



City of Calexico  
Development Services Department – Planning Division  
**Preliminary Site Plan Review Letter #3**  
Phone: 760.768.2118 Fax 760.357.7862 Email: [planning@calexico.ca.gov](mailto:planning@calexico.ca.gov)  
*Via Email Only*  
[www.calexico.ca.gov](http://www.calexico.ca.gov)

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August 28, 2023

Kevin Smith

**RE: THIRD PRELIMINARY SITE PLAN REVIEW LETTER FOR A PROPOSED 729 UNIT SELF-STORAGE FACILITY LOCATED ALONG THE FRONTAGE OF FRANKLEE BOULEVARD (APN 059-541-003)**

Dear Applicant,

The City of Calexico Development Services Department Planning Division conducted a third site plan review for the proposed development of 729-unit self-storage facility located along the frontage of Franklee Boulevard (APN 059-541-003). Unfortunately, your application cannot proceed with a building permit application submittal due to the following reasons:

**1. Parking.** Per Section 17.13.130(D)(3) of the City of Calexico Zoning Ordinance, storage facilities must meet the following off-street parking requirements:

1 space/1,000 sq. ft. of gross area for the first 20,000 sq. ft. devoted to storage plus the required parking for square footage devoted to other uses. 1 space/2,000 sq. ft. for the second 20,000 sq. ft. 1 space/4,000 sq. ft. for an area in excess of 40,000 square feet.

Furthermore, Section 17.13.130(A) of the Zoning Ordinance requires office spaces to provide parking at a rate of 1 space/250 square feet of gross floor area.

Section 17.13.130(F)(2) requires all projects with 41-80 parking spaces to provide a minimum of two handicap spaces which shall count toward fulfilling the parking requirement. Section 17.13.130(H)(1) further states that projects with more than 25 parking spaces shall provide one designated motorcycle parking area.

Overall, the proposed project requires 50 regular 9'x20' parking stalls, 2 Americans with Disability Act (ADA) compliant parking stalls, and one designated motorcycle parking area. While the submitted site plan complies with the 2 ADA parking stalls and motorcycle parking area, only 47 of the required 50 9'x20' parking stalls are provided. Please update the site plan to include the 3 missing 9'x20' parking stalls.

**2. Parking Lot Lighting.** Per Section 17.13.160(B)(5) of the Zoning Ordinance, all parking facilities shall have lighting in accordance with the current city standards. The lighting

shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from all property lines and shall be low pressure sodium. Please update the site plan to include lighting in conformance with Section 17.13.160(B)(5) of the Zoning Ordinance.

- 3. Loading Berths.** Per Section 17.13.140 of the Zoning Ordinance, commercial and industrial uses which have an aggregate gross floor area of 100,001 sq. ft. up to and including 160,000 sq. ft. are required to have a minimum of three off-street loading berths. While the submitted site plan proposes 4 off-street loading berths, no dimensions nor additional information is provided. Please update the site plan so that we may review for compliance with the development standards for off-street loading facilities in Section 17.13.150 of the Zoning Ordinance.
- 4. Refuse Storage.** Per Section 17.07.140(A) of the Zoning Ordinance, all ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. The submitted preliminary plan does not provide a refuse storage area. Please update the submitted plan to include a refuse storage area in compliance with Section 17.07.140(A) of the Zoning Ordinance.
- 5. Miscellaneous Comments.** Per the initial review letter dated December 14, 2022, the proposed project will also be subject to the following comments:

  - a. Compliance with the most current Cal-Green non-residential mandatory measures.
  - b. Sidewalks, curbs, gutters, fire hydrants and/or any other utilities and facilities, including, but not limited to sewer, water, electrical services shall be provided and installed at the developer's expense.
  - c. A landscaping plan with proposed irrigation.
  - d. Fire sprinklers required per Fire Code to be reviewed by Fire Department.
  - e. The location of fire hydrants shall be specified & approved by the Fire Department.
  - f. An Encroachment Permit from the Engineering Department will be required for driveways and sidewalks.
  - g. Grading Permit from Engineering Department will be required for the development prior to beginning construction.
  - h. Both the Planning and Engineering Departments will review and approve landscaping plans.
  - i. The project will undergo review as required by the California Environmental Quality Act (CEQA).
  - j. Review & approval by Imperial County Air Pollution Control District will be required.

- k. Impact Fees & School Fees will apply. Additional fees by other agencies and/or departments may also apply.

For additional information on the above listed comments, please refer to Attachments A-C or use the following link to access the City of Calexico Zoning Ordinance:

[https://library.municode.com/ca/calexico/codes/code\\_of\\_ordinances?nodeId=TIT17ZO](https://library.municode.com/ca/calexico/codes/code_of_ordinances?nodeId=TIT17ZO)

Please note that further site plan reviews will not be conducted until a Uniform Application along with all relevant fees have been submitted to the City of Calexico Development Services Planning Division. Should you have any questions or concerns regarding this communication please do not hesitate to contact me at (760) 768-7462 or via email at [planning@calexico.ca.gov](mailto:planning@calexico.ca.gov).

Respectfully,



Francisco Barba,  
Contract Planner  
The Holt Group, Inc.

Reviewed by,



George Galvan  
Principal Planner  
The Holt Group, Inc.

Attachment:      Attachment A – Section 17.13.120 – Schedule for Off-Street Parking Requirements  
Attachment B – Section 17.13.160 – Property Development Standards – Off-Street Parking  
Attachment C – Section 17.13.140 – Off-Street Loading Berth Requirements  
Attachment D – Section 17.07.140 – Performance Standards – I Zones

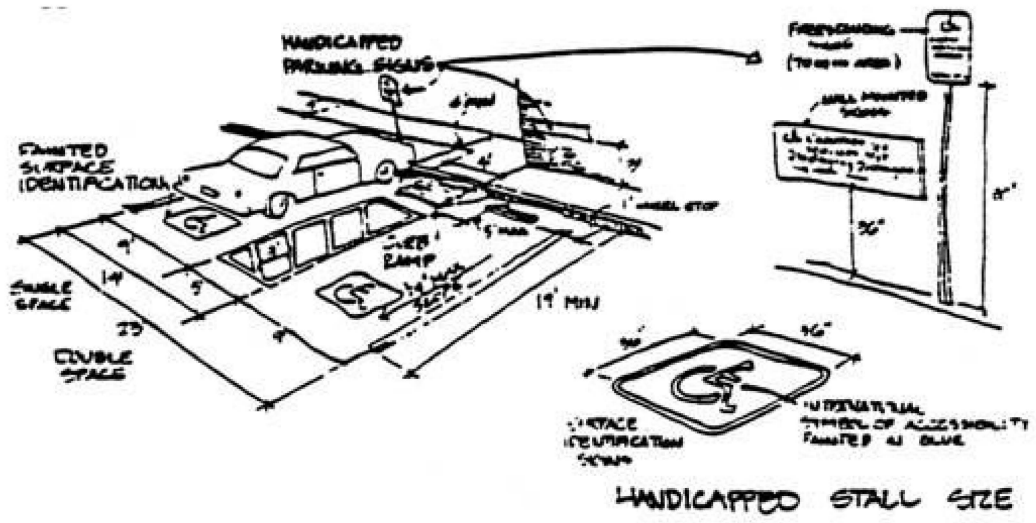
### 3. Storage

1 space/1,000 sq. ft. of gross area for the first 20,000 sq. ft. devoted to storage plus the required parking for square footage devoted to other uses. 1 space/2,000 sq. ft. for the second 20,000 sq. ft. 1 space/4,000 sq. ft. for area in excess of 40,000 square feet.

### 4. Swap meets

2 spaces/vending site.

- E. Single-family residential, multiple-family residential and mobilehome parks are indicated in their respective zones.
- F. Handicapped parking requirements are established by the state of California. The parking standards contained in this section are identical to those established by the state at the time of the adoption of the ordinance codified in this title. Any future change in the state handicapped parking standards would preempt the requirements given in this section.
  1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.



2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

Number of Automobile Spaces Provided

Number of Handicapped Spaces Required

1—40

1

41—80

2

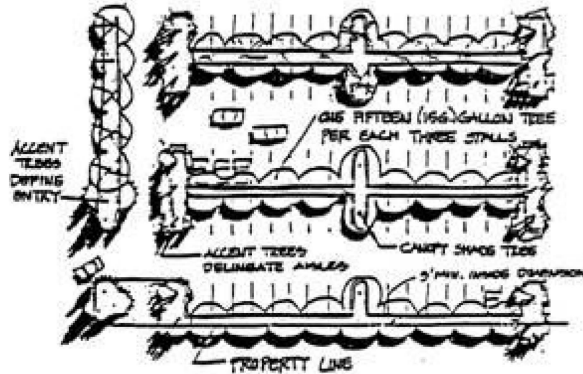
2. Shopping centers with more than 50,000 square feet of gross floor area	1 space/33 automobile parking spaces required area
3. Eating and drinking establishments	2 spaces
a. Fast food restaurants, coffee shops, delicatessens, etc.	5 spaces
4. Medical and dental offices or clinics, veterinary offices or clinics	2 spaces
5. Commercial recreation	1 space/33 automobile spaces required
6. Hospitals	4 spaces
7. Churches	4 spaces

H. Motorcycle Off-Street Parking Requirements. Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with more than twenty-five automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than one hundred automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every one hundred automobile parking spaces provided. (1992 zoning ord. (part))

## B. Special Requirements.

1. One five gallon tree, per city specifications, shall be provided for every three parking spaces.
2. Any unused space resulting from the design of the parking area shall be used for landscaped purposes.
3. All parking lot landscaped islands shall have a minimum inside dimension of four feet and shall contain a twelve inch wide walk adjacent to parking stall and be separated from vehicular areas by a six inch high, six inch wide Portland concrete cement curbing.



4. All landscaping areas shall be automatically irrigated and kept in a healthy and thriving condition free from weeds, debris and trash.
5. All parking facilities shall have lighting in accordance with the current city standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from all property lines and shall be low pressure sodium.
6. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site.
7. In any R zone except the RC and RA, parking of motorized and nonmotorized vehicles shall be subject to the following requirements and those shown in the example below:
  - a. No motorized or nonmotorized vehicle shall be parked, stored or kept in the front yard as shown below except on land adjacent to the driveway or the driveway. In all cases the surface shall be Portland concrete cement.
  - b. If motorized or nonmotorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in subsection (B)(7)(a) of this section, they must be for the personal use of the resident.



17.13.140 - Off-street loading berth requirements.

All commercial and industrial uses; unless specifically exempted by the city council upon recommendation of the planning commission, which has an aggregate gross floor area of twenty-five thousand square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor	Required No. Area Devoted to Such Use of Berths
25,000 sq. ft. up to and including 40,000 sq. ft.	1
40,001 sq. ft. up to and including 100,000 sq. ft.	2
100,001 sq. ft. up to and including 160,000 sq. ft.	3
160,001 sq. ft. up to and including 240,000 sq. ft.	4
240,001 sq. ft. up to and including 320,000 sq. ft.	5
320,001 sq. ft. up to and including 400,000 sq. ft.	6
400,001 sq. ft. up to and including 490,000 sq. ft.	7
For each additional 90,000 sq. ft.	add 1

17.07.140 - Performance standards—I zones.

- A. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- B. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cable shall be installed underground. In the case of power lines and overhead cable owner by Imperial Irrigation district, the planning commission shall have the authority to waive undergrounding requirements when the costs for undergrounding are found to be excessive.
- C. Lighting. Outdoor lighting shall be permitted so as to provide safe pedestrian and vehicular access and to provide security lighting in compliance with the following standards:
  - 1. Lights shall be used for the purpose of illumination only, and not designed for or used as an advertising display.
  - 2. Light fixtures shall be so designed and adjusted as to reflect light away from the following: any road or street: adjoining premises on which a dwelling is located: or land zoned for other than business or industrial uses.
  - 3. Light fixtures for any light source shall be shielded from above in such a manner that the edge of the shield is level with or below the bottom of the light source in order to minimize the direct emission of light above the horizontal. For the purposes of this section, the term light source shall include light-directing refractors and exclude incandescent lamps of two hundred watts or less and light produced directly by the combustion of natural gas or other fuels.
  - 4. No light or glare shall be transmitted or reflected in such concentrated quantities or intensities as to be detrimental or harmful to, or to interfere with, the use of surrounding properties or streets.
  - 5. Freestanding light posts located on projects which contain less than fifteen acres shall be no taller than thirty feet
- D. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.