



U-HAUL COMPANY OF SAN FRANCISCO

500 PAUL AVENUE • SAN FRANCISCO, CALIFORNIA 94124 • PHONE: (415) 570-4000

Project Name: 708022 U-Haul of Mountain View

Project Location: 62 W. El Camino Real
Mountain View, CA. 94040

Land (acres/SF): 1.56 acres / 67,953 SF

Zoning: P(38) El Camino Real Precise Plan

Proposed Project: Enhance existing business with site improvements and addition of a new five story self-storage building (21,408 SF footprint, 107,040 SF building area).

Included:

- Formal Planning Application
- Gatekeeper Project Letter
- Preliminary Site Plan
- Preliminary Floor Plan
- Preliminary Elevations & Renderings
- Aerial image of property & proposed community benefit



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Gatekeeper Project Letter 2024

Mayor and City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Attention: Community Development Director Dawn Cameron, Assistant Director Lindsay Hagan
and Gatekeeper Planning Team Manager Amber Blizinski

Dear Mayor Showalter and Mountain View Staff,

U-Haul has prepared this application package requesting Council authorization to proceed with the review of our proposed project regarding the property located at 62 W El Camino Real.

Introduction:

The proposed 1.56-acre property is located at 62 W El Camino Real. This property has been a successful and sustainable U-Haul business for more than forty years. U-Haul is proposing to expand the business with the addition of a new five story self-storage building (21,408 SF footprint, 107,040 SF building area). The proposed addition will allow U-Haul to continue providing valuable moving, storage, and expanded retail services to the community. Our proposed building would provide improvements to the safety and beautification of the area with a newly constructed and beautifully designed U-Haul facility. The new facility would enhance the visual appeal of the street and would create a more people-friendly destination for those desiring aligned storage needs with truck rentals. Not only will our proposed enhancements to this site improve our existing uses along El Camino Real, which includes truck rental, but it will also modestly expand its retail footprint. Adding self-storage spaces supports our existing business and provides a community benefit for those who live in current and future multi-housing complexes.



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Policy Options:

The property is currently zoned P (38) - Planned Community / El Camino Precise Plan. We are looking for the city of Mountain Views support with either of the following methods. We are seeking a narrow and targeted "ancillary use" for our existing business in a sub-section of the El Camino Real Precise Plan. Or, if Council would consider rezoning our property to low intensity corridor to allow self-storage as a permitted use as to allow this project to move forward. U-Haul is ready to collaborate with the City of Mountain View on other policy avenues identified by staff.

Community Benefit Proposal:

U-Haul will donate \$150,000 to the city of Mountain View to be used at their discretion towards a community improvement project of their choosing.

Site Plan Consideration:

Custom site designs for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is a neighborhood asset and an economic success.

U-Haul is more of a commercial and retail type of use that serves residential communities within a 3-5-mile radius. We feel that expanding our services at this location would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue

*Moving Made Easier*SM



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- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Significant Policies:

- Hours of Operation:

Mon. - Thus.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	7:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the possibility of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

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Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7



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We are mindful that the El Camino Plans vision includes a corridor with business that provides important goods and services to people in the community. We are convinced our proposal will help achieve that goal. U-Haul looks forward to working with the City of Mountain View as you consider our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Danté Abordo". The signature is stylized with large, sweeping loops and a long, horizontal tail stroke.

Danté Abordo
U-Haul of San Francisco
Marketing Company President
Office: 415-468-3450
Cell: 415-305-6465

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 U-Haul of Mountain View
 Proposed community benefit



nder
reschool

S-Object Solutions

Annachikadai -
Indian Restaurant &...
Indian • \$\$

Mountain View
Advanced Dental

Hotel Vue
3.8 ★ (696)
2-star hotel

U-Haul of
Mountain View

America's Tire
Tire shop

Mountain View
Garden Center
Landscaping supply store

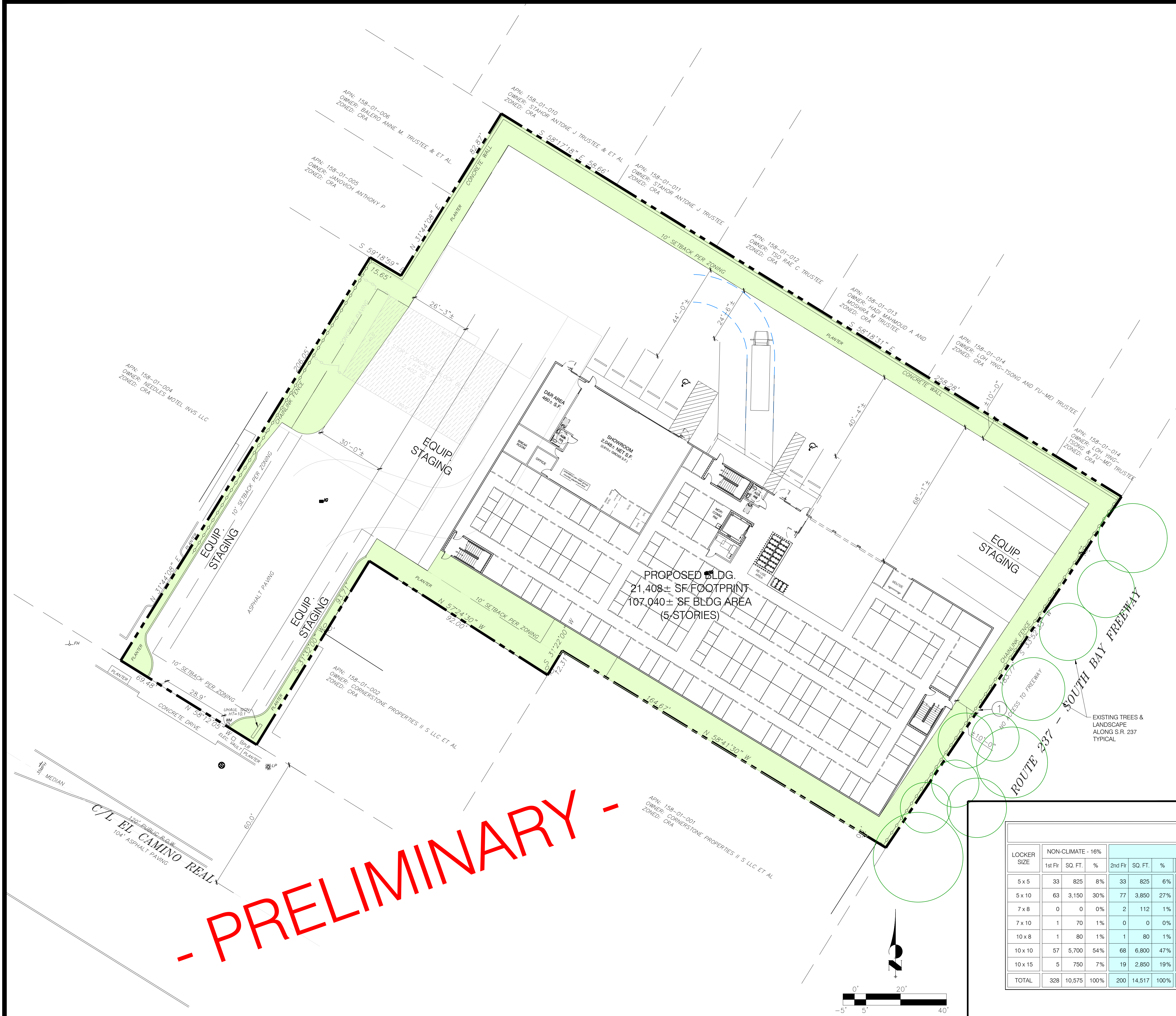
BMW of Mountain View
BMW dealer

In-N-Out Burger
Hamburger • \$

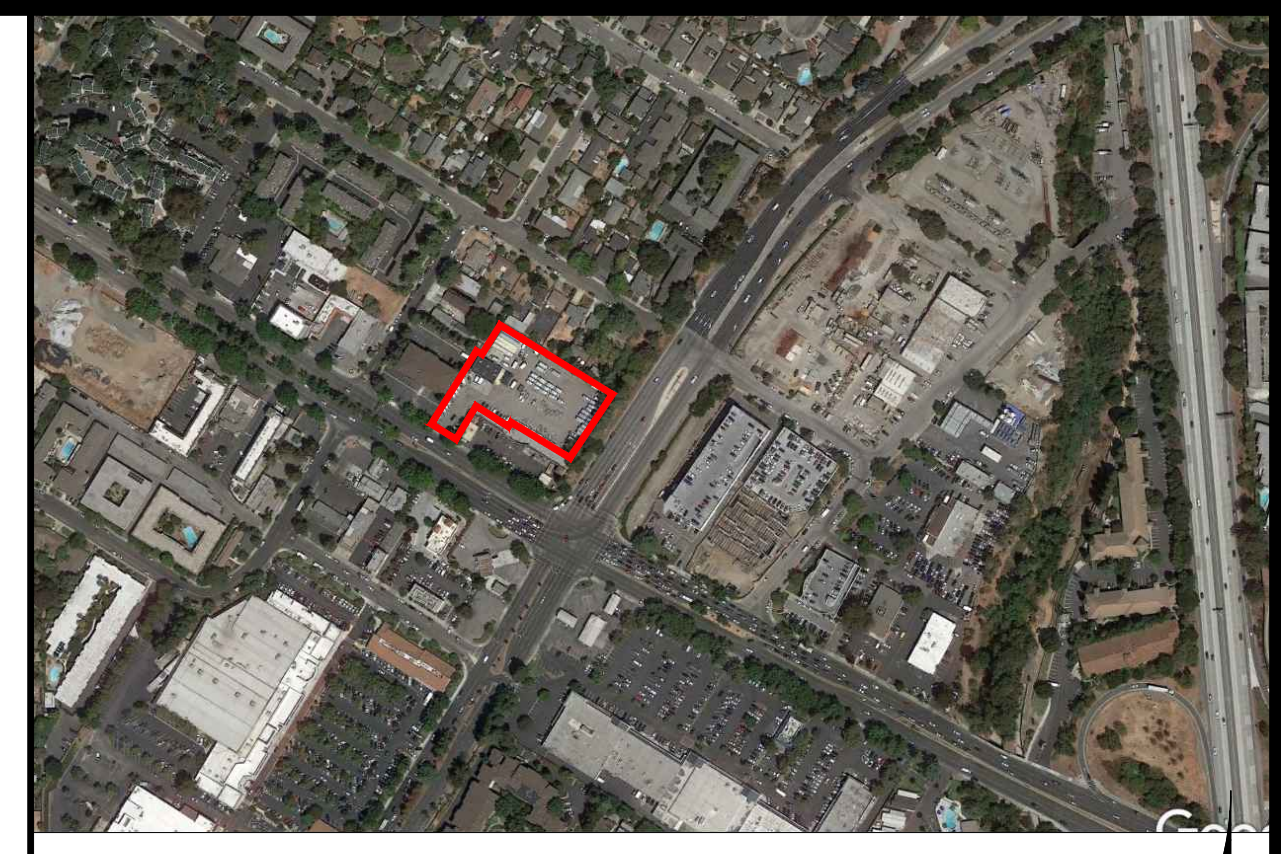
Google

Layers

Map navigation controls: person icon, street view icon, zoom in (+), zoom out (-), and expand/collapse icon (↑/↓).



- PRELIMINARY -



SITE AERIAL SCALE: N.T.S.

Zoning Information
Project Name: Project # 708022
U-Haul of Mountain View

Municipality: City of Mountain View

Project Address: 62 W. El Camino Real, Mountain View, CA 94040

APN/ACRE/AREA: 158-01-003±1.55 AC/67,722 S.F.

Zone: P (38) - Planned Community / Precise Plan

Adjacent Zoning:
N- R2 - 1 and 2 Family/R3-1.5 - Multiple Family
E- P (38) - Planned Community/Precise Plan
S- P (38) - Planned Community/Precise Plan
W- P (38) - Planned Community/Precise Plan/R2 - 1 and 2 Family

Permitted Uses: Any use permitted in any other zoning district may be permitted in a P district, either alone or in combination with other uses, after it has first been determined that the area to be so zoned requires the special consideration herein mentioned.

The city may adopt a precise plan to delineate uses, relationships to other areas, intensity of use, circulation, design criteria, procedures for development review and special conditions.

A precise plan may authorize issuance of a planned community permit by the zoning administrator, and may authorize administrative approval of signs, minor site changes and minor building alterations that are in conformity with the plan without the necessity of a planned community permit, provided in all cases the precise plan contains reasonable and adequate standards for the granting of such administrative approvals.

Bulk Requirements

Setbacks:

	Ground Floor Commercial (d)	Other Ground Floor Uses and All Upper Floors (e)	Surface Parking (g)
Minimum El Camino Real Setback	10 ft (c)	10 ft Structured Parking: 25 ft	25 ft
Maximum El Camino Real Setback	15 ft (c)	N/A	N/A
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (f)	12 ft
Minimum Side & Rear Setback	0 ft	15 ft (f)	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	25 ft	25 ft (f)	10 ft

FAR: 1.85; PROVIDED: 1.58±

Height Limit: 65 ft. and 5 stories max; PROVIDED: 58'-8"± and 5 STORIES

Max pavement Coverage: 25%; PROVIDED: 35,379 S.F. (52%±)

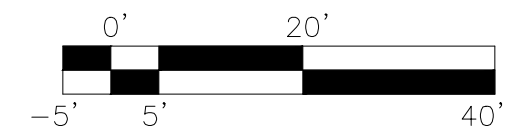
Min. Open Space: 40%; PROVIDED: 10,930 S.F. (16%±)

Parking:
Self-storage = 1 space / 2,000 SF of GFA, REQUIRED: 53 SPACES
Retail = 1 space / 180 SF GFA, REQUIRED: 11 SPACES
TOTAL REQUIRED: 64 SPACES; TOTAL PROVIDED: 51 SPACES

Landscape Buffer:
1. Property lines bordering Res districts provide 10ft buffer with 7ft high masonry wall with trees
Buffers along all street TBD at Site Plan approval.

PROPOSED MIX

LOCKER SIZE	NON-CLIMATE - 16%			CLIMATE - 84%										TOTAL STORAGE				
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	5th Flr	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	33	825	8%	33	825	6%	33	825	6%	19	475	3%	19	475	3%	137	3,425	5%
5 x 10	63	3,150	30%	77	3,850	27%	78	3,900	27%	82	4,100	28%	85	4,250	29%	385	19,250	28%
7 x 8	0	0	0%	2	112	1%	0	0	0%	2	112	1%	1	56	0%	5	280	0%
7 x 10	1	70	1%	0	0	0%	1	70	0%	0	0	0%	0	0	0%	2	140	0%
10 x 8	1	80	1%	1	80	1%	1	80	1%	1	80	1%	1	80	1%	5	400	1%
10 x 10	57	5,700	54%	68	6,800	47%	69	6,900	47%	69	6,900	48%	69	6,900	47%	332	33,200	48%
10 x 15	5	750	7%	19	2,850	19%	19	2,850	19%	19	2,850	20%	19	2,850	20%	81	12,150	18%
TOTAL	328	10,575	100%	200	14,517	100%	201	14,625	100%	192	14,517	100%	194	14,611	100%	947	68,845	100%



SCALE: 1" = 20' - 0"

SITE DATA

SHEET NOTES:

NO.	DATE	INITIALS	NOTES
1	08/12/21	EMA	REV.'S TO NEW OPTION
2			
3			
4			
5			
6			
7			
8			

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/08/19	KMB	REV. SITE PLAN, ADD 5TH FLR
2	09/03/19	KMB	REV. FLOOR PLAN, ELEV. STAIRS
3	01/15/20	KMB	REV. PER EJS AND ADVP COMMENTS
4	02/19/20	KMB	REV. FLOOR PLAN, 2 OPTS.
5	04/08/20	KMB	REV. FLOOR PLANS
6	09/23/20	KMB	REV. PER EJS REVIEW / OKAY (09/14/20)
7	10/05/20	EMA	REV. FLOOR PLAN, LCKR MIX
8	07/28/21	EMA/KMB	CREATE NEW OPTION

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF MOUNTAIN VIEW
62 W. EL CAMINO REAL
MOUNTAIN VIEW, CA

SHEET CONTENTS:
PRELIMINARY SITE PLAN

708022

DRAWN: EMA
CHECKED: NH
DATE: 07/28/2021

SP1

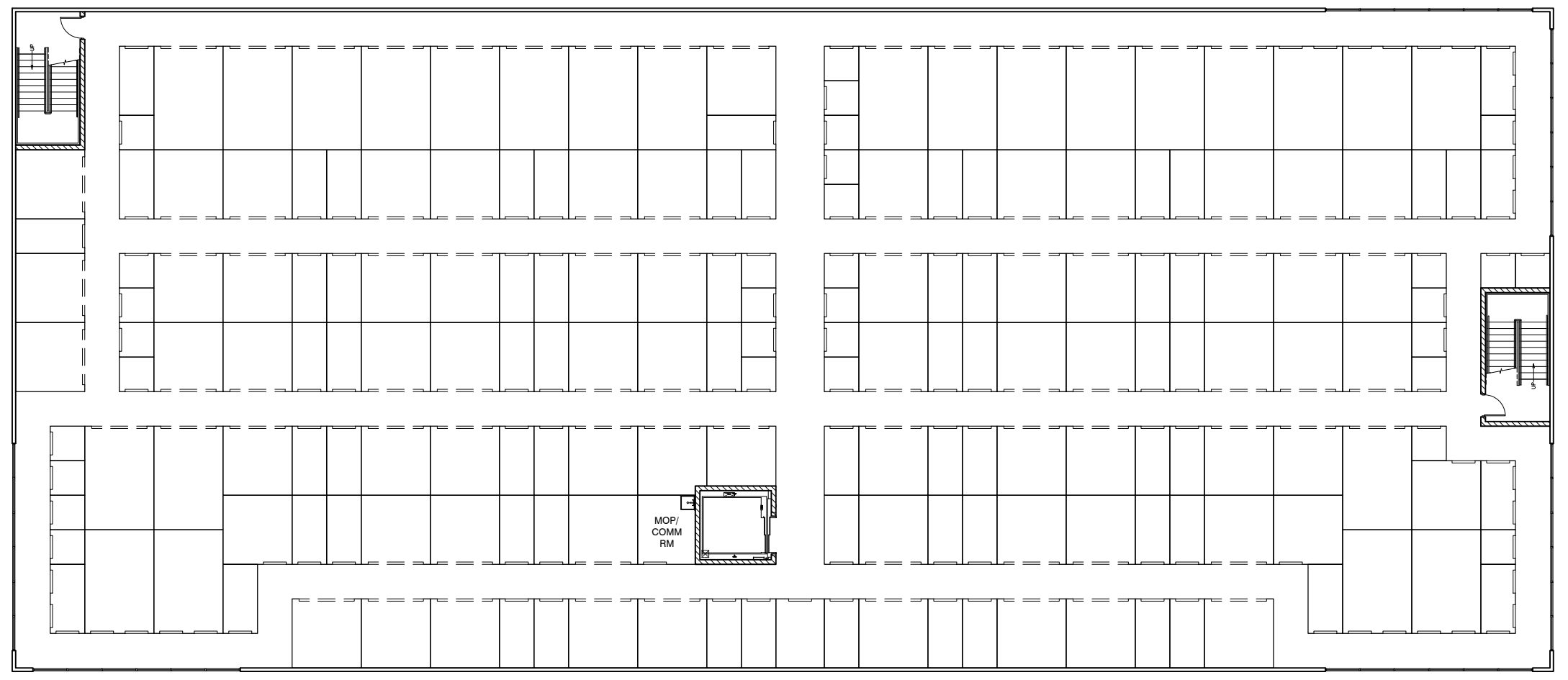
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PRELIMINARY SITE PLAN - OPTION 2

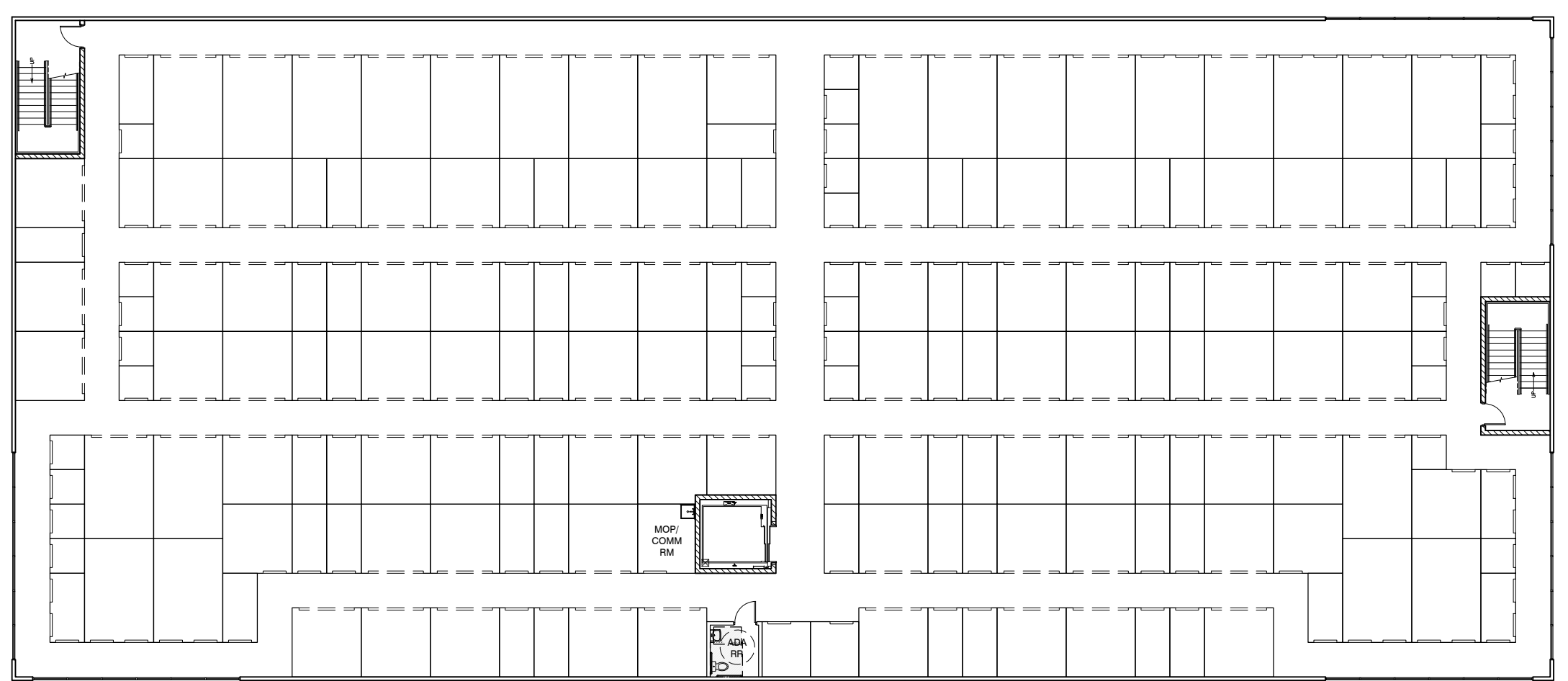
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- PRELIMINARY -

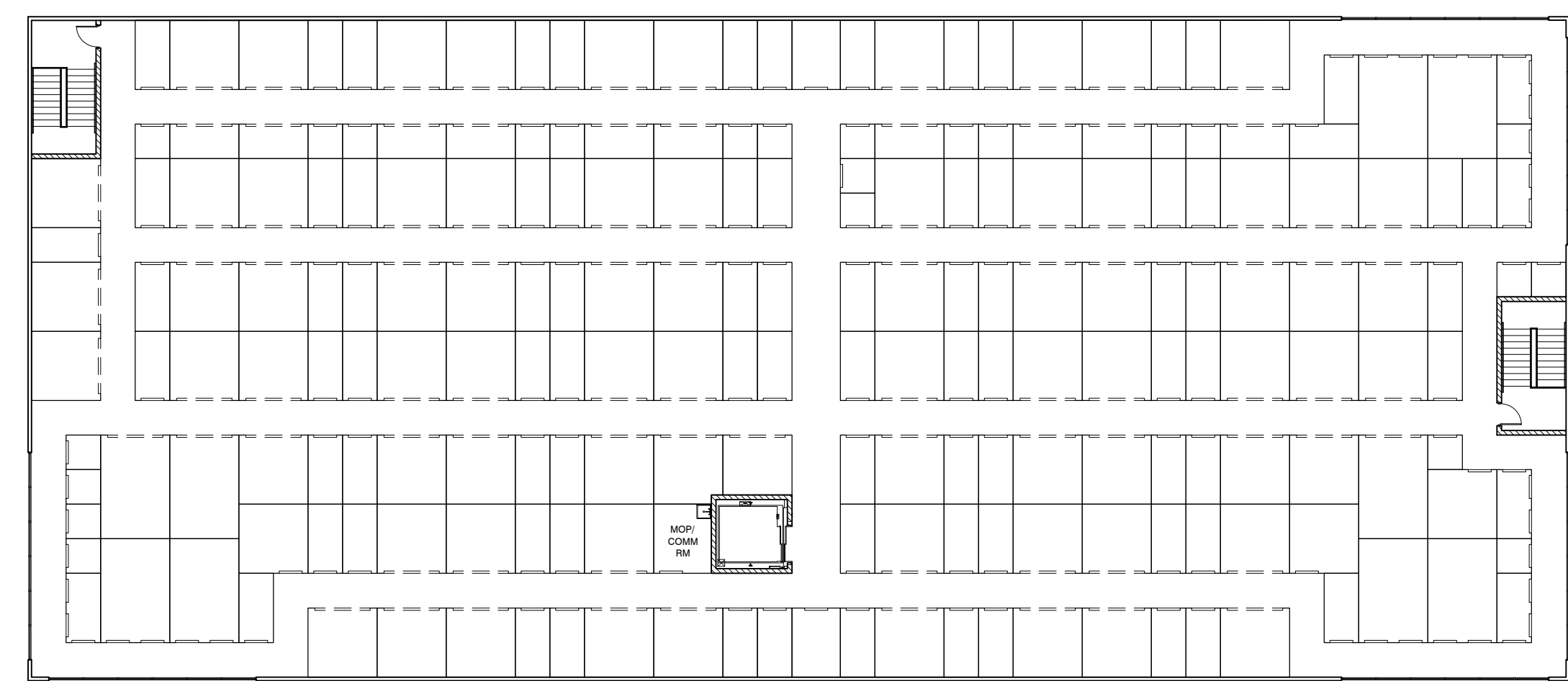
LOCKER SIZE	PROPOSED MIX														TOTAL CLIMATE		TOTAL STORAGE				
	NON-CLIMATE - 15%			CLIMATE - 85%											QTY	SQ. FT.	%	QTY	SQ. FT.	%	
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	5th Flr	SQ. FT.							%
5 x 5	39	975	9%	31	775	5%	31	775	5%	13	325	2%	23	575	4%	98	2,450	4%	137	3,425	5%
5 x 10	70	3,500	32%	65	3,250	22%	68	3,400	23%	74	3,700	25%	98	4,900	33%	305	15,250	26%	375	18,750	27%
7 x 8	0	0	0%	2	112	1%	0	0	0%	2	112	1%	0	0	0%	4	224	0%	4	224	0%
7 x 10	1	70	1%	0	0	0%	1	70	0%	0	0	0%	2	140	1%	3	210	0%	4	280	0%
10 x 8	1	80	1%	1	80	1%	1	80	1%	1	80	1%	1	80	1%	4	320	1%	5	400	1%
10 x 10	44	4,400	41%	69	6,900	47%	69	6,900	47%	69	6,900	47%	78	7,800	52%	285	28,500	48%	329	32,900	47%
10 x 15	12	1,800	16%	24	3,600	24%	24	3,600	24%	24	3,600	24%	9	1,350	9%	81	12,150	21%	93	13,950	20%
TOTAL	167	10,825	100%	192	14,717	100%	194	14,825	100%	183	14,825	100%	211	14,845	100%	780	59,104	100%	947	69,929	100%



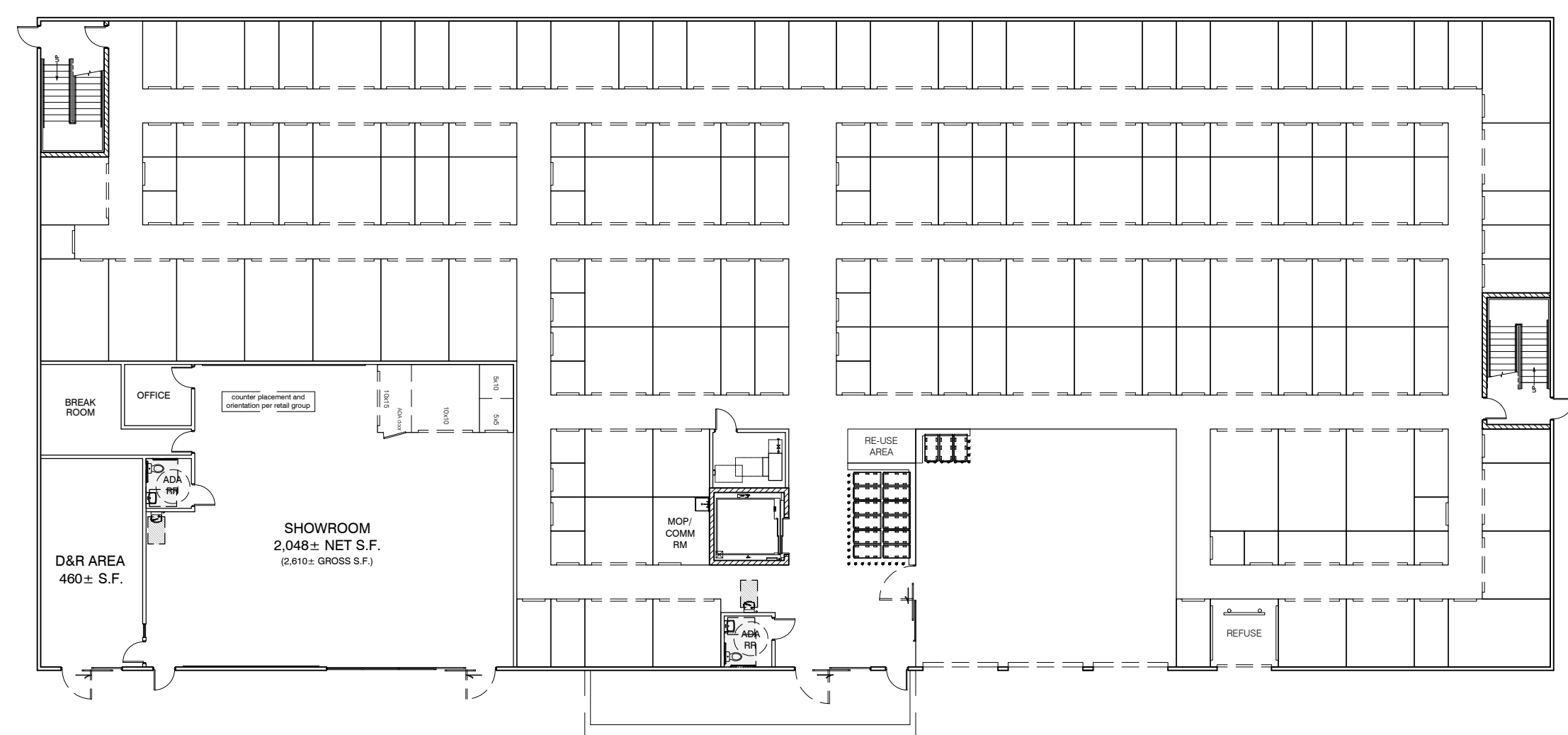
3RD FLOOR PLAN



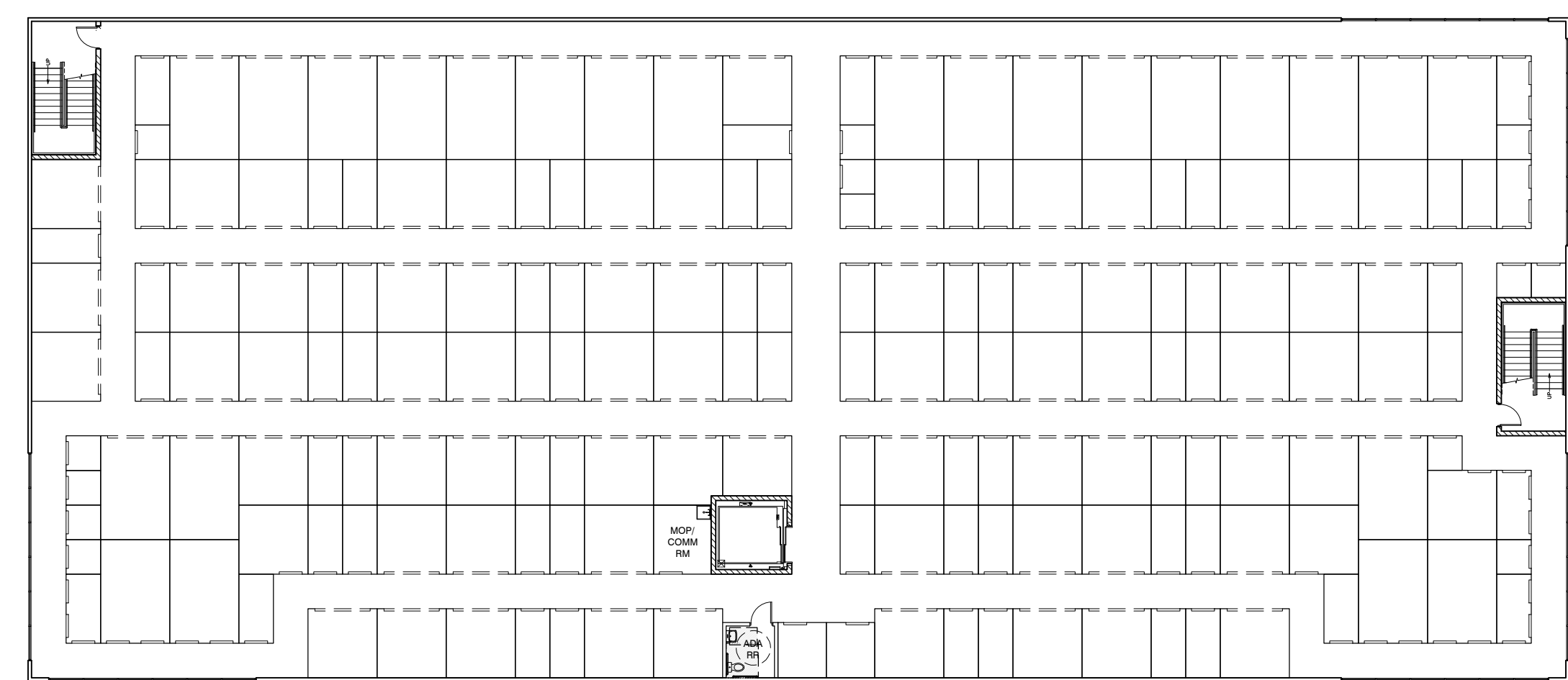
2ND FLOOR PLAN



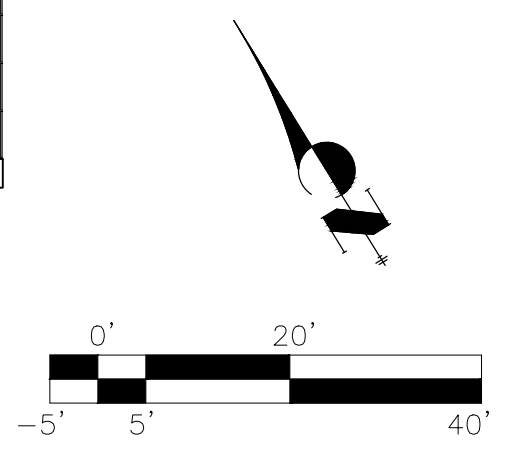
5TH FLOOR PLAN



1ST FLOOR PLAN



4TH FLOOR PLAN



SCALE: 1" = 20' - 0"

REVISIONS:

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7	10/05/20	KMB	REV FLR PLAN, LCKR MIX
8	07/25/21	KMB	PRELIMINARY ELEV.

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
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ARCHITECT LOGO:

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REAL ESTATE COMPANY

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SHEET CONTENTS:
PRELIMINARY
FLOOR PLAN

708022

DRAWN: KMB
CHECKED: NH
DATE: 07/03/19

A1
708022A11



2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Preliminary Proposal

SHEET 01

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CORNICE TRIMS PROVIDE DEPTH AND STRUCTURE, CREATING A MORE RETAIL LOOK

CHANGE IN MATERIAL COLORS TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA



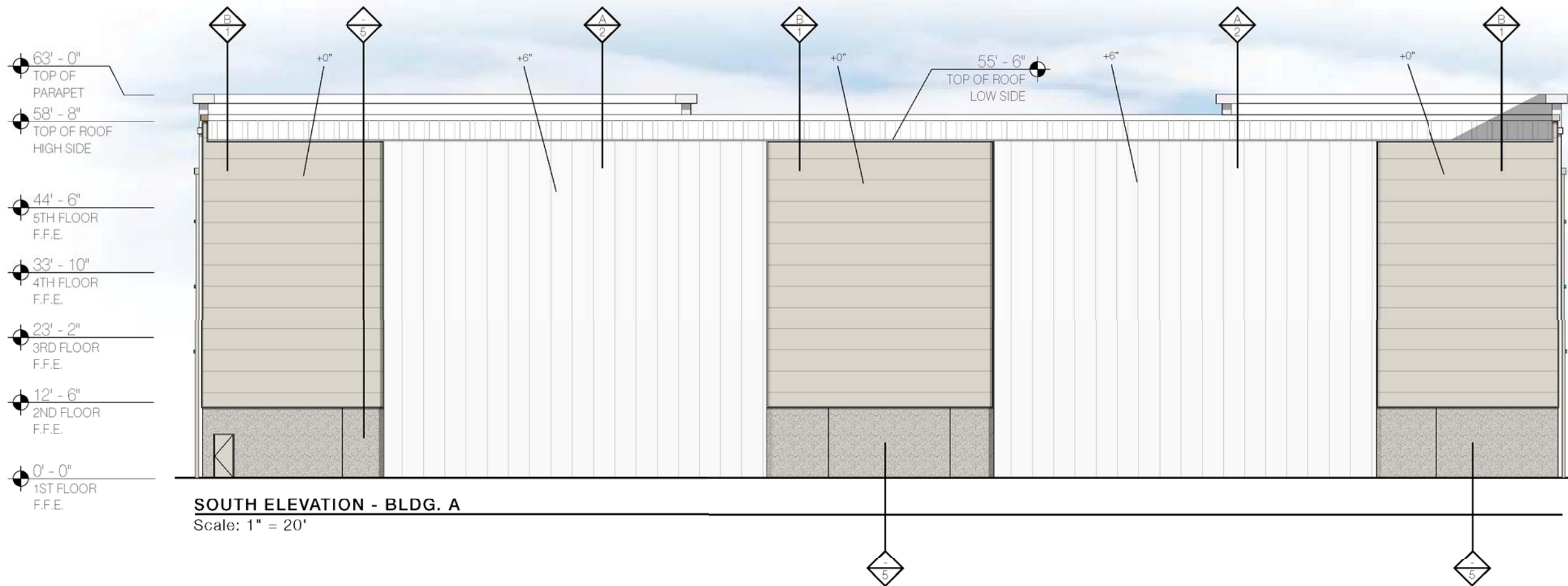
NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

GENERAL NOTES:
D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

COLOR CHART	
A	REGAL WHITE III (IMP COLOR)
B	SANDSTONE (IMP COLOR)
C	PATINA GREEN (IMP COLOR)
D	BONE WHITE (CUSTOM COLOR PANEL)
E	WALNUT (FAUX WOODGRAIN FINISH)
F	GALVANIZED TRIM
G	DESERT JEWEL (SW 6767 AQUARIUM)
H	SW EGGHELL BLACK
I	U-HAUL FOREST GREEN
J	SIERRA SUNSET

MATERIALS	
1	42"W ATAS IM STUCCO EMBOSSED HORIZONTAL IMP
2	42"W ATAS ML STUCCO EMBOSSED VERTICAL IMP
3	16"W MFN-160 RIGID WALL
4	12"W VERSA-SEAM 3/4" REVEAL HORIZONTAL PANELS
5	LIGHT SANDBLAST AGGREGATE FINISH CONCRETE
6	HORIZONTAL LAP SIDING W/ 2"W GALVANIZED TRIM ON SIDES
7	METAL TRELLIS GREEN SCREEN w/ LOCALLY SOURCED FOLIAGE
8	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
9	SCUPPERS
10	ARCHITECTURAL DETAILS
11	2'H x 50'W x 10'D STORAGE: LOAD/UNLOAD AWNING
12	1'H x 28'W x 2'D CUSTOMER ENTRANCE AWNING
13	9"H x 3"D ARCHITECTURAL DETAILS
14	12"H TRIM TYP.
15	18"H TRIM TYP.



SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:
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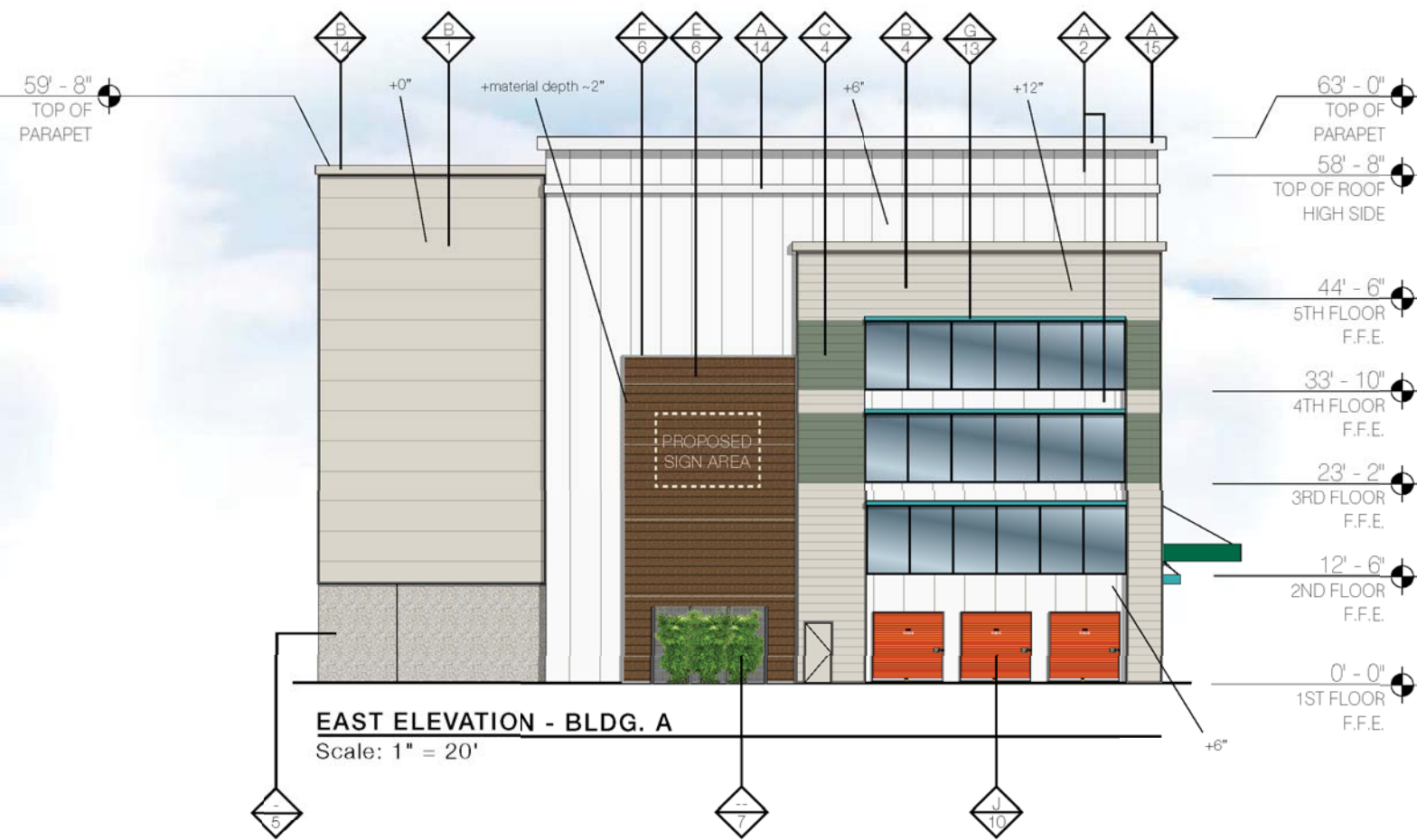
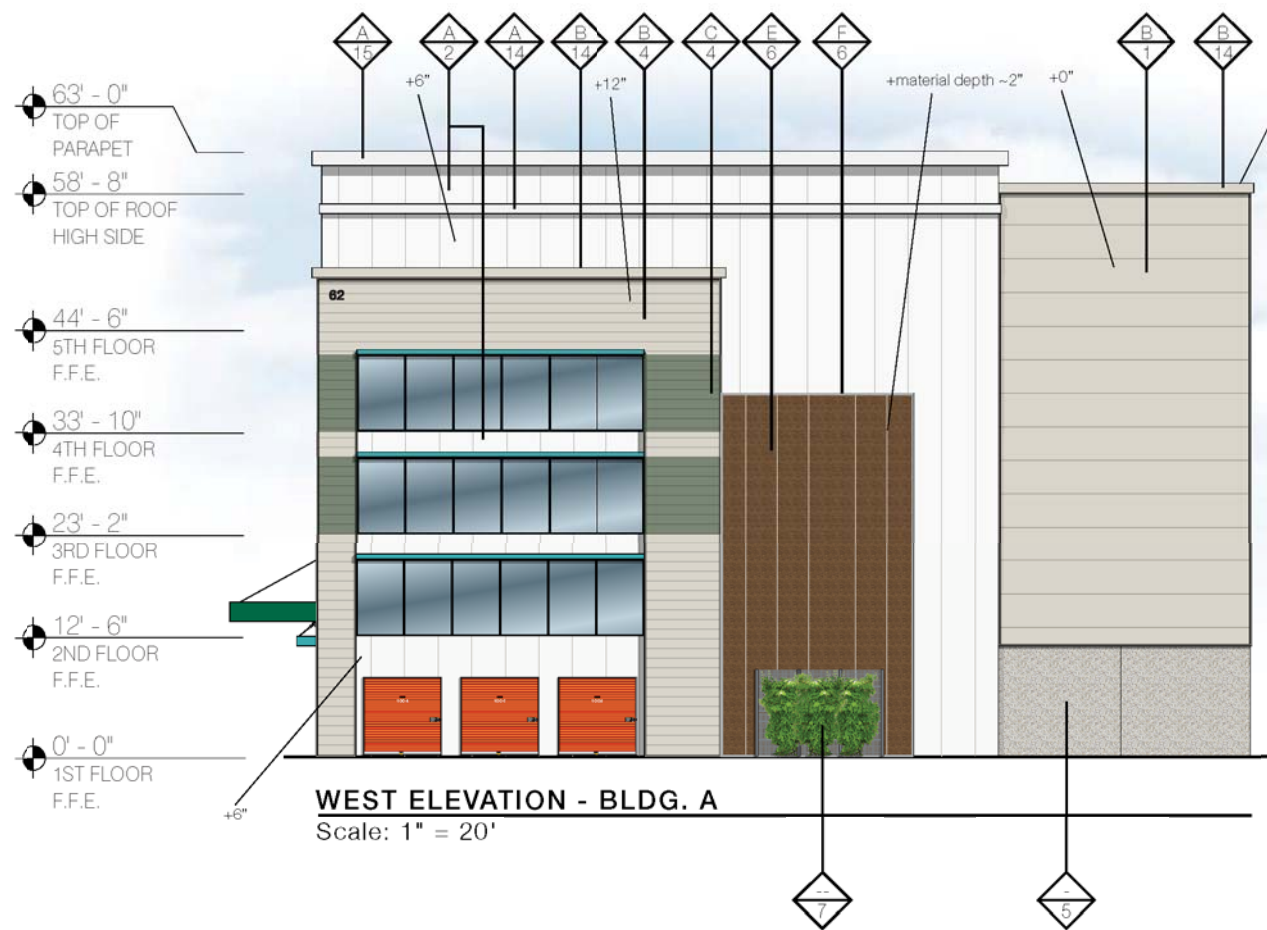
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Colors & Materials

SHEET 04

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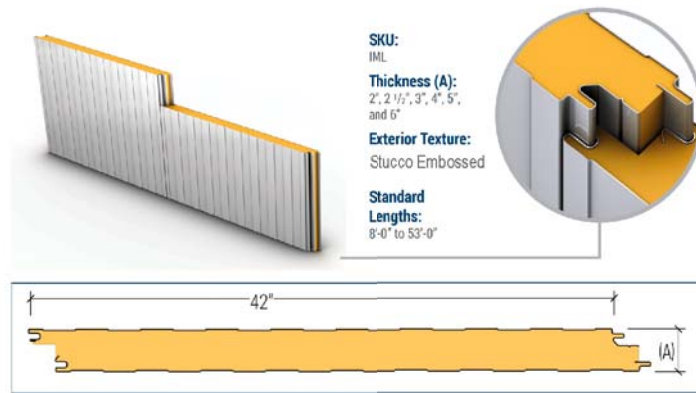
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
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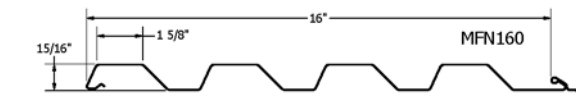
Colors & Materials

SHEET 05

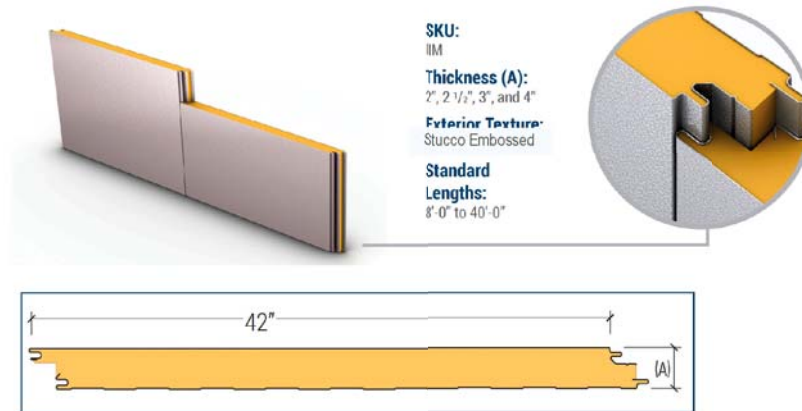
Isoleren ML (OR EQUIVALENT)



16" w panel - MFN160 (OR EQUIVALENT)



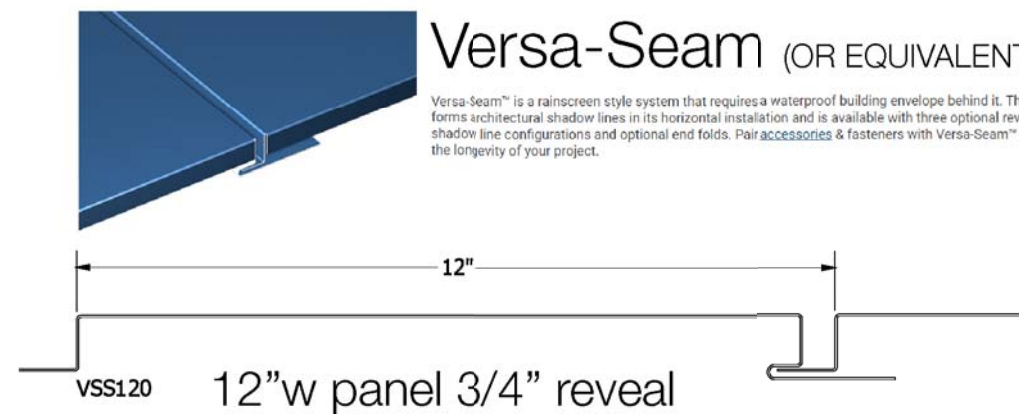
Isoleren IM (OR EQUIVALENT)



Horizontal Lap Siding Embossed Walnut EXAMPLE

Versa-Seam (OR EQUIVALENT)

Versa-Seam™ is a rainscreen style system that requires a waterproof building envelope behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds. Pair accessories & fasteners with Versa-Seam™ to increase the longevity of your project.



Light Sandblast Exposed Aggregate EXAMPLE