

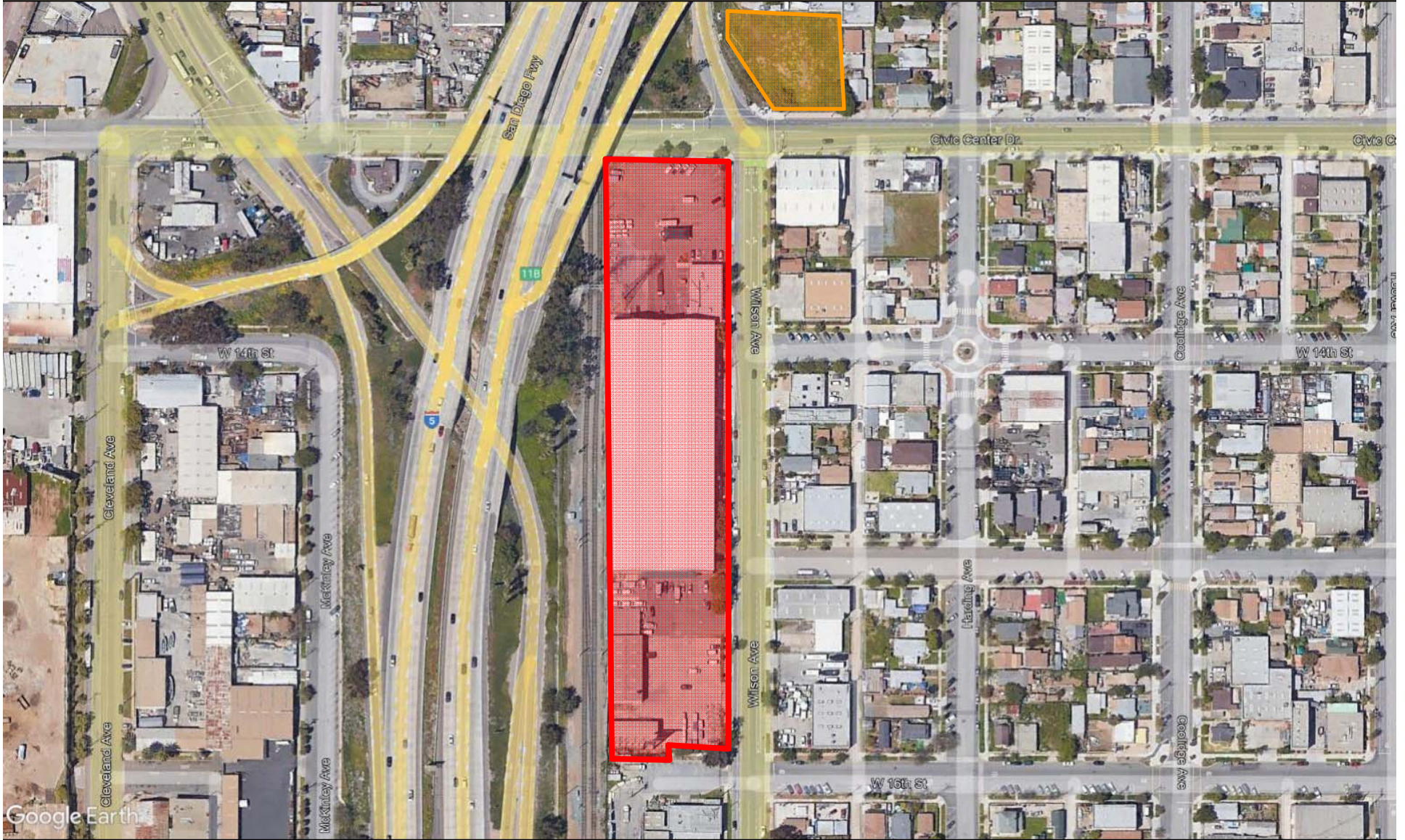


## **Public Hearing**

**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:

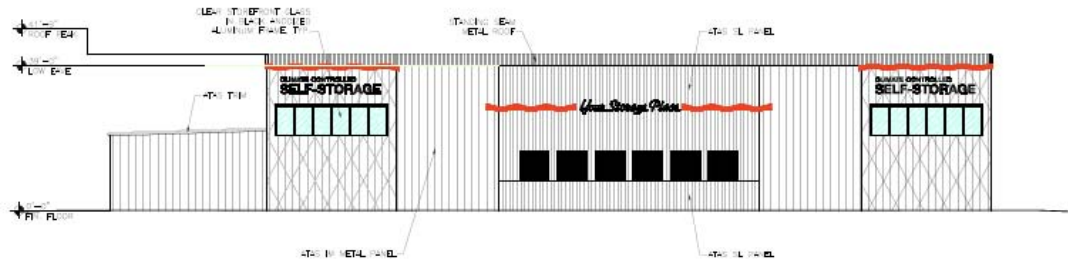


# Rendering:



# Elevations:

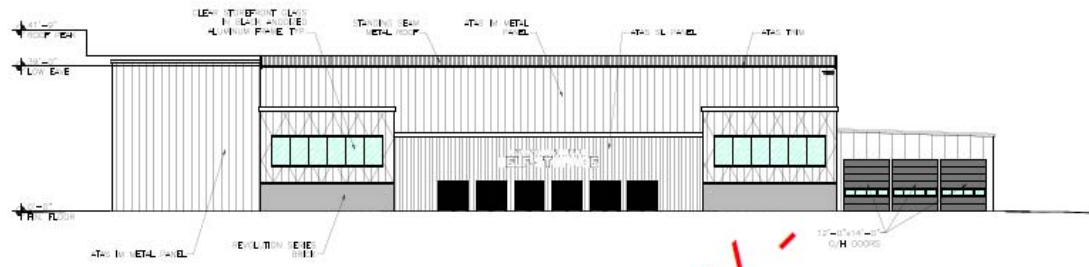
**WEST**



WEST ELEVATION

SCALE: 1/16\"/>

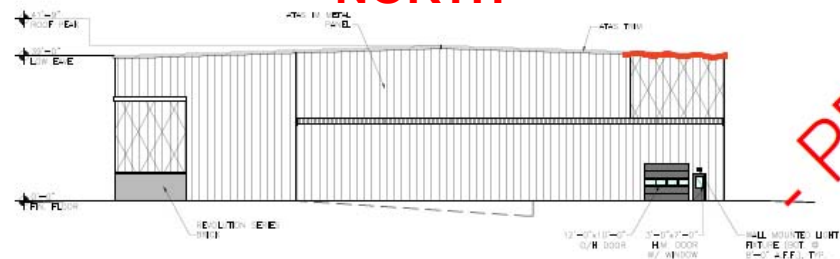
**EAST**



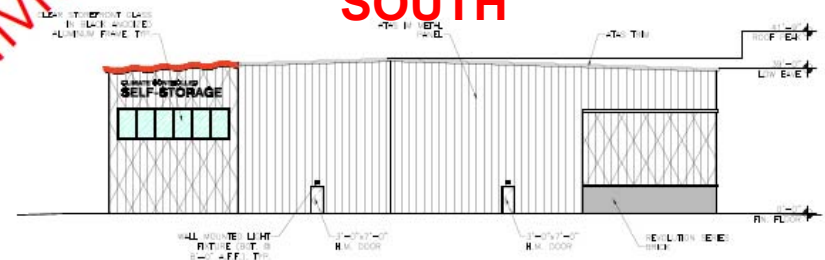
EAST ELEVATION

SCALE: 1/16\"/>

**NORTH**



**SOUTH**

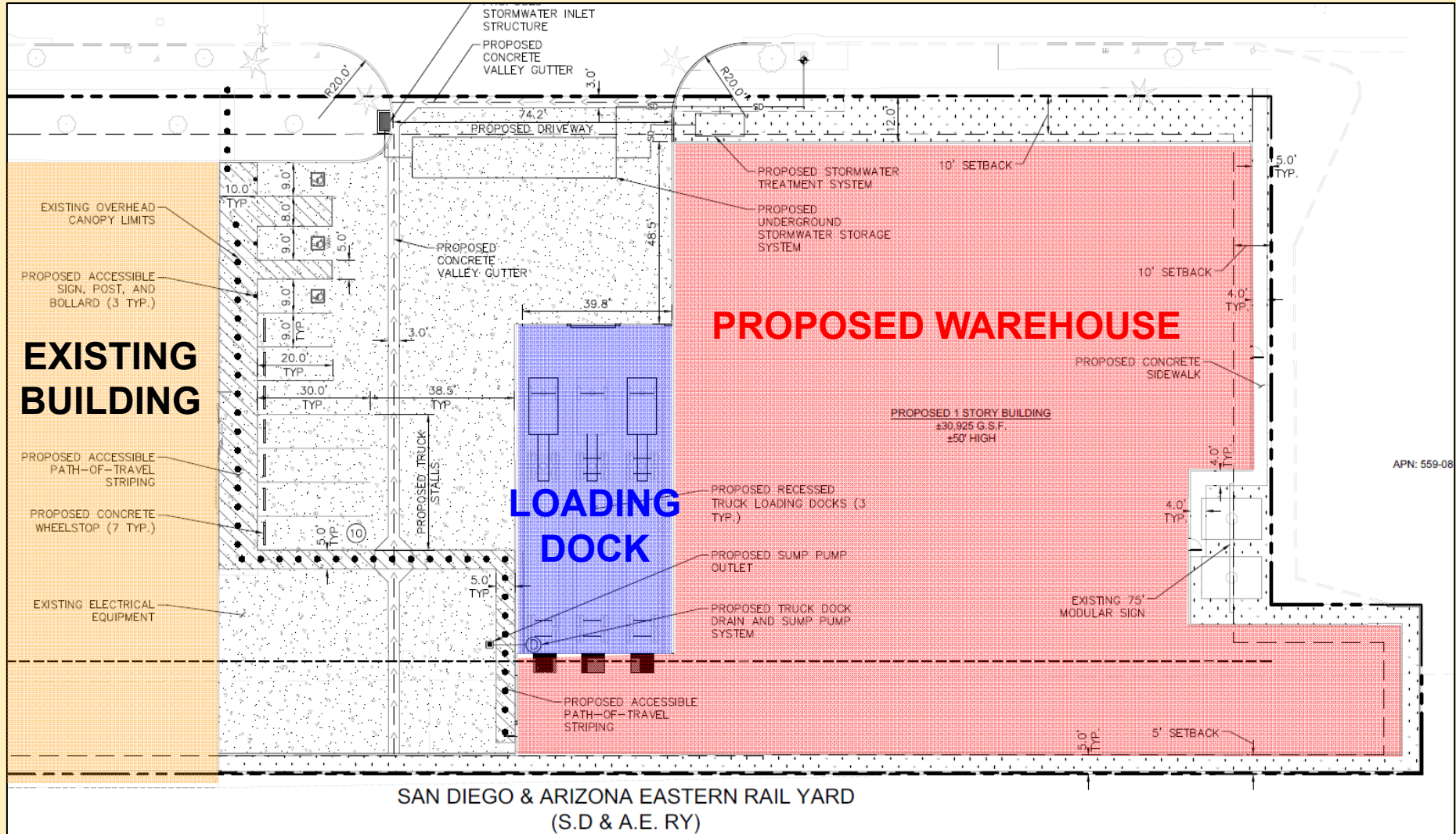


**PRELIMINARY**



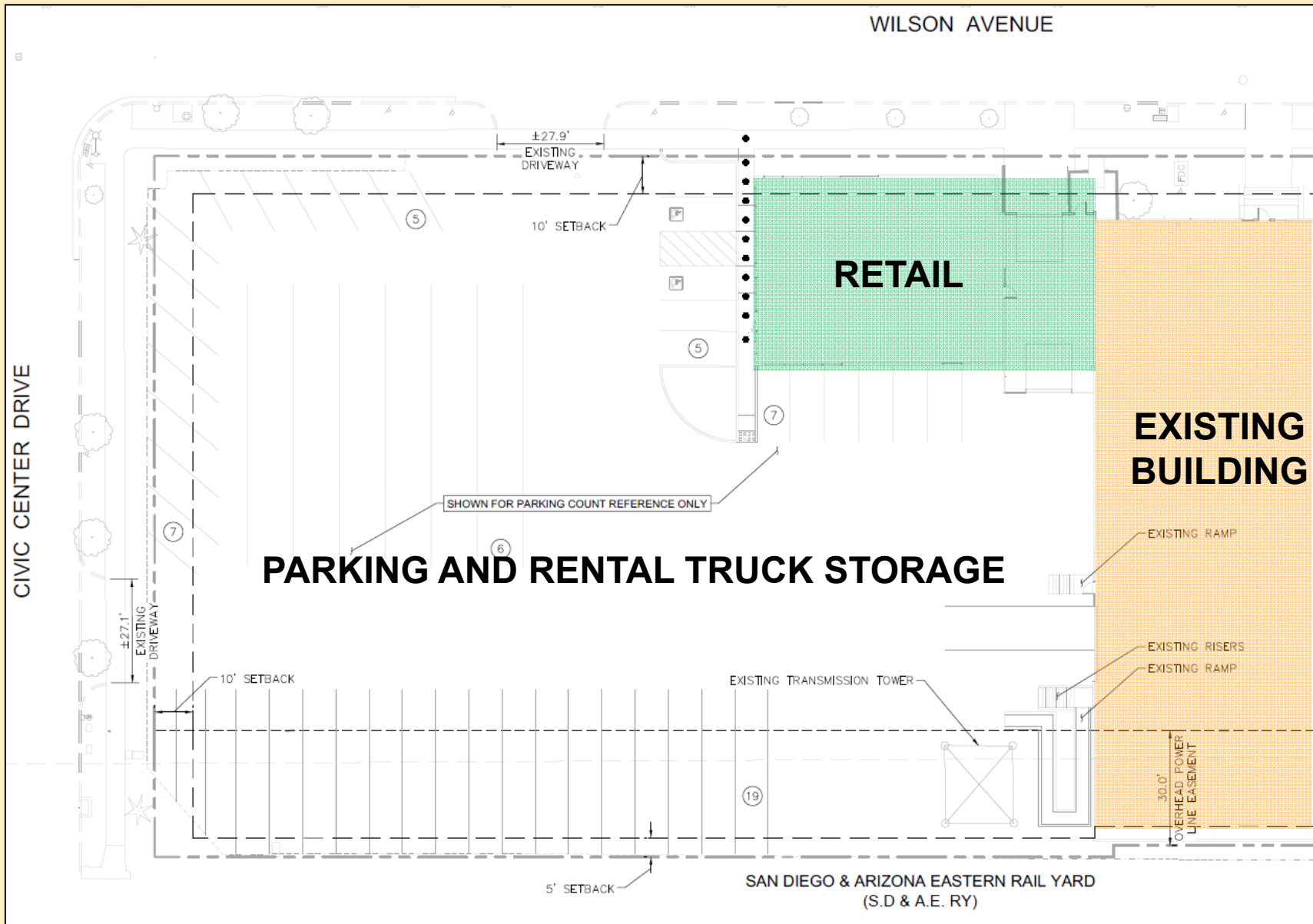


# Site Plan (Southern):



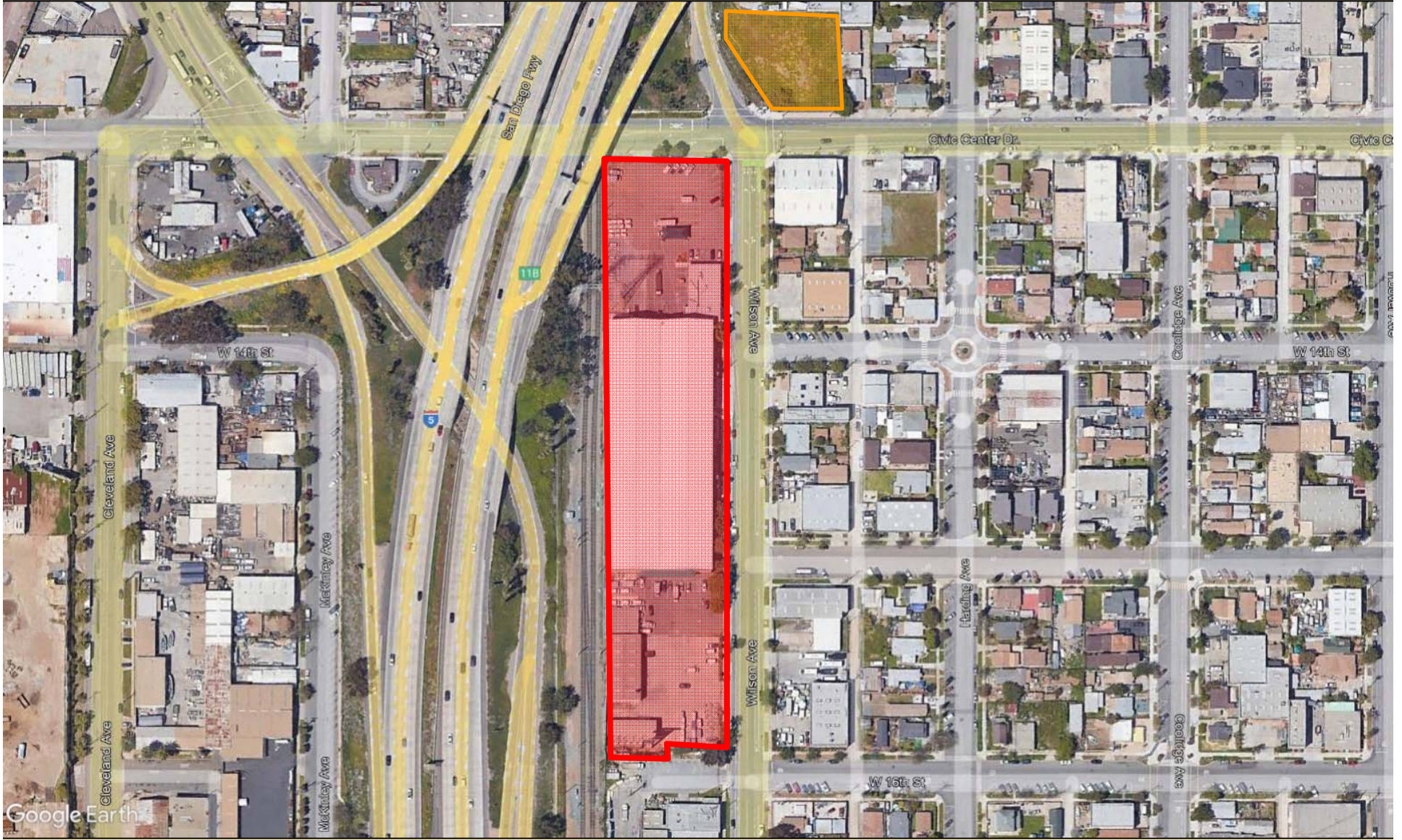


# Site Plan (Northern):

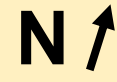




# Overhead:

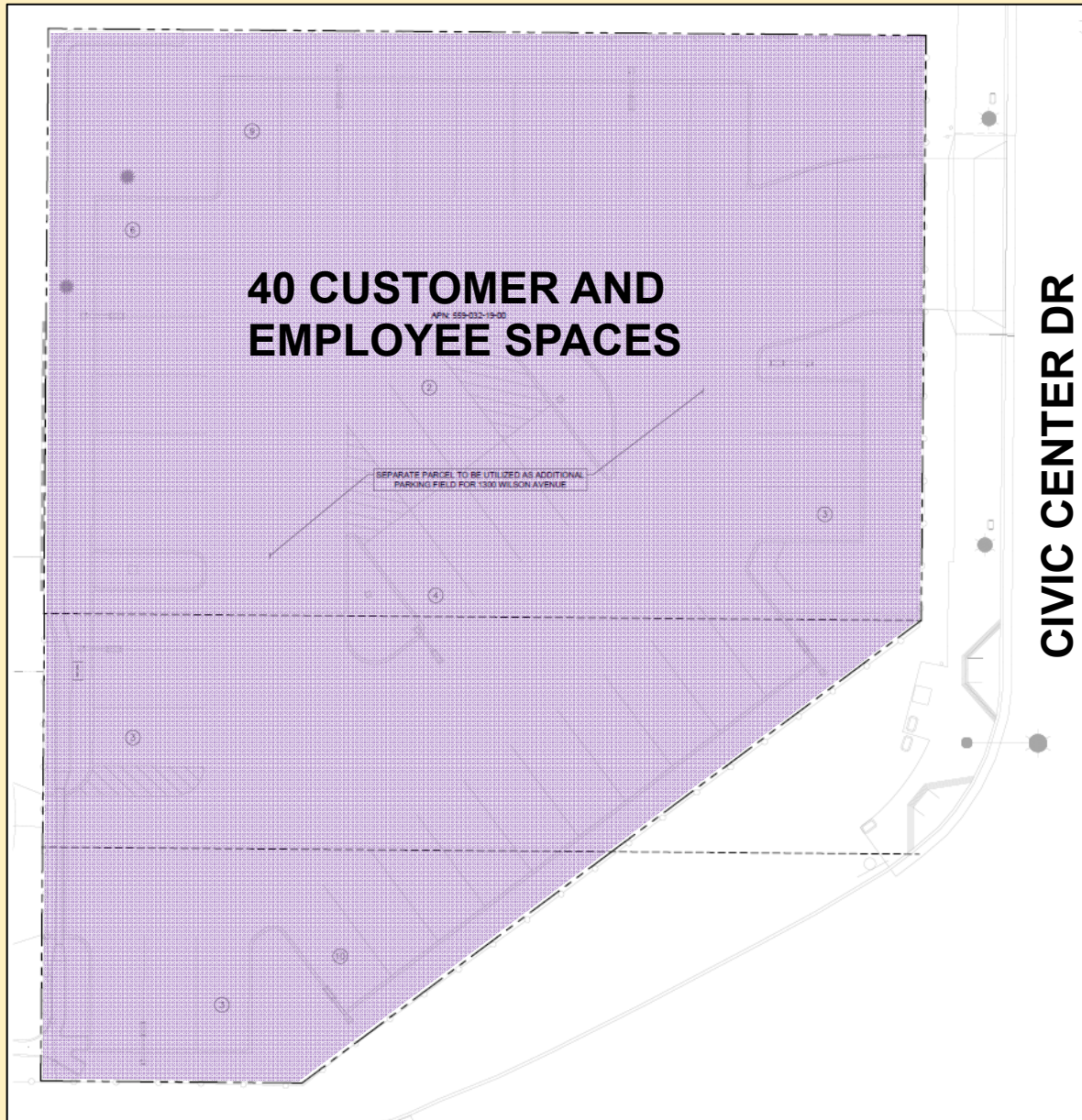


Google Earth





# 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.

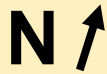
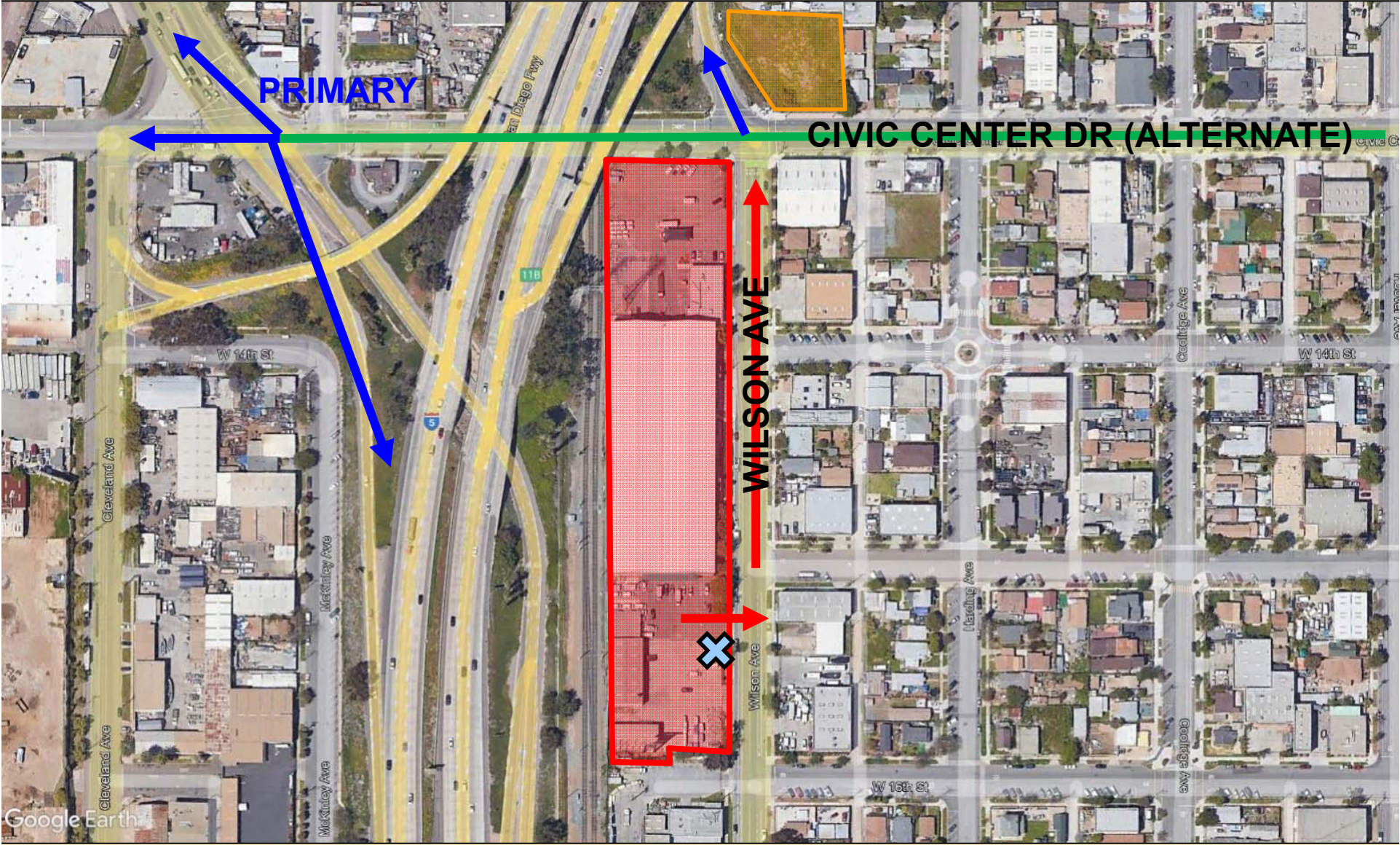
## **Analysis (cont.):**

### **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.):



## **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.):**

### **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