

All Star Super Storage

Stephen J. Manfredi, M.D.
P.O. Box 890880
Temecula, Ca. 92589-0880
(951) 699-1719 Cell (951) 312-9003
Fax (951) 694-8458 SJManfredi@aol.com

Orlando Hernandez, Planning Manager
City of Menifee
29844 Haun Road
Menifee, Ca. 92584

10-18-2022

Hello Orlando:

This letter is in regard to your two letters sent to me dated 10-03-2022 regarding the City of Menifee General Plan Amendment and my two parcels, Assessor's Parcel Numbers 360-350-032 and 360-350-031. Your letters state that the above parcels are being considered for zone change from the current zone EDC-SG to the proposed zone EDC-CC.

I have looked through the current Development Code and I have found that I am in agreement with some of the "Allowed Use" changes that would occur. Please note that I am not objecting to the omission of any trucking or transportation use that would significantly increase vehicular traffic in the EDC-CC zone.

Rather my recommendations are only for uses that would *not negatively impact* the EDC-CC zone. The omission of the uses outlined below would unnecessarily reduce the value of our property, and in some cases the changes would contradict other allowed uses in the Development Code where similar uses are allowed.

Here are some of the uses that are currently allowed in the EDC-SG Corridor, but not allowed in the EDC-CC Corridor. Please revise the EDC-CC Zone to show that the following uses are allowed within EDC-CC.

1. "Caretaker residence or onsite operator residence, only as accessory use" (page 125 of Development Code). Our self-storage facility All Star Super Storage located on parcel APN 360-350-031 already has a "Resident Manager" that lives in a fully permitted residence located on the second floor of our office building located at 32456 Haun Road. All of our self-storage units are individually alarmed, and the Resident Manager answers all alarms during the evening hours when the office is closed. This saves the Menifee Police Department unnecessary calls for false alarms. Please add the caretaker residence as an "Allowed Use" under EDC-CC. I do not want this use to become a "non-conforming" use, as it is necessary for our business security, and appreciated by customers.
2. "Cemeteries, crematories and mausoleums" (page 125 of Development Code) is a conditionally approved use in the EDC-SG. Please add this as a conditionally approved use in the EDC-CC. This use produces very little traffic, and this use is allowed in the EDC-NR, EDC-MB, and EDC-NG. Therefore, this use should also be allowed for EDC-CC.

3. "Motor vehicle body, paint and upholstery shops" (page 128 of Development Code) is a conditionally approved use in the EDC-SG. Please add this as a conditionally approved use in the EDC-CC. Please note that "Motor Vehicle Sales" is an allowed use in all EDC zones, and that most new car dealerships perform this kind of work. Therefore, elimination of this use in the EDC-CC would be contradictory.

4. "Motor vehicle repairs, major" (page 128 of Development Code) is a conditionally approved use in the EDC-SG. Please add this as a conditionally approved use in the EDC-CC. Please note that "Motor Vehicle Sales" is an allowed use in all EDC zones, and that most new car dealerships perform this kind of work. Therefore, elimination of this use in the EDC-CC would be contradictory.

Please feel free to call me any time on my cell phone at 951-312-9003. Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Stephen J. Manfredi". The signature is written in a cursive, flowing style.

Stephen J. Manfredi, M.D. cell 951-312-9003
All Star Super Storage, LLC