



February 19, 2024

## **501 Davidson St., Novato CA Self-Storage Project Description**

### **Executive Summary:**

The proposed project seeks to develop a self-storage facility at 501 Davidson Street in Novato, APN 153-250-11. The development will involve the removal of existing structures to create a first-in-class modern storage facility. The project aims to enhance the property value and provide a first-class storage solution to the community. The facility will be professionally managed by a national third-party firm, with on-site representation, offering convenient access and secure storage options. This project use was selected as having a lesser impact on traffic and noise on the surrounding residents than the historical use as a contractor storage yard.

### **Project Description:**

The project development consists of a 100,225 SF self-storage facility on a 3.32-acre lot, with a FAR of 1.44 and additional setbacks. The project is seeking a conditional use permit. It will undergo design review approval in hopes of providing new storage for a growing population, complementing older existing storage buildings and a current shortage of storage supply for residences. With a focus on quality construction, sustainable practices, and convenient access, the project seeks to enhance the local area while meeting the needs of residents for secure storage solutions.

Our self-storage use plans to follow Novato Municipal Code (“NMC”) Division 19.60, “Storage-Indoor” is defined as “the storage of various materials entirely within a structure, as the primary use of the structure. Includes personal storage facilities (mini-storage), which are structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.” Our thought is consideration is drawn to CEQA Guidelines 15332, which exempts specific in-fill development projects. This project site is within city limits, less than five acres, and substantially surrounded by urban uses. The Project is a brownfield site that’s fully developed and appears to have value as a habitat for endangered species. The Project would not result in any significant effects relating to traffic, noise, air or water quality, and the site can be adequately served by all required utilities and public services.

### **Existing Site Conditions:**

The site, previously a contractor storage yard, is an infill site with all impervious surfaces and existing structures. The project will involve the removal of a 7,000 +/- SF warehouse, 5,000 +/- SF office, and 1,000 SF shed while retaining the existing fence line. There is a sanitary line running through the center of the site, which will be relocated at the expense of the applicant to facilitate the development. The existing sanitary line will move further southwest

to be placed near two other existing sanitary lines that are located within an existing easement.

### **Site Improvements:**

The proposed development will include constructing new buildings totaling 100,000 square feet, with a net rentable area of 76,000 square feet.

Building A: 8,435 SF, one floor, & 1,200 SF office

Building B 1,800 SF, one floor, part of the building will be given to the City to be used for maintenance storage at no expense

Building C 3,850, one floor

Building D 86,150, three floors with even floor plates of 28,250+/-

The site will have over 30' drive aisles and appropriate turning radiuses for robust fire access. Additional landscaping will be added to enhance aesthetics and soften the buildings for nearby neighbors. The project adds 6,600 SF of new bio-retention area that will be added to reduce storm runoff and improve water filtration. All utilities needed are already on site and will be re-used without needing to disturb the existing street public right of way.

### **Operations Overview:**

The facility will operate with set hours agreed upon with City Staff and aligned with industry standards. However, the tentative operation hours are as follows:

#### Office hours:

M – Sa: 9am to 5:30pm

Su: 10 am to 4 pm

#### Gate Access Hours

6 am to 10 pm, 7 days a week.

Access will be controlled via a gated entry system using unique critical codes for tenants. Professional third-party management will oversee operations, with partial on-site representation. The project will have onsite managers and a total of 2-3 employees who are specially trained to ensure a clean site and the best customer experience possible.

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