



EASTLAKE SELF-STORAGE
CITY COUNCIL
March 17, 2020

Floit Properties Chula Vista

Farmer's Table

- 330 F St
- 10K SF Restaurant
- Coming Soon



231 H St

- 5 Unit Apartment Building



Eastlake Storage

- **Subject Property**
- 163K SF Self-Storage



310 K St

- 46 Unit Apartment Development
- Coming Soon



1870 & 1877 Auto Park Place

- Two vacant lots
- 1870 Auto Park Place: 2.71 acres
- 1877 Auto Park Place: 1.89 acres

Enterprise Rent-A-Car

- 1865 Auto Park Place
- 7,300 SF Commercial





**SITE BACKGROUND:
PROPERTY TRADE**

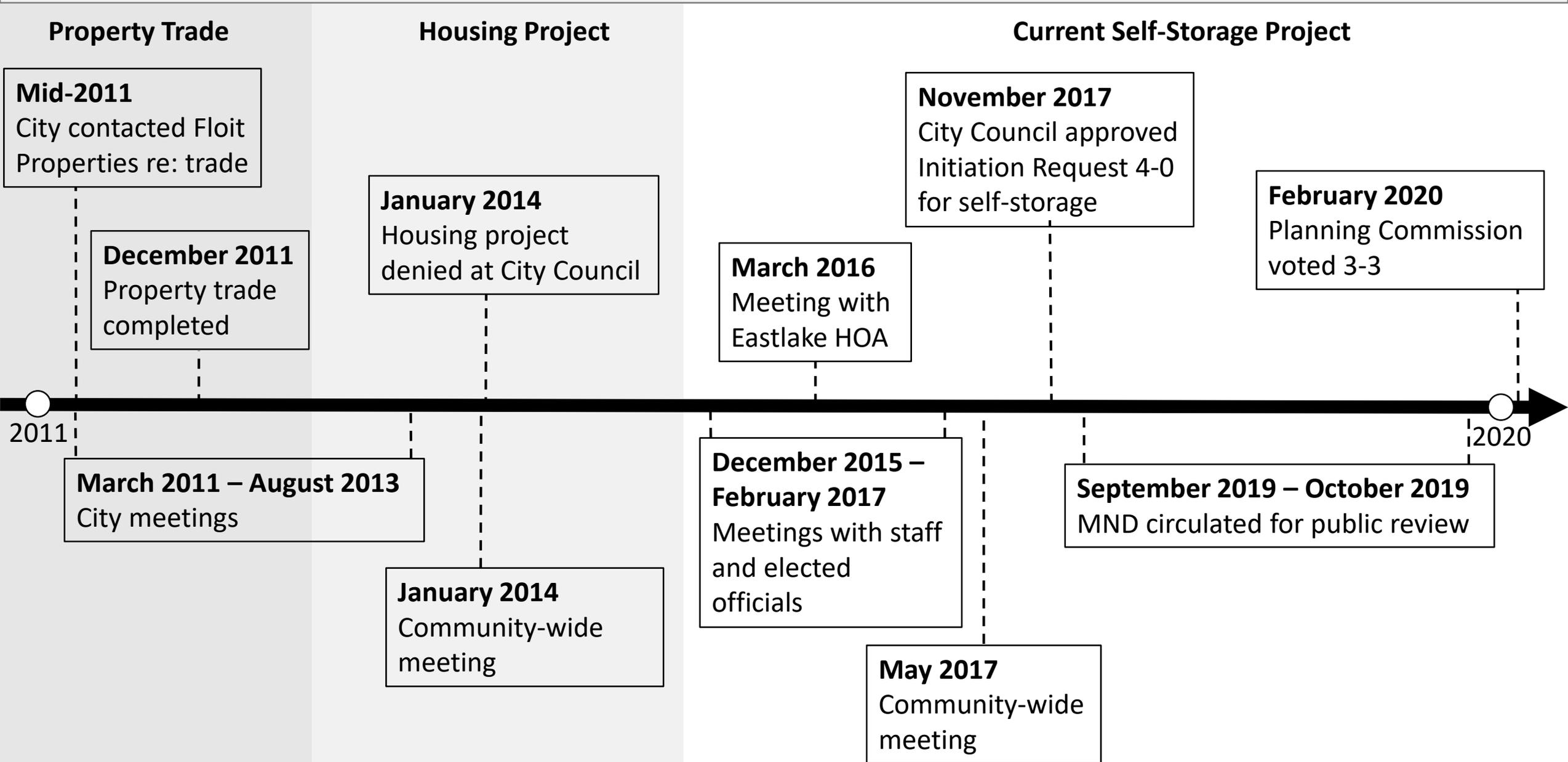
Originally Traded Site

- APNs 563-350-15-00; 563-350-14-00; & 566-132-55-00
- West of I-805
- Site was made available for a City park

Proposed Project Site

- APN 595-070-75-00
- South of Eastlake Drive and west of SR-125
- Originally housing that was denied Jan 2014
- Proposed for self-storage units, RV storage, and boat storage

Project Site Timeline



Proposed Project

Self-Storage Units

- 1,200 Self-Storage units
- 3-story buildings
- Glass on façade
- Bldg 1: 86,418 SF
- Bldg 2: 76,968 SF

RV and Boat Storage

- Added to project in response to demand from community members



Proposed Project

Existing Site Looking East



Proposed Self-Storage Facility

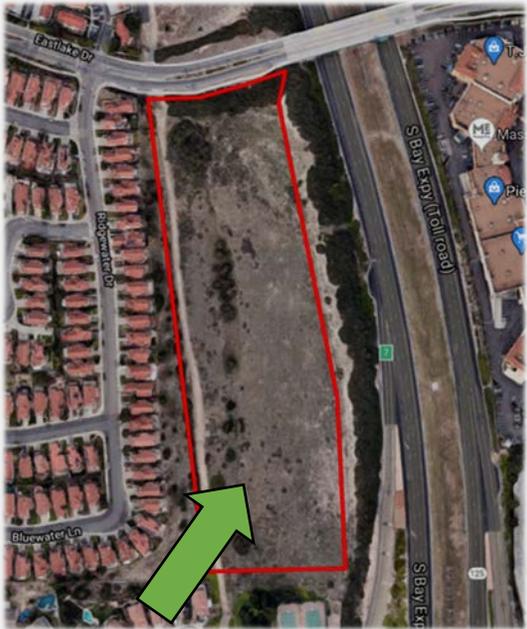


Proposed Project

Existing Site Looking Northeast



Proposed RV and Boat Storage



Project Access

Project Access is from:

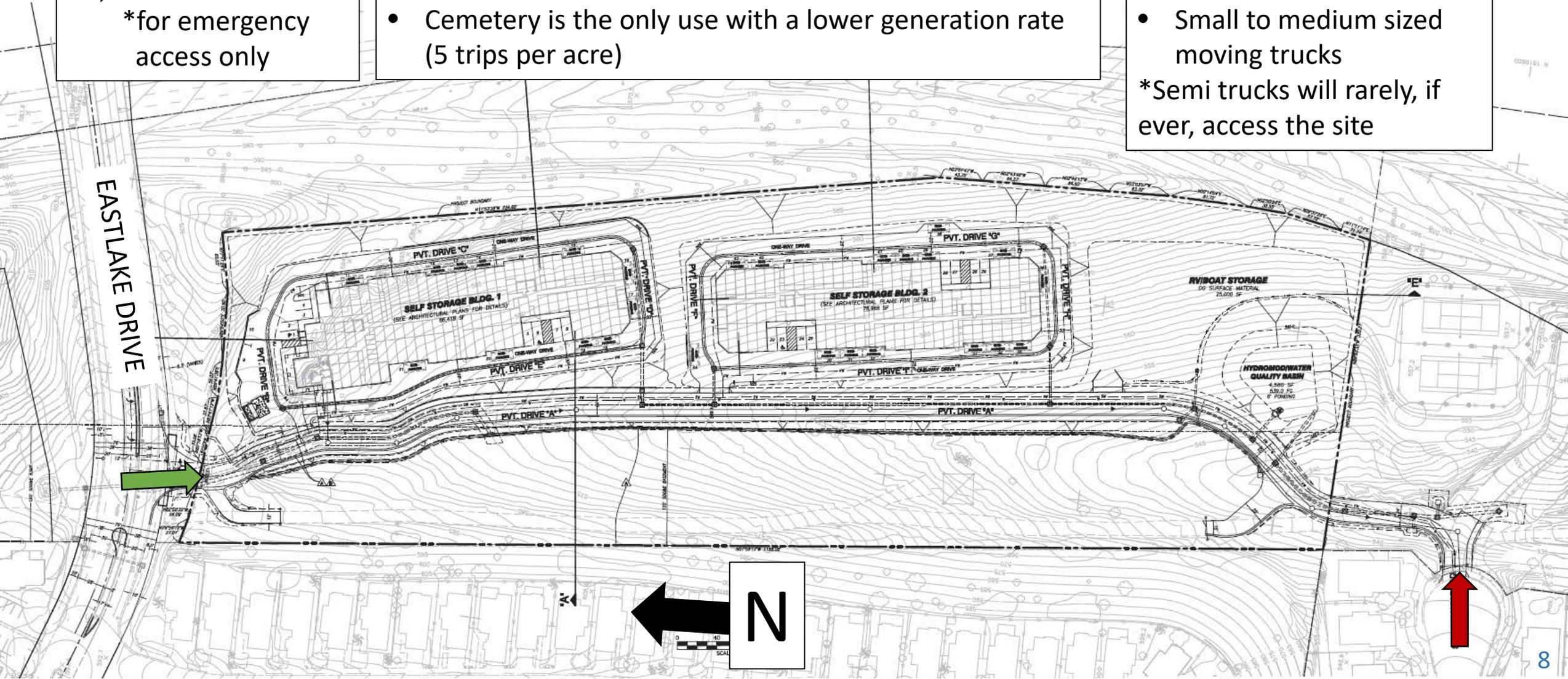
-  Eastlake Drive
-  St. Germain Road*
*for emergency access only

According to SANDAG Vehicular Traffic Generation Rates:

- **Storage use has the second lowest trip generation rate** (30 trips per acre)
- Cemetery is the only use with a lower generation rate (5 trips per acre)

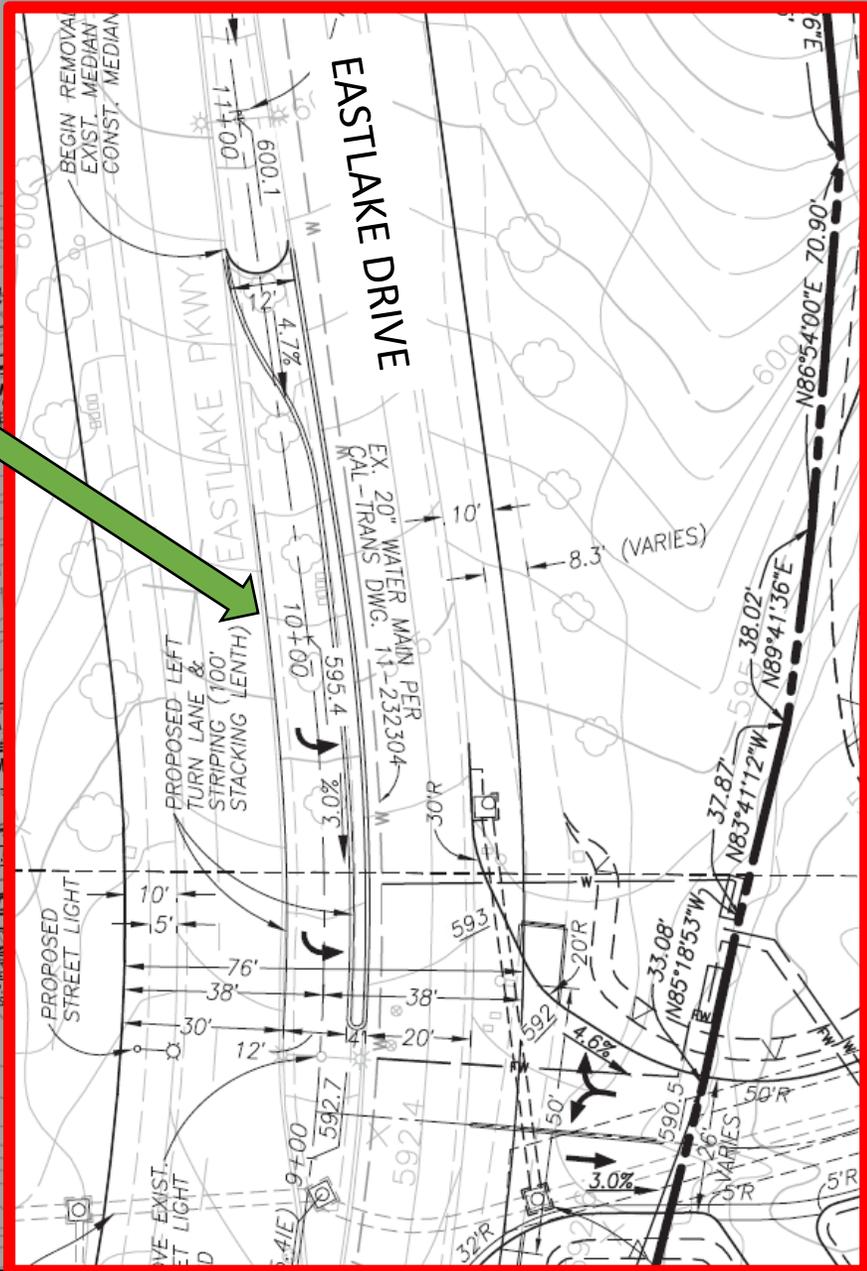
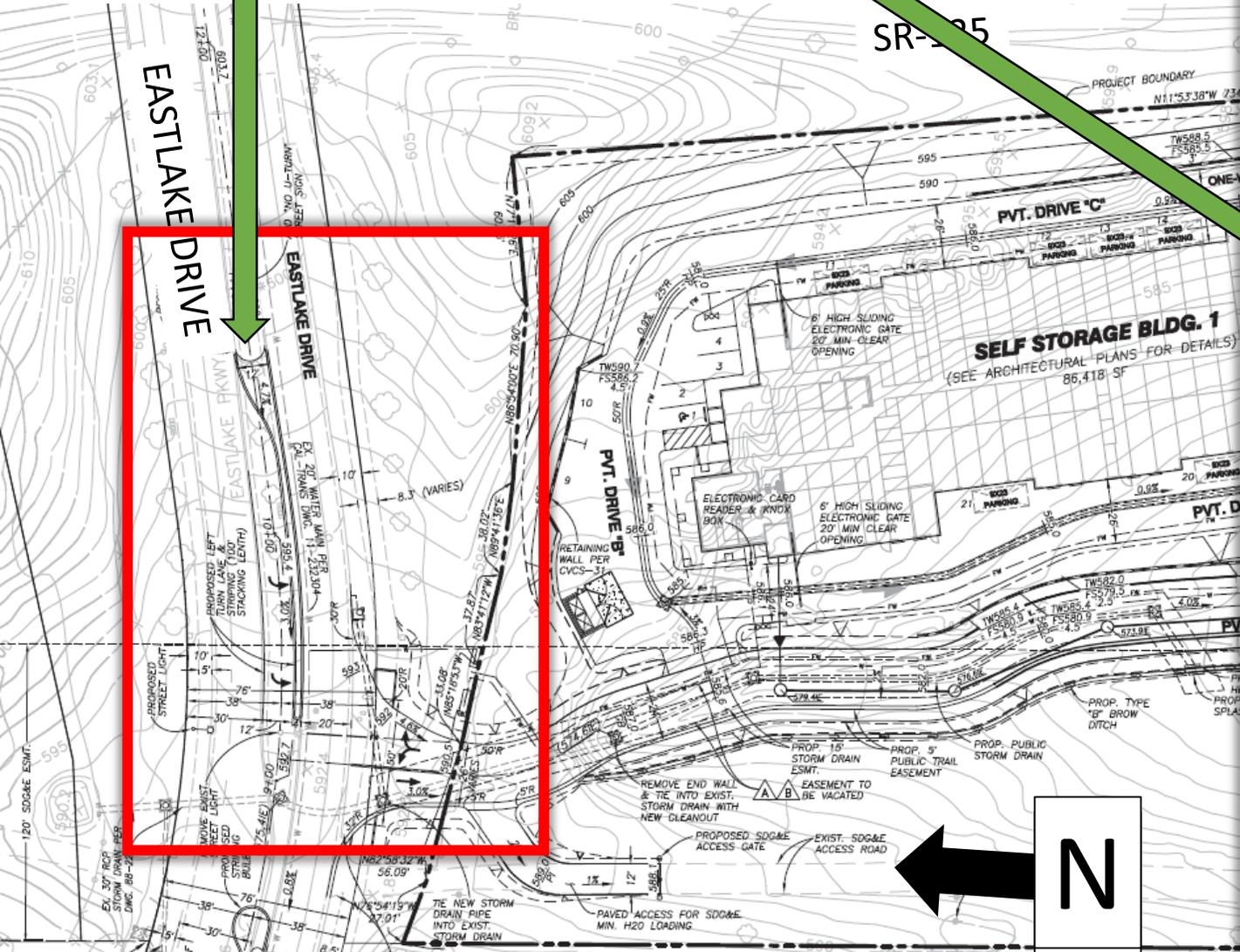
The majority of vehicle access to the site will be:

- Personal vehicles
 - Small to medium sized moving trucks
- *Semi trucks will rarely, if ever, access the site



Project Access

Left turn lane being added for project access from Eastlake Drive



Community Benefits

- Significant Property Tax increase
- Existing site property tax:
 - \$400 per year
- Proposed project estimated property tax:
 - \$200,000 per year



Project Landscape Concept

