

ISSUES RAISE AT EASTLAKE SELF-STORAGE PROJECT
COMMUNITY MEETING- May 15, 2017

(staff responses include both responses made at the community meeting as well as current responses based upon initial concerns raised)

Comment Number	Comment	Staff Response
1	Concern over traffic generation from proposed self-storage facility; they would like there to be some empirical data over actual trip generation and question the SANDAG trip generation model; concern that traffic is already a problem and the proposed commercial facility will make matters worse.	Applicant/staff-this is one of the least impactive uses in terms of traffic generation. A traffic letter prepared by LOS Engineering dated March 28, 2019, indicated the projected ADT's of the project are too low to warrant the preparation of a Traffic Study.
2	Concern over noise and dust being generated during the 18 months of construction-recall what occurred during the construction of SR-125	Project will be conditioned so that appropriate Noise and Dust control measures will be in place prior to commencement of grading operations.
3	Concern over operational noise especially on Saturdays; will hours of operation be restricted?	Applicant-they are not proposing a 24 hour operation. A Conditional Use Permit has been prepared in order to restrict the hours of operation. Proposed hours of operation will be 7:00 a.m. to 8:00 p.m. Monday through Sunday,
3	Lack of public notification-why was there no formal notifications sent out indicating prior proposal was no longer being considered?	There is no requirement to provide public notification to indicate a particular proposal is no longer being considered.
4	Public notification-request that they send future notifications beyond 500 foot radius	The current public notice requirement is 500 ft. radius notification for general notification.
5	Why is the applicant proposing and the City considering allowing another self-storage facility when there are three others in the vicinity?	A Market Study prepared by Haviland Storage Services in 2019 for the proposed project which confirmed there is a need for additional self-storage in the area.

6	Jose Martin-would like a copy of environmental documentation when it is available. Indicated there is wildlife and gnatcatchers and other species.	At the time of preparation of draft Mitigation Negative Declaration (MND), a public notice was mailed to all residents/property owners within 500 foot radius of the project. The MND was posted onto the City website and a public notice of availability for public review period (September 16, 2019 through October 16, 2019) was mailed to residents/property owners within 500 foot radius of the project.
7.	Doesn't open space mean the site is like a greenbelt area never to be developed.	Jeff (City) drew a distinction between two types of open space. Once type is like a natural preserve/greenbelt area to remain open/natural and undeveloped. In the case of the subject parcel, while the General Plan is open space the actual OS-3 district on the parcel assumes that there would be a limited amount of development uses for the property. Allowable uses within the OS-3 zone include: parks and recreation uses. Conditionally permitted uses include: fruit and vegetable stands tree farming, and a horticulture garden. The applicant is requesting a different OS designation in order to allow self-storage which they believe to be a low impact use of the site.
8.	Will the hours of operation be limited? Will there be limitations of who can use/what can be stored at the facility-as this could determine the frequency of visits.	In response to concern these concerns, staff has required the applicant to submit a request for a Conditional Use Permit. Hours of operation are proposed for 7:00 a.m. to 8:00 p.m. Monday through Sunday.
9.	Security concerns as this is a self-storage facility	Security fencing will be provided around the perimeter of the facility. Said fencing must be reviewed and approved prior to City issuance of building or landscape permits.