

# SecureSpace Self-Storage Bonita

(Record ID: PDS2021-MUP-21-009)



# SecureSpace Self-Storage Bonita



# COMMUNITY OUTREACH





# Community Outreach

Applicant's team walked door-to-door talking to neighbors and passing out this flyer



## Proposed Secure Space Self-Storage Bonita

**Project Address:** 5780 Quarry Road, Bonita, California 91902

PDS2021-MUP-21-009; PDS2022-CC-22-0102; PDS2021-ER-21-18-003

The “proposed” project consists of a Major Use Permit (MUP) to develop a 4.99-acre self-storage facility consisting of approximately 1,023 storage units and 132,425 square feet on the approximately 10.74-acre project site as well as 109 recreational vehicle (RV) parking spots, community trails and frontage improvements.



To view the plans submitted to the County, please visit: [www.securespacebonita.com](http://www.securespacebonita.com)

For any questions or concerns please reach out to:

**Tim Karp**, West Coast Development  
949-690-8311  
[tkarp@insitepg.com](mailto:tkarp@insitepg.com)

# Summary of Community Outreach



Applicant walked 425 houses, condos, apartments and businesses within a three-mile radius of the project.

The consensus was very positive and the community:

- is pleased to have storage facilities nearby
- believed this is the optimal use for the site
- appreciates the dedication of approximately two acres of biological open space back to the community and the County
- looks forward to the enhanced trail system, including a connection to the Sweetwater Reservoir trail
- values the addition of a public restroom for trail users

# ONLINE COMMUNITY OUTREACH



# Online Community Outreach Results



- Reached ~11,000 households within 3 miles of project
- Used broad social media to target those residents, ads were shown ~99,400 times between November 12 – 21
- 3,400+ residents watched the entire project video presentation



# “We Hear You”

Community Comments  
During Sweetwater CPG  
Meetings



# Sweetwater Community Planning Group (CPG)

## Meeting Summary (as of 10/1/2024)



- 11/24/2020** Sweetwater CPG introduction meeting with Harriet and John Taylor, Michael Garrod and Brian Sorensen of SecureSpace Self-Storage. (via Zoom)
- 06/01/2021** Sweetwater CPG meeting with Harriet Taylor and Steven Stonehouse (co-chairs) and the Sweetwater CPG Board, along with the SecureSpace Self-Storage team: Brian Sorensen, Tim Karp and CJ Rogers. (via Zoom)
- 08/20/2021** Meeting at Harriet Taylor's house, by request, with Harriet Taylor, John Taylor and Michael Garrod to review the project drawings with SecureSpace Self-Storage team: Brian Sorensen, Tim Karp, CJ Rogers, Jeff Allmaras, and Brice Bossler of the Bossler Group.
- 09/07/2021** Sweetwater CPG and Bonita Community Members meeting at Bonita Valley Church, presentation by SecureSpace Self-Storage team: Brian Sorensen, CJ Rogers and Tim Karp; with attendance by Brice Bossler of the Bossler Group.
- 08/02/2022** Sweetwater CPG and Bonita Community Members meeting at Bonita Valley Church, presentation by SecureSpace Self-Storage team: Brian Sorensen, CJ Rogers and Tim Karp; with attendance by Brice Bossler of the Bossler Group.
- 02/07/2023** Sweetwater CPG meeting at Bonita-Sunnyside Fire Protection District with Tim Karp of SecureSpace Self-Storage and Brice Bossler of the Bossler Group, participating in a project discussion and Q&A session.
- 09/03/2024** Sweetwater CPG and Bonita Community Members meeting, presentation by SecureSpace Self-Storage team: Tim Karp, CJ Rogers, Romelia Edwards; with attendance by Brice Bossler of the Bossler Group.
- 10/01/2024** Sweetwater CPG and Bonita Community Members meeting, Secure Space Self-Storage Bonita was an action item on the agenda. Tim Karp from SecureSpace and Brice Bossler from the Bossler Group attended.



## 1) SHORTENING OPERATING HOURS

**Comment:** “Opening exterior drive-up storage doors at 6:00 a.m. would wake up neighbors.”

**Solution:** SecureSpace Operations team changed normal operating hours for this site from 6am – 10pm daily to 8am – 8pm daily. This is the only exception that has been made within our 69 operating stores nationwide.

## 2) ADDED PUBLIC RESTROOM

**Comment:** “Would be nice to have a public restroom by the trail system.”

**Solution:** SecureSpace Design Team added a public restroom to be open during store’s operating hours.

## Community Comment 2

**Q:** If your project is proposing a permanent trail system around the project, can a public restroom be included?

**A:** Yes, it will be included.





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## 3) ADDED INFRARED CAMERA SYSTEM AROUND PERIMETER OF SITE

**Comment:** “How are you going to ensure the homeless don’t start encampments around the project site?”

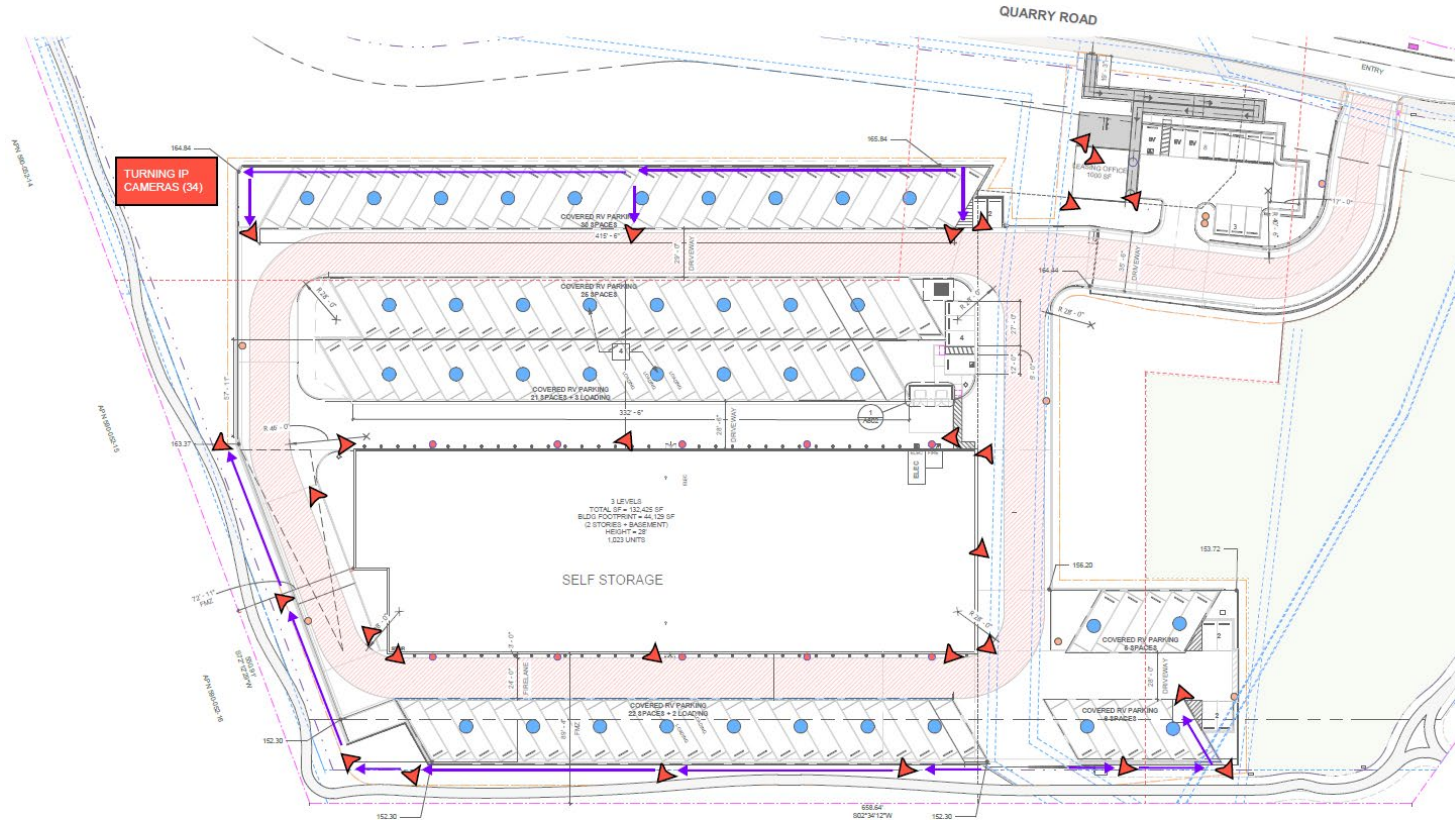
**Solution:** SecureSpace Design Team added an Infrared Camera System around the trail, tied to a 24-hour monitoring call center to ensure no encampments will be established around the MUP Boundary.

# Community Comment 3



**Q:** What steps will you take to address the homelessness problem in and around the site?

**A:** We will be adding infrared cameras along the trail and surrounding area, which are tied to a 24-hour monitoring call center.





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## 4) CHANGED MATERIALS TO APPROPRIATE SHADES AND TEXTURES

**History:** Initially, Sweetwater CPG requested that the storage project resemble the Bonita-Sunnyside Fire Station, which included a red roof. However, the community disapproved of this decision.

**Solution:** SecureSpace Design Team changed the roof and other materials to neutral colors.



# Community Comment 4

## Neutral Finishes Requested



 S-2	 M-3	 CM-1	 GL-2	 MF-1	 GL-1	 GL-2	 MF-2
 SL-1	 SL-2	 CM-1	 S-1	 S-2	 MF-1	 MF-1	 MF-1
 MF-2	 RW	 M-3					

VISION GLASS  
W/ LANTITE 7 IN INSULATING  
CLEAR

SPANDREL GLASS  
W/ LANTITE 7 IN INSULATING  
VED (ANNU) GRAY

CONCRETE MASONRY BLOCK -  
SEE PAGE  
ANDELUS BLOCK COMPANY  
SUNBELT

STUCCO - FINE SAND FINISH  
SERRINI ROLLING SYSTEM  
METSAN TAY

STUCCO - FINE SAND FINISH  
SERRINI ROLLING SYSTEM  
ORVAL TAY

METAL PANEL  
TELEGRAPH

METAL ROOF  
WEATHERED DIRT

ROUGH PRO - RETAINING WALL  
BELLEVUE TAY

JOIST ROLL UP  
DOOR (CONCRETE)



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## 5) DESIGNED THE BUILDINGS TO BLEND INTO THE NATURAL LANDSCAPE

**History:** A traditional approach to commercial site planning places visibility and exposure at the forefront of the design drivers. Consolidated building design and other cost sensitive approaches are typically paramount. This often leads to a “cookie cutter” solution that places the building front and center, while not respecting the local context.

**Solution:** Secure Space Design Team substantially increased setbacks, dedicated acreage to biological open space, adjusted the building to work with the natural grade to lower the overall mass of the building and used landscape to shield, scale and preserve site lines.





## **Additional Requests by Sweetwater CPG included in Current Design:**

- removal of exterior rollup doors for storage units facing the neighbors to the South
- board batten siding
- standing metal seam roof
- style of windows
- exterior downlighting for wall mounted exterior light fixtures
- silent entrance gate & gate operator
- two-rail fencing (included at entrance driveway)
- changes to building elevation colors and finishes, including additional neutral coloring
- heights of parking lot poles will be reduced to minimize excess nighttime lighting
- background color of monument sign on corner of Sweetwater & Quarry Rd changed from white to blue



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# Market Analysis:

## Underserved Self Storage Within a 3-mile Trade Area

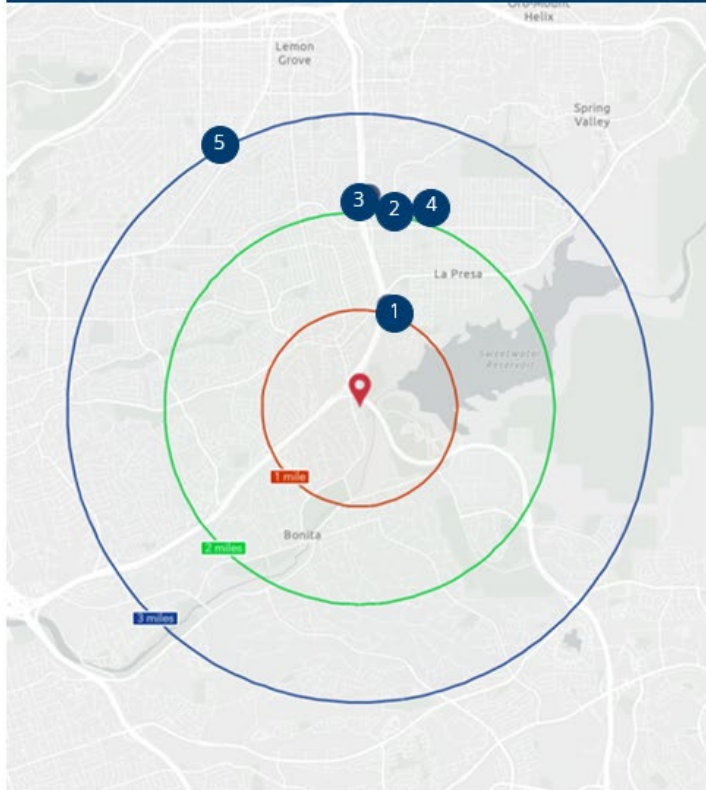




# SecureSpace Self-Storage Bonita



SecureSpace Bonita Relevant Competitive Set



	Subject	1	2	3	4	5
	SecureSpace	Quarry Self Storage	U - Haul Jamacha Rd	Public Storage	CubeSmart	U - Haul Massachusetts Ave
Address	5780 Quarry Rd, Bonita, CA 91902	6260 Quarry Rd, Spring Valley, CA 91977	8847 Jamacha Rd, Spring Valley, CA 91977	1247 Sweetwater Rd, Spring Valley, CA 91977	9180 Jamacha Rd, Spring Valley, CA 91977	1805 Massachusetts Ave, Lemon Grove, CA 91945
Dist (Miles)	--	0.9	1.9	1.9	2.0	2.9
Year Built/Expected	2026	1992	1985	2003	1979	1960
Size (NRSF)	104,555	47,600	76,500	168,000	67,000	38,031
Climate Controlled?	Y	N	Y	Y	N	Y
Operator	SecureSpace	Quarry Self Storage	U - Haul	Public Storage	CubeSmart	U - Haul

Legend	
Subject	
Existing Competition	

# SecureSpace Self-Storage Bonita



Existing supply is **6.2 SF/Capita** in San Diego County which shares the same boundaries as the San Diego – Carlsbad CBSA (Core-Based Statistical Area)

Trade Area Metrics	2 Mile	3 Mile
<b>Demographics</b>		
Population	63,186	134,987
Households	18,862	39,605
Projected Annual Population Growth	(0.4%)	(0.4%)
Historical Population Growth	(0.6%)	(0.5%)
Renter Occupied	34.5%	32.0%
Median Household Income	\$93,244	\$93,582
Average Household Income	\$116,129	\$118,822
<b>Supply</b>		
# of Facilities	3	5
NRSF	292,544	397,531
Climated Controlled %	65.5%	52.8%
Average Facility Size	97,515	79,506
<b>SF / Capita (Existing)</b>	4.6	2.9
# of Developments	1	1
Development SF	104,555	104,555
SF / Capita (Developments)	1.7	0.8
<b>Adjusted Supply</b>	6.3	3.7

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