-story self-storage unit; the second building will be a one-story, 6,500 square foot self-storage unit. The total square footage of all buildings would be 71,827 square feet. The existing and proposed buildings will be oriented perpendicular to Hubbard Lane with enhanced street-facing elevations and new landscaping treatments. The development will utilize the existing driveways on Hubbard Lane with reconstruction to current County standards. The new drive aisles will have security gates at the driveway entries setback from the street. Drive aisle widths will range from 30-47 feet around the site and will allow for customer vehicles to conduct loading and unloading in front of the units without impeding traffic circulation onsite. The project meets all requirements of the zoning districts with regards to height, building setbacks, and parking. The new buildings will have a 10-foot front setback, a 5-foot interior side setback, and a 15-foot rear setback. The northern most two-story building on the site will have a maximum height of less than 30 feet. The parking requirement for the project, which has been provided, is 29 spaces (71,817 square feet/2500 square feet = 29).

The entire site is either developed with existing structures, or paved. The applicant proposes to address run-off from storm water via the installation of a 2,635 square foot gravel retention area located on the western property line. Water and sewer services are currently provided by the Humboldt Community Service District.

The proposed self-storage facility is a conditionally permitted use within the C-1 and C-G zones. The facility is intended to provide a neighborhood serving use to the surrounding Myrtle town community and surrounding areas. The site is appropriately sized and improved to accommodate commercial development and operation. The site has direct access to main corridor roadways (Hubbard Lane, Harris Street, Myrtle Avenue) that will accommodate vehicle traffic to the site. The site plan includes adequate circulation for vehicle traffic, loading, and emergency vehicles. The use is anticipated to have less than traffic than the previous retail use on the site, given the nature

of self-storage uses, which typically have reduced vehicle trips to individual storage units compared to a typical retail use. The use will not be a cause of nuisance or be detrimental to the community and will not be a source of excessive noise, traffic, odor, or be unsafe to surrounding development based on the nature of the storage use activity. The use and buildings are oriented toward Hubbard Lane and activity on the site will not be directed toward residential development to the south. Staff finds the proposed storage use to be appropriate for the proposed site with the conditions of approval that are included in this report.

The project is located within the Coastal Zone and is consistent with the relevant goals and policies of the Humboldt Bay Area Plan. The project site is located within the Urban Limit Line of the Myrtle town area, and is not located within natural resource area and will not affect existing visual resources within the County. Additionally, the project is not located near coastal access points and construction of the project will not result in the reduction of public access to coastal areas within the vicinity of the site.

**Recommendation:**

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the that Negative Declaration complies with the provisions of CEQA, that the findings in support of the Negative Declaration can be made, and that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit.

**Alternative:**

The Planning Commission could recommend denial of the proposed Coastal Development Permit and Conditional Use Permit if the Commission finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.