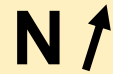
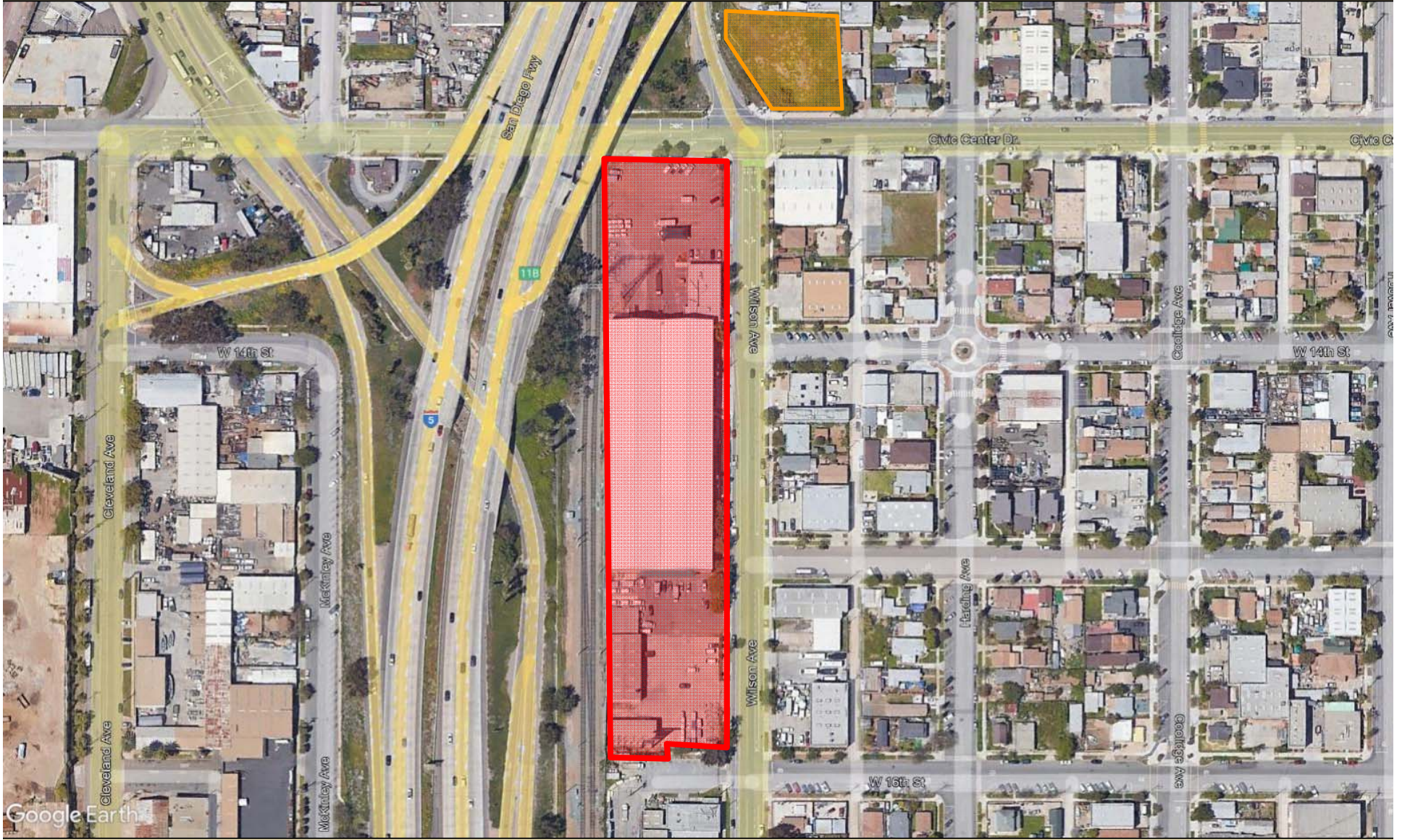




Public Hearing

**Conditional Use Permit modification
for the expansion of a self-storage
facility with accessory truck rental and
a Zone Variance to allow trucks to
back in from a public street
located at 1300 Wilson Ave. (U-Haul)
2021-10 CUP, Z**

Overhead:



Site Characteristics:

- Subject property is 3.29 acres and currently developed with a 170,002 sq. ft. three-story self-storage building (U-Haul).
- The property is over 970 feet long and 183 feet deep.
- The existing use was permitted with 2013-20 CUP.
- Two smaller accessory buildings would be demolished with this request.

Site Characteristics (cont.):

- Overflow space for parking and rental trucks exists on the property.
- U-Haul has acquired an additional 0.52-acre property, which it is currently developing with 40 off-site parking spaces.

Site Characteristics (cont.):

- To the north, is an entrance ramp to northbound I-5 and the proposed U-Haul parking area
- To the south, there is an existing building materials business
- To the east, there is a mix of businesses and residences
- To the west, there are rights-of-way for the San Diego Trolley and I-5

Proposed Use:

- Applicant proposes a new 30,925 square-foot warehouse building as an accessory to the existing facility.
- Warehouse would house U-Haul's "U-Box" product, which is used for self-storage and moving.
- U-Haul would require advanced notice for customers to access this product.



Proposed Use cont.:

- U-Haul is proposing a loading dock capable of accommodating 10-12 semi-trucks per day.
- U-Boxes would be transferred to a larger facility.
- The use smaller trucks would create unnecessary traffic.

Proposed Use cont.:

- A Zone Variance is requested to allow semi-trucks to back in off of Wilson Avenue.
 - Not permitted under Chapter 18.41 – Site Planning Standards of the Land Use Code (LUC).
- Hours of operation will remain the same ranging from 7:00 a.m. to 8:00 p.m. depending on the day.

Rendering:

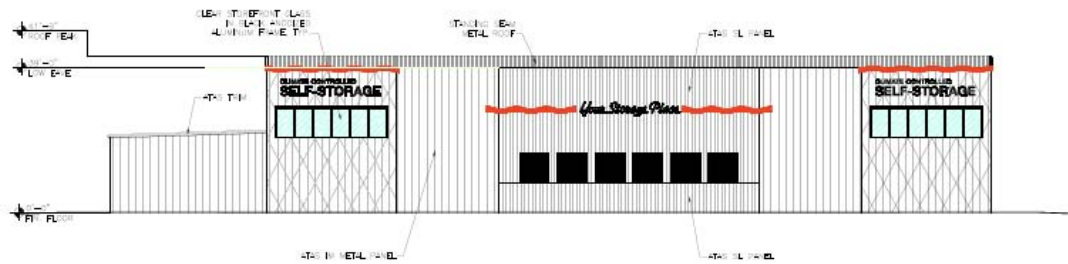


Rendering:



Elevations:

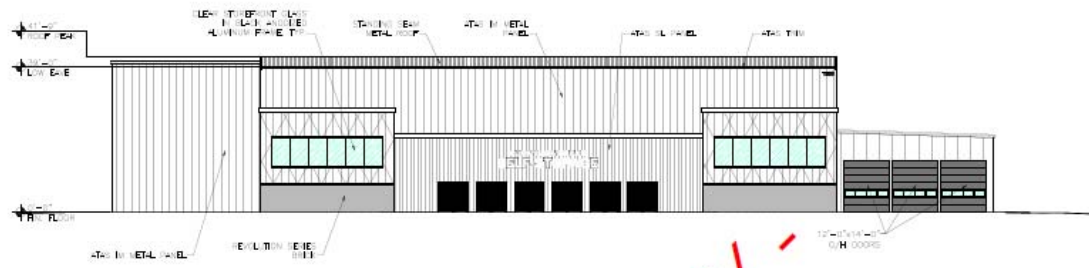
WEST



WEST ELEVATION

SCALE: 1/16\"/>

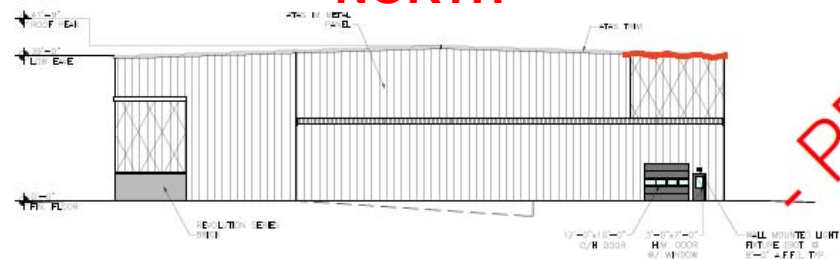
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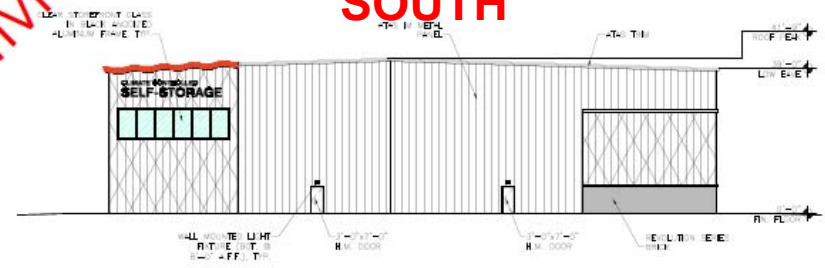
EAST ELEVATION

SCALE: 1/16\"/>

NORTH

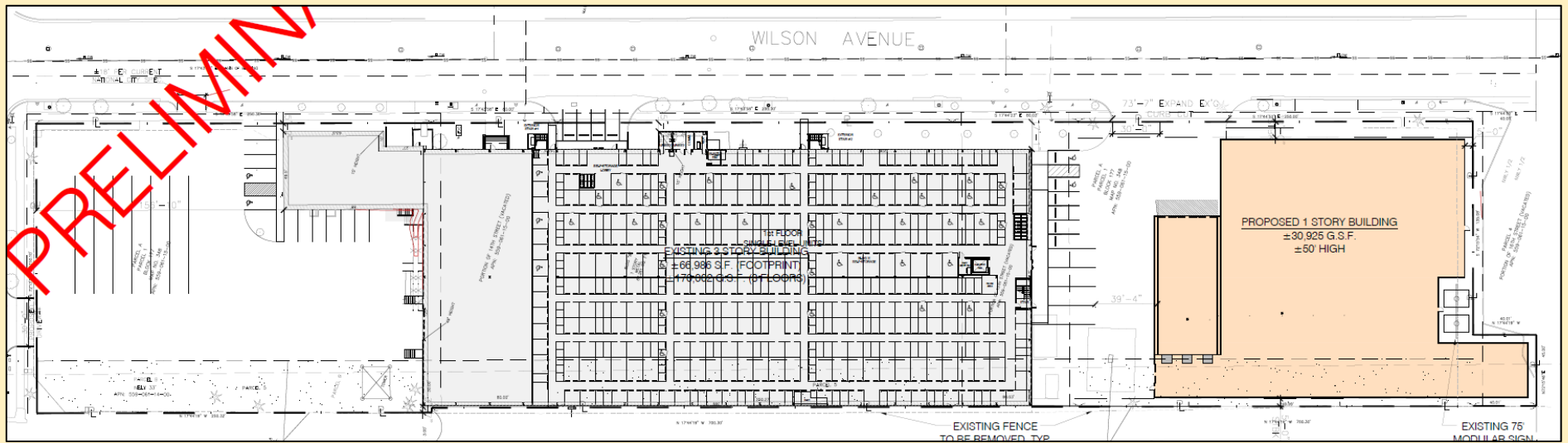


SOUTH

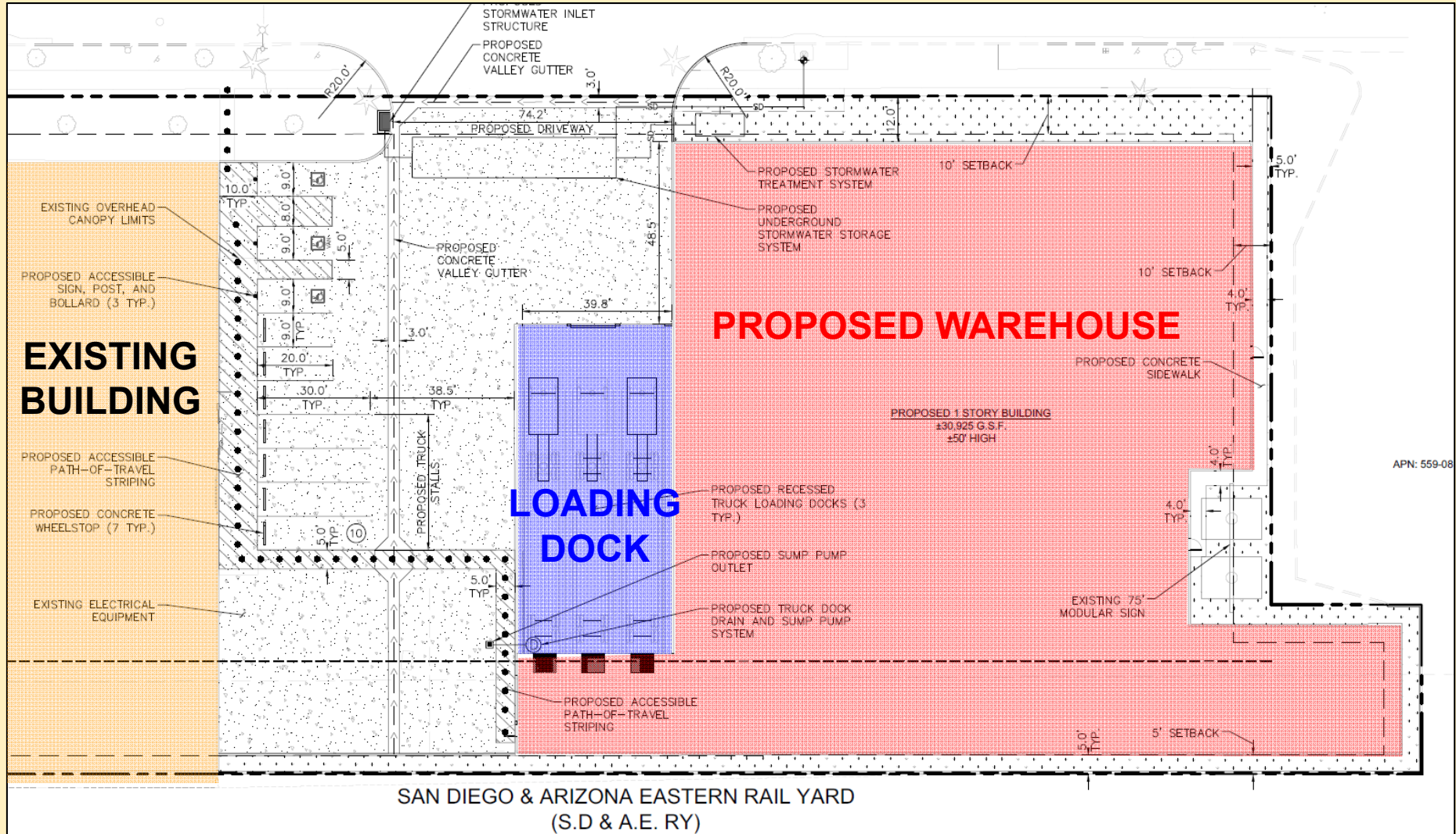


PRELIMINARY

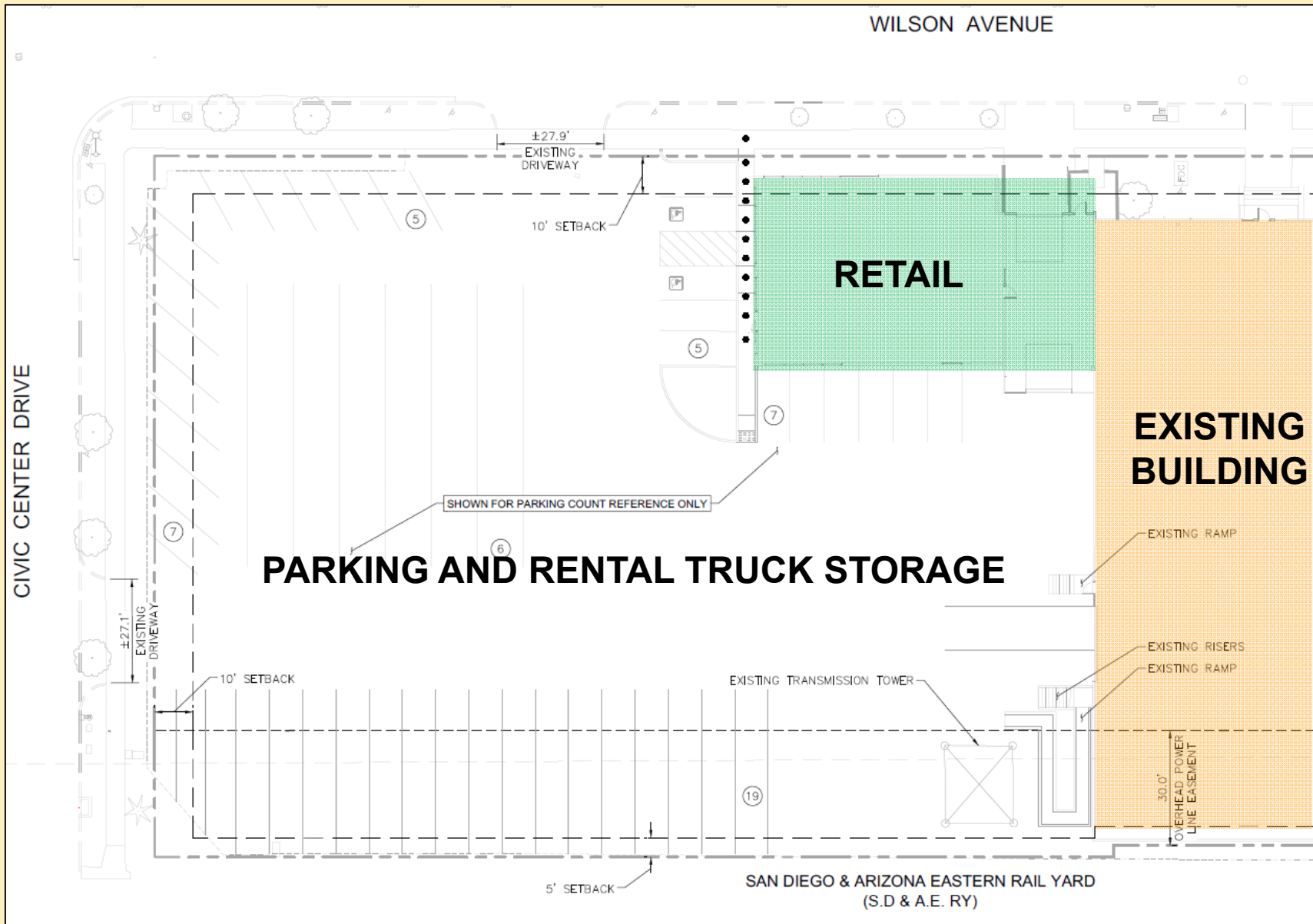
Site Plan (Overall):



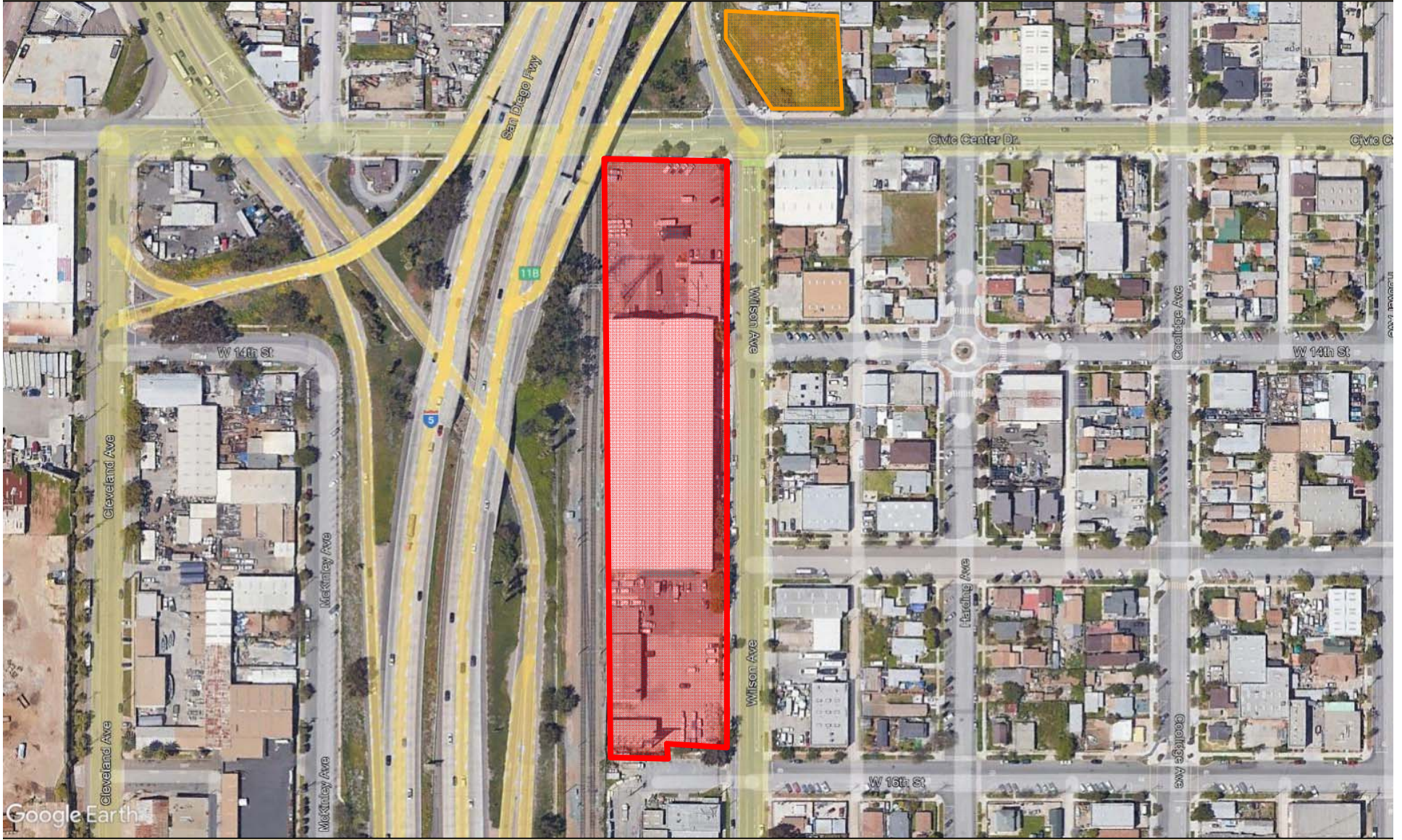
Site Plan (Southern):



Site Plan (Northern):



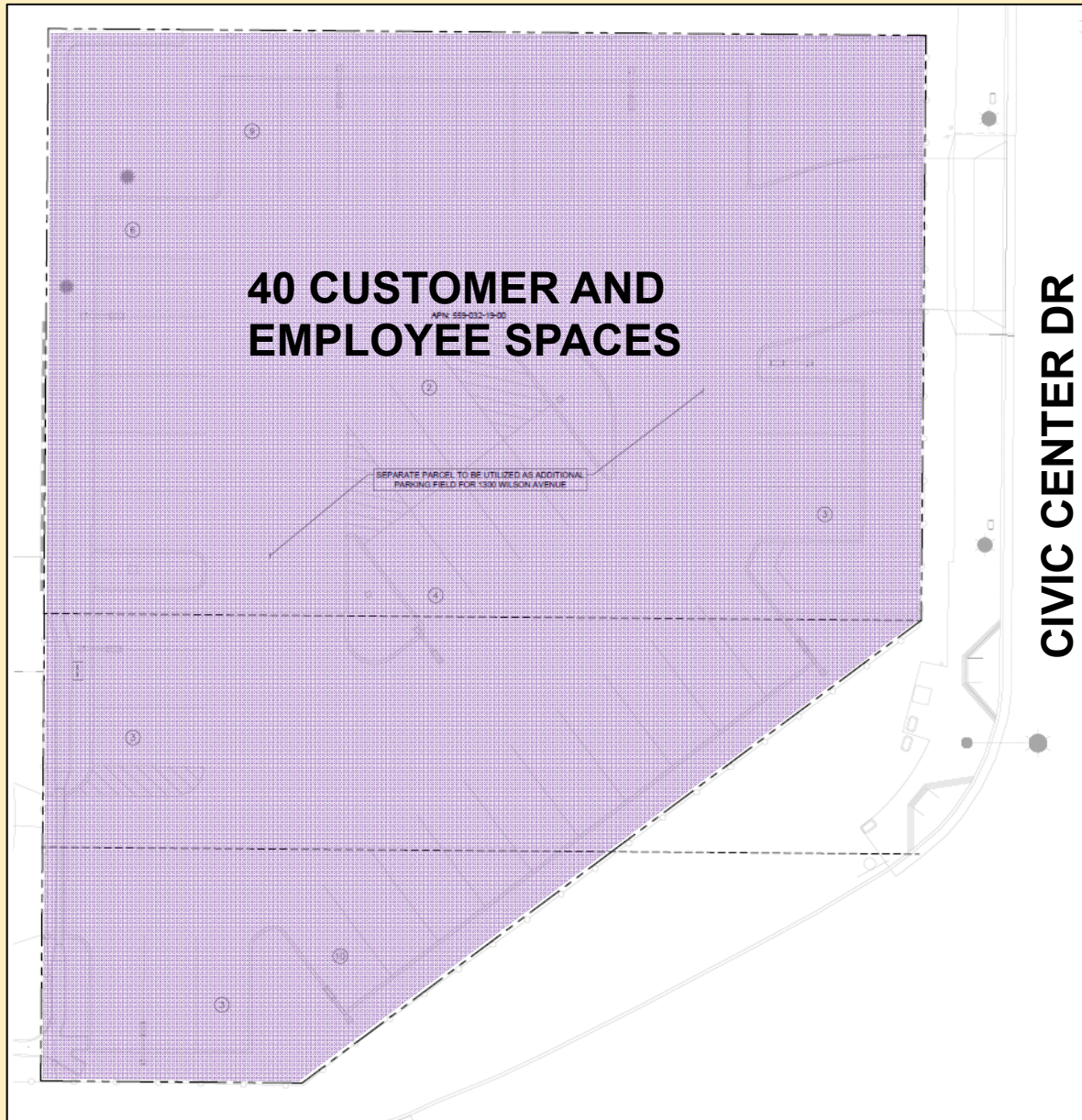
Overhead:



Google Earth



Site Plan (Off-Site):



Analysis:

General Plan

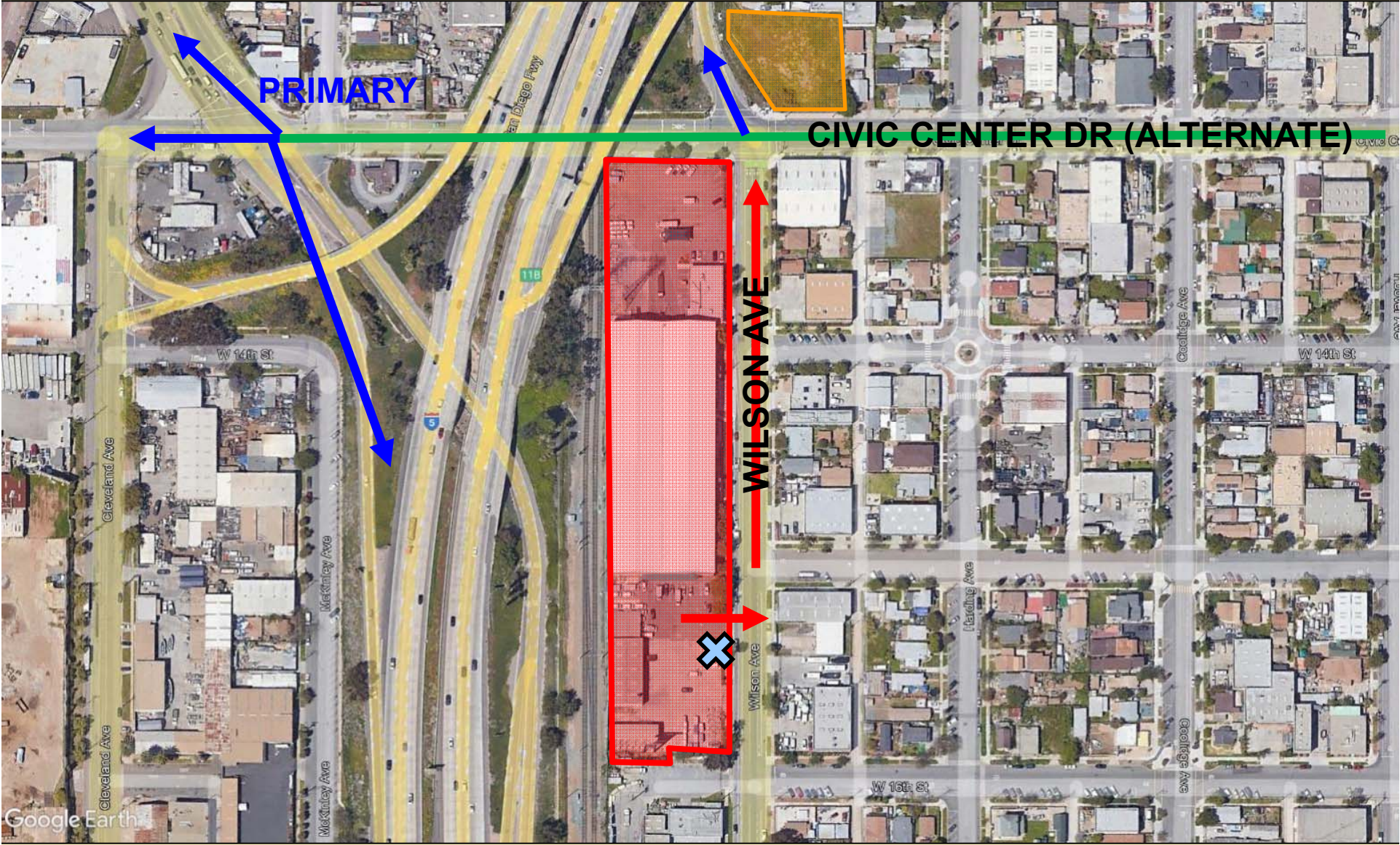
- Proposed loading area would accommodate truck traffic accessing the property.
- The Circulation Element has one policy related to truck traffic:
 - **Policy C-6.2:** Enforce the use of designated truck routes for both local and regional goods transport.

Analysis (cont.):

General Plan

- Civic Center Drive is designated as an alternate truck route with direct freeway access and links to other routes.
- U-Haul is currently utilizing semi-trucks at the site.
- The proposal would create an established loading area.
- Conditions of approval are to require trucks to turn left toward Civic Center Drive and limit the number of trucks.

Analysis (cont.):



N ↗

Analysis (cont.):

Westside Specific Plan (WSP)

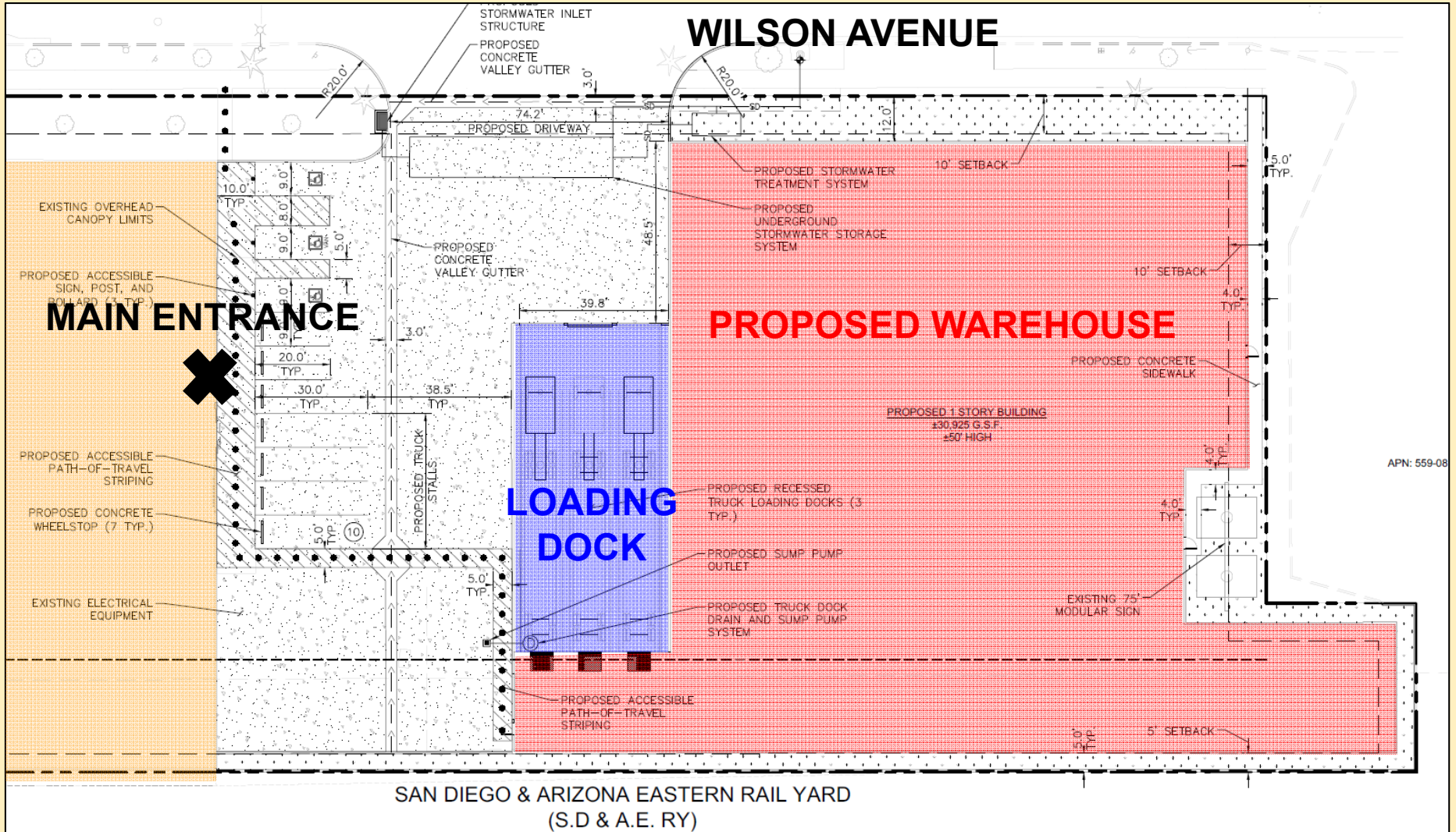
- The WSP was amended in 2013 to allow self-storage facilities as a conditionally-allowed use in the Limited Commercial (CL) zone.
- New warehouse building would be an accessory use.
- CL zone is intended to serve as a buffer.
- Conformance with development standards in the WSP including as a condition of approval.

Analysis (cont.):

Land Use Code (LUC)

- Chapter 18.41 – Site Planning Standards is not met by the proposed design since it would required trucks to back in off the public street (Wilson Ave).
- A Zone Variance is requested based on the shape of the lot, the location of the existing building, and the location of the customer entrance.
- The request allows the use of semi-trucks, which will limit the number of trucks on site.

Analysis (cont.):



Analysis (cont.):

Parking

- The existing self-storage facility was approved with 11 required parking spaces and storage for 50 rental trucks.
- Site has existing overflow space, which will be replaced by the new building.
- 31 more spaces required.
- Off-site parking facility will have 40 spaces in addition to existing.
- Off-site parking agreement required as condition of approval.

Analysis (cont.):

Traffic/Circulation

- Per guidance from SANDAG, the new warehouse would generate 5 average daily trips (ADT) per 1,000 sq. ft.
- Data from U-Haul includes rates of 0.36 per 1,000 sq. ft. weekdays and 0.72 weekends
- The proposed 30,925 square-foot building would generate 155 ADT weekdays per SANDAG's numbers or 11.1 ADT using numbers provided by U-Haul (22.3 ADT on weekends).
- Based on the low expected increase in ADT, staff is of the opinion that the facility would not have a significant impact on traffic in the area.

Mailing and Public Comments:

- Notice of the public hearing was sent to 108 occupants and property owners within 300 feet of the proposed use.
- No public comments were received in advance of the public hearing.

Department Comments:

- Engineering and Fire Departments provided comments related to standards for new development
- cursory review by Planning
- Comments incorporated as conditions of approval

CEQA:

- Staff has determined the proposed project to be categorically exempt pursuant to Class 32 (Infill Development Projects)
- Notice of Exemption will be filed subsequent to approval of the CUP

Conditions:

- Recommended conditions of approval include:
 - Maintain existing conditions from CUP 2013-20
 - Adherence to applicable development standards
 - Limiting the number of semi-trucks accessing the site to 12 per day
 - Required left turn to prevent trucks from entering the neighborhood
 - Off-site parking agreement

Summary:

- Proposed use consistent with General Plan and WSP
 - Self-storage facility allowed with approved CUP in the CL zone
 - Proposed warehouse is a new accessory use
- Recommended conditions will ensure the business operates in harmony with existing uses in the area

Options:

- Approve CUP and Zone Variance request based on attached findings / findings determined by the Commission; or

- Deny CUP and Zone Variance request based on attached findings / findings determined by the Commission; or

- Continue the item for additional information

- Staff recommending approval with recommended conditions

- Notice of Decision to City Council