

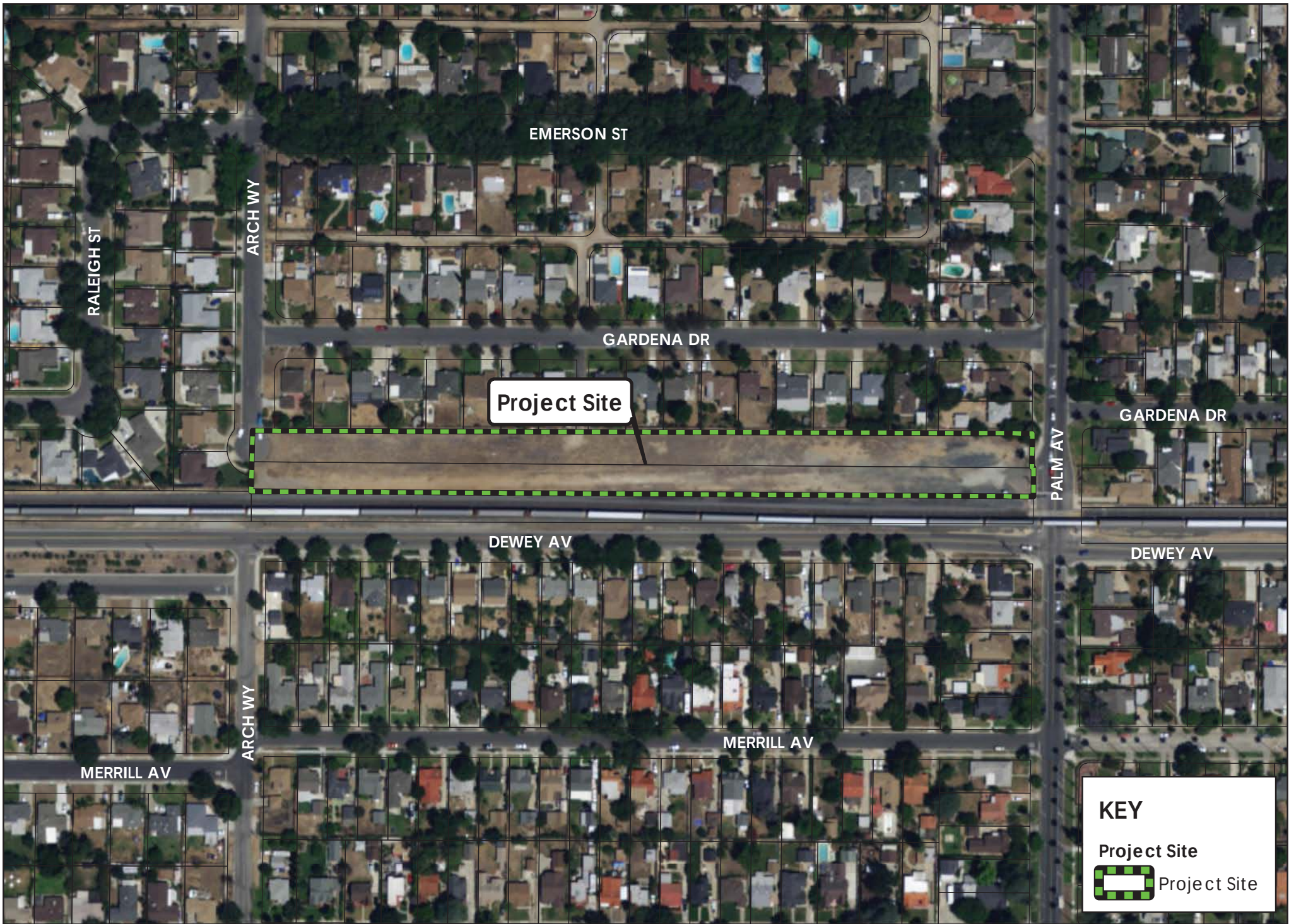
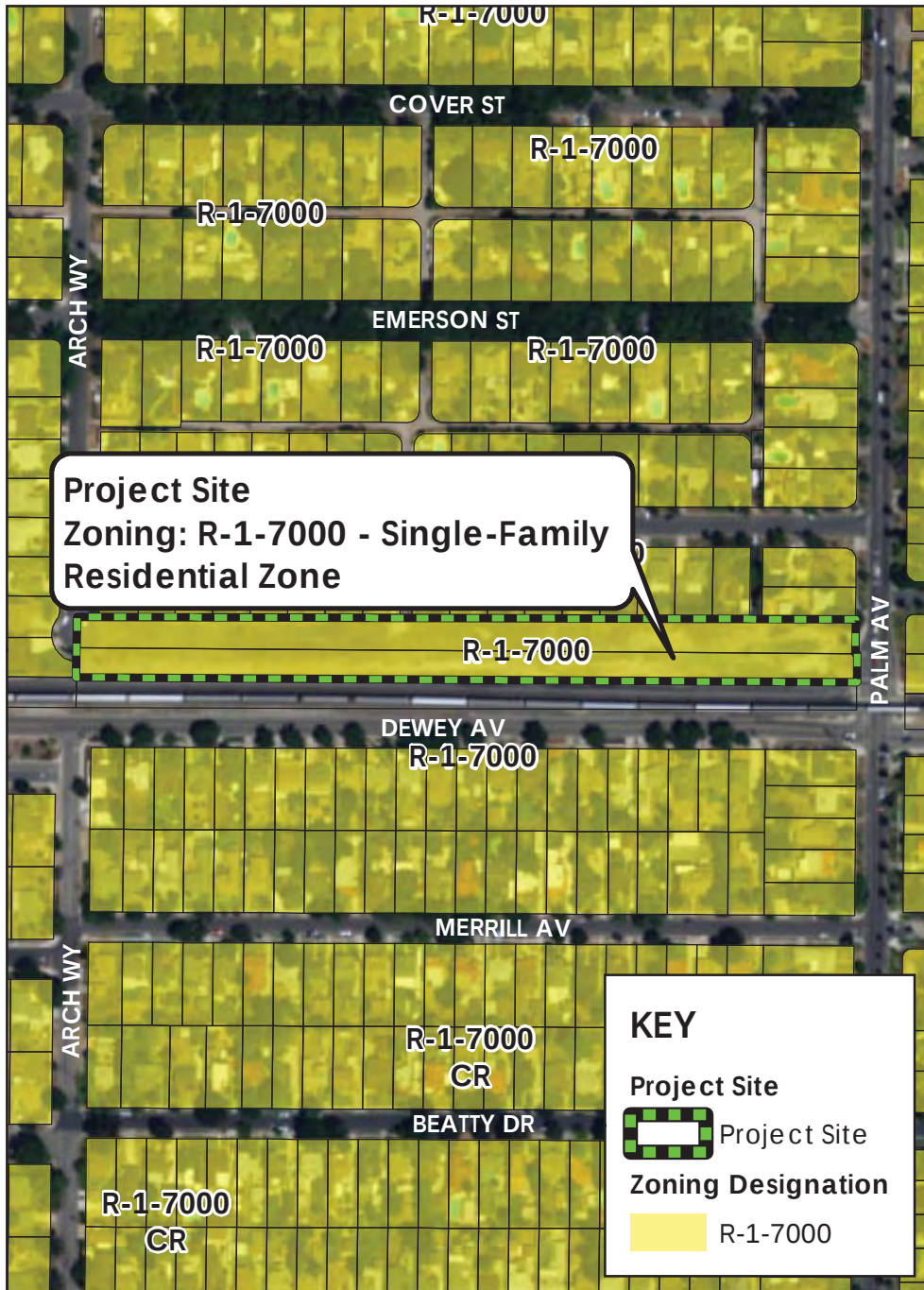


Exhibit 3 - Aerial Photo





EXISTING ZONING



PROPOSED ZONING

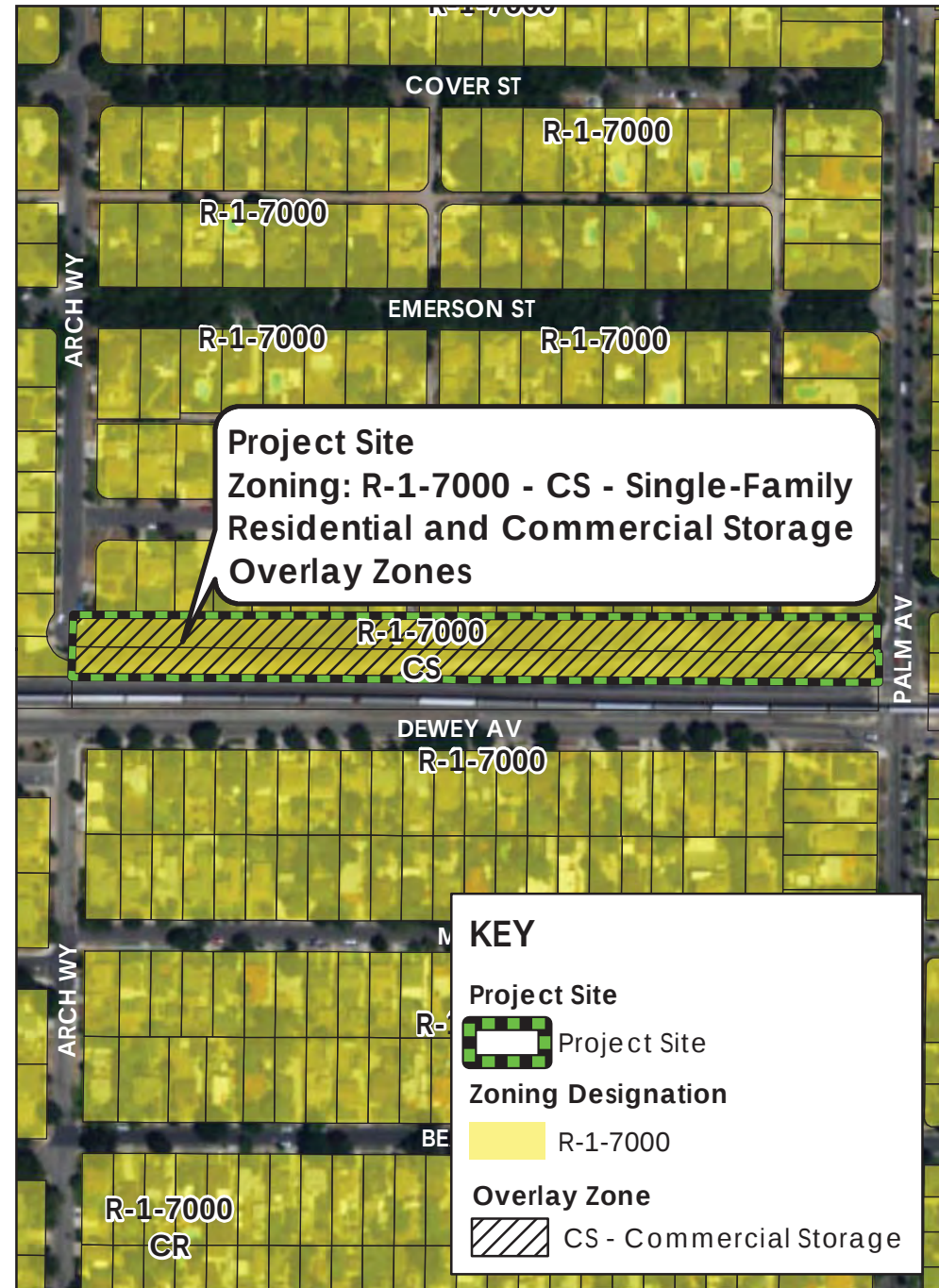
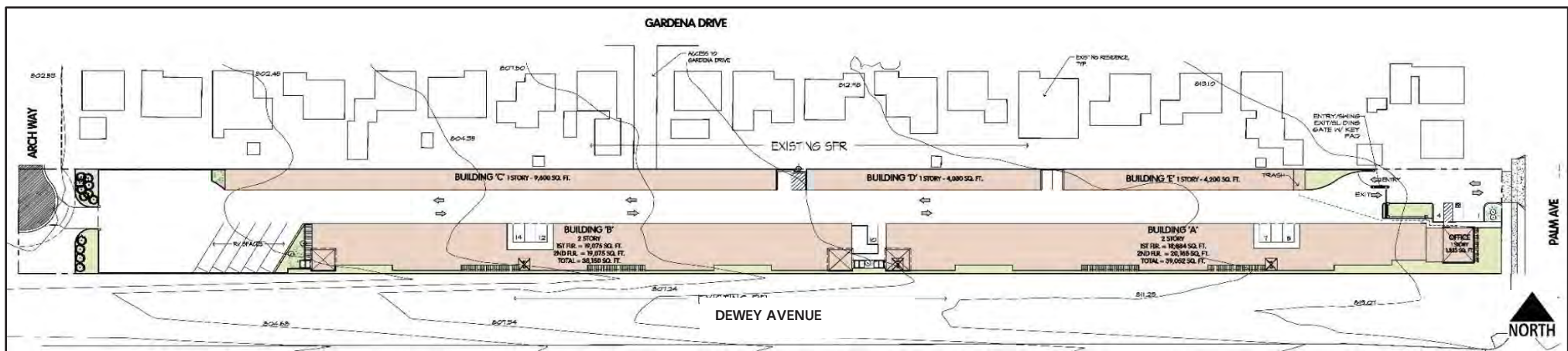


Exhibit 5 - Existing and Proposed Zoning Map





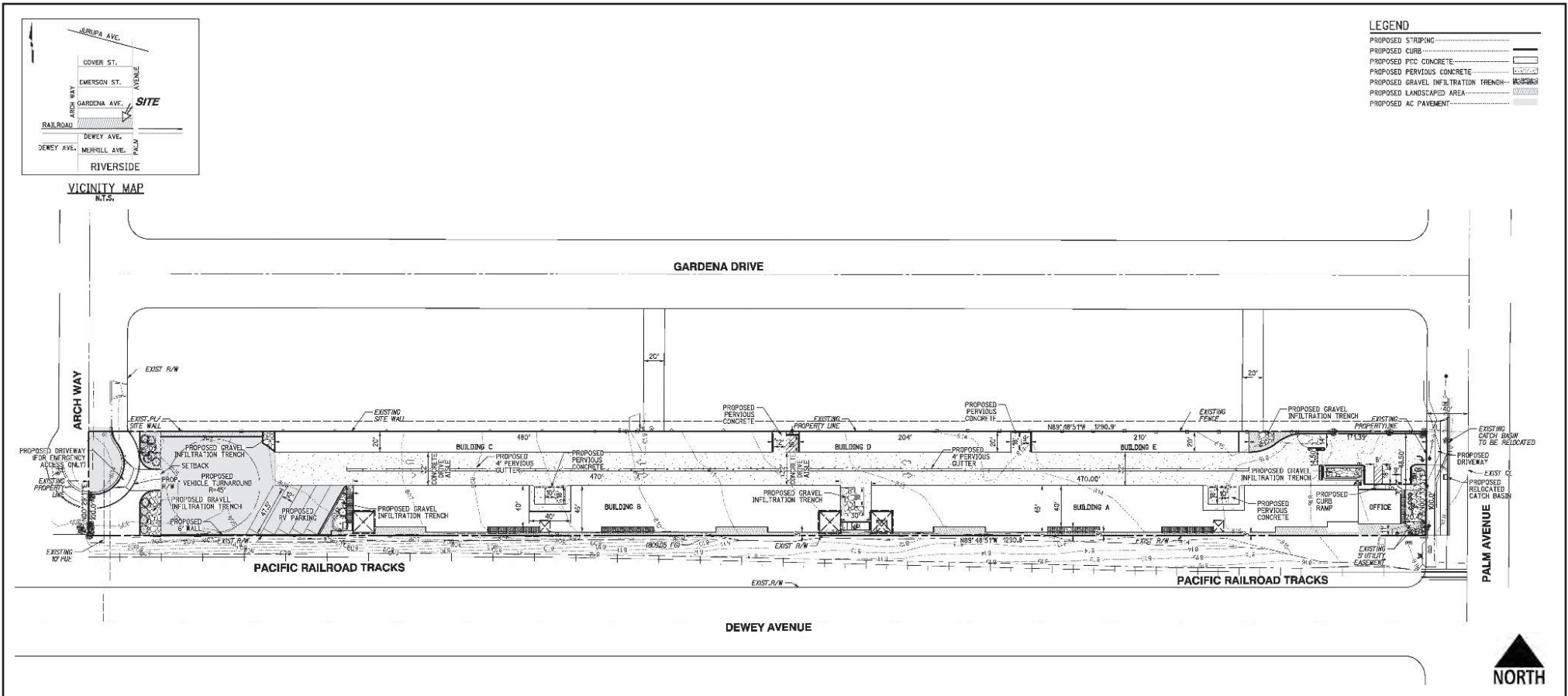


Exhibit 6 - Project Plans (Plot Plan)

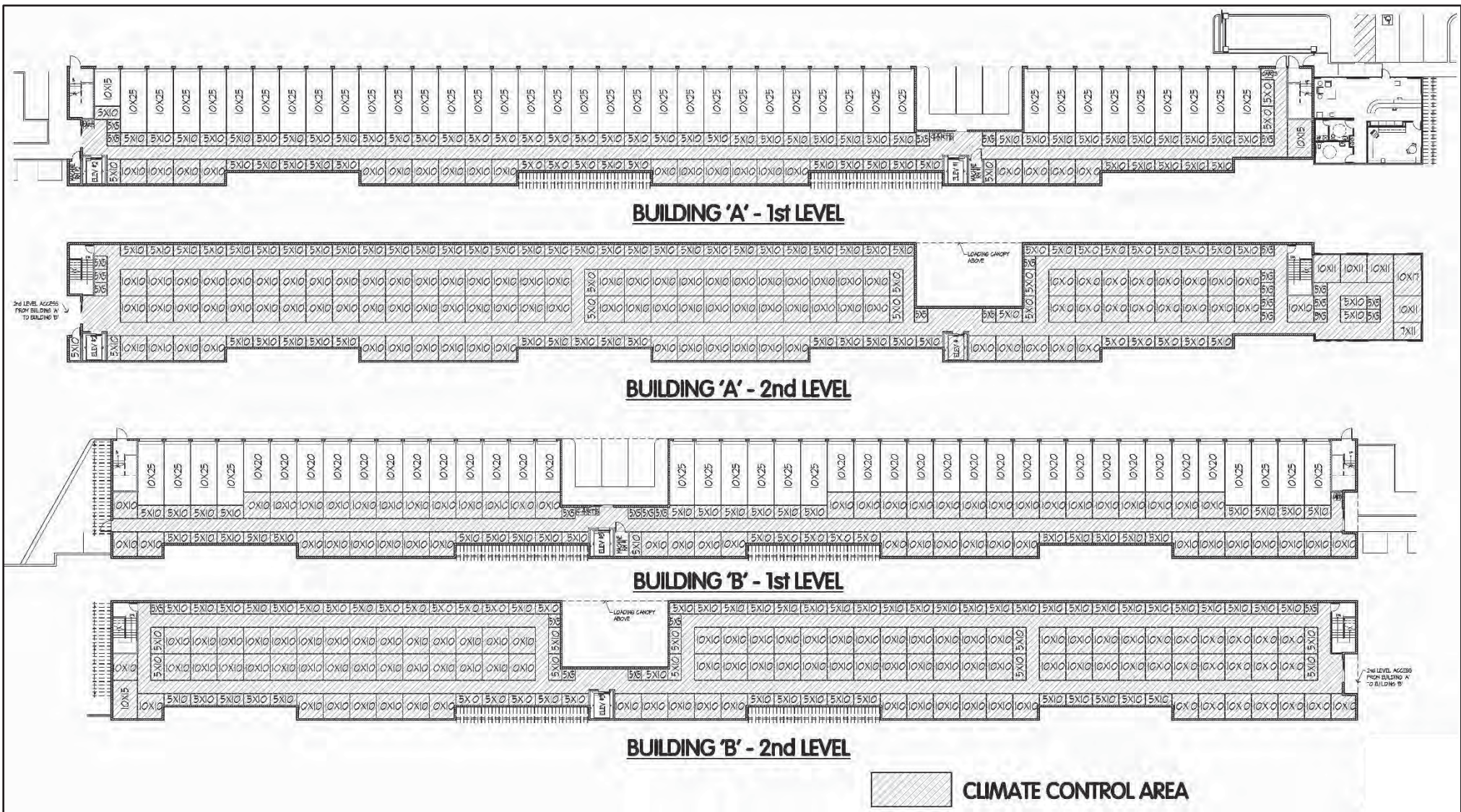


Exhibit 6 - Project Plans (Floor Plans)

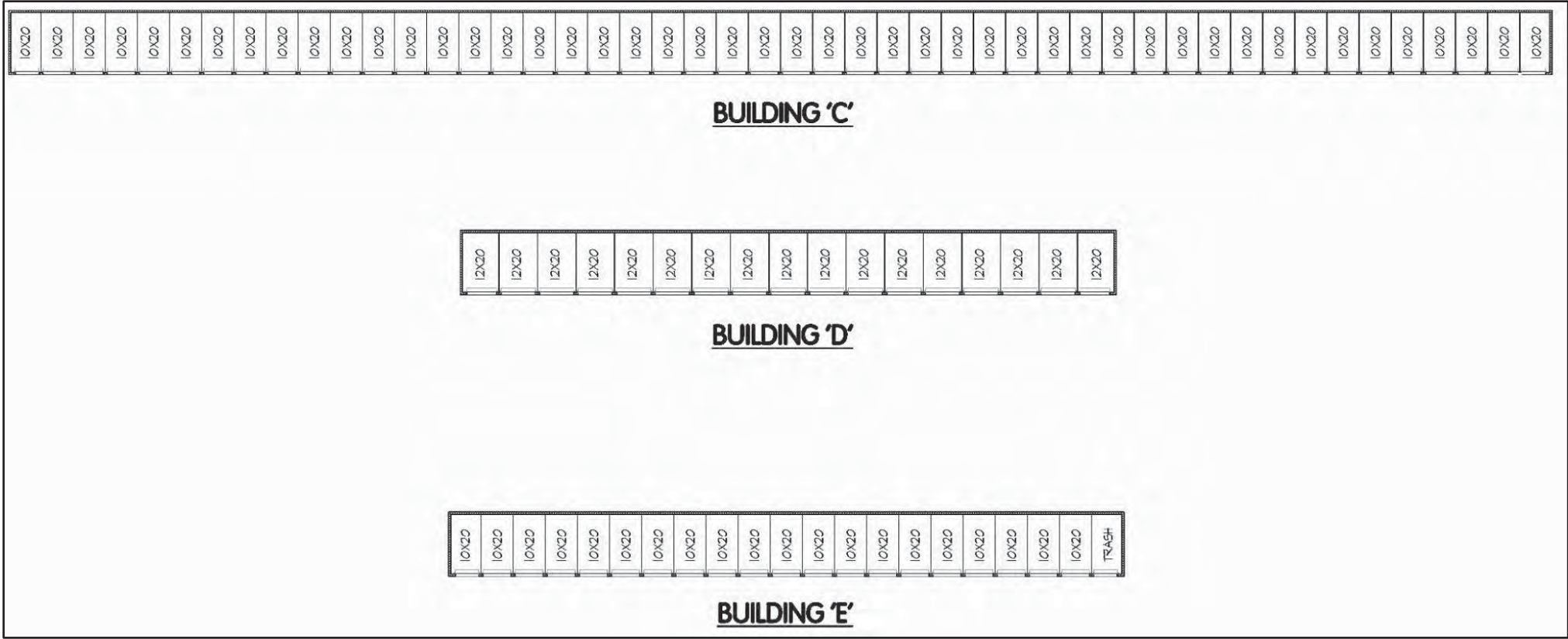


Exhibit 6 - Project Plans (Floor Plans)

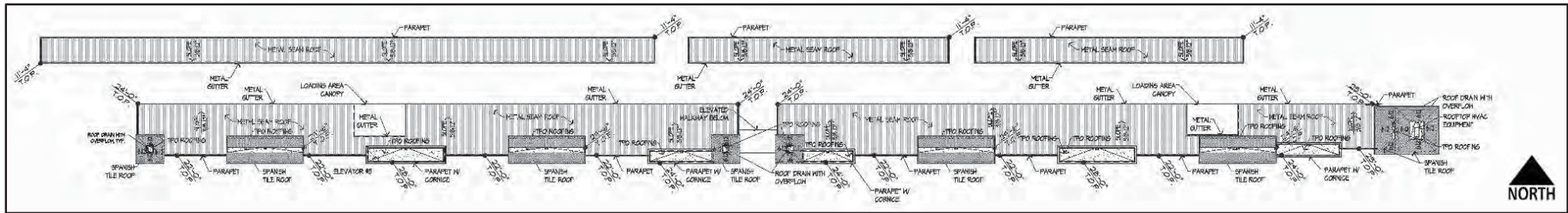
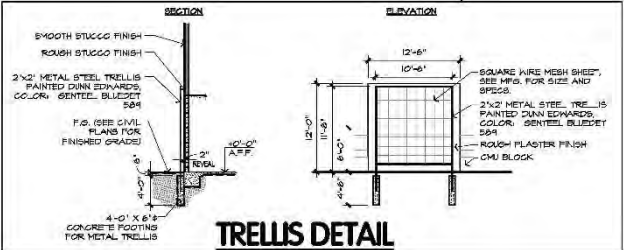


Exhibit 6 - Project Plans (Roof Plan)

Building A



SOUTH



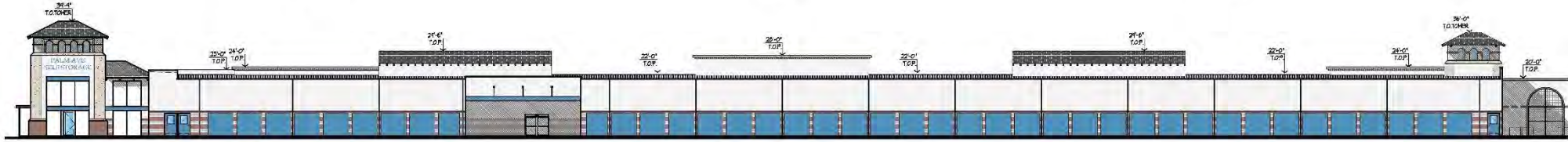
TRELLIS DETAIL

1/8" = 1'-0"



WEST

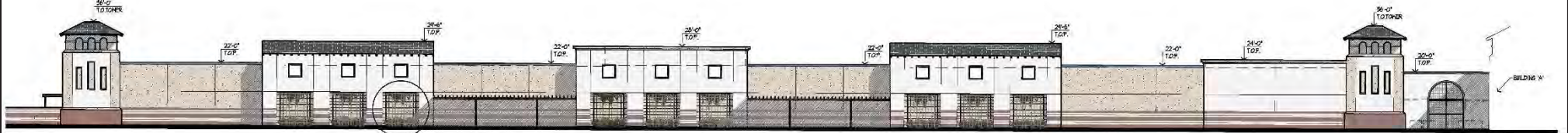
EAST



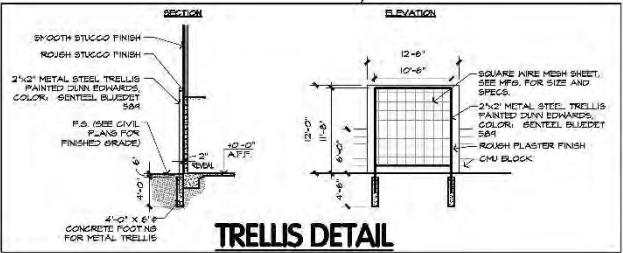
NORTH

KEYNOTES		CMU	PAINT	ARCHITECTURAL ELEMENT	STUCCO FINISH
1 CMU "SPIT-FACE" WALL 2 CMU "SHOTBLAST" WALL 3 ASPHALT SHINGLE 4 CORNICE 5 SHING DOOR 6 SHINGE, BY OTHERS 7 SPANDREL GLAZING 8 ARCHITECTURAL METAL ELEMENT 9 PRE-FINISHED LIGHT GA. GALVALUME STANDING BEAM METAL ROOFING SYSTEM	10 ALUM & GLASS STOREFRONT 11 PRE-FINISHED ROLL-UP DOORS 12 ARCHITECTURAL ELEMENT 13 STUCCO FINISH 14 WOOD TRELLIS 15 METAL DOWNSPOUT AND GUTTER 16 2" X 4" STUCCO REVEL 17 BIFOLD ENTRY/EXIT DOORS 18 SPANDREL GLAZING 19 1" PAINTED METAL SHADOW REVEL	 C1 ORGO BLOCK, BX&NG'S SPLIT-FACE COLOR, "ALTURA" HEIGHT, MEDIUM OR SIMILAR  C2 ORGO BLOCK, BX&NG'S SHOTBLAST COLOR, "GRAY", HEIGHT: MEDIUM OR SIMILAR	 C3 DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE DEDIC22 OR SIMILAR  C4 DUNN EDWARDS PAINT, GENTLE BLUE DET 554 OR SIMILAR	 C5 METAL STANDING BEAM ROOFING: HEBCL ULTRA DECK, 10" WIDE PANEL, 24 GAUGE, COLOR: GALVALUME OR SIMILAR  C6 FLAT "E.L. EAGLE ROOFING PRODUCTS PROFILE 755L AIR" COLOR: "461T SLATE" RANGE  C7 ARCHITECTURAL METAL ELEMENT PAINTED DUNN EDWARDS, COLOR: GENTLE BLUE DET554 OR SIMILAR	 C8 LA HABRA, SMOOTH STUCCO FINISH SANTA BARBARA COLOR, CRYSTAL WHITE OR SIMILAR  C9 LA HABRA, ROUGH STUCCO FINISH #1620 COLOR: FALLBROOK OR SIMILAR

Building B

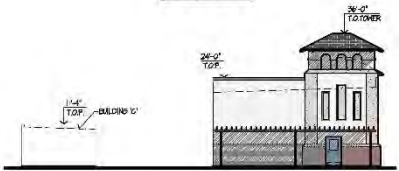


SOUTH

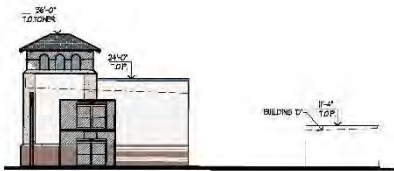


TRELLIS DETAIL

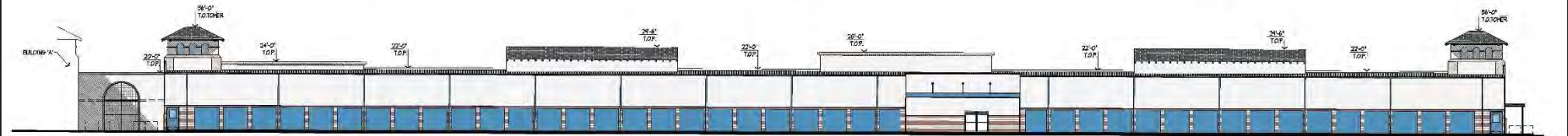
1/8" = 1'-0"



WEST



EAST



NORTH

KEYNOTES	CMU	PAINT	ARCHITECTURAL ELEMENT	STUCCO FINISH
1 CHU "SPLIT-FACE" WALL 2 CHU "SHOTBLAST" WALL 3 ASPHALT SHINGLES 4 CORNICES 5 SHING DOOR 6 SIGNAGE, BY OTHERS 7 SPANDREL GLAZING 8 ARCHITECTURAL METAL ELEMENT 9 PRE-FINISHED 1/2" GA. GALVALUME STANDING SEAM METAL ROOFING SYSTEM 10 ALUM # GLASS STOREFRONT 11 PRE-FINISHED ROLL-UP DOORS 12 ARCHITECTURAL ELEMENT 13 STUCCO FINISH 14 ADDO TRELLIS 15 METAL DOWNPOUT AND GUTTER 16 2' X 4' STUCCO REVEL 17 SH-FOLD ENTRY/EXIT DOORS 18 SPANDREL GLAZING 19 1" PAINTED METAL SHADOW REVEL	 ORCO BLOCK, 8x8x16 SPLIT FACE COLOR: "ALTURA" HEIGHT: MEDIUM OR SIMILAR  ORCO BLOCK, 8x8x16 SHOTBLAST COLOR: "GRAY", HEIGHT: MEDIUM OR SIMILAR	 DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE D50122 OR SIMILAR  DUNN EDWARDS PAINT, GENTLE BLUE DET 504 OR SIMILAR	 METAL STANDING SEAM ROOFING: HBCI ULTRA DECK 18" HIDE PANEL, 24 GAUGE, COLOR: GALVALUME OR SIMILAR  FLAT TILE, EAGLE ROOFING PRODUCTS PROFILE "BEL AIR", COLOR: 46MT SLATE RANGE  ARCHITECTURAL METAL ELEMENT: PAINTED DUNN EDWARDS, COLOR: GENTLE BLUE DET 504 OR SIMILAR	 LA HABRA: SMOOTH STUCCO FINISH "SANTA BARBARA" COLOR: CRYSTAL WHITE OR SIMILAR  LA HABRA: ROUGH STUCCO FINISH #620 COLOR: PAL-SBROOK OR SIMILAR

Building C

SOUTH

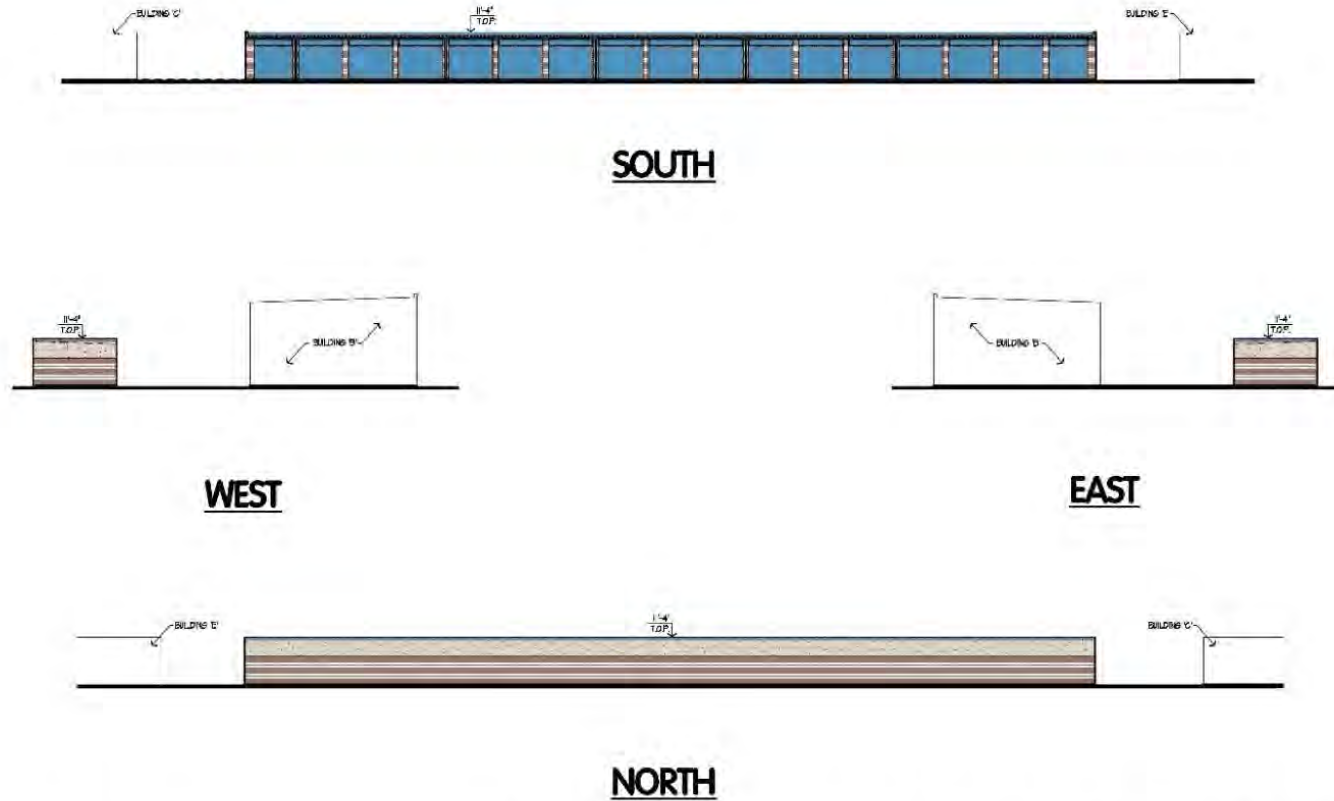
WEST

EAST

NORTH

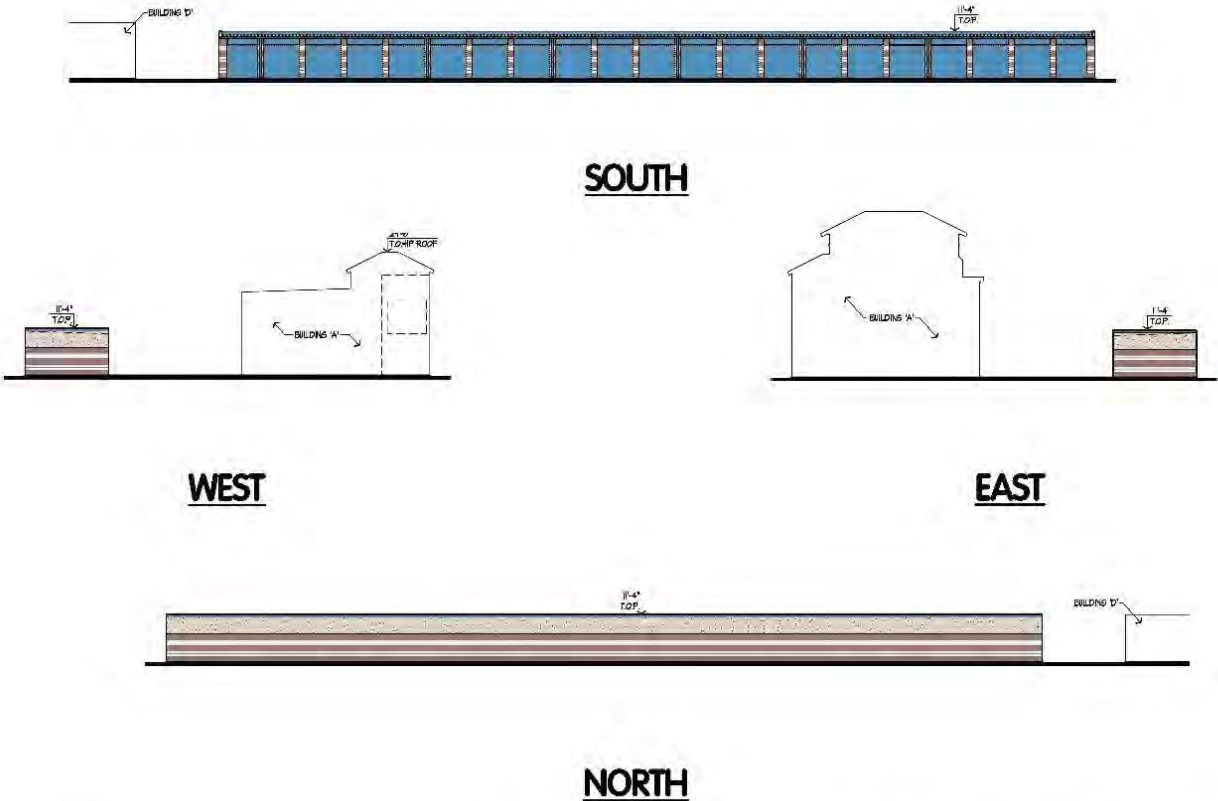
KEYNOTES	CMU	PAINT	ARCHITECTURAL ELEMENT	STUCCO FINISH
1 CMU "SPLIT-FACE" WALL 2 CMU "SHOTBLAST" WALL 3 ASPHALT SHINGLE 4 CORNICE 5 SHING DOOR 6 SIGNAGE, BY OTHERS 7 SPANDREL GLAZING 8 ARCHITECTURAL METAL ELEMENT 9 PRE-FINISHED LIGHT GA. GALVALUME STANDING SEAM METAL ROOFING SYSTEM 10 ALUM. & GLASS STOREFRONT 11 PRE-FINISHED ROLL-UP DOORS 12 ARCHITECTURAL ELEMENT 13 STUCCO FINISH 14 WOOD TRELLIS 15 METAL DOWNSPOUT AND GUTTER 16 2" X 4" STUCCO REVEAL 17 BI-FOLD ENTRY/EXIT DOORS 18 SPANDREL GLAZING 19 1" PAINTED METAL SHADOW REVEAL	 C1 ORCO BLOCK, 8X8X16 SPLIT FACE COLOR: "ALTURA" HEIGHT: MEDIUM OR SIMILAR  C2 ORCO BLOCK, 8X8X16 SHOTBLAST COLOR: "GRAY", HEIGHT: MEDIUM OR SIMILAR	 C3 DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE DEC702 OR SIMILAR  C4 DUNN EDWARDS PAINT, COLOR: GENTLE BLUE DEC 854 OR SIMILAR	 C5 METAL STANDING SEAM ROOFING: MEGI, ULTRA DECK, 18" WIDE PANEL GA. GAUGE, COLOR: GALVALUME OR SIMILAR  C6 FLAT TILE EAGLE ROOFING PRODUCTS PROFILE "EGL AIR" COLOR: 4647 SLATE RANGE  C7 ARCHITECTURAL METAL ELEMENT PAINTED DUNN EDWARDS, COLOR: GENTLE BLUE DEC 854 OR SIMILAR	 C8 LA HABRA: SMOOTH STUCCO FINISH "SANTA BARBARA" COLOR: CRYSTAL WHITE OR SIMILAR  C9 LA HABRA: ROUGH STUCCO FINISH #620 COLOR: FALLBROOK OR SIMILAR

Building D



KEYNOTES	CMU	PAINT	ARCHITECTURAL ELEMENT	STUCCO FINISH
1 CMU 'SPLIT-FACE' WALL 2 CMU 'SHOTBLAST' WALL 3 ASPHALT SHINGLE 4 CORNICE 5 SWING DOOR 6 SIGNAGE, BY OTHERS 7 SPANDREL GLAZING 8 ARCHITECTURAL METAL ELEMENT 9 PRE-FINISHED LIGHT GA. GALVALUME STANDING SEAM METAL ROOFING SYSTEM 10 ALUM. GLASS STOREFRONT 11 PRE-FINISHED ROLL-UP DOORS 12 ARCHITECTURAL ELEMENT 13 STUCCO FINISH 14 WOOD TRELLIS 15 METAL DOWNSPOUT AND GUTTER 16 2' X 4' STUCCO REVEL 17 BI-FOLD ENTRY/EXIT DOORS 18 SPANDREL GLAZING 19 PAINTED METAL SHADOW REVEL	 C1 ORCO BLOCK, 8X8X16 SPLIT FACE COLOR: "ALTURA" HEIGHT: MEDIUM OR SIMILAR  C2 ORCO BLOCK, 8X8X16 SHOTBLAST COLOR: "GRAY", HEIGHT: MEDIUM OR SIMILAR	 C3 DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE DECT02 OR SIMILAR  C4 DUNN EDWARDS PAINT, GENTLE, BLUE DET 504 OR SIMILAR	 C5 METAL, STANDING SEAM ROOFING: MCGI, ULTRA DECK, 18" WIDE PANEL, 24 GAUGE, COLOR: GALVALUME OR SIMILAR  C6 FLAT TILE, SAGLE ROOFING PRODUCTS PROFILE "DEL AIR", COLOR: 4641 SLATE RANGE  C7 ARCHITECTURAL METAL ELEMENT PAINTED DUNN EDWARDS, COLOR: GENTLE, BLUE DET504 OR SIMILAR	 C8 LA HABRA, SMOOTH STUCCO FINISH "SANTA BARBARA" COLOR: CRYSTAL WHITE OR SIMILAR  C9 LA HABRA, ROUGH STUCCO FINISH #030 COLOR: FALLBROOK OR SIMILAR

Building E



KEYNOTES	CMU	PAINT	ARCHITECTURAL ELEMENT	STUCCO FINISH	
1 CMU "SPLIT-FACE" WALL 2 CMU "SHOTBLAST" WALL 3 ASPHALT SHINGLE 4 CORNICE 5 SHING DOOR 6 SIGNAGE, BY OTHERS 7 SPANDREL GLAZING 8 ARCHITECTURAL METAL ELEMENT 9 PRE-FINISHED LIGHT GA. GALVALUME STANDING BEAM METAL ROOFING SYSTEM	10 ALUM 4 GLASS STOREFRONT 11 PRE-FINISHED ROLL-UP DOORS 12 ARCHITECTURAL ELEMENT 13 STUCCO FINISH 14 WOOD TRELLIS 15 METAL DOWNSPOUT AND GUTTER 16 2" X 4" STUCCO REVEL 17 SHOULDER ENTRY/EXIT DOORS 18 SPANDREL GLAZING 19 1" PAINTED METAL SHADOW REVEL	C1 ORCO BLOCK 8X8X16 SPL T FACE COLOR: "ALTURA" HEIGHT: MEDIUM OR SIMILAR C2 ORCO BLOCK 8X8X16 SHOTBLAST COLOR: "GRAY", HEIGHT: MEDIUM OR SIMILAR	C3 DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE DEC102 OR SIMILAR C4 DUNN EDWARDS PAINT, GENTLE BLUE DET 861 OR SIMILAR	C5 METAL STANDING SEAM ROOFING: MEGI, ULTRA DECK, 18" WIDE PANEL, 24 GAUGE, COLOR: GALVALUME OR SIMILAR C6 FLAT TILE EAGLE ROOFING PRODUCTS PROFILE "EEL AIR" COLOR: 46PT SLATE RANGE C7 ARCHITECTURAL METAL ELEMENT PAINTED DUNN EDWARDS COLOR: GENTLE BLUE DET861 OR SIMILAR	C8 LA HABRA: SMOOTH STUCCO FINISH "SANTA BARBARA" COLOR: CRYSTAL WHITE OR SIMILAR C9 LA HABRA: ROUGH STUCCO FINISH #620 COLOR: FALLERNGR OR SIMILAR

C1

ORCO BLOCK, 8x8x16 SPLIT FACE COLOR: "ALTURA" HEIGHT: MEDIUM OR SIMILAR

C2

ORCO BLOCK, 8x8x16 SHOTBLAST COLOR: "GRAY" HEIGHT: MEDIUM OR SIMILAR

C3

DUNN EDWARDS PAINT, COLOR: ANTIQUE ROSE DEC702 OR SIMILAR

C4

DUNN EDWARDS PAINT, GENTLE BLUE DET 804 OR SIMILAR

C5

METAL STANDING BEAM ROOFING: MEGI, ULTRA DECK, 18" WIDE PANEL, 24 GAUGE, COLOR: GALVALUME OR SIMILAR

C6

FLAT T.L.E. EAGLE ROOFING PRODUCTS PROFILE "EEL AIR" COLOR: 404T SLATE RANGE

C7

ARCHITECTURAL METAL ELEMENT PAINTED DUNN EDWARDS COLOR: GENTLE BLUE DETS84 OR SIMILAR

C8

LA HABRA, SMOOTH STUCCO FINISH "SANTA BARBARA" COLOR: CRYSTAL WHITE OR SIMILAR

C9

LA HABRA, ROUGH STUCCO FINISH #620 COLOR: FALLBROOK OR SIMILAR

Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Rendering)

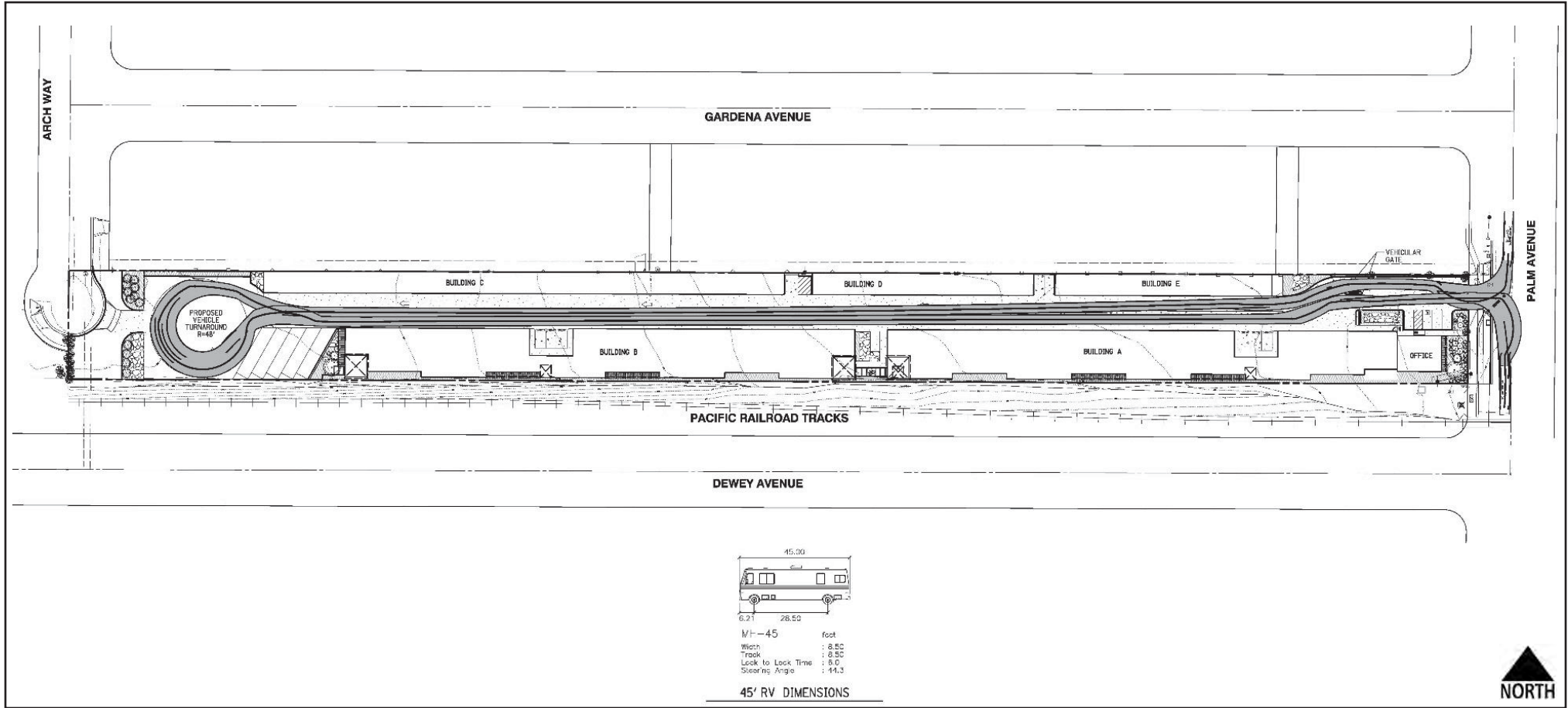


Exhibit 6 - Project Plans (Circulation Plans)

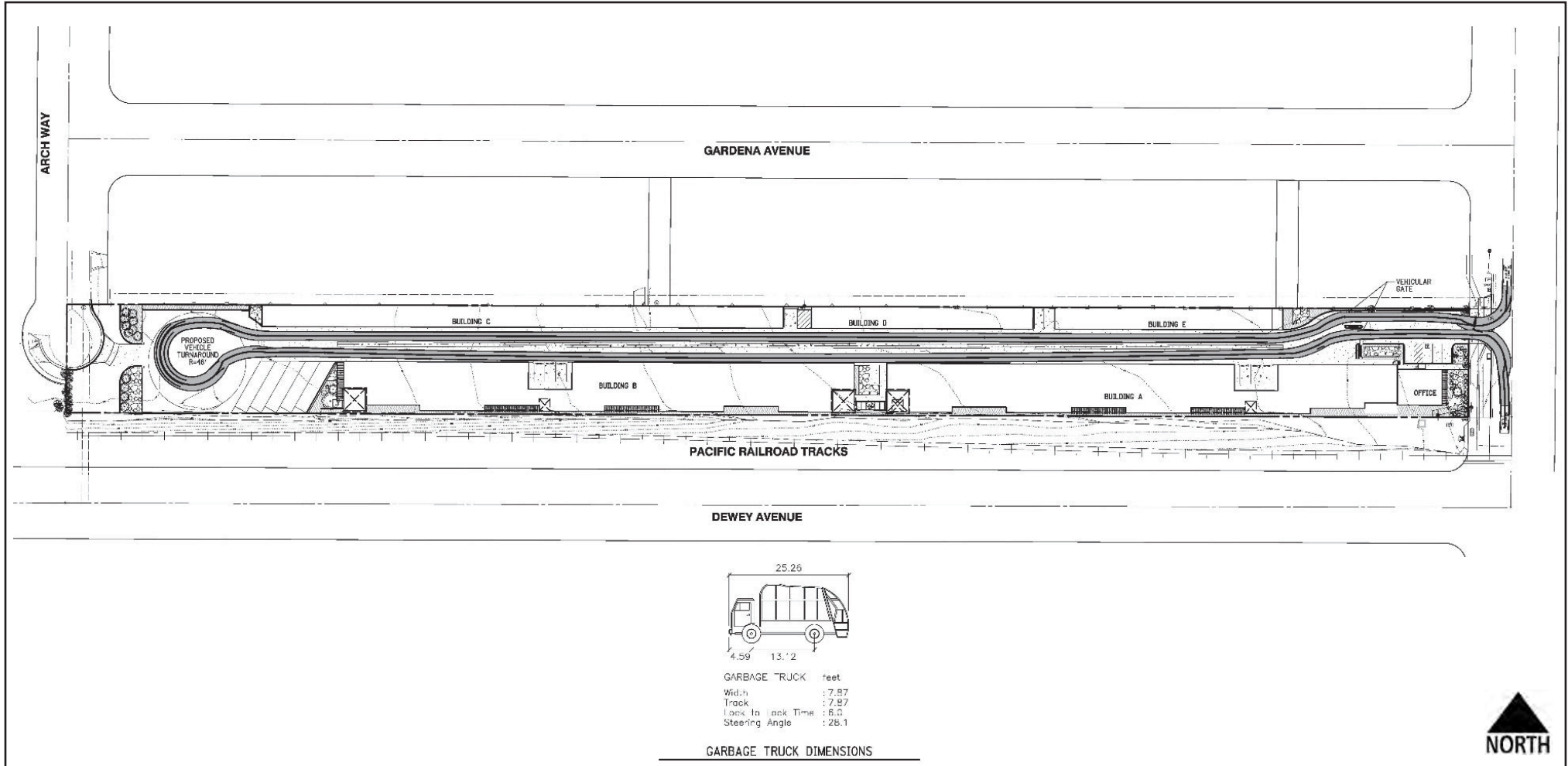


Exhibit 6 - Project Plans (Circulation Plans)

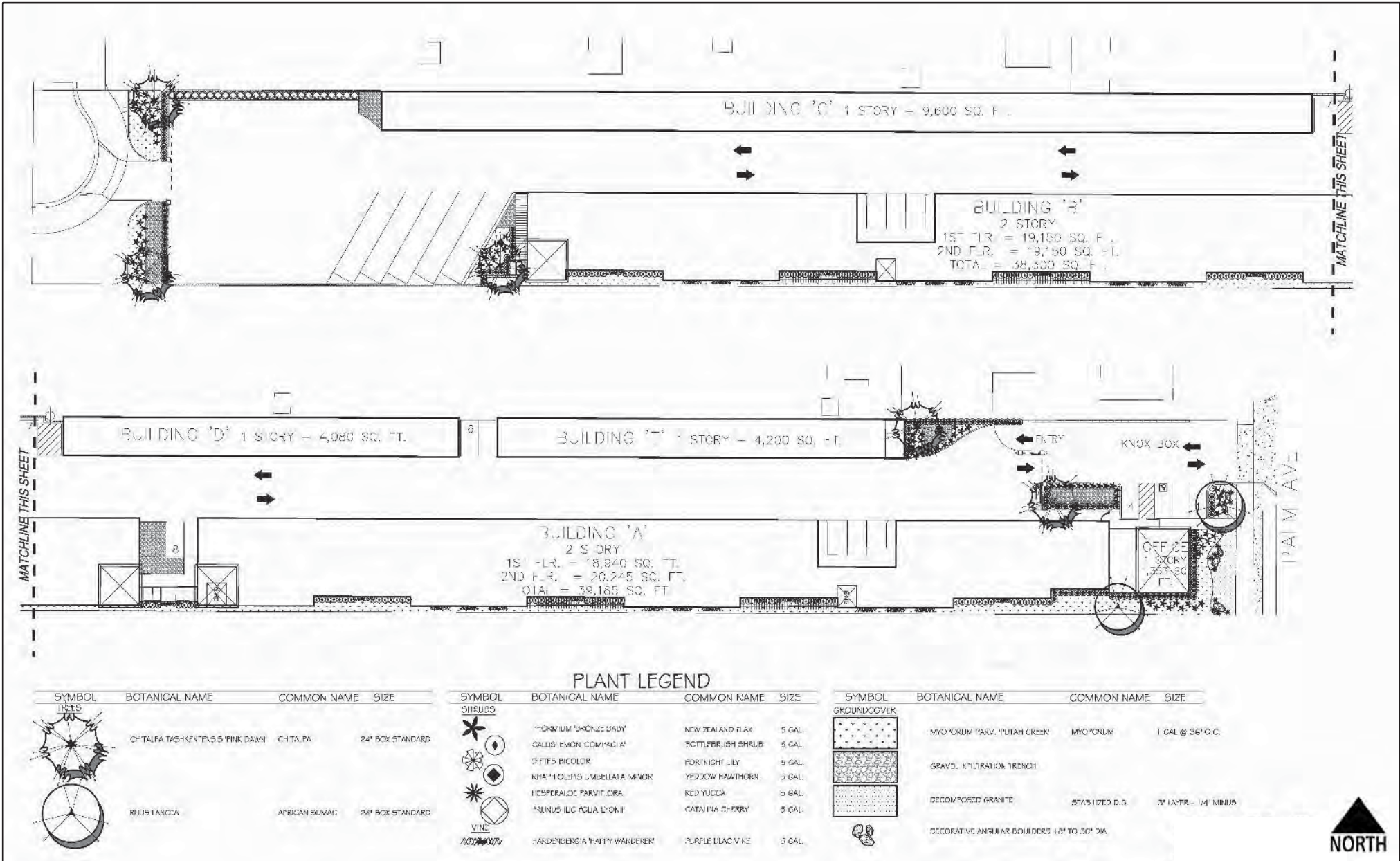


Exhibit 6 - Project Plans (Conceptual Landscape Plan)

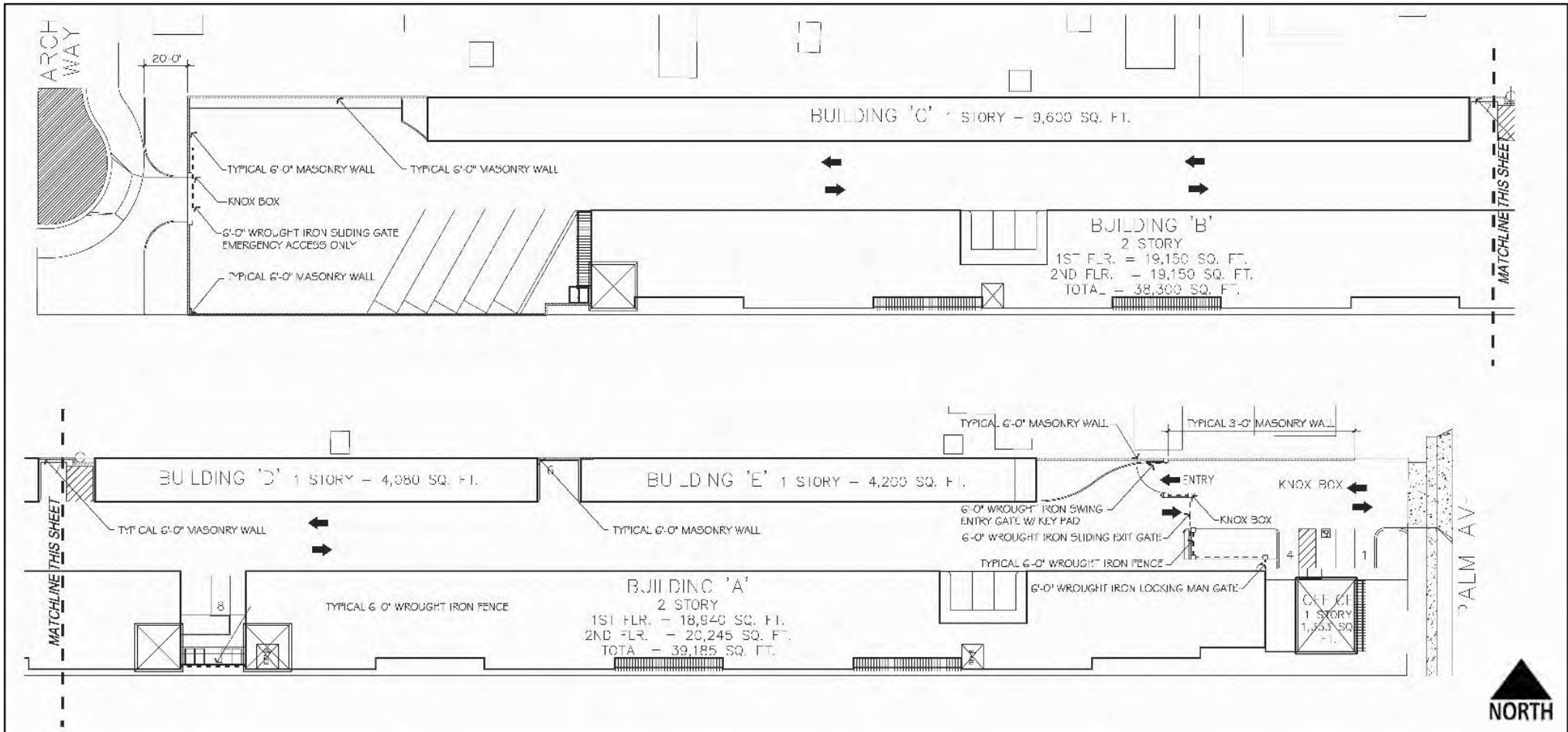
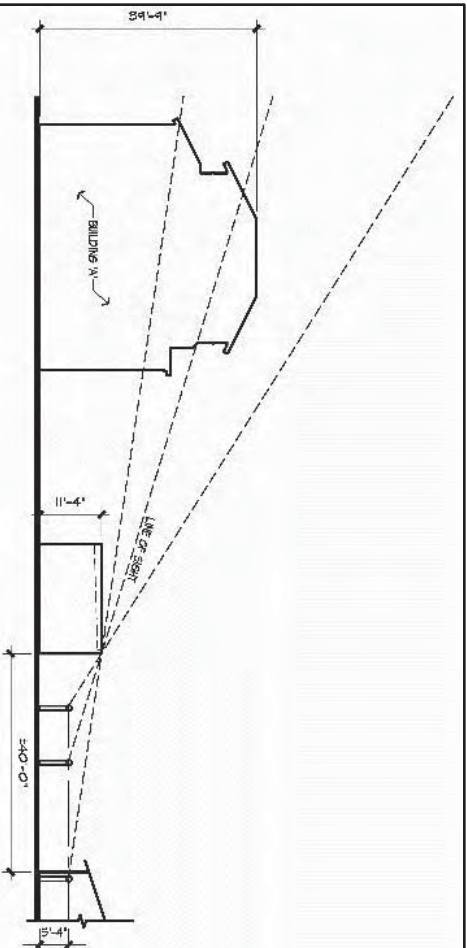
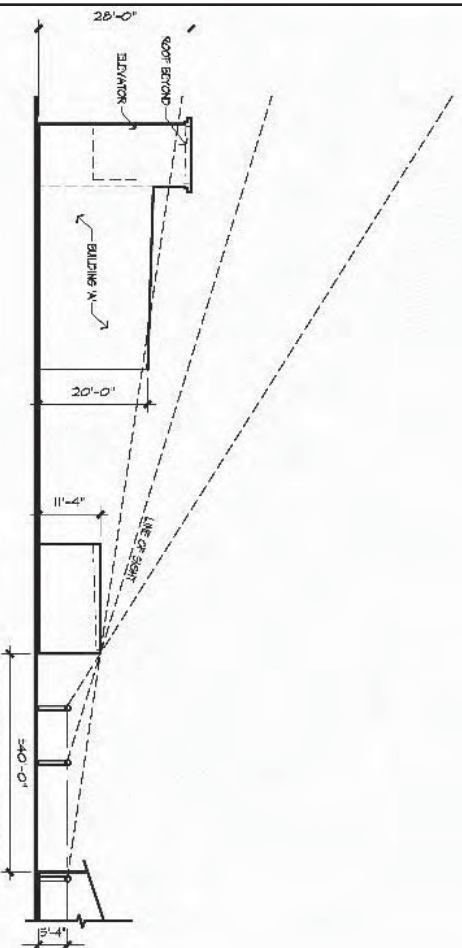


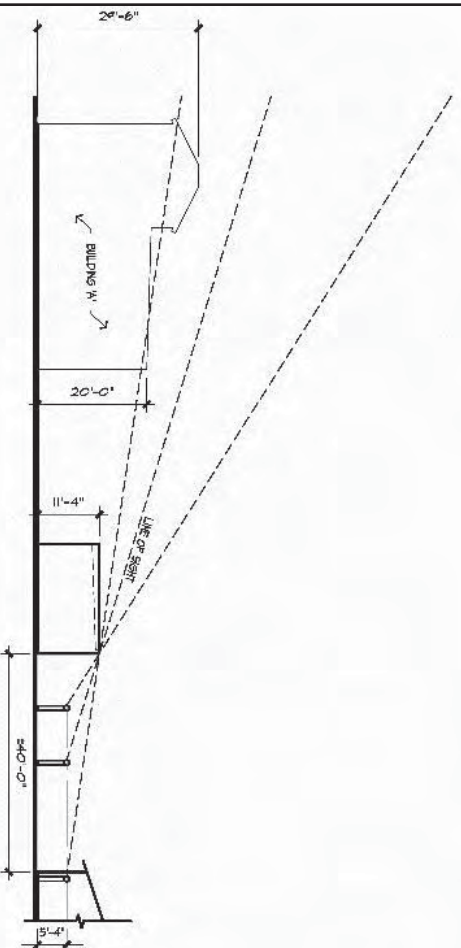
Exhibit 6 - Project Plans (Conceptual Fence and Wall Plan)



**NORTH RESIDENCE
THROUGH EAST TOWER @
BLDG 'A'**



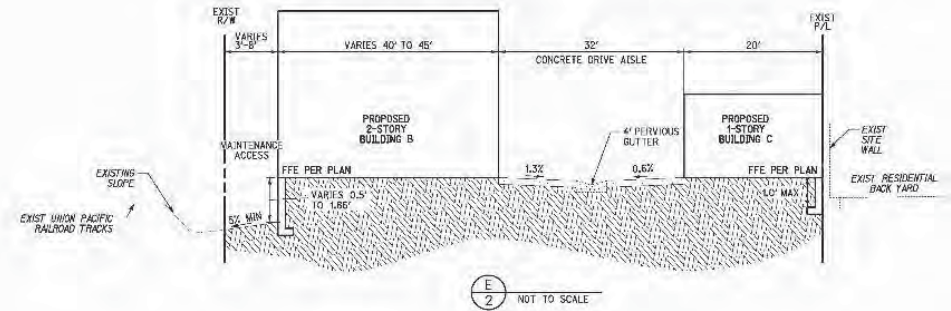
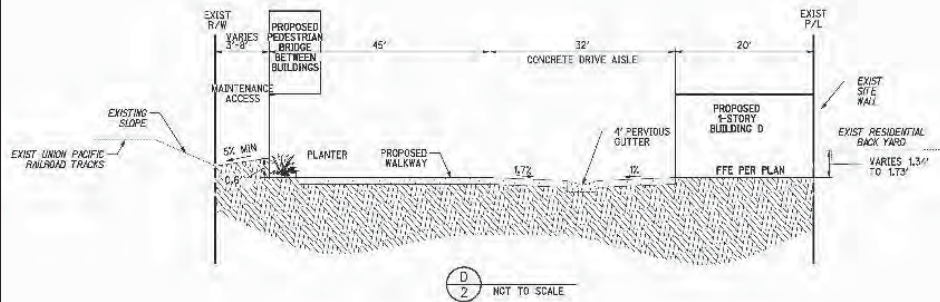
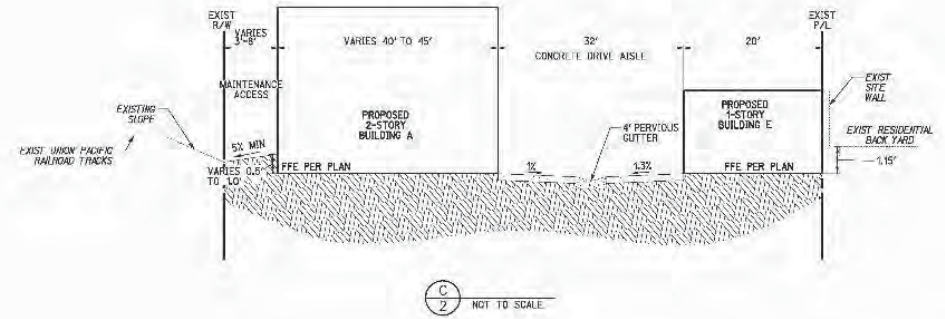
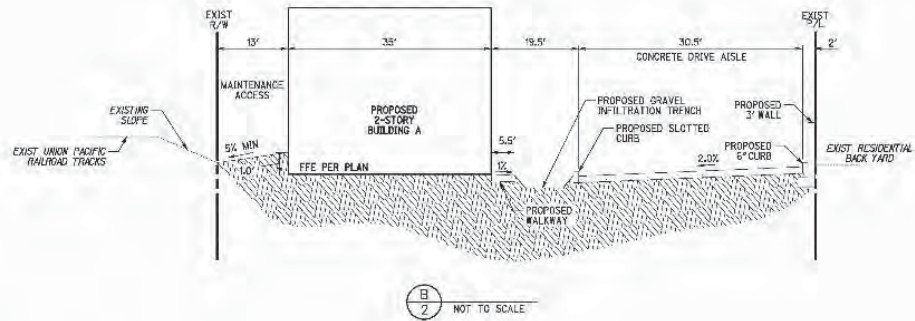
**NORTH RESIDENCE
THROUGH 28' HIGH
PARAPET @ BLDG 'A'**



**NORTH RESIDENCE
THROUGH 29'-6" GABLE
ROOF @ BLDG 'A'**



Grading Cross Sections





Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522

(951) 826-5371

Fax: (951) 826-5981

www.Riversideca.gov

Variance Justification Form

PLEASE TYPE OR PRINT CLEARLY

Name: David Meinecke
(Person preparing application)

Name of Project: Palm Avenue Self Storage

Address: 131 Calle Iglesia, Suite 100

Address: NW Corner of Palm Avenue and Dewey Avenue

City/State/Zip: San Clemente, CA. 92672

Riverside, CA Zip: 92506

Daytime Telephone: 949-388-8090

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):

Please attach separate sheet(s) as necessary.

The variance being requested is in reference to Section 19.190.020(C) of the Riverside Municipal Code. The Development Standards chart, under footnote #4, limits the height and number of stories of that facility. We are hereby requesting a variance from this footnote.

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property? Explain in detail. Yes. Due to the nature and shape of the existing property, the strict application of the Zoning Regulations as they pertain to the CS overlay would severely limit the square footage of the project and thus present a difficulty in making the project financially feasible. In order to allow for adequate circulation and present a safe, viable use to occupy the property, the project will need the ability to reach a second level to preserve drive aisle and building widths. In addition, the infill characteristics of the subject site limit the potential for development that will secure the area for the neighboring residences.
2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property, which do not apply generally to other property in the same zone or neighborhood? Explain in detail. Yes. The subject site's long, narrow shape that severely limit the options for building layout while maintaining a safe, adequate access road to the proposed buildings. The site is bordered on the north by residential and to the south by railroad tracks. Both the east and west property lines are abutted by streets. We have maintained 38' drive aisles with a cul-de-sac turnaround for clientele. The area occupied by drive aisle and drainage is substantial, thus forcing the need to go vertical to obtain the square footage needed to address the pent-up demand in the area for self storage. Furthermore, we have placed the higher buildings farthest from the residential in order to minimize visual impacts but maximize the noise attenuation properties of the current layout.
3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located? Explain in detail. Absolutely not. In fact the proposed development, as discussed briefly above, will provide acoustical screening from the railroad tracks to the existing residence and provide a secured site that is currently open to all foot traffic. In addition, self storage is one of the lowest generators of traffic of all commercial uses. Per the 2014 Self Storage Almanac (produced by the industry leading publication, Mini Storage Messenger) nearly 90% of self storage users access their unit once every two weeks or less. This use serves as an exceptional buffer for the neighboring residence for security and sound, while maintaining quiet, limited operations.
4. Will the granting of this request be contrary to the objectives of the General Plan?
Explain if the General Plan appears to affect the project or property in any way. No. The proposed development assists the General Plan in addressing the reduction of noise, increase in public safety by securing the existing site and alleviating traffic by providing the community with an in-need service thus reducing travel distances of consumers. Special attention has been paid to architectural style and the incorporation of the area's history



Community Development Department - Planning Division

3900 Main Street, Riverside, CA 92522 (951) 826-5371 Fax: (951) 826-5981 www.Riversideca.gov

Variance Justification Form

PLEASE TYPE OR PRINT CLEARLY

Name: David Meinecke Name of Project: Palm Avenue Self Storage
(Person preparing application)

Address: 131 Calle Iglesia, Suite 100 Address: NW Corner of Palm Avenue and Dewey Avenue

City/State/Zip: San Clemente, CA. 92672 Riverside, CA Zip: 92506

Daytime Telephone: (949) 388-8090

VARIANCES REQUESTED (State variance(s) requested specifically and in detail):

Please attach separate sheet(s) as necessary.

We are requesting a variance from the 40% lot coverage maximum to a 50% lot coverage maximum for the subject site.

INSTRUCTIONS: Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Regulations result in practical difficulties or unnecessary hardships for you in the development of your property? Explain in detail.

Yes. The 40% maximum lot coverage restricts the developer's capability to construct a financially feasible project. Staying within the 40% maximum lot coverage also will not allow the development to be completely secured by perimeter buildings.

2. Are there exceptional circumstances or conditions applicable to your property or to the intended use or development of your property, which do not apply generally to other property in the same zone or neighborhood? Explain in detail.

Yes. The existing lot configuration /dimensions, along with the inability to go vertical with the development, forces the layout to be long and rectangular in order to provide adequate access to all areas of the buildings and site.

3. Will the granting of your request prove materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which your property is located? Explain in detail.

No. The proposed layout with the adjusted lot coverage allows us to secure the site with building walls and shield the internal operations from view as well as greatly reduce the audible impacts of the neighboring train. The added lot coverage will allow us to continue this theme through the length of the site.

4. Will the granting of this request be contrary to the objectives of the General Plan? Explain if the General Plan appears to affect the project or property in any way.

No. The project will be sensitive to the objectives of the General Plan with its reduction in noise, increase in public safety with the securing of the subject site, and provide traffic relief by providing a closer community service to several neighboring residences currently traveling greater distances for their storage needs. The self storage market in the 5-mile radius is under-supplied with older, outdated competing facilities. The majority of the residences in the market area have smaller footprints with single car garages and little storage. This infill site lends itself well to self storage as its highest and best use as it is virtually unusable for any other use. Increasing the lot coverage will allow us to meet the pent up demand.