



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 10, 2023

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
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E-Mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Conditional Use Permit No. 2023-13:** A request by Thomas Norton to amend Conditional Use Permit No. 1998-09, adding nine mini-storage buildings totaling 12,600 square feet to an existing mini-storage facility, located within the C-MU (Mixed Use Commercial) Zone. The project site is located at 555 South Lovers Lane (APN: 100-090-033).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-13, as conditioned, based upon the findings and conditions in Resolution No. 2023-15. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-13, based on the findings and conditions in Resolution No. 2023-15.

## PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2023-13 is a request to permit the addition of nine mini-storage buildings to the existing Sierra Mini-Storage facility. The total square footage of the proposed storage buildings will be 12,600 square feet, as depicted and described in the site plan in Exhibit "A" and operational statement in Exhibit "D". The buildings will be located on the northern 0.63 acres of the 5.04 acre project site, just south of the Evans Ditch, which traverses the north and west edges of the property.

Per the building elevations in Exhibit "C", the storage buildings will be built with steel materials, between eight to ten feet in height, with overhead roll up doors. Individual buildings will range in size from 600 square feet to 2,500 square feet. The operational statement indicates that the site has a manager on-site during regular hours of operation, which are 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM on Saturdays. Access to the property will be from South Lovers Lane, leading to a 13-stall parking lot and automated access gate, which is operated by clients via a keypad. Per the proprietor, clients can only access storage units during regular hours of operation.

In addition to the storage facility, the property contains a two-story office/onsite residence that was previously approved via CUP No. 1998-09 (see Related/Similar Projects). Per the operational statement, the residence has since been fully converted into an additional office area. The



View of mini-storage expansion area, facing north

Haydens' Liquor convenience store is also located on the project site, on the eastern boundary of the property, along South Lovers Lane. The convenience store operates Monday through Thursday, 9:00 AM to 12:00 midnight, Friday through Saturday, 9:00 AM to 2:00 AM, and Sunday, 9:00 AM to 10:00 PM. The convenience store existed prior to the establishment of the mini-storage and is not regulated by the previous or proposed CUP.

**BACKGROUND INFORMATION**

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: C-MU / Mixed retail, restaurant, and service commercial uses, Evans Ditch, Noble Avenue South: C-MU / Mixed retail and service commercial uses East: C-MU / Mixed retail, restaurant, and service commercial uses, South Lovers Lane West: C-MU, R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area) / Mixed retail and service commercial uses, vacant residential land, Evans Ditch
Environmental Review	Exemption No. 2023-16
Site Plan Review	2022-184

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED / SIMILAR PROJECTS**

On April 27, 1998, Conditional Use Permit No. 1998-09 was approved by the Planning Commission to permit the establishment of a residence in conjunction with a proposed mini-storage facility in the C-S (Service Commercial) Zone, located at 531 S. Lovers Lane. The CUP application was solely for the purposes of establishing a residence in a commercial zone. At the time of application, mini-storage uses were permitted by right in the C-S Zone.

**PROJECT EVALUATION**

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

**Land Use Compatibility**

The Visalia Zoning Matrix identifies mini-storage uses as a conditional use in the C-MU zone, requiring the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Note: the mini-storage facility was originally established when the project site was zoned C-S (Service Commercial). At the time of development, the C-S Zone allowed mini-storage facilities as a use permitted by right. However the site's zoning designation changed to C-MU in 2017 based on the revised General Plan land use map adopted in 2014.

Staff has concluded that the proposed addition to the existing mini-storage facility will not have a negative impact on the site and surrounding areas. The mini-storage use is currently operating onsite, with no impacts per City of Visalia Code Enforcement records. The use is compatible with surrounding uses, which include a second mini-storage facility and various retail and service

commercial uses. The onsite parking field will not be reduced in capacity by the proposed additions, and will continue to adequately serve both the mini-storage and convenience store. The mini-storage facility will also continue to operate within typical business hours of operation for the area, which includes limited access to storage units during off-hours.

### **Streets, Access, and Circulation**

The site will be accessed via South Lovers Lane, a designated County Route (J15) that has been improved to its ultimate right-of-way width. Access to the proposed storage buildings will be provided by existing drive aisles. The proposed location of the storage buildings provides sufficient drive aisle widths for large vehicles (i.e. moving trucks, vehicles towing trailers) to maneuver freely onsite.

The project site is located just southwest of the South Lovers Lane / State Highway 198 interchange, which is under the jurisdiction of Caltrans. Per correspondence provided by Caltrans during the Site Plan Review process, a Corridor Study was conducted in 2016 that identified the South Lovers Lane / State Highway 198 interchange as one of several interchanges that require improvement in the future. Despite the interchange's proximity to the project site, the correspondence noted that "***at this time...proposing an expansion to the existing mini-storage facility, does not appear to impact the proposed SR 198/Lovers Lane eastbound off ramp realignment.***" As such, no changes to the project are required to accommodate future interchange improvements.

### **Environmental Review**

The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that the project is exempted from CEQA if the activity is covered by the common sense exemption, which means that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The project involves the construction of nine mini-storage buildings on a property that is developed with an existing mini-storage facility, convenience store, and supportive infrastructure. The portion of the project site that is proposed for development is currently vacant, has been treated with gravel, and contains no species or habitats of note. The adjacent Evans Ditch to the north and west will not be altered as a part of this proposal. Lastly, the addition of mini-storage buildings will not result in impacts to air quality, water quality, noise, or traffic, as the mini-storage units themselves will not produce noise or waste, nor contribute to traffic impacts above what the mini-storage facility currently produces from regular operations. (Environmental Document No. 2023-16).

## **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.
  - 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 exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption), as the proposed project will not have an effect on the environment. The proposal involves the construction of nine mini-storage buildings that will not produce additional impacts to air quality, water quality, noise, or traffic, are which are located on a developed property with no species or habitats of note.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2022-184, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", and Elevations in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review and approval by the City Planner and may subsequently be required to be reviewed and approved 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 Municipal Code Chapter 17.48.
5. 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](http://www.visalia.city) or from the City Clerk.



**Attachments:**

- Related Plans and Policies
- Resolution No. 2023-15
- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Building Elevations
- Exhibit “D” – Operational Statement
- Exhibit “E” – Site Plan, Conditional Use Permit No. 1998-09
- Notice of Exemption No. 2023-16
- Site Plan Review Comments No. 2022-184
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## RELATED PLANS AND POLICIES

### VISALIA MUNICIPAL CODE TITLE 17 – ZONING

#### 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. 2023-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-13, A REQUEST BY THOMAS NORTON TO AMEND CONDITIONAL USE PERMIT NO. 1998-09, ADDING NINE MINI-STORAGE BUILDINGS TOTALING 12,600 SQUARE FEET TO AN EXISTING MINI-STORAGE FACILITY, LOCATED WITHIN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 555 SOUTH LOVERS LANE (APN: 100-090-033).

**WHEREAS**, Conditional Use Permit No. 2023-13, is a request by Thomas Norton to amend Conditional Use Permit No. 1998-09, adding nine mini-storage buildings totaling 12,600 square feet to an existing mini-storage facility, located within the C-MU (Mixed Use Commercial) Zone. The project site is located at 555 South Lovers Lane (APN: 100-090-033); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 10, 2023; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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 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 15061(b)(3) (common sense or general rule exemption).

**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.
  - 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 exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption), as

the proposed project will not have an effect on the environment. The proposal involves the construction of nine mini-storage buildings that will not produce additional impacts to air quality, water quality, noise, or traffic, are which are located on a developed property with no species or habitats of note.

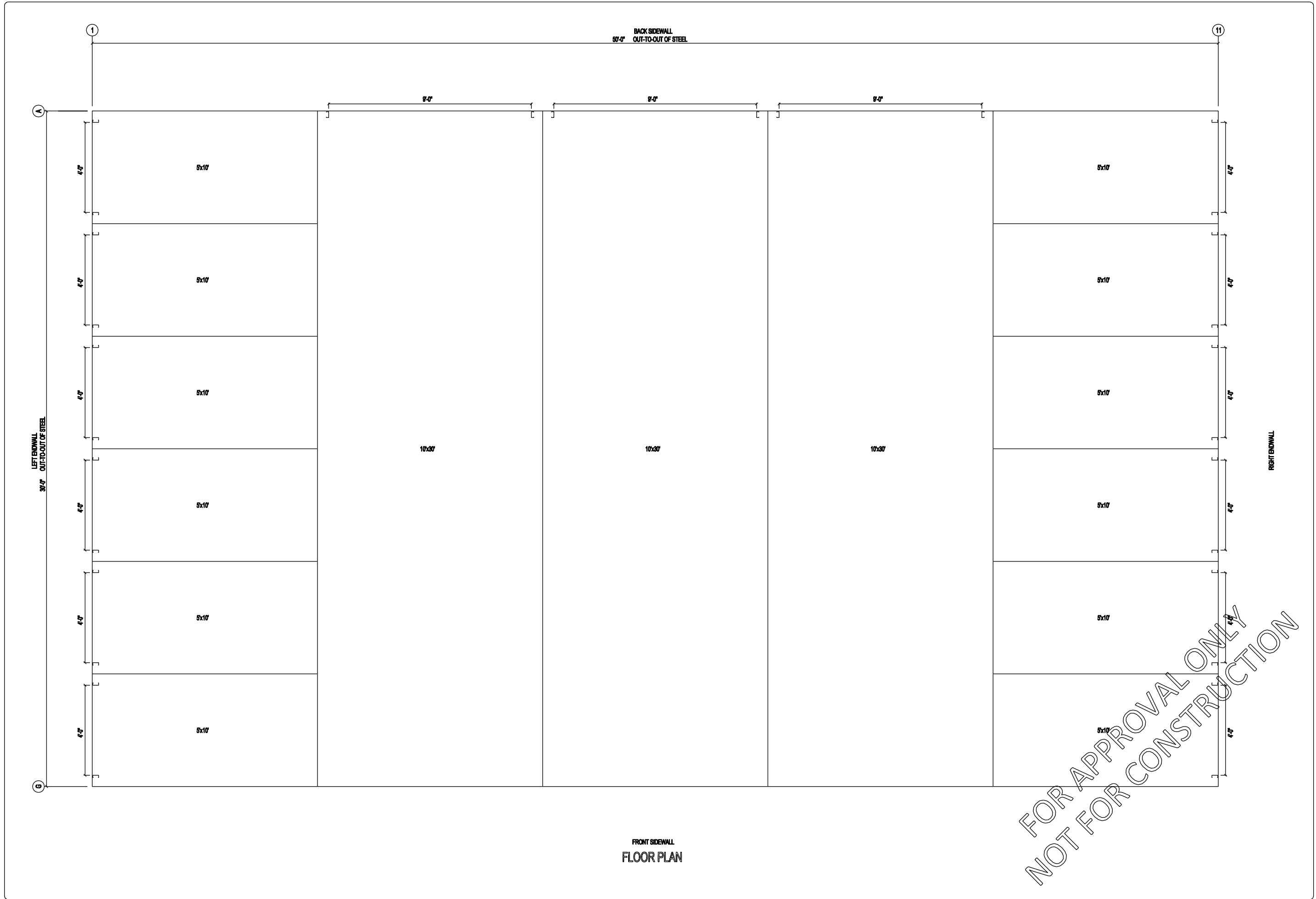
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2022-184, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Floor Plan in Exhibit "B", and Elevations in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review and approval by the City Planner and may subsequently be required to be reviewed and approved 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 Municipal Code Chapter 17.48.
5. That all other Federal and State laws and City codes and ordinances be complied with.



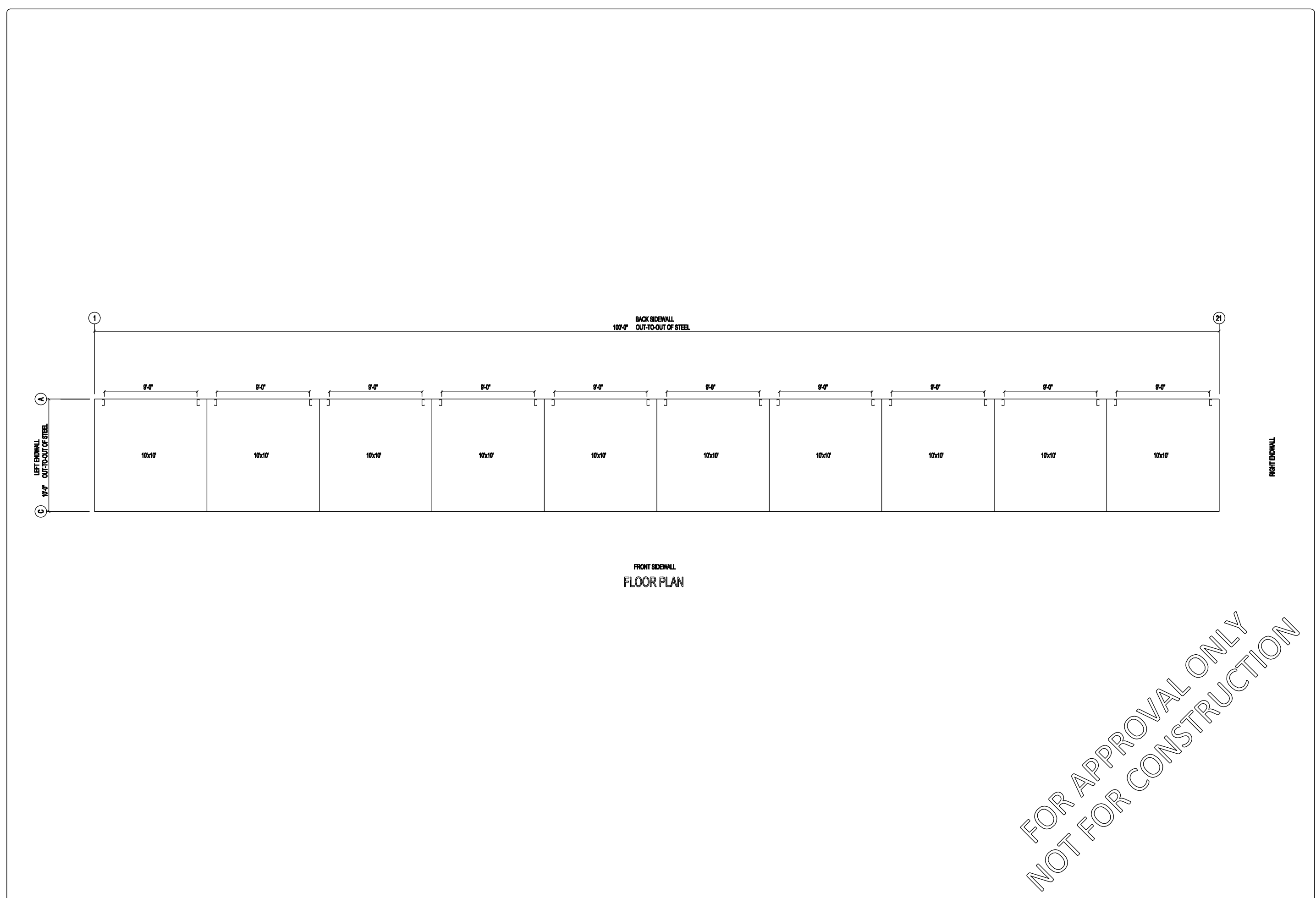






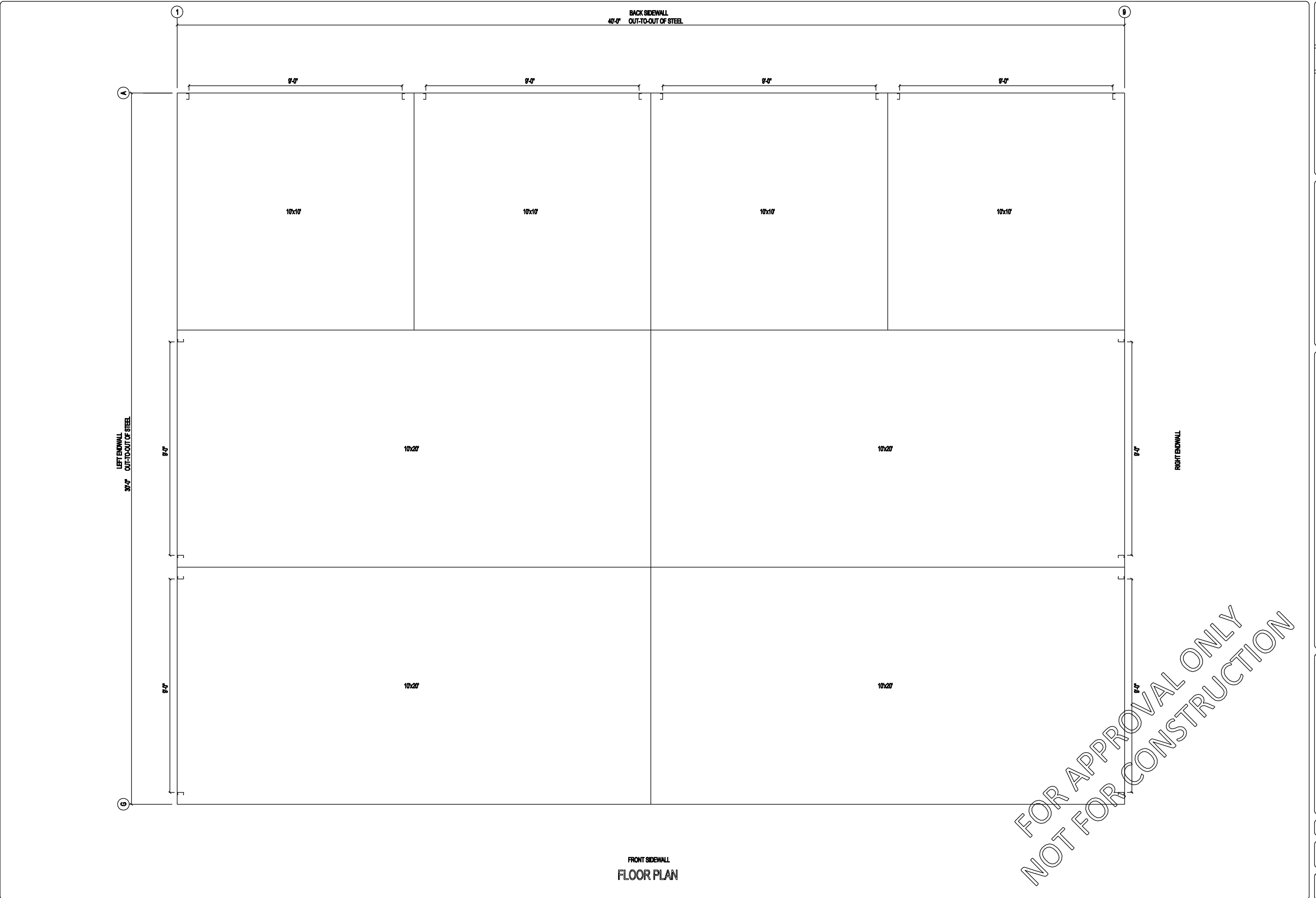
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Country Wide Steel, LLC	PROJECT: Adam Wilson/Sierra Mini Storage	SIZE: 30.0 x 50.0 x 8.5 x 9.7	APPROVAL
801-787-0618	CITY: Visalia	STATE: CA	DATE

BUILDING 2



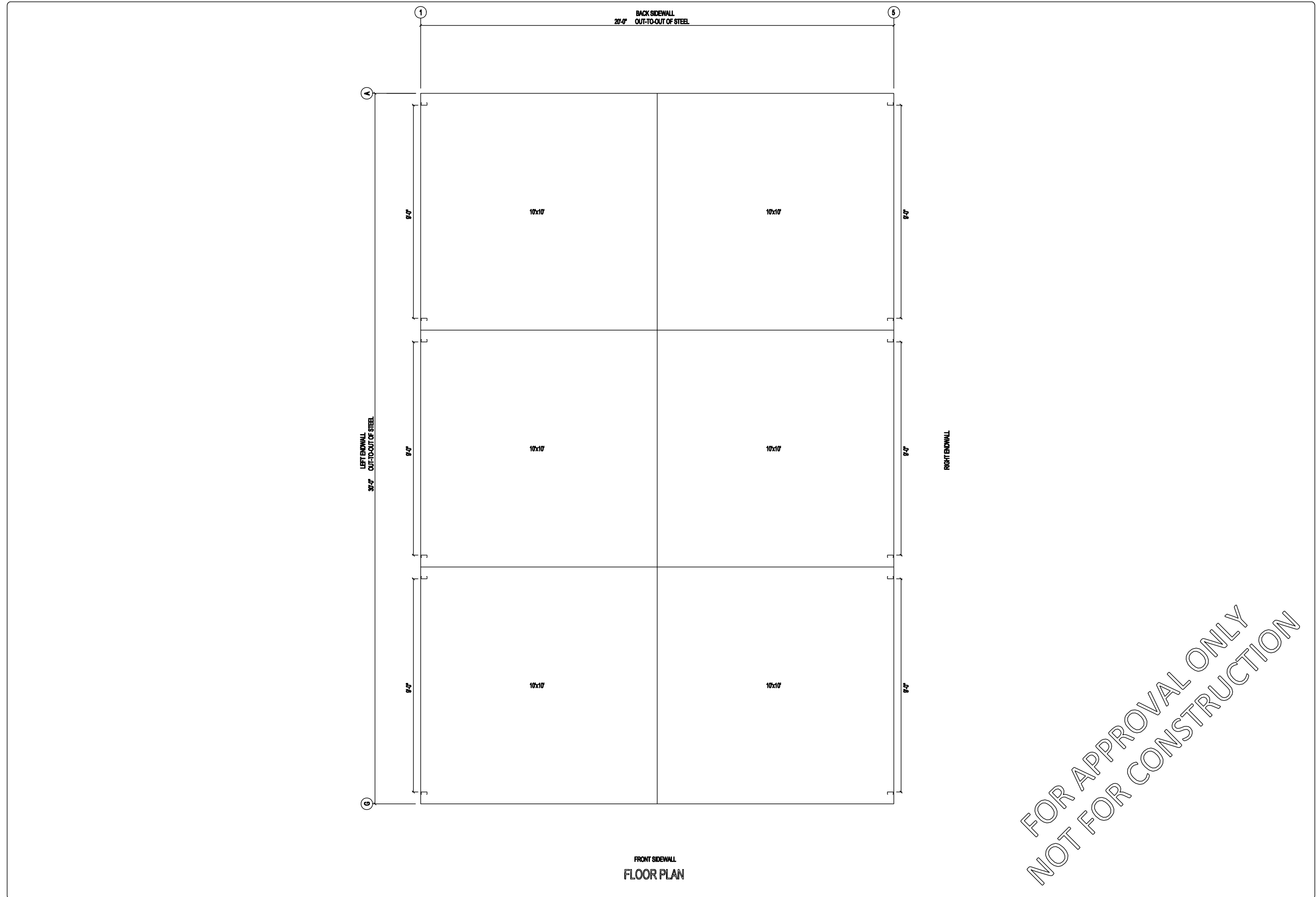
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Country Wide Steel, LLC	PROJECT: Adam Wilson/Sierra Mini Storage	SIZE: 10.0 x 100.0 x 8.5 x 8.9	APPROVAL
801-787-0618	CITY: Visalia	STATE: CA	DATE

BUILDING 1



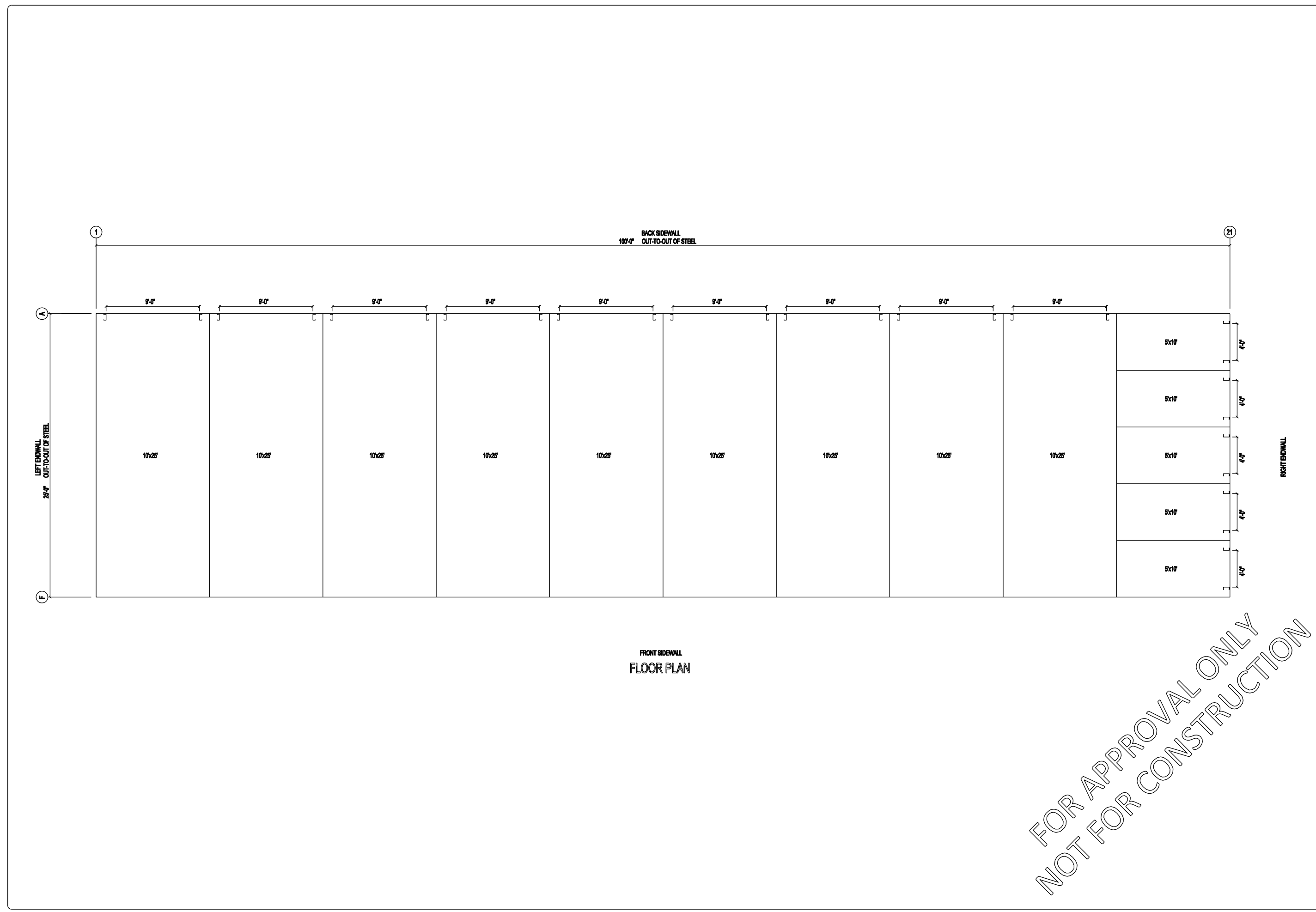
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Country Wide Steel, LLC	PROJECT: Adam Wilson/Sierra Mini Storage	SIZE: 30.0 x 40.0 x 8.5 x 9.7	APPROVAL
801-787-0618	CITY: Visalia	STATE: CA	DATE

BUILDING 4



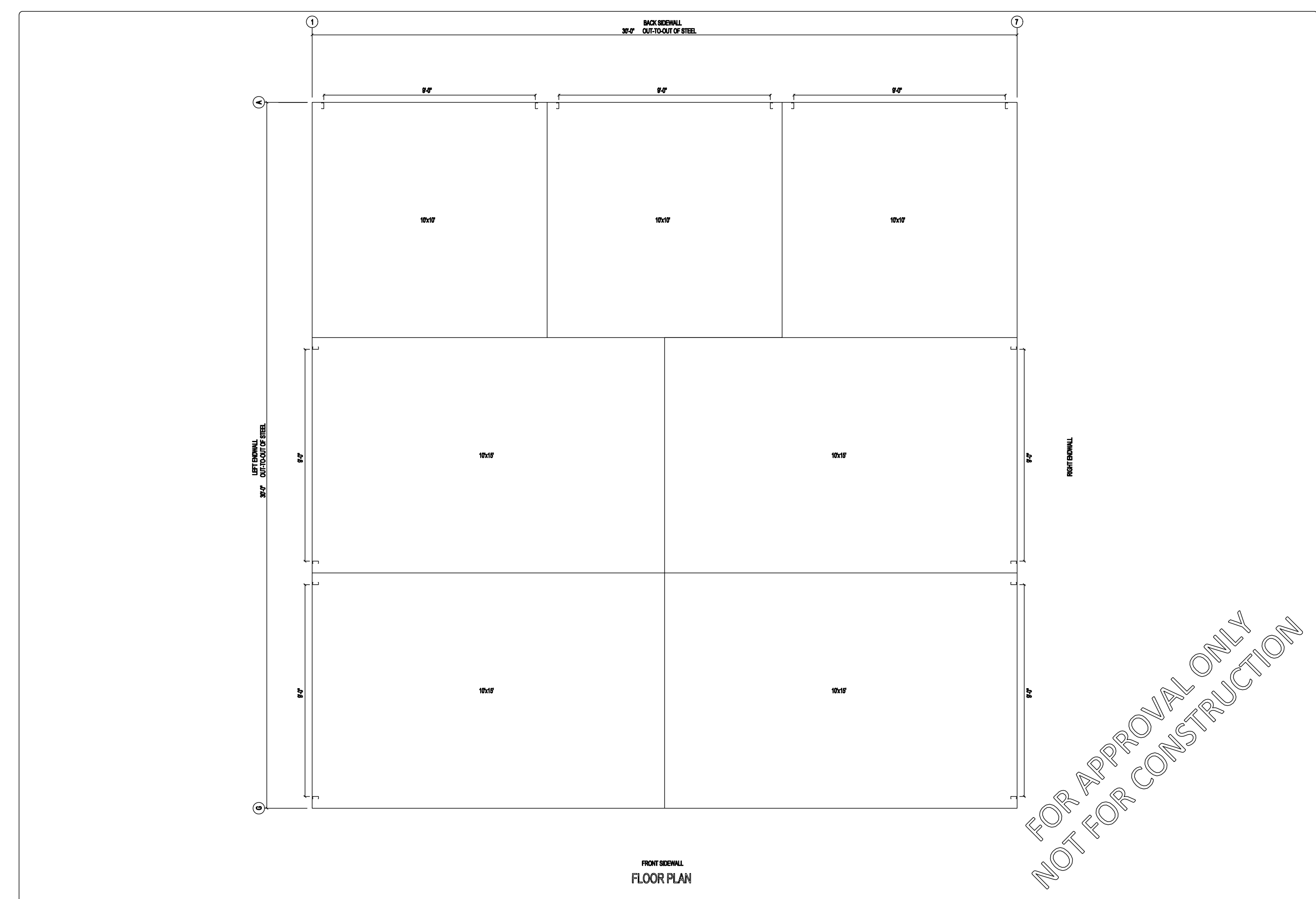
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Country Wide Steel, LLC	PROJECT: Adam Wilson/Sierra Mini Storage	SIZE: 30.0 x 20.0 x 8.5 x 9.7	APPROVAL
801-787-0618	CITY: Visalia	STATE: CA	DATE

BUILDING 3



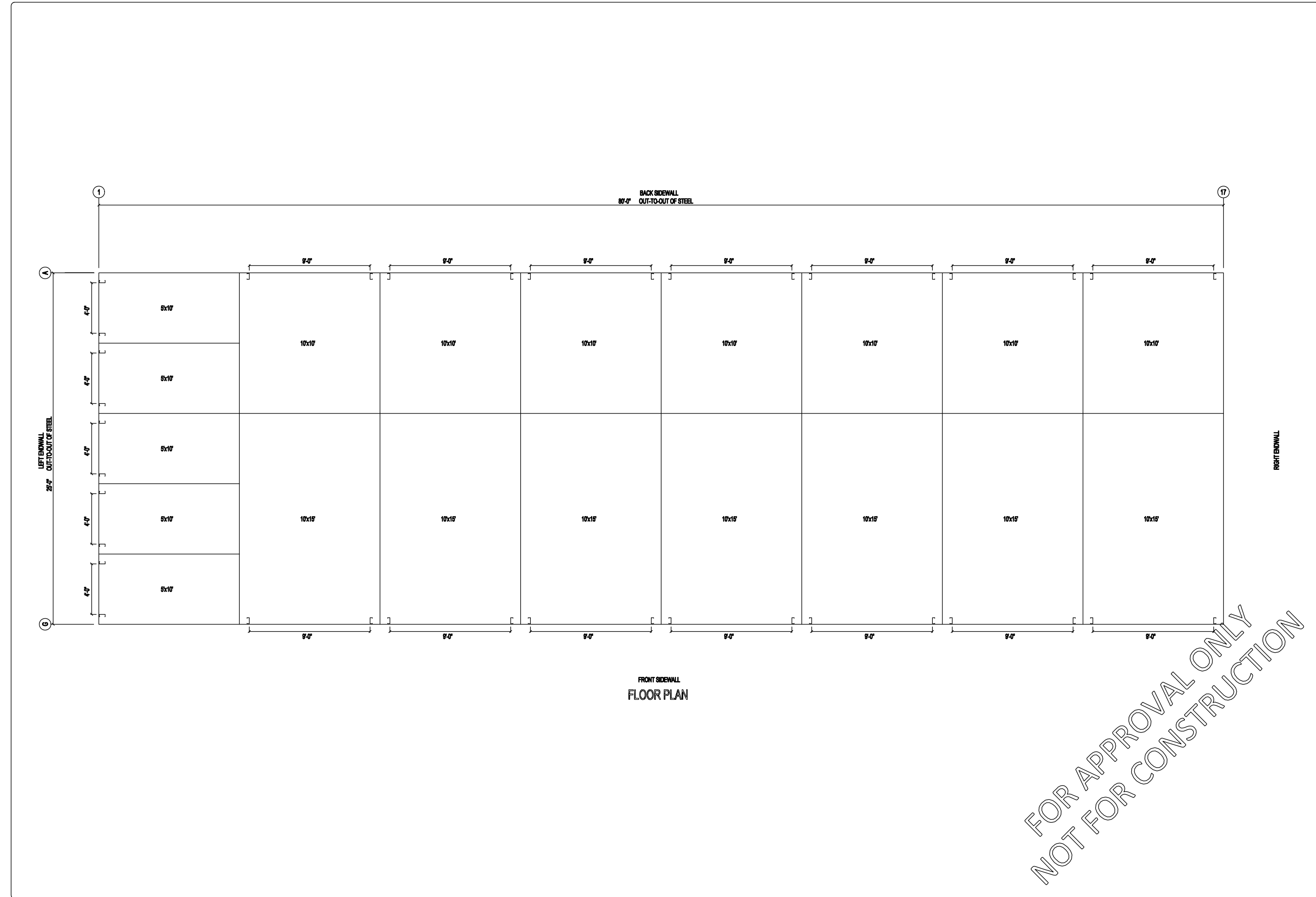
Country Wide Steel, LLC 801-787-0618		PROJECT: Adam Wilson/Sierra Mini Storage SIZE: 25.0 x 100.0 x 8.5 CITY: Visalia STATE: CA	
APPROVAL	PRINTS ISSUED FOR	BY	DATE

BUILDING 7



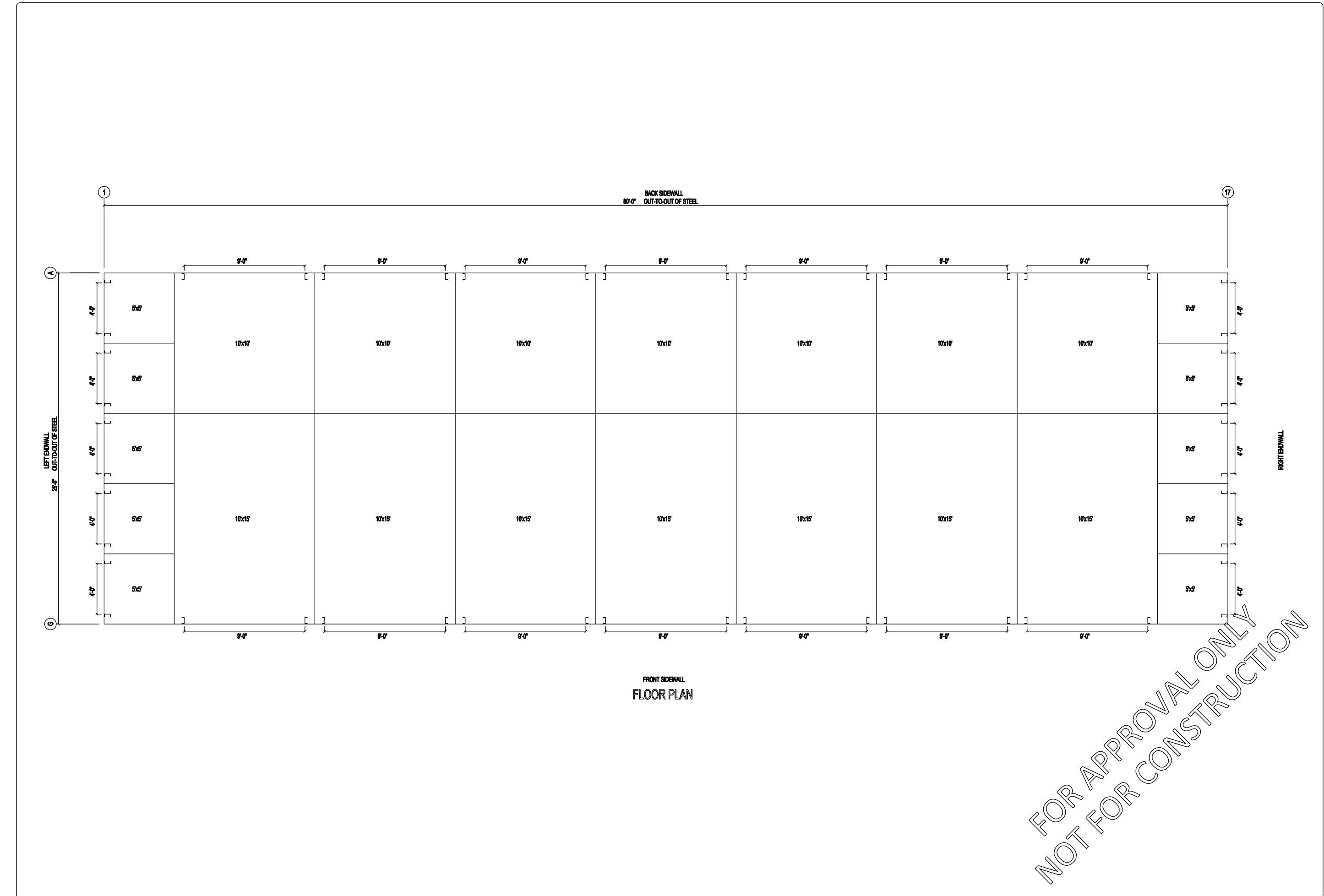
Country Wide Steel, LLC 801-787-0618		PROJECT: Adam Wilson/Sierra Mini Storage SIZE: 30.0 x 30.0 x 8.5 x 9.7 CITY: Visalia STATE: CA	
APPROVAL	PRINTS ISSUED FOR	BY	DATE

BUILDINGS 5 AND 6



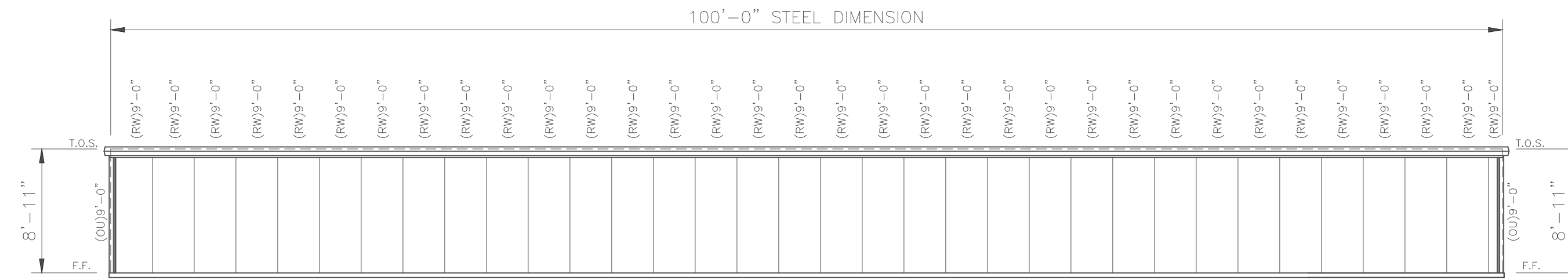
Country Wide Steel, LLC 801-787-0618		PROJECT: Adam Wilson/Sierra Mini Storage SIZE: 25.0 x 80.0 x 8.5 CITY: Visalia STATE: CA	
APPROVAL	PRINTS ISSUED FOR	BY	DATE

BUILDING 9

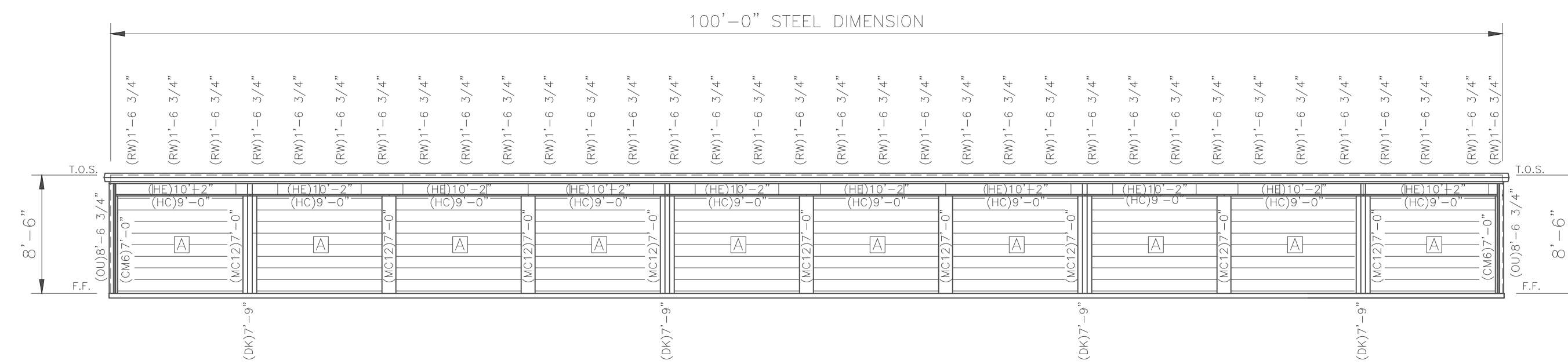


Country Wide Steel, LLC 801-787-0618		PROJECT: Adam Wilson/Sierra Mini Storage SIZE: 25.0 x 80.0 x 8.5 CITY: Visalia STATE: CA	
APPROVAL	PRINTS ISSUED FOR	BY	DATE

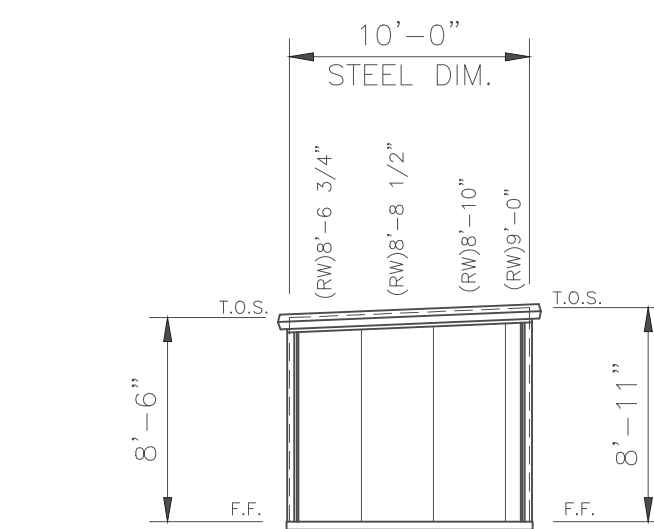
BUILDING 8



1 FRONT ELEVATION  
scale - 1/8" = 1'-0"

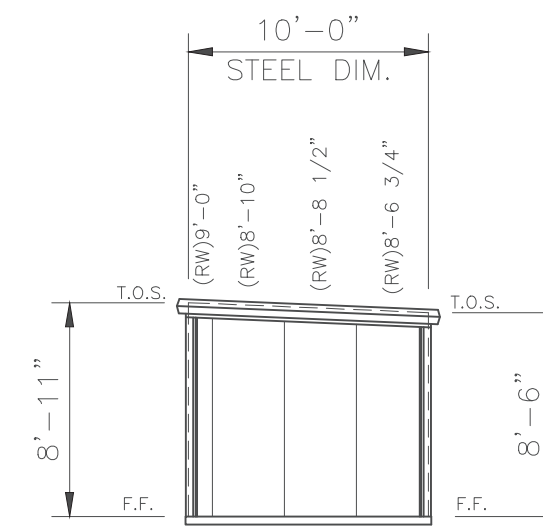


2 REAR ELEVATION  
scale - 1/8" = 1'-0"



3 LEFT ELEVATION  
scale - 1/8" = 1'-0"

DOOR SCHEDULE	
A	(10) EACH 9'-0" X 7'-0" ROLLUP DOOR



4 RIGHT ELEVATION  
scale - 1/8" = 1'-0"



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PROJECT: 10 x 100 x 8-6 LS (Bldg. 1)  
 LOCATION: Visalia, CA 93292

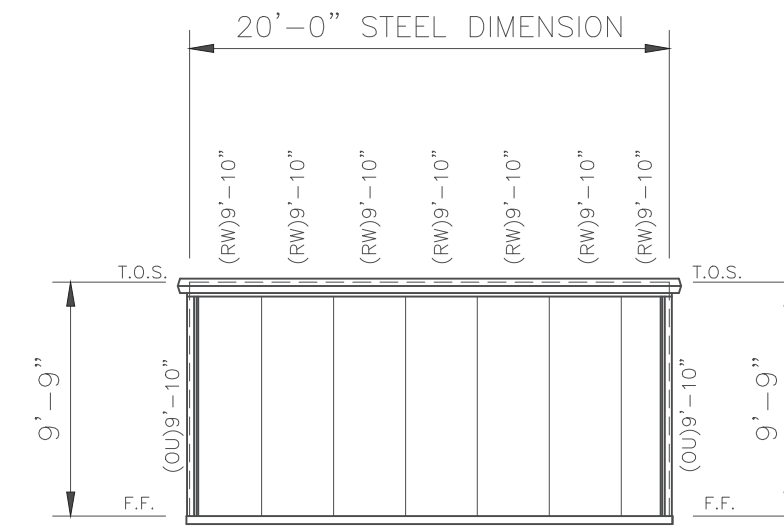
Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618

DWG #23-6016-CL3

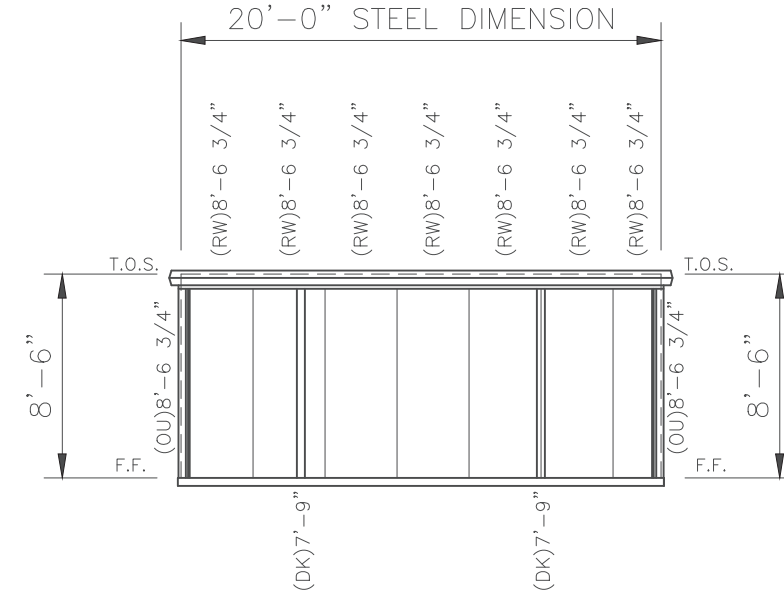
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2 of 7

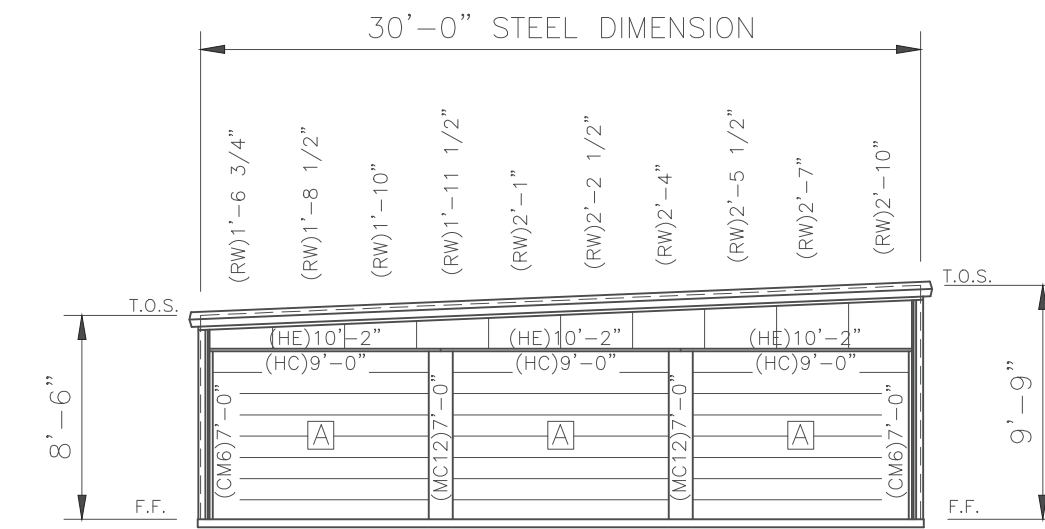
DATE	05/08/23
BY	MG
PRINTS ISSUED FOR	CONSTRUCTION



1 FRONT ELEVATION  
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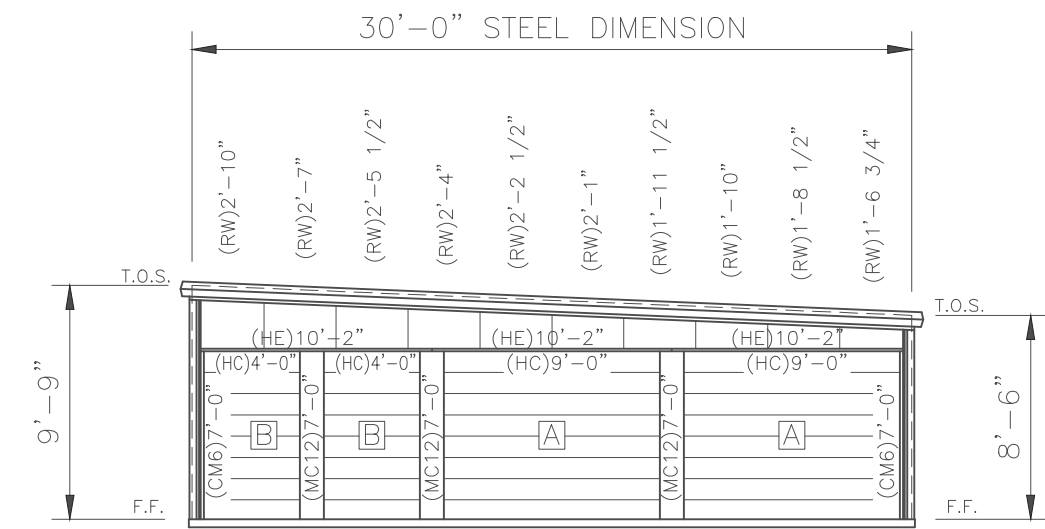


2 REAR ELEVATION  
scale - 1/8" = 1'-0"



3 LEFT ELEVATION  
scale - 1/8" = 1'-0"

DOOR SCHEDULE	
A	(5) EACH 9'-0" X 7'-0" ROLLUP DOOR
B	(2) EACH 4'-0" X 7'-0" ROLLUP DOOR



4 RIGHT ELEVATION  
scale - 1/8" = 1'-0"



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CONSTRUCTION	BVK	05/08/23
PRINTS ISSUED FOR	BY	DATE

PROJECT: 30 x 20 x 8-6 LS (Bldg. 3)  
 LOCATION: Visalia, CA 93292

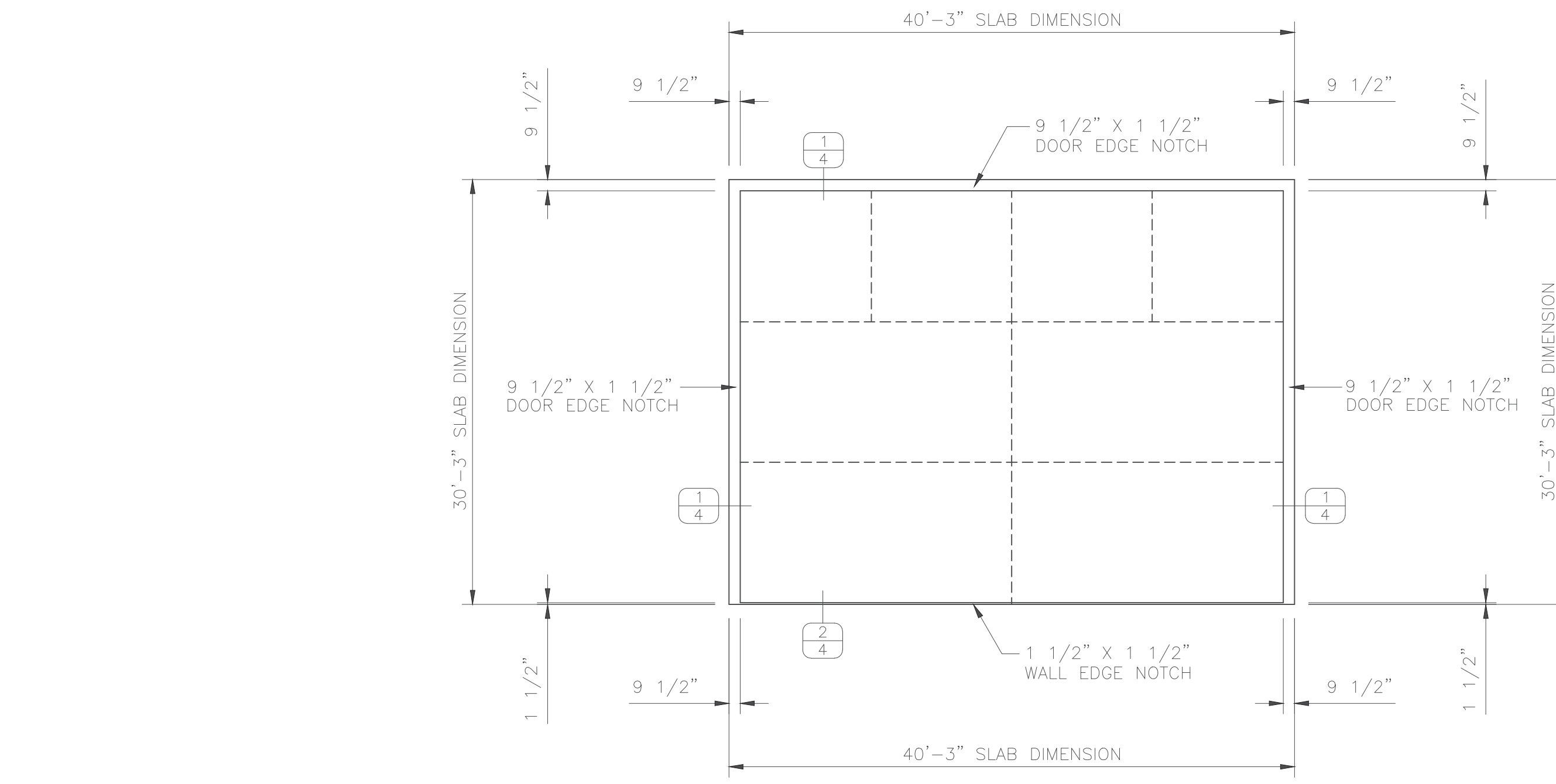
Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618

DWG #23-6016-CL3

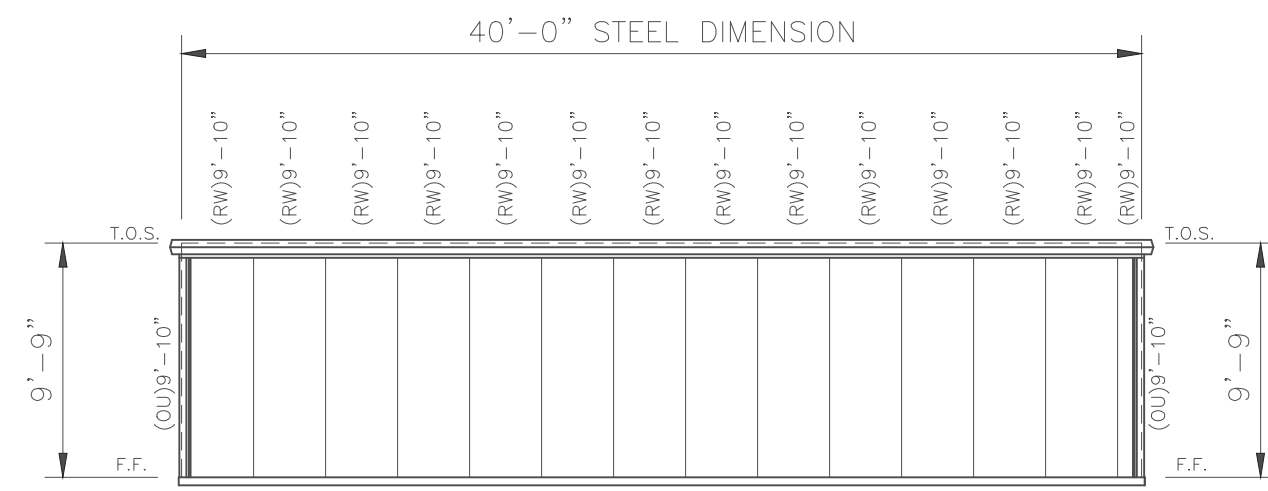
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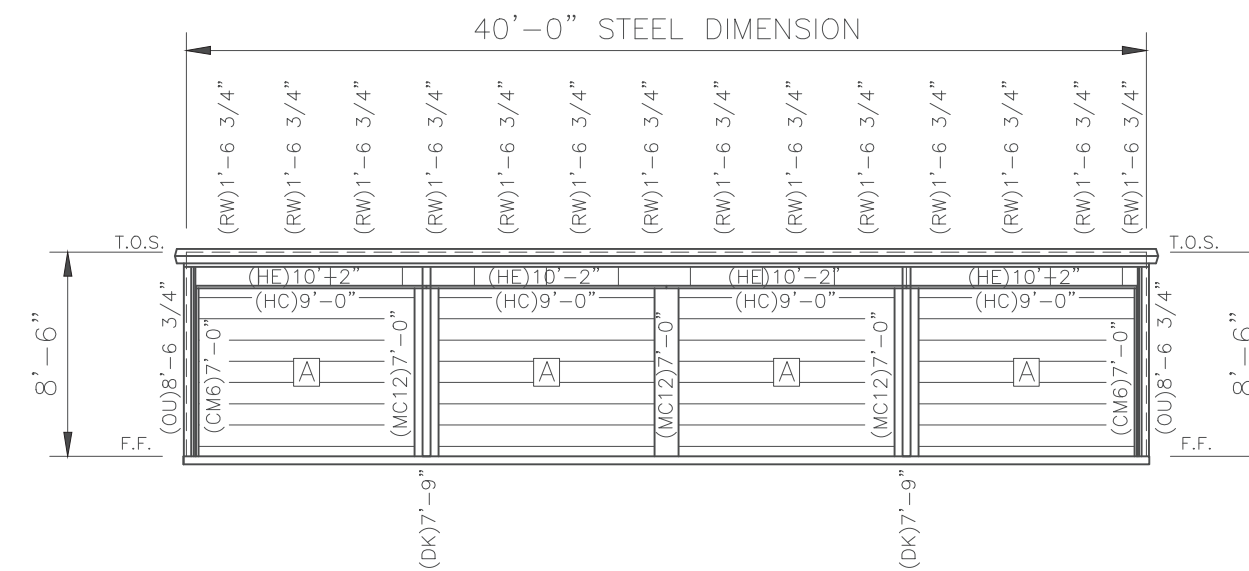




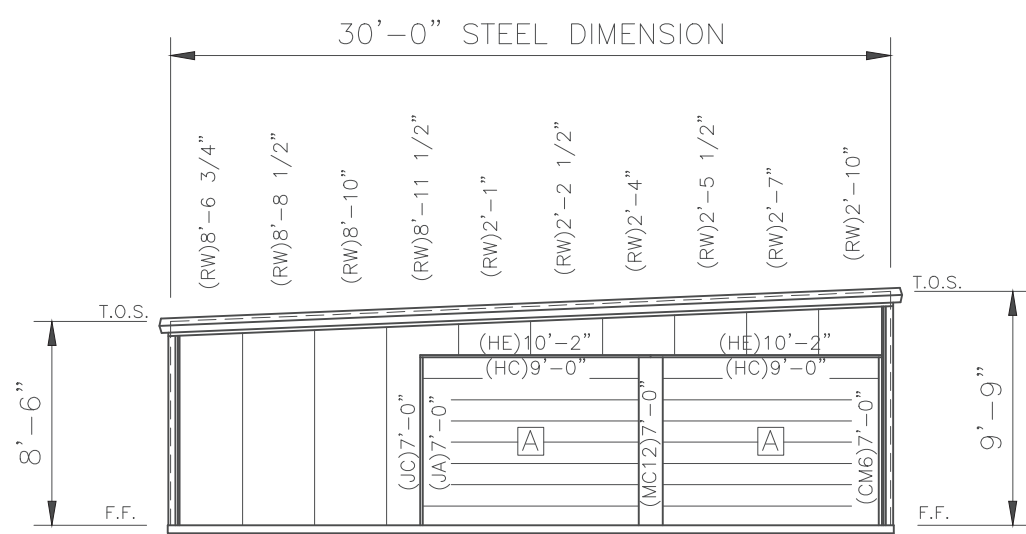
SLAB PLAN  
scale - 1/8" = 1'-0"



1 FRONT ELEVATION  
scale - 1/8" = 1'-0"

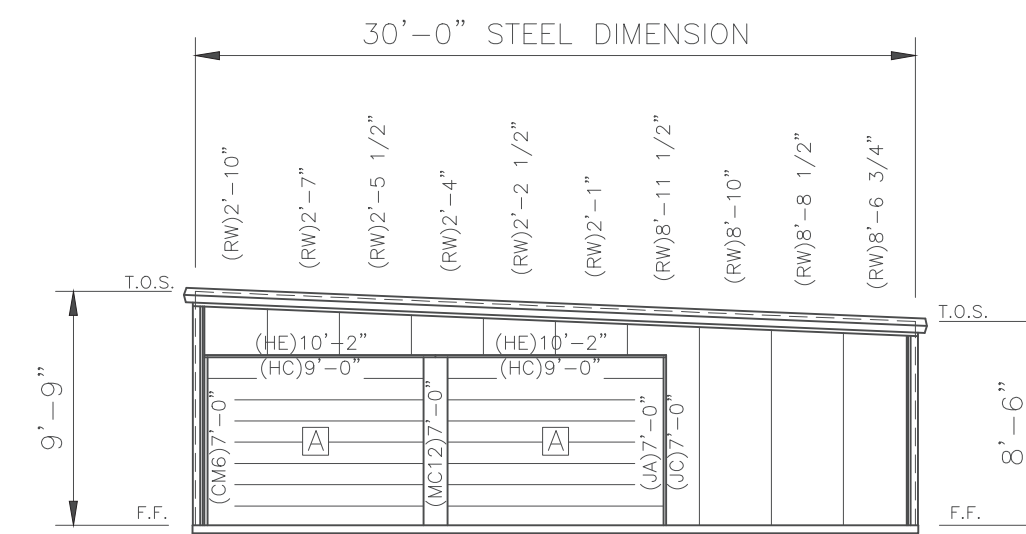


2 REAR ELEVATION  
scale - 1/8" = 1'-0"



3 LEFT ELEVATION  
scale - 1/8" = 1'-0"

DOOR SCHEDULE	
A	(8) EACH 9'-0" X 7'-0" ROLLUP DOOR



4 RIGHT ELEVATION  
scale - 1/8" = 1'-0"

DATE	05/08/23
BY	BVK
FOR	CONSTRUCTION
PRINTS	ISSUED

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PROJECT: 30 x 40 x 8-6 LS (Bldg. 4)  
 LOCATION: Visalia, CA 93292

Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618



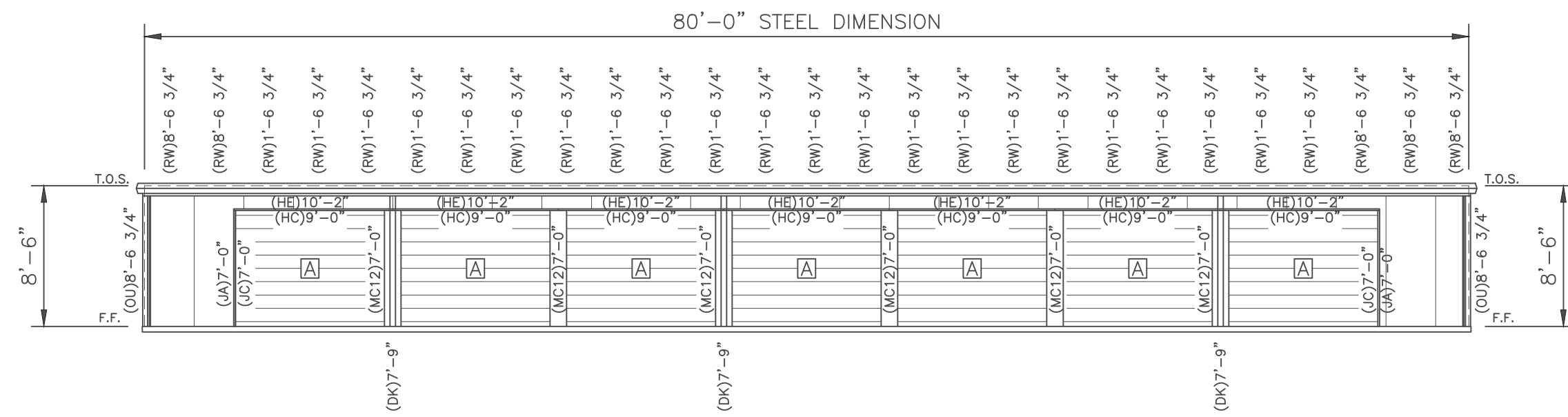
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2 of 8

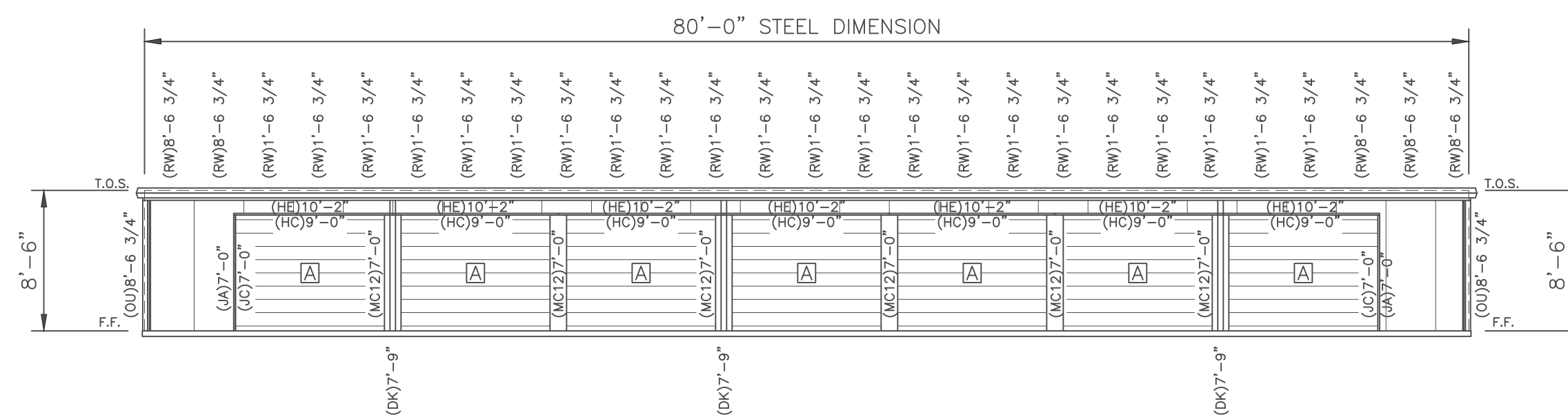






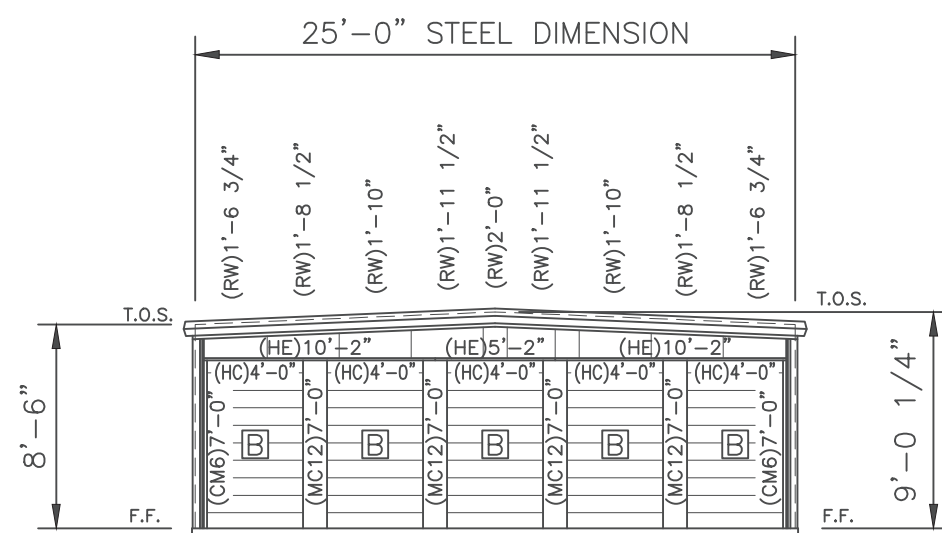
1 FRONT ELEVATION

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2 REAR ELEVATION

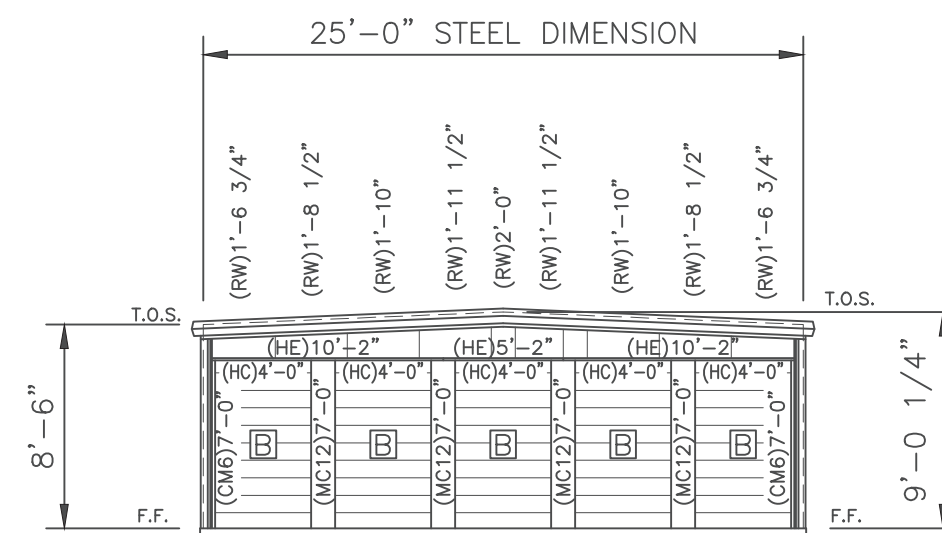
scale - 1/8" = 1'-0"



3 LEFT ELEVATION

scale - 1/8" = 1'-0"

DOOR SCHEDULE	
A	(14) EACH 9'-0" X 7'-0" ROLLUP DOOR
B	(10) EACH 4'-0" X 7'-0" ROLLUP DOOR



4 RIGHT ELEVATION

scale - 1/8" = 1'-0"



DATE	05/08/23
BY	KRT
CONSTRUCTION PRINTS ISSUED FOR	

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PROJECT: 25 x 80 x 8-6 (Bldg. 08)  
 LOCATION: Visalia, CA 93292

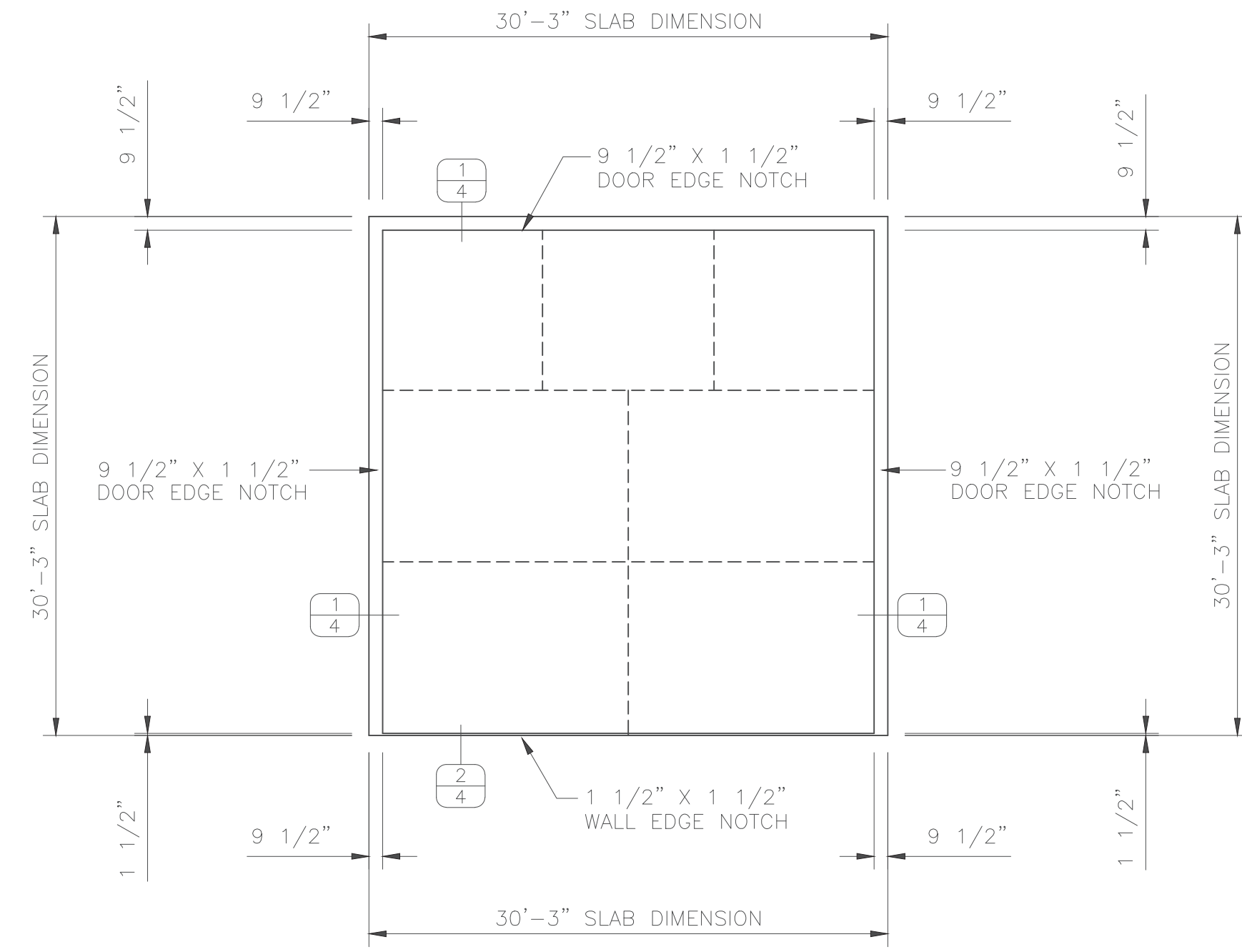
Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618

DWG #23-6016-CL3

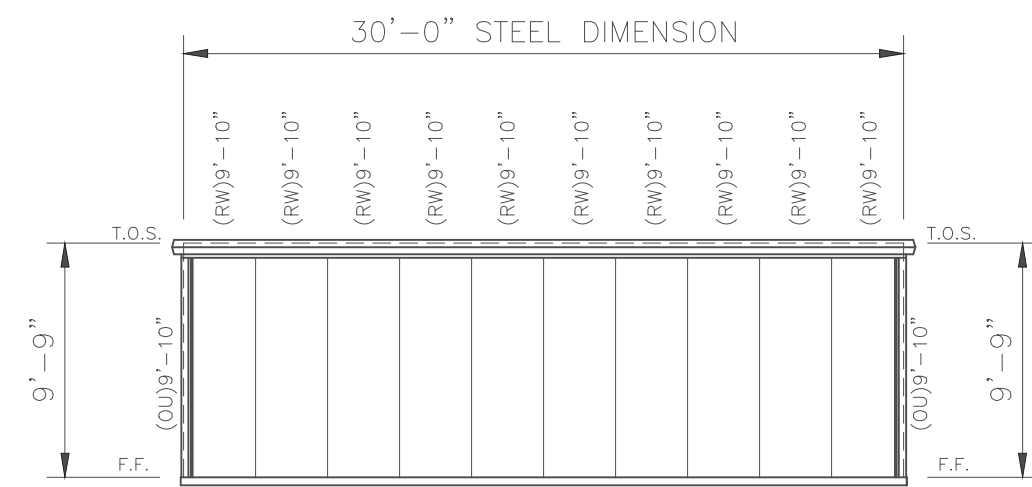
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2 of 9

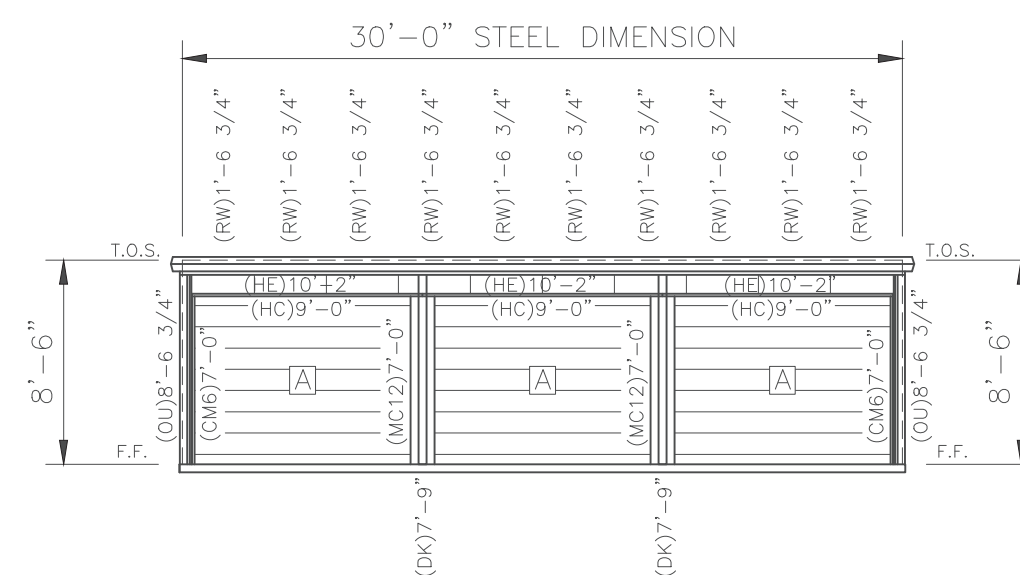




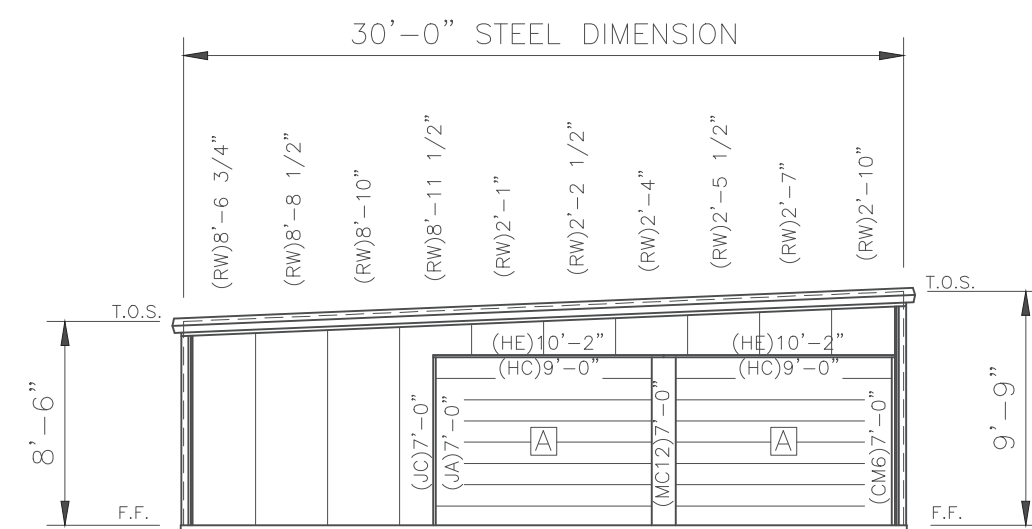
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scale - 1/8" = 1'-0"



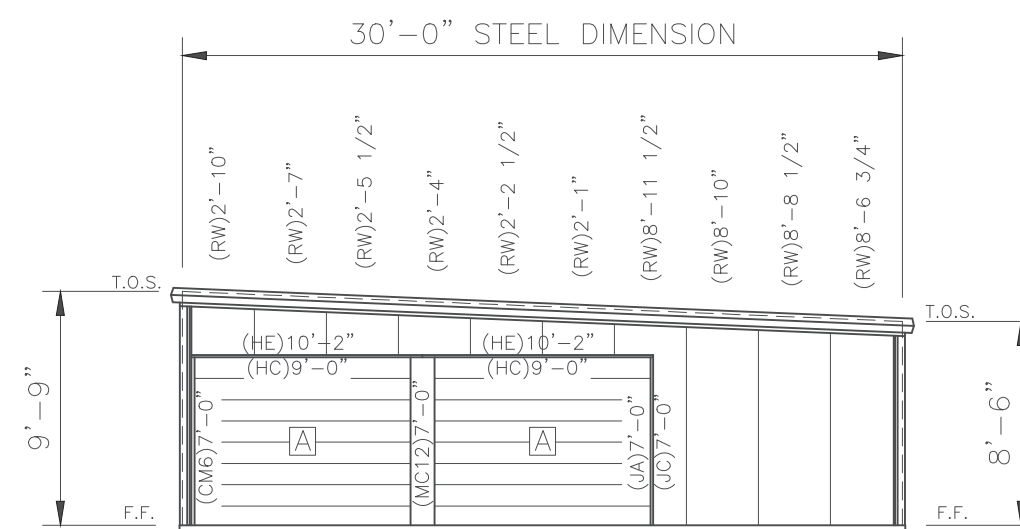
1 FRONT ELEVATION  
scale - 1/8" = 1'-0"



2 REAR ELEVATION  
scale - 1/8" = 1'-0"



3 LEFT ELEVATION  
scale - 1/8" = 1'-0"



4 RIGHT ELEVATION  
scale - 1/8" = 1'-0"

DOOR SCHEDULE	
A	(7) EACH 9'-0" X 7'-0" ROLLUP DOOR



DATE	05/08/23
BY	BVK
FOR	CONSTRUCTION
PRINTS	ISSUED

CONFIDENTIAL AND PROPRIETARY INFORMATION  
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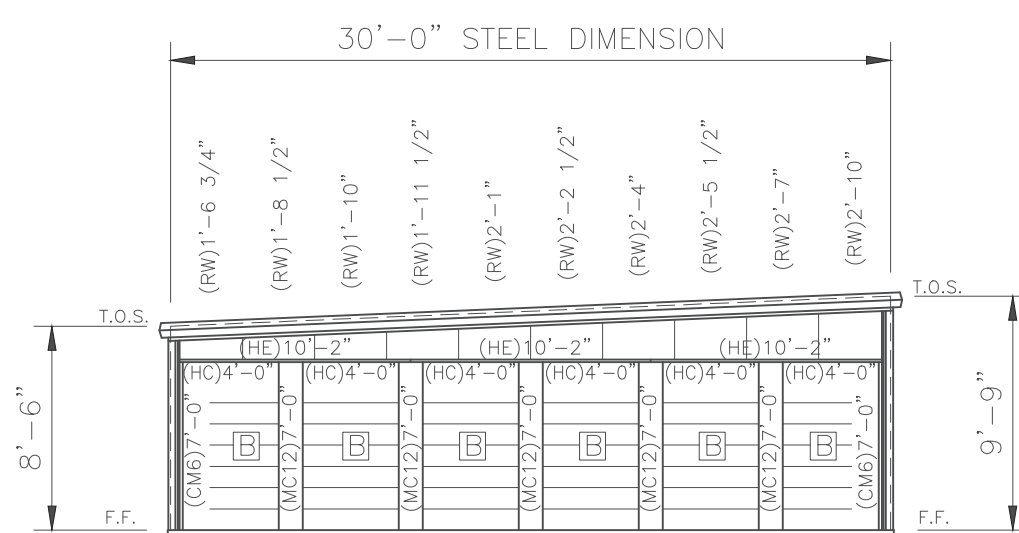
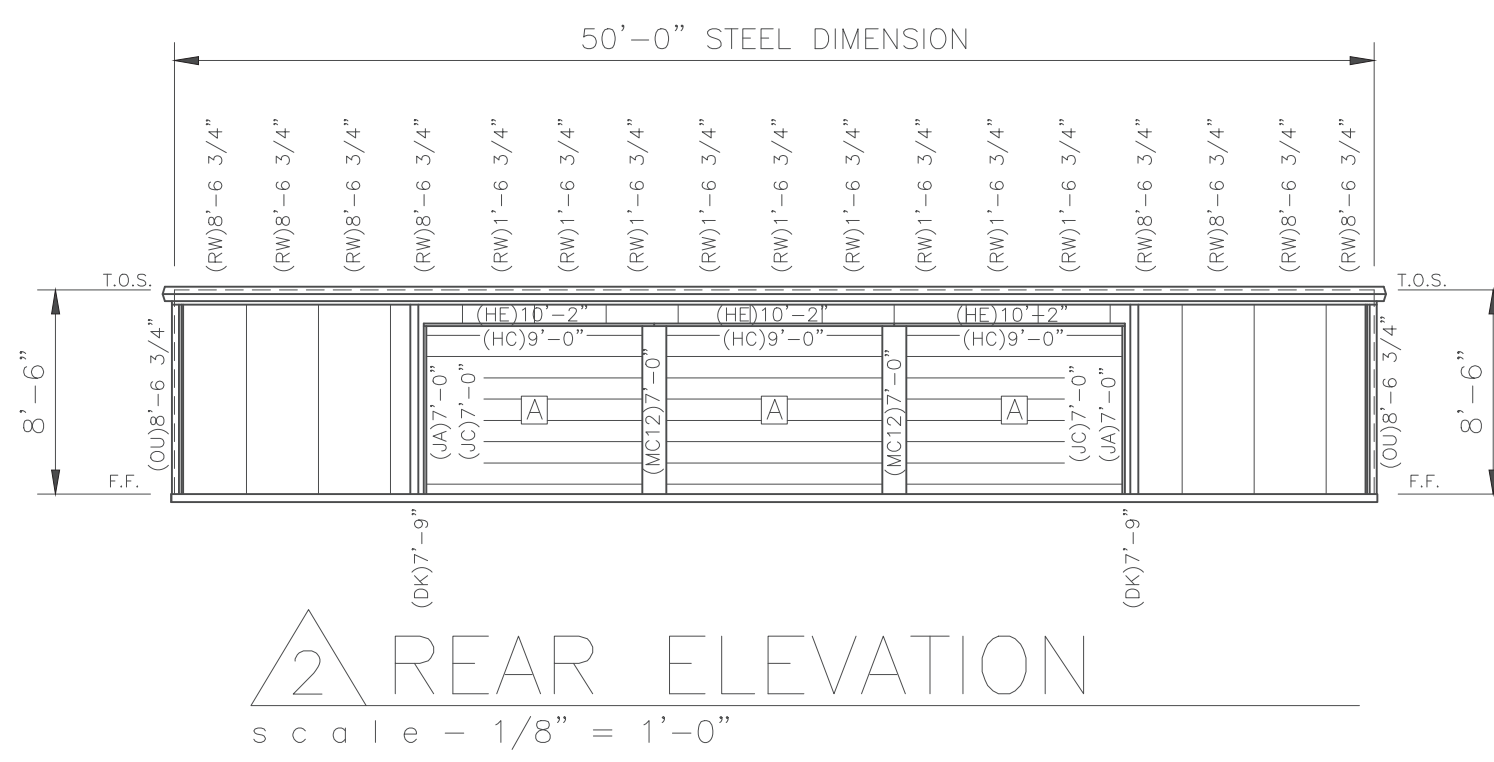
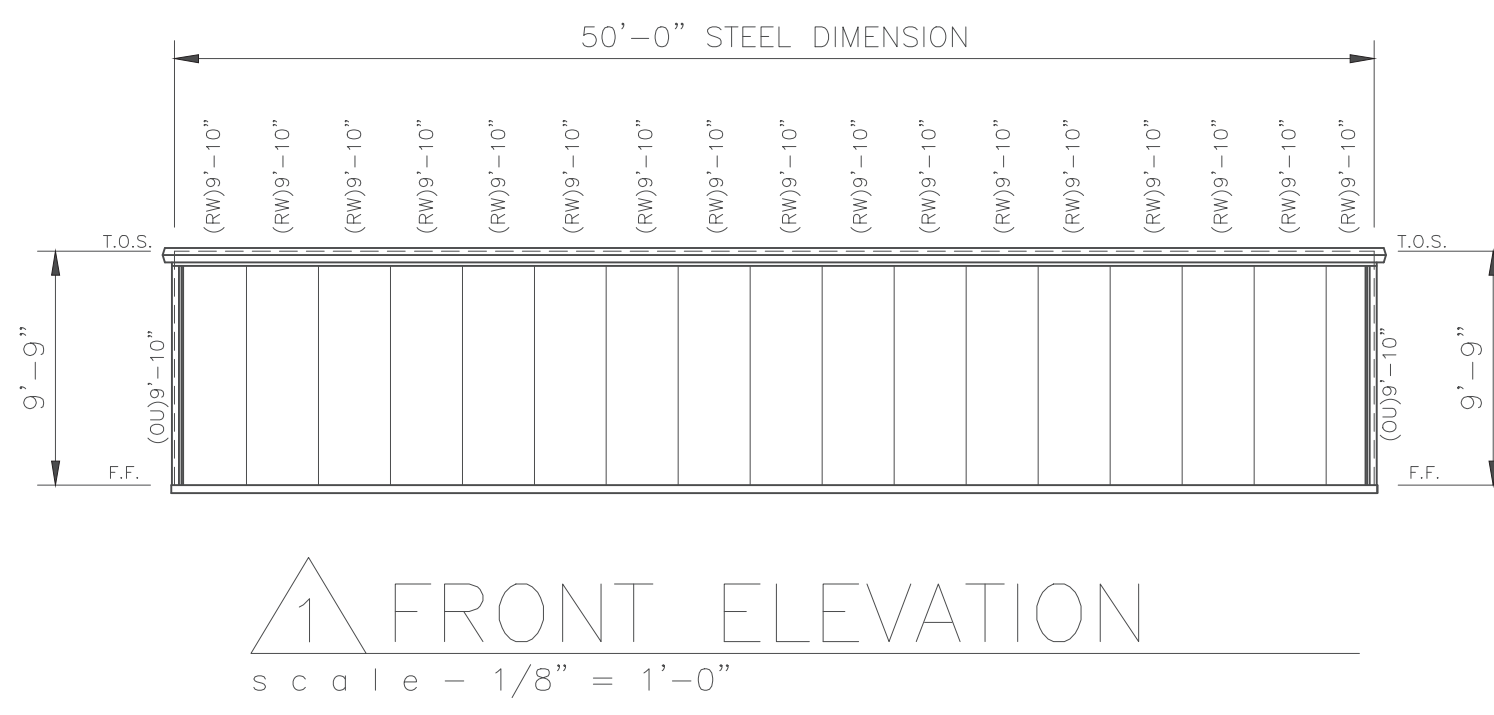
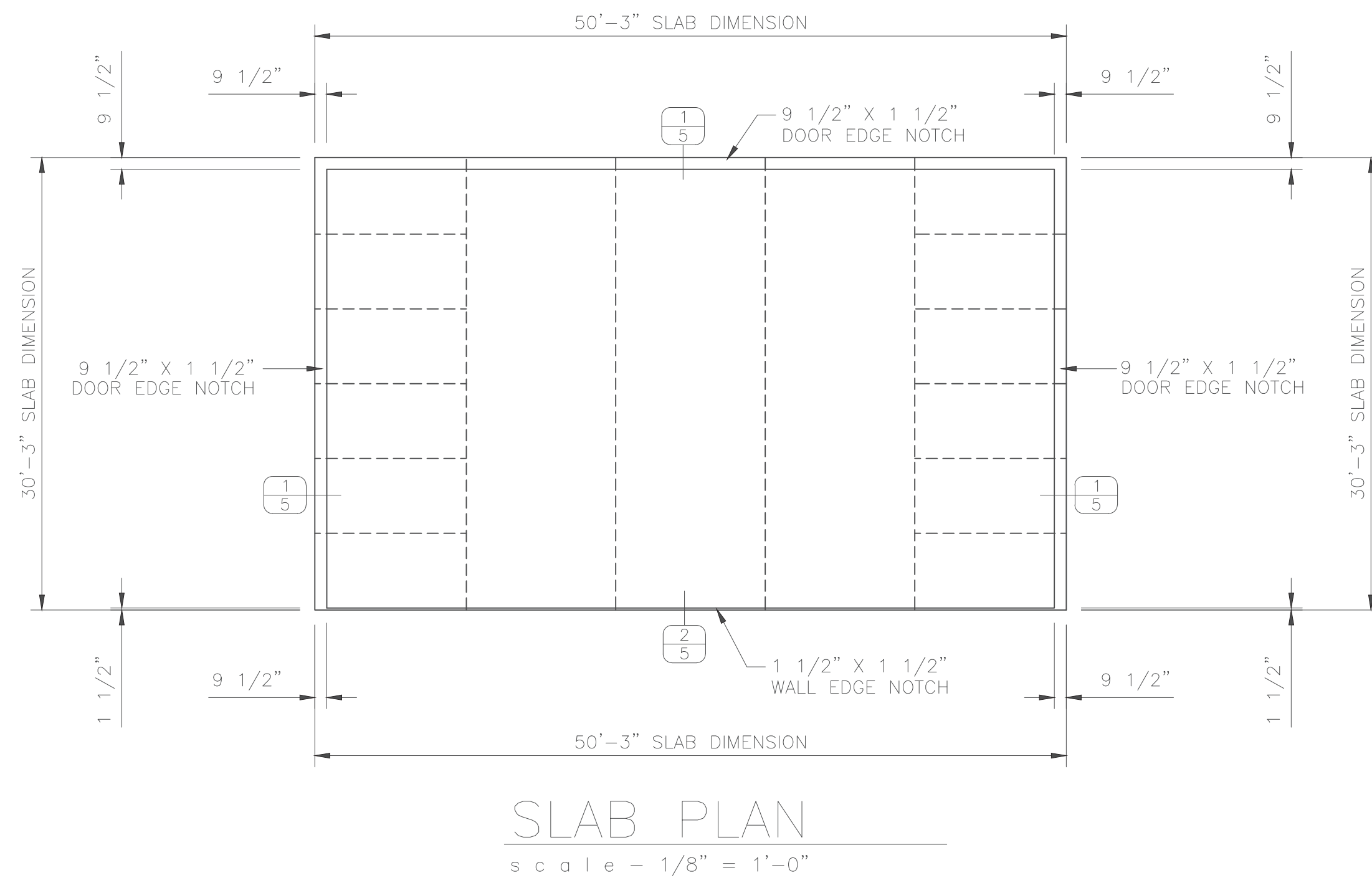
PROJECT: 30 x 30 x 8-6 LS (Bldgs. 5&6)  
 LOCATION: Visalia, CA 93292

Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618

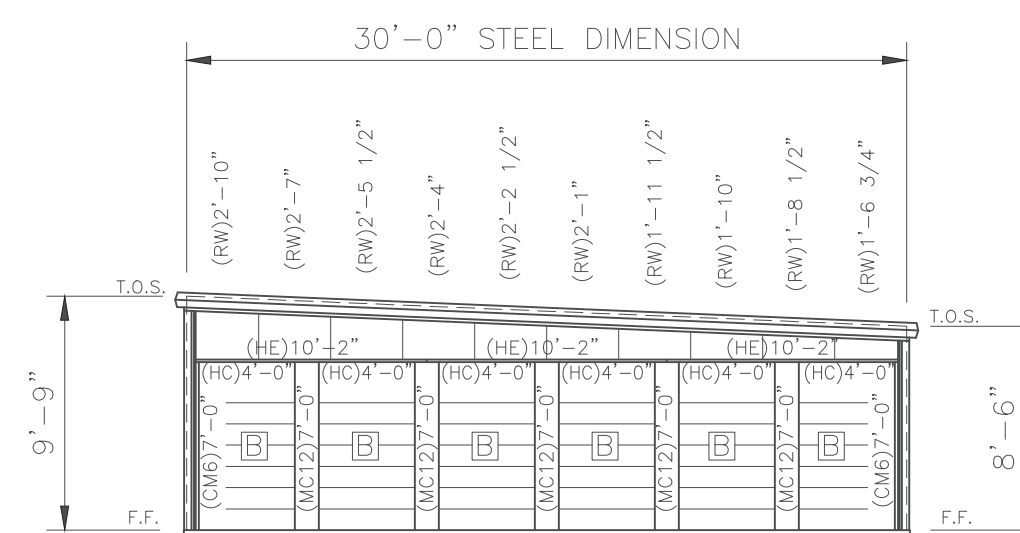
DWG #23-6016-CL3

Sheet

2 of 8



DOOR SCHEDULE	
	(3) EACH 9'-0" X 7'-0" ROLLUP DOOR
	(12) EACH 4'-0" X 7'-0" ROLLUP DOOR



DATE	05/08/23
BY	MG
FOR	CONSTRUCTION
PRINTS	ISSUED

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PROJECT: 30 x 50 x 8-6 LS (Bldg. 2)  
 LOCATION: Visalia, CA 93292

Country Wide Steel  
 1125 S. Eagle Nest Dr.  
 Salem, UT 84653  
 Phone: 801-787-0618

DWG #23-6016-CL3

Sheet

2 of 8



# EXHIBIT D

## **Sierra Mini Storage – Operational Statement (CUP 2023-13)**

Sierra Mini Storage consists of several mini storage buildings, and the CUP proposes to amend CUP 1998-09 to add 9 additional storage buildings, totaling 12,600 SF and ±18,020 SF of new concrete area.

There is an existing office/residence on-site, which the hours of operation are as follows:

Monday-Friday-7a.m.-7p.m.

Saturday-8a.m.-6p.m.

Sunday-Closed

The on-site residence has been fully converted to an office and is only occupied by the manager during office hours.

There is additionally an existing liquor store on the property. The hours of operation are as follows:

Monday-Thursday-9:00 a.m.-Midnight

Friday-Saturday-9:00 a.m.-02:00 a.m.

Sunday- 9:00 a.m.-10 a.m.

There is a total of 13 existing standard parking stalls and one existing accessible parking stall on-site.

**SITE PLAN**

Using a portion of the north 50% of the northeast quarter of the northwest quarter of Section 33, Township 35 North, Range 23 East, Merced & M. in the City of Visalia, County of Tulare, State of California.

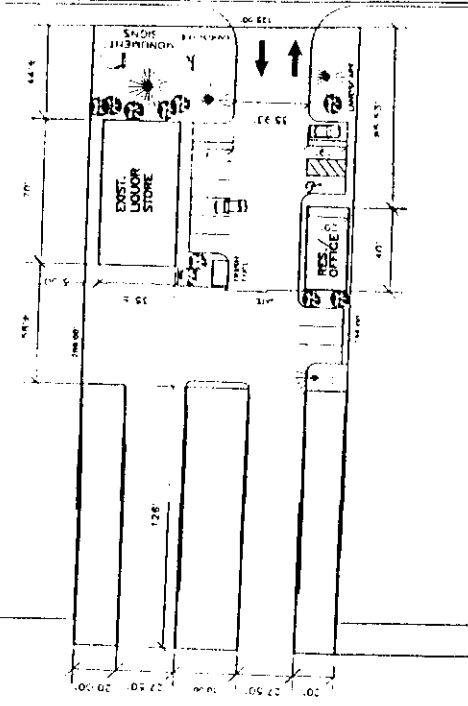
DATE: 10/18/87

**OWNERS:** Bob Bricker / Tom Norton  
2340 Whitendale  
Visalia, CA 93277

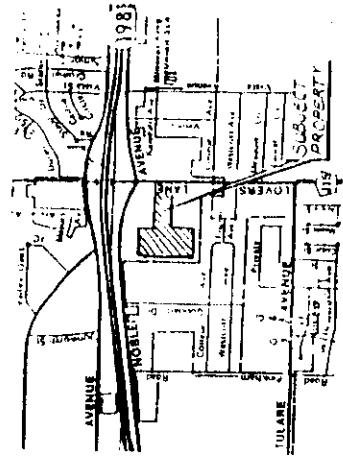
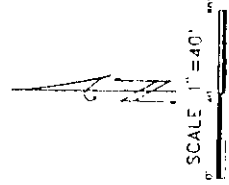
**SURVEYOR:** FORESTER, WEBER & ASSOCIATES  
1630 W. Mineral King Ave., Suite B  
Visalia, California 93271  
(209) 732-0100

**NOTES:**  
EXISTING PROJECT TO BE DEMOLISHED  
APN: 180-040-11  
ZONING: COMMERCIAL  
LULANE AVENUE  
2,000 S.F. TOTAL AREA  
SOLID MASONRY CONSTRUCTION  
Operating Business (owned with Ac.)  
1. Residential  
2. Industrial  
3. Retail

LOVERS LANE



**BOB BRICKER**  
2340 W. WHITENDALE  
VISALIA CA 93277



Vicinity Map  
NO SCALE

**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. 2023-13

**PROJECT TITLE**

The project site is located AT 555 South Lovers Lane, west of South Lovers Lane, approximately 180 feet south of East Noble Avenue (APN: 100-090-033).

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by Thomas Norton to amend Conditional Use Permit No. 1998-09, adding nine mini-storage buildings totaling 12,600 square feet to an existing mini-storage facility, located within the C-MU (Mixed Use Commercial) Zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Thomas Norton, 555 South Lovers Lane, Visalia CA 93292, (559) 786-1714,  
[aaron@laneengineers.com](mailto:aaron@laneengineers.com)

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Lane Engineers Inc., Attn: Aaron Oliver, 979 North Blackstone Street, Tulare CA 93274,  
(559) 688-5263, [aaron@laneengineers.com](mailto:aaron@laneengineers.com)

**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:
- Statutory Exemptions- State code number:
- Other basis for exemption - **Section 15061(b)(3)**

A Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that the project is exempted from CEQA if the activity is covered by the common-



sense exemption, which means that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The project involves the construction of nine mini-storage buildings on a property that is developed with an existing mini-storage facility, convenience store, and infrastructure. The portion of the project site that is proposed for development is currently vacant, has been treated with gravel, and contains no species or habitats of note. The adjacent Evans Ditch to the north will not be altered as a part of this proposal. Lastly, the addition of mini-storage buildings will not result in impacts to air quality, water quality, noise, or traffic, as the mini-storage units themselves will not produce noise or waste, nor contribute to traffic above what the mini-storage facility currently produces from regular operations.

---

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

---

**CONTACT PERSON**

July 10, 2023

---

**DATE**

(559) 713-4443

---

**AREA CODE/PHONE**

---

**Brandon Smith, AICP  
Environmental Coordinator**



February 16, 2023

## Site Plan Review No. 2022-184-B

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.

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 **January 18, 2023**. 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".

Paul Bernal  
Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

### Attachment(s):

- Site Plan Review Comments



MEETING DATE January 18, 2023  
 SITE PLAN NO. 2022-184 – B  
 PARCEL MAP NO.  
 SUBDIVISION  
 LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL  REDEVELOPMENT

PLANNING COMMISSION  PARK/RECREATION

CUP

HISTORIC PRESERVATION  OTHER – Lot Line Adjustment

**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

**Cristobal Carrillo, Planning Division, 559-713-4443**

Date: November 23, 2022

SITE PLAN NO: 2022-184 – B  
PROJECT TITLE: Sierra Mini Storage  
DESCRIPTION: Mini storage addition to include 8 new buildings (C-MU)  
APPLICANT: Aaron Oliver  
PROP. OWNER: Sierra Mini Storage LP  
LOCATION TITLE: 531 & 555 S. Lovers Lane  
APN TITLE: 100-090-033  
GENERAL PLAN: Commercial Mixed Use  
EXISTING ZONING: C-MU (Mixed Use Commercial)

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Conditional Use Permit (CUP) Amendment
- Building Permit

### **PROJECT SPECIFIC INFORMATION: January 18, 2023**

1. An amendment to the previously approved Conditional Use Permit No. 1998-09 shall be required.
2. A complete CUP submittal will include detailed exhibits of the following:
  - a. Site Plan
  - b. Operational Statement
  - c. Building Elevations (and details on any new fencing or walls)
  - d. Floor Plans (if possible)
  - e. Landscape Plans (if necessary)
3. The applicant shall coordinate with CalTrans regarding the proposed interchange improvements at HWY 198 and Lovers Lane.
4. It is recommended that the easternmost storage building be placed along the eastern property boundary.
5. Obtain a Building Permit.

### **PROJECT SPECIFIC INFORMATION: November 23, 2022**

6. An amendment to the previously approved Conditional Use Permit shall be required.
7. A complete CUP submittal will include detailed exhibits of the following:
  - a. Site Plan
  - b. Operational Statement
  - c. Building Elevations (and details on any new fencing or walls)
8. The applicant is encouraged to coordinate with CalTrans regarding the new proposed interchange at HWY 198 and Lover Lane.
9. Obtain a Building Permit.

## **Note:**

1. **The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.**



2. 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.

Sections of the Municipal Code to review:

17.19.060 Development standards in the C-MU zone

17.30 Development Standards

17.36 Fences Walls and Hedges

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 type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Ather Razaq	713-4268
<input checked="" type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Jaklin Rowley	713-4369
<input type="checkbox"/>	Luqman Ragabi	713-4362
<input type="checkbox"/>	Lupe Garcia	713-4197

<b>ITEM NO: 2</b>	<b>DATE: JANUARY 18, 2023</b>
SITE PLAN NO.:	22-184RESUBMITTAL
PROJECT TITLE:	SIERRA MINI STORAGE
DESCRIPTION:	MINI STORAGE ADDITION TO INCLUDE 8 NEW BUILDINGS (C-MU)
APPLICANT:	AARON OLIVER
PROP OWNER:	SIERRA MINI STORAGE LP
LOCATION:	531 S LOVERS LANE, & 555 S LOVES LANE
APN:	100-090-033

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_ Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK NECESSARY WITHIN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **FUTURE INTERCHANGE CONCEPT DESIGN CONFLICTS WITH PROPOSED DEVELOPMENT**
- 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. **DRAIN TO EXISTION ONSITE INFRASTRUCTURE**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.



- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company **Evans Ditch** 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. Proposed project will incur impact fees. Refer to page 3 for applicable fees due at time of building permit issuance.**
- 2. A building permit is required, standard plan check and inspection fees will apply.**
- 3. Project will be required to repair any dilapidated/shifted/uneven sidewalks or curbs and gutters.**
- 4. 20% of construction cost will need to go towards accessible path of travel upgrades.**
- 5. Onsite surface to be improved. Direct storm runoff to existing onsite infrastructure.**
- 6. Coordinate with Caltrans; Caltrans may affect project.**
- 7. Maintain existing 12' easement next to creek for access and maintenance of Evans Ditch.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-184Resubmittal**

Date: **01/18/2023**

**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:**08/20/2022**)

(Project type for fee rates:**MINI-STORAGE**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$1,148/1KSF</b>
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<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.



**Edelma Gonzalez**

City of Visalia  
Building: Site Plan  
Review Comments

SPR 22134  
SIERRA MINI STORAGE  
531 S LOVER LANE

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 EACH BUILDING** 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. **1 HR LESS THAN 10 FEET.**
- 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. **SELF-STORAGE: \$0.23 PER S.F.**
- 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: PROVIDE 5% OR MINIMUM OF 1 OF EACH TYPE TO BE ACCESSIBLE. FIRE SPRINKLERS REQUIRED FOR SELF-SERVICE STORAGE FACILITIES EXCEEDING 2,500 SQUARE FEET.

VAL GARCIA 01/17/23  
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	January 18, 2023
Item #	2
Site Plan #	22184
APN:	100090033

- 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: 01/17/2023  
 Item: 2  
 Site Plan: SPR22184  
 Name: Vincent Muto

**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:  
Ample lighting  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
External surveillance cameras to deter/capture criminal activity with a minimum of 30 day storage  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 18, 2023

ITEM NO: 2      **Resubmit**  
SITE PLAN NO: [SPR22184](#)  
PROJECT TITLE: Sierra Mini Storage  
DESCRIPTION: Mini Storage Addition to Include 8 New Buildings (C-MU)  
APPLICANT: Aaron Oliver  
OWNER: SIERRA MINI STORAGE LP  
APN: 100090033  
LOCATION: 531 S LOVERS LANE

ASSIGNED TO: Cristobal Carrillo  
[Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

**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 at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- 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:**

*Leslie Blair*  
\_\_\_\_\_  
**Leslie Blair**

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

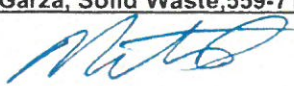
22184

January 18, 2023

- 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.

Comment Solid Waste has no comments regarding the proposed addition. Customer indicated no changes required to the existing solid waste services.

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

Nathan Garza, Solid Waste, 559-713-4532  




## California Department of Transportation

DISTRICT 6 OFFICE  
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616  
(559) 840-6066 | FAX (559) 488-4195 | TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



February 2, 2023

TUL-198-11.64  
SPR 22-184  
MINI STORAGE EXPANSION  
GTS #: [28610](#)

### SENT VIA EMAIL

Mr. Cristobal Carrillo, Associate Planner  
City of Visalia  
Community Development Department - Planning Division  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Cristobal,

Caltrans has completed review of Site Plan Review (SPR) 22-184, proposing an expansion to an existing Mini Storage facility (Project). The Project site is located at 555 S. Lovers Lane, in the southwest quadrant of State Route (SR) 198 and Lovers Lane interchange.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The 2016 State Route 198 Corridor Study includes potential interchange (IC) improvements to several interchanges along the SR 198 corridor through city of Visalia. For the SR 198/Lovers Lane IC, the Corridor Study proposed several alternatives for the realignment of the eastbound off ramp that would impact the proposed mini storage expansion. At this time, these plans are still under review.
2. As a point of information, Caltrans has a candidate project under preliminary review to improve SR 198 from 4 to 6 lanes from Akers Street to Road 152.
3. Please be advised, that in 2025, the Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan (RTP) indicates in Table D-16.2 (pg. D-76) Regionally Funded Roads – Constrained Operational Projects for Project #TUL16-104 that State Route 198 at the Lovers Lane Interchange is planned for operational interchange improvements.

4. Also, the Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan (RTP) indicates in Table D-13.2 (pg. D-66) Project Justification for Regional Funded Roads that State Route 198 at the Lovers Lane Interchange is planned for safety improvements such as turn lane, intersection and road rehabilitation improvements to improve circulation.
5. Therefore, **at this time**, SPR 22-184, proposing an expansion to the existing mini storage facility, does not appear to impact the proposed SR 198/Lovers Lane eastbound off ramp realignment, per the SR 198 Corridor Study.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,



Ms. Lorena Mendibles, Branch Chief,  
Transportation Planning – South

Copy: Edelma Gonzalez, Assistant Engineer, City of Visalia



## CUP No. 1998-09 (mini storage facility) - No comment



Nason, Andrea S@DOT <and  
To **Planning**



Tue 06/27

Retention Policy 45 Day Retention (45 days)

Expires 08/11/2023



Tul-198-R11\_61\_(CUP\_No\_1998-09)\_Visalia\_mini\_storage\_expansion.pdf

4... ▾

Upon review, **Caltrans** has NO COMMENT on Notice of Public Hearing for CUP No. 1998-09 located at 555 South Lovers Lane (APN: 100-090-033).

Thanks,

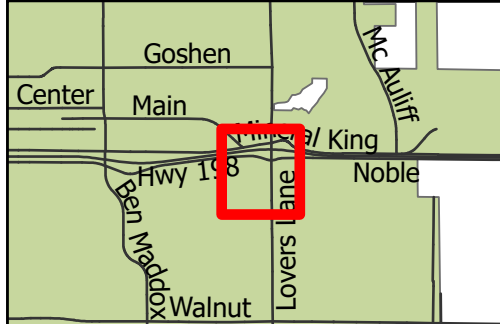
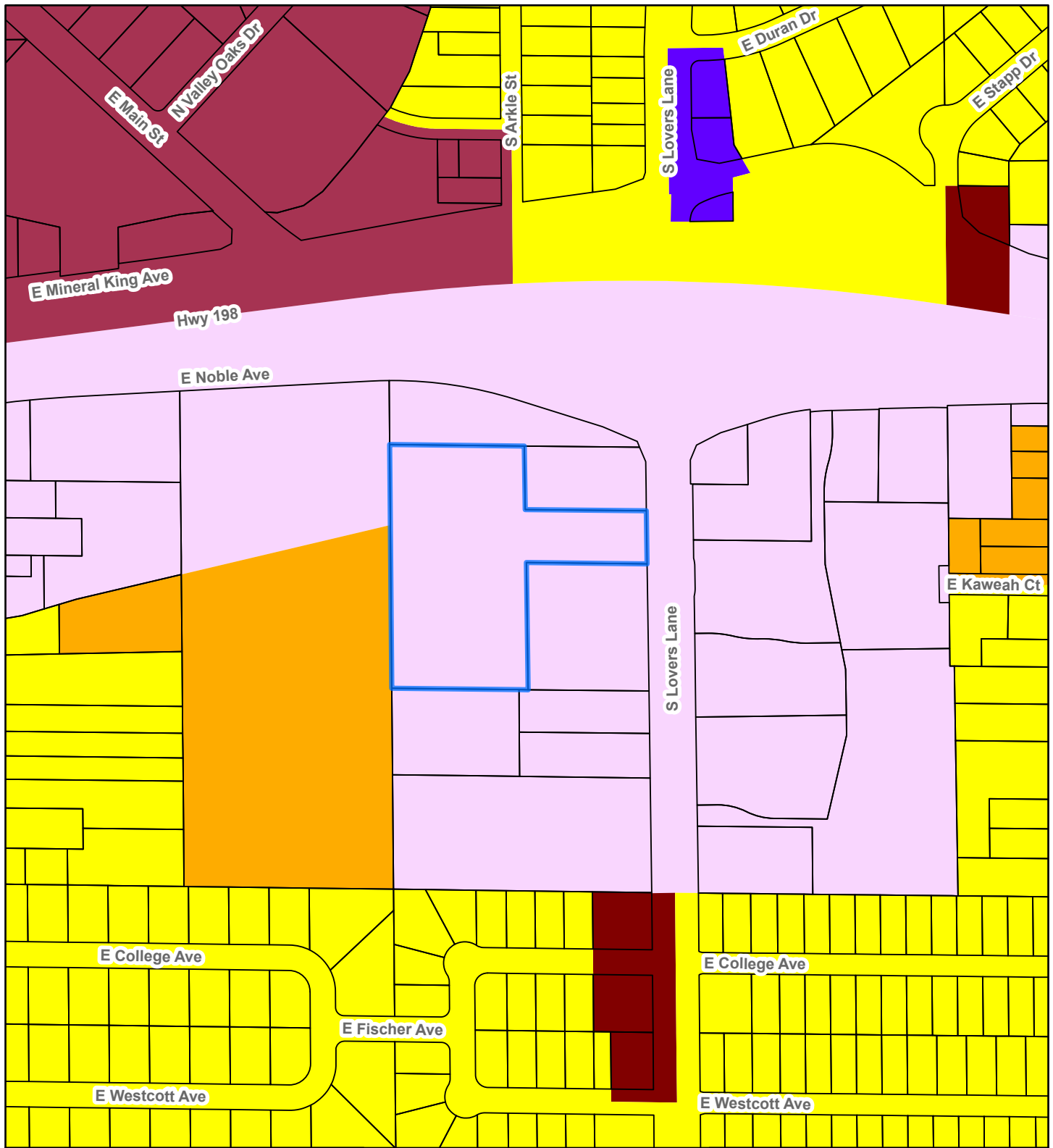
Andrea Nason

**Caltrans** - District 6

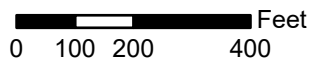
Transportation Planner

559-401-9872

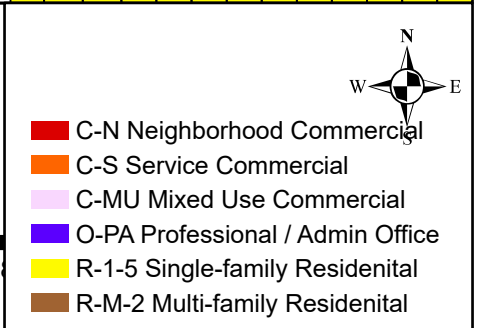
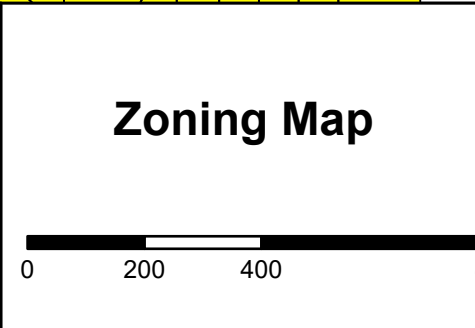
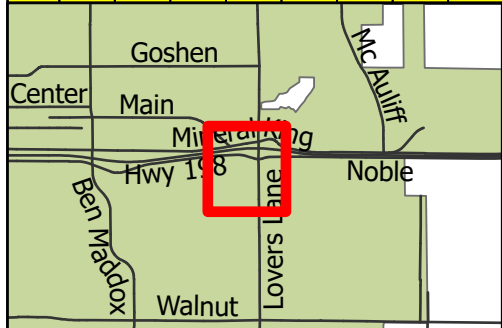
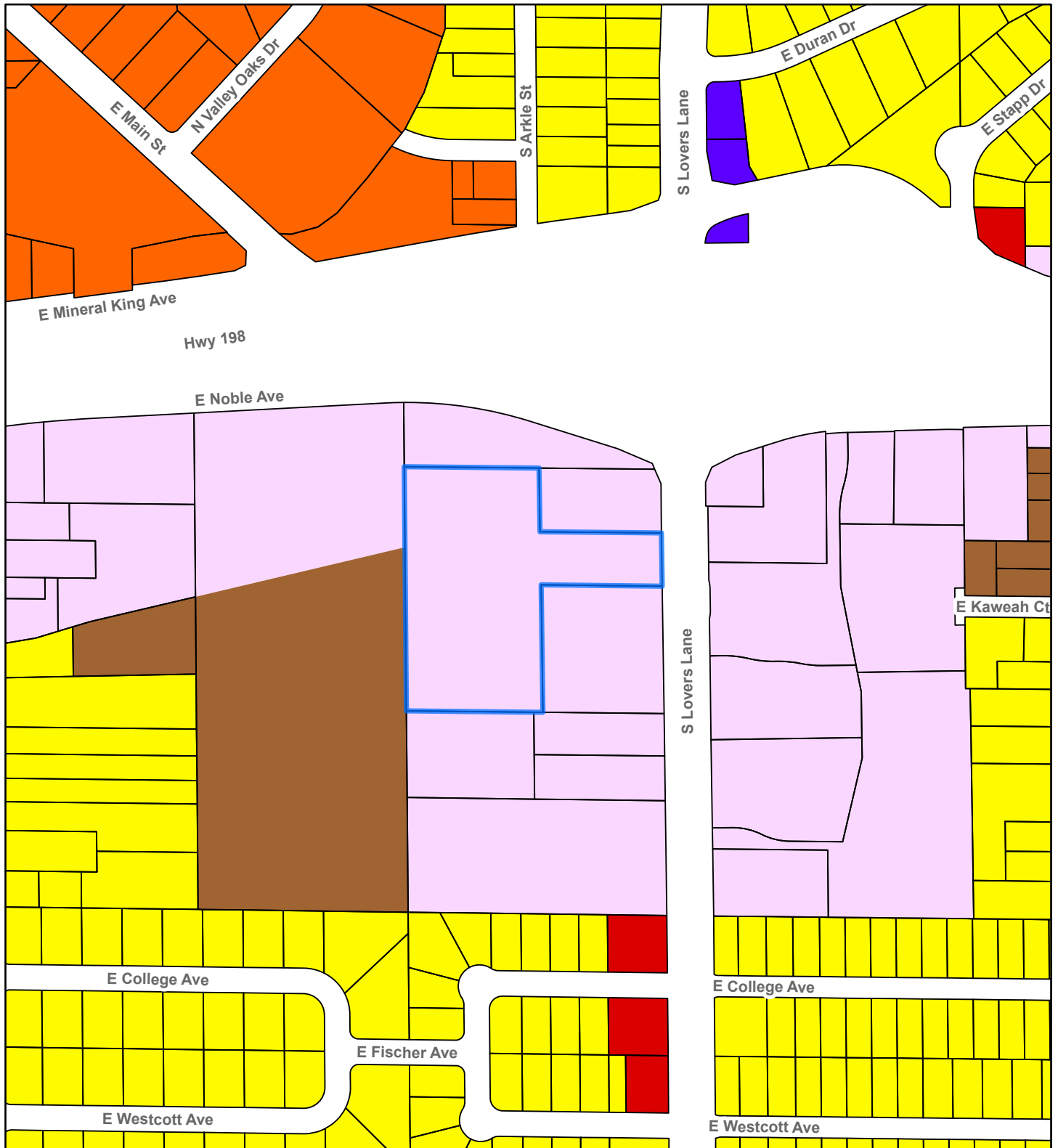
Email: [Andrea.Nason@dot.ca.gov](mailto:Andrea.Nason@dot.ca.gov)



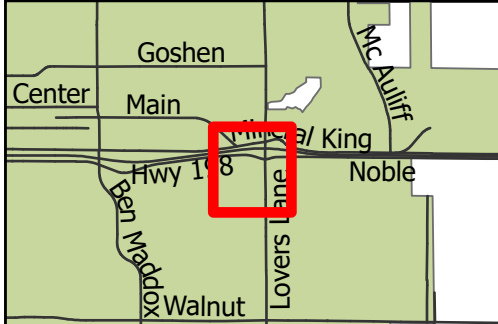
# General Plan Land Use Map



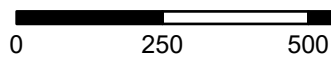
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Service
- Office
- Residential Low Density
- Residential Medium Density



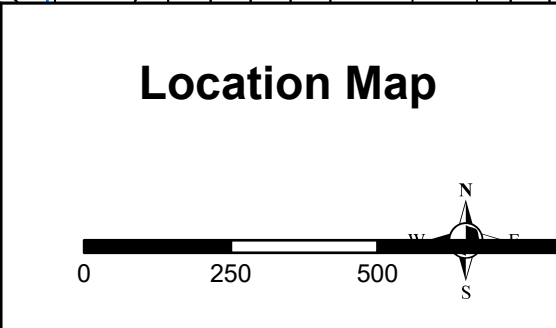
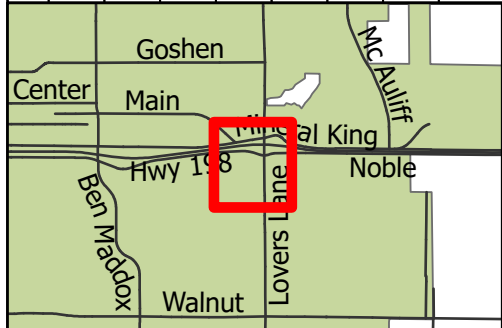
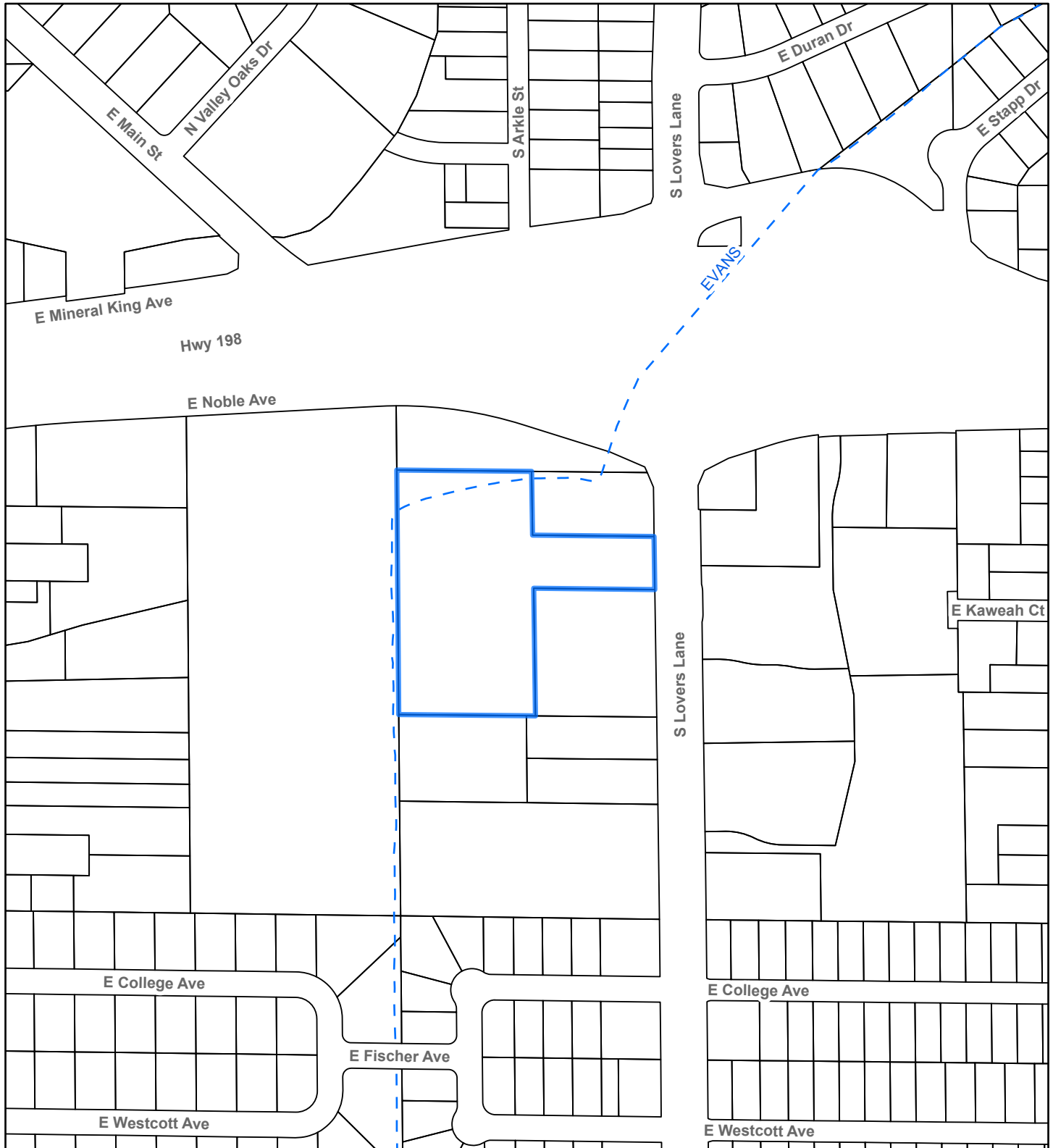





## Aerial Photo









- WATERWAYS
- + RAILROADS
- CITY LIMITS
- PARCELS