



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 27, 2016

PROJECT PLANNER: Andrew Chamberlain, Senior Planner
Phone No.: (559) 713-4003

SUBJECT: Conditional Use Permit No. 2016-15: A request by Darrin Simmons to allow a self-storage facility in the Commercial Shopping Office (CSO) zone.

Variance No. 2016-04: A request by Darrin Simmons to eliminate the required five-foot (5) landscaping setback along the east, west and south property lines in the Commercial Shopping Office (CSO) zone.

The project site is located at 1807 E. Houston Avenue. (APN: 089-180-010, 026, and 046)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-15 based on the findings and conditions in Resolution No. 2016-31.

Staff recommends approval of Variance No. 2016-04, based on the findings and conditions in Resolution No. 2016-32.

RECOMMENDED MOTION

I move to adopt Resolution No. 2016-31 approving Conditional Use Permit No. 2016-15.

I move to adopt Resolution No. 2016-32 approving Variance No. 2016-04.

PROJECT DESCRIPTION

The applicant is requesting approval of an existing self-storage facility that was constructed without the approval of a Conditional Use Permit (CUP) and building permits. These actions were previously approved by the Planning Commission on April 12, 2010, as Conditional Use Permit No. 2009-03 and Variance No. 2010-01. The project is back before the Planning Commission due to the lapse of the use permit and variance.

The self-storage facility, as depicted on Exhibit "A", is located on the southern half of the site. There are four self-storage buildings that are each approximately 2,400 square feet in area and 9 feet in height. There are 108 storage units along with parking stalls that allow for the storage of recreational vehicles and/or boats. The applicant has provided an operational statement (see Exhibit "B") that states the self-storage business operates Monday through Sunday from 7:00 am to 7:00 pm. There is a full time manager with one part time employee. There is no living quarter proposed with this self-storage facility.

In addition to the self-storage facility, a mail order smog parts business is also located on site. The parts store operates in the 6,000 square foot building. This business is a permitted use and is not part of the CUP or Variance applications.

The variance is a request to eliminate the five-foot side and rear yard landscape requirements as identified in Design District "B".

BACKGROUND INFORMATION

General Plan Land Use Designation:	High Density Residential
Zoning:	C-SO (Shopping / Office Commercial)
Surrounding Zoning and Land Use:	North: Houston & PA (Professional / Admin. Office) – Houston Avenue & Rural Residential South: C-S (Service Commercial) – Service commercial development & R-1-6 (Single-Family Residential, 6,000 sq. ft. min site area) East: R-1-6 (Single-Family Residential, 6,000 sq. ft. min site area) & R-M-3 (Multi-Family 1,500 sq. ft. site area per unit – Vacant property West: C-SO (Shopping / Office Commercial) – La Sierra Military Academy
Environmental Document	Categorical Exemption No. 2016-29
Site Plan:	Site Plan Review No. 2016-044

RELATED PROJECTS

On April 12, 2010, the Planning Commission approved Conditional Use Permit No. 2009-03 and Variance No. 2010-01, allowing a self-storage facility and variance to side yard setbacks for the subject site.

PROJECT EVALUATION

Site History and Construction of Self-Storage Facility

The submittal of the CUP and Variance applications for the self-storage facility is a result of a current code enforcement action filed by the Community Development Department Code Enforcement Division. The owner of the property was issued a notice that they were operating a self-storage business without approval of proper entitlement (i.e., CUP) and building permits.

The applicant went through the Site Plan Review (SPR) process on three occasions over the course of two years (2005-2006). The first two SPR submittals occurred in 2005. The first SPR (i.e., SPR No. 2005-046) was for an office addition for the smog part business. The applicant was giving a "Revise and Proceed" to building permits for this office addition.

The second SPR (i.e., SPR No. 2005-177) was for the self-storage facility. During the SPR meeting, the applicant was informed that a CUP is required for self-storage facilities. Furthermore, staff stated in their SPR comments that five-foot landscape planters are required along the south, east and west property lines. The landscape requirement is not required if buildings are erected on property line. This is discussed in further detail under the Design District "B" Standards section of this report. The applicant was given a "Resubmit" to address comments received from City staff. The item was not resubmitted during the 2005 calendar year.

The third SPR submittal (i.e., SPR No. 2006-045) was for the installation of an automated gate. The SPR Committee issued a "Revise and Proceed" and building permits were issued for the installation of the gates.

Upon completion of the SPR items that were given a "Revise and Proceed", it came to staff's attention that a self-storage facility was constructed on-site. Staff received a "Business Tax Application" during the 2008 calendar year for a new self-storage facility located at the subject site. Upon researching the site history, staff determined that the self-storage business did not receive approval and/or obtain the proper permits to establish the self-storage business on-site.

Subsequently, the applicant filed SPR No. 2008-159 for the self-storage facility in late 2008. The applicant was given a "Revise and Proceed" to submit for a CUP entitlement and Variance entitlement if landscaping setbacks were not met.

The applicant filed for a CUP for the existing facility in November 2008, with further direction to apply for a variance and submit additional materials to complete the CUP application. The original Variance application was submitted in May 2009. The complete application was finalized on March 2, 2010. Conditional Use Permit No. 2009-03 and Variance No. 2010-01 were approved by the Planning Commission on April 12, 2010.

CUP 2009-03 and Variance 2010-01 have subsequently expired. There is currently a Code Compliance case open on this site, wherein the applicant has applied for a new use permit for self-storage, and a variance to setbacks.



The Project - Resubmitted Conditional Use Permit and Variance

The proposed project is consistent with the previous Planning Commission approvals for the use permit and variance. The only significant difference is the addition of a 20-foot wide fire access drive along the east side of the existing development on the adjacent parcels which the applicant owns. As shown in Exhibit "A", the storage building at the southeast corner of the site would be reduced by 10 feet to give the Fire Department open and clear access to the back of the site. This is required by the Fire Department for access to the rear portion of the site which is too confined for Fire Engine access through the complex. Staff has added a condition requiring the applicant record a fire access easement on the deeds for both properties. This condition will require the fire access drive in perpetuity.

Land Use Compatibility

Self-storage facilities are conditionally permitted in shopping/office commercial land use designations where potential impacts can be addressed through the conditional use permit process. The site abuts Houston Avenue to the north which is a designated arterial street per the City of Visalia's Circulation Element. Pursuant to the circulation element, arterial streets are

intended to provide the majority of the City's traffic carrying capacity, and to provide connections to the freeway system and to collector streets.

The Institute of Transportation Engineers Trip Generation 7th Edition manual identifies self-storage facilities on the lower end of vehicle trip generation. The businesses located on the site are compatible with the surrounding planned land uses. Self-storage facilities tend to produce less vehicle trips than other commercial uses (i.e., fast food restaurants, grocery stores, etc.) that may otherwise be permitted and/or conditionally permitted on this site.

Surrounding uses include a private military academy to the west, service commercial warehouse to the south and vacant property to the east. The vacant property to the east is planned and zoned for both single-family and multi-family uses. There are other locations in Visalia where self-storage facilities abut land planned and zoned for residential uses. The uses are compatible due to the low-impact operation of self-storage facilities and low traffic generation.

Design District B Standards

The site is located within Design District B which requires five feet of landscaping on side property lines and five feet on rear property lines. In addition, a 15-foot building setback is required when a commercial site abuts property planned and zoned for residential development (Section 17.30.170 of the Visalia Municipal Code). Per the site plan (see Exhibit "A"), the applicant constructed the self-storage buildings at 15 feet from the east property line which abuts property zoned for single-family and multi-family.

The placement of the self-storage buildings allows the storage unit to be accessed on either side (see photo). Due to the site's overall width, the applicant/owner constructed the self-storage buildings to accommodate vehicular and pedestrian access from either side of the storage unit.

The installation of the landscape planter on the west and east property lines would impede access. In addition, to provide vehicular turn around access along the rear of the site, the required five foot landscape planter was not installed.

It should be noted; Design District B allows buildings to be constructed on property line unless the commercial site abuts single and/or multi family zoned properties. If the Commission determines that the Variance findings (see below) can not be supported, the applicant has the option of relocating the self-storage buildings on the south and west property lines. However, the two self-storage buildings located along the eastern side of the property would remain due to the 15-foot setback requirement and would be subject to the five foot landscape planter as identified in Design District B. Staff concludes that requiring the applicant to relocate the buildings would be an onerous remedy without significant community benefit.

Required Variance Findings

The Commission is required to make five findings before a variance can be granted. The findings are listed below along with a discussion of each.

1. *That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.*

The landscape setback requirements would make the driveway virtually unusable. The west side of the property has a 50 year old existing building that was built approximately eight feet off the property line. If the landscape is installed per the zoning ordinance it will make the west side of the building nearly inaccessible. In addition, there are other mini-storage facilities that are located throughout the community that do not have landscape planters

within the development. This allows sites to provide greater vehicular access for larger vehicles that access the mini-storage facility.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to other properties classified in the same zone.*

The property has residential property of the east property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many storage facilities are next to undeveloped residential lots. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

- 3. That strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.*

All storage facilities require driveways for access to the individual units. The current landscape requirements would virtually render three of the five driveways useless. The driveways allow for larger vehicles to access the units rather than restricting the drive lanes.

- 4. That the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone.*

A landscape variance will not grant a special any special privilege. The three storage facilities near the project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

- 5. That the granting of the variance will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The granting of this variance will not be detrimental to the public health or safety.

One-Year Entitlement Recommendation

If this project is approved, staff is recommending Condition No. 5 that requires the applicant to obtain building permits and diligently pursue completion of the project for a "final" on the permits within one year of approval of the use permit and variance. Staff has included Condition No. 5 based upon the applicant's previous failure to obtain building permits in a timely manner, resulting in a continuing Code Compliance case over several years on the site. The Zoning Ordinance provides for an initial 2-year approval, with the option to file for a time extension for one additional year.

Failure to meet the proposed condition would result in the lapse of the use permit and variance one year from the date of approval. The applicant may file a time extension prior to the lapse of the use permit, showing cause for the delay, which the Planning Commission may approve, modify or deny.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the operation of a self-storage facility and variance to setbacks in an urban area (Categorical Exemption No. 2016-29).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2016-15

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-29).

Variance No. 2016-04

Staff recommends approval of the requested variance to landscaping setback standards in the Design District "B", based upon the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

The landscape setback requirements would make the driveway virtually unusable. The west side of the property has a 50 year old existing building that was built approximately eight feet off the property line. If the landscape is installed per the zoning ordinance it will make the west side of the building nearly inaccessible. In addition, there are other mini-storage facilities that are located throughout the community that do not have landscape planters within the development. This allows sites to provide greater vehicular access for larger vehicles that access the mini-storage facility.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply to other properties classified in the same zone.

The property has residential property of the east property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many storage facilities are next to undeveloped residential lots. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

All storage facilities require driveways for access to the individual units. The current landscape requirements would virtually render three of the five driveways useless. The

driveways allow for larger vehicles to access the units rather than restricting the drive lanes.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

A landscape variance will not grant a special any special privilege. The three storage facilities near the project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

5. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of this variance will not be detrimental to the public health or safety.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-29)

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2016-15

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-044, and applicable comments and conditions in Site Plan Review No. 2008-159.
2. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), and (Exhibit "B") operational statement.
3. That the project shall obtain building permits for all of the existing un-permitted construction and any new construction required through this process.
4. That prior to issuance of a building permit, the applicant shall record an easement on the deeds for APN: 089-180-026, and 089-180-046, which will permanently require the Fire access drive be provided for this facility.
5. That this use permit shall be valid for one year from the date of approval. Building permits shall be obtained and pursued to completion (receive a "final") within the one year period; otherwise this use permit shall expire. The applicant may file a time extension prior to the lapse of the use permit, showing cause for the delay, which the Planning Commission may approve, modify or deny.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-15 prior to the issuance of any building permits for this project.
7. That all other federal, state and city codes, ordinances, and laws be met.

Variance No. 2016-04

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-044, and applicable comments and conditions in Site Plan Review No. 2008-159.

2. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), and (Exhibit "B") operational statement.
3. That the project shall obtain building permits for all of the existing un-permitted construction and any new construction required through this process.
4. That this variance shall be valid for one year from the date of approval. Building permits shall be obtained and pursued to completion within the one year period; otherwise this variance shall expire. The applicant may request a time extension showing cause for the delay, which the Planning Commission may approve, modify or deny.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-04 prior to the issuance of any building permits for this project.
6. That all other federal, state and city codes, ordinances, and laws be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2016-31
- Resolution No. 2016-32
- Exhibit "A" –Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Applicant's Variance Findings
- CUP No. 2009-03 and Variance No. 2010-01 Staff Report
- Site Plan Review Comments
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

17.48.110 Variance and exceptions.

- A. **Variance Purposes.** The planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this chapter. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from street locations or traffic conditions in the immediate vicinity that would affect the signing of said site or building.
- B. **Exception Purposes.** The planning commission may grant an exception to the physical design standards if it can be demonstrated that such an exception is necessary to facilitate an improved aesthetic relationship between the signs and the structures upon which they are mounted.
- C. **Variance Powers of City Planning Commission.** The city planning commission may grant exceptions to the regulations prescribed in this chapter, in accordance with the procedures prescribed in this chapter.
- D. **Exception Powers of City Planning Commission.** The city planning commission may grant exceptions to the regulations prescribed in this chapter, in accordance with the procedures prescribed in this chapter.
- E. **Application Procedures.** Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
 - 3. Address and legal description of the property;
 - 4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this chapter;
 - 5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
 - 6. Additional information as required by the historic preservation advisory board;
 - 7. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application;
 - 8. The application shall be filed with the city planner. He shall give notice to the applicant of the time when the application will be considered by the commission, and he may give notice of the time to any other interested party.
- F. **Hearing and Notice.**
 - 1. The city planning commission shall hold a public hearing on an application for a variance.
 - 2. Notice of a public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing.
- G. **Investigation and Report.** The city planner shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission.
- H. **Public Hearing Procedure.** At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.
- I. **Variance Action of the City Planning Commission.**
 - 1. The city planning commission may grant a variance to a regulation prescribed within this chapter.

The variance may be granted as applied for, or as modified by the commission; provided that, on the basis of the application and staff report and/or evidence submitted, the commission is able to make the following findings:

- a. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the sign and zoning ordinance;
 - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other properties classified in the same zoning district;
 - c. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
 - d. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district;
 - e. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
2. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.
 3. The city planning commission may deny a variance application.
- J. Exception Action of the City Planning Commission. The planning commission may approve, conditionally approve or deny a request for an exception to the physical design standards of this chapter. For the planning commission to approve an exception, the following findings must be made:
1. That the granting of the exception is necessary to attain a high aesthetic sign design which would be restricted if the provisions of this chapter were strictly applied;
 2. That the granting of an exception would not adversely affect the visibility of signing on adjacent properties;
 3. That the granting of an exception would not constitute a granting of a special privilege.
- K. Appeal to City Council.
1. Within ten days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.
 2. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council.
- L. Action of City Council.
1. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.48.110(I)(1), (I)(2) or (J), whichever is applicable.
 2. A variance or exception which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council.
- M. Revocation. A variance or exception granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

New Application. Following the denial of a variance or exception application or the revocation of a variance or exception, no application for the same or substantially the same site shall be filed within one year of the date of denial of the variance or exception application or revocation of the variance or exception. (Ord. 9605 § 30 (part), 1996; prior code § 7620)

17.30.170 Development standards--Design district B.

The following development standards shall apply to property located in district B;

- A. Building height: fifty (50) feet maximum.
- B. Required yards:
 - 1. Front: fifteen (15) feet minimum;
 - 2. Side: zero;
 - 3. Street side on corner lot: ten feet minimum;
 - 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 5. Rear: zero;
 - 6. Rear yards abutting an R-A, R-1 or R-M district: twenty (20) feet minimum.
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: five acre minimum.
- E. Landscaping:
 - 1. Front: fifteen (15) feet minimum;
 - 2. Side: five feet minimum (except where a structure is located on a side property line);
 - 3. Street side on corner lot: ten feet minimum;
 - 4. Rear: five feet minimum. (Prior code § 7467)

RESOLUTION NO. 2016-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-15, A REQUEST BY DARRIN SIMMONS TO ALLOW A SELF-STORAGE FACILITY IN THE COMMERCIAL SHOPPING OFFICE (CSO) ZONE. THE SITE IS LOCATED AT 1807 E. HOUSTON AVENUE. (APN: 089-180-010, 026, AND 046)

WHEREAS, Conditional Use Permit No. 2016-15, is a request by Darrin Simmons to allow a self-storage facility in the Commercial Shopping Office (CSO) zone. The site is located at 1807 E. Houston Avenue. (APN: 089-180-010, 026, and 046); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 27, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-15 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15305.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-29).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the

terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-044, and applicable comments and conditions in Site Plan Review No. 2008-159.
2. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), and (Exhibit "B") operational statement.
3. That the project shall obtain building permits for all of the existing un-permitted construction and any new construction required through this process.
4. That prior to issuance of a building permit, the applicant shall record an easement on the deeds for APN: 089-180-026, and 089-180-046, which will permanently require the Fire access drive be provided for this facility.
5. That this use permit shall be valid for one year from the date of approval. Building permits shall be obtained and pursued to completion (receive a "final") within the one year period; otherwise this use permit shall expire. The applicant may file a time extension prior to the lapse of the use permit, showing cause for the delay, which the Planning Commission may approve, modify or deny.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-15 prior to the issuance of any building permits for this project.
7. That all other federal, state and city codes, ordinances, and laws be met.

RESOLUTION NO. 2016-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2016-04, A REQUEST BY DARRIN K. SIMMONS TO ELIMINATE THE REQUIRED FIVE (5) FOOT LANDSCAPING SETBACK ALONG THE EAST, WEST AND SOUTH PROPERTY LINES. THE SITE IS LOCATED AT 1807 EAST HOUSTON AVENUE. (APN: 089-180-010, 026, AND 046)

WHEREAS, Variance No. 2016-04, A request by Darrin K. Simmons to eliminate the required five (5) foot landscaping setback along the east, west and south property lines. The site is located at 1807 East Houston Avenue. (APN: 089-180-010, 026, and 046); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on June 27, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2016-04, as conditioned by staff, to be in accordance with Section 17.42 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15305.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding based on the evidence presented:

1. That the strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The landscape setback requirements would make the driveway virtually unusable. The west side of the property has a 50 year old existing building that was built approximately eight feet off the property line. If the landscape is installed per the zoning ordinance it will make the west side of the building nearly inaccessible. In addition, there are other mini-storage facilities that are located throughout the community that do not have landscape planters within the development. This allows sites to provide greater vehicular access for larger vehicles that access the mini-storage facility.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to the other properties classified in the same zone.

The property has residential property of the east property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many self storage facilities are next to undeveloped residential lots. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

3. That the strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zone.

All self storage facilities require driveways for access to the individual units. The current landscape requirements would virtually render three of the five driveways useless. The driveways allow for larger vehicles to access the units rather than restricting the drive lanes.

4. That the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone.

A landscape variance will not grant a special any special privilege. The three self storage facilities near the project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of this variance will not be detrimental to the public health or safety.

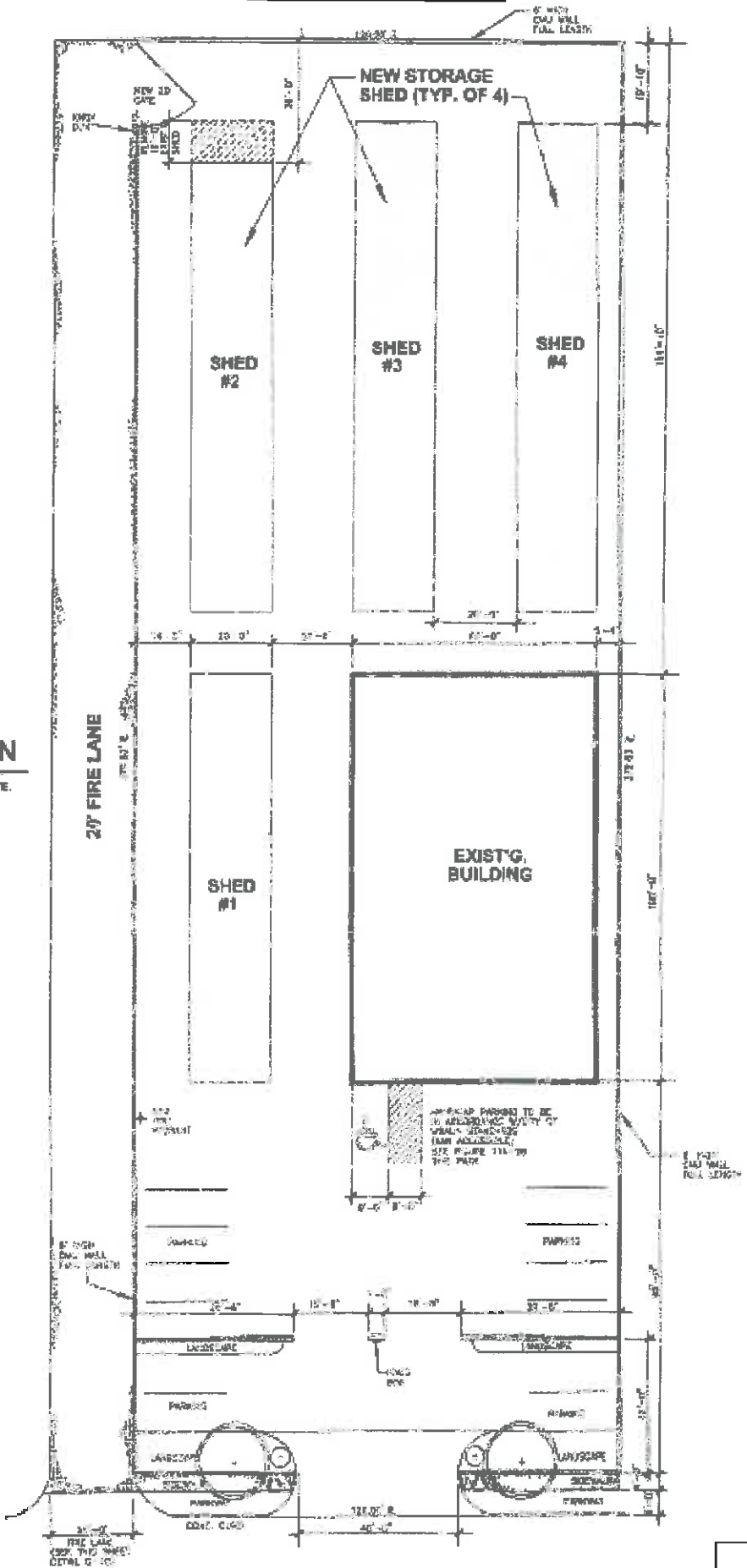
6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-29).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2010-01, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-044, and applicable comments and conditions in Site Plan Review No. 2008-159.
2. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), and (Exhibit "B") operational statement.
3. That the project shall obtain building permits for all of the existing un-permitted construction and any new construction required through this process.

4. That this variance shall be valid for one year from the date of approval. Building permits shall be obtained and pursued to completion within the one year period; otherwise this variance shall expire. The applicant may request a time extension showing cause for the delay, which the Planning Commission may approve, modify or deny.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-04 prior to the issuance of any building permits for this project.
6. That all other federal, state and city codes, ordinances, and laws be met.

Exhibit A



SITE PLAN
1807 E. HOUSTON AVE.
APN: 898-180-010
VISALIA, CA

HOUSTON AVE.

Exhibit A

Exhibit B

OPERATIONAL STATEMENT

HELP SMOG PARTS

Help Smog Parts is a mail order auto parts business that helps automotive repair shops throughout the state of California find obsolete emission parts. It is open 8A – 5P Monday through Friday and is closed on weekends. It has two full time employees and one part time employee. HSP does 99.9% of its business via the internet and UPS; there is virtually no walk in traffic. This business has been in its current location since November of 1996.

OPERATIONAL STATEMENT

HOUSTON AVE. SELF STORAGE

Houston Ave. Self Storage is mini-storage/self storage type business. It is just over one acre and has 108 storage units along with 8 RV stalls. The business has gated keypad access from 7A – 7P seven days a week. HASS has a full time manager as well as one part time employee. There are no living quarters on site but there is usually someone present during business hours.

Exhibit C

Applicant Variance Findings

- 1) *The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.*

The landscape setback requirements would make the driveways virtually unusable. The West side of the property has a 50 year old existing building that was built approximately 8' off of the property line. If the landscape is installed per the zoning ordinance it will make the West side of the building nearly inaccessible.

- 2) *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to the other properties classified in the same zone.*

The property has residential property on the East property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many self storage facilities are next to an undeveloped residential lot. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

- 3) *That the strict or literal interpretation and enforcement of specified regulation would deprive the applicant of privileges enjoyed by other owners of other properties classified in the same zone.*

All self storage facilities require driveways for access to the individual units. The current landscape requirement would virtually render 3 of 5 driveways useless.

- 4) *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.*

A landscape variance will not grant any special privileges. The 3 self storage facilities near this project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

- 5) *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

I cannot under any circumstances see any detrimental impact on the public health or safety by granting this variance.



MEETING DATE May 11, 2016
SITE PLAN NO. 16-044
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> CUP & VARIANCE | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> Other |

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

COMMERCIAL BIN SERVICE

ITEM NO: 2 DATE: MAY 11, 2012
SITE PLAN NO: SPR18044 **RESUBMIT**
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

No comments.

Same comments as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indica 16-06

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
with no less than 38' clear space in front of the bin, included the front concrete pad.

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.



Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

COMMENTS

CUSTOMER WILL ROLL CONTAINER OUT CURB SIDE FOR SERVICE.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 11, 2016

ITEM NO:	2	RESUBMITL
SITE PLAN NO:	SPR16044	
PROJECT TITLE:	HOUSTON AVE SELF STORAGE	
DESCRIPTION:	A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/A) (B)	
APPLICANT:	SIMMONS DARRIN	
PROP. OWNER:	SIMMONS DARRIN K	
LOCATION:	1807 E HOUSTON AVE	
APN(S):	098-180-010	

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

- Sufficient setback needs to be provided from gate to street.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: MAY 11, 2016

SITE PLAN NO.: 16-044 2ND RESUBMITTAL
 PROJECT TITLE: HOUSTON AVE SELF STORAGE
 DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
 APPLICANT: SIMMONS DARRIN
 PROP OWNER: SIMMONS DARRIN K
 LOCATION: 1807 E HOUSTON AVE
 APN: 098-180-010

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; _____ parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Existing site improvements were not permitted by the City. A building permit is required to show as-built plans to include storm drainage, city sewer connection(s), finished elevations, foundations, landscape, irrigation, and any other structures or improvements. Plans to be completed by a registered engineer or architect.**
- 2. The project shall meet all City & ADA standards. Substandard or non-conforming improvements will be required to be removed and replaced.**
- 3. The project site is located in a high risk flood zone. Refer to Building Dept. comments for further conditions. Elevation certification will be necessary; flood proofing of structures may be required.**
- 4. The project shall comply with Fire code regulations. Refer to Fire Dept. comments for further conditions.**
- 5. Applicant/Developer shall further coordinate with Fire and Building Dept. prior to and during permitting process.**
- 6. A trash enclosure will not be required in lieu of property owner agreement to continue to roll out trash bins for pick up. Empty bins shall be promptly removed from public right-of-way.**
- 7. Accessible parking stall shall meet City, State, & Federal standards.**
- 8. Grade differences of 6" or more at property boundaries shall have a retaining wall. Plans to show adjacent grades.**

9. Previous City permit activity indicates sewer connection was established however no impact fees were paid for un-permitted development. Refer to page 4 for fee summary.

10. Impact fees apply to the storage facilities. Refer to page 4 for fee summary. Impact fees due at time of building permit issuance.

11. Plan check and inspection fees apply.

12. Refer to further conditions by the Planning Division.

13. An easement over and across both parcels east of the property is required to protect the Fire access road. A cross access agreement will also be required to allow and protect the access point between adjacent parcels at the southeast corner of the project.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-044 2nd RESUBMITTAL

Date: 5/11/2016

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:9/4/2015)

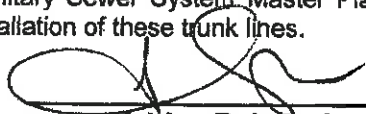
(Project type for fee rates:MINI STORAGE)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$883/1000SF X 9.2 = \$8,123.60
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$22/1000SF X 9.2 = \$202.40
	TREATMENT PLANT FEE:
	\$40/EMPLOYEE PER 8-HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 120 LF (HOUSTON) = \$4,800
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$7/1000SF X 9.2 = \$64.40
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

ITEM NO: 2

DATE: May 11, 2016

SITE PLAN NO:

SPR16044 **RESUBMIT**

PROJECT TITLE:

HOUSTON AVE SELF STORAGE

DESCRIPTION:

A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (XAE) (B)

APPLICANT:

SIMMONS DARRIN

PROP OWNER:

SIMMONS DARRIN K

LOCATION:

1807 E HOUSTON AVE

APN(S):

098-180-010

City of Visalia Police Department

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

No Comment at this time.

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcel of land, upon which no like building, structure or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc:

Lighting Concerns:

Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

[Handwritten signature] LGZ

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 11, 2016

SITE PLAN NO: 2016-044
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE
SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIA
PROP. OWNER: SIMMONS DARRIN K
LOCATION TITLE: 1807 E HOUSTON AVE
APN TITLE: 098-180-010
GENERAL PLAN: C-SO – Shopping / Office Commercial
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

May 11, 2016

Same requirements as shown below for the March 23, 2016 SPR still apply.

Project Requirements

- Conditional Use Permit (CUP No. 2009-03 has expired)
- Variance (Variance No. 2010-01 has expired)
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/23/2016

1. A CUP is required for the mini-storage facility per Line No. 456 of the Zone Matrix. CUP No. 2009-03, approved April 12, 2010 has expired. The conditions of project approval required the applicant obtain approval of their building plans, obtain a building permit and final the building permit.
2. A Variance is required due to the site being developed inconsistent Design District "B" standards. A five (5) foot landscape planter is required along the south, west and east property lines. The mini-storage site did not install these planters.
3. The application filing fees and required material shall be submitted to the Planning Division.
4. A resubmittal of this Site Plan Review No. 2016-044 shall be done prior to April 29, 2016, as stated in the Code Enforcement letter dated March 3, 2016.
5. Provide a detailed Operational Statement for both the smog parts mail-order business and the storage facility use of the site. Include details of each office's hours and employees, size of storage buildings, number of storage units, welding and/or repair operations, etc.
6. A six-foot high concrete or masonry wall is required along the east property line shared with a residential zone(s). See Fencing requirements below.
7. A CUP shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit.
8. A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is

issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

9. A building permit is required for the mini-storage buildings. Submittal of engineered building plans to the Building Division for their review, approval and issuance of a building permit is required.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide one (1) space for each one thousand (1,000) square feet of floor area (Zoning 17.34.020.17).
2. No repair work or vehicle servicing allowed in a parking area (Zoning Section 17.34.030.L).
3. No parking shall be permitted in a required front/rear/side yard (Zoning Section 17.34.030.F).
4. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
5. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
6. Provide parking space(s) for the physically handicapped person per Zoning Section 17.34.030.H.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.

Landscaping:


1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

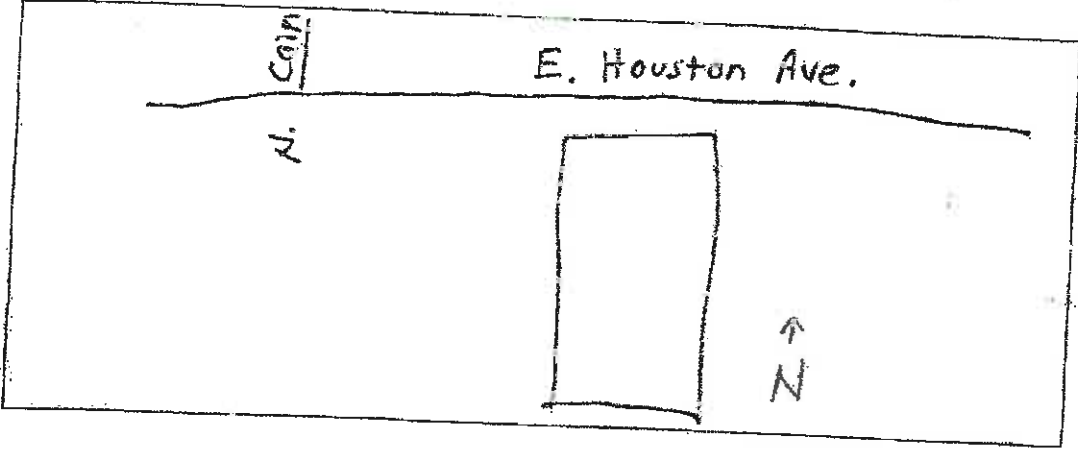
Signature



City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 5-9-16
Site Plan Review # 16044

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

J. Hooyer in lieu of Joel
Joe Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2 DATE: May 11, 2018
SITE PLAN NO: SPR16044 **RESUBMIT**
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¼ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED -- NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

Darrin K. Simmons
AUTHORIZED SIGNATURE
5-9-16
DATE



Site Plan Review Comments For:
City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 2

DATE: May 11, 2016

SITE PLAN NO: SPR16044 **RESUBMIT**
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 1 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

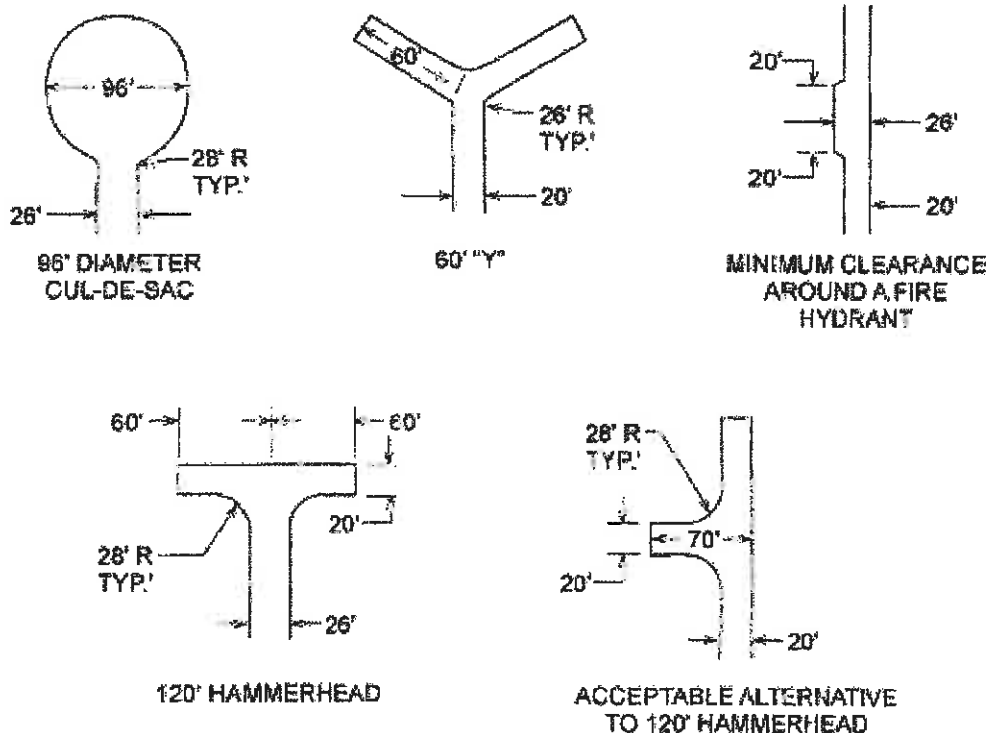
Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



*FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

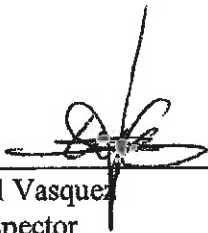
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector



MEETING DATE April 27, 2016
SITE PLAN NO. 16-044
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 CUP
 HISTORIC PRESERVATION Other

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

COMMERCIAL BIN SERVICE

ITEM NO: 3 DATE: April 27, 2016
SITE PLAN NO: SPR16044 RESUBMIT
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

No comments.

Same comments as

SEE COMMENTS BELOW

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
with no less than 38' clear space in front of the bin, included the front concrete pad.

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.



Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

COMMENTS

Existing roll out service is acceptable

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 27, 2016

ITEM NO: 3	RESUBMITL
SITE PLAN NO:	SPR16044
PROJECT TITLE:	HOUSTON AVE SELF STORAGE
DESCRIPTION:	A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT:	SIMMONS DARRIN
PROP. OWNER:	SIMMONS DARRIN K
LOCATION:	1607 E HOUSTON AVE
APN(S):	098-180-010

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

•



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 3	DATE: APRIL 27, 2016
SITE PLAN NO.:	16-044 RESUBMITTAL
PROJECT TITLE:	HOUSTON AVE SELF STORAGE
DESCRIPTION:	A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT:	SIMMONS DARRIN
PROP OWNER:	SIMMONS DARRIN K
LOCATION:	1807 E HOUSTON AVE
APN:	098-180-010

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter
 - Drive approach size: Use radius return;
 - Sidewalk: _____ width; _____ parkway width at _____
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
 - Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million); valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Existing site improvements were not permitted by the City. A building permit is required to show as-built plans to include storm drainage, city sewer connection(s), finished elevations, foundations, landscape, irrigation, and any other structures or improvements. Plans to be completed by a registered engineer or architect.***
- 2. The project shall meet all City & ADA standards. Substandard or non-conforming improvements will be required to be removed and replaced.***
- 3. The project site is located in a high risk flood zone. Refer to Building Dept. comments for further conditions. Elevation certification will be necessary; flood proofing of structures may be required.***
- 4. The project shall comply with Fire code regulations. Refer to Fire Dept. comments for further conditions.***
- 5. Applicant/Developer shall further coordinate with Fire and Building Dept. prior to and during permitting process.***
- 6. A trash enclosure will not be required in lieu of property owner agreement to continue to roll out trash bins for pick up. Empty bins shall be promptly removed from public right-of-way.***
- 7. Accessible parking stall shall meet City, State, & Federal standards.***
- 8. Grade differences of 6" or more at property boundaries shall have a retaining wall. Plans to show adjacent grades.***

9. Previous City permit activity indicates sewer connection was established however no impact fees were paid for un-permitted development. Refer to page 4 for fee summary.

10. Impact fees apply to the storage facilities. Refer to page 4 for fee summary. Impact fees due at time of building permit issuance.

11. Plan check and inspection fees apply.

12. Refer to further conditions by the Planning Division.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-044 RESUBMITTAL

Date: 4/27/2016

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:9/4/2015)

(Project type for fee rates:MINI STORAGE)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$883/1000SF X 9.2 = \$8,123.60
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$22/1000SF X 9.2 = \$202.40
	TREATMENT PLANT FEE:
	\$40/EMPLOYEE PER 8-HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 120 LF (HOUSTON) = \$4,800
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$7/1000SF X 9.2 = \$64.40
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: April 27, 2016

SITE PLAN NO: 2016-044
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE
SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIA
PROP. OWNER: SIMMONS DARRIN K
LOCATION TITLE: 1807 E HOUSTON AVE
APN TITLE: 098-180-010
GENERAL PLAN: C-SO – Shopping / Office Commercial
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP No. 2009-03 has expired)
- Variance (Variance No. 2010-01 has expired)
- Building Permits
- Additional Information as Needed

April 27, 2016

Same requirements as shown below for the March 23, 2016 SPR still apply.

AJC

PROJECT SPECIFIC INFORMATION: 03/23/2016

1. A CUP is required for the mini-storage facility per Line No. 456 of the Zone Matrix. CUP No. 2009-03, approved April 12, 2010 has expired. The conditions of project approval required the applicant obtain approval of their building plans, obtain a building permit and final the building permit.
2. A Variance is required due to the site being developed inconsistent Design District "B" standards. A five (5) foot landscape planter is required along the south, west and east property lines. The mini-storage site did not install these planters.
3. The application filing fees and required material shall be submitted to the Planning Division.
4. A resubmittal of this Site Plan Review No. 2016-044 shall be done prior to April 29, 2016, as stated in the Code Enforcement letter dated March 3, 2016.
5. Provide a detailed Operational Statement for both the smog parts mail-order business and the storage facility use of the site. Include details of each office's hours and employees, size of storage buildings, number of storage units, welding and/or repair operations, etc.
6. A 7-foot high concrete or masonry wall is required along the east property line shared with a residential zone(s). See Fencing requirements below.
7. A CUP shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit.
8. A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is

issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

9. A building permit is required for the mini-storage buildings. Submittal of engineered building plans to the Building Division for their review, approval and issuance of a building permit is required.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide one (1) space for each one thousand (1,000) square feet of floor area (Zoning 17.34.020.17).
2. No repair work or vehicle servicing allowed in a parking area (Zoning Section 17.34.030.L).
3. No parking shall be permitted in a required front/rear/side yard (Zoning Section 17.34.030.F).
4. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
5. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
6. Provide parking space(s) for the physically handicapped person per Zoning Section 17.34.030.H.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. Provide minimum of a seven -foot high concrete block wall or masonry wall along/around the following: East property line

6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

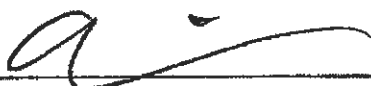
Landscaping:

1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature  _____



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 3 DATE: April 27, 2016
SITE PLAN NO: SPR16044 **RESUBMIT**
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 1 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

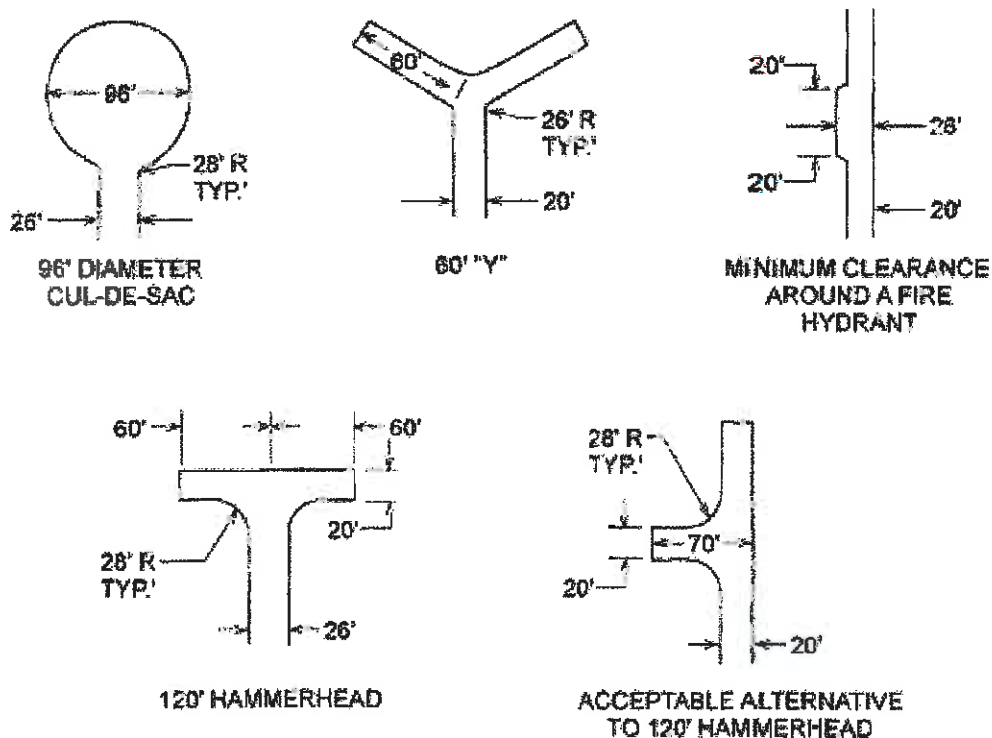
Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



*FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)


In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 3 DATE: April 27, 2016
SITE PLAN NO: SPR16044 RESUBMIT
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIN
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010


YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - 3/4 HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

4-27-16

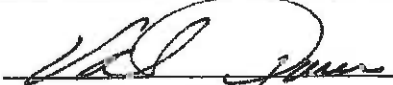
DATE

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **WALLS AND OPENINGS**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
- For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: PROVIDE ACCESSIBLE ROUTE TO PUBLIC WAY.
ACCESSIBLE STORAGE UNITS REQUIRED 5%

 Date: 4/05/10
Signature

ITEM NO: 3

DATE: April 27, 2016

SITE PLAN NO:

SPR16044 RESUBMIT

PROJECT TITLE:

HOUSTON AVE SELF STORAGE

DESCRIPTION:

A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)

APPLICANT:

SIMMONS DARRIN

PROP OWNER:

SIMMONS DARRIN K

LOCATION:

1807 E HOUSTON AVE

APN(S):

098-180-010

City of Visalia Police Department

303 S. Johnson St,
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



MEETING DATE March 23, 2016
SITE PLAN NO. 16-044
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 CUP
 HISTORIC PRESERVATION Other

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MARCH 23, 2016

SITE PLAN NO.: 16-044
 PROJECT TITLE: HOUSTON AVE SELF STORAGE
 DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
 APPLICANT: SIMMONS DARRIN
 PROP OWNER: SIMMONS DARRIN K
 LOCATION: 1807 E HOUSTON AVE
 APN: 098-180-010

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Existing site improvements were not permitted by the City. A building permit is required to show as-built plans to include storm drainage, city sewer connection(s), finished elevations, foundations, landscape, irrigation, and any other structures or improvements. Plans to be completed by a registered engineer or architect.***
- 2. The project shall meet all City & ADA standards. Substandard or non-conforming improvements will be required to be removed and replaced.***
- 3. The project site is located in a high risk flood zone. Refer to Building Dept. comments for further conditions. Elevation certification will be necessary; flood proofing of structures may be required.***
- 4. The project shall comply with Fire code regulations. Refer to Fire Dept. comments for further conditions.***
- 5. Applicant/Developer shall further coordinate with Fire and Building Dept. prior to and during permitting process.***
- 6. A trash enclosure is required. Refer to City standards for enclosure, concrete apron, and gate details.***
- 7. Accessible parking stall shall meet City, State, & Federal standards.***
- 8. Grade differences of 6" or more at property boundaries shall have a retaining wall. Plans to show adjacent grades.***

9. Previous City permit activity indicates sewer connection was established however no impact fees were paid for un-permitted development. Refer to page 4 for fee summary.

10. Impact fees apply to the storage facilities. Refer to page 4 for fee summary. Impact fees due at time of building permit issuance.

11. Plan check and inspection fees apply.

12. Refer to further conditions by the Planning Division.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-044
Date: 3/23/2016

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:9/4/2015)
(Project type for fee rates:MINI STORAGE)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$883/1000SF X 9.2 = \$8,123.60
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$22/1000SF X 9.2 = \$202.40
	TREATMENT PLANT FEE:
	\$40/EMPLOYEE PER 8-HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 120 LF (HOUSTON) = \$4,800
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$7/1000SF X 9.2 = \$64.40
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 23, 2016

ITEM NO:	1
SITE PLAN NO:	SPR18044
PROJECT TITLE:	HOUSTON AVE SELF STORAGE
DESCRIPTION:	A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE SELF STORAGE (C/O) (X/AE) (B)
APPLICANT:	SIMMONS DARRIA
PROP. OWNER:	SIMMONS DARRIN K
LOCATION:	1807 E HOUSTON AVE
APN(S):	098-180-010

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

- Sufficient setback needs to be provided from gate to street.

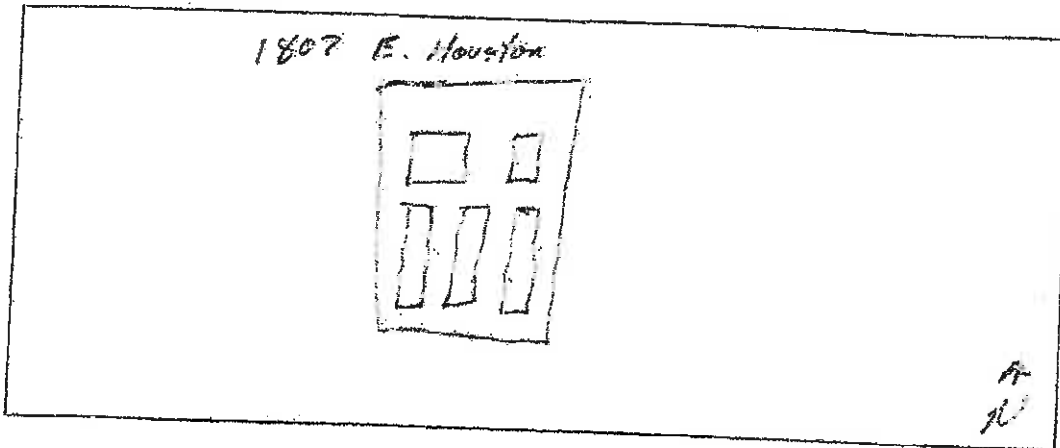

Leslie Blair

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 3-22-16

Site Plan Review # 16044

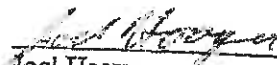
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____


Joel Hooyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: March 23, 2016
SITE PLAN NO: SPR16044
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIA
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

Don Kirk
AUTHORIZED SIGNATURE
3-23-16
DATE



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 1

DATE: March 23, 2018

SITE PLAN NO:

SPR16044

PROJECT TITLE:

HOUSTON AVE SELF STORAGE

DESCRIPTION:

A NEW GATE & PARKING LOT CONFIGURATION AT
HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)

APPLICANT:

SIMMONS DARRIA

PROP OWNER:

SIMMONS DARRIN K

LOCATION:

1807 E HOUSTON AVE

APN(S):

098-180-010

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 1 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

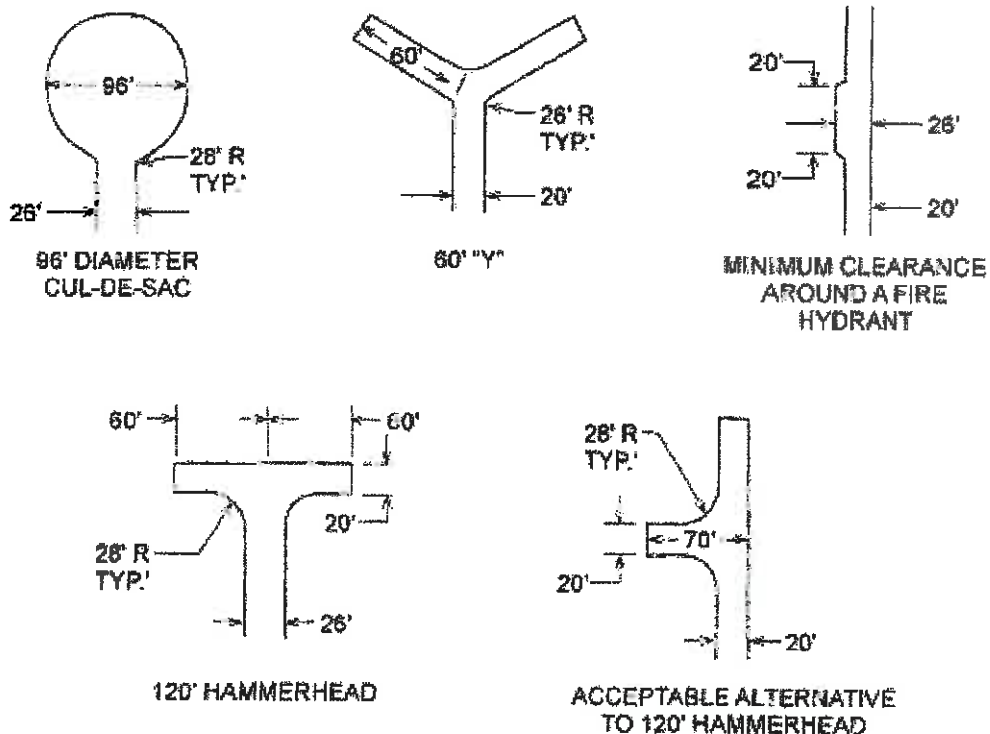
Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



*FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

COMMERCIAL BIN SERVICE

ITEM NO: 1 DATE: March 23, 2018
SITE PLAN NO: SPR16044
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIA
PROP OWNER: SIMMONS DARRIN K
LOCATION: 1807 E HOUSTON AVE
APN(S): 098-180-010

No comments.

Same comments as as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.

ALL refuse enclosures must be R-3 or R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

EXISTING REFUSE SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



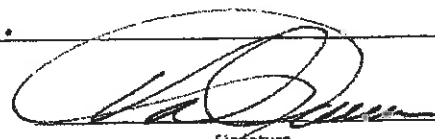
City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: March 23, 2016
 SITE PLAN NO: SPR16044
 PROJECT TITLE: HOUSTON AVE SELF STORAGE
 DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT
 HOUSTON AVE SELF STORAGE (CSO) (X/AE) (B)
 APPLICANT: SIMMONS DARRIA
 PROP OWNER: SIMMONS DARRIN K
 LOCATION: 1807 E HOUSTON AVE
 APN(S): 038-180-010

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **AJD BETWEEN EXISTING BUILDINGS**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE * Hazardous materials report. **(ELEVATION CERT. REQUIRED)**
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: SEE BACK OF SHEET FOR ADDITIONAL COMMENTS.


 Signature Date: 3/23/16

- 1) 5 PERCENT, BUT NO FEWER THAN 1 SELF-SERVICE STORAGE SPACES SHALL BE REQUIRED TO BE ACCESSIBLE.
- 2) INDIVIDUAL SELF-SERVICE STORAGE SPACES SHALL BE DISPERSED THROUGHOUT THE VARIOUS CLASSES OF SPACES PROVIDED.
- 3) PROVIDE PROPER BUILDING SEPARATION OR FIRE RATED CONSTRUCTION BETWEEN BUILDINGS.
- 4) PROVIDE ACCESSIBLE ROUTE TO THE PUBLIC WAY FROM ALL ACCESSIBLE BUILDING ENTRANCES.

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 23, 2016

SITE PLAN NO: 2016-044
PROJECT TITLE: HOUSTON AVE SELF STORAGE
DESCRIPTION: A NEW GATE & PARKING LOT CONFIGURATION AT HOUSTON AVE
SELF STORAGE (CSO) (X/AE) (B)
APPLICANT: SIMMONS DARRIA
PROP. OWNER: SIMMONS DARRIN K
LOCATION TITLE: 1807 E HOUSTON AVE
APN TITLE: 098-180-010
GENERAL PLAN: C-SO – Shopping / Office Commercial
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP No. 2009-03 has expired)
- Variance (Variance No. 2010-01 has expired)
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/23/2016

1. A CUP is required for the mini-storage facility per Line No. 456 of the Zone Matrix. CUP No. 2009-03, approved April 12, 2010 has expired. The conditions of project approval required the applicant obtain approval of their building plans, obtain a building permit and final the building permit.
2. A Variance is required due to the site being developed inconsistent Design District "B" standards. A five (5) foot landscape planter is required along the south, west and east property lines. The mini-storage site did not install these planters.
3. The application filing fees and required material shall be submitted to the Planning Division.
4. A resubmittal of this Site Plan Review No. 2016-044 shall be done prior to April 29, 2016, as stated in the Code Enforcement letter dated March 3, 2016.
5. Provide a detailed Operational Statement for both the smog parts mail-order business and the storage facility use of the site. Include details of each office's hours and employees, size of storage buildings, number of storage units, welding and/or repair operations, etc.
6. A 7-foot high concrete or masonry wall is required along the east property line shared with a residential zone(s). See Fencing requirements below.
7. A CUP shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit.
8. A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is

issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

9. A building permit is required for the mini-storage buildings. Submittal of engineered building plans to the Building Division for their review, approval and issuance of a building permit is required.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide one (1) space for each one thousand (1,000) square feet of floor area (Zoning 17.34.020.17).
2. No repair work or vehicle servicing allowed in a parking area (Zoning Section 17.34.030.L).
3. No parking shall be permitted in a required front/rear/side yard (Zoning Section 17.34.030.F).
4. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
5. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
6. Provide parking space(s) for the physically handicapped person per Zoning Section 17.34.030.H.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. Provide minimum of a seven -foot high concrete block wall or masonry wall along/around the following: East property line

6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:


1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 12, 2010

PROJECT PLANNER: Paul Bernal, Senior Planner
Phone No.: (559) 713-4025

SUBJECT: Conditional Use Permit No. 2009-03: A request by Darrin K. Simmons to allow an existing 9,200 square foot mini-storage facility on a 1.04 acre site to be brought into compliance. The site is located at 1807 East Houston Avenue. (APN: 098-180-010)

Variance No. 2010-01: A request by Darrin K. Simmons to eliminate the required five (5) foot landscaping setback along the east, west and south property lines. The site is located at 1807 East Houston Avenue. (APN: 098-180-010)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2010-10, as conditioned, for Conditional Use Permit No. 2009-03 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

Staff recommends approval of Resolution No. 2010-09, as conditioned, for Variance No. 2010-01, based on the request's consistency with similar mini-storage facilities.

RECOMMENDED MOTION

I move to adopt Resolution No. 2010-10 approving Conditional Use Permit No. 2009-03.

I move to adopt Resolution No. 2010-09 approving Variance No. 2010-01.

PROJECT DESCRIPTION

The applicant (Darrin K. Simmons) is requesting approval of an existing mini-storage facility that was constructed without the approval of a Conditional Use Permit (CUP) and/or building permits. The mini storage facility, as depicted on Exhibit "A", is located on the southern half of the site. There are four mini-storage buildings that are each approximately 2,400 square feet in area and 9 feet in height (see Exhibit "B"). There are 108 storage units along with parking stalls that allow for the storage of recreational vehicles and/or boats. The applicant has provided an operational statement (see Exhibit "C") that states the mini storage business operates Monday through Sunday from 7:00 am to 7:00 pm. There is a full time manager with one part time employee. There is no living quarter proposed with this mini storage.

In addition to the mini-storage facility, a mail order smog parts business is also located on site. The parts store operates in the 6,000 square foot building. This business is a permitted use is not part of the CUP or Variance application.

The variance is a request to eliminate the five foot side and rear yard landscape requirements as identified in Design District "B".

BACKGROUND INFORMATION

General Plan Land Use Designation:	Shopping / Office Commercial
Zoning:	C-SO (Shopping / Office Commercial)
Surrounding Zoning and Land Use:	North: Houston & PA (Professional / Admin. Office) – Houston Avenue & Rural Residential South: C-S (Service Commercial) – Service commercial development East: R-1-6 (Single-Family Residential, 6,000 sq. ft. min site area & R-M-3 (Multi-Family 1,500 sq. ft. site area per unit – Vacant property West: C-SO (Shopping / Office Commercial) – La Sierra Military Academy
Environmental Document	Categorical Exemption No. 2010-10
Site Plan:	Site Plan Review No. 08-159

RELATED PROJECTS

N/A

PROJECT EVALUATION

Site History and Construction of Mini Storage Facility

The submittal of the CUP and Variance applications for the mini-storage facility is a result of a code enforcement action filed by the Community Development Department Code Enforcement Division. The owner of the property was issued a notice that they were operating a mini-storage business without approval of proper entitlement (i.e., CUP) and building permits.

The applicant went through the Site Plan Review (SPR) process on three occasions over the course of two years (2005-2006). The first two SPR submittals occurred in 2005. The first SPR (i.e., SPR No. 2005-046) was for an office addition for the smog part business. The applicant was giving a "Revise and Proceed" to building permits for this office addition.

The second SPR (i.e., SPR No. 2005-177) was for the mini-storage facility. During the SPR meeting, the applicant was informed that a CUP is required for -storage facilities. Furthermore, staff stated in their SPR comments that five foot landscape planters are required along the south, east and west property lines. The landscape requirement is not required if buildings are erected on property line. This is discussed in further detail under the Design District "B" Standards section of this report. The applicant was given a "Resubmit" to address comments received from City staff. The item was not resubmitted during the 2005 calendar year.

The third SPR submittal (i.e., SPR No. 2006-045) was for the installation of an automated gate. The SPR Committee issued a "Revise and Proceed" and building permits were issued for the installation of the gates.

Upon completion of the SPR items that were given a "Revise and Proceed", it came to staff's attention that a mini-storage facility was constructed on-site. Staff received a "Business Tax Application" during the 2008 calendar year for a new mini-storage facility located at the subject site. Upon researching the site history, staff determined that the mini-storage business did not receive approval and/or obtain the proper permits to establish the mini-storage business on-site.

Subsequently, the applicant filed SPR No. 2008-159 for the mini-storage facility in late 2008. The applicant was given a "Revise and Proceed" to submit for a CUP entitlement and Variance entitlement if landscaping setbacks were not met.

Land Use Compatibility

Mini storage facilities are conditionally permitted in shopping/office commercial land use designations where potential impacts can be addressed through the conditional use permit process. The site abuts Houston Avenue to the north which is a designated arterial street per the City of Visalia's Circulation Element. Pursuant to the circulation element, arterial streets are intended to provide the majority of the City's traffic carrying capacity, and to provide connections to the freeway system and to collector streets.

The Institute of Transportation Engineers Trip Generation 7th Edition manual identifies mini storage facilities on the lower end of vehicle trip generation. The businesses located on the site are compatible with the surrounding planned land uses. Mini storage facilities tend to produce less vehicle trips than other commercial uses (i.e., fast food restaurants, grocery stores, etc.) that may otherwise be permitted and/or conditionally permitted on this site.

Surrounding uses include a private military academy to the west, service commercial warehouse to the south and vacant property to the east. The vacant property to the east is planned and zoned for both single-family and multi-family uses. There are other locations in Visalia where mini-storage facilities abut land planned and zoned for residential uses. The uses are compatible due to the low-impact operation of mini-storage facilities and low traffic generation.

Design District B Standards

The site is located within Design District B which requires five feet of landscaping on side property lines and five feet on rear property lines. In addition, a 15-foot building setback is required when a commercial site abuts property planned and zoned for residential development (Section 17.30.170 of the Visalia Municipal Code). Per the site plan (see Exhibit "A"), the applicant constructed the mini-storage buildings at 15 feet from the east property line which abuts property zoned for single-family and multi-family.

The placement of the mini-storage buildings allows the storage unit to be accessed on either side (see photo). Due to the site's overall width, the applicant/owner constructed the mini-storage buildings to accommodate vehicular and pedestrian access from either side of the storage unit.

The installation of the landscape planter on the west and east property lines would impede access. In addition, to provide vehicular turn around access along the rear of the site, the required five foot landscape planter was not installed.



It should be noted; Design District B allows buildings to be constructed on property line unless the commercial site abuts single and/or multi family zoned properties. If the Commission determines that the Variance findings (see below) can not be supported, the applicant has the option of relocating the mini-storage buildings on the south and west property lines. However,

the two mini-storage buildings located along the eastern side of the property would remain due to the 15-foot setback requirement and would be subject to the five foot landscape planter as identified in Design District B. Staff concludes that requiring the applicant to relocate the buildings would be an onerous remedy without significant community benefit.

To provide some minimal landscaping on-site, staff is recommending Condition No. 3 be incorporated into the Conditions of Project Approval. This condition requires the installation of tree wells adjacent to the storage area designated for R.V. and boat storage. The installation of trees in the RV/boat storage area will provide for a visual continuation of the existing landscaping which is located on the north side of the seven foot high block wall.

Required Variance Findings

The Commission is required to make five findings before a variance can be granted. The findings are listed below along with a discussion of each.

1. *That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.*

The landscape setback requirements would make the driveway virtually unusable. The west side of the property has a 50 year old existing building that was built approximately eight feet off the property line. If the landscape is installed per the zoning ordinance it will make the west side of the building nearly inaccessible. In addition, there are other mini-storage facilities that are located throughout the community that do not have landscape planters within the development. This allows sites to provide greater vehicular access for larger vehicles that access the mini-storage facility.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to other properties classified in the same zone.*

The property has residential property of the east property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many storage facilities are next to undeveloped residential lots. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

3. *That strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.*

All storage facilities require driveways for access to the individual units. The current landscape requirements would virtually render three of the five driveways useless. The driveways allow for larger vehicles to access the units rather than restricting the drive lanes.

4. *That the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone.*

A landscape variance will not grant a special any special privilege. The three storage facilities near the project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

5. *That the granting of the variance will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The granting of this variance will not be detrimental to the public health or safety.

Building Permit Review

If this project is approved, the applicant/owner will be subject to the building permit process. The applicant/owner will be required to submit building plans for review by the Building Division. This process will ensure that the buildings meet current California Building Code. Condition No. 4 has been incorporated into the Conditions of Project requiring the submittal of engineered building plans as identified by the Chief Building Official's Site Plan Review comments attached to this report.

Environmental Review

This project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the operation of a mini-storage facility in an urban area (Categorical Exemption No. 2010-10).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2009-03

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance and Airport Master Plan. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2010-10).

Variance No. 2010-01

Staff recommends approval of the requested variance to landscaping setback standards in the Design District "B", based upon the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

The landscape setback requirements would make the driveway virtually unusable. The west side of the property has a 50 year old existing building that was built approximately eight feet off the property line. If the landscape is installed per the zoning ordinance it will make the west side of the building nearly inaccessible. In addition, there are other mini-storage facilities that are located throughout the community that do not have landscape planters within the development. This allows sites to provide greater vehicular access for larger vehicles that access the mini-storage facility.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply to other properties classified in the same zone.

The property has residential property of the east property line. It is currently an open field and the owner has no intentions of building in the near future. This residential zoning is unique and not many storage facilities are next to undeveloped residential lots. Also, the property is narrow in nature and the required landscape would make navigating the driveways extremely difficult.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

All storage facilities require driveways for access to the individual units. The current landscape requirements would virtually render three of the five driveways useless. The driveways allow for larger vehicles to access the units rather than restricting the drive lanes.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

A landscape variance will not grant a special any special privilege. The three storage facilities near the project are landscaped in the front only. There is no visible landscaping near the property lines in the interior of these other facilities.

5. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of this variance will not be detrimental to the public health or safety.

6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2010-10)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2008-159.
2. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), site plan and (Exhibit "B") operational statement.
3. Install tree wells for every two R.V. and boat designated storage spaces. The tree wells are to be installed along the east and west property lines. Provide detailed landscape and irrigation plans as a part of the building permit submittal.
4. A building permit is required for the mini-storage buildings. Submittal of engineered building plans to the Building Division for review and approval is required.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2008-46 prior to the issuance of any building permits for this project.

6. That all other federal, state and city codes, ordinances, and laws be met.

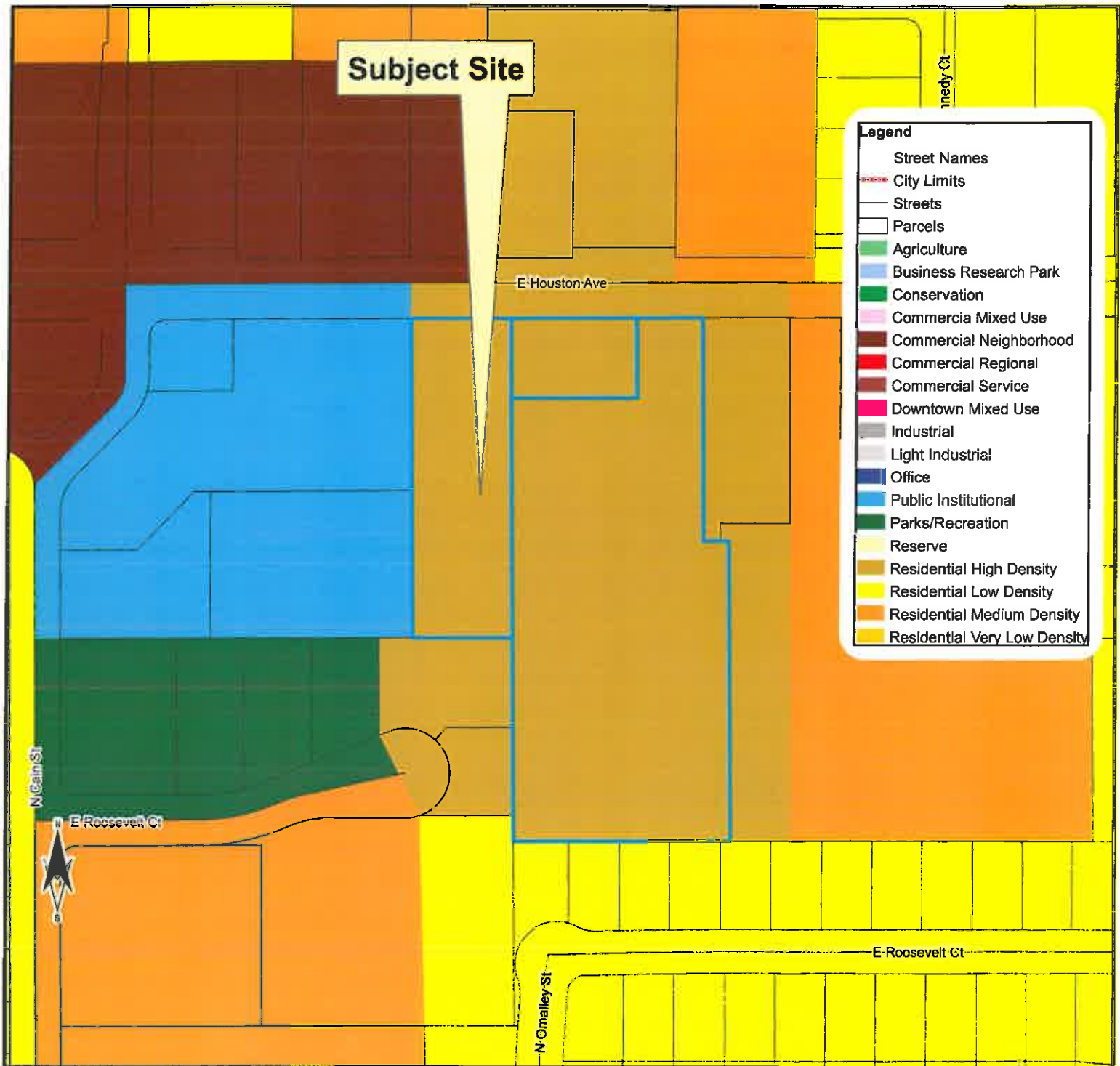
APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission on a conditional use permit application. An appeal shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record.

Attachments:

- Related Plans and Policies
- Resolution No. 2010-09
- Resolution No. 2010-10
- Exhibit "A" –Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Applicant's Variance Findings
- Exhibit "D" – Mini Storage Building Elevations
- Site Plan Review Comments
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

City of Visalia

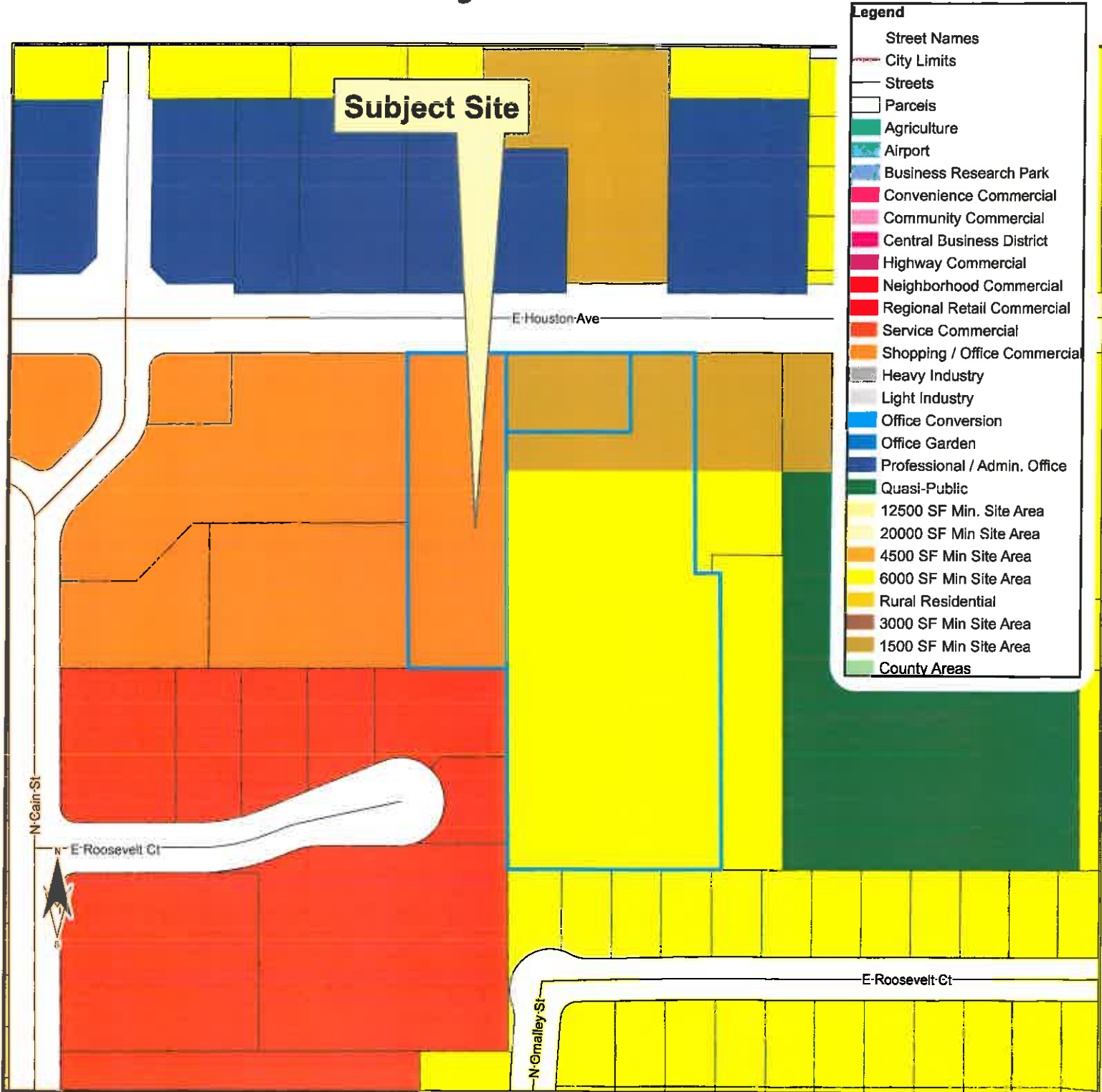


Land Use Designations

0 37.575 150 225 300 Feet

CUP 2016-15
Var. 2016-04

City of Visalia



Zoning Designations



CUP 2016-15
Var. 2016-04

City of Visalia

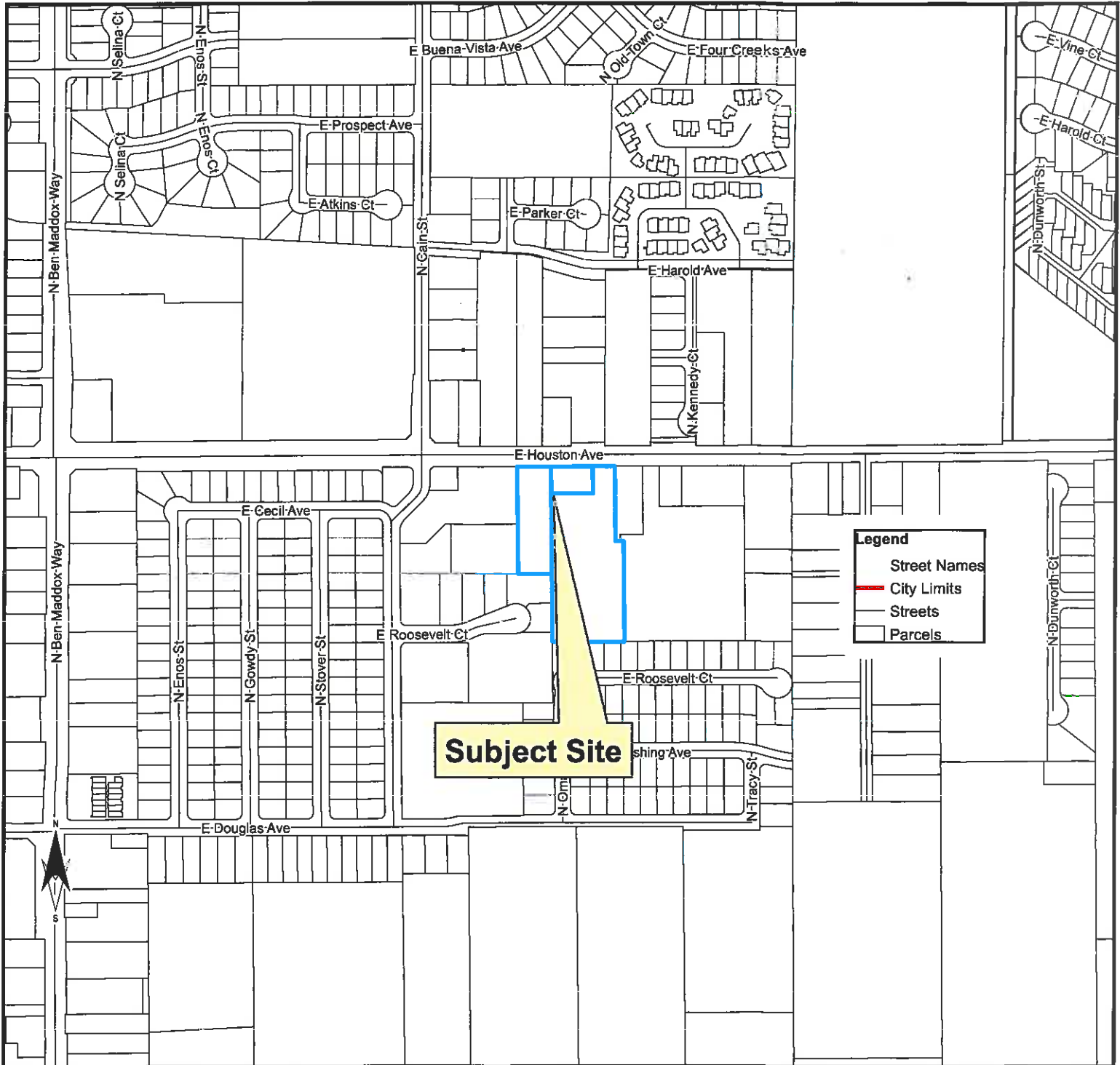


Aerial Photo

0 20 40 80 120 160 Feet

CUP 2016-15
Var. 2016-04

City of Visalia



Location Map

0 115230 460 690 920 Feet

CUP 2016-15
Var. 2016-04