



County of San Diego, Planning & Development Services
SUPPLEMENTAL APPLICATION
ZONING DIVISION

- Type of permit requested:** Major Use Permit Modification
(Check ALL that apply) Minor Use Permit Minor/Administrative Deviation
 Administrative Permit Time Extension
 Site Plan
 Others _____

Waivers or exceptions:

(e.g., height or setbacks with Major Use Permit) associated with the application:

None

Description of proposed use:

Describe in detail the use/projects in terms of purpose, capacities, operating characteristics, access-parking arrangement, service radius and any other relevant data. Attach additional sheets if needed.

Project shall consist of the construction of an 8 building self-storage facility, including a small standalone office building. On-site parking is proposed. Please see attached document for detailed project description.

— OFFICIAL USE ONLY —

SDC PDS RCVD 03-17-25
STP25-008

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>





Complete the following table if the project proposes to create ANY new dwelling units or lots.

Number of Subdivision Lots/Parcels proposed:

| | |
|-------------------------------|------------------------------|
| Gross Lots | Net Lots |
| <input type="text"/> | <input type="text"/> |
| Dwelling Units (gross) | Dwelling Units (net) |
| <input type="text"/> | <input type="text"/> |
| Total Residential Lots | Total Commercial Lots |
| <input type="text"/> | <input type="text"/> |
| Total Industrial Lots | Total Civic Lots |
| <input type="text"/> | <input type="text"/> |

Definitions

Gross Lots: Number of lots that would potentially exist after project buildout.

Net Lots: Number of gross lots minus number of lots that existed prior to project approval. An existing lot is a lot that was created in conformance with the Subdivision Map Act.

Dwelling Units (gross): Number of dwelling units that would exist after project buildout.

Dwelling Units (net): Number of gross dwelling units minus the number of existing dwelling units prior to implementation of this project. An existing dwelling unit is a dwelling unit that has been permitted.

Project Description: Fallbrook Self Storage

The project proposes developing a one-story self-storage facility at 1305 E. Mission Road (APN: 105-410-018) in Fallbrook, CA. The project will consist of modular self-storage units and a small office building across 8 buildings totaling 102,804 square feet of floor area. Vehicular access is provided along an existing access road within a north-south easement abutting the western property boundary. The project proposes paving a private road within this access easement. A 24-foot-wide fire lane loops around the interior buildings of the site. Additionally, the project proposes two detention basins on the northernmost portion of the site.

The subject property is zoned Limited Industrial (M52) and falls under the General Plan designation of Limited Impact Industrial. The site area is +/- 5.37 acres (per San Diego County APN). The height limit of the M52 zone is 35 feet or two stories.

The project proposes 41 parking spaces, while 15 are required. There is no caretaker unit for which to provide parking. Thirty-four parking spaces are situated parallel to and between fire lanes and buildings. Three 90-degree stalls, including two accessible stalls, are located by the office building. Four more 90-degree stalls are provided throughout the site.

The site is unimproved, with scattered trees and other vegetation.

The subject property is designated in the General Plan for Limited Impact Industrial land use and has a General Plan Regional Category of "Village" being within the Fallbrook Community Planning area.

Development of the property is subject to Special Area regulations: Community Design Review Area (section 5750-5799) and Airport Land Use Compatibility Plan Area (section 5250-5260).

Site Plan review is required due to the Fallbrook Community Design Review Special Area regulation, including completion of a Design Review Checklist.

The project is not served by a water or sanitary waste facilities, therefore an on-site well and sanitation / waste-water system may be required. Fire service is provided by the North County Fire Protection District. School service is provided by the Fallbrook Union School Districts.