

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Mary Beatie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

MONDAY, JULY 26, 2021
VISALIA CONVENTION CENTER
LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA
MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No items on the consent calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2021-02: A request to allow the placement of an eight-foot tall, electrified fence along the full perimeter of a rental facility yard in the Industrial Zone. The project site is located at 1220 North Century Street (APNs: 081-100-021, 081-100-022, & 081-100-024). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2021-29.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit (CUP) No. 2021-19: A request to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on six acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the medical office buildings to a ministorage facility within the approved commercial development. The project site is located on the northwest corner of West Shannon Parkway and North Court Street (APN:079-070-038). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-30.
8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. City Council adoption of resolution expanding Visalia Urban Development Boundary
 - b. GPA No. 2021-01 amending Land Use Policy LU-P-21 set for August 2, 2021, City Council meeting
 - c. County Island Annexation for Akers / Ferguson set for August 4, 2021, LAFCO meeting
 - d. Next Planning Commission Meeting is Monday, August 9, 2021.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Ave. Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, AUGUST 5, 2021 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, 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, 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.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 9, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 26, 2021

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit (CUP) No. 2021-19: A request to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on six acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the medical office buildings to a ministorage facility within the approved commercial development. The project site is located on the northwest corner of West Shannon Parkway and North Court Street (APN:079-070-038).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-19, as conditioned, based upon the findings and conditions in Resolution No. 2021-30. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance and master plan approved for the site.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-19, based on the findings and conditions in Resolution No. 2021-30.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2021-19 is a request to amend a master planned commercial development by replacing the medical office building and retail building with a drive-thru lane (i.e., Phase 2) with a self-ministorage use within the commercial development established with CUP No. 2018-03 and Tentative Parcel Map No. 2018-01 as shown in Exhibit "B" and Figure - 1 below.

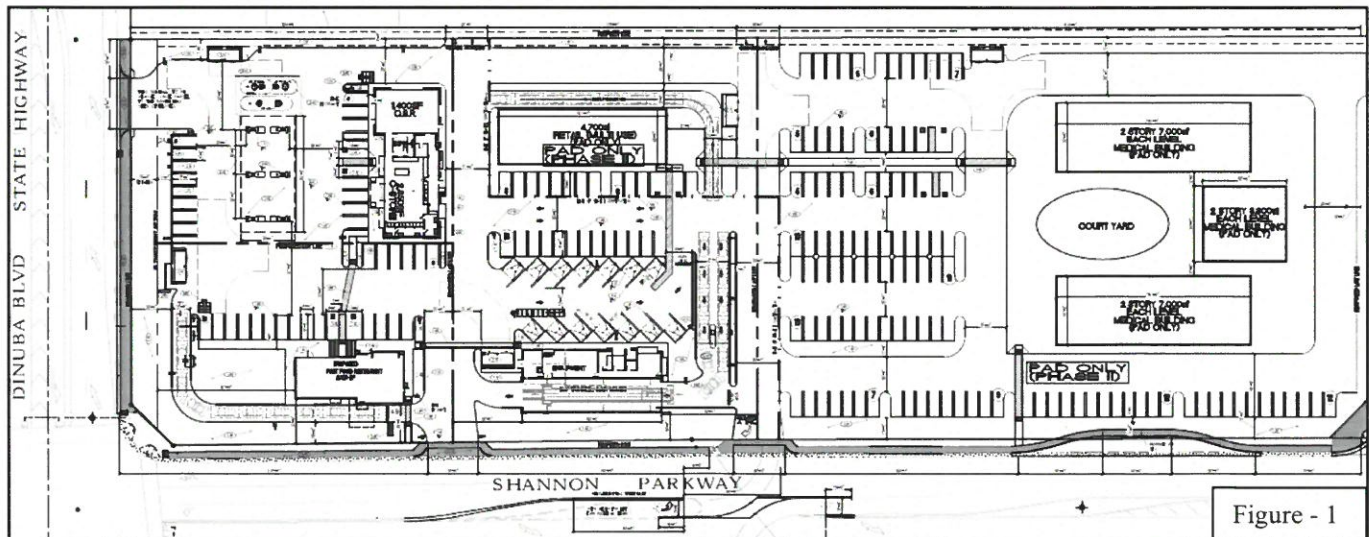


Figure - 1

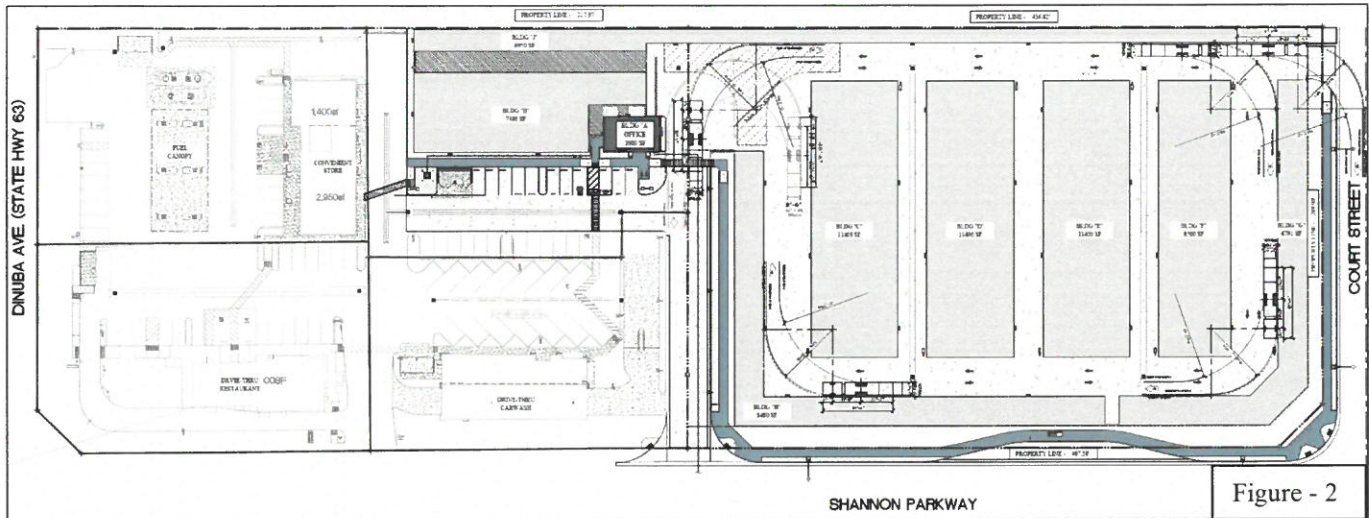


Figure - 2

The proposed project (as shown in Exhibit “A” and Figure – 2 above) will consist of eight storage buildings and an office. All buildings will be single-story. The combined square footage of storage buildings is 73,401 square feet, and the office building is 1,000 square feet. The primary finish material is to be stucco with decorative pop-out trim and scoring lines (as shown in Exhibit “D”). Additionally, much of the storage building’s exterior walls will serve as perimeter walls, similar to other storage facilities within the city of Visalia. Consequently, building “J” which is on the north property line, constructed to a height of nine feet, serves as the exterior wall. Section 17.19.060 of the Visalia Municipal Code details the development standards for the C-MU zone and permits a building’s placement on side and rear property lines with a zero-foot setback.

The operational statement (see Exhibit “C”) indicates that the site will have two employees, operate during normal business hours, and provide a vast range of storage unit sizes. There are expected be 700+/- storage units; however, recreational vehicle and/or boat storage will not be offered at this location. Furthermore, there is no living quarter proposed with this self-storage facility.

BACKGROUND INFORMATION

General Plan Land Use Designation	C-MU (Commercial Mixed Use)
Zoning	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: C-MU / Vacant land. South: C-MU / Shannon Pkwy., community shopping center (Orchard Walk) consisting of large and small-scale commercial buildings. East: C-MU / Gas Station and Carwash under construction. West: C-MU / Court St., Shannon Way Apartments.
Environmental Review	Categorical Exemption No. 2021-32
Site Plan	2021-015

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED / SIMILAR PROJECTS

The following projects established the Master Plan for the site:

Conditional Use Permit No. 2018-03: Approved by the Planning Commission on November 12, 2019. A request to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed-Use Commercial (CMU) Zone.

Tentative Parcel Map No. 2018-01: Approved by the Planning Commission on November 12, 2019. A request by Omni Land Development LLC / Daygo Properties LLC to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed-Use Commercial (CMU) Zone.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit (CUP), as conditioned, based on project consistency with the General Plan, Zoning Ordinance and Master Plan.

Land Use Compatibility

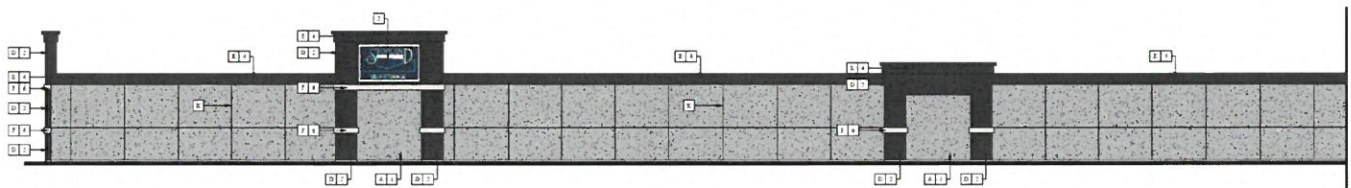
The proposed storage facility is consistent with existing and potential uses within the master plan area and surrounding areas. The project site is within an area that is developing new commercial and residential uses (within 100-ft). The underlying Land Use designation of C-MU conditionally permits ministorage uses, and the proposed use can be suitably integrated into the commercial master planned development. This includes access, parking, circulation and thematic landscaping and architectural elements. Furthermore, the storage facility will operate within typical business hours, providing automated access gate controls from 7:00 a.m. to 7:00 p.m.

The Institute of Transportation Engineers Trip Generation manual identifies self-storage facilities on the lower end of vehicle trip generation. 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.

Building Design

A common architecture theme and color palette has been developed for all buildings within the master plan area. Typical building designs consist of single-story structures with long parapet sections broken by pop-outs and cornice toppers at the corner sections and public and service entries.

The exterior finishes in the master plan are described to include sand finish stucco with silver metal finish horizontal trims used to break up facades and columns (see Exhibit "D" and below). The master plan also describes that average building heights would be between 23 to 28 feet. The ministorage building elevations and height, which are 9-feet for the storage buildings and 23-feet for the office building, comply with the overall developments architectural theme.



Access and Circulation

Shannon Parkway is a collector roadway that has been improved to its ultimate width from Dinuba Boulevard to Court Street. The street has an existing median island in the roadway. All improvements to adjacent roadways have been analyzed and conditioned through the previously approved use permit.

The ministorage facility's primary vehicular access is from Shannon Parkway. An "Exit Only" is provide along the Court Street frontage. Court Street is designated as a local roadway north of Shannon Parkway but will serve as a roadway that will collect traffic from the future River Island Ranch residential subdivision to the north.

The smaller parcel, which have the storage facility's office and two storage buildings, will have a shared internal access drive aisle that will be installed with the development unifying the master plan's first phase of development. The shared access easements along with the shared maintenance agreement have been recorded as required per the approval of the master planned commercial development prior to the first building permit being issued for the entire site.

Parking

Section 17.34.020 of the Visalia Municipal Code prescribes parking for office uses at 1 parking space per 250 square feet, and storage/warehousing at 1 parking space per 1,000 square feet. Unfortunately, the Zoning Ordinance does not provide a parking ratio for ministorage facility parking and staff recognizes that applying the industrial storage/warehouse parking requirements on the ministorage use would not be appropriate. The applicant has demonstrated sufficient parking on-site through their operational statement. The operational statement states that the facility anticipates an average of five customers to the site at any given time. The site will provide a total of 23 stalls for customer and employee parking along the drive aisle near the office building (see Exhibit "A").

Environmental Review

The requested action is considered Categorical Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-30).

RECOMMENDED FINDINGS

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:
 - a. 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 use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. 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(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-32).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-015, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "D", and Floor Plan in Exhibit "E".
3. That the applicant complies with their operational statement as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That all other Federal and State laws and City codes and ordinances be complied with.

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 with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia California. 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.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2021-30 for CUP 2021-19
- Exhibit "A" – Site Plan
- Exhibit "B" – Master Plan - Site Plan (CUP No. 2018-03)
- Exhibit "C" – Operational Statement
- Exhibit "D" – Elevations
- Exhibit "E" – Floor Plans
- Categorical Exemption No. 2021-32
- Site Plan Review Comments No. 2021-015
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Chapter 17.38 CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

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.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- 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.

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

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.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2021-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-30, A REQUEST TO ALLOW AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 2018-03, WHICH ADOPTED A MASTER-PLANNED COMMERCIAL DEVELOPMENT ON SIX ACRES IN THE COMMERCIAL MIXED USE (C-MU) ZONE, WHEREIN THE AMENDMENT WOULD CHANGE THE MEDICAL OFFICE BUILDINGS TO A MINISTORAGE FACILITY WITHIN THE APPROVED COMMERCIAL DEVELOPMENT. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF WEST SHANNON PARKWAY AND NORTH COURT STREET (APN:079-070-038).

WHEREAS, Conditional Use Permit No. 2021-30, is a request to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on six acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the medical office buildings to a ministorage facility within the approved commercial development. The project site is located on the northwest corner of West Shannon Parkway and North Court Street (APN:079-070-038); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 26, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-30, as conditioned, 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 15332.

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 findings of Zoning Ordinance Section 17.38.110:
 - a. 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 use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. 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(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-32).

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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-015, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "D", and Floor Plan in Exhibit "E".
3. That the applicant complies with their operational statement as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That all other Federal and State laws and City codes and ordinances be complied with.

EXHIBIT "A"

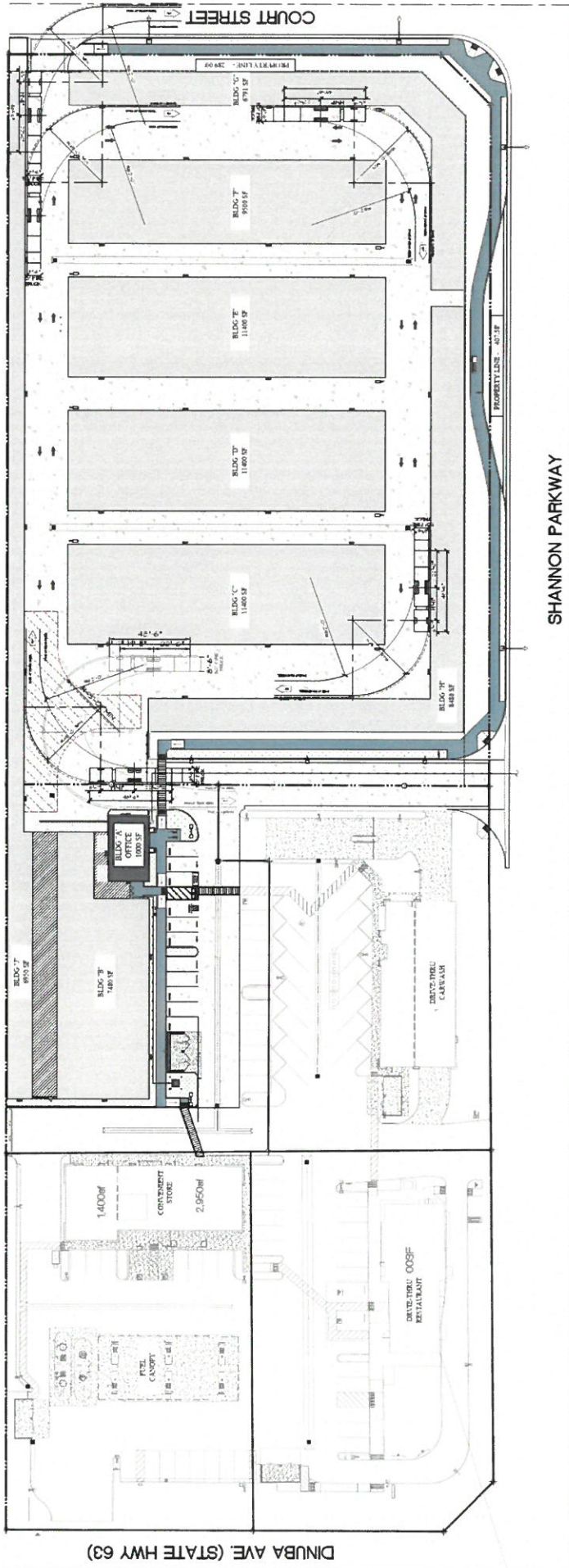


EXHIBIT "B"

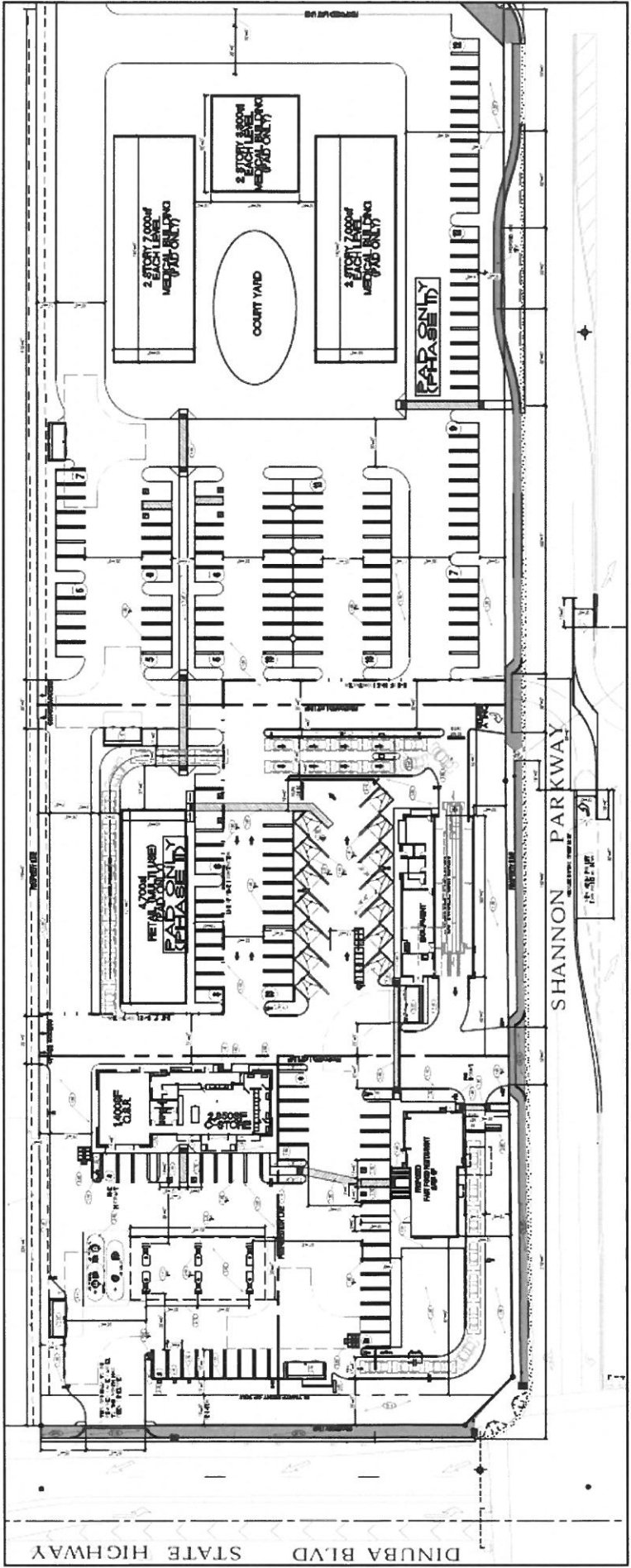


EXHIBIT "C"

OPERATIONAL STATEMENT

February 3, 2021

City of Visalia
707 W. Acequia Ave.
Visalia, CA 93291

Project Description:

Storland Self-Storage is an existing self-storage business that currently owns and operates four self-storage locations throughout the California Central Valley. The new storage facility is being submitted by the owner, Josh Miller, and pertains to two parcels located at Shannon Parkway and Road 124., APN: 079-071-032 and is currently zoned C-MU with planned land use of Mixed Use Commercial. I am requesting authorization for a new storage facility.

Similar to other existing facilities, this facility will provide self-service storage units for the surrounding community and offer tenants a secure site that includes access control, video surveillance, security lighting, on-site non-resident management and security alarms. The units offered will include enclosed drive up and interior units in the following unit sizes: 5x5, 10x5, 10x10, 10x15, 10x20 and 10x25. RV storage will not be offered at this location.

Business Name:	Storland Self-Storage
Product / Services:	Storage units of various sizes.
Anticipated Traffic:	5 +/- customers at any given time are expected.
Number of Employees:	2 employees on-site. This includes one office manager that will handle daily operations and one maintenance employee around facility.
On site storage/Equipment:	Tenant personal storage belongings.
Security Measures:	Security cameras mounted interior and entry and exiting points along with designated hooded light poles throughout the premises.
Operation Time:	Monday through Saturday from 9:00 am to 6:00pm Sunday from 10:00 am to 5:00 pm Automated Access Gate Controls from 7:00 am to 7:00 pm 24-hour call service is available after normal business hours
Access to Site:	One on-site access driveway (Refer to plans)
Parking:	4 Visitor Designated parking 3 Standard parking

EXHIBIT "C"

	1 Accessible parking 1 EVCS parking 2 Employee designated parking 1 Clean-Air parking (Refer to plans)
Supplies or Material:	N/A
Unsightly Appearance:	N/A
Solid or Liquid Waste:	Solid waste will be from restrooms and trash/bin receptors Trash Enclosure 1-2 trash pick-ups per week Liquid waste will be from restrooms and sanitary sinks will be discharged into City Sewer System
Estimated Water Usage:	Water meter(s) for building and landscape are located off-site
Advertising Sign:	One Facility sign above main entry (separate permit)
Buildings:	800 sf new office building Multiple Storage Buildings (Refer to plans)
Outdoor Lighting:	Hooded parking light(s) – refer to plans. Street light(s) – refer to plans. Exterior building wall sconces(s) and/or wall-packet mounted LED light(s).
Landscape:	Landscape areas consist of different all kinds of trees, shrubs, hedges, etc. all through-out.
ABC License:	N/A

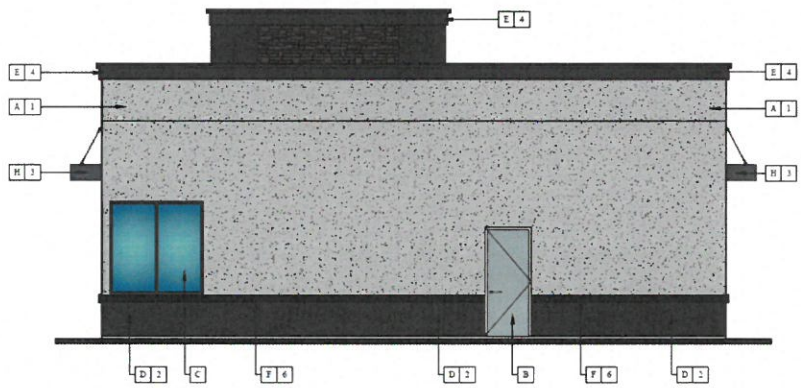
Respectfully,

Josh Miller

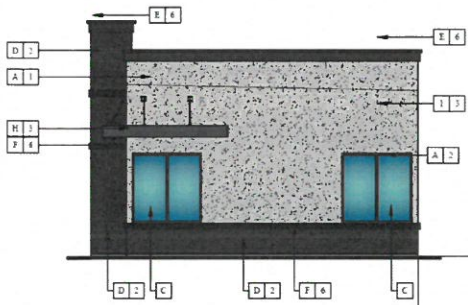
EXHIBIT "D"



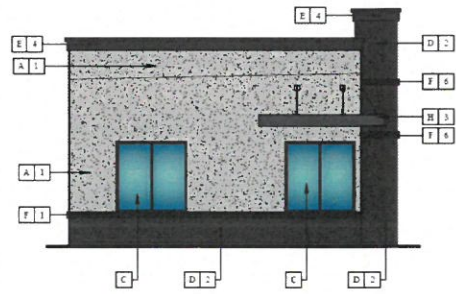
FRONT ELEVATION - SOUTH 1
SCALE: 1/4" = 1'-0"



REAR ELEVATION - NORTH 2
SCALE: 1/4" = 1'-0"

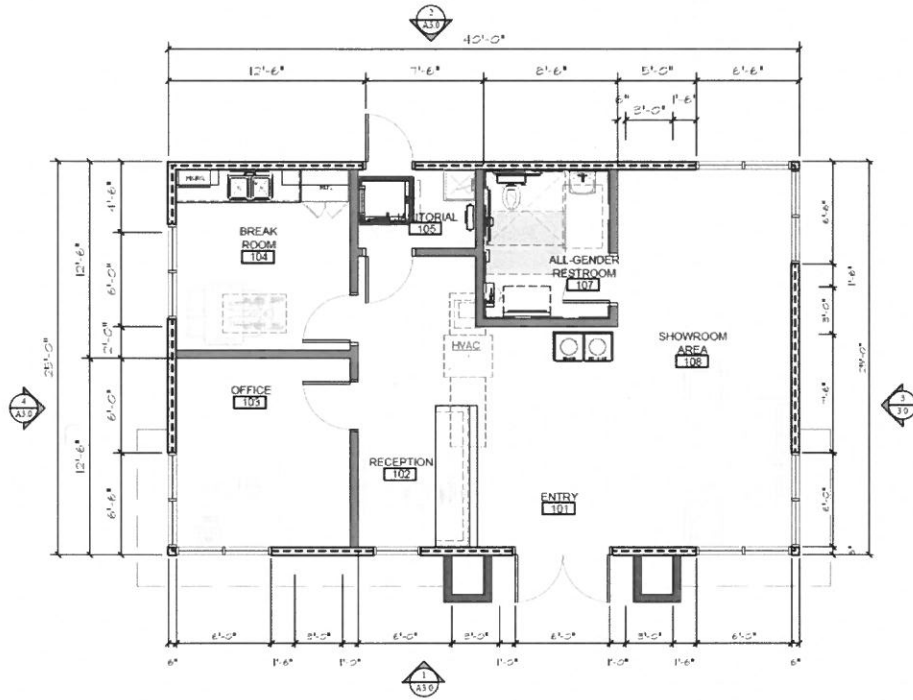


RIGHT SIDE ELEVATION - EAST 3
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - WEST 4
SCALE: 1/4" = 1'-0"

EXHIBIT "E"



PROPOSED FLOOR PLAN

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2021-19

PROJECT TITLE

The project site is located on the northwest corner of Shannon Parkway and Court Street. (APN:079-070-038).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on 6 acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the medical office buildings to a ministorage facility within the approved development.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Miller Accord, LP

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Eric McConnaughey, EBM Design Group, 4412 W. Ferguson Ave., Visalia, CA, (559) 732-9236

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332**
- Statutory Exemptions- State code number:

A request to amend the previously approved in-fill development project is consistent with the applicable general plan and zoning designation and policies, developed on project sites measuring no more than five acres and surrounded by urban uses, and can be adequately served by all required utilities and public services

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

28, 2021

DATE

**Brandon Smith, AICP
Environmental Coordinator**



July 21, 2021

Site Plan Review No. 21-015:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments, please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at Adrian.Rubalcaba@visalia.city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **May 19, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval 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.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, stylized blue oval graphic.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

MEETING DATE May 19, 2021
SITE PLAN NO. 2021-015
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 | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER – |

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: May 19, 2021

SITE PLAN NO: 2021-015 - C
PROJECT TITLE: Storland Self-Storage
DESCRIPTION: Self-storage facility with enclosed units and no residence or RV storage.
APPLICANT: Joshua Miller
PROP. OWNER: Omni Land Development, LLC.
LOCATION TITLE: Shannon Pkwy. + Court St.
APN TITLE: 000-013-831
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU (Commercial Mixed Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 – This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- CUP Amendment
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: May 19, 2021

1. Line W5 of Table 17.25.030 lists Mini Storage Facilities as a Conditional Use. The applicant will be required to apply for a CUP amendment as the use was not listed in the Master CUP for the site.
2. The CUP submittal will require detailed exhibits of the following items:
 - a. Site Plan
 - b. Landscape Plan
 - c. Floor Plan (office, examples of units offered, and wall exhibit).
3. The bus stop's encroachment into the landscape setback will not require the applicant to jog the building footprint.
4. The CC&R's for the site will need to be revised as the proposed use will eliminate a cross access as described in the CC&R's for the originally proposed use on the Master CUP.
5. Comply with previous comments and comments from all reviewers.
6. The applicant is requested to work with solid waste to find a solution for the enclosure.
7. Obtain a Building Permit.
8. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: April 14, 2021

9. Line W5 of Table 17.25.030 lists Mini Storage Facilities as a Conditional Use. The applicant will be required to apply for a CUP amendment as the use was not listed in the Master CUP for the site.
10. A landscape plan will be required at the CUP stage and the applicant will need to demonstrate how they comply with the landscaping requires.
11. The CC&R's for the site will need to be revised as the proposed use will eliminate a cross access as described in the CC&R's for the originally proposed use on the Master CUP.
12. Staff requests the applicant provide a detail of the block wall described in the site plan.
13. Staff requests that the applicant provide an exhibit of the use in relation to the other uses within the Master Plan area.

14. The applicant is requested to show how parking shown does not take away from parking assessed for other uses on site.
15. Obtain a Building Permit.
16. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: February 10, 2021

17. Line W5 of Table 17.25.030 lists Mini Storage Facilities as a Conditional Use. The applicant will be required to apply for a CUP amendment as the use was not listed in the Master CUP for the site.
18. The CC&R's for the site will need to be revised as the proposed use will eliminate a cross access as described in the CC&R's for the originally proposed use on the Master CUP.
19. Staff requests more information regarding Building "B".
20. A block wall shall be required along the perimeter of the project area.
21. The applicant is request to show how the parking shown does not take away from parking assessed for other uses on site.
22. Obtain a Building Permit.
23. Meet all other codes and ordinances.

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).

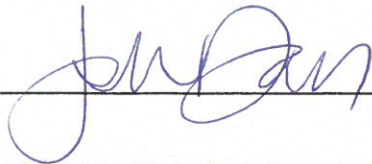
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

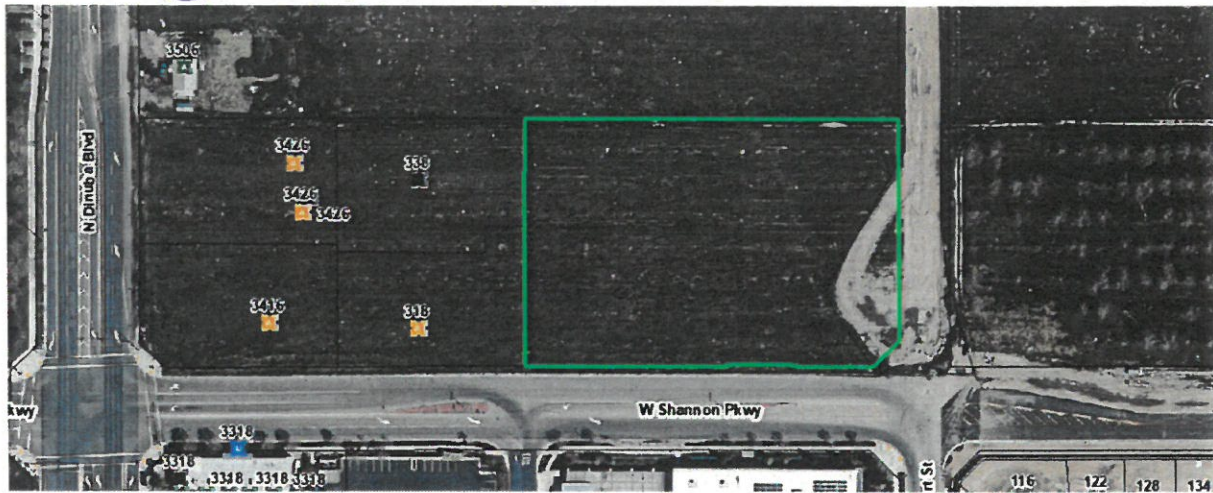
Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. 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 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

11. 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)

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 



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO: 1 DATE: MAY 19, 2021	
SITE PLAN NO.:	21-015 2 ND RESUBMITTAL
PROJECT TITLE:	STORLAND SELF-STORAGE
DESCRIPTION:	CONSTRUCTION OF A SELF-STORAGE FACILITY FOR STORING PERSONAL AND BUSINESS GOODS IN ENCLOSED UNITS; PROJECT DOES NOT INCLUDE A RESIDENCE OR RV STORAGE.
APPLICANT:	JOSHUA MILLER
PROP OWNER:	OMNI LAND DEVELOPMENT LLC
LOCATION:	NW CORNER SHANNON PKWY & COURT ST
APN:	000-013-831

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 **COMPLY WITH MASTER DESIGN.**
- 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.
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 = 0.20%, 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 Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley 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. *Refer to previous comments, in addition to the following:*
2. *Provide Fire Dept. access to the west side area inbetween Buildings B and J.*
3. *Construct adjacent drive aisles or parking lot areas that have not been improved by recent development to provide proper circulation onsite.*
4. *Revise trash enclosure orientation to allow direct stab service by Solid Waste, refer to SW conditions.*
5. *A CUP amendment is required per Planning Dept.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-015 2nd RESUBMITTAL**

Date: **5/19/2021**

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:**9/1/2020**)
(Project type for fee rates:**STORAGE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,343/AC X 4.15
<input checked="" type="checkbox"/> Transportation Impact Fee	\$992/1000SF X 70.5
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	OFFICE: \$101/1000SF X 1.15 TREATMENT PLANT FEE: \$240/1000SF X 1.15
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$45/LF X 400 LF (SHANNON)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,022/AC X 4.15
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,886/AC X 4.15
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$9,002/AC X 4.15
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,969/AC X 4.15
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$7/1000SF X 70.5 OFFICE: \$719/1000SF X 1.15
<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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO: 7 DATE: FEBRUARY 10, 2021

SITE PLAN NO.: 21-015
PROJECT TITLE: STORLAND SELF-STORAGE
DESCRIPTION: CONSTRUCTION OF A SELF-STORAGE FACILITY FOR STORING PERSONAL AND BUSINESS GOODS IN ENCLOSED UNITS; PROJECT DOES NOT INCLUDE A RESIDENCE OR RV STORAGE.
APPLICANT: JOSHUA MILLER
PROP OWNER: OMNI LAND DEVELOPMENT LLC
LOCATION: NW CORNER SHANNON PKWY & COURT ST
APN: 000-013-831

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 **COMPLY WITH MASTER DESIGN.**
- 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.
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.
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- 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 = 0.20%, 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 Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley 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. Project to comply with underlying master development plan design and improve accordingly.**
- 2. Refer to overall master commercial site layout - redesign onsite is required.**
- 3. There is a commercial drive at north side of Court St. Redesign site plan to indicate compliance with master commercial design.**
- 4. Install all public frontages with sidewalk, curb ramps, parkway landscaping and street lighting.**
- 5. Site plan to indicate what is function of Building B.**
- 6. Impact fees apply, refer to page 3 for applicable fees.**
- 7. A building permit is required, standard plan check and inspection fees apply.**
- 8. Comply with City parking lot improvement standards.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-015**
Date: **2/10/2021**

**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: **9/1/2020**)
(Project type for fee rates: **STORAGE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,343/AC X 4.15
<input checked="" type="checkbox"/> Transportation Impact Fee	\$992/1000SF X 70.5
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	OFFICE: \$101/1000SF X 1.15 TREATMENT PLANT FEE: \$240/1000SF X 1.15
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$45/LF X 400 LF (SHANNON)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,022/AC X 4.15
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,886/AC X 4.15
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$9,002/AC X 4.15
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,969/AC X 4.15
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$7/1000SF X 70.5 OFFICE: \$719/1000SF X 1.15
<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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO: 1 DATE: APRIL 14, 2021	
SITE PLAN NO.:	21-015 RESUBMITTAL
PROJECT TITLE:	STORLAND SELF-STORAGE
DESCRIPTION:	CONSTRUCTION OF A SELF-STORAGE FACILITY FOR STORING PERSONAL AND BUSINESS GOODS IN ENCLOSED UNITS; PROJECT DOES NOT INCLUDE A RESIDENCE OR RV STORAGE.
APPLICANT:	JOSHUA MILLER
PROP OWNER:	OMNI LAND DEVELOPMENT LLC
LOCATION:	NW CORNER SHANNON PKWY & COURT ST
APN:	000-013-831

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 **COMPLY WITH MASTER DESIGN.**
- 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.
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 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 = 0.20%, 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.
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- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley 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. ***Project to comply with underlying master development plan design and improve accordingly.***
2. ***Refer to overall master commercial site layout. Provide additional layout of master planned areas adjacent to this development in order for City staff to review onsite circulation and consistency.***
3. ***A bus stop is not shown on Shannon Pkwy frontage. The master development is conditioned to provide the bus stop and other public improvements along Shannon Pkwy. Site plan to be revised accordingly as this may impact proposed storage layout.***
4. ***Install all remaining public frontages with sidewalk, curb ramps, parkway landscaping and street lighting that are not slated to be installed with underlying master commercial plans.***
5. ***Fire access to a gate at west end between buildings B and J is required. This area inbetween the buildings is noted as a non-vehicular access.***
6. ***Impact fees apply, refer to page 3 for applicable fees.***
7. ***A building permit is required, standard plan check and inspection fees apply.***
8. ***Comply with City parking lot improvement standards.***
9. ***Project to confirm and match offsite improvements for Court St. that are slated to be installed with north development. Install any remaining public improvements such as sidewalk, parkway landscaping, street lighting, signage, drive approaches, etc.***
10. ***Adjust site infrastructure accordingly to conform to proposed layout.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-015 RESUBMITTAL**

Date: **4/14/2021**

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:**9/1/2020**)
 (Project type for fee rates:**STORAGE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
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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.
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Adrian Rubalcaba

SFR 21015
STORLAND SELF-STORAGE
000013831

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 Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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 and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$_____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: SEE PREVIOUS COMMENTS.
NO ADDITIONAL COMMENTS.

VAL GARCIA 5/19/21
Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	May 17, 2021
Item #	1
Site Plan #	21015
APN:	000013831

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 5-18-21
 Item: 1 Resub
 Site Plan: 21-015
 Name: Agent McEwen

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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 19, 2021

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR21015
PROJECT TITLE: Storland Self-Storage
DESCRIPTION: Construction of a Self-Storage Facility for Storing Personal and Business Goods in Enclosed Units.
Project does not include a Residence or RV Storage.
APPLICANT: Joshua Miller
OWNER: OMNI LAND DEVELOPMENT LLC
APN: 000013831
LOCATION: NW Corner of W. Shannon Parkway and N. Cpirt Street

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 (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- VMT analysis may be needed.

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

21015

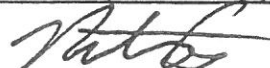
May 19, 2021

- No comments.
- 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 before 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 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.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Solid Waste would prefer to have all enclosures set up for STAB load services but considering the ADA requirement, the utility set up, and potential stacking issues with the car wash Solid Waste will make it work.

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr
Visalia, CA 93292
559-624-1622 Office
559-735-3189 Fax
smcnamara@calwater.com

Date: 05/19/2021
Item # 1
Site Plan # 21-015
Project: Storland Self-Storage
Description: Self Storage
Applicant: Joshua Miller - OMNI
Location: NWC of Shannon and Court
APN:

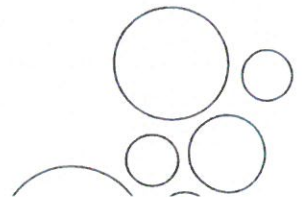
The following comments are applicable when checked:

- Re-submit
 - No Comments at this time
-

- Fire Hydrants**
Comments- Per VFD Requirement. There are three hydrants near this parcel: 1 – 378' (+/-) north of Shannon on Court; 2 – 70' (+/-) & 361' (+/-) west of court, on the south side of Shannon
- Services**
Comments- Will need to be installed
- Mains**
Comments- Existing on Shannon and on Court
- Backflow Requirements**
Comments- Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or visaliabackfow@calwater.com for a backflow install packet.

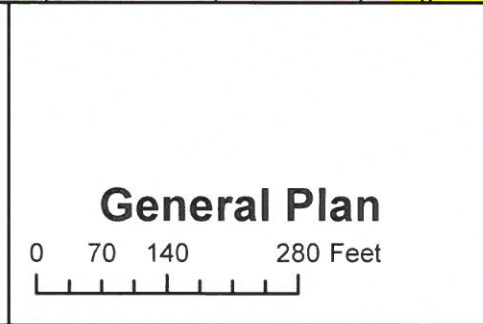
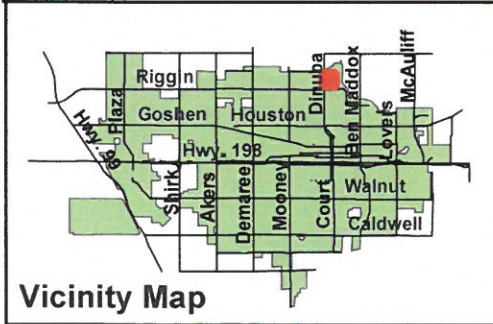
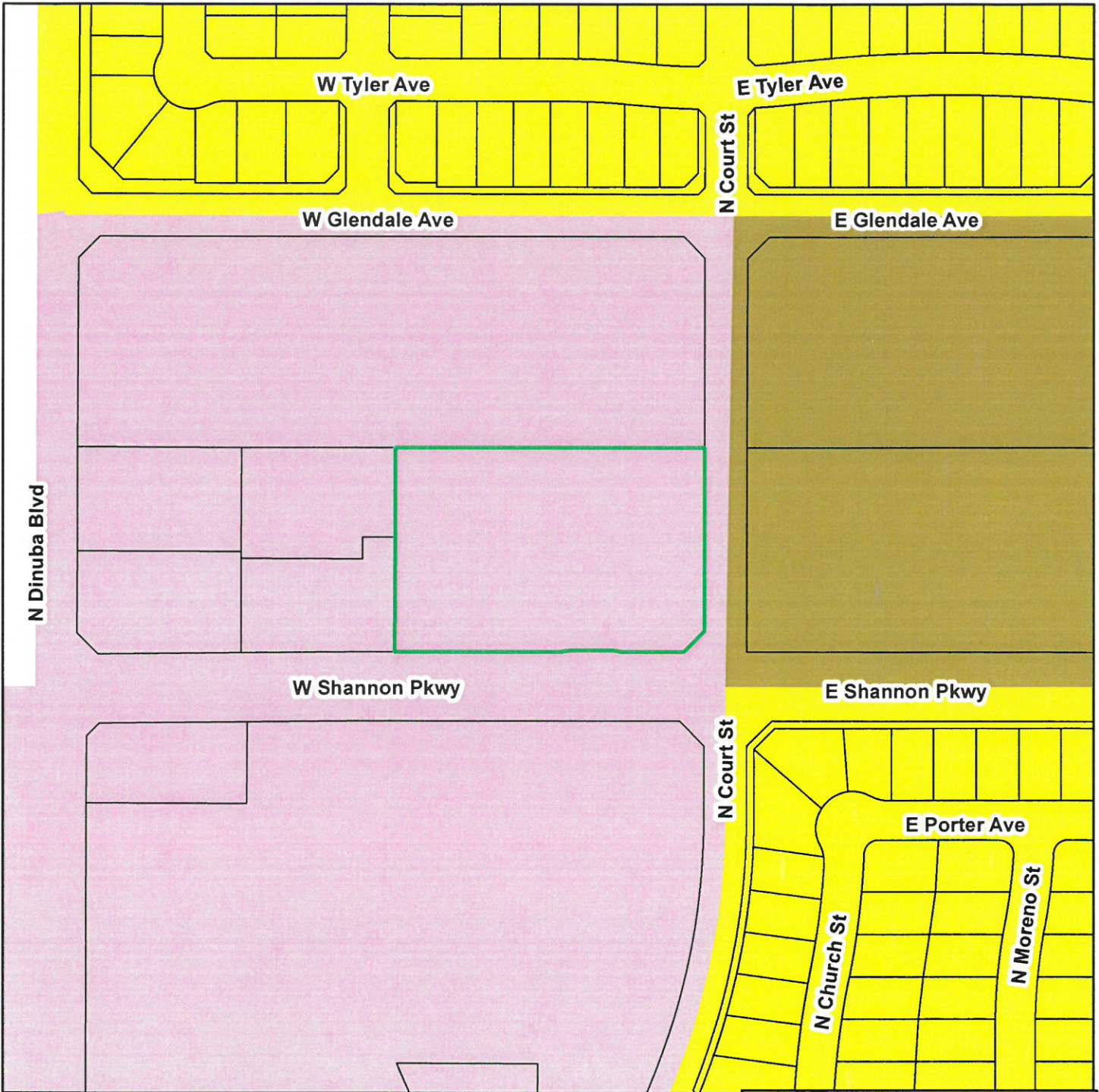
Additional Comments:

- Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start your project with Cal Water.



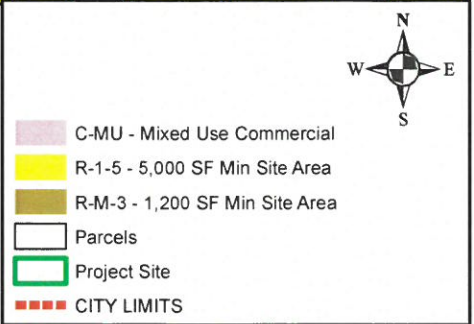
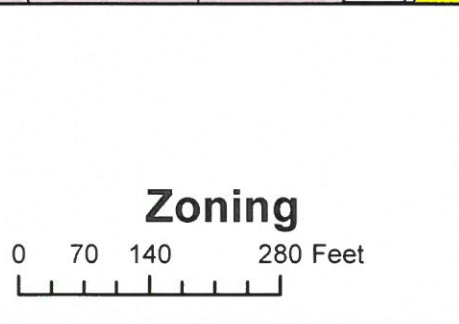
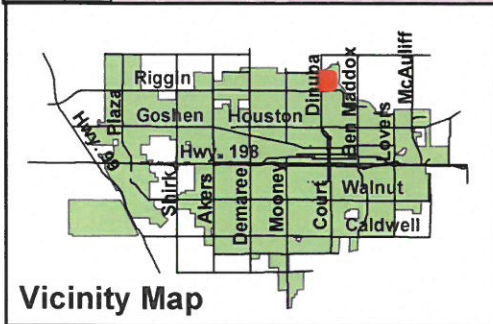
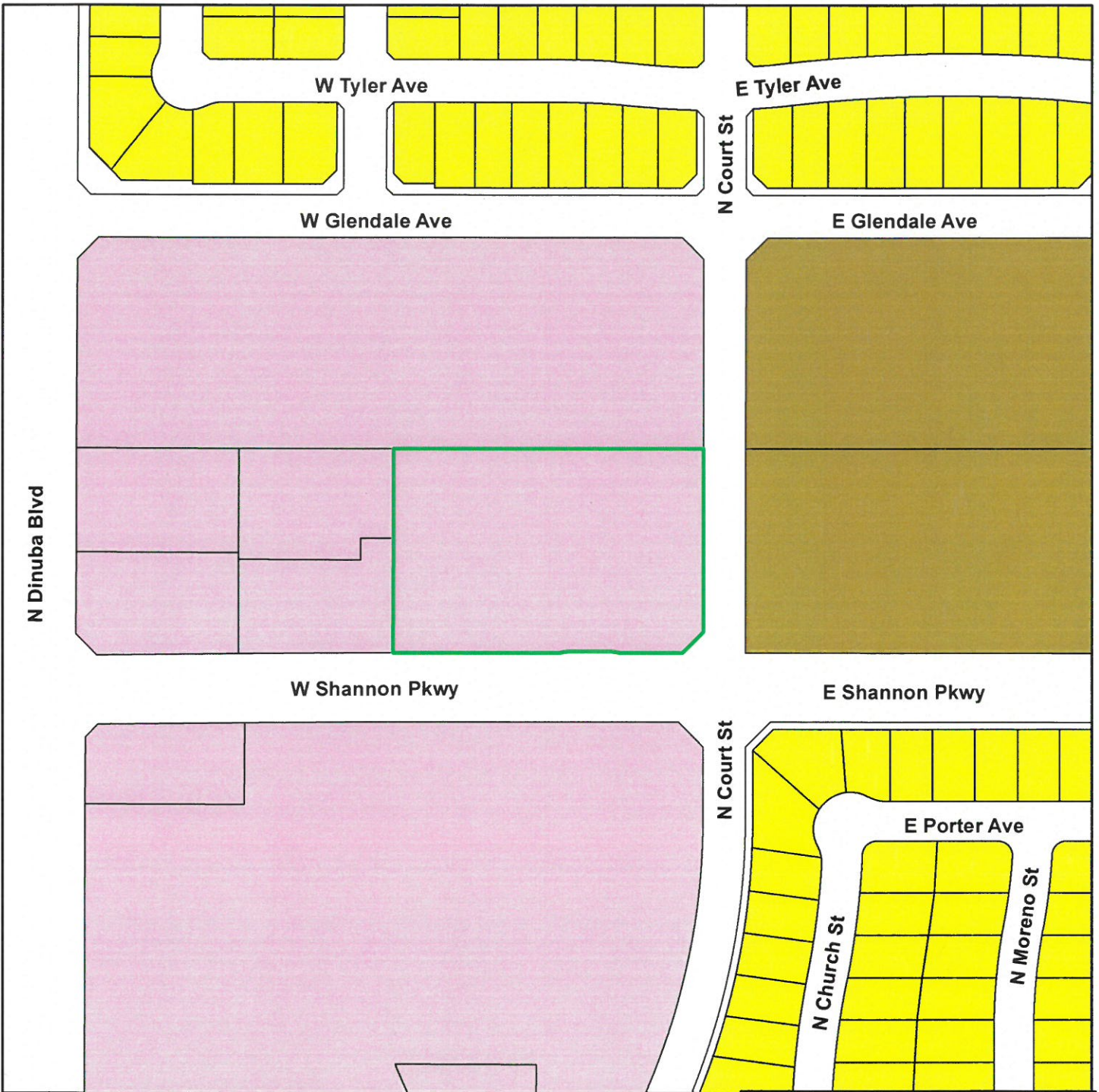
Conditional Use Permit No. 2021-19

The project site is located on the northwest corner of West Shannon Parkway and North Court Street (APN:079-070-038).



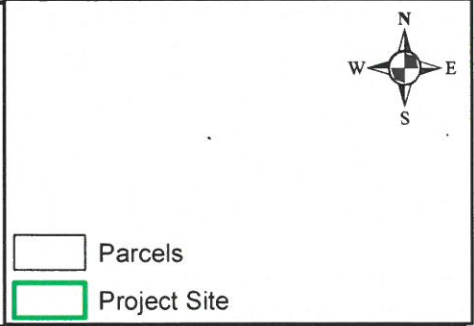
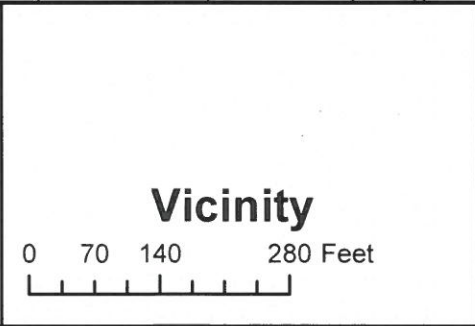
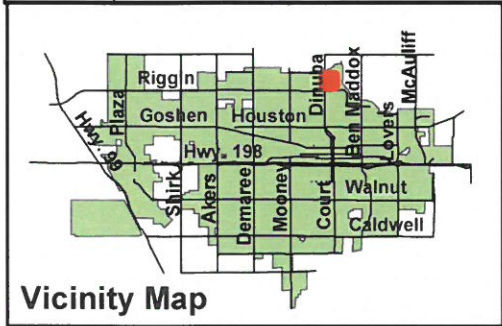
Conditional Use Permit No. 2021-19

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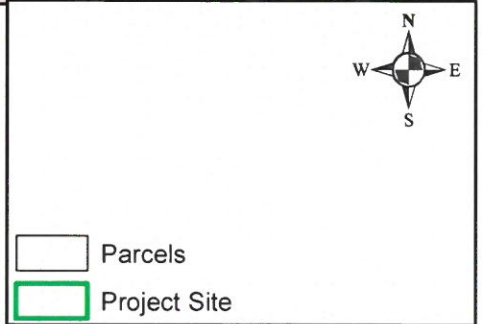
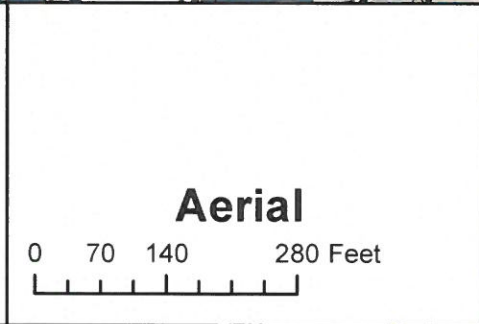
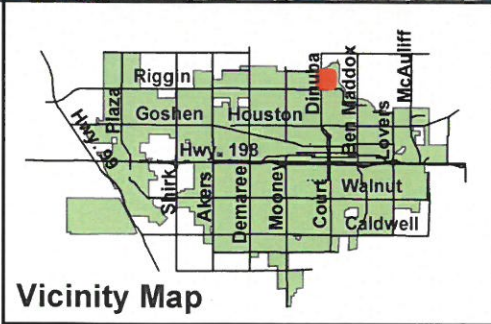
Conditional Use Permit No. 2021-19

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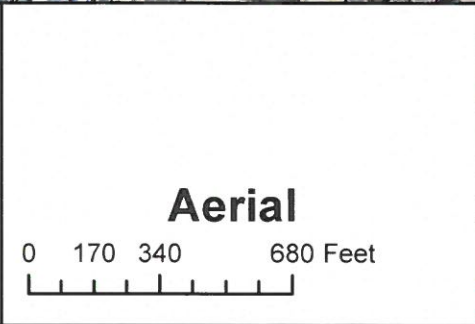
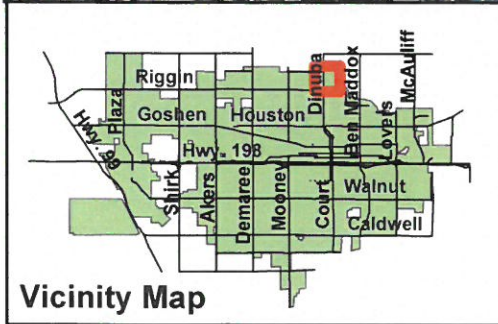
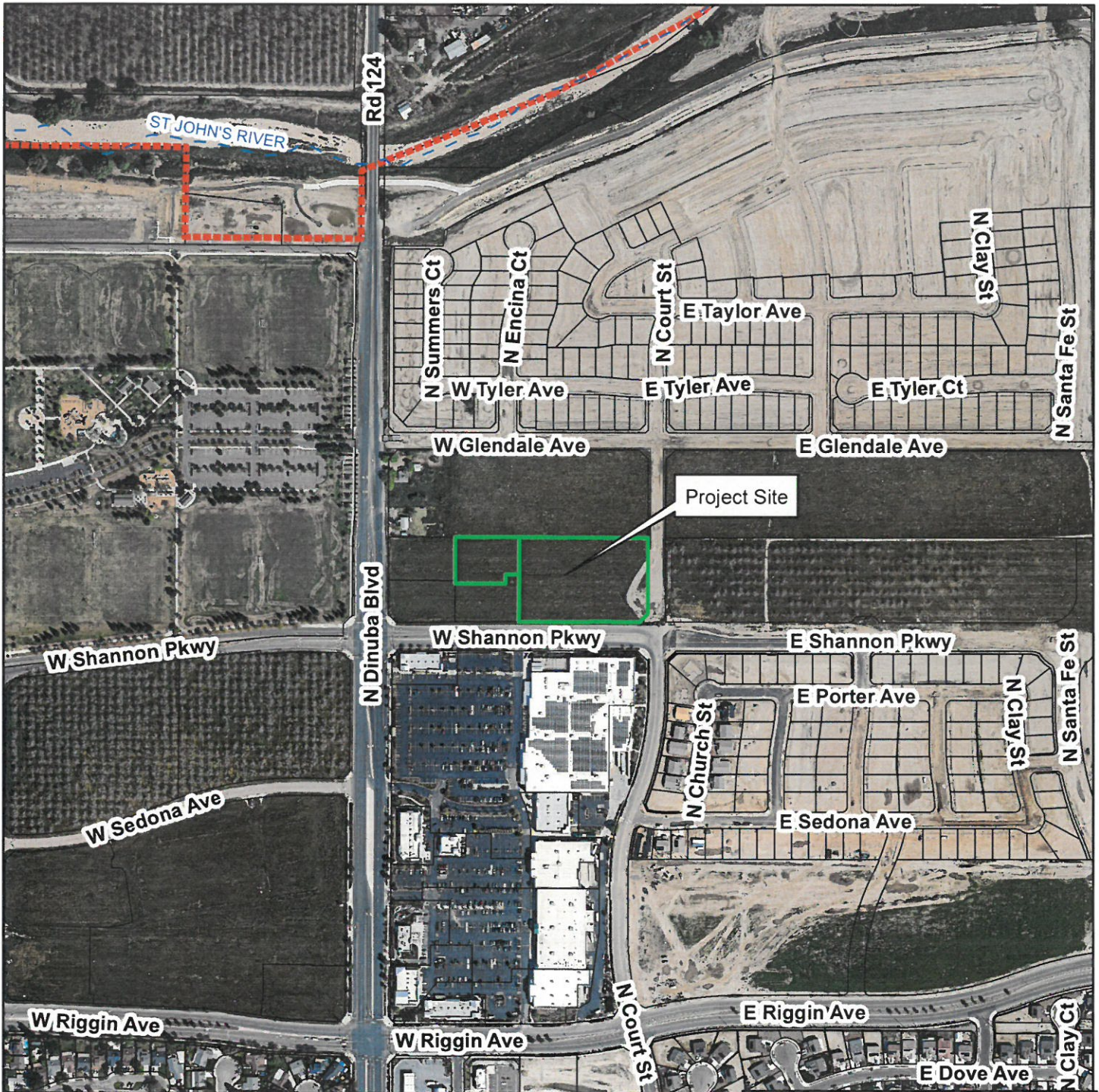
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Conditional Use Permit No. 2021-19

The project site is located on the northwest corner of West Shannon Parkway and North Court Street (APN:079-070-038).



Legend:

- Parcels (represented by a white box)
- Project Site (represented by a green box)