

All Star Super Storage

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Cheryl Kitzerow, AICP
Community Development Director
City of Menifee
29844 Haun Road
Menifee, Ca. 92584

11-28-2022

Dear Cheryl:

Re: All Star Super Storage 32456 Haun Road, Menifee and General Plan Amendment (GPA) PLN21-0404 and Change of Zone (COZ) PLN21-0405

Hello Cheryl: As per our meeting on Monday November 7, 2022 in the Bell Mountain Conference Room at 1:30 PM, I am concerned that the new General Plan Amendment will cause the Manager's Residence in our self-storage office building to become a non-conforming use.

I have attached Page 130 from the existing Development Code. The purpose of this letter is to ask that the wording "with or without a manager's residence onsite" be added to the new Development Code. This is a very simple solution and it would apply only to the existing self-storage facilities. I have highlighted "with or without a manager's residence onsite" on the attached page.

I am looking forward to your positive response. As previously stated, our storage facility was fully permitted when we built it, and therefore we do not want any part of it to become a non-conforming use. Thank you very much.

Sincerely,



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

CC: Orlando Hernandez.

CC: Matt Liesemeyer, City Councilman

| Table 9 140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements | | | | | | |
|---|--------|--------|--------|--------|--------|---|
| Allowed Use | EDC-NG | EDC-MB | EDC-CC | EDC-NR | EDC-SG | Additional Requirements |
| | | | | | | May not be located within 1,000 feet of the freeway right-of-way. |
| Recycling processing facilities | C | -- | -- | -- | -- | Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way. |
| Religious Institutions | C | C | C | C | C | |
| Residential care facility | C | C | C | C | C | May not be located within 1,000 feet of the I-215 right-of-way. |
| Restaurants | P | P | P | P | P | Chapter 9.250 (Alcohol sales) |
| Restaurants with ancillary breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption | P | P | P | P | P | Chapter 9.250 (Alcohol sales) |
| Self-Storage, public storage facilities (new) | -- | -- | -- | -- | -- | |
| Self-Storage, public storage facilities with or without manager's residence onsite (existing as of the effective date of this ordinance) | C | C | C | C | C | May expand only within the footprint of the existing development/property. |
| Shooting range; Indoor | P | C | C | C | C | |
| Shooting range; Outdoor | -- | -- | -- | -- | -- | |
| Single-family residences | C | C | C | C | C | Requires tentative tract map approval. May not be located within 1,000 feet of the I-215 right-of-way. |
| Smoking Lounge | C | C | C | C | C | |
| Solid Waste Disposal | -- | -- | -- | -- | -- | |
| Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating | C | C | C | -- | C | |