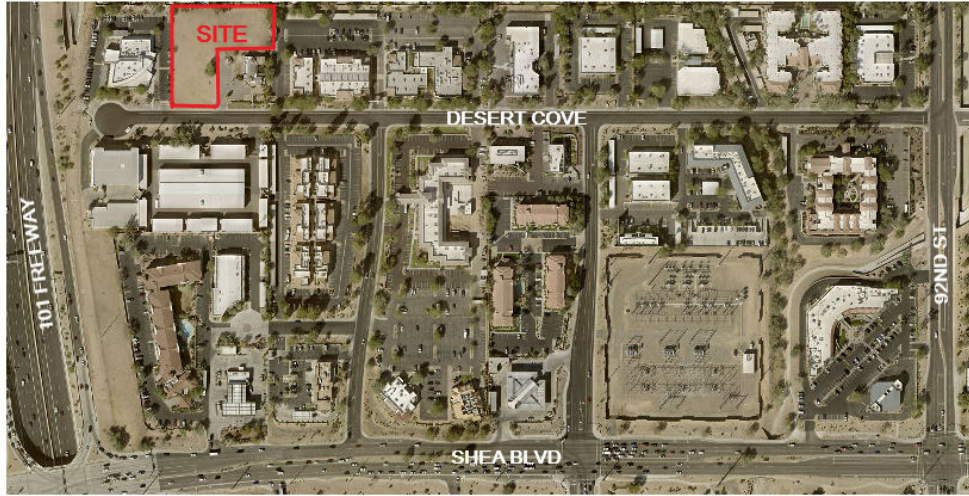


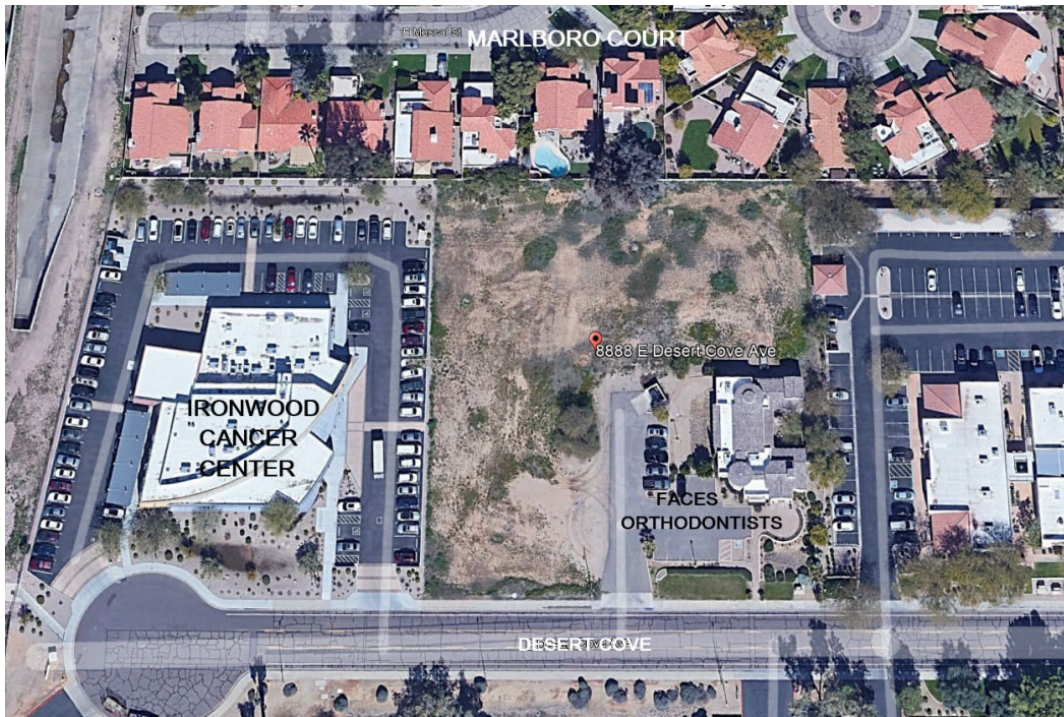
DESERT COVE COMMUNITY STORAGE PROJECT NARRATIVE

Updated 01.16.23

The proposal is to develop an indoor self-storage facility on the last vacant property at the terminus of Desert Cove Avenue located within the commercial area developed in the 1990's bounded by Shea Boulevard, the 101 Freeway and 92nd Street.



The 1.8-acre L-shaped orphaned parcel is adjacent to Ironwood Cancer Research Center to the west, Faces Orthodontics to the east, Public Storage mini-warehouse to the south, and the Marlboro Court single-family subdivision to the north.



The property was zoned Industrial Park (I-1) in 1984 subject to stipulations including that the property be subject to Light Industrial (I-G) uses and development standards as well as limiting 1-story building height to 14' and 22' for 2-story. The remote location of the property, the extremely limited I-G permitted use list, and height restrictions have severely impacted development opportunities over the past 40 years.

The proposed building consists of 2 levels below grade and 2 levels above. The initial proposal included a design feature to provide vertical articulation of the building by stepping the parapet – and just the parapet - from the allowed 22’ along the northern portion of the building opposite the single-family residences and then 27’ at the southern portion fronting Desert Cove. However, the stepped parapet proposal was unclear and perceived by some as increasing the overall building height to as much as 30’. To clarify and simplify the application , no change to the parapet height is proposed and the building will meet the previously stipulated 22’ just as any other proposed development would be required.

The development of the self-storage project provides significant benefits to the residential area to the north that other uses would not necessarily be able to provide :

- : removes the “fear of the unknown” which affects values of the abutting residential properties;
- : stipulates conformance to the site plan limiting development functionally to a storage facility and no other use;
- : precludes other I-G use such as light manufacturing, daycare and auction sales;
- : proposes a treed 50’ wide landscape buffer with the intent to preclude views of the building;
- : avoids windows overlooking residences which might occur with a 2-story office or other use;
- : eliminates parking fields and lighting within 30’ of residences which might otherwise occur with another use;
- : provides a sound barrier from properties to the south as well as Shea Boulevard traffic; and
- : generates minimal traffic and parking.



In summary, self-storage facilities are considered one of the most “benign” uses allowed by the zoning ordinance and considered residentially-compatible. In addition to the benefits to the adjoining residences, the project will provide economic benefits City-wide by substantially increasing property taxes and producing lease taxes which otherwise would not occur. Furthermore, the minimal traffic produced by this use will have no impact on the substantial traffic congestion on Shea Boulevard at 92nd Street and the 101 Freeway interchange.