

# SITE PLAN REVIEW AGENDA

8/31/2022 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

**ITEM NO: 1      Resubmit**

SITE PLAN NO: [SPR22005](#)

PROJECT TITLE: 125 S Crenshaw

DESCRIPTION: 41 Lot Single Family Subdivision (X)

APPLICANT: Bill Toor

OWNER: TOOR SANTOKH S & ARPINDER K (TRS)

APN: 085130002

LOCATION: 125 S CRENSHAW ST

**ITEM NO: 2      Resubmit**

SITE PLAN NO: [SPR22112](#)

PROJECT TITLE: Green Apple Market

DESCRIPTION: Applying for an ABC Beer/Wine License and Adding Extra Counter Space (D-MU)

APPLICANT: Isis Tapia

OWNER: CUSENZA FAMILY LIMITED PARTNERSHIP N

APN: 094324003

LOCATION: 110 W MAIN ST

**ITEM NO: 3**

SITE PLAN NO: [SPR22144](#)

PROJECT TITLE: 216 E. School

DESCRIPTION: Convert Property from Office to Residential (D-MU)

APPLICANT: Felimon Carrasco

OWNER: H & G PROPERTIES LLC

APN: 094272007

LOCATION: 216 E SCHOOL AVE

**ITEM NO: 4**

SITE PLAN NO: [SPR22145](#)

PROJECT TITLE: Moose Dog Brewing

DESCRIPTION: Taproom for Existing Small Beer Manufacturer (I)

APPLICANT: Bob Pollock

OWNER: POLLOCK ROBERT & PAMELA(TRS)(2019 P

APN: 081130045

LOCATION: 9626 W NICHOLAS AVE

**ITEM NO: 5**

SITE PLAN NO: [SPR22146](#)

PROJECT TITLE: Master Storage 365, LLC

DESCRIPTION: Proposal to develop a 6.47-acre vacant site with state-of-the-art facility which will include general storage large industrial storage, RV storage, climate-controlled storage, storage lockers, mailboxes, mail/shipping conference facility, retail center, offices, etc.

APPLICANT: Richard Torosian

OWNER: ABE-EL PROPERTIES LLC

APN: 100120019

LOCATION:

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Bitta Toor</u>	Signature of Owner or Authorized Agent*	1-11-22
Address: <u>27725 Rd 92</u>		Date
City, State, Zip <u>Visalia, CA 93277</u>	Owner	1-12-22
Phone: <u>559-690-9024</u>		Date
Email: <u>bt5323@gmail.com</u>	Authorized Agent*	

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:

I, Santokh S. Toor & Arpinder K. Toor, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
085-130-002

AGENT:

I designate AW Engineering - Allen Williams, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Tentative Subdivision Map relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 11 day of January, 2022.

<p><b>OWNER</b></p> <p>Signature of Owner</p> <p><u>27725 Road 92</u></p> <p>Owner Mailing Address</p> <p><u>Visalia, CA 93277</u></p> <p><u>559-690-9024</u></p> <p>Owner Phone Number</p>	<p><b>AGENT</b></p> <p>Signature of Agent</p> <p><u>724 N. Ben Maddox Way, Ste A</u></p> <p>Agent Mailing Address</p> <p><u>Visalia, CA 93292</u></p> <p><u>559-967-8089</u></p> <p>Agent Phone Number</p>
---	--

# CRENSHAW PROPERTY TENTATIVE SUBDIVISION MAP

PREPARED FOR:  
BITTA TOOR  
27725 RD. 92  
VISALIA, CA. 93277  
EMAIL: bt5323@gmail.com

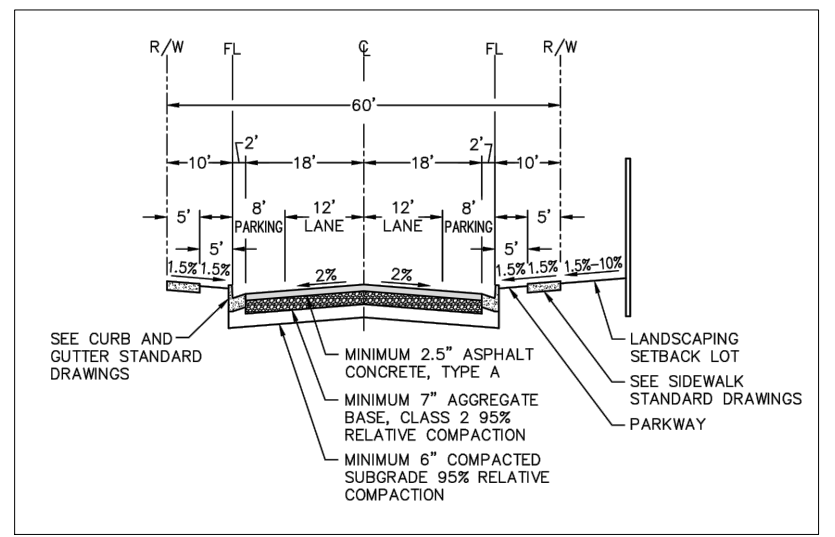
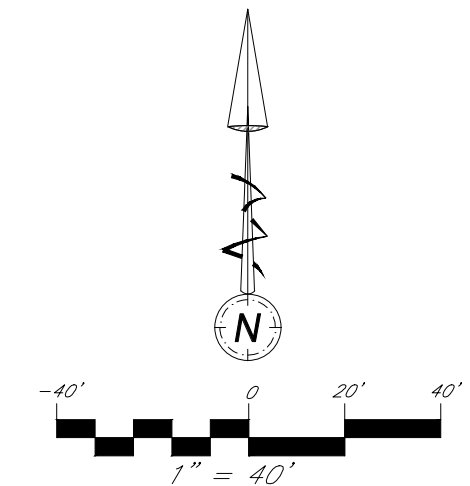
PREPARED BY:  
AW ENGINEERING  
810 W. ACEQUIA AVE.  
VISALIA, CA. 93291  
PH. 559-713-6139

## LEGEND

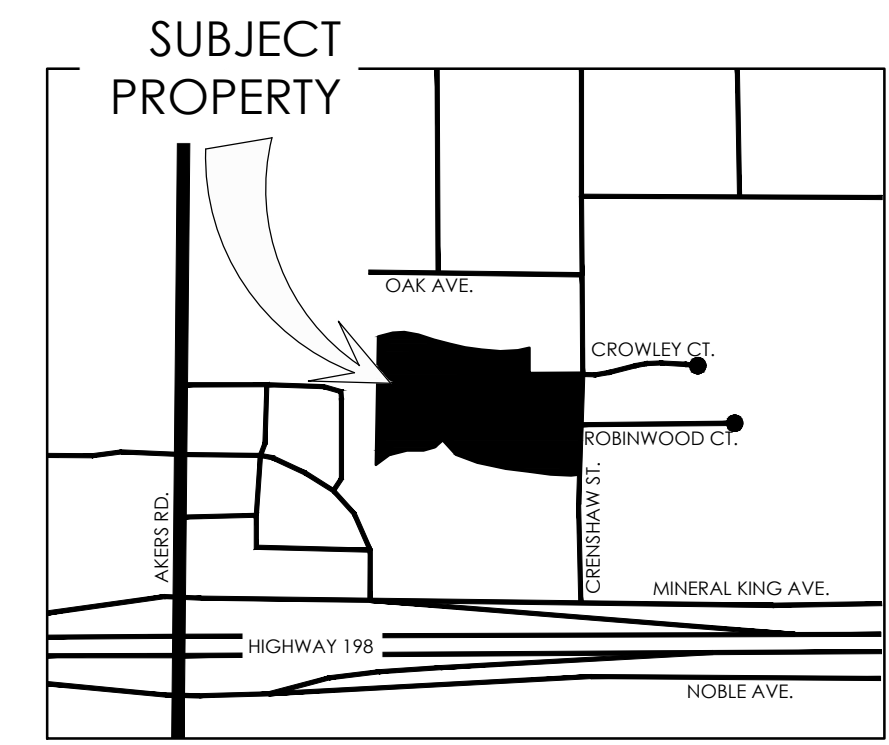
A.P.N.	085-130-002
ACREAGE:	6.77 AC±
FLOOD ZONE:	AE
ZONING:	R-1-5
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRIC:	SCE
WATER:	CAL WATER
TELEPHONE:	AT&T
WASTE:	CITY OF VISALIA
GAS:	SCG
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RES.
	MAILBOX CLUSTER

## OUTLOTS

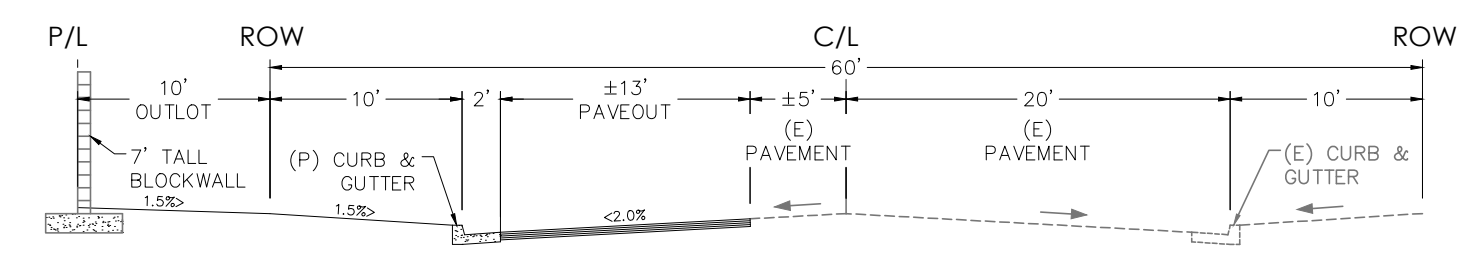
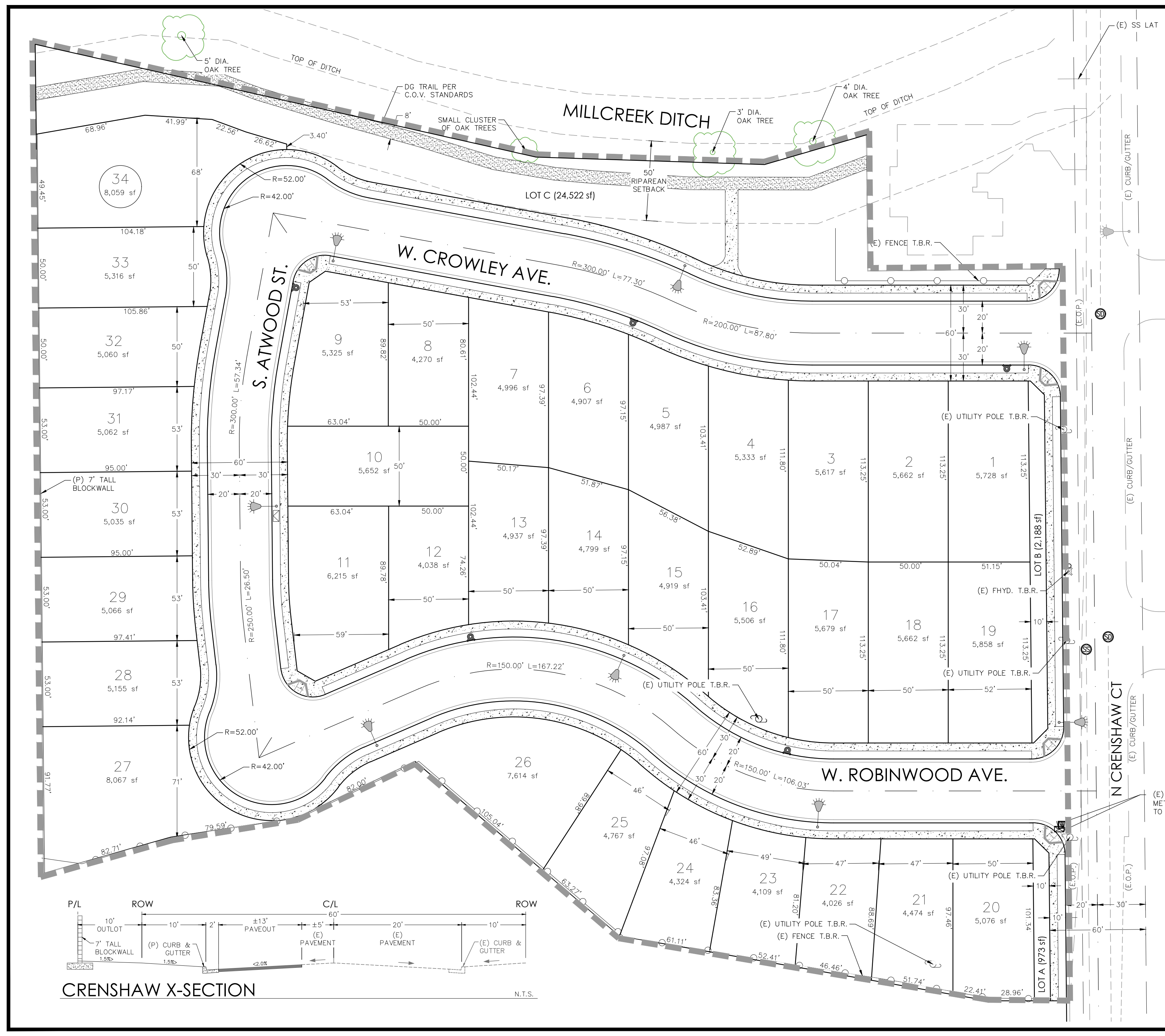
OUTLOTS A, B, & C TO BE DEDICATED TO CITY OF VISALIA



LOCAL STREETS N.T.S.



VICINITY MAP N.T.S.



CRENSHAW X-SECTION N.T.S.

\ME\2021\21083 - Crenshaw - Bitta Toor (DWG)\M. J. Jung - 06 - Aug. 25 2022 - 10:24am - A.W. Engineering

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Green Apple Market Date: 08/23/22

Project Description: Would like to apply for a on site alcohol permit. (Not a off site)

I will be leaving store as is no building improvement will be done at this time.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Mary Ann Cusenza

Applicant(s) Name: Isis Tapia

Project Address/Location: 110 w Main st # E. Visalia, ca 93292

Assessor Parcel Number: 094 - 324 - 003

Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: 1400

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 08/23/2022

SPR Agenda: 08/31/2022 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 22-112

Historic District: Yes  No

Flood Zone: X  AE  X/AE

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Deli

Proposed Building Use: Deli

Proposed Hours of Operation: 8am - 6pm

Days of Week In Operation (Circle): Su  M  Tu  W  Th  F  Sa

Number of Employees Per Day: Existing 2 Proposed 4

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: 1pm 4-5pm

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_  
 \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_  
 \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_  
 \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Isis Tapia</u>	Signature of Owner or Authorized Agent*	
Address: <u>110 w Main E</u>	<u>Isis Tapia</u>	<u>08/23/22</u>
City, State, Zip: <u>Visalia , ca 93277</u>	Owner	Date
Phone: <u>559-749-1163</u>		
Email: <u>Greenapplevisalia@gmail.com</u>	Authorized Agent*	Date

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**


AGENCY AUTHORIZATION FORM

OWNER:

I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):


\_\_\_\_\_

AGENT:

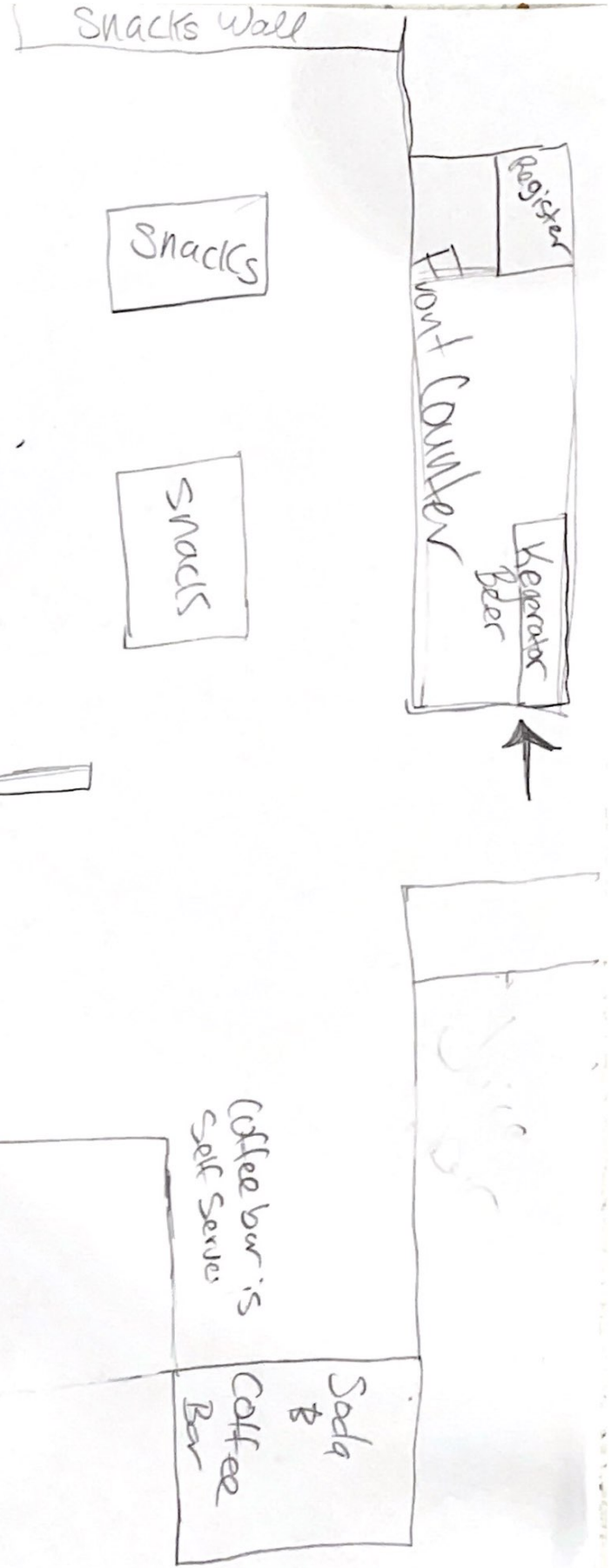
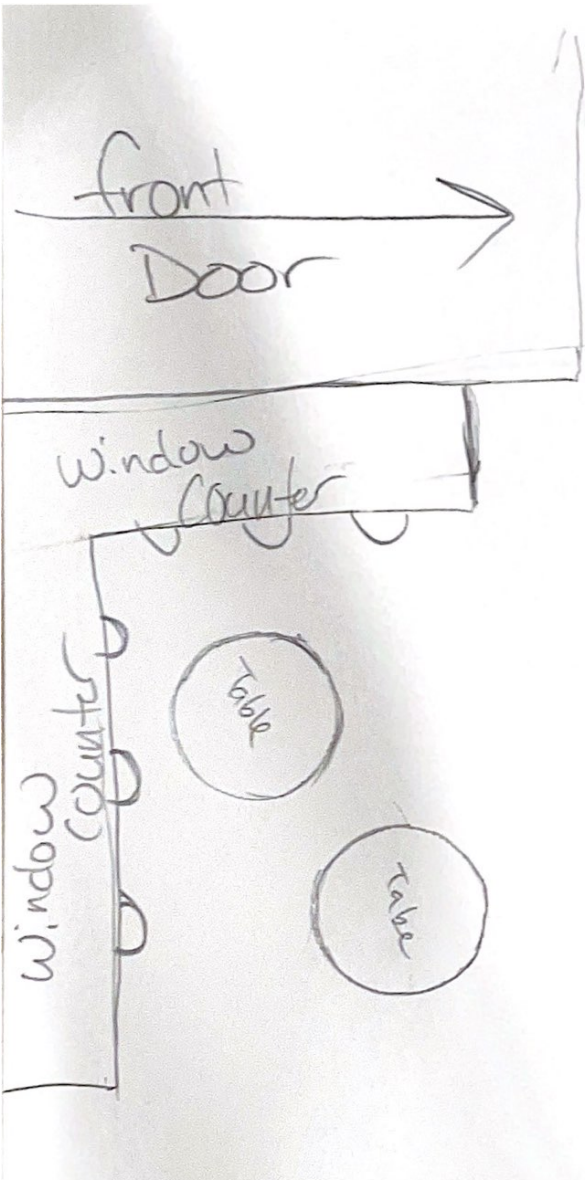
I designate , to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 23 day of August, 2022.

<u>OWNER</u>	<u>AGENT</u>
	
Signature of Owner	Signature of Agent
<u>2501 E Country Ave</u>	
Owner Mailing Address	Agent Mailing Address
<u>Visalia, Ca 93277</u>	
Owner Phone Number	Agent Phone Number

Hello I am resubmitting my site plan review for an alcohol permit for on-site consumption only. I am the owner of Promix559 MiChelada and I would like to be able to serve my MiChelada mix with alcohol. One of my plans is to have a bar catering business once I can obtain the on site beer and wine permit. The deli will remain the same there will be no building improvements that will need permits at this time. I plan on installing a kegerator up behind the front counter and that is just a simple plug in.



Walk in  
Cafe



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GENERAL PROJECT INFORMATION

Project/Business Name: 216 E School Date: 8/22/22  
 Project Description: Convert property from office to residential  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: FELIMON CARRASCO  
 Applicant(s) Name: 11 11  
 Project Address/Location: 216 E SCHOOL VISALIA 93291  
 Assessor Parcel Number: 094-272-007  
 Parcel Size (Acreage or Square Feet): 8194' Building or Suite Square Footage: 1368

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ 1000  
 Describe All Proposed Building Modifications: ADD 9 SQUARE

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/22/2022  
 SPR Agenda: 08/31/2022 Item No. \_\_\_\_\_  
 Zone: D-MU SPR No. 22-144  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: OFFICE  
 Proposed Building Use: RESIDENTIAL  
 Proposed Hours of Operation: \_\_\_\_\_  
 Days of Week In Operation (Circle): Su M T W Th F Sa  
 Number of Employees Per Day: N/A Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 Number of Customers Per Day (Estimated): N/A Existing \_\_\_\_\_ Proposed \_\_\_\_\_  
 Predicted Peak Operating Hour: \_\_\_\_\_  
 Describe Any Truck Delivery Schedule & Operations: N/A  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): N/A  
 Describe Any Special Events Planned for the Facility: N/A

Page 1 of 2 - Application continues on back of this page

**SITE PLAN MINIMUM REQUIREMENTS**

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  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Felimon Carrasco Signature of Owner or Authorized Agent\*  
 Address: 1119 E. TULAR AVE  
 City, State, Zip: VISALIA CA. Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: 559-786-0115 Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_  
 Email: Carrasco.21@yahoo.com

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:  
 I, Felimon Carrasco, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
094-272-007

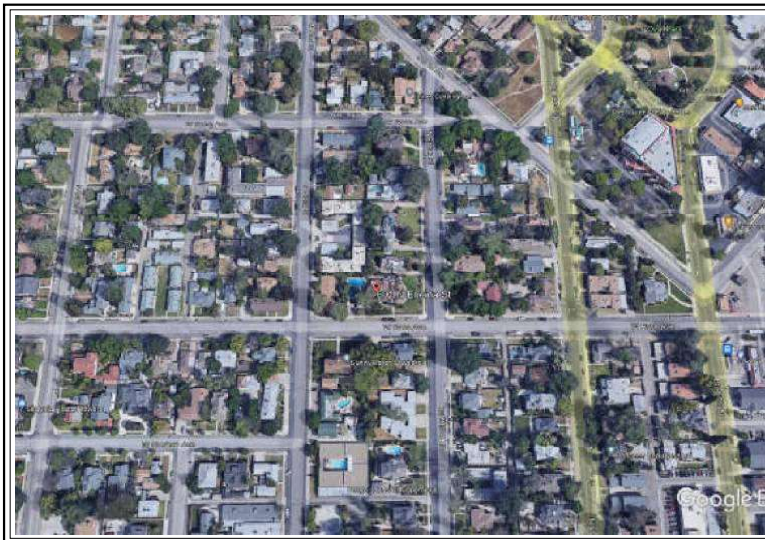
AGENT:  
 I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.  
 Executed this 22 day of AUGUST, 2022

OWNER	AGENT
Signatures	
Signature of Owner <u>[Signature]</u>	Signature of Agent
Owner Mailing Address <u>1119 E TULAR AVE</u>	Agent Mailing Address
<u>1199619 93292</u>	
<u>559-786-0115</u>	
Owner Phone Number	Agent Phone Number



Close Up Aerial View

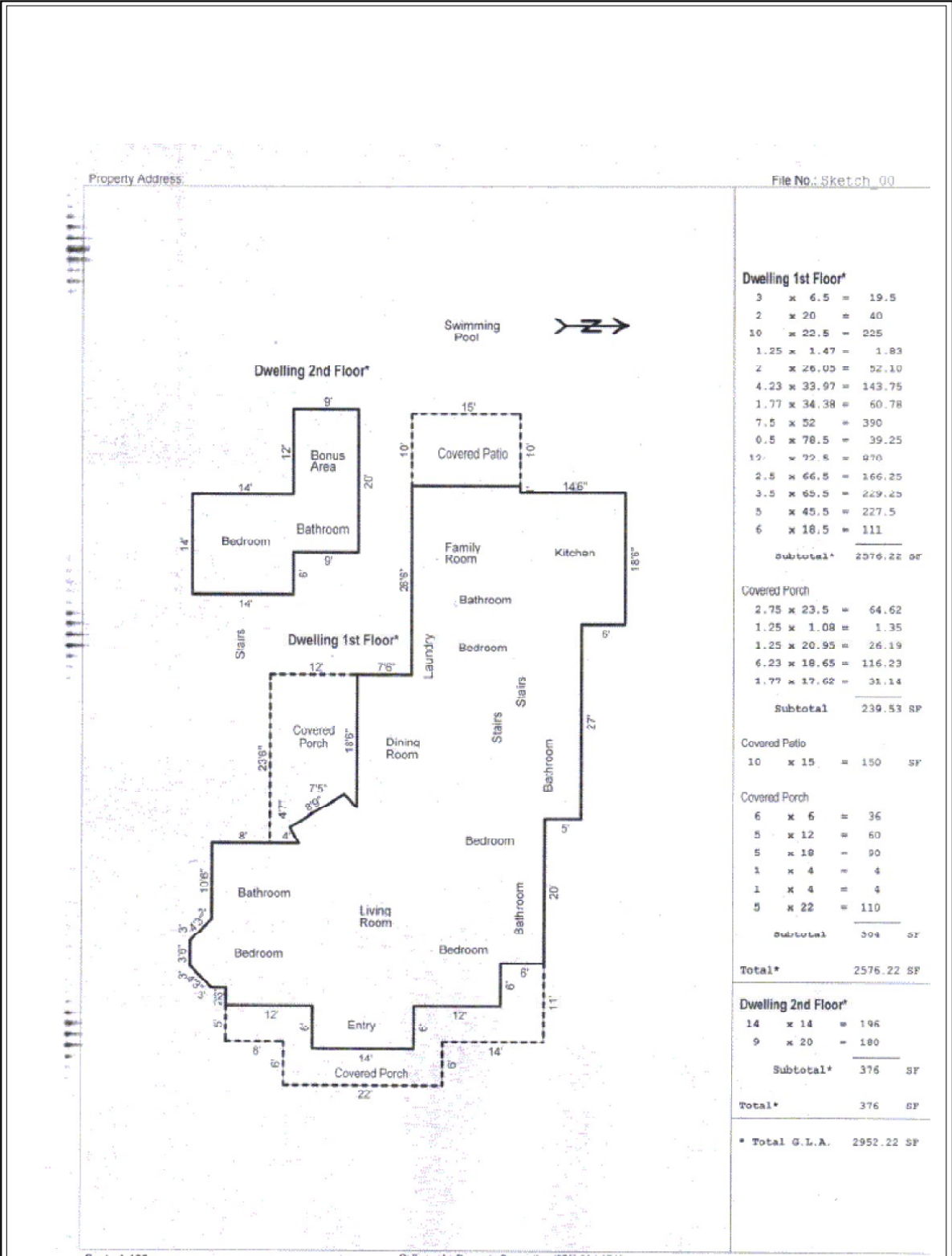


Aerial View

FLOORPLAN SKETCH

Client: Schrank's Clubhouse  
 Property Address: 601 N Encina St  
 City: Visalia

File No.: 22 Visalia Encina 601  
 Case No.:  
 State: CA Zip: 93291



File No.: Sket.ch\_00

**Dwelling 1st Floor\***

3	x	6.5	=	19.5
2	x	20	=	40
10	x	22.5	=	225
1.25	x	1.47	=	1.83
2	x	26.05	=	52.10
4.23	x	33.97	=	143.75
1.77	x	34.38	=	60.78
7.5	x	52	=	390
0.5	x	78.5	=	39.25
12	x	72.8	=	876
2.5	x	66.5	=	166.25
3.5	x	65.5	=	229.25
5	x	45.5	=	227.5
6	x	18.5	=	111
<b>Subtotal*</b>				<b>2076.22 SF</b>

**Covered Porch**

2.75	x	23.5	=	64.62
1.25	x	1.08	=	1.35
1.25	x	20.95	=	26.19
6.23	x	18.65	=	116.23
1.77	x	17.62	=	31.14
<b>Subtotal</b>				<b>239.53 SF</b>

**Covered Patio**

10	x	15	=	150 SF
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**Covered Porch**

6	x	6	=	36
5	x	12	=	60
5	x	18	=	90
1	x	4	=	4
1	x	4	=	4
5	x	22	=	110
<b>Subtotal</b>				<b>304 SF</b>

**Total\***

<b>Total*</b>				<b>2576.22 SF</b>
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**Dwelling 2nd Floor\***

14	x	14	=	196
9	x	20	=	180
<b>Subtotal*</b>				<b>376 SF</b>

**Total\***

<b>Total*</b>				<b>376 SF</b>
---------------	--	--	--	---------------

\* Total G.L.A. 2952.22 SF

Scale 1:180

Software by Dynamic Computing (850) 894-2719

1" = 1'

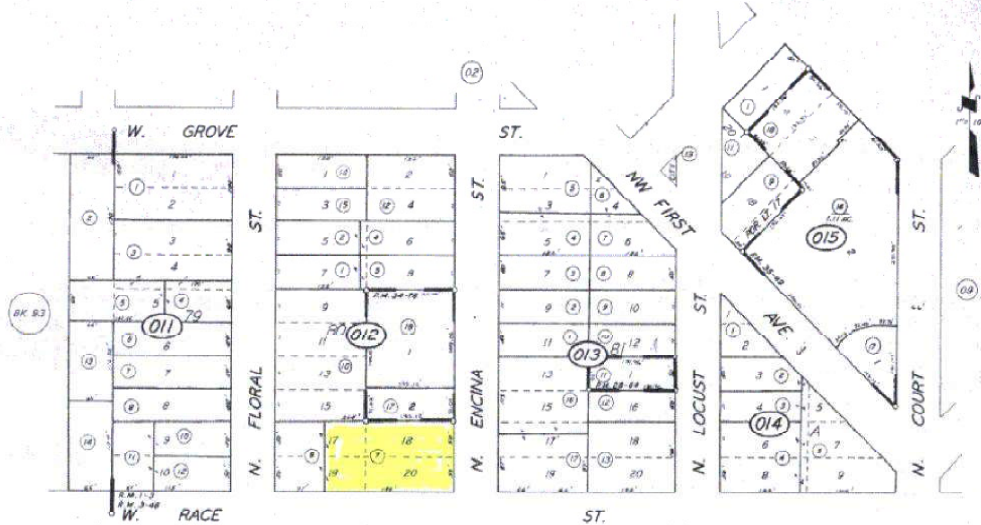
PLAT MAP

Client: Schrank's Clubhouse  
Property Address: 601 N Encina St  
City: Visalia

File No.: 22 Visalia Encina 601  
Case No.:  
State: CA Zip: 93291

POR. SW 1/4 OF NW 1/4 SEC. 29, T18S., R.25E., M.D.B. & M.

TAX CODE AREA 94-01  
6-137  
6-096



POR. BUCHINBAUGH ADD., R.M. 1-3 & 3-49  
PARCEL MAP 2763, P.M. 28-64  
PARCEL MAP 3376, P.M. 34-78  
PARCEL MAP 3467, P.M. 35-49

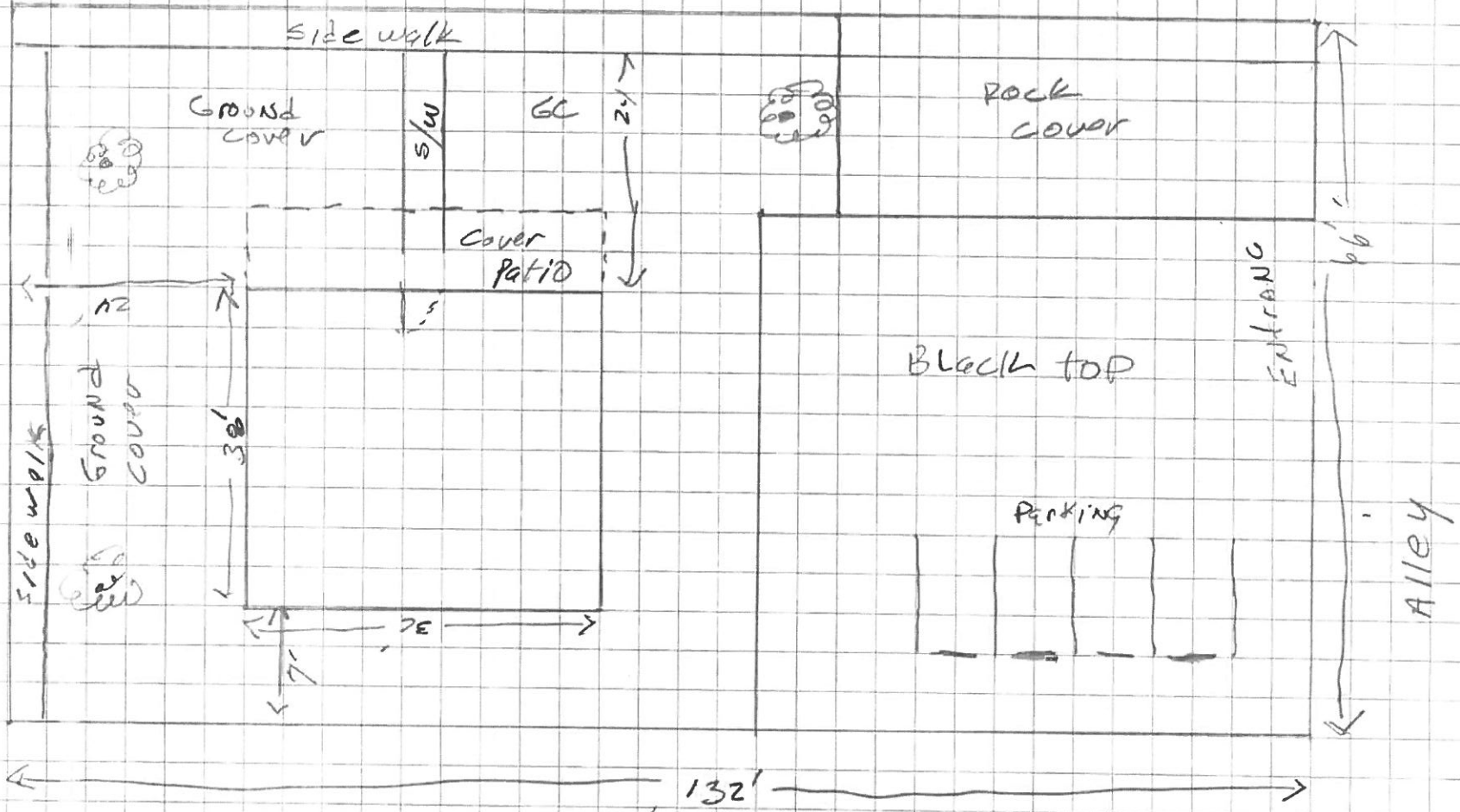
CITY OF VISALIA  
ASSESSOR'S MAPS BK. 94, PG. 01.  
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN CIRCLES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN SQUARES

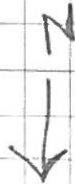
3-1-64  
2-21-62 L.A.

SCHOOL ST.

Garden St



Each Sq = 4'



216 E SCHOOL  
VISQUIA 93291

Window  
4' x 10'

Front  
door

water  
heater

SINK

Window  
36" x 44"

LIVING

KITCHEN /  
DINING

Closet

Closet

Closet

Window  
40" x 36"

Hallway  
42"

SINK

Stove

SINK

Closet

Window  
36" x 48"

Closet

Closet

Closet

8/10

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GENERAL PROJECT INFORMATION

Project/Business Name: Woose Dog Brewing Date: 8-20-2022  
 Project Description: Taproom for existing Small Beer Manufacturer  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: R&P's SPR20146 & SPR18165  
 Property Owner: Bob and Pam Polluck  
 Applicant(s) Name: Jeff Wimp  
 Project Address/Location: 9626 W. Nicholas Ave  
 Assessor Parcel Number: 081-130-045  
 Parcel Size (Acreage or Square Feet): 14009 Building or Suite Square Footage: 2450

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$                       
 Describe All Proposed Building Modifications:  
 \_\_\_\_\_  
 \_\_\_\_\_

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/20/2022  
 SPR Agenda: 08/31/2022 Item No. \_\_\_\_\_  
 Zone: 1 SPR No. 22-145  
 Historic District: Yes  No   
 Flood Zone:  AE  XAE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Office Space  
 Proposed Building Use: Brewery Taproom  
 Proposed Hours of Operation: 12 noon to 8pm  
 Days of Week In Operation (Circle): Su  M  T  W  Th  F  Sa   
 Number of Employees Per Day: Existing 0 Proposed 1  
 Number of Customers Per Day (Estimated): Existing 0 Proposed 25  
 Predicted Peak Operating Hour: 5pm - 6pm weekdays 4pm - 5pm weekends  
 Describe Any Truck Delivery Schedule & Operations: Deliveries are done from the site once weekly to local restaurants and stores on Thursdays.  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): None  
 Describe Any Special Events Planned for the Facility: We will have food concessions trucks on property Thursdays through Saturdays.



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ➔ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Bob Pollock</u>	Signature of Owner or Authorized Agent*	
Address: <u>3934 W. Woodside</u>	<u>Robert Pollock</u>	<u>8-20-22</u>
City, State, Zip: <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>559-733-0177</u>		
Email: _____	Authorized Agent*	Date

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

**OWNER:**

I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

\_\_\_\_\_

**AGENT:**

I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

## **Moose Dog Brewing, LLC -**

### **Taproom Operational Statement**

Moose Dog Brewing is a Craft Brewery in the west industrial area of Visalia. The location of the operation is two blocks east of the recently approved Brewery Overlay District. Availability of affordable, available leasable space in the Brewery Overlay District has been an obstacle in finding a reasonable location within this District. We feel that our selected location at 9626 W. Nicholas Ave., will be a complementary addition to the existing nearby businesses as well as the nearby hotels and park area, and given the Taproom hours of operation, our business will not be a nuisance to other businesses in the adjacent area since most are not in operation after 4:00 p.m..

Brewery production (active brewing) will occur on an as needed basis. Hours of operation of the production brewery will occur Monday through Sunday from 8 AM to 10 PM. This will not be a full-time, constant production schedule, but as needed, when needed based on product need and employee schedule availability. The brewery will not be open to the public, unless the brewing schedule coincides with the Taproom hours of operation.

Taproom hours of operation will be Monday- Friday from 3:00 PM - 8:00 PM, Saturday from 11:00 AM - 8:00 PM and Sunday (production only) from 12:00 AM - 8:00 PM. The taproom will feature beers produced in-house for on-site consumption served in 4 ounce flights and 16 ounce pints. Growlers (32 oz and 64 oz) as well as Crowlers (32 oz cans) will be filled on-site for retail sales and off-site consumption. Kegs and Bottles will be filled on-site for retail sales and off-site consumption as well as distribution to local accounts for re-sale.

We aim for our business to be a family friendly location, enjoyable for those of all ages. To accommodate our younger visitors, and those of-age who may not be enjoying a cold brew, we intend to provide pre-packaged snacks and water as well as non-alcoholic drinks for purchase and consumption on site.

Food trucks will be invited to park inside the facility in the Warehouse portion through the roll-up door and serve guests on-site as well. Various Food Trucks/ Food Vendors will be scheduled for each day of Taproom operation. Food truck vehicles will not be permitted to idle while parked inside the facility. All Food Trucks/ Food Vendors will need to be licensed by and must comply with all Health Department regulations.

A portion of our Taproom will be setup with oversized games such as Jenga, Tick- Tac-Toe, and other backyard games such as Corn Hole, Washers, and Ladder Golf. Board Games will be available and decks of cards may be checked out for those wishing to engage in various card games.

There will be no on-site parking of company service or delivery vehicles. Cardboard / Plastic will be disposed of in on-site City Dumpsters, or recycled at a nearby recycle yard. Spent grains (brewing process waste) will be donated to a local dairy for cattle consumption (Stipe Farms). The operations of the brewery will not produce any hazardous waste. There will be no single-pass cooling water discharged to the sewer system. Waste water to be recycled and reused for cleaning process prior to going into the municipal sewer system.

## Taproom

850 SF Taproom

### Hours:

Monday - Friday - 3:00 **PM** - 8:00 PM

Saturday: 11:00 AM - 8:00 PM

Sunday: Closed to public (Production Only)

### Staff:

2 - 4 People

### Seating:

850 SF @ 1:15 Load Factor = 18 Patrons (after factoring the furniture including the bar)

### Restrooms

Men's - 1 Lavatory, 1 Urinal, 1 Sink

Women's - 1 Lavatory, 1 Sink

## Production Brewery (Currently in Operation)

1,600 SF Brewery/Warehouse

### Hours:

Monday- Sunday: 8 AM - 8 PM, as needed

Deliveries to be made 8 AM - 5 PM, Monday through Friday

### Staff:

2- 4 People

### Production Size:

4 BBL Gas Brewhouse (125 Gallon Capacity)

(2) 3 BBL Fermenter (100 Gallon Capacity)

(1) 2 BBL Fermenter (70 Gallon Capacity)

Annual production less than 1,000 BBLs per year

1 BBL = 31 Gallons

ABV of Beer

Up to 16% Alcohol by Volume

Beer is fermented in Stainless Steel and Polyethylene closed, pressure rated fermentation vessels.

Once fermented, beer will be transferred to kegs for carbonation.

Once carbonated, beer will be stored in kegs or transferred to bottles.

Beer will not be exposed to open heat sources, nor will the ABV be high enough to become flammable if exposed to flame.

### Material Storage

Grain- 50 lb bags @ 1,000 lbs = 50 bags To be stored on pallets in the warehouse away from the brewhouse

Kegs- Empty Kegs will be stored in the warehouse & Full Kegs will be stored in the cold room behind the bar.

### Trash

Cardboard / Plastic will be disposed of in on-site City dumpsters

Spent Grains to be donated to local dairies for cattle consumption

Waste Water to be recycled and reused for cleaning process prior to going into municipal sewer system

**Hours of Operation-**

Hours are split into two segments: Brewing Operations and Tasting Room. Brewing Operations consists of the production of beer only. Tasting Room consists of the serving of product in the Tasting Room only.

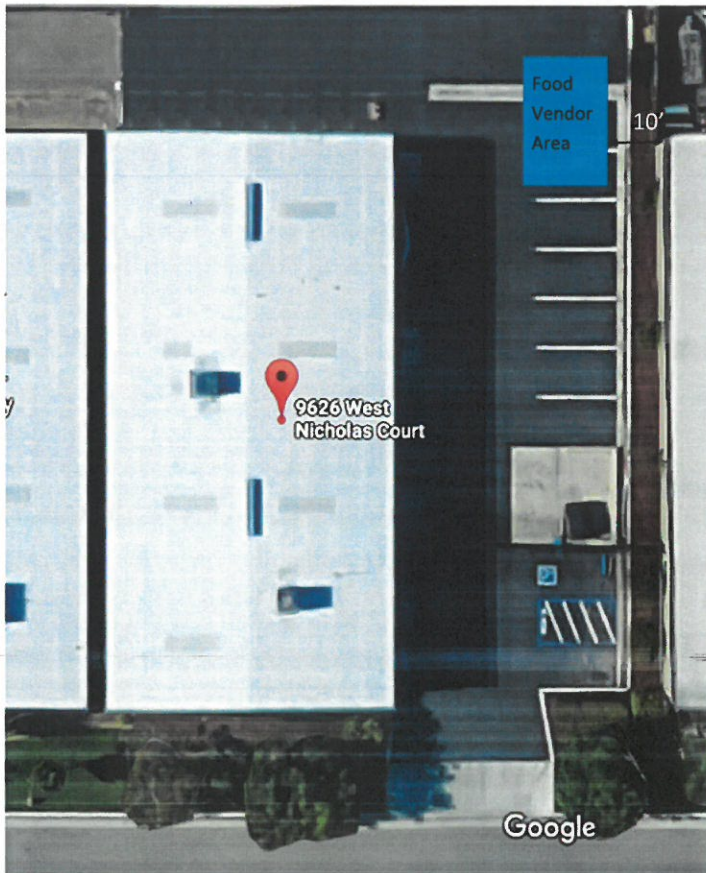
Tasting Room- will only be open Thursday through Saturday until demand increases. We will add starting with Wednesdays first, then Tuesdays, and finally Mondays. Minors will not be allowed in the tasting room area until permitted by the Planning Committee.

Suite	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Suite #101- Mainline Industries	Closed	7 am- 4 pm	7 am- 4 pm	7 am- 4 pm	7 am- 4 pm	7 am- 4 pm	Closed
Suite #102- Moose Dog Brewing	Brewing Operations- 12 pm to 5 pm Tasting Room- Closed	Brewing Operations- 4 pm to 8 pm Tasting Room- 4 pm to 8 pm	Brewing Operations- 4 pm to 8 pm Tasting Room- 4 pm to 8 pm	Brewing Operations- 4 pm to 7 pm Tasting Room- 4 pm to 7 pm Bible Study- 7 pm to 8 pm	Brewing Operations- 4 pm to 8 pm Tasting Room- 4 pm to 8 pm	Brewing Operations- 4 pm to 8 pm Tasting Room- 4 pm to 8 pm	Brewing Operations- 11 am to 8 pm Tasting Room- 12 pm to 8 pm

**Food Vendor Plan-**

We plan on having food vendor trucks Fridays and Saturdays as well as some special occasions during the week. We will block off the two parking spaces in the north end of the lot for the purpose vendor parking and for customer lines. We will utilize cones and people movers to block the area. We may also use the area where our trash cans are for a patio section during the Coronavirus pandemic as permitted.

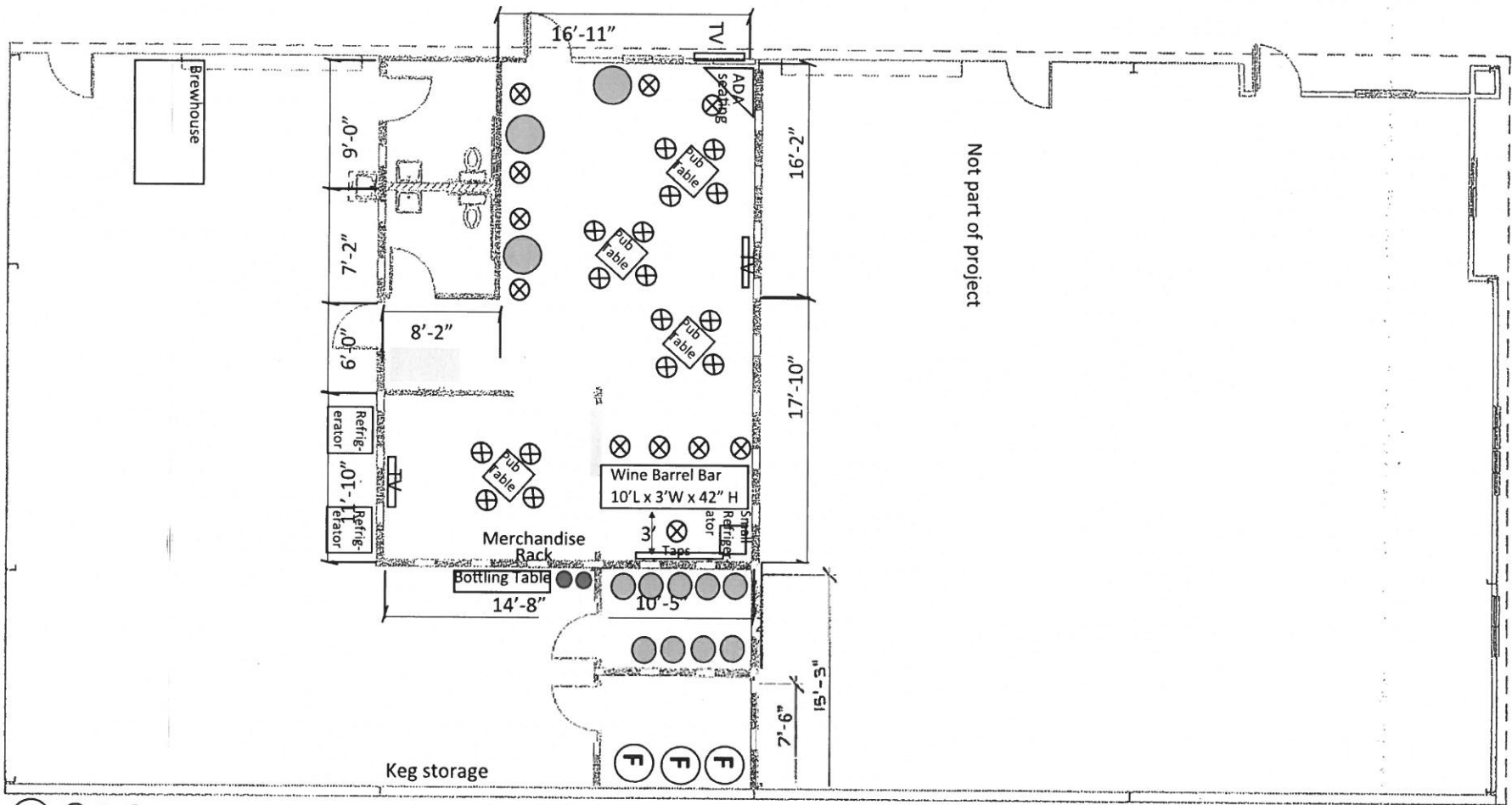
Food Vendors will be on a rotation for Thursdays and Fridays from 4 pm to 7 pm. On Saturdays, we will have vendors from 12 pm to 8 pm. This may be adjusted due to schedules, demand, etc. Vendors include Big Papas Pizza, Off-Road Pizza, Santos Tacos, and The Bearded Lady.



Trash cans will be placed around the area so that guests have a place to dispose of food and waste. Restrooms are available inside the brewery.

Our location meets the city's requirements for Mobile Food Vending in that:

1. It is on private property with an active open business and will operate during Moose Dog's hours of operation.
2. The property has full public improvements.
3. The identified surface is paved and meets the landscaping requirements.
4. We have permission from the property owners who are on site often.
5. The area identified fits within the two-stall parking rules and does not impede traffic.
6. There are no schools within one thousand(1,000) feet of Moose Dog Brewing, nor are there any restaurants or residential areas within three hundred(300) feet.
7. The hours of operation fit within the Mobile Food Vending Hours.
8. Lighting is provided on the building and any other lighting necessary will not be directed towards the public right-of-way, adjacent properties, or the night sky.
9. Only Moose Dog Brewing will sell alcoholic beverages as part of our regular operations.



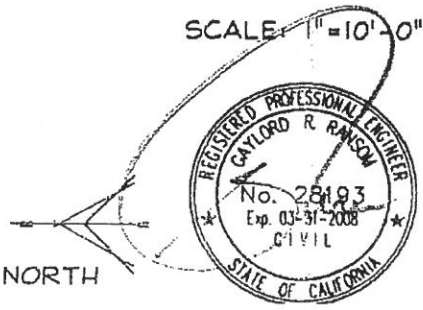
- ⊗ Stool
- CO2 Tank
- 15.5 gal Keg
- ⊕ Fermenter on Casters



## NICHOLAS PLAZA INDUSTRIAL PARK

SHEET M200 - MECHANICAL PLAN  
 PARCEL 30  
 9626 W. NICHOLAS AVE., SUITE 102  
 MP05-0092/B06-3302  
 DEFERRED OFFICE SUBMITTAL

SCALE: 1" = 10'-0"



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](http://www.visalia.city)) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Master Storage 365, LLC Date: August 19, 2022

Project Description: Proposal to develop a +/- 6.47 acre vacant site with state-of-the-art facility which will include general storage, large industrial storage, RV storage, climate-controlled storage, storage lockers, mailboxes, mailing/shipping services, conference facility, retail center, office suite

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Abe El Properties LLC, Allison M Otani Living Trust etal

Applicant(s) Name: Master Storage 365 - Richard Torosian

Project Address/Location: NWC Tulare Avenue & Lovers Lane

Assessor Parcel Number: 1 0 0 - 1 2 0 - 0 1 9

Parcel Size (Acreage or Square Feet): +/-6.47 Building or Suite Square Footage: 180,905

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 08/23/2022

SPR Agenda: 08/31/2022 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 22-146

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

- - **A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS** - -

Existing/Prior Building Use: N/A - Vacant Land

Proposed Building Use: Multi-Storage Facility With Retail and Office Space

Proposed Hours of Operation: 9am-6pm Monday through Saturday & 10am-3pm on Sunday

Days of Week In Operation (Circle):  Su  M  T  W  Th  F  Sa

Number of Employees Per Day: Existing N/A Proposed 10

Number of Customers Per Day (Estimated): Existing N/A Proposed Varies up to 50

Predicted Peak Operating Hour: Daily 1pm-2pm

Describe Any Truck Delivery Schedule & Operations: N/A - Potential moving trucks typical of storage facility space, but no large trucks anticipated for deliveries to the facility.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: None


**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

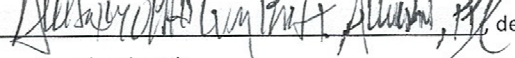
Name: <u>Richard Torosian - Master Storage 365</u>	Signature of Owner or Authorized Agent*	
Address: <u>5782 E. Silaxo Road</u>	N/A	N/A
City, State, Zip <u>Clovis, CA 93619</u>	Owner	Date
Phone: <u>(559) 917-1635</u>		<u>8/19/2022</u>
Email: <u>Richard@MasterStorage365.com</u>	Authorized Agent*	Date

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER: Abe El Properties LLC, Allison M. Ontani Living Trust et al

I,  declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

100-120-019

AGENT:

I designate Richard Torosian and Master Storage 365, LLC, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop a storage facility with ancillary uses and services relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

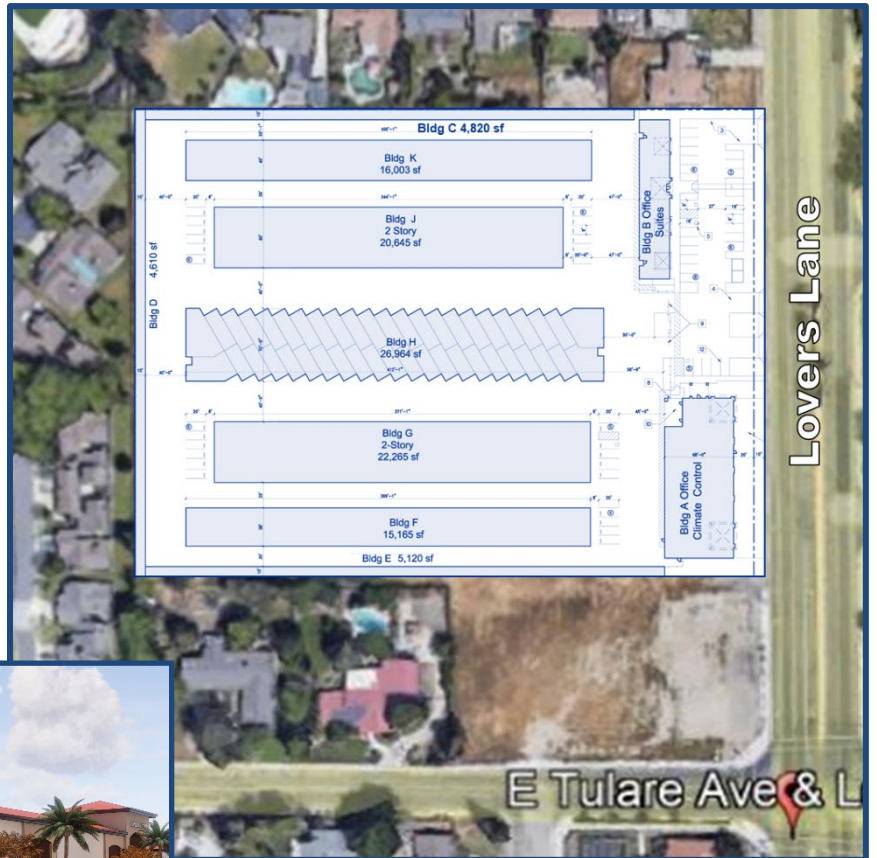
Executed this 19 day of August, 2022.

	Signatures	
<u>OWNER</u>		<u>AGENT</u>
		
Signature of Owner		Signature of Agent
		<u>5782 E. Silaxo Road</u>
Owner Mailing Address		Agent Mailing Address
		<u>Clovis, CA 93619</u>
Owner Phone Number		Agent Phone Number
		<u>(559) 917-1635</u>
		Agent Phone Number

# MasterStorage365

Experience It

Proposal for Purchase and Development of  
 6.47+/- Acres – NWC Tulare Avenue & Lovers Lane, Visalia, CA  
 APN 100-120-019  
 Tulare County, State of California



Architectural Rendering  
 Proposed Main Office / Climate-Controlled Building

Proposed Master Storage 365 Site Plan



Architectural Rendering Proposed Office Suites Building





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**Proposal for Purchase and Development of  
6.47+/- Acres – NWC Tulare Avenue & Lovers Lane, Visalia, CA  
APN 100-120-019  
Tulare County, State of California**

**CONTACT INFORMATION**

Master Storage 365, LLC  
5782 E. Silaxo Road  
Clovis, CA 93619

[www.MasterStorage365.com](http://www.MasterStorage365.com)

**Principal Contact:** Richard Torosian, Member/Partner  
Cell: (559) 917-1635  
[Richard@MasterStorage365.com](mailto:Richard@MasterStorage365.com)

**PROPOSED DEVELOPMENT OVERVIEW**

Master Storage 365, LLC proposes to develop 6.47+- acre vacant land with our state-of-the-art facility which will include general storage, large industrial storage, RV storage, climate-controlled storage, storage lockers, mailboxes, mailing & shipping services, conference facility, retail center, and office suites. See below for related square footages for proposed development.

<b>Building Area Square Footage</b>	
<b>Building Type</b>	<b>Sq. Ft.</b>
Main Office/Climate Controlled Building - Mixed Use Office	2,043
Main Office/Climate Controlled Building - Climate-Controlled Storage Units	16,456
General Drive-Up Storage Units	157,763
Office Suites	4,643
Total Square Footage	<u>180,905</u>

Proposed development is well-designed and maximizes the site's development potential and contributes to the vibrancy of the surrounding Lovers Lane & Tulare Avenue area in Visalia.

## **FUNCTIONAL AND AESTHETICALLY PLEASING FACILITY**

Master Storage 365 Facilities are designed with pride to be functional and aesthetically pleasing facilities. Our drought friendly landscaping showcases our buildings with a lush green layer of plants along with our trademark palm trees and magnolia trees around our entire parameters.

## **OPERATIONAL STATEMENT OVERVIEW**

### **HOURS OF OPERATIONS**

Our office hours are 9am-6pm Monday through Saturday and 10am-3pm on Sunday.

### **PROPOSED NUMBER OF EMPLOYEES**

Our facilities traditionally have 5-6 full-time employees and 3-4 part-time employees.

### **STATE-OF-THE-ART SECURITY CAMERAS & LIGHTING**

Our facilities traditionally have 55-70 security cameras throughout the exterior and interior. In addition, each storage unit has individual alarms with interior sensors for added security. Our facilities have state-of-the-art LED lighting throughout.

### **KEYLESS ENTRY SYSTEM SMART PHONE APP**

We have a state-of-the-art Keyless Entry System - No Keys! This is a cloud based application with mobile bluetooth access. Customers can instantly share and revoke access to the facility and their units at any time from their smart phones. All storage units have interior motion sensors. Key FOB is also available.

### **OFFICE SUITES**

Our office suites provide office space for micro and small businesses, with month-to-month rental options. There are varying size individual offices that fit the needs of all businesses. Connecting office suites are available. All offices include smart technology, individual office alarm sensors, 10' ceilings, direct access to storage units, full wifi & technology hook-ups, restrooms, fully equipped conference facility with beverage bar, fully equipped lounge, fully equipped copy work room with mailboxes and storage lockers. Fully furnished offices are also available.

### **MAILBOXES AND MAILING & SHIPPING SERVICES**

We have mailboxes and mailing & shipping services with all of the major delivery services, including USPS, FedEx, UPS, DHL and more. Mailboxes have full use of our open office work area. In addition, we accept packages and will deliver directly to our customer's storage units.

### **CONFERENCE FACILITY**

Our presentation-ready conference facility is available on an hourly basis and comes fully equipped with a large 60" LCD presentation TV screen, computer with wireless keyboard/mouse, conference speaker phone and a white board.

## **GREEN FACILITY OVERVIEW**

Master Storage 365 Facilities are designed with pride to be Green Facilities. Our commitment is to establish best practices for sustainability when it comes to lowering energy consumption and improving efficiency with all electric facilities with state-of-the-art solar systems, eliminating waste and using sustainable materials, and purchasing green equipment, products, and services.

## **MASTER STORAGE 365 ... EXPERIENCE IT!**

When we say “experience it” we truly mean it. **We are Storage Reimagined!**

At Master Storage 365 our mission is simple and honest: **We always strive to keep your best interests in mind in serving our customers with their storage needs ... and more!**

As a member of our family our customers will be guaranteed to get great service and value from day one. Our commitment is to provide the ultimate experience for every storage need by providing outstanding customer service, great value, clean facilities, ancillary services, and state-of-the-art smart technology security features.

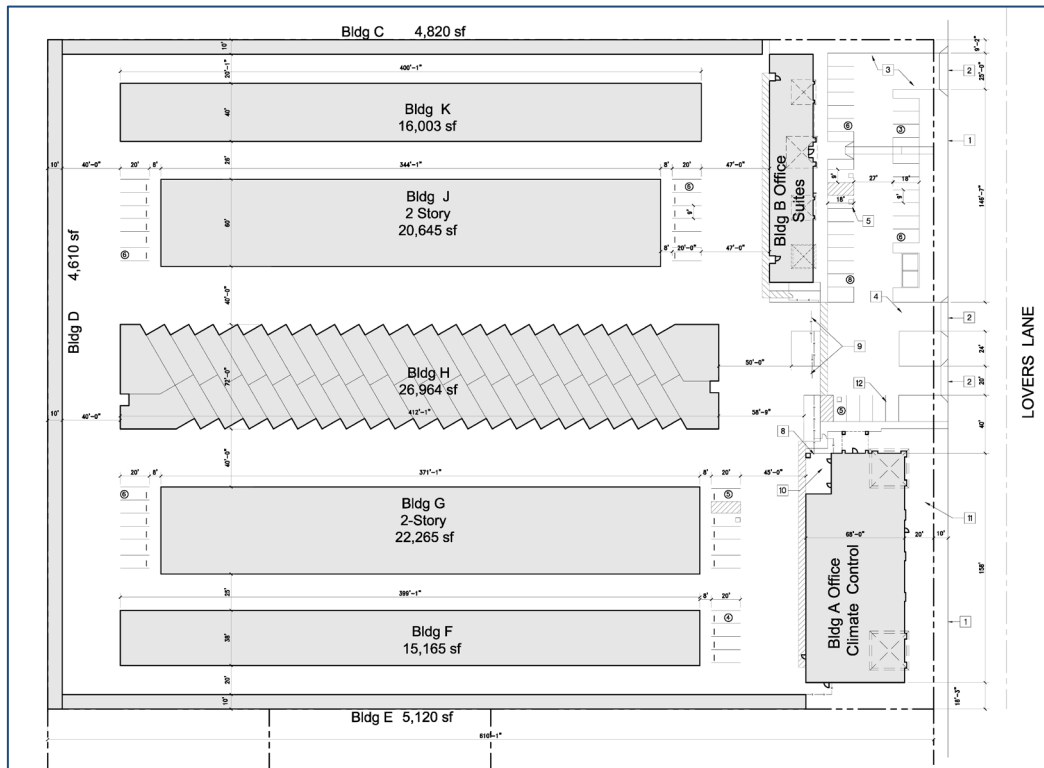
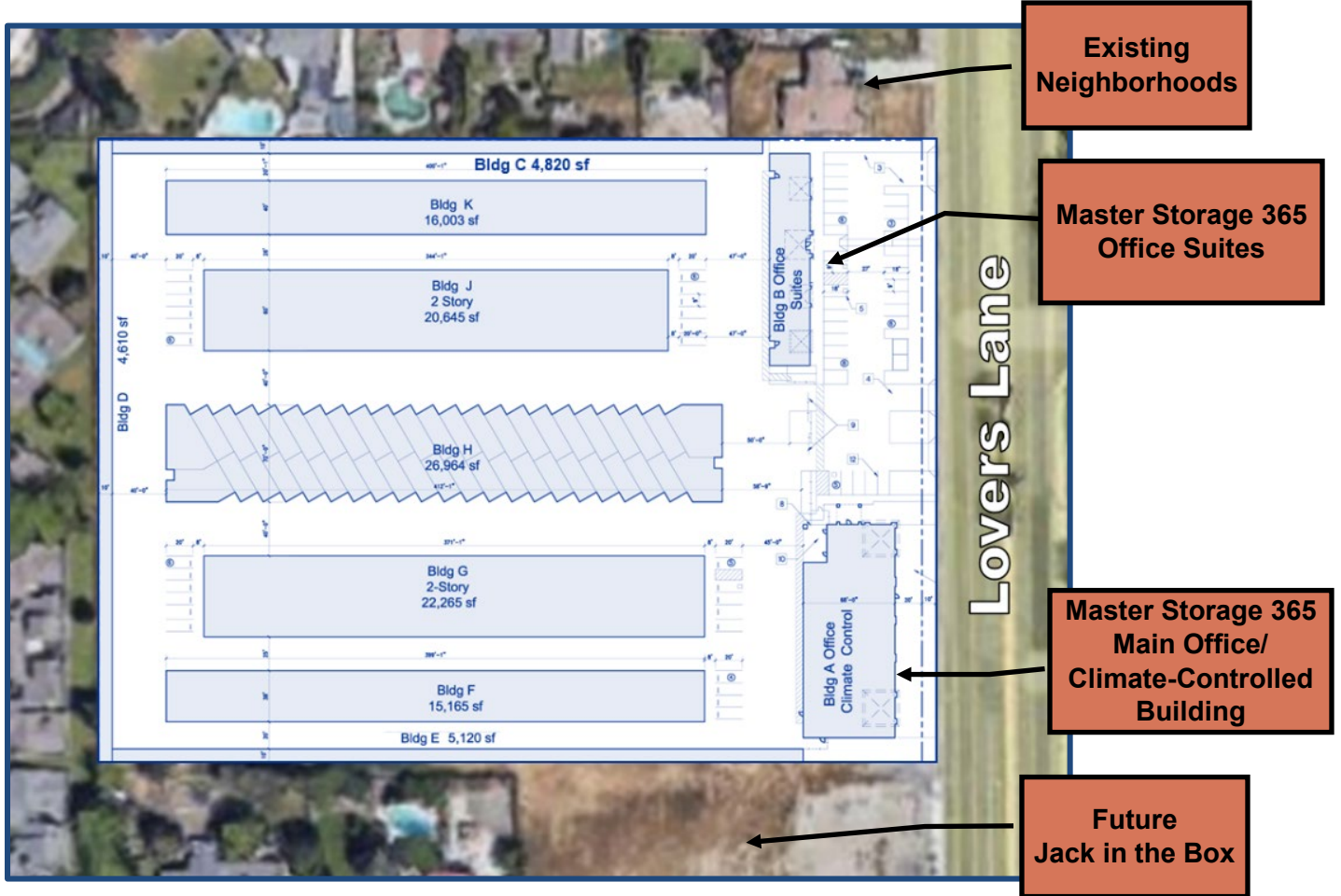
We are confident our customers will enjoy our state-of-the-art facility with the best amenities the industry has to offer.

Together, we are changing how the storage industry should treat its customers and how it operates.

**Master Storage 365 - Experience It!**

**See Next Page for Proposed Master Storage 365 Project Site plan**

# PROPOSED MASTER STORAGE 365 PROJECT SITE PLAN





**MasterStorage365**

**MS 365**

**THE OWNERS**

Donnie Andrade      Dave Andrade      Richard Torosian

**Changing The Storage Industry!**

*Experience It*

**COMPANY OVERVIEW & OWNERS’ BIOS**

Master Storage 365 is owned by three individuals: Donnie Andrade, Dave Andrade and Richard Torosian.

The owners are experienced in the self-storage industry, owning a well-established self-storage facility in Lemoore California and a new state-of-the-art self-storage facility in Madera California. Reedley facility is currently under construction with opening in May 2022.

Donnie, Dave and Richard each bring their unique talents to the Master Storage 365 brand. Their vast wealth of knowledge allows for the development, construction and operations of new Master Storage 365 facilities.

When we say “experience it” we truly mean it. Our commitment is to truly provide the ultimate experience for our customers in providing all of their storage needs!

Our mission is simple: “to provide the best customer experience for every storage need of our customers in the communities we serve by providing outstanding customer service, great value, clean facilities, ancillary services, and state-of-the-art smart technology security features”.

We are proud to be in our 18th year of service (2004-2022). The company has plans to expand in the 2022-2023 years to surrounding communities within the Central Valley, including our new Reedley facility, our Lemoore expansion, our new Fresno facility (Maple and Behymer) and our new Hanford facility.

What makes Master Storage stand out amongst the rest is that we are actively involved in the local communities. Our storage specialists are devoted team players. From membership to leadership, the owners and our employees have been supportive in key community roles in civic, education, charitable, professional and religious organizations.

We are truly changing the Storage Industry!

## **DONNIE ANDRADE BIO**

Donnie Andrade began his career in 1998 with Caltrans after graduating from California State University Fresno with a degree in Geomatics Engineering. In Civil Engineering's Geomatics Engineering emphasis area, Geomatics Engineering is the management of global infrastructure through the collection, measuring, monitoring and archiving of geospatial data. Geomatics engineers contribute to the welfare and safety of the public through administering appropriate research and advanced mapping techniques.

Donnie's strong leadership skills, innovative entrepreneurial talents and his desire to develop businesses led him to open his own businesses.

In 2004, Donnie and his parents developed, constructed and opened Master Storage in Lemoore, California. The business quickly grew to have the facility operate with 100% occupancy.

Also, in 2004, Donnie and his brother, Dave Andrade, developed and began operations of a 70-acre walnut orchard in Laton, California. The walnut orchard has continuous record-breaking production each year.

## **DAVE ANDRADE BIO**

Dave Andrade began his career in 1996 with Leprino Foods Company after graduating from California Polytechnic State University, San Luis Obispo, with a degree in Agriculture Science. Dave's leadership skills quickly advanced him to various leadership positions within the national Leprino Foods Company. Dave was an integral part of the management team for developing leading-edge food safety protocols and technologies within the company. In addition, Dave gained valuable experience in his role for large-scale project management of facility remodels and expansions.

In 2004, Dave's strong leadership skills, entrepreneurial talents and his desire to develop businesses led him to develop a 70-acre walnut orchard in Laton, California with his brother, Donnie. The walnut orchard has continuous record-breaking production each year.

In 2013, Dave was invited to join his brother along with Richard Torosian in the Master Storage business to help plan, develop and expand the Master Storage business.

In 2018, Dave left his position at Leprino Foods Company and began his full-time commitment to Master Storage.

## **RICHARD TOROSIAN BIO**

Richard Torosian began his career in 1978 with Deloitte (Previously Deloitte & Touche) after graduating from Santa Clara University with a degree in Accounting. Richard became a certified public accountant (CPA) in 1980. Richard's valuable work experience included both audit, tax and consulting services while at Deloitte.

Richard's strong leadership skills, innovative entrepreneurial talents and business knowledge led him to join Steve Walter in 1990 to open Torosian & Walter LLP. They were able to provide tax, accounting and auditing services to the Fresno area and grew the Firm to 40 plus employees. Richard was the managing partner for over 23 years and led the Firm to its success.

In 2013, Richard was invited to join Donnie and Dave in the Master Storage business to help plan, develop and expand the Master Storage business.

In 2015, Richard sold his Torosian & Walter LLP interest to the "junior partners" and began his full-time commitment to Master Storage.



### OUR MADERA FACILITY

After examining the self-storage marketplace in the Central Valley, we identified an ideal location in Madera, California in a prime neighborhood that parallels the highly visible and traveled Freeway 99 for 1294 feet. Our soft opening was in November 2019 with full opening and full operations in January 2020. We were able to achieve 94% occupancy within the first 14 months of operations. This was during COVID.



### OUR LEMOORE FACILITY

Our Lemoore facility has been in operation since 2004 and has had full occupancy for the past 10 years. We are currently expanding our Lemoore facility to include more general storage, large industrial storage, RV storage, mailboxes, mailing & shipping services, conference facility, climate-controlled storage, retail center, wine & storage lockers, and office suites.



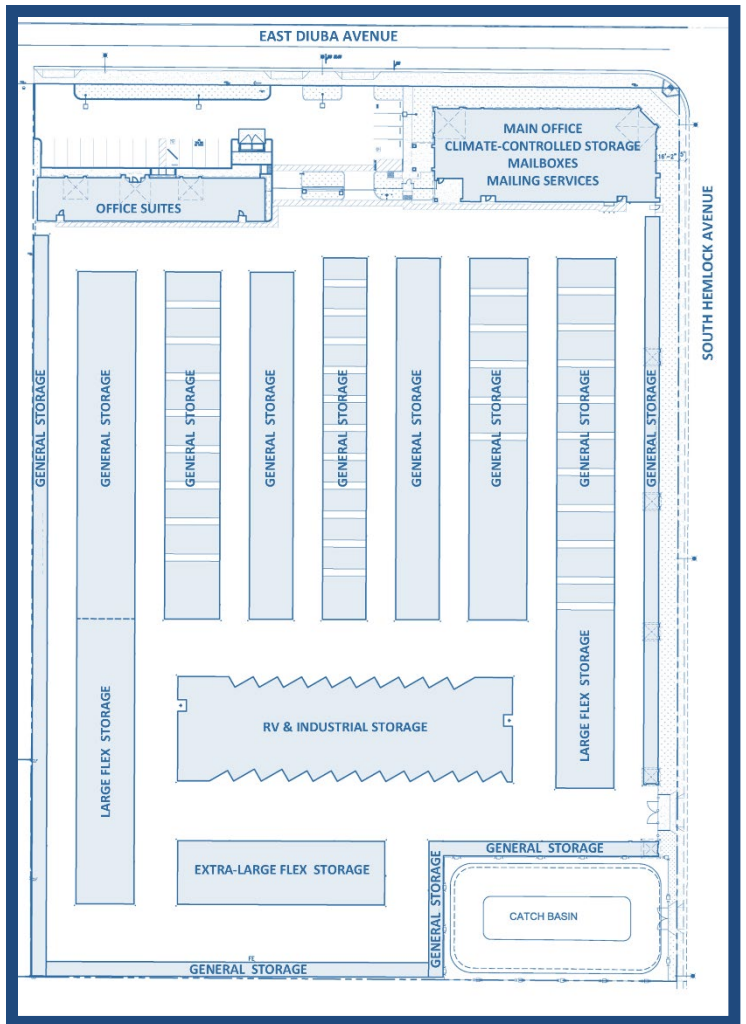
Before  
Main Office Building



Architectural Rendering  
Main Office / Climate-Controlled Building

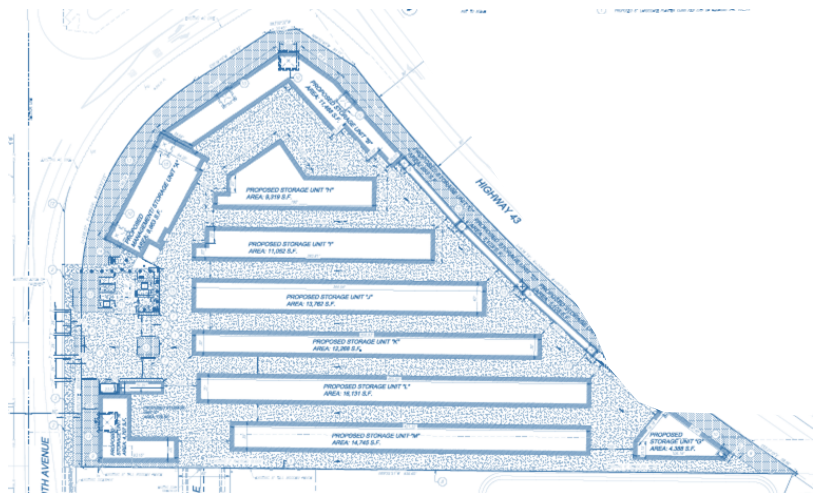
## OUR REEDLEY FACILITY

We are currently under construction for our Reedley facility, which will be opening in October 2022. Our new state-of-the-art facility will provide general storage, large industrial storage, RV storage, mailboxes, mailing & shipping services, conference facility, climate-controlled storage, retail center, wine & storage lockers, and office suites.



## OUR HANFORD FACILITY

We are currently in plan check for our Hanford facility, which will be opening in May 2023. Our new state-of-the-art facility will provide general storage, large industrial storage, RV storage, climate-controlled storage, mailboxes, mailing & shipping services, conference facility, retail center, and wine & storage lockers.



# STORAGE REIMAGINED

At Master Storage 365 our mission is simple and honest: We always strive to keep your best interests in mind in serving our customers' with their storage needs ... and more!

As a member of our family our customers will be guaranteed to get great service and value from day one.

We are confident our customers will enjoy our state-of-the-art facility with the best amenities the industry has to offer.

Together, we are changing how the storage industry should treat its customers and how it operates.

**Master Storage 365 - Experience It!**



Our Madera Facility

## OUR SHOWROOM OFFICE

Our full service showroom office is the most architecturally prominent feature on the Master Storage 365 site. This ensures customers will easily locate the showroom office and feel invited to “visit”.

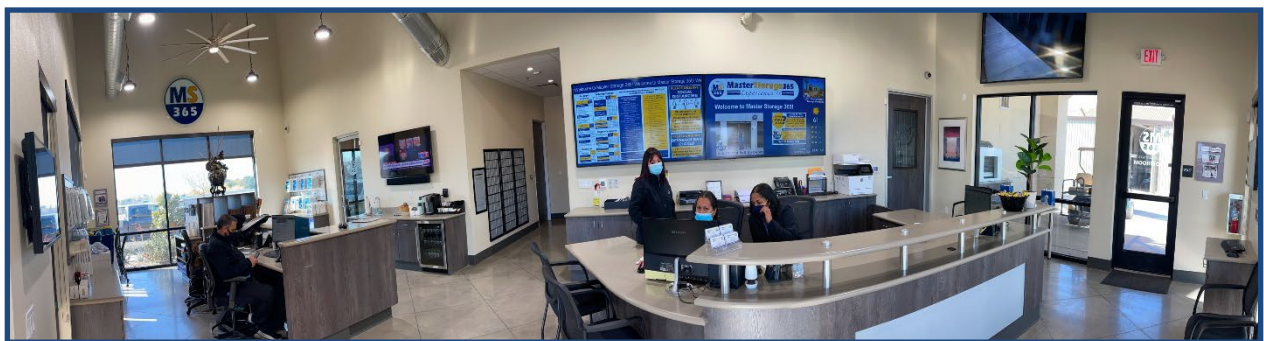
We wanted to think “retail,” not “industrial,” when designing our office, since 60 percent of our customers are women. We use large glass areas so a potential customer can easily see the interior showroom office and our customer-service counter, our large screen displays, our full site security camera system and our keyless entry system, which all together enhances the feeling of safety and security.

Our office is our initial opportunity to convey the organization, safety and security that’s so important to the typical customer. A light, bright and airy office helps the manager and the customer psychologically, giving the former a better view and control of the front parking area and security gates, and giving customers a sense of protection.

The convenient customer-service counter is prominently featured, and the security monitors are displayed in large screen to ensure the office environment projects security.

Our office also provides a chance to separate us from our competitors. We offer a beverage bar for water and coffee, a conference area, open office work area, customer work station supported by Wi-Fi, mailboxes, storage services, storage racks, and other concierge services which are ways for us to get an edge on our competition. We additionally have a full retail center for boxes, storage, packing and moving supplies. Merchandise is competitively priced!

Our showroom office truly shows we are changing the storage industry!



## OPEN OFFICE WORK AREA

Our open office work area provides our customers with a virtual office, which enables them to have many of the benefits of a physical office but without the actual space or desks with access to our full retail center and use of our beverage bar.



## CONFERENCE FACILITY

Our presentation-ready conference facility is available on an hourly basis and comes fully equipped with a large 60" LCD presentation TV screen, computer with wireless keyboard/mouse, conference speaker phone and a white board.



## MAILBOXES AND MAILING & SHIPPING SERVICES

We have mailboxes and mailing & shipping services with all of the major delivery services, including USPS, FedEx, UPS, DHL and more. Mailboxes have full use of our open office work area. In addition, we accept packages and will deliver directly to our customer's storage units.



## OFFICE SUITES

Our office suites provide office space for micro and small businesses, with month-to-month rental options. There are varying size individual offices that fit the needs of all businesses. Connecting office suites are available. All offices include smart technology, individual office alarm sensors, 10' ceilings, direct access to storage units, full wifi & technology hook-ups, restrooms, fully equipped conference facility with beverage bar, fully equipped lounge, fully equipped copy work room with mailboxes and storage lockers. Fully furnished offices are also available.

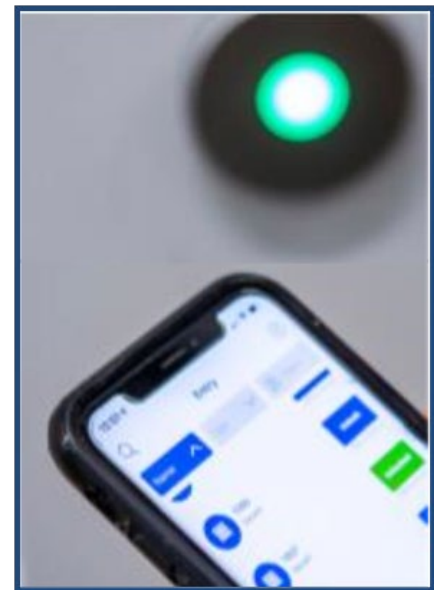


## KEYLESS ENTRY SYSTEM SMART PHONE APP

We have a state-of-the-art Keyless Entry System - No Keys! This is a cloud based application with mobile bluetooth access. Customers can instantly share and revoke access to the facility and their units at any time from their smart phones. All storage units have interior motion sensors. Key FOB is also available.



In Unit Motion Sensors

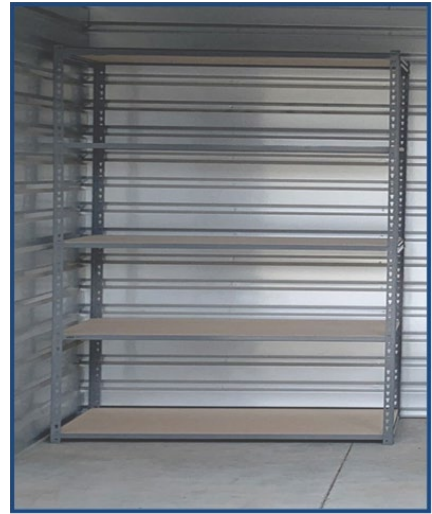


Keyless Entry System  
Smart Phone App  
No Keys!

# AMENITIES & FEATURES



Extra-Wide Driveways



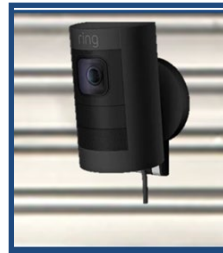
Heavy Duty Shelving



Security Lighting



Facility Security Cameras



Smart Camera



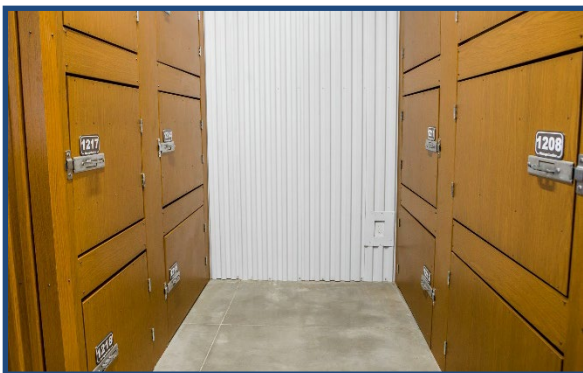
Full Site Wifi



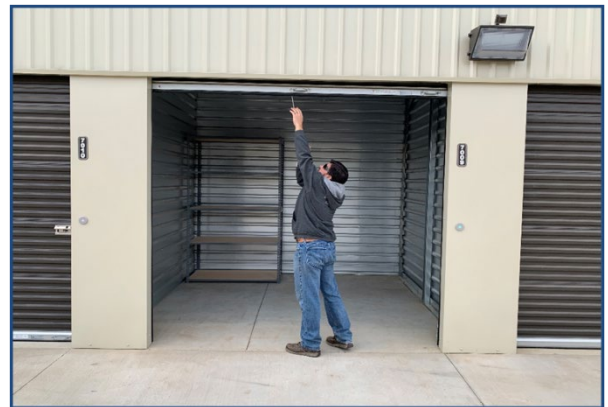
Climate-Controlled Storage



In-Town Moving Van

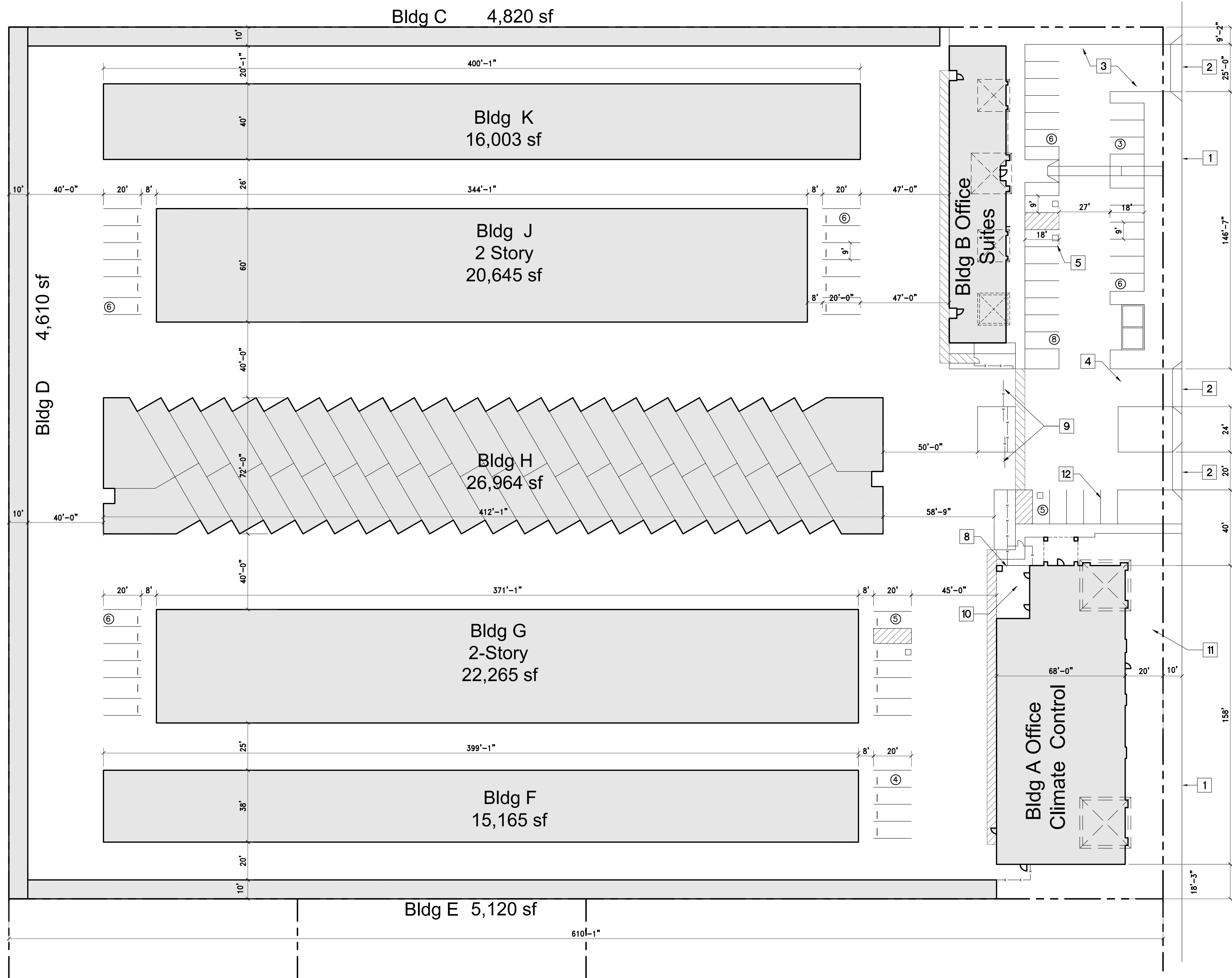


Storage Lockers & Wine Storage



8' & 10' Tall Roll-up Doors  
10' Tall Unit Heights  
Provide More Cubic Feet Storage

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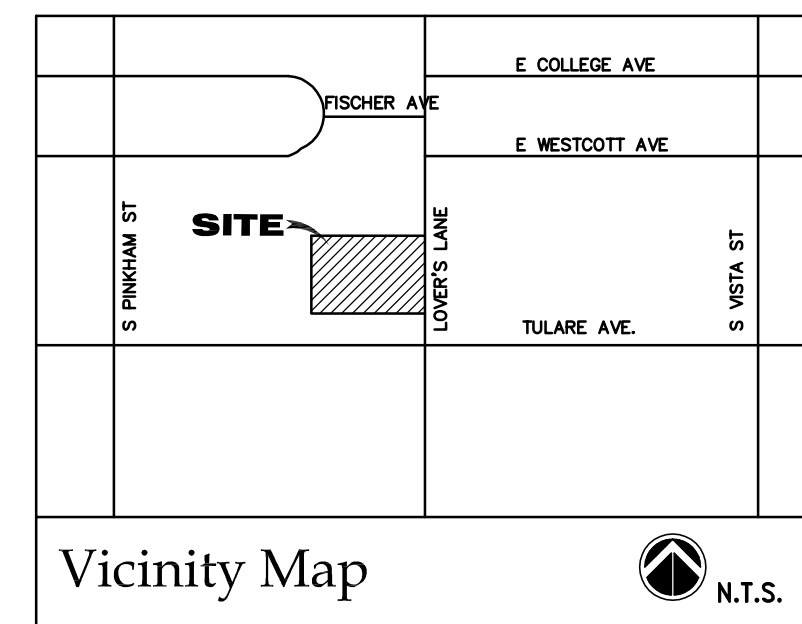
Site Plan

1"=30'-0" NORTH

Project Information	
Applicant:	MASTER STORAGE 365 5782 E. SILAXO ROAD CLOVIS, CA. 93619
Address:	LOVERS LANE & E. TULARE AVE. VISALIA, CA
A.P.N.:	100-120-019
Site Area:	
AREA =	+/-6.47 AC
EXISTING ZONE:	CC - COMMERCIAL COMMUNITY
EXISTING USE:	VACANT LOT
PROPOSED USE:	SELF STORAGE FACILITY
PARKING REQUIREMENTS:	
PARKING REQUIRED PER OFFICE SPACE: 1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA	
TOTAL OFFICE AREA	
BLDG 'A' OFFICE AREA ONLY	2,043 / 300 = 7 STALLS
BLDG 'B' 4,693 / 300	= 16 STALLS
TOTAL	= 23 STALLS
PARKING REQUIRED FOR MINI-STORAGE: 1 SPACE PER 100 STORAGE UNITS BUT NOT LESS THAN 3 SPACES	
PROPOSED PARKING	
STANDARD STALLS	= 53 STALLS 9'x18'
ACCESSIBLE STALLS	= 3 STALLS
TOTAL STALLS	= 56 STALLS

Site Keynotes	
1	NEW PUBLIC SIDEWALK WITH CURB & GUTTER
2	DRIVE APPROACH PER COUNTY STANDARDS
3	PARKING LOT PAVING PER COUNTY STANDARDS
4	TRASH ENCLOSURE PER COUNTY STD
5	ACCESSIBLE PARKING STALLS, LOADING AISLE, RAMP & SIGNAGE PER CBC
6	ELECTRICAL METER CENTER
7	FIRE RISER
8	6 FOOT HIGH WROUGHT IRON FENCE, POWDER COATED BLACK
9	6 FOOT HIGH WROUGHT IRON VEHICULAR SLIDING GATE, POWDER COATED BLACK
10	6'x3' WROUGHT IRON PEDESTRIAN GATE
11	LANDSCAPE AREA
12	PARKING STALL & STRIPPING PER CITY STDS

Building Areas					
No.	STORIES	DESCRIPTION	BLDG AREA	OCCUP. TYPE	SPRINKLERS
A	2 STORY	MIXED USE OFFICE	2,043sf	B	YES
		1st. STORAGE	8,211sf	S-1	
		2nd. STORAGE	10,286sf	S-1	
B	1 STORY	OFFICE	4,643sf	B	NO
C	1 STORY	STORAGE	4,820sf	S-1	NO
D	1 STORY	STORAGE	4,610sf	S-1	NO
E	1 STORY	STORAGE	5,120sf	S-1	NO
F	1 STORY	STORAGE	15,165sf	S-1	NO
G	2 STORY	1st STORAGE	22,265sf	S-1	YES
		2nd STORAGE	21,609sf	S-1	
H	1 STORY	RV STORAGE	26,964sf	S-1	YES
J	2 STORY	1st STORAGE	20,645sf	S-1	YES
		2nd STORAGE	19,989sf	S-1	
K	1 STORY	STORAGE	16,003sf	S-1	NO
TOTAL OFFICE BUILDING AREA			8,736 SQ. FT.		
TOTAL STORAGE BUILDING AREA			172,169 SQ. FT.		
TOTAL BUILDING AREA			180,905 SQ. FT.		

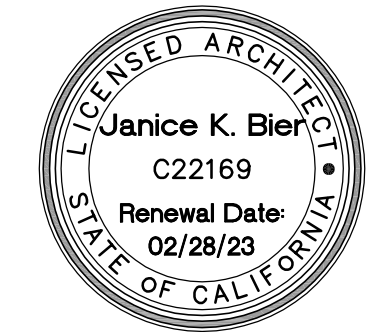


Vicinity Map



1915 Carolina Ave.  
Clovis CA 93611  
PH: 559. 593.9692

Master Storage 365  
Lover's Lane & E. Tulare Ave.  
Visalia, CA



Date: 08.11.22.  
Drawn By: Susan Jones  
Project # 22038

Site Plan

Revisions  
X

SHEET No.  
**A1.0**