

Exhibit A, Case File No. 2021-10 CUP,Z, received 7/7/2022

Municipality: City of National City  
 Project Address: 1300 Wilson Ave., National City, CA 91950  
 APN /Acre / Area: 559-061-15-00/ 3.82 acres/ 166,529 sf.  
 Zone: CL - Limited Commercial within Westside Specific Plan  
 Uses: Self-storage (requires CUP)

Setbacks:  
 Front yard: 10-ft.  
 Side interior yard: 0-ft./10-ft.\*  
 Side exterior yard: 10-ft.  
 Rear yard: 5-ft.  
 \* = 10-ft. if adjacent to an existing single-family or multi-family development without commercial/office uses.

FAR: 0.6 max  
 166,529 x .60 = 99,917 sf allowed  
 1.02 or 170,002 sf existing  
 1.21 or 200,927 sf proposed

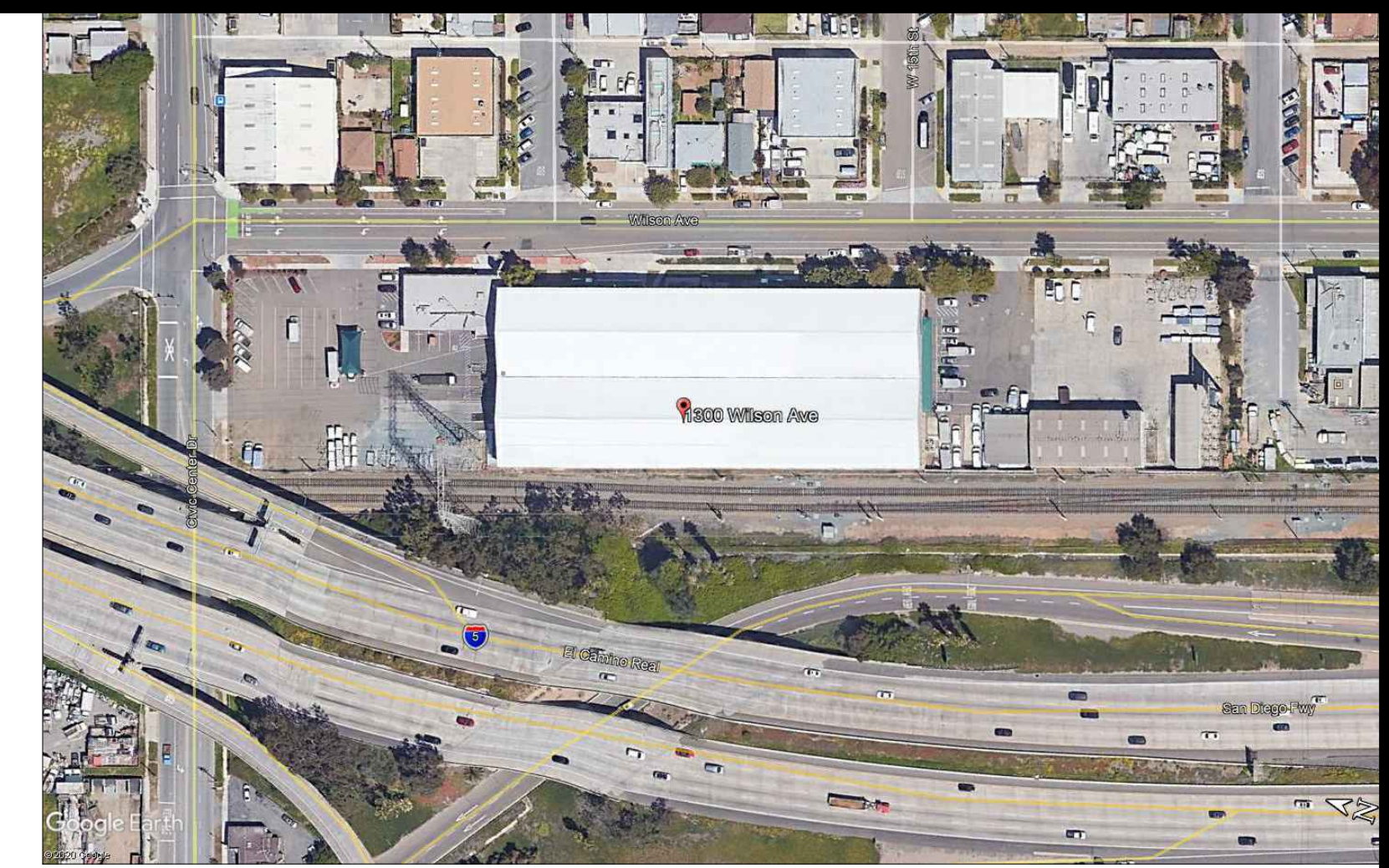
Height Limit: 50-ft. and 3 stories max.

Max lot Coverage: N/A

Parking:  
 Industrial = 2 sp./ 1,000 sf. of floor area  
 Bicycle Parking = 10% of vehicle spaces

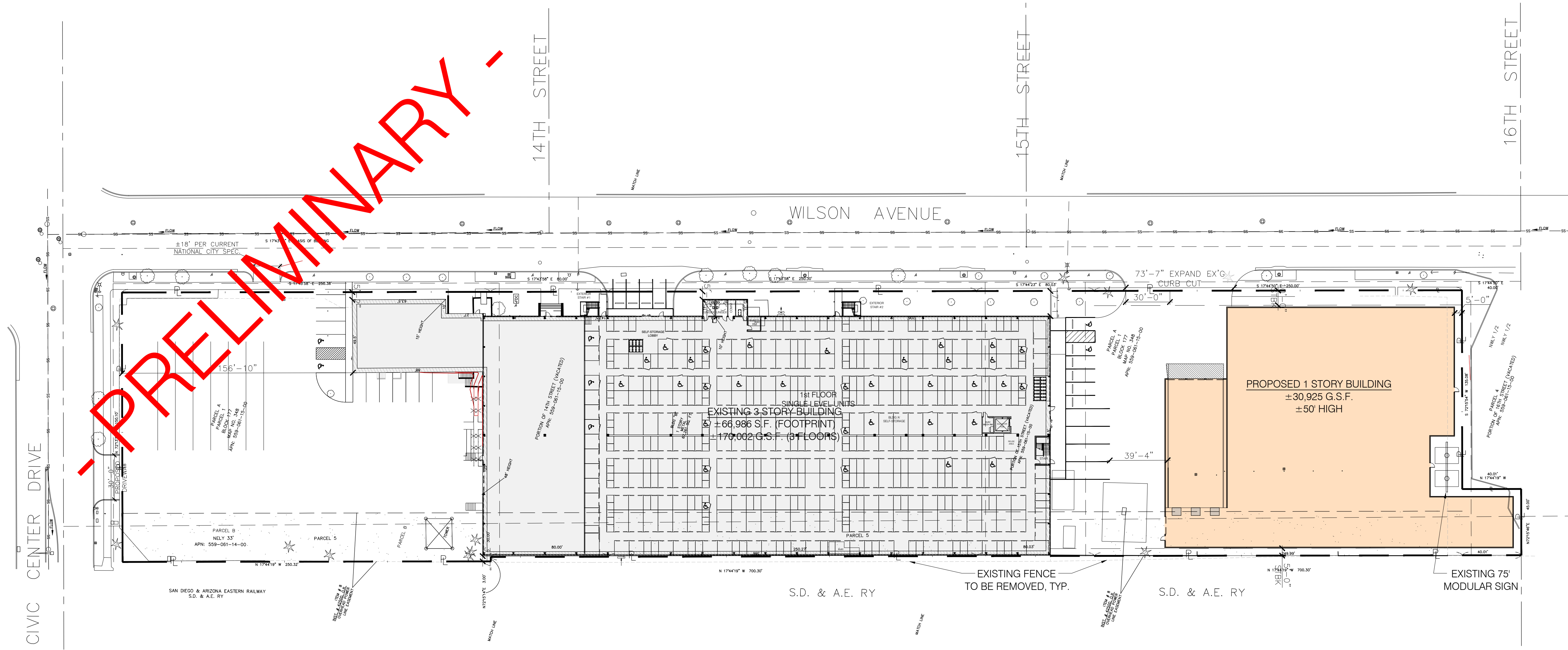
Note: Joint parking arrangements are encouraged and can be developed within on-site or off-site parking structures within 500 ft. of the property line.

Landscape: 20% min.  
 166,529 x .20 = 33,306 sf required



AERIAL VIEW

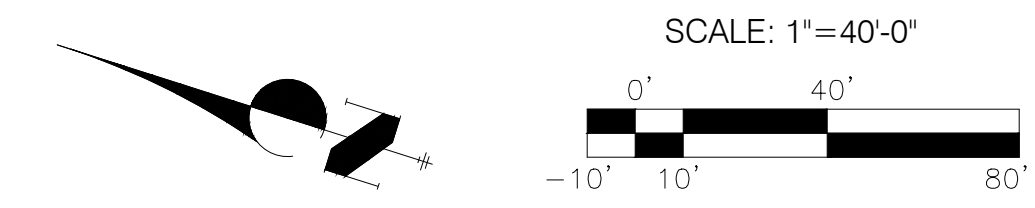
N.T.S.



PRELIMINARY

SITE PLAN

ATTACHMENT 4



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	11/04/20	NH	ADDED EX'G MOD. SIGN
2	11/09/20	BLC	REVISE PER EJS REVIEW
3	11/25/20	BLC	LARGER BLDG B PER EJS REVIEW
4	01/04/21	BLC	ADJUST BLDG B FOOTPRINT
5	03/31/21	BLC	ADJUST BLDG B FOOTPRINT & HEIGHT
6	06/29/21	NH	ENCLOSE DOCK PER ADVP/MCP
7	07/26/21	NH	MOVE DOCK BACK PER ADVP
8	03/31/22	NH	BLDG B REV'S

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS,  
NOT FOR CONSTRUCTION,  
FOR INFORMATION ONLY.

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 U-Haul of National City  
 1300 Wilson Ave  
 National City, CA 91950

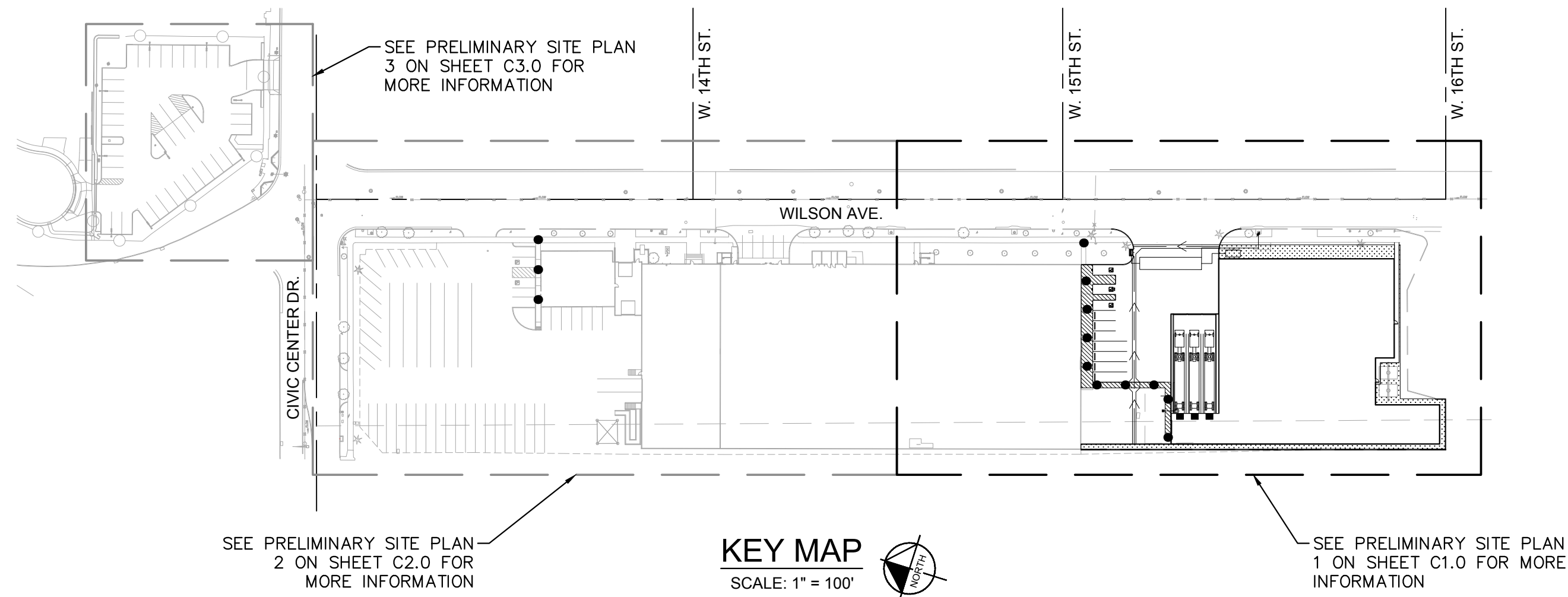
SHEET CONTENTS:  
 Proposed Site Plan

717028

DRAWN: BLC  
 CHECKED: NH  
 DATE: 11/03/20

717028 A1L

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### DATA SUMMARY

ZONING DISTRICT:	WESTSIDE SPECIFIC PLAN (CL ZONE)		
APN:	559-061-14, 559-061-18, 559-032-19 (FOR PARKING COUNT REFERENCE ONLY)		
SCHOOL DISTRICT:	NATIONAL SCHOOL DISTRICT		
FLOOD ZONE:	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE (FEMA MAP NO: 06073C1911H)		
TOTAL DISTURBED AREA:	52,688 S.F.	(1.21 AC)	
LOT COVERAGE:			
TOTAL SITE AREA:	166,529 S.F.	(3.82 AC)	100%
BUILDING AREA:	97,911 S.F.	(2.25 AC)	58.9%
NEW LANDSCAPE AREA:	4,074 S.F.	(0.09 AC)	2.4%
FLOOR AREA RATIO:	0.59		
SETBACKS:			
FRONT:	10.0'		
REAR:	5.0'		
SIDE:	10.0'		

### PARKING SUMMARY

PARKING REQUIREMENTS:  
PER TABLE 18.45.050 OF THE NATIONAL CITY MUNICIPAL CODE - TITLE 18:  
2 SPACES PER 1,000 S.F. FLOOR AREA FOR A CL ZONE (WESTSIDE SPECIFIC PLAN) INDUSTRIAL.

PARKING PROVIDED:	PROVIDED:
STANDARD	70
COMPACT (C)	0
ACCESSIBLE	5
TRUCK	29
TOTAL*	99 STALLS

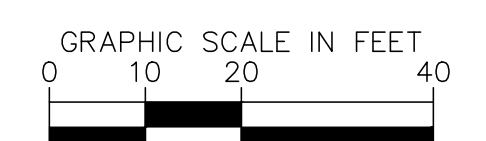
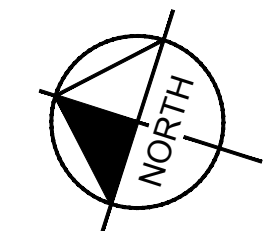
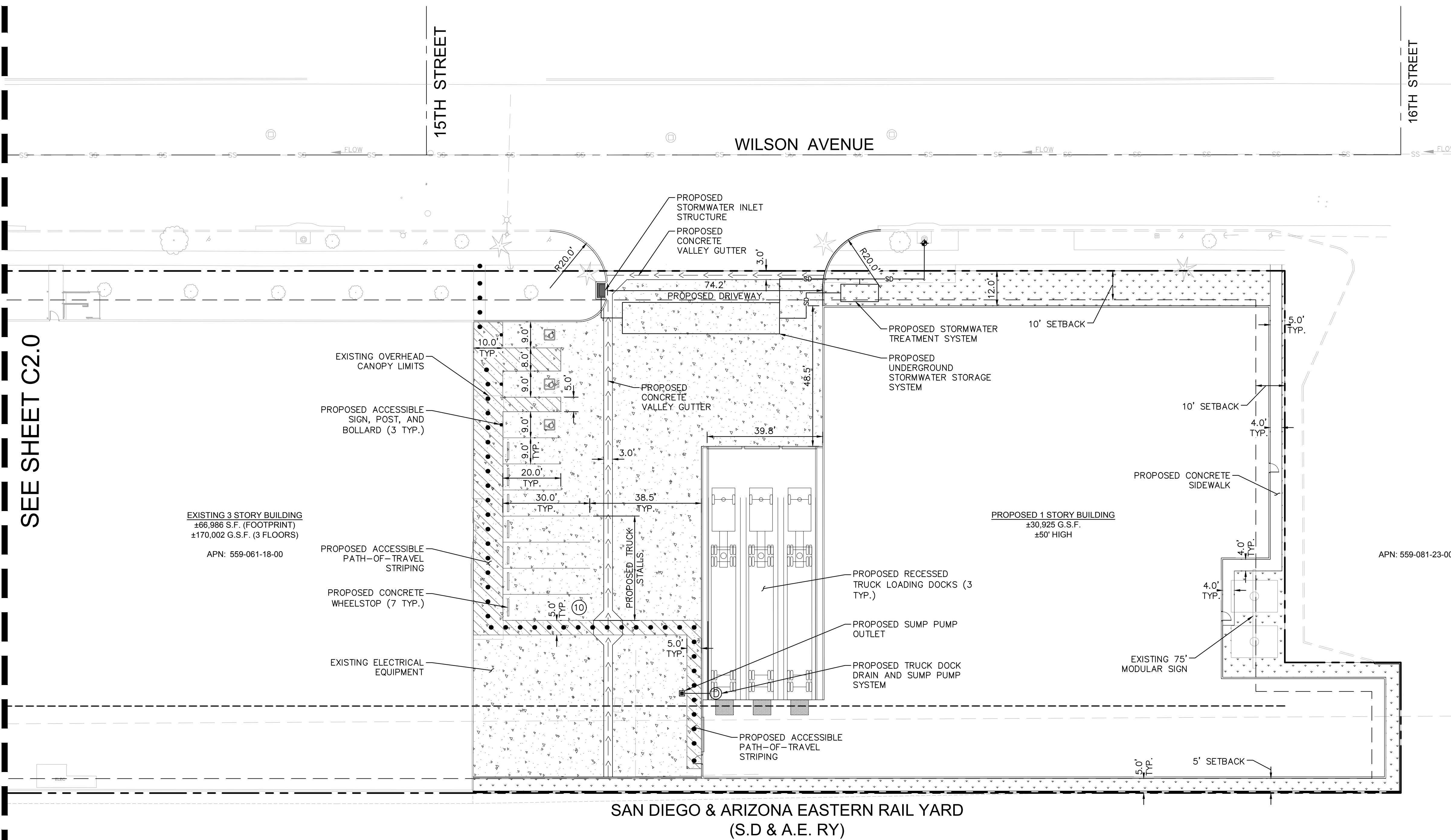
\*EXISTING PARKING WITHIN APN 559-032-19 IS INCLUDED AS PART OF PARKING TOTALS. REFER TO SHEET C3.0 FOR MORE INFORMATION.

### UTILITY PURVEYORS

<b>WATER &amp; SEWER</b> NATIONAL CITY PUBLIC WORKS 1243 NATIONAL CITY BLVD. NATIONAL CITY, CA 91950 (619) 336-4580	<b>STORM WATER</b> NATIONAL CITY STORMWATER HOTLINE (619) 336 4369
---	--

### LEGEND

	STREET CENTERLINE
	PROPERTY LINE
	SETBACK LINE
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE PAVING
	PARKING STALL COUNTS



SCALE: 1" = 20'  
WHEN PRINTED AT FULL  
SIZE 24"x36"

Drawing name: C:\Users\thomas.kim\appdata\local\temp\AcPublish\_14588\Preliminary Site Plan.dwg SITE PLAN 1 Jul 06, 2022 11:28am By: Thomas.Kim

SEE SHEET C2.0

**Kimley»Horn**  
 PREPARED BY  
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 1100 W TOWN AND COUNTRY RD.  
 SUITE 700, CHARGE, CA 92688  
 WWW.KIMLEY-HORN.COM

**U-HAUL**  
**AMERCO**  
 REAL ESTATE COMPANY

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

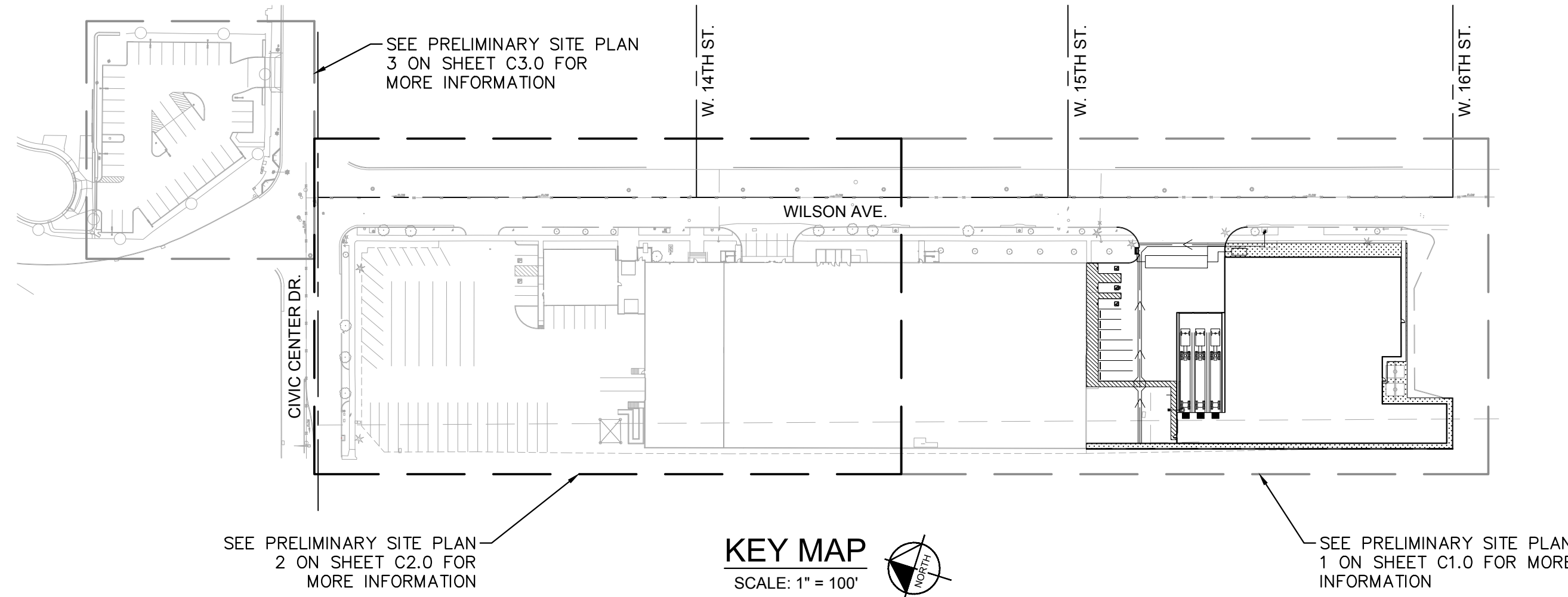
**U-HAUL**  
**NATIONAL CITY, CA**  
 1300 WILSON AVE. NATIONAL CITY, CA 91950

PROJECT  
**NOT FOR CONSTRUCTION**

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	EO
DESIGNED BY	AV
REVIEWED BY	TK
DATE	6/30/2022
PROJECT NO.	194333014

TITLE  
 PRELIMINARY  
 SITE PLAN 1  
 SHEET NUMBER  
**C1.0**

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### DATA SUMMARY

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APN:	559-061-14, 559-061-18, 559-032-19 (FOR PARKING COUNT REFERENCE ONLY)		
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TOTAL DISTURBED AREA:	52,688 S.F.	(1.21 AC)	
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### PARKING SUMMARY

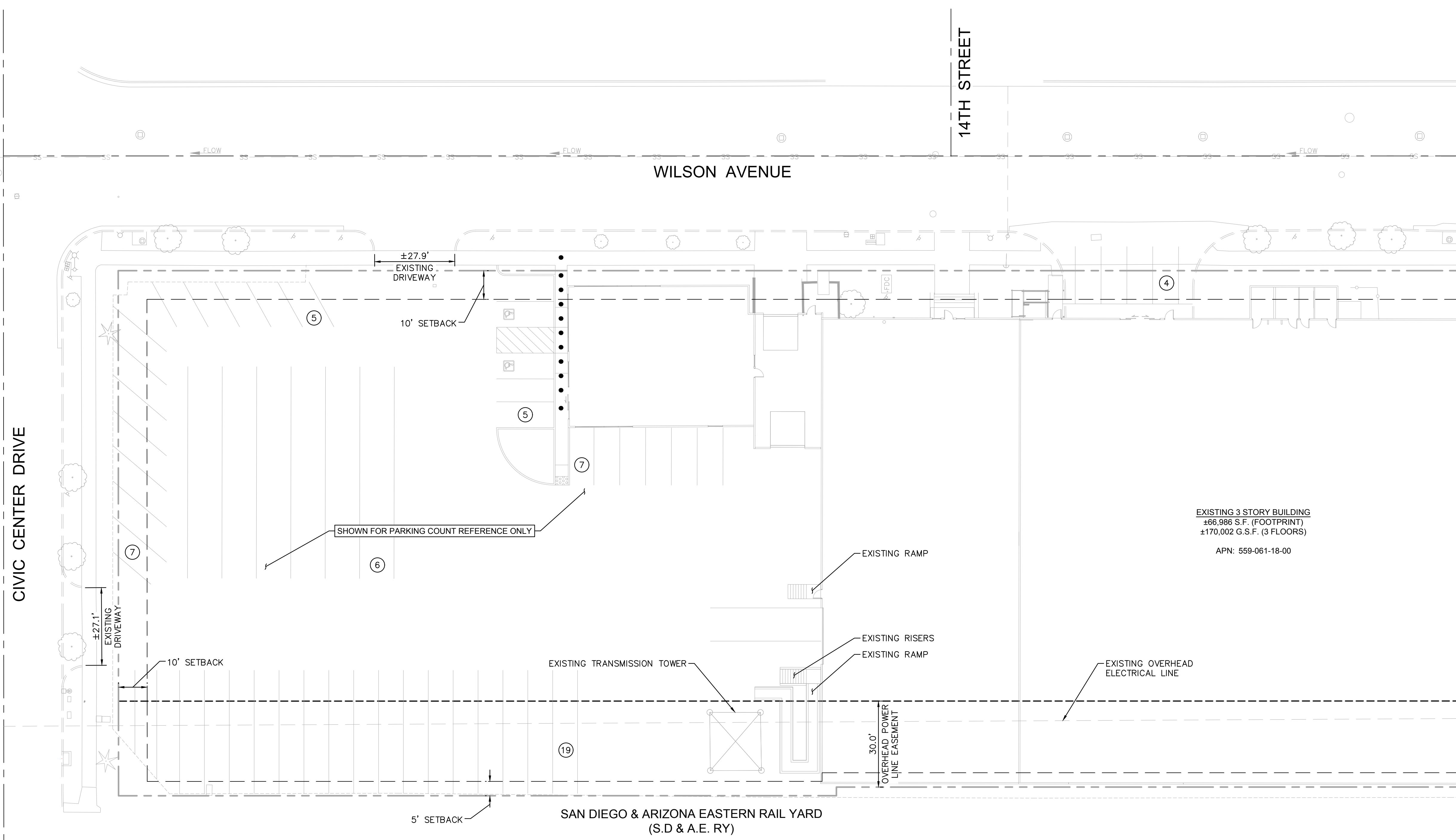
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COMPACT (C)	0
ACCESSIBLE	5
TRUCK	29
<b>TOTAL*</b>	<b>99 STALLS</b>

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### LEGEND

	STREET CENTERLINE
	PROPERTY LINE
	SETBACK LINE
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE PAVING
	PARKING STALL COUNTS

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SUITE 700, CHARGE, CA 92688  
WWW.KIMLEY-HORN.COM

PREPARED FOR  
**U-HAUL**  
**AMERCO**  
REAL ESTATE COMPANY

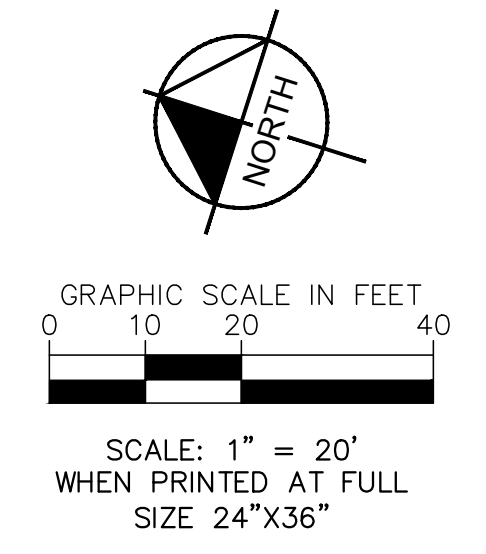
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT  
**U-HAUL**  
**NATIONAL CITY, CA**  
1300 WILSON AVE. NATIONAL CITY, CA 91950

NOT FOR CONSTRUCTION

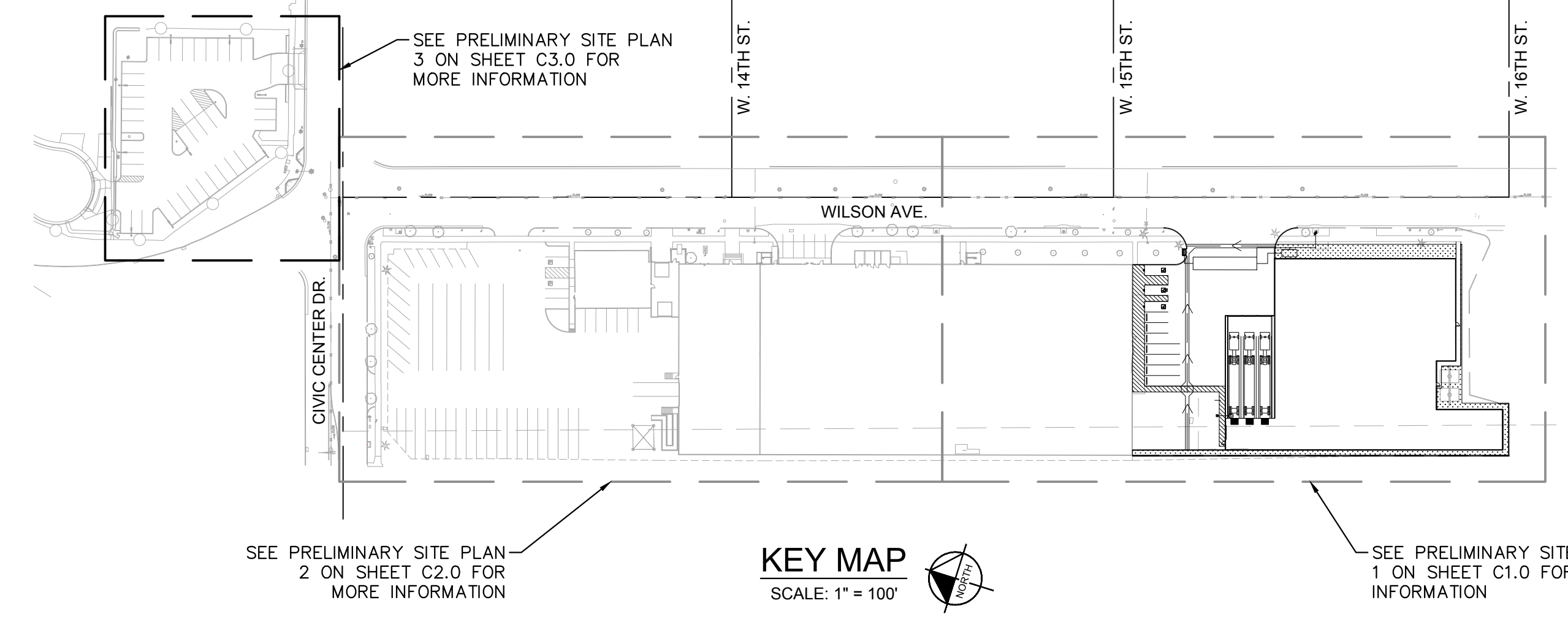
GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	EO
DESIGNED BY	AV
REVIEWED BY	TK
DATE	6/30/2022
PROJECT NO.	194333014

TITLE  
PRELIMINARY SITE PLAN 2  
SHEET NUMBER  
**C2.0**



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Drawing name: C:\Users\thomas.kim\appdata\local\temp\AcPublish\_14588\Preliminary Site Plan.dwg SITE PLAN 3 Jul 06, 2022 11:28am By: Thomas.Kim



### LEGEND

- STREET CENTERLINE
- PROPERTY LINE
- SETBACK LINE
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE PAVING
- PARKING STALL COUNTS

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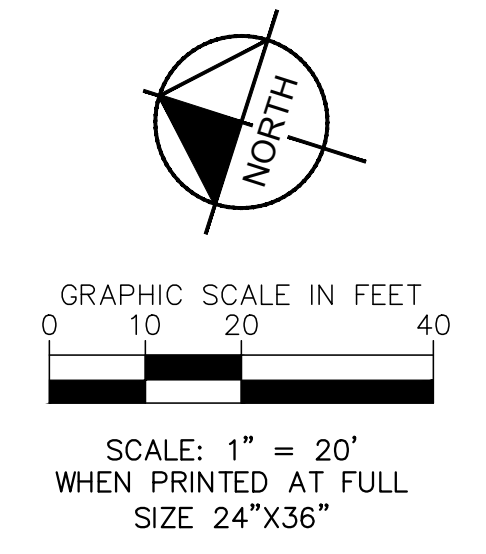
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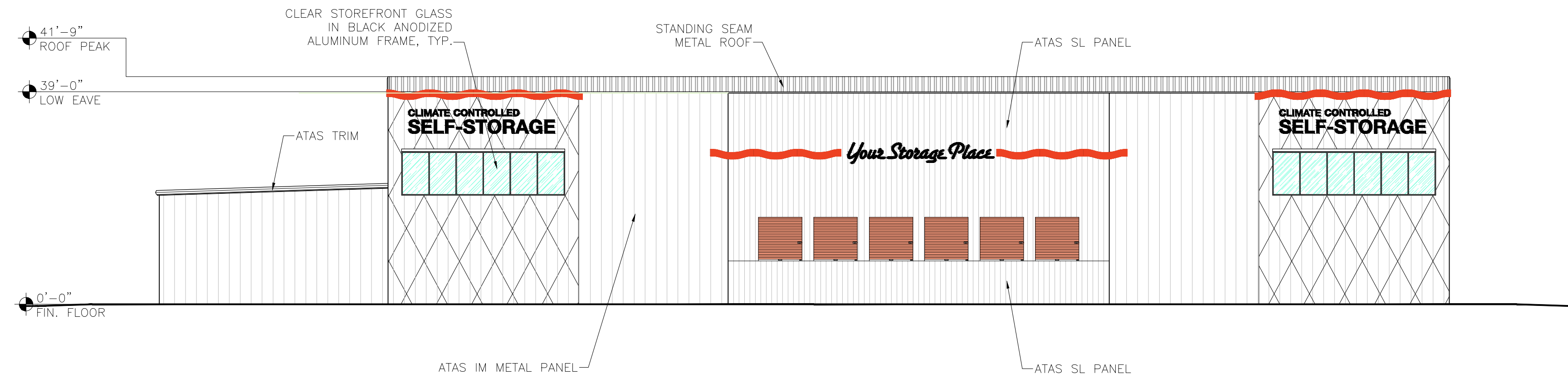
PREPARED FOR: **U-HAUL AMERCO**  
REAL ESTATE COMPANY

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**U-HAUL**  
**NATIONAL CITY, CA**  
1300 WILSON AVE. NATIONAL CITY, CA 91950

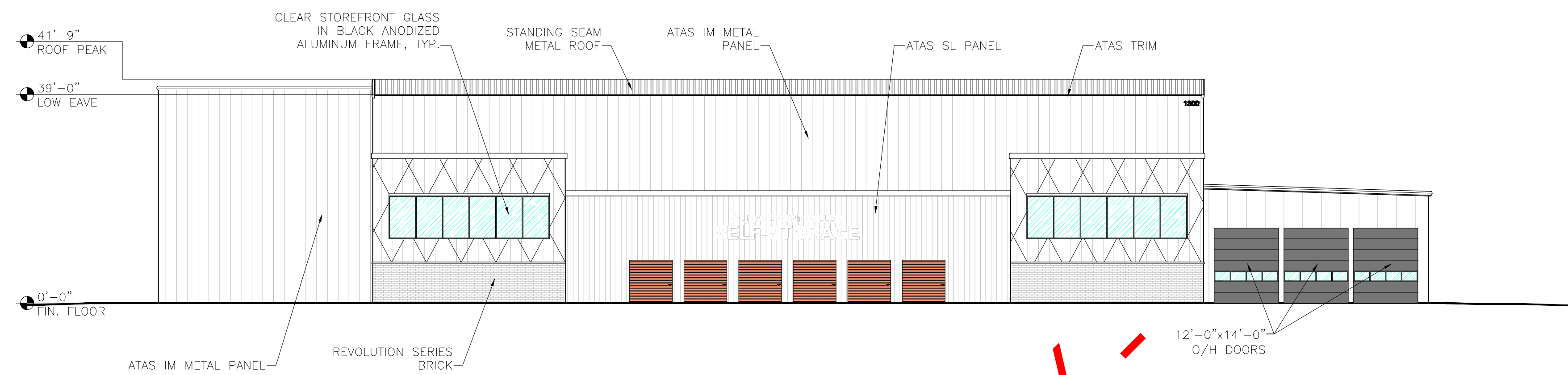
PROJECT: **NOT FOR CONSTRUCTION**

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DRAWN BY	EO
DESIGNED BY	AV
REVIEWED BY	TK
DATE	6/30/2022
PROJECT NO.	194333014
TITLE	PRELIMINARY SITE PLAN 3
SHEET NUMBER	C3.0



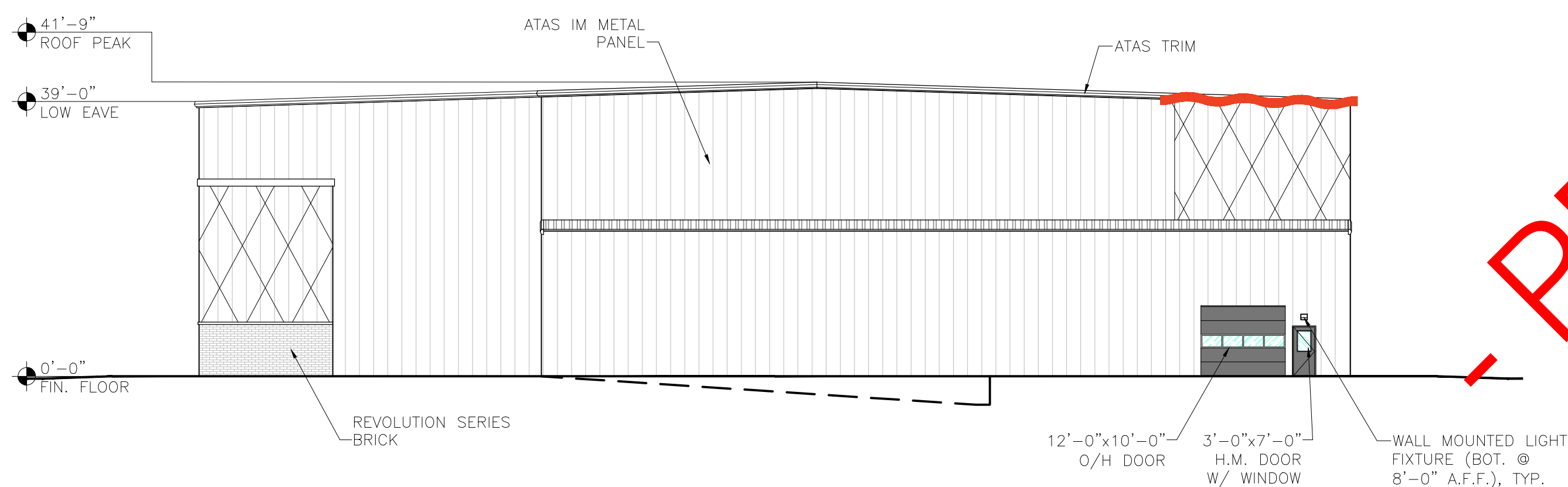
WEST ELEVATION

SCALE: 1/16"=1'-0"



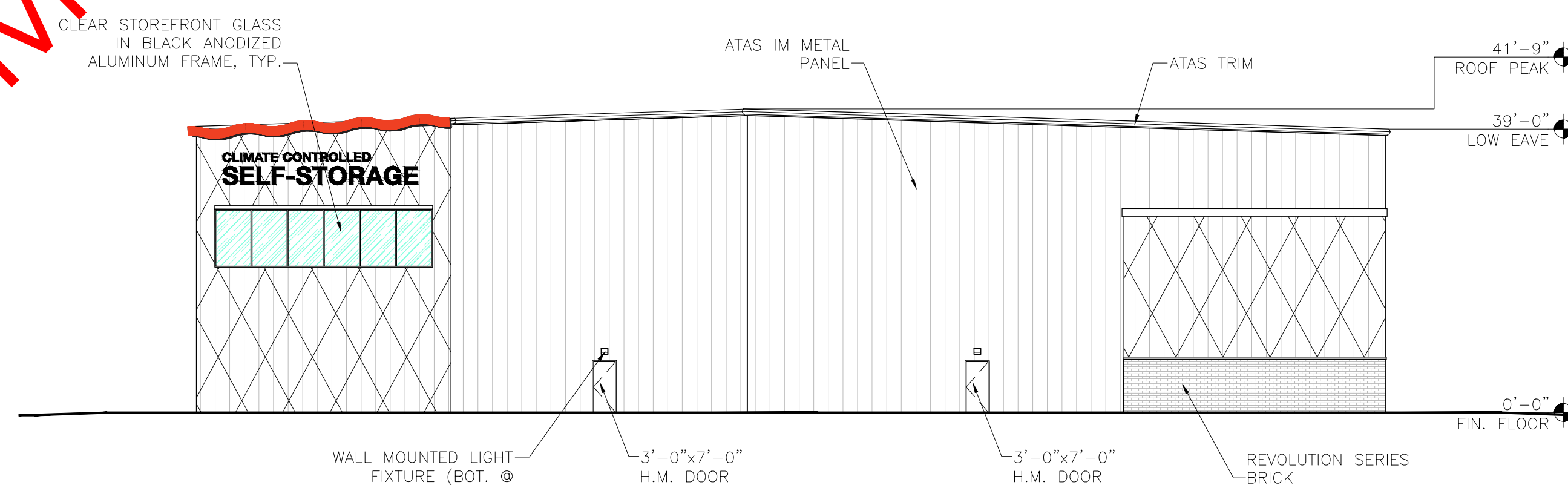
EAST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"



SOUTH ELEVATION

SCALE: 1/16"=1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/17/21	BLC	ADJUST HEIGHT
2	03/31/21	BLC	ADJUST TO MATCH REVISED FOOTPRINT
3	05/20/22	BLC	REVISED TO MATCH PLAN CHANGES
4	06/04/22	AS	REVISED TO MATCH ART DEPARTMENT
5			
6			
7			
8			

PROFESSIONAL SEAL:  
**PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.**

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 U-Haul of National City  
 1300 Wilson Ave  
 National City, CA 91950

SHEET CONTENTS:  
 Proposed Elevations

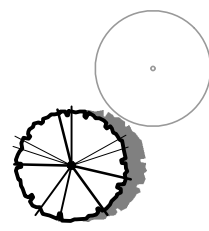
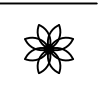


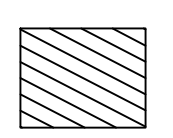
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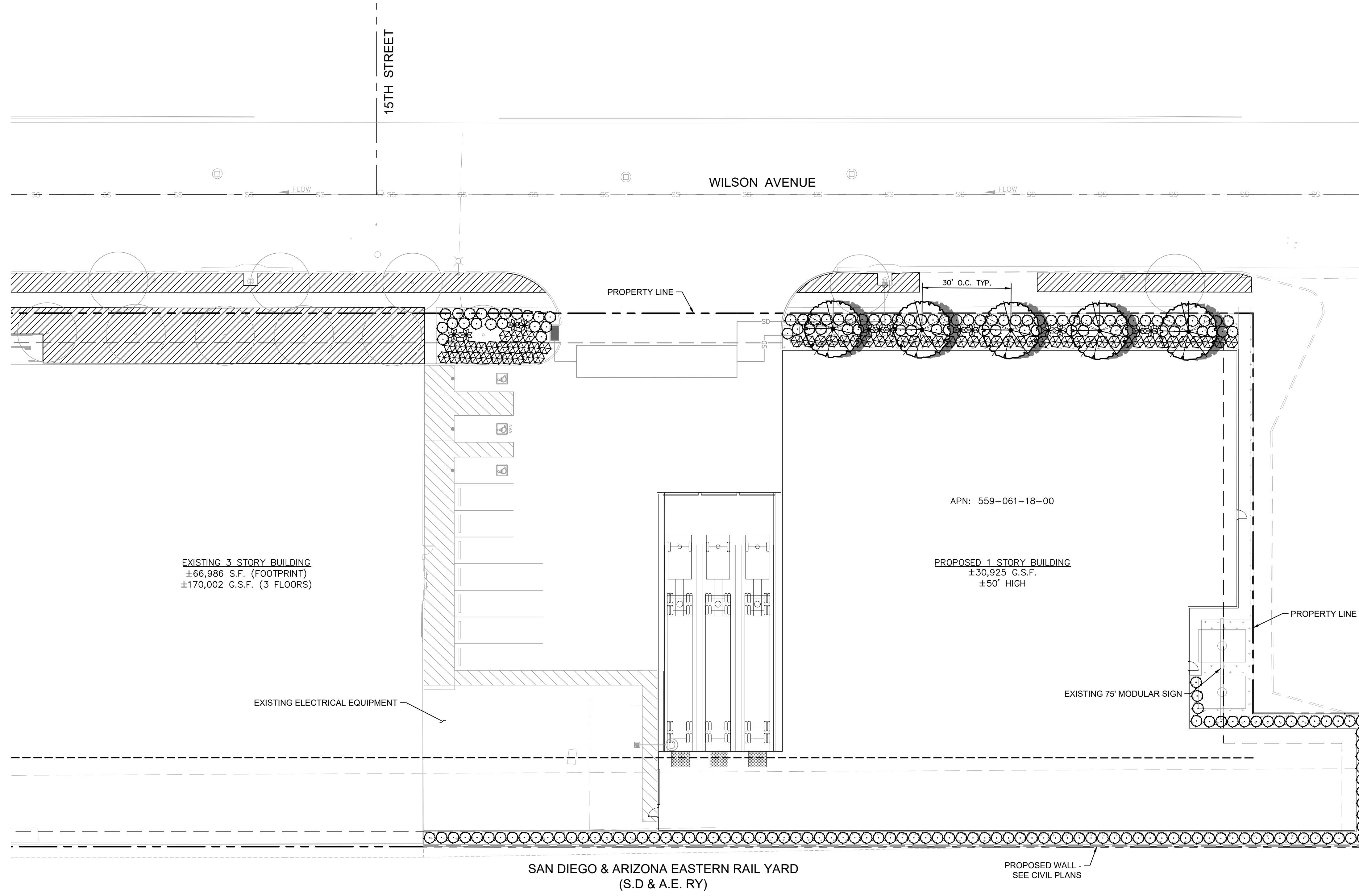
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CHECKED:	NH	
DATE:	01/04/21	

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Drawing name: \\kimley-horn.com\CA\_LDT\ORA\_LDEV\U-Haul\U-Haul\Exhibits\Preliminary Landscape Plan.dwg L2.0 Jul 06, 2022 11:20am by: Ebony Westfield

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	WUCLOS
	15	EXISTING TREE / TO REMAIN PROTECT IN PLACE	-	-
	5	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	MODERATE
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WUCLOS
	13	AGAVE DESMETIANA / SMOOTH AGAVE	5 GAL.	LOW
	189	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL.	LOW
	61	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL.	LOW
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
	8,167 SF	EXISTING LANDSCAPE / TO REMAIN - PROTECT IN PLACE	-	-



LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER. LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE NATIONAL CITY MUNICIPAL CODE.

IRRIGATION NOTE:

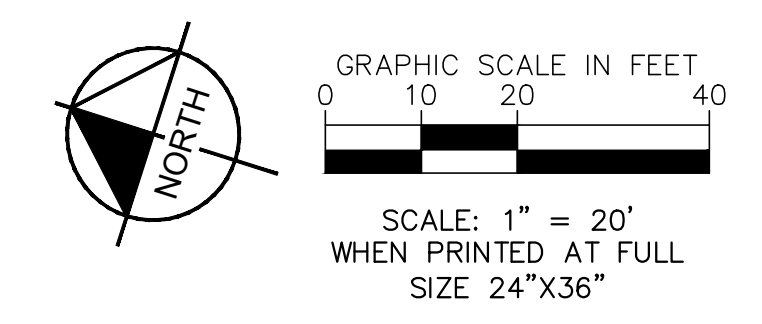
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE NATIONAL CITY MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*Michael P. Madsen*  
MICHAEL P. MADSEN, LLA 5798

PARKING LOT TREE REQUIREMENTS

PARKING LOT TREES	
1 TREE FOR EVERY 4 PARKING SPACES REQUIRED	
10 PARKING SPACES / 4 SPACES PER TREE =	3 TREES
PROVIDED =	5 PROPOSED TREES



PREPARED BY  
**Kimley-Horn**  
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PREPARED FOR  
**U-HAUL AMERCO**  
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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT  
**U-HAUL NATIONAL CITY, CA**  
1300 WILSON AVE. NATIONAL CITY, CA 91950

NOT FOR CONSTRUCTION

GSWCC NO (LEVEL II)	00000XXXXX
DRAWN BY	EO
DESIGNED BY	AV
REVIEWED BY	TK
DATE	6/30/2022
PROJECT NO.	194333014

TITLE  
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER  
L1.0