

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Lawrence Segrue



VICE CHAIRPERSON:

Adam Peck

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Vincent Salinas, Brett Taylor

MONDAY APRIL 22, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
5. PUBLIC HEARING- Andy Chamberlain
Conditional Use Permit No. 2013-13: A request by The Rock Christian Family Church to establish a 200 seat church facility in a 5,760 sq. ft. section of a warehouse/storage facility in the Light Industrial (IL) zone. The site is located at 345 E. Tulare Avenue (APN 097-252-005).
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting. Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MAY 2, 2013 BEFORE 5 PM.

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 13, 2013



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 22, 2013

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

SUBJECT: Conditional Use Permit No. 2013-13 : A request by The Rock Christian Church to establish a 5,760 sq. ft. church facility with 200 seat sanctuary and a young adult meeting room in the Light Industrial (IL) zone, located at 345 E. Tulare Street Suites F, G, H. (APN: 097-252-005)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2012-13 based upon the findings and conditions in Resolution No. 2013-19. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

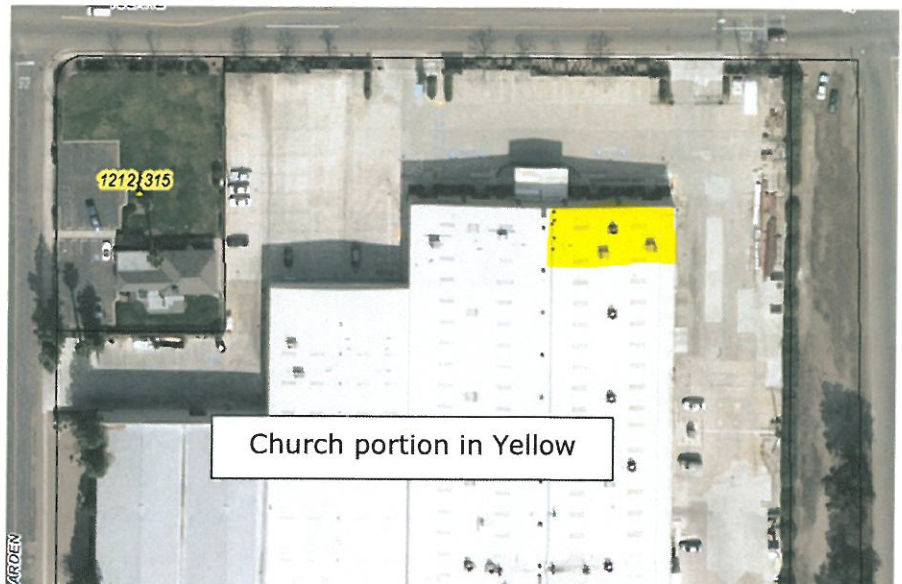
I move to approve Conditional Use Permit No. 2012-13 based on the findings and conditions in Resolution No. 2013-19.

PROJECT DESCRIPTION

The Light Industrial (IL) zone allows for churches up to 200 seats as a "conditional" use. The applicant is requesting approval of a 200 seat sanctuary with a young adults living/meeting room. The site plan shown in Exhibit "A" shows the 5,760 sq. ft. portion of the storage/warehouse proposed to be occupied by the church facility. This area is three suites at the north/east corner of the building facing out to Tulare Avenue. The facility would include an office, nursery, kitchen, and restrooms as shown in the floor plan in Exhibit "B".

The operational statement in Exhibit "C" indicates that there would be services on Sunday from 6 am till noon, and evening bible studies on Wednesday from 6 pm till 9 pm, with the office area keeping 9-5 office hours during the week. There are 73 parking stalls available to the facility as seen in Exhibit "A".

The project site has an existing kitchen which the applicant's would keep and use for church related activities. There would be no food offered to the public in the form of "soup kitchen" activities, and no overnight caretaker or residents on the site.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Light Industrial
Zoning:	IL (Light Industrial)
Surrounding Land Uses and Zoning:	North: CS/NC / Retail & Service South: IL / Warehouse East: R-M-2 / Vacant/Apts/ Single Family West: CSO/R-1-6 / Gas Station/Single Family
Environmental Review:	Categorical Exemption No. 2013-24
Special Districts:	Design District "C"
Site Plan:	2013-029

RELATED PLANS & POLICIES

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

RELATED PROJECTS

There are no related projects located on this site.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2013-13, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions with up to 200 seats are identified as a conditional use in the Light Industrial zone. The site is an old warehouse site which currently has warehouse and cold storage facilities, and a series of smaller tenant spaces at the north side of the building along Tulare Avenue. The church would be using three of the tenant spaces for the proposed facility. The only exterior changes to the building would be signage.

The land uses adjacent to the site include single and multiple family residential, convenience retail, and new offices at the northeast corner of Tulare and Santa Fe. The proposed church use as described in the operational statement will not have an adverse impact upon the adjacent land uses.

Since the site is within the IL zone, which allows a maximum of 200 seats in the sanctuary, staff has included a condition that there may be no more seating in the sanctuary than would accommodate 200 persons. The facility would be used for special events such as weddings, baptisms and various related activities.

Parking

The Zoning Ordinance requires churches to provide one parking space for every four seats in the primary meeting room, or one stall for every 30 square feet of sanctuary area. In this case there would not be fixed seating, but Bistro Style seating which is a more open floor area with tables and chairs. Based upon the applicant's operational statement and the existing 73 parking stalls at the site, staff is recommending that the Planning Commission find the provided parking

adequate for the proposed use. The main sanctuary area is approximately 3,600 sq. ft. which is relatively small in comparison to most churches. The limitation of 200 seats reduces the potential for parking impacts.

The parking is shared with other uses on the site which normally operate during regular business hours Monday through Friday. The main use of the sanctuary is on Sunday and Wednesday evening when a majority of the parking should be available. There is room on the site to accommodate additional parking as the property owner continues to explore alternative uses for portions of the warehouse.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-24).

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 finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-24).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-029.
2. That the requested use be operated and maintained in substantial compliance with the site plan attached as Exhibit "A" and the floor plan attached as Exhibit "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the site may not be used for any church purposes prior to meeting any required building permit improvements needed to occupy the site for church purposes.
5. That that the "sanctuary" and "Young Adult Living Room" areas may not be used for services or similar high occupancy uses at the same time, which would result in exceeding the parking demand established for the sanctuary.
6. That the maximum seating for the sanctuary shall not exceed 200 seats.

7. That all other Federal, State, Regional, and City codes and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-13.

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 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution 2013-19
- Exhibit "A" – Site Plan / Elevations
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operation Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits - (Excerpts from Section 17.38)

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2013-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-13, A REQUEST BY THE ROCK CHRISTIAN CHURCH TO ESTABLISH A 5,760 SQ. FT. CHURCH FACILITY WITH 200 SEAT SANCTUARY AND A YOUNG ADULT MEETING ROOM IN THE LIGHT INDUSTRIAL (IL) ZONE. THIS SITE IS LOCATED AT 345 E. TULARE AVENUE.

WHEREAS, Conditional Use Permit No. 2013-12 is a request by The Rock Christian Church to establish a 5,760 sq. ft. church facility with 200 seat sanctuary and a young adult meeting room in the Light Industrial (IL) zone, located at 345 E. Tulare Avenue (APN: 097-252-005).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 22, 2013; 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 Categorically Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines. (Exemption No. 2013-24)

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

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: 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.

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 Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with 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, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Sections 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-24).

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

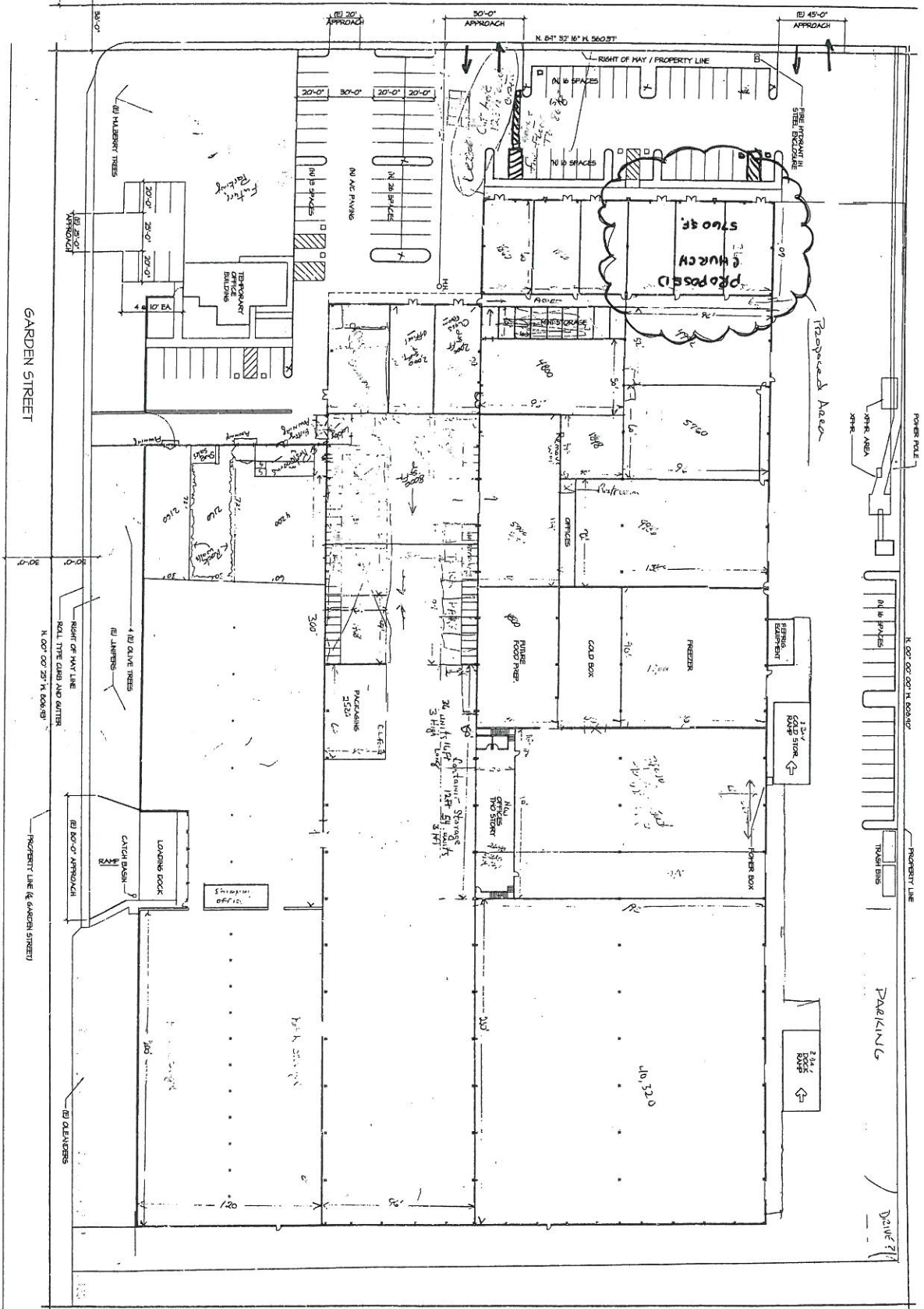
1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-029.
2. That the requested use be operated and maintained in substantial compliance with the site plan attached as Exhibit "A" and the floor plan attached as Exhibit "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the site may not be used for any church purposes prior to meeting any required building permit improvements needed to occupy the site for church purposes.
5. That that the "sanctuary" and "Young Adult Living Room" areas may not be used for services or similar high occupancy uses at the same time, which would result in exceeding the parking demand established for the sanctuary.
6. That the maximum seating for the sanctuary shall not exceed 200 seats.
7. That all other Federal, State, Regional, and City codes and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-13.

TULARE AVENUE

GARDEN STREET

315-345 & TULARE AVS
SITE / FLOOR PLAN

Total Building + 245,000 sq-ft



N. 84° 20' 10" W. 560.81'

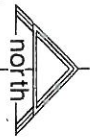


Exhibit "A"

MANGINI ASSOCIATES INC. TELLIAN • PARISH • MCLEIN 06		DATE: MARCH 2, 2000	OLIVE PLANT REMODEL FOR JOHNNY GEORGE CORNER OF SANTE FE AND TULARE AVE, VISALIA, CALIFORNIA
PROJECT: 0454	ARCHITECTURE • INTERIORS • PLANNING	APPROVALS	

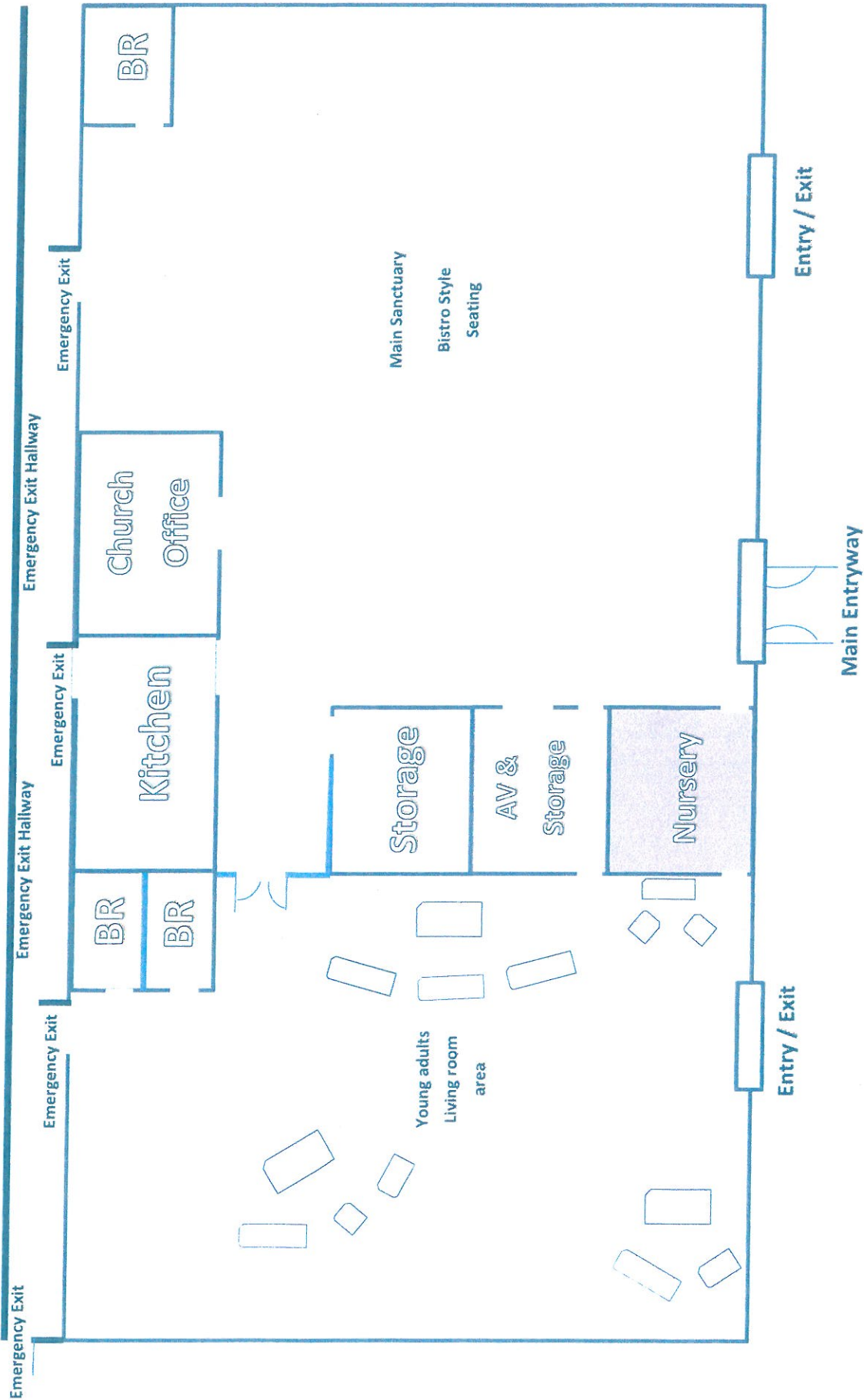


Exhibit "B"



Operational Plan

Site Plan Review – The Rock

NEW HOPE CHURCH, INC., DBA THE ROCK CHRISTIAN FAMILY CHURCH

February 8, 2013

Authored by: Rev. C. Patrick Lozano

EXHIBIT "C"



Planned Use of Olive Plant Facility

A completely new marketing and re-branding campaign is being prepared by Church Leadership. The Rock will be assuming possession of three adjoining suites at the Olive Plant; suites F, G, and H. Total size 5760 sq. ft. (1920 sq. ft. each)

Two of the suites will be made into (1) all-purpose worship and fellowship room. This room will have large 'living room' feel to it by set by the décor, chairs, tables, couches, vases, and wall hangings etc. This design is a complete departure from the look and feel of traditional sanctuaries. The idea is to create a 'comfortable' place to worship.

This room will be used for church potlucks, small church family birthday or anniversary parties, or other activities one would consider normal for a church gathering hall.

The third suite, accessed through a set of double doors from the gathering hall will be used as a classroom environment. These rooms will be used for either adult Bible studies on weeknights or children's Sunday school on Sundays.

Hours of Operation & Gathering Size

As a general rule, we will have one Sunday Service, at 10:00am. We anticipate 25-40 adults in the main all-purpose room and 5-10 juveniles in the classroom area.

Our plan is to develop the primary all-purpose room to accommodate 85 to 100 people, and the class room area an additional 50 people.

In our long range growth plan we will expand to (2) service times, 10:00am and 11:30am, once these occupancy levels are met, as to avoid the need to change the furniture arrangement and ambiance of our worship center.

We will maintain evening Bible Studies during the mid-week, currently being held on Wednesday evenings, with an average attendance of 15 adults.

Other than the aforementioned activities the venue will be closed to the public on the remaining days of the week. The church office may or may not be open during the week. Currently, church phone calls are fielded on a cell phone and office work is conducted on Sundays after worship.

The church will be available for small weddings or baptisms, etc., on a scheduled basis.



Church History in Visalia

New Hope Church Inc. has been in Visalia since the mid 1940's, and has operated under a few *dba's* as theological and teaching philosophies have changed. The Church has been operating under the *dba* of The Rock Christian Family Church since early 2011.

In the mid-1990's the Church purchased church facility located at 2800 W. Walnut Avenue, which is now owned by Heart of the Valley Church. In 2005, the Church left their prior location after purchasing the facility at 4400 W. Tulare Avenue, and has operated at that location since.

The Church survived several hardships over the last decade under changing pastoral leadership. The once vibrant congregation of over 1000 members in 2003 dwindled down to less than 10 members by 2010. Pastor Patrick Lozano was hired in late 2010 to lead revitalization efforts of The Rock.

The Rock has been relegated to trying to operate solely from (1) Sunday evening worship time at their West Tulare Avenue facility so more ideal times could be rented to other church congregations. That plan is not fostering growth for The Rock. The congregation currently has 30 members.

The Pastor and Church Elders decided the best avenue for sincere growth efforts would be to sell the West Tulare Avenue facility and use the proceeds of the sale for operational revenue. With new revenue The Rock can, move to a new location, 're-brand' to meet needs within the community, and re-build as a start-up 'church plant,' with the added benefit of having operational revenue in place.

The Rock looked for a new facility for 8 months while maintaining the evening worship time at their West Tulare Avenue facility. The Rock has narrowed their new facility search to the 'The Olive Warehouse' located at 345 East Tulare Avenue.

Church leadership believes this repurposed landmark facility, located within a semi-improverished area which the City is currently making great strides in rejuvenation, is the perfect spot for their new home.

With regards to the sale of the West Tulare Avenue facility, The Rock is now in escrow with another Visalia-based church, with a planned escrow closing date of June 1st 2013.



MEETING DATE 2/13/2013
SITE PLAN NO. 13-029
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 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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

Site Plan Review Committee



MEETING DATE 2/13/13
SITE PLAN NO. 13029
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
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- Your plans must be reviewed by:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION <i>cup</i> | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 6

DATE: February 13, 2013

SITE PLAN NO:

SPR13029

PROJECT TITLE:

CONVERSION

DESCRIPTION:

CHURCH CONVERSION OF 5,760 SF ON 9.2 ACRES (IL ZONED)

APPLICANT:

THE ROCK CHRISTIAN FAMILY CHURCH

PROP OWNER:

GEORGE JOHN F & DONNA J (TRS)

LOCATION:

345 E TULARE AVE

APN(S):

097-252-005

The following comments are applicable when checked:

- Refer to previous comments dated .
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: *Fire Alarm*


Kurtis Brown, Assistant Fire Marshal

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

PERM NO: 9
SITE PLAN NO: SPR13029
PROJECT TITLE: CONVERSION
DESCRIPTION: CHURCH CONVERSION OF 5,760 SF ON 9.2 ACRES (IL ZONED)
APPLICANT: THE ROCK CHRISTIAN FAMILY CHURCH
PROP OWNER: GEORGE JOHN F & DONNA J (TRS)
LOCATION: 345 E TULARE AVE
APN(S): 097-252-005

COMMERCIAL BIN SERVICE

No comments.

Same comments as as

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

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down 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 (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

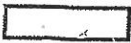
Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

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

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

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

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



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

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



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

EXISTING REFUSE SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



**CITY OF VISALIA
ORDINANCE 13.08**

13.08.570 Traps required.

Grease, oil and sand traps shall be provided when, in the opinion of the City, they are necessary for the protection of the sewerage system from liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such traps shall not be required for buildings used solely for residential purposes. Such traps shall be required for example, on discharges from all service stations, automotive repair garages, car washes, restaurants, eating establishments and food preparation establishments, and such other commercial or industrial establishments as the city may designate. (Prior code § 4254)

13.08.580 Construction of traps.

All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including service stations and garages, shall be in accordance with the adopted plan of the city for such traps or shall be the approved equal thereof as determined by the director. (Prior code § 4255)

13.08.590 Maintenance of traps.

When installed, all grease, oil and sand traps shall be maintained by the owner, at owner's expense, in continuously efficient operation at all times. (Prior code § 4256)

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: FEBRUARY 13, 2013

SITE PLAN NO.: 13-029
PROJECT TITLE: CONVERSION
DESCRIPTION: CHURCH CONVERSION OF 5,760 SF ON 9.2 ACRES (IL ZONED)
APPLICANT: THE ROCK CHRISTIAN FAMILY CHURCH
PROP OWNER: GEORGE JOHN F & DONNA J (TRS)
LOCATION: 345 E TULARE AVE
APN: 097-252-005

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.
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.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

1. *The proposed conversion lies within a Service Commercial building. Impact fees will apply to Church type use with credit for previous Service Commercial. Refer to fee summary on Page 3.*
2. *Comply with current City and ADA standards.*
3. *Plan check and inspection fees apply; due at building permit issuance.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-029
Date: 2/13/2013

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.)

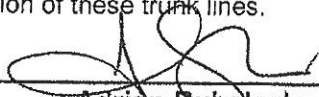
(Fee Schedule Date: 8/17/2012)
(Project type for fee rates: CHURCH)

Existing uses may qualify for credits on Development Impact Fees. **SERV. COMM.**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,445/1000SF - (\$1,488CR) = \$957/1000SF - 25% INFILL = \$717.75/1000SF X 5.76 = \$4,134.24
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	(\$20.50/1000 X 5.76 = \$118.08CR) \$7.50/SEAT X 100 - (\$118.08CR) = \$631.92
<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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 13, 2012

SITE PLAN NO: 13-029
PROJECT TITLE: CONVERSION
DESCRIPTION: CHURCH CONVERSION OF 5,760 SF ON 9.2 ACRES (IL ZONED)
APPLICANT TITLE: THE ROCK CHRISTIAN FAMILY CHURCH
PROP. OWNER: GEORGE JOHN
LOCATION: 345 E TULARE AVE
APN TITLE: 097-252-005

General Plan: IL – Light Industrial
Existing Zoning: IL – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Additional Information As Needed
- Conditional Use Permit for the Church (maximum 200-seat)
- Building Permit

PROJECT SPECIFIC INFORMATION: 02/13/2013

1. Submittal requires an Operation Statement. Please include information on church current membership count and expected build out count, services days and hours and attendance. Also include all other activities occurring within the floor area both during church service hours and non-church service hours (e.g., bible study classes, outreach programs, donation drop off and storage, etc.).
2. A Church in the IL zone is limited to no more than 200 seats in the principal assembly area.
3. The floor plan must clearly delineate the main assembly area, and depict other separate uses in the remainder of the building. Include the seats provided in the main assembly area.

CITY GENERAL PLAN CONSISTENCY

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

Design District: "C" [17.30.180]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

*(Except where building is on property line)

Minimum Site Area: 6,000 square feet

Parking: As prescribed in Chapter 17.34

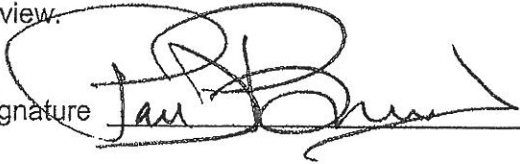
Parking:

1. Provide 50 spaces based on one space per every four permanent seats (see Zoning Ordinance Section 17.34.020). This is based on Zoning requirements limiting the church seating area to a maximum of 200 seats.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).

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

A handwritten signature in black ink, appearing to read "Jan Brown", is written over a circular stamp. The signature is fluid and cursive.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 13, 2013

ITEM NO: 6
SITE PLAN NO: SPR13029
PROJECT TITLE: CONVERSION
DESCRIPTION: CHURCH CONVERSION OF 5,760 SF ON 9.2 ACRES (IL ZONED)
APPLICANT: THE ROCK CHRISTIAN FAMILY CHURCH
PROP. OWNER: GEORGE JOHN F & DONNA J (TRS)
LOCATION: 345 E TULARE AVE
APN(S): 097-252-005

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at each exit location.
- Construct parking per City Standards PK-1 through PK-4. Include the appropriate handicap parking with all the pavement markings and signs.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

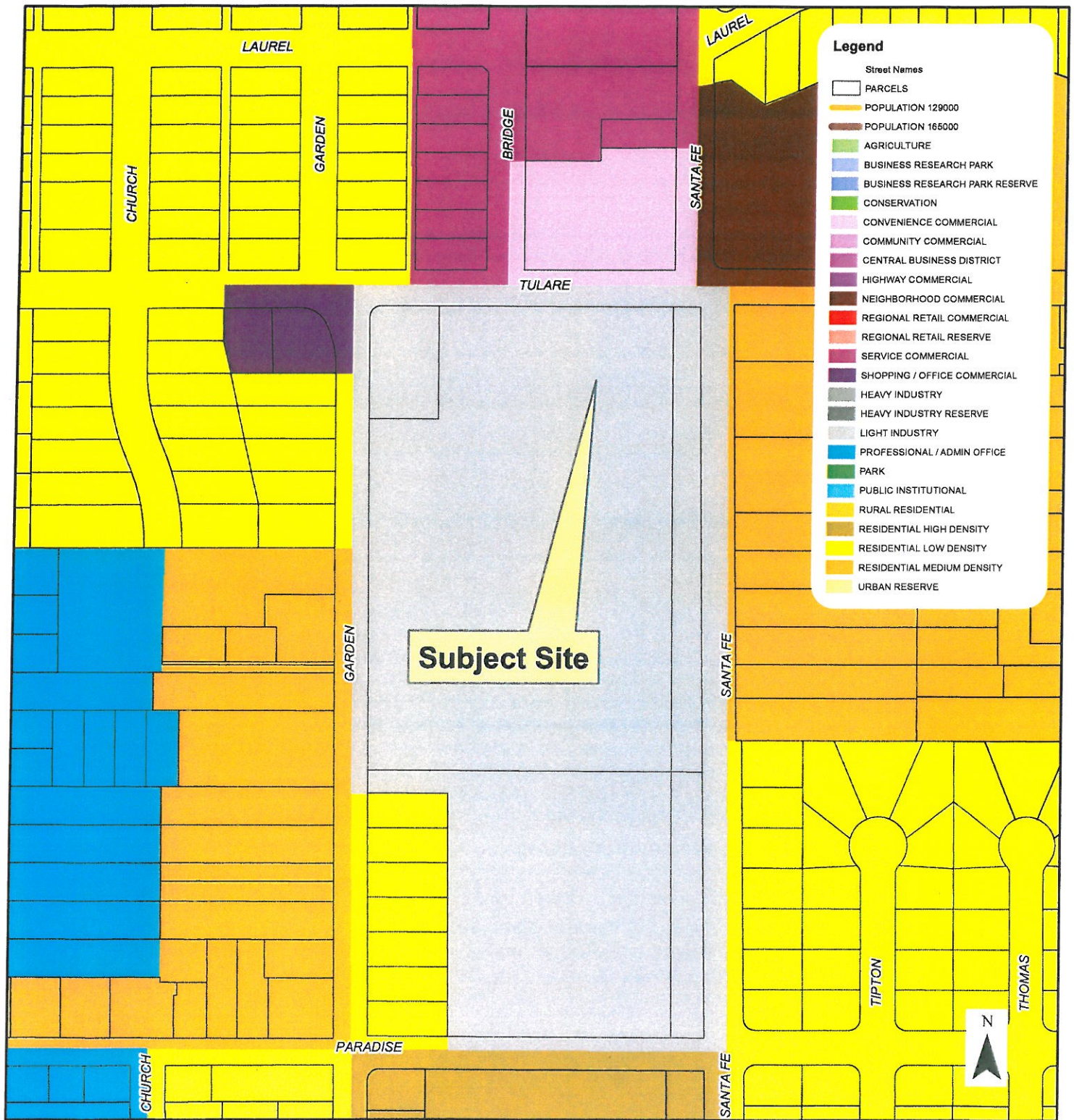

Eric Bons

City of Visalia



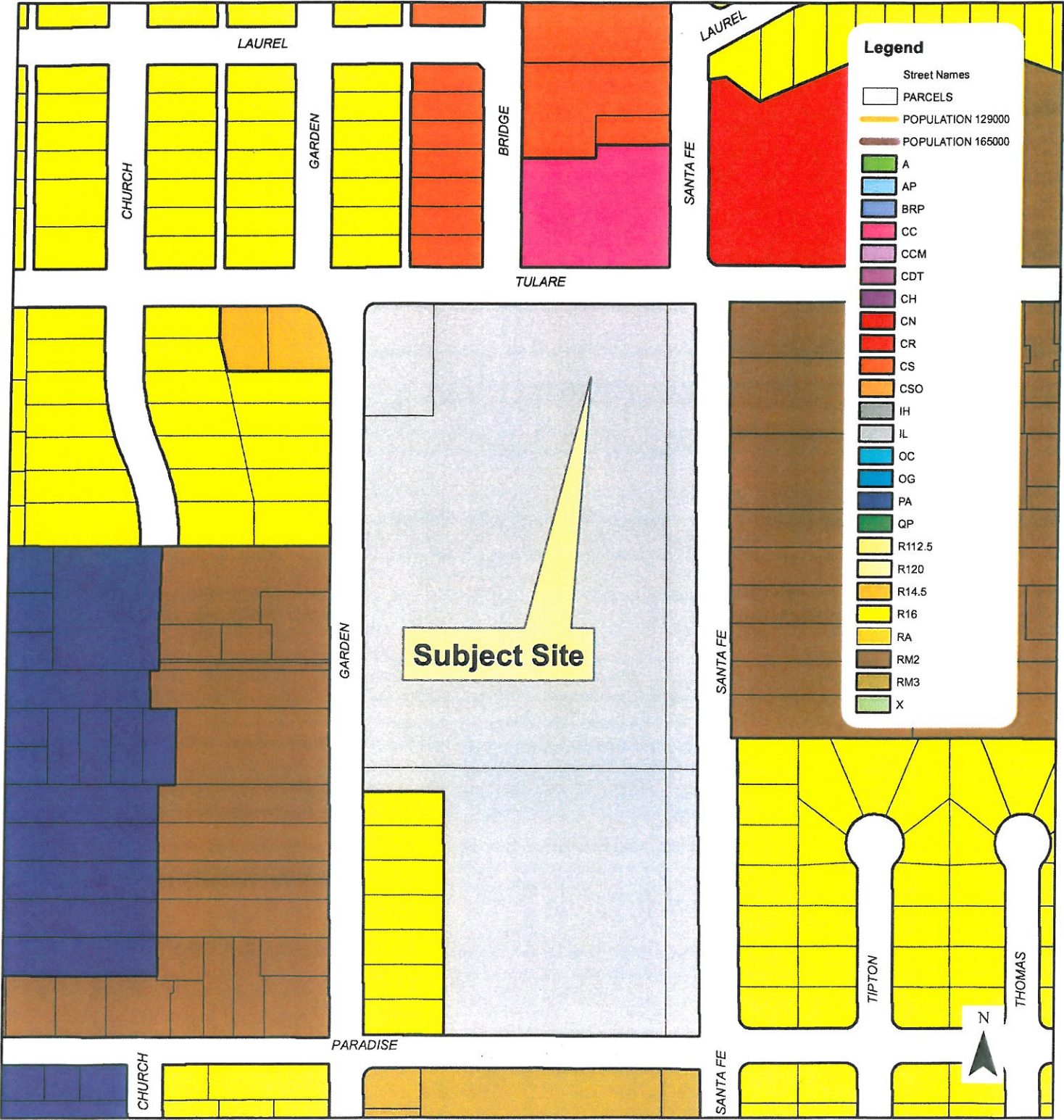
Aerial Photo

City of Visalia



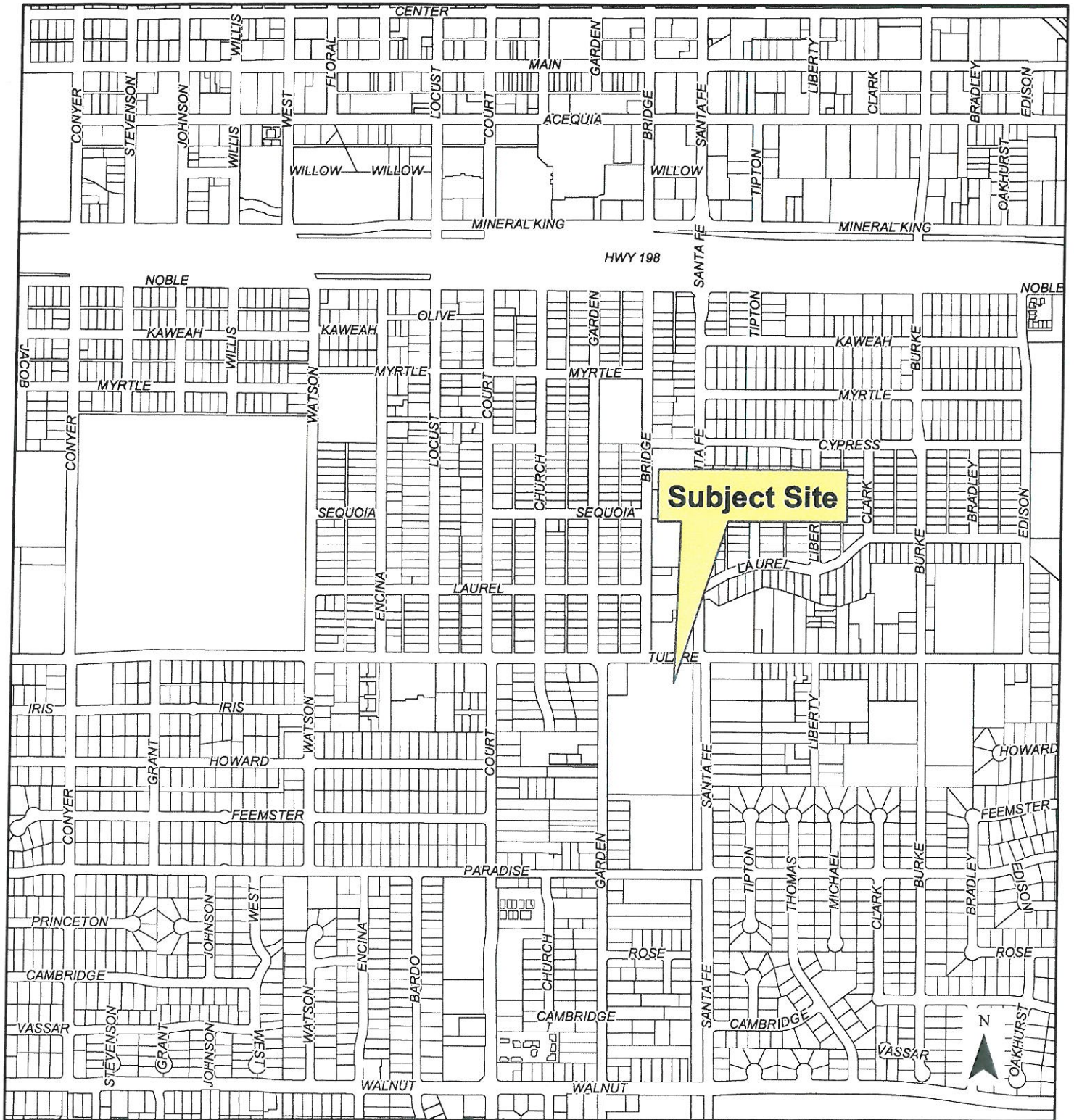
Land Use Designations

City of Visalia



Zoning Designations

City of Visalia



Location Map