

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Lawrence Segrue



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, MAY 13, 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– Brandon Smith
Conditional Use Permit No. 2013-16: a request by Tom Knox to allow a martial arts studio center to occupy approximately 3,800 square feet of an existing building in the Service Commercial (C-S) zone. The site is located at 1911 E. Main Street, on the south side of Main St. approximately 650 feet east of Cain Street. (APN: 098-130-034)
6. PUBLIC HEARING – Alyssa Netto
Conditional Use Permit No. 2013-14: A request by Harriman Kinyon Architects to construct two office buildings (8,000 square feet and 11,200 square feet) to establish two dialysis clinics in the Professional/Administrative Office (PA) zone. (APN: 100-010-038, 039, 041)
7. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2013-15: A request by Bueno Family Trust to establish a general office use in an existing 12,220 sq. ft. building in the Service Commercial (CS) zone, and to locate required parking at two offsite locations. The building site is located at 901 East Main Street (APN 094-204-006); the offsite parking locations are located at 900 East Main Street (APN 094-201-001) and 120 South Burke Street (APN 094-204-007).
8. 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 23, 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, JUNE 10, 2013



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 13, 2013

PROJECT PLANNERS: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636

SUBJECT: Conditional Use Permit No. 2013-16: a request by Tom Knox to allow a martial arts studio center to occupy approximately 3,800 square feet of an existing building in the Service Commercial (C-S) zone. The site is located at 1911 E. Main Street, on the south side of Main Street approximately 650 feet east of Cain Street. (APN: 098-130-034)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-16, based on the findings and conditions in Resolution No. 2013-22. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-16 based on the findings and conditions in Resolution No. 2013-22.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-16 is a request to establish a mixed martial arts facility in approximately 3,800 square feet of an existing building shown in Exhibit "A". The building is one of two strip commercial buildings which currently include multiple automotive shops, a light fixture store, and a print shop. The lease space will be comprised of two tenant spaces. As illustrated in the project's floor plan in Exhibit "A", the proposed workout facility consists of exercise rooms, offices, and restrooms.



The applicant has provided an operational statement (see Exhibit "B") stating the number of employees and the hours of operation. The fitness facility will have various operating hours depending on the day of the week, as early as 10:00 a.m. on weekdays (9:00 a.m. on Saturdays) and as late as 9:00 p.m. on weekdays (12:30 p.m. on Saturdays). The business will be open Monday through Saturday and is closed on Sunday. There will be approximately 15 students and one instructor per class.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Service Commercial
Zoning:	C-S (Service Commercial)
Special Districts:	Design District "E"
Surrounding Zoning and Land Use	North: C-S (Service Commercial) – Equipment Rental Business South: C-S (Service Commercial) – Automobile towing yard East: C-S (Service Commercial) – Glass Shop West: C-S (Service Commercial) – Automobile Paint & Body Shop
Environmental Review:	Categorical Exemption No. 2013-28
Site Plan:	Site Plan Review No. 2012-241

RELATED PROJECTS

There are no related projects to the subject site, however the Planning Commission has previously approved CUPs for other martial arts studios in the Service Commercial zone.

Conditional Use Permit No. 2012-15 was approved by the Planning Commission on May 14, 2012, to establish a martial arts and fitness studio in the C-S (Service Commercial) zone. The project site is located at 915 East Main Street, about $\frac{3}{4}$ mile west of the subject site.

Conditional Use Permit No. 2009-16 was approved by the Planning Commission on February 23, 2009, to allow a martial arts studio in the C-S (Service Commercial) zone. The site is located at 1525 East Acequia Court, Suite B, about $\frac{1}{4}$ mile southwest of the subject site.

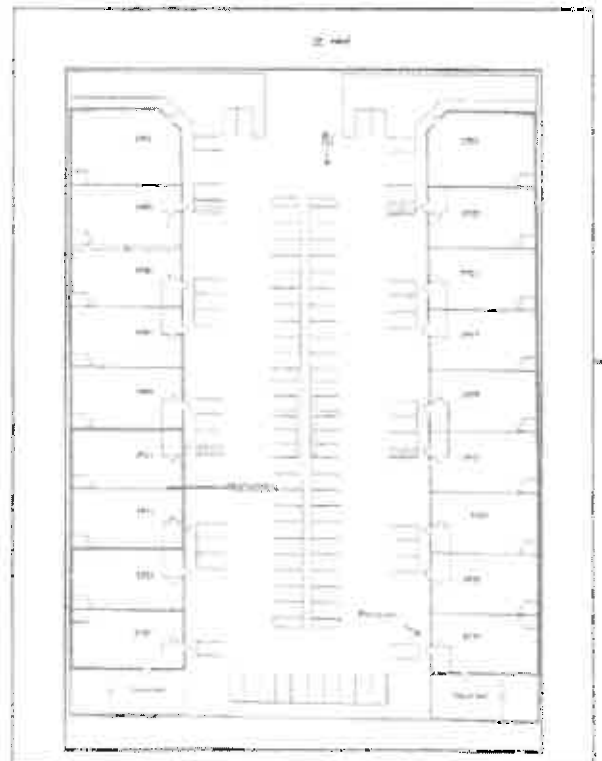
PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2013-16, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Ordinance allows martial arts studios in certain Commercial zones as a permitted or conditional use. The project site is zoned Service Commercial (C-S) which allows martial arts studios as a conditional use.

The suites to be occupied by the fitness/martial arts studio are situated within a strip commercial building (see insert photo). The project site is developed with two buildings with a symmetrical footprint and parking layout. The proposed use will occupy two of the total eighteen suites within the complex. A research of the property resulted in the site being current with business licensing, and no code enforcement action's pending.



The peak hours of operation for the martial arts studio per the use's operational statement are during evening hours of the week, although some hours of operation will occur during the mid-day. Staff has concluded that the business will not adversely impact other surrounding businesses within the complex or on Main Street. Other service commercial uses in the complex on East Main Street would be closed or at low operational levels when the martial arts studio is operating during their peak hours of business. Based on a site visit and photo reviews, the complex does not appear to have impacted parking from other on-site businesses.

An office affiliated with the martial arts studio is currently at the suite located at 1907 E. Main Street, two suites down from the proposed studio. The office is a permitted use in the C-S zone and no classes will be held at the office location.

Parking

The parking demand for the martial art studio is met based on the available number of parking stalls at the complex, which exceed the number of parking stalls required for general service commercial uses and based on the differing peak hours of operation between the business and other uses.

The parking requirement for gymnasiums/martial arts studio is one parking space per 500 square feet of floor area. Based on this requirement, a total of eight parking spaces are required. General service commercial uses are the typical land use for this site based on the site's zoning (Service Commercial) and overall design and layout. General service commercial uses have a minimum parking requirement of one space per 400 square feet of floor area. Based on building square footage and the number of parking spaces, the complex appears to have a parking ratio of one space per 375 square feet of floor area. There are no other tenants in the complex which have a parking demand in excess of the 1:400 parking ratio.

Environmental Review

The requested action is considered to be Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the exterior and interior alterations of existing facilities. (Categorical Exemption No. 2013-28).

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 the Zoning Ordinance. Specifically, the project is consistent with the required findings of the 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, because the site provides ample parking and is in close proximity to other similar uses.
 - 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.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2012-241.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement may require an amendment to the Conditional Use Permit.
3. That any proposed building signage shall be obtained under a separate permit.
4. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-16.

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 and Policies
- Resolution No. 2013-22
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Operational Statement
- Site Plan Review Comments No. 2012-241
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

**Related Plans & Policies
Conditional Use Permits**

Section 17.18.050 List of uses as permitted (P), conditional (C), and temporary conditional (T).

The following matrix represents all of the permitted and conditional uses in the commercial, office and industrial zone districts.

-	-	<u>COMMERCIAL</u>								<u>OFFICE</u>				<u>INDUSTRIAL</u>	
		<u>C- C</u>	<u>C- N</u>	<u>C- SO</u>	<u>C- CM</u>	<u>C- R</u>	<u>C- DT</u>	<u>C- H</u>	<u>C- S</u>	<u>OG</u>	<u>PA</u>	<u>B- R- P</u>	<u>OC</u>	<u>I-L</u>	<u>I-H</u>
288	RECREATION FACILITIES														
295	Dance & Music Studios	C	P	P		C	P		C						
296	Martial Arts	C	P	P		C	P		C						

CHAPTER 17.38: CONDITIONAL USE PERMITS

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)

17.38.060 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. 2013-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-16, A REQUEST BY TOM KNOX TO ALLOW A MARTIAL ARTS STUDIO CENTER TO OCCUPY APPROXIMATELY 3,800 SQUARE FEET OF AN EXISTING BUILDING IN THE SERVICE COMMERCIAL (C-S) ZONE. THE SITE IS LOCATED AT 1911 E. MAIN STREET, ON THE SOUTH SIDE OF MAIN STREET APPROXIMATELY 650 FEET EAST OF CAIN STREET. (APN: 098-130-034)

WHEREAS, Conditional Use Permit No. 2013-16 is a request by Tom Knox to allow a martial arts studio center to occupy approximately 3,800 square feet of an existing building in the Service Commercial (C-S) zone. The site is located at 1911 E. Main Street, on the south side of Main Street approximately 650 feet east of Cain Street. (APN: 098-130-034); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 13, 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 Categorical Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-28). The project is therefore exempt from further environmental review pursuant to CEQA Section 15301.

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 the Zoning Ordinance. Specifically, the project is consistent with the required findings of the 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, because the site provides ample parking and is in close proximity to other similar uses.

- 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.

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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2012-241.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement may require an amendment to the Conditional Use Permit.
3. That any proposed building signage shall be obtained under a separate permit.
4. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-16.

SITE PLAN

1911 East Main Street, Visalia, CA 93292

APN: 098-130-034-000

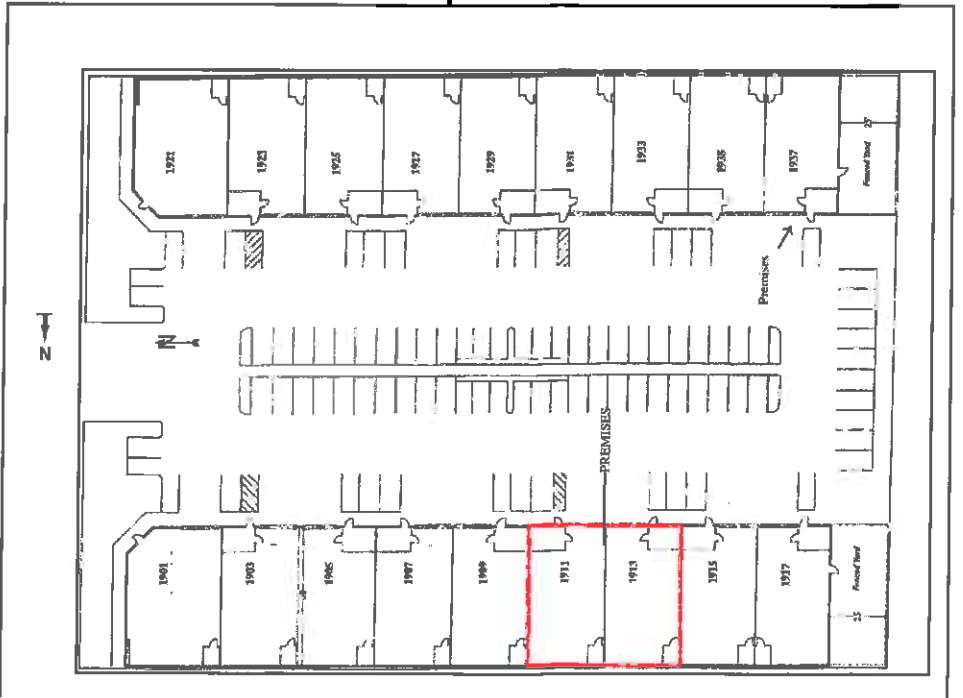
Zoning: CR

SIDE NOTES:

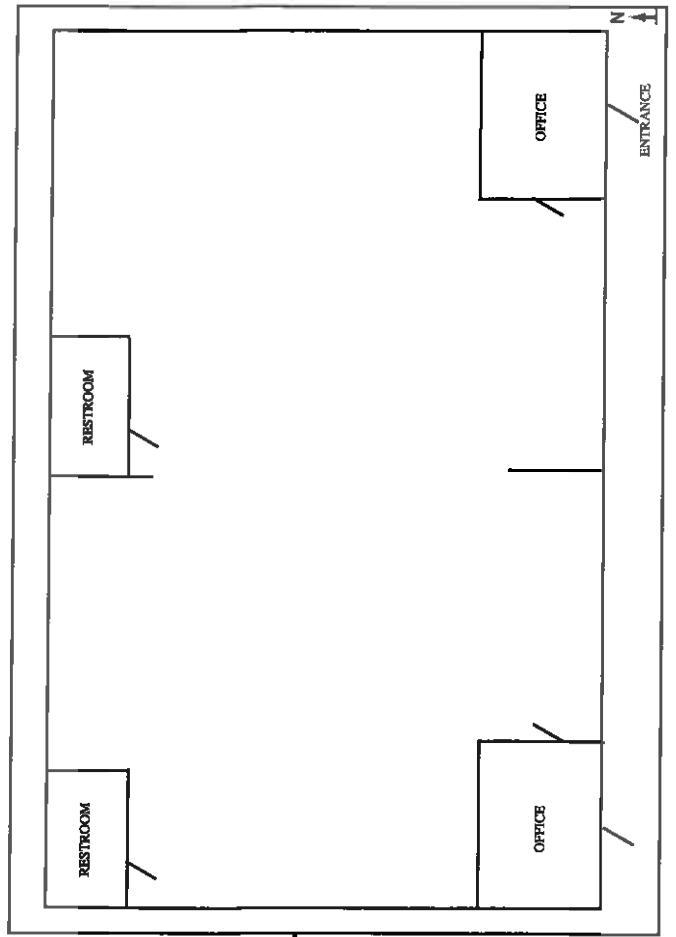
- ① - EXISTING AERIAL
- ② - SITE PLAN
- ③ - FLOOR PLAN



①



②



③

Exhibit "A"

ELITE TEAM JIU JITSU OPERATIONAL STATEMENT

1911 E. MAIN ST. VISALIA,CA

559-303-9008

OWNER/INSTRUCTOR- TOM KNOX

EMPLOYEES-0

BUSINESS HOURS-

MONDAY – 10AM-11AM, 4PM-9PM

TUESDAY- 4PM-9PM

WEDNESDAY- MONDAY – 10AM-11AM, 4PM-9PM

THURSDAY-4PM-9PM

FRIDAY- 10AM-11AM,5PM-730PM

SATURDAY-9AM-1230PM

SUNDAY-CLOSED

TOTAL STUDENTS-50

CLASS SIZE ADULTS- 15

CLASS SIZE KIDS- 15

We will be offering classes in Brazilian Jiu Jitsu, Muay Thai kickboxing, and training pro MMA fighters. Class size will be limited to 15 students per class and classes are 1 hour long. We have 3000 sq ft of Olympic grade training mats for our students to train on. Owner/instructor Tom Knox is the only certified Brazilian jiu jitsu black belt in Visalia and has trained world champion jiu jitsu players and MMA fighters. We offer private instruction and do special training for local law enforcement.

Exhibit "B"



MEETING DATE 12-19-2012
SITE PLAN NO. 12-241
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 Minor Conditional Use Permit.

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

Site Plan Review Committee



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

SITE PLAN NO: SPR12241
PROJECT TITLE: MARTIAL ART STUDIO
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF
BUILDING ON 2 ACRES (CS ZONED) (REFER 08-098)
APPLICANT: GRAHAM MATT
PROP OWNER: TWT LLC
LOCATION: 1921 E MAIN ST
APN(S): 098-130-034

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
be fore 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



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: DECEMBER 19, 2012

SITE PLAN NO.: 12-241
PROJECT TITLE: MARTIAL ART STUDIO
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF BUILDING ON 2 ACRES (CS ZONED)
APPLICANT: MATT GRAHAM
PROP OWNER: TWT LLC
LOCATION: 1921 E MAIN ST
APN: 098-130-034

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. ***If any onsite***
- 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. No additional comments.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-241
Date: 12/19/2012

**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.)**

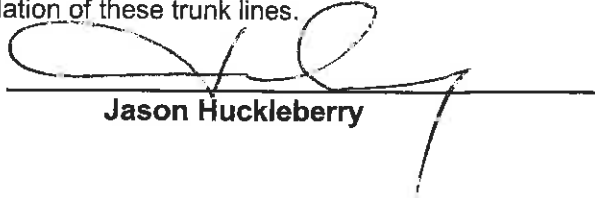
(Fee Schedule Date:)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees. **Previous retail on site, full credit**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<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.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 19, 2012

ITEM NO: 6
SITE PLAN NO: SPR12241
PROJECT TITLE: MARTIAL ART STUDIO
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF BUILDING ON 2 ACRES (CS ZONED) (REFER 08-098)
APPLICANT: GRAHAM MATT
PROP. OWNER: TWT LLC
LOCATION: 1921 E MAIN ST
APN(S): 098-130-034

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:


Eric Bons

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: <u>6</u>	DATE: <u>December 19, 2012</u>
SITE PLAN NO: SPR12241	
PROJECT TITLE: MARTIAL ART STUDIO	
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF BUILDING ON 2 ACRES (CS ZONED) (REFER 08-098)	
APPLICANT: GRAHAM MATT	
PROP OWNER: TWT LLC	
LOCATION: 1921 E MAIN ST	
APN(S): 098-130-034	

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: What is the occupant load of the proposed business? If occupant load is greater than 50, there may be additional exiting requirements.


 Kurtis Brown, Assistant Fire Marshal

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

ITEM NO: 6 DATE: December 19, 2012
SITE PLAN NO: SPR12241
PROJECT TITLE: MARTIAL ART STUDIO
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF
 BUILDING ON 2 ACRES (CS ZONED) (REFER 08-098)
 GRAHAM MATT
APPLICANT: TWT LLC
PROP OWNER: TWT LLC
LOCATION: 1921 E MAIN ST
APN(S): 098-130-034

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:



Landscaping Concerns:



Traffic Concerns:




Surveillance Issues:



Line of Sight Issues:



Other Concerns:


Lieutenant Steven Phillips
Visalia Police Department

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: December 19, 2012

SITE PLAN NO: 12-241
PROJECT TITLE: MARTIAL ART STUDIO
DESCRIPTION: MARTIAL ART STUDIO IN EXISTING 36,336 SF BUILDING ON 2 ACRES
(CS ZONED) (REFER 08-098)
APPLICANT TITLE: GRAHAM MATT
PROP. OWNER: TWT LLC
LOCATION TITLE: 1921 E MAIN ST
APN TITLE: 098-130-034

General Plan: CS – Service Commercial

Existing Zoning: CS – Service Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permits
- Conditional Use Permit

PROJECT SPECIFIC INFORMATION: 12/19/2012

1. The project will require a minor CUP in the CS zone (Fee is \$695 for minor CUP and \$64 for Categorical Exemption)
2. Need detailed operational statement, emphasize where areas are located on the floor plan.
3. Provide square footage of the existing tenant space used for the martial art studio.

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

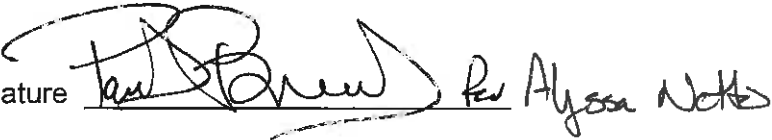
Parking: As prescribed in Chapter 17.34

Parking:

1. Parking is calculated at one parking space per 500 sq. ft. of area dedicated to the martial art studio. Provide tenant space square footage with the CUP site plan submittal (see Zoning Ordinance Section 17.34.020).
2. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).

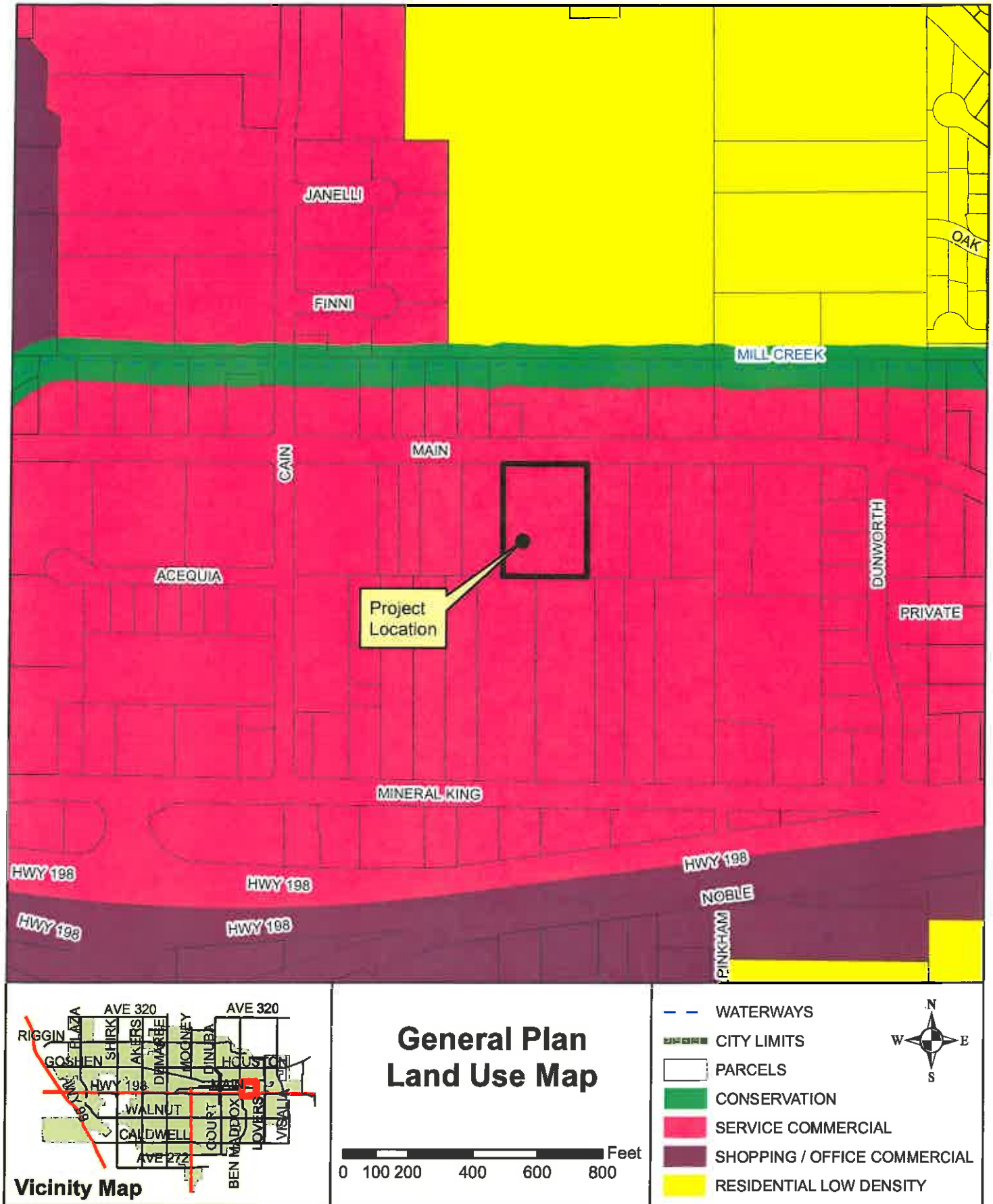
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

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  for Alysia Nicks

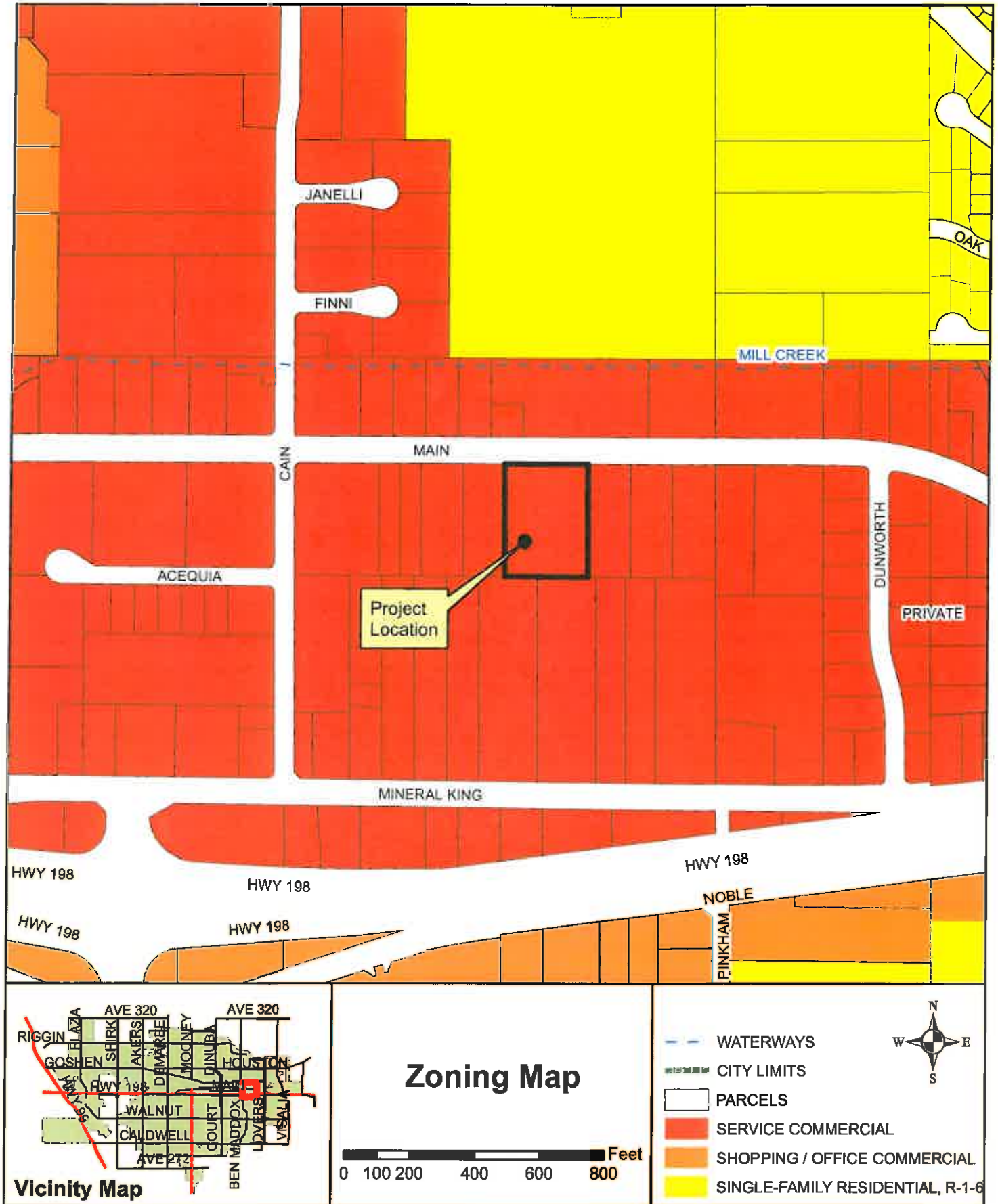
Conditional Use Permit No. 2013-16

The site is located at 1911 E. Main Street, on the south side of Main Street approximately 650 feet east of Cain Street. (APN: 098-130-034)



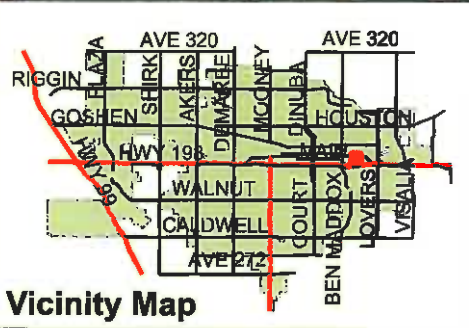
Conditional Use Permit No. 2013-16

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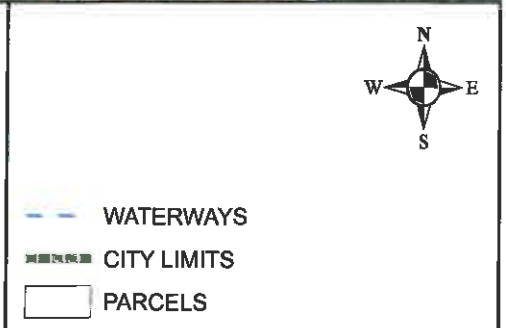
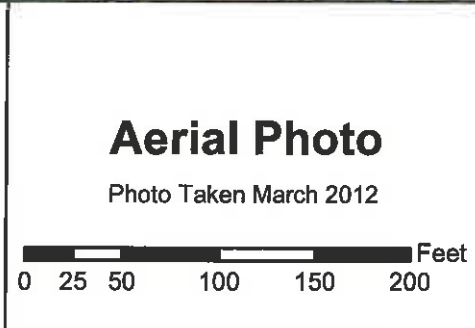


Conditional Use Permit No. 2013-16

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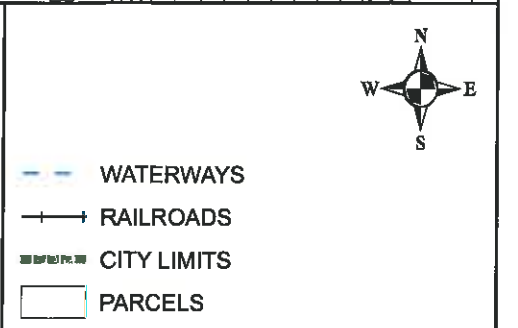
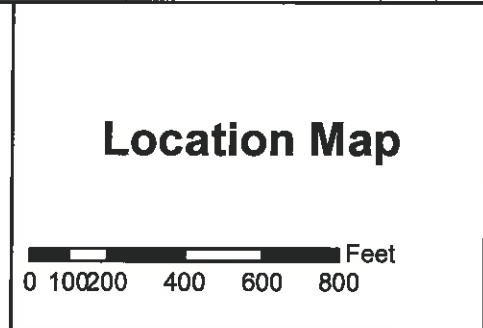
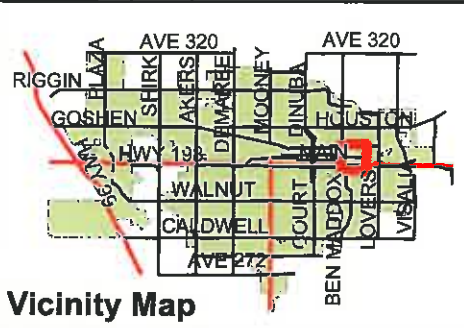
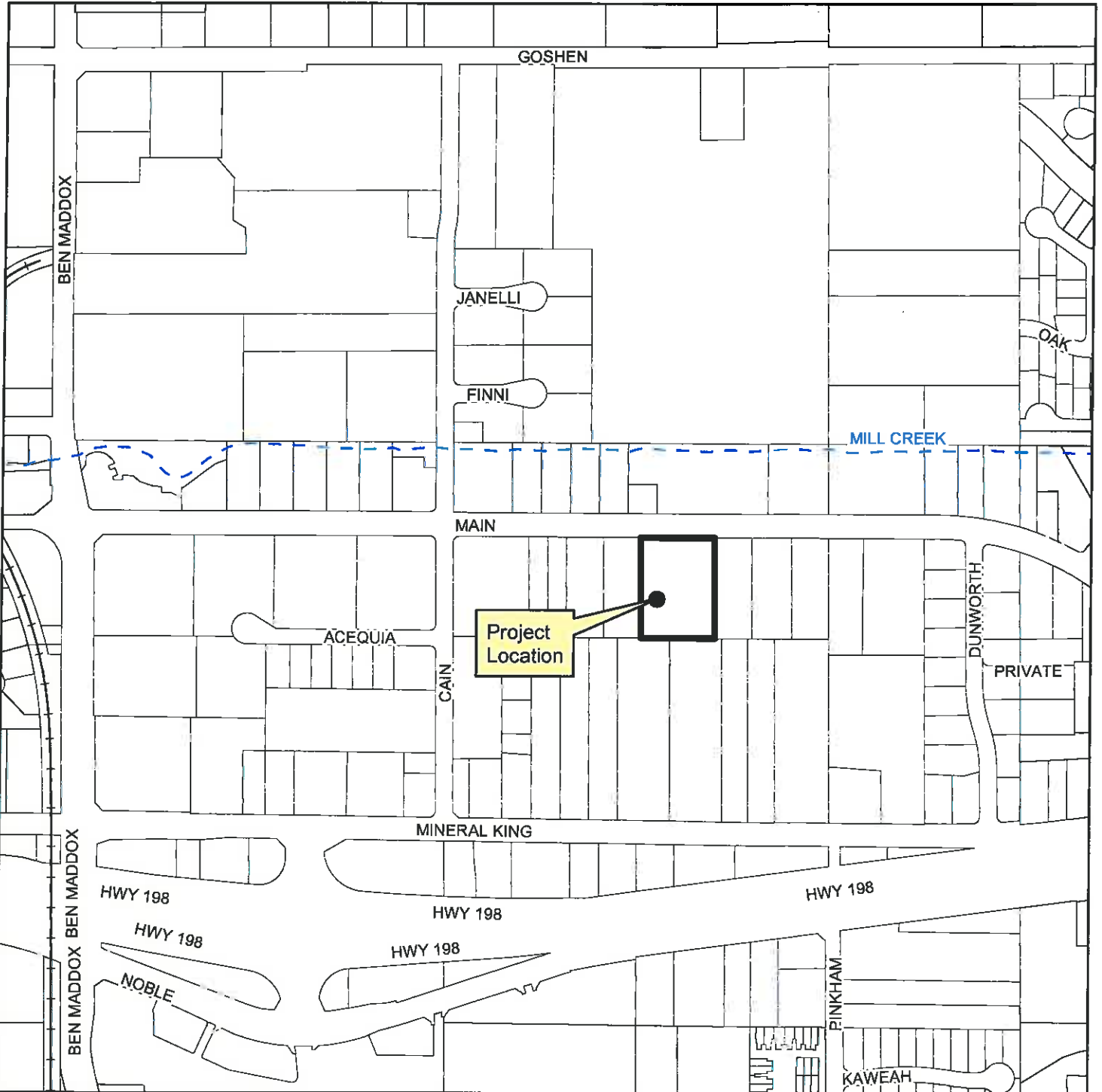


Vicinity Map



Conditional Use Permit No. 2013-16

The site is located at 1911 E. Main Street, on the south side of Main Street approximately 650 feet east of Cain Street. (APN: 098-130-034)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 13, 2013

PROJECT PLANNER: Alyssa Netto, Assistant Planner
Phone No.: (559) 713-4256

SUBJECT: Conditional Use Permit No. 2013-14: A request by Harriman Kinyon Architects to construct two office buildings (8,000 square feet and 11,200 square feet) to establish two dialysis clinics in the Professional/Administrative Office (PA) zone. The sites are located at 1120 South Ben Maddox Way and 1140 South Ben Maddox Way (APN: 100-010-038, 039, 041).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-14, as conditioned, based upon the findings and conditions in Resolution No. 2013-20. 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. 2013-14, based on the findings and conditions in Resolution No. 2013-20.

PROJECT DESCRIPTION

Conditional Use Permit No. 2012-14 seeks to construct and establish two dialysis clinics on the Northeast corner of Ben Maddox Way and Tulare Avenue in the PA zone. The office buildings will be part of a previously approved office complex including site improvements to the remainder of the parking lot and landscaping. As depicted in the site plan in Exhibit "A", the office complex has vehicular access points from Ben Maddox Way and Tulare Avenue and vehicular cross-access between the parcels of the complex. The project will also create an ADA compliant access point from the right-of-way on Tulare to be used for both dialysis clinics.

As depicted in the floor plans (Exhibit "B") the project will construct two shell buildings. The interior tenant improvements will be pursued through subsequent building permits.

The operational statement in Exhibit "C" states that both buildings will be used for dialysis treatments. The building at 1140 S. Ben Maddox Way (the southern building) will be a hemo-dialysis clinic that will operate between 6:00 am and 6:00 pm Monday through Saturday. Most patients receive hemo-dialysis three times per week and sessions last 3-4 hours for each treatment. The proposed 11,200 square foot building will have 32 hemo-dialysis treatment stations and one peritoneal dialysis treatment room and the facility will have up to 17 employees.

The smaller 8,000 square foot dialysis clinic at 1120 S. Ben Maddox Way (the northern building) will be for peritoneal dialysis. The office would operate from 8:00 am until 5:00 pm Monday through Friday. The proposed northern building will have 12 peritoneal dialysis treatment rooms and will have up to 12 employees.

Upon the completion of this project, there would remain one undeveloped building pad on the east side of the office complex.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional/Administrative Office
Zoning:	PA (Professional Administrative Office)
Surrounding Land Use and Zoning:	North: CS (Service Commercial) / Automobile Dealership South: R-M-2 (Multiple-Family Residential) / Undeveloped Land East: R-1-6 (Single-Family Residential) / Residences and a Church West: B-R-P (Business Research Park) / Business Offices
Environmental Review:	Categorical Exemption No. 2013-27
Special Districts:	N/A
Design District:	"C"
Site Plan Review No:	2013-35 & 2013-071

RELATED PLANS & POLICIES

Conditional Use Permit No. 2011-01 was a request by Kaweah Delta Community Health Care District to establish a 3,648 square foot medical walk-in clinic within an existing building located in the PA (Professional/Administrative Office) zone. The site is located on the northeast corner of East Tulare Avenue and South Ben Maddox. (APN: 100-010-036)

Conditional Use Permit No. 2007-56 was a request by West Star Construction to add two drive-thru lanes to an approved 7,500 sq. ft. bank building within a 5.5-acre office business center in the P-PA (Planned Professional / Administrative Office) zone. The site is located on the northeast corner of East Tulare Avenue and South Ben Maddox. (APN: 100-010-037) This project never filed for building permits and the conditional use permit expired.

Parcel Map No. 2006-20 and CUP No. 2006-47 were approved by the Planning Commission on October 9, 2006 (per Resolution Nos. 2006-105 & 106). The parcel map divided the 5.5-acre site into five parcels with one common lot while the CUP established a five unit office development with private driveway access and shared parking.

Change of Zone No. 2004-09 & General Plan Amendment No. 2004-10 were requests by the property owner of the site for a change in the planned land use designation and zone district. The request was to change the land use designation and zoning from the Business Research Park (BRP) to the Professional / Administrative Office (PA). This project was approved by the Planning Commission and City Council in 2004.

PROJECT EVALUATION

Staff supports the conditional use permit, as conditioned, based on project's consistency with the Land Use Elements of General Plan and the Zoning and Subdivision Ordinance policies for approval of conditional use permits.

Land Use Compatibility

The Visalia Zoning Matrix identifies medical dialysis clinics as conditionally permitted uses in the PA zone. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. The Professional/Administrative office zone is intended to provide office uses including medical offices such as this proposed project. Staff has concluded that the proposed medical dialysis clinics will not have a negative impact on nearby uses given that ample on-site parking is provided and the site is in close proximity to a major street and other office and commercial uses within the surrounding area.

Parking

Parking for medical offices is calculated at a ratio of one parking stall per 200 square feet of building area. This requires 56 parking stalls for the 11,200 square foot dialysis clinic to the south and 40 parking stalls for the 8,000 square foot clinic to the north. Both projects meet their parking demand with the exact number of required stalls.

In the operational statement (Exhibit "C"), the applicant explains that dialysis centers have a lesser impact on parking than standard medical facilities. A minimum of 30% of patients are transported to and from the dialysis clinic using transportation companies that use wheelchair compatible vehicles. For this reason, the site is being developed with a greater number of van accessible handicap stalls than required. The applicant contends that the remaining 70% of patients are dropped off/picked up by family members or drive themselves. Given this information provided in the operational statement, both projects appear to have ample parking to meet their demand.

Building Elevations

The building elevations, provided in Exhibit "D", show that the architectural elements of the buildings are compatible with the existing building of the office complex. The buildings have cement plaster finish, two-inch aluminum reveal, and stone veneer elements that are also present in the existing buildings at 1110 and 1130 South Ben Maddox. The parapets on both buildings will rise to screen any roof-mounted equipment.

Landscaping

The applicant has included a conceptual landscaping plan (Exhibit "E") that shows proposed areas of landscaping throughout the site. The landscaping plan identifies many types of trees, shrubs, and ground cover that will be located within landscaping areas near the building, within the setbacks, and throughout the parking lot. The landscaping will be held to the California State Model Water Efficiency Ordinance standards when the project submits landscaping plans as part of the building permits.

Environmental Review

This project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project (Categorical Exemption No. 2013-27).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2013-14

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 because staff has concluded that the proposed medical dialysis clinics will not have a negative impact on surrounding uses given that ample on-site parking is provided, the sites proximity to a major street and other office and medical uses within the surrounding area.
- 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 because staff has concluded that the proposed medical dialysis clinic will not have a negative impact on surrounding uses given that ample on-site parking is provided, the sites proximity to a major street and other office and medical uses within the surrounding area.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2013-14

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2013-035 and 2013-071.
2. That the site be developed in substantial compliance with the approved site plan, operational statement, elevations, and landscaping plan provided in Exhibits "A", "C", "D", and "E".
3. That the projects comply with all applicable conditions of Parcel Map No. 2006-20.
4. Building signage shall require a separate building permit.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-14.

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 No. 2013-20
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement

- Exhibit "D" – Typical Elevation
- Exhibit "E" – Conceptual Landscape Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map-
- Aerial Map

RELATED PLANS & POLICIES

Conditional Use Permits

(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)

17.38.020 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.
- 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. (Prior code § 7526)

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.

17.38.070 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.

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

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. 2013-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-14, A REQUEST BY HARRIMAN KINYON ARCHITECTS TO CONSTRUCT TWO OFFICE BUILDINGS (8,000 SQUARE FEET AND 11,200 SQUARE FEET) TO ESTABLISH TWO DIALYSIS CLINICS IN THE PROFESSIONAL/ADMINISTRATIVE OFFICE (PA) ZONE. (APN: 100-010-038, 039, 041)

WHEREAS, Conditional Use Permit No. 2013-14, is a request by Harriman Kinyon Architects to construct two office buildings (8,000 square feet and 11,200 square feet) to establish two dialysis clinics in the Professional/Administrative Office (PA) zone. (APN: 100-010-038, 039, 041)

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 13, 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 (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-27). The project is exempt from further environmental review pursuant to CEQA Section 15332.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

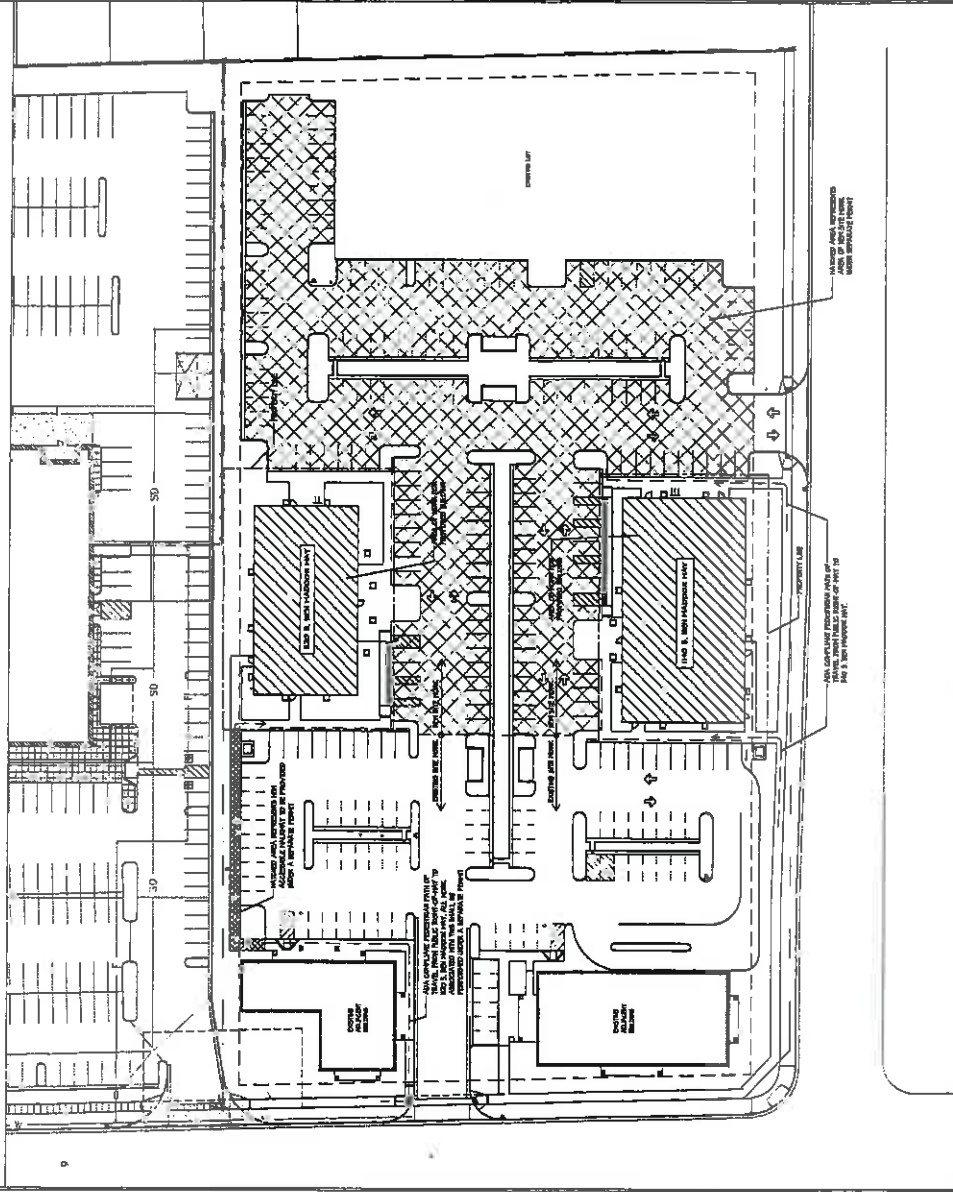
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 because staff has concluded that the proposed medical dialysis clinics will not have a negative impact on surrounding uses given that ample on-site parking is provided, the sites proximity to a major street and other office and medical uses within the surrounding area.
 - 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 because staff has concluded that the proposed medical dialysis clinic will not have a negative impact on surrounding uses given that ample on-site parking is provided, the sites proximity to a major street and other office and medical uses within the surrounding area.

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 project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2013-035 and 2013-071.
2. That the site be developed in substantial compliance with the approved site plan, operational statement, elevations, and landscaping plan provided in Exhibits "A", "C", "D", and "E".
3. Comply with all applicable conditions of Parcel Map No. 2006-20.
4. Building signage shall require a separate building permit.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-14.

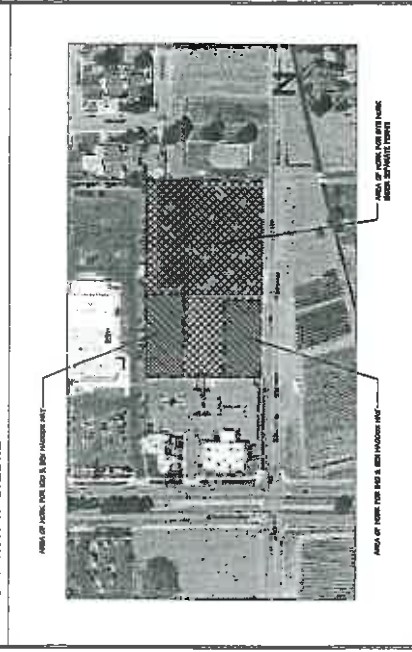
KEY PLAN



PROJECT DATA

1140 S. BEN MADDOX WAY		1140 S. BEN MADDOX WAY	
PROJECT LOCATION:	1140 S. BEN MADDOX WAY VISALIA, CA 93292	PROJECT LOCATION:	1140 S. BEN MADDOX WAY VISALIA, CA 93292
DATE:	02-04-2013	DATE:	02-04-2013
OWNER:	BRUCE AND JUDITH MADDIX, LLC 1140 S. BEN MADDOX WAY VISALIA, CA 93292	OWNER:	BRUCE AND JUDITH MADDIX, LLC 1140 S. BEN MADDOX WAY VISALIA, CA 93292
DESIGNER:	HARRIMAN KINYON ARCHITECTS, INC. 1140 S. BEN MADDOX WAY VISALIA, CA 93292	DESIGNER:	HARRIMAN KINYON ARCHITECTS, INC. 1140 S. BEN MADDOX WAY VISALIA, CA 93292
PROJECT TYPE:	REMODEL AND RELATED SITE WORK	PROJECT TYPE:	REMODEL AND RELATED SITE WORK
SCALE:	AS SHOWN	SCALE:	AS SHOWN
DATE:	02-04-2013	DATE:	02-04-2013
PROJECT NO.:	1140 S. BEN MADDOX WAY	PROJECT NO.:	1140 S. BEN MADDOX WAY
PROJECT NAME:	REMODEL AND RELATED SITE WORK	PROJECT NAME:	REMODEL AND RELATED SITE WORK
PROJECT ADDRESS:	1140 S. BEN MADDOX WAY VISALIA, CA 93292	PROJECT ADDRESS:	1140 S. BEN MADDOX WAY VISALIA, CA 93292
PROJECT CONTACT:	BRUCE AND JUDITH MADDIX, LLC 1140 S. BEN MADDOX WAY VISALIA, CA 93292	PROJECT CONTACT:	BRUCE AND JUDITH MADDIX, LLC 1140 S. BEN MADDOX WAY VISALIA, CA 93292
PROJECT PHONE:	(559) 735-1140	PROJECT PHONE:	(559) 735-1140
PROJECT FAX:	(559) 735-1140	PROJECT FAX:	(559) 735-1140
PROJECT EMAIL:	BRUCE.MADDIX@MADDIXLLC.COM	PROJECT EMAIL:	BRUCE.MADDIX@MADDIXLLC.COM
PROJECT WEBSITE:	WWW.MADDIXLLC.COM	PROJECT WEBSITE:	WWW.MADDIXLLC.COM
PROJECT DESCRIPTION:	REMODEL AND RELATED SITE WORK	PROJECT DESCRIPTION:	REMODEL AND RELATED SITE WORK
PROJECT NOTES:	SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND SPECIFICATIONS	PROJECT NOTES:	SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND SPECIFICATIONS

VICINITY MAP



Conditional Use Permit

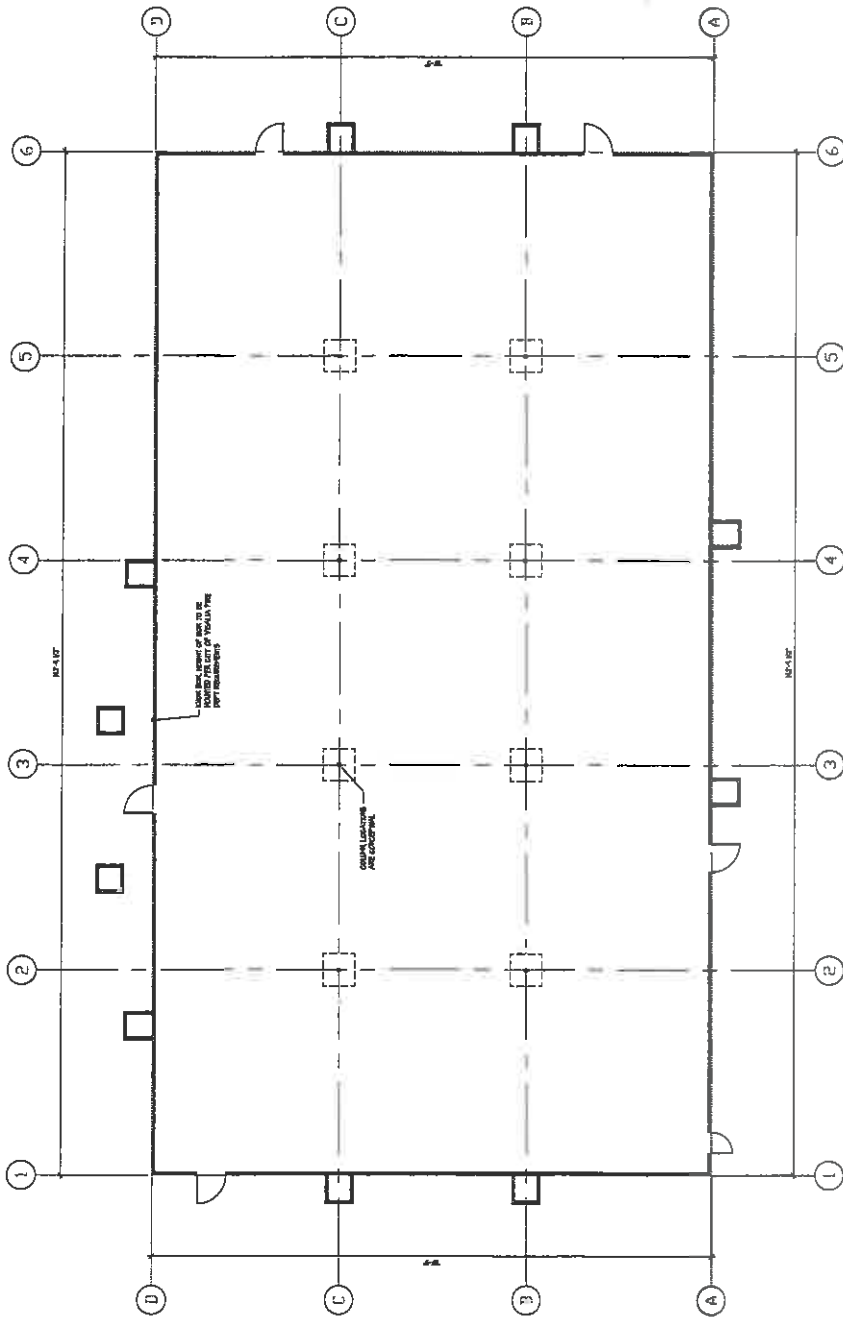
1120 & 1140 S. BEN MADDOX WAY
VISALIA, CA 93292

Harriman Kinyon Architects, Inc.

1140 S. BEN MADDOX WAY, SUITE 200
VISALIA, CA 93292
(559) 735-1140
FAX: 559-735-1140



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1140 S. BEN MADDOX WAY - FLOOR PLAN



0 1/8" = 1'-0"
SCALE: 1/8"=1'-0"

**Harriman Kinyon
Architects, Inc.**
180 Oakland Blvd., Suite 200
Walpole, MA 01981
Tel: 978-271-3333

Conditional Use Permit

1120 & 1140 S. BEN MADDOX WAY
VISALIA, CA 93292

A-3

May 15, 2013

Exhibit "B"



MERIDIAN
PROPERTY COMPANY
BUILDING FOR LIFE



Exhibit "C"

CONDITIONAL USE PERMIT APPLICATION

DATE: 4/26/13

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

ATTN.: Alyssa Netto

FROM: Mike Conn

RE: Conditional Use Permit – 1140 & 1120 S. Ben Maddox Way, Visalia, CA 93292
(APN#100-010-038)

Dear Ms. Netto,

This memo is written to outline the proposed (2) new buildings located at 1140 S. Ben Maddox Way and 1120 S. Ben Maddox Way, Visalia. Our projects would include the construction of the Shell buildings and side-walks/landscaping immediately adjacent to the buildings. Tenant Improvements would be installed later under separate permit. Weststar Construction would be building the parking lot and building pads under a separate sitework permit.

The buildings are planned to be used as dialysis clinics for treatment of patients whose kidneys can no longer function on their own. Our client has over 2,000 dialysis centers across the United States, and plans to enter into a long term lease at this location. Meridian / Envision LLC has extensive experience building medical facilities, and has developed over 1,000,000 SF of medical buildings in the last decade. We aim to provide a high quality building that is architecturally pleasing and compatible with existing buildings in the business park. We have had preliminary meetings with each department at the City of Visalia, and have tried to incorporate their feedback into the design.

The first building located at 1140 S. Ben Maddox Way will be a +/- 11,200 SF, single story, hemo-dialysis clinic on a +/- 18,000 SF site located at 1140 S. Ben Maddox Way (APN 100-010-038). Patients would be treated approximately between the hours of 6:00am and 6:00pm. The majority of dialysis patients receive treatment three times per week, for 3-4 hours per treatment. As a result, patients are typically scheduled to arrive either on Mondays, Wednesdays, and Fridays or Tuesdays, Thursdays, and Saturdays. The proposed building would have approximately 32 hemo-dialysis treatment stations and 1 peritoneal dialysis treatment room, The facility would house up to 17 new employees.

The second building will be a +/- 8,000 SF, single story, Peritoneal dialysis clinic on a +/- 18,000 SF site located at 1120 S. Ben Maddox Way (APN 100-010-039). Patients would be treated approximately between the hours of 8:00am to 5:00pm Monday through Friday. The proposed building would have approximately 12 Peritoneal dialysis treatment rooms. The facility would house up to 12 new employees.

Dialysis centers are unique in the medical field, where actual-use parking requirements differ greatly from that of a regular medical facility. We do not anticipate an issue meeting the parking requirements for a medical clinic use, as there is adequate parking in the business park to accommodate 5/1000 parking. A minimum of 30 percent of the patients are transported to and from dialysis by transportation companies, generally in wheelchair-compatible vehi-



MERIDIAN
PROPERTY COMPANY
BUILDING FOR LIFE

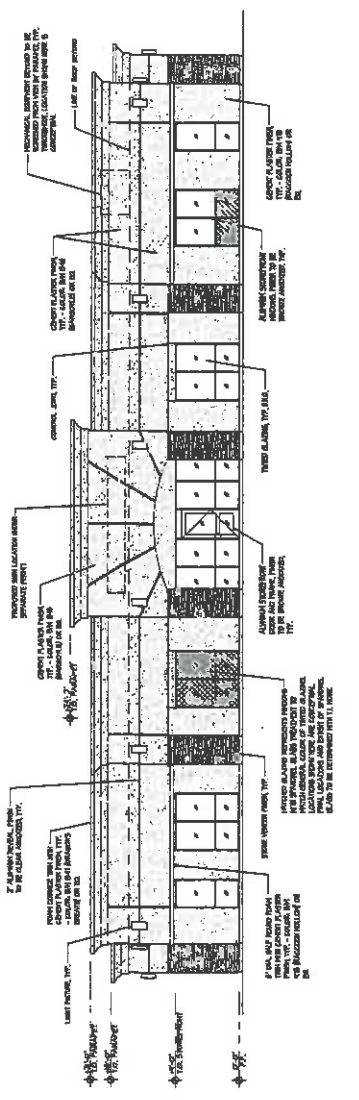
cles. The remaining 70 percent are usually equally split between those having family drop them off/ pick them up and those who drive themselves to the center.

If you have any questions or comments, please feel free to give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Conn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike Conn
Meridian Property Company
925-302-1400



1120 S. BEN MADDOX WAY - SOUTH ELEVATION

0 1 2 3 4 5 feet
SCALE: 1/4"=1'-0"

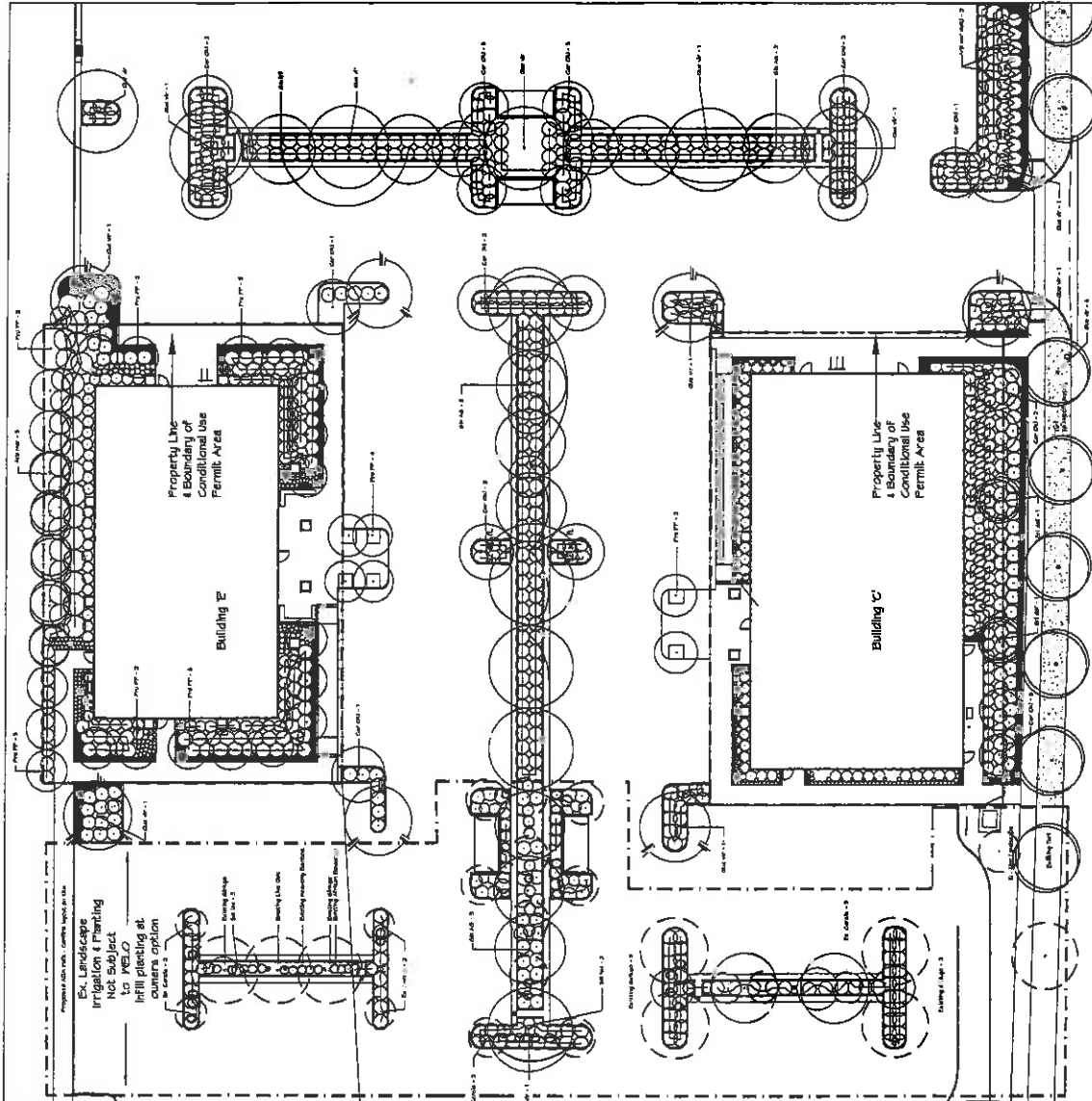
NOTE:
ALL OTHER ELEVATIONS SHALL INCLUDE THE
SAME BASIC DESIGN ELEMENTS SHOWN HERE.

Conditional Use Permit

1120 & 1140 S. BEN MADDOX WAY
VISALIA, CA 93292

Harriman Kinyon
Architects, Inc.
1800 Oakland Blvd., Suite 308
Visalia, CA 93291-1100
TEL: 559-734-1100
FAX: 559-734-1112

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Planting Legend

Tree	Quantity	Planting Size	Quantity	Planting Size
Arbiter	1	12" Tree	1	12" Tree
Arbiter	1	18" Tree	1	18" Tree
Arbiter	1	24" Tree	1	24" Tree
Arbiter	1	30" Tree	1	30" Tree
Arbiter	1	36" Tree	1	36" Tree
Arbiter	1	42" Tree	1	42" Tree
Arbiter	1	48" Tree	1	48" Tree
Arbiter	1	54" Tree	1	54" Tree
Arbiter	1	60" Tree	1	60" Tree
Arbiter	1	66" Tree	1	66" Tree
Arbiter	1	72" Tree	1	72" Tree
Arbiter	1	78" Tree	1	78" Tree
Arbiter	1	84" Tree	1	84" Tree
Arbiter	1	90" Tree	1	90" Tree
Arbiter	1	96" Tree	1	96" Tree
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Arbiter	1	984" Tree	1	984" Tree
Arbiter	1	990" Tree	1	990" Tree
Arbiter	1	996" Tree	1	996" Tree
Arbiter	1	1002" Tree	1	1002" Tree

WELCO Compliance Data

PROJECT: 1110 S. Ben Maddox Way, Visalia, CA 93292
 WELCO: 1110 S. Ben Maddox Way, Visalia, CA 93292
 WELCO: 1110 S. Ben Maddox Way, Visalia, CA 93292
 WELCO: 1110 S. Ben Maddox Way, Visalia, CA 93292

SIERRA DESIGN, inc
 Landscape Architecture / Planning
 Toddler A. Vayns, AIA/CA - Principal
 Donald A. Vayns, AIA/CA - Principal
 1131 N. Church Street, Suite 310
 Visalia, CA 93291
 TEL: 583.733.5890 • FAX: 583.733.3884
 www.sierradesign.com
 Issue Date: January 10, 2013

5-13-13
 COMMERCIAL PERMIT



CONCEPTUAL PLANTING PLAN

Conditional Use Permit

1120 & 1140 S. BEN MADDOX WAY
 VISALIA, CA 93292

Harriman Kinyon Architects, Inc.
 181 Oakland Blvd., Suite 210
 Walnut Creek, CA 94596
 TEL: 925.938.8123

L-2
 9 of 9
 May 13, 2013

The illustrations, plans, drawings, notes, and other graphics shown on this drawing are prepared and they are represented by seal and signature of the registered professional engineer, architect, landscape architect, planner, or other professional person whose name appears on the drawing. The seal and signature are subject to change. The seal and signature are subject to change. The seal and signature are subject to change.



MEETING DATE 03/27/2013
SITE PLAN NO. 13-053
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:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS Conditional Use Permit is required.

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

Site Plan Review Committee



MEETING DATE 3/27/13
SITE PLAN NO. 13-053
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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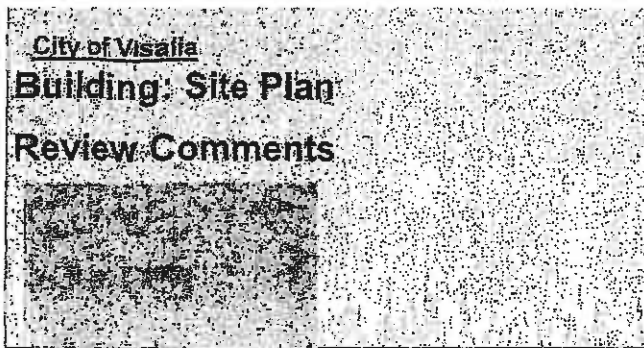
Your plans must be reviewed by:

- | | |
|--|--|
| <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



ITEM NO: 3

DATE: March 27, 2013

SITE PLAN NO:

SPR13053

PROJECT TITLE:

MEDICAL OFFICE

DESCRIPTION:

NEW 11,200 SF MEDICAL OFFICE SHELL BUILDING ON 18,437 SF AREA (PA ZONED)

APPLICANT:

VEYNA DANIEL

PROP OWNER:

TAM PROP LLC

LOCATION:

1140 S BEN MADDOX WAY

APN(S):

100-010-038

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.

- Business Tax certification is required. For information call (559)713-4326
- A building permit will be required For information call (559)713-4444
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559)713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (559)230-6000
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits 199.50 / 1000 ft
- 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. For information call (559)713-4444 (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Perk Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address p For information call (559)713-4320
- Acceptable as submitted

Special comments: _____

G. FERRARO

Signature

Date: 3-27-13

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: 3 DATE: March 27, 2013
SITE PLAN NO: SPR13053
PROJECT TITLE: MEDICAL OFFICE
DESCRIPTION: NEW 11,200 SF MEDICAL OFFICE SHELL BUILDING
ON 18,437 SF AREA (PA ZONED)
APPLICANT: VEYNA DANIEL
PROP OWNER: TAM PROP LLC
LOCATION: 1140 S BEN MADDOX WAY
APN(S): 100-010-038

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 1 fire hydrants required for this project.
- 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:


 Kurtis Brown, Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 3 DATE: March 27, 2013

SITE PLAN NO.: SPR13-05³
MEDICAL OFFICE
NEW 11,200 SF MEDICAL OFFICE SHELL BUILDING ON
18,437 SF AREA (PA ZONED)
VEYNA CANILE
TAM PROP LLC (PROPERTY OWNER)
LOCATION: 1140 S BEN MADDOX WAY
APN: 100-010-038

NOTES

Please be advised that a new bus stop will need to be installed with ADA pad at the following location:

- ◆ On the North side of Tulare Ave, between 300' and 365' east of Ben Maddox Way.

This bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990.

For more information, please contact the Transit Division at 713-4100.



Monty A. Cox
Transit Manager

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: MARCH 27, 2013

SITE PLAN NO.: 13-053
PROJECT TITLE: MEDICAL OFFICE
DESCRIPTION: NEW 11,200 SF MEDICAL OFFICE SHELL BUILDING ON 18,437 SF AREA (PA ZONED)

APPLICANT: VEYNA DANIEL
PROP OWNER: TAM PROP LLC
LOCATION: 1140 S BEN MADDOX WAY
APN: 100-010-038

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. A previous site improvement permit was issued by the City but was never given a final and has since expired. A new site improvement permit will need to be submitted to the City Building Dept. to rectify and complete outstanding improvements. The new site improvement permit shall conform to current ADA and City standards and pay associated plan check and inspection fees.***
- 2. An ADA accessible path of travel from public right-of-way to the centered parcel at northern property line is required. (Pad E)***
- 3. All public street frontage landscaping and sidewalks shall be completed with and detailed in new site improvement permit. Incomplete and/or dilapidated public improvements shall also be addressed.***
- 4. Medical Office impact fees are applicable to proposed shell building. See Page 3 for fee summary.***
- 5. New site improvement permit must be finalized prior to occupancy of Medical building.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-053
Date: 3/27/2013

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.)

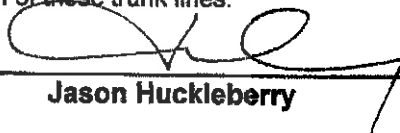
(Fee Schedule Date: 8/17/2012)
(Project type for fee rates: MEDICAL)

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	\$11,596/1000SF X 11.2 = \$129,875.20
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$84/1000SF X 11.2 = \$940.80
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$583.70/1000SF X 11.2 = \$6,537.44
<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.



Jason Huckleberry

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

COMMERCIAL BIN SERVICE

ITEM NO: 3 DATE: March 27, 2013
SITE PLAN NO: SPR13053
PROJECT TITLE: MEDICAL OFFICE
DESCRIPTION: NEW 11,200 SF MEDICAL OFFICE SHELL BUILDING
 ON 18,437 SF AREA (PA ZONED)
APPLICANT: VEYNA DANIEL
PROP OWNER: TAM PROP LLC
LOCATION: 1140 S BEN MADDOX WAY
APN(S): 100-010-038

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

THE PROJECT IT'S GOOD TO GO WITH CITY STANDARD BIN ENCLOSURES.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

[]

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: March 27, 2013

SITE PLAN NO: 13-053
PROJECT TITLE: MEDICAL OFFICE
DESCRIPTION: NEW MEDICAL OFFICE SHELL BUILDING ON 18,437 SF AREA (PA ZONED)
APPLICANT TITLE: VEYNA DANIEL
PROP. OWNER: TAM PROP LLC
LOCATION TITLE: 1140 S BEN MADDOX WAY
APN TITLE: 100-010-038

General Plan: PAO – Professional/Administrative Office
Existing Zoning: PA – Professional/Administrative Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permits
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 03/27/2013

1. The project will require a regular Conditional Use Permit for the dialysis clinic.
2. Compact parking stalls are to be evenly distributed through the parking area and provide for a maximum of 30% of parking.
3. All landscaping wells must be planted and maintained, including street trees along Tulare Avenue.
4. Provide detailed operational statement with CUP application submittal.

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 56 spaces based on one space per 200 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
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 2 handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. A planter is required every other row. (Zoning Ordinance Section 17.30.130.C.6).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
9. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELO) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the**

project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
7. Provide a conceptual landscape plan for resubmittal or planning commission review.
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

Signage: All signs require a separate building permit.

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.

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.

Signature



ARN



MEETING DATE 4/24/2013
SITE PLAN NO. 13-071
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 Conditional Use Permit is required.

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

Site Plan Review Committee



MEETING DATE 4-24-13
SITE PLAN NO. 13-071
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 <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

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2010 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines:
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Location of cashier must provide clear view of gas pump island
- Engineering
- 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 \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments

Special comments:

ITEM NO: 3

DATE: April 24, 2013

SITE PLAN NO:

SPR13071

PROJECT TITLE:

DESCRIPTION:

NEW 8,000 SF MEDICAL OFFICE BUILDING ON
18,184 SF (PA ZONED)

APPLICANT:

VEYNA DANIEL

PROP OWNER:

TAM PROP LLC

LOCATION:

1120 S BEN MADDOX WAY

APN(S):

100-010-039

G. FERRO
Signature

Date: 4-24-13

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: 3

DATE: April 24, 2013

SITE PLAN NO:

SPR13071

PROJECT TITLE:

Medical Office

DESCRIPTION:

NEW 8,000 SF MEDICAL OFFICE BUILDING ON
18,184 SF (PA ZONED)

APPLICANT:

VEYNA DANIEL

PROP OWNER:

TAM PROP LLC

LOCATION:

1120 S BEN MADDOX WAY

APN(S):

100-010-039

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.
- 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, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-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.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: APRIL 24, 2013	
SITE PLAN NO.:	13-071
PROJECT TITLE:	Medical Office
DESCRIPTION:	NEW 8,000 SF MEDICAL OFFICE BUILDING ON 18,437 SF AREA (PA ZONED)
APPLICANT:	VEYNA DANIEL
PROP OWNER:	TAM PROP LLC
LOCATION:	1120 S BEN MADDOX WAY
APN:	100-010-039

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. A previous site improvement permit was issued by the City but was never given a final and has since expired. A new site improvement permit will need to be submitted to the City Building Dept. to rectify and complete outstanding improvements. The new site improvement permit shall conform to current ADA and City standards and pay associated plan check and inspection fees.**
- 2. All public street frontage landscaping and sidewalks shall be completed with and detailed in new site improvement permit. Incomplete and/or dilapidated public improvements shall also be addressed.**
- 3. Medical Office impact fees are applicable to proposed shell building. See Page 3 for fee summary.**
- 4. New site improvement permit must be finalized prior to occupancy of Medical building.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-071
Date: 4/24/2013

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:MEDICAL)

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	\$11,596/1000SF X 8.0 = \$92,768
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$84/1000SF X 8.0 = \$672
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$583.70/1000SF X 8.0 = \$4,701.60
<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.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 24, 2013

ITEM NO: 3
SITE PLAN NO: SPR13071
PROJECT TITLE:
DESCRIPTION: NEW 8,000 SF MEDICAL OFFICE BUILDING ON 18,184 SF (PA ZONED)
APPLICANT: VEYNA DANIEL
PROP. OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN(S): 100-010-039

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

•


Eric Bons

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

ITEM NO: 3 DATE: April 24, 2013
SITE PLAN NO: SPR13071
PROJECT TITLE:
DESCRIPTION: NEW 8,000 SF MEDICAL OFFICE BUILDING ON
 18,184 SF (PA ZONED)
APPLICANT: VEYNA DANIEL
PROP OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN(S): 100-010-039

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:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:


Lieutenant Steven Phillips
Visalia Police Department

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: April 17, 2013

SITE PLAN NO: 13-071
PROJECT TITLE: NEW MEDICAL OFFICE
DESCRIPTION: NEW 8,000 SF MEDICAL OFFICE BUILDING ON 18,184 SF (PA ZONED)
APPLICANT TITLE: VEYNA DANIEL
PROP. OWNER: TAM PROP LLC
LOCATION TITLE: 1120 S BEN MADDOX WAY
APN TITLE: 100-010-039

General Plan: PA – Professional/Administrative Office
Existing Zoning: PA – Professional/Administrative Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 04/24/2013

1. Dialysis clinics are "conditionally" permitted in the PA zone; the project requires a regular CUP approved by the Planning Commission.
2. All landscaping should be depicted in CUP submittal for Planning Commission.

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 40 spaces based on one space per 200 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
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 1 handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
7. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
8. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.

7. Provide a conceptual landscape plan for resubmittal or planning commission review.
Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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.

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.

Signature



AWR

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR13071
PROJECT TITLE:
DESCRIPTION: NEW 8,000 SF MEDICAL OFFICE BUILDING ON
18,184 SF (PA ZONED)
APPLICANT: VEYNA DANIEL
PROP OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN(S): 100-010-039

- 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
be fore 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.

[]

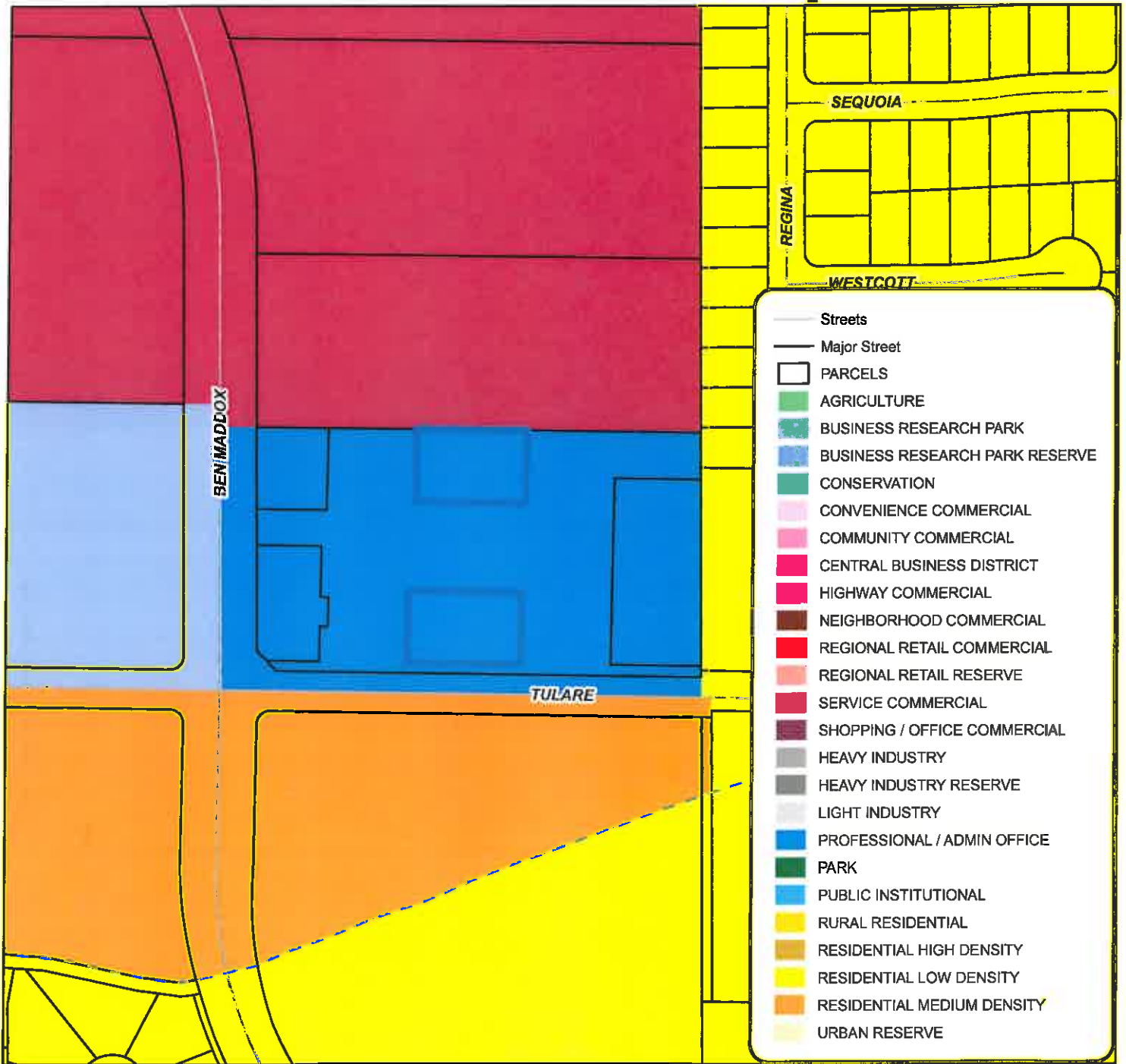
Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

EXISTING REFUSE ENCLOSURE AND SEVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

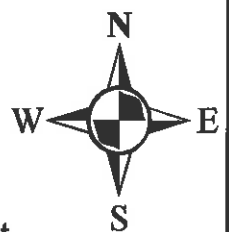
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General Plan Land Use Map

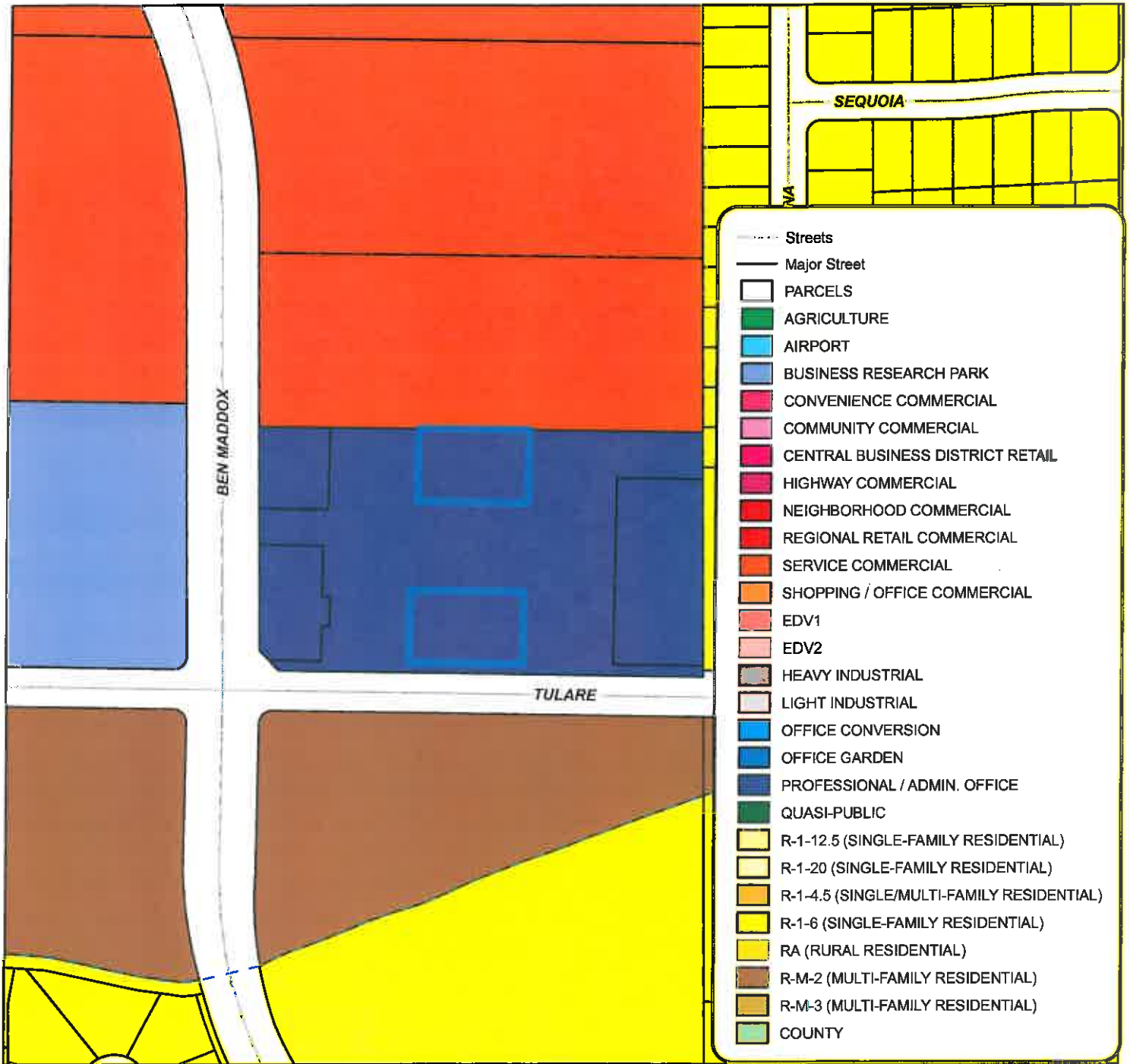


Conditional Use Permit 2012-14

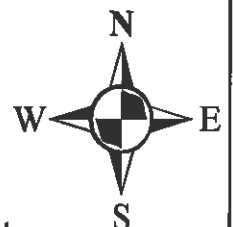
APN:100-010-038, 039, 041



Zoning Map



**Conditional Use
Permit 2012-14**
APN:100-010-038, 039, 041

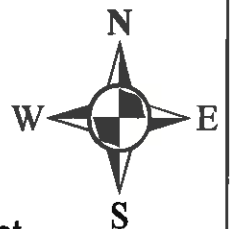


Aerial Photo



Conditional Use Permit 2012-14

APN:100-010-038, 039, 041





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 13, 2013

PROJECT PLANNER: Paul Scheibel, AICP, Planning Services Manager
(phone: 713-4369)

SUBJECT: Conditional Use Permit No. 2013-15: A request by Bueno Family Trust to establish a general office use in an existing 12,220 sq. ft. building in the Service Commercial (CS) zone, and to locate required parking at two offsite locations. The building site is located at 901 East Main Street (APN 094-204-006); the offsite parking locations are located at 900 East Main Street (APN 094-201-001) and 120 South Burke Street (APN 094-204-007).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-15, based on the findings and subject to the conditions contained in Resolution No. 2013-21.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-15 based on the findings in Resolution No. 2013-21.

PROJECT DESCRIPTION

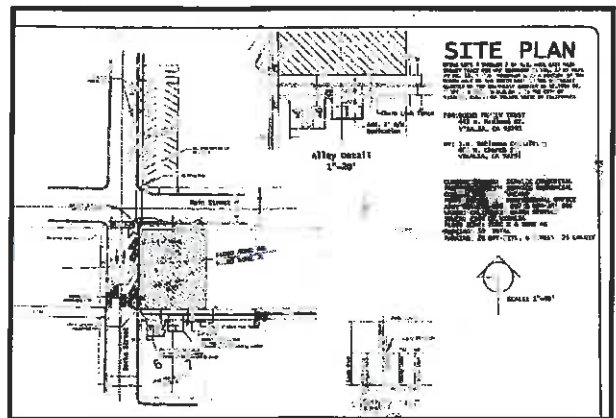
Conditional Use Permit No. 2013-15 is to establish a general office use in an existing 12,220 sq. ft. building in the Service Commercial (CS) zone, and to locate required parking at two offsite locations. The building will be partitioned to create the primary use totaling 9,965 square feet, and a remaining leasable space of 2,255 square feet. Pedestrian access to the primary space will be from the existing entry at the corner of Burke and Main Streets. The leasable space will be accessed from a new entrance on Burke Street.

The applicant's Operational Statement states the business will generate approximately 6-12 customers per day. The floor plan for the building improvements depicts 17 employee work stations.

Parking for the building's general office use is calculated at one space per 250 sq.ft. of floor area, for a total parking requirement of 49 spaces. This CUP request also includes a proposal for offsite parking (VMC section 17.34.060), with the proposed locations in an existing parking lot on the north side of Main Street, and on a portion of the adjacent property to the south of the building's parcel. The applicant owns both of the parcels proposed to provide parking to the building. Consequently, these parcels are incorporated into the overall CUP application.

The site plan depicts proposed angled parking along Burke Street. These parking spaces are not included in the parking calculations for the project. Further, the proposed on-street parking reconfiguration is outside of the discretionary purview of the Planning Commission. The applicant has been advised of this situation and acknowledges this exclusion from the CUP application.

The existing building is proposed to receive façade enhancements along the two street frontages to present an office appearance. This would change the original appearance



from that of a manufacturing and shop appearance to a modern office design. Exterior changes will include finish enhancements at the main entry, large window panels, faux buttresses, and a drop canopy extending along the full length of the window panels. The existing roll-up door near the southwest corner of the building will be replaced with a new commercial pedestrian entry for the separate leasable space portion of the building. The south and east elevations are not proposed to have façade enhancements.

BACKGROUND INFORMATION

General Plan Land Use Designation:	CS (Service Commercial)
Zoning:	CS (Service Commercial)
Surrounding Land Use and Zoning:	North: Used car lot/CS South: Shop building/CS East: Used car lot and shop building/CS West: Portuguese Social Hall, machine shop, used car lot/CS
Environmental Review:	Categorical Exemption No. 2013-26 (Section 15301 Existing Facilities)
Special Districts / Designations:	East Downtown Strategic Master Plan
Site Plan:	Site Plan Review No. 2013-042

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The items identified below represent projects that were approved in the greater Downtown area.

Conditional Use Permit No. 2011-16, approved by the Planning Commission on August 8, 2011, was a request by Family Health Care Network to construct a new 29,128 square foot two-story addition to the Health Center.

Conditional Use Permit No. 2011-20, approved by the Planning Commission on September 12, 2011, was a request by Main Street Promenade, LLC to allow a private 33-space parking lot on a 0.59 acre parcel in the C-D-T (Central Business District Zone) to be used by tenants of the Main Street Promenade building. The site is located on the northeast corner of East Main Street and North Santa Fe Street.

Conditional Use Permit No. 2013-09, approved by the Planning Commission on March 25, 2013, was a request by ImagineU to construct a new 15,600 square foot children's educational facility at 603 East Oak Avenue. The project included parking adjacent to the building site.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit request based on the project's consistency with the General Plan and Zoning Ordinance. The project is also consistent with the vision contained in the East Downtown Strategic Plan (accepted but as yet not adopted by the City Council). The East Downtown Strategic Plan envisions rejuvenation of the area, and transition from industrial shop space and auto-related uses to more dense urban uses to complement the Downtown area.

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 project is consistent with the draft East Downtown Strategic Plan.
 - b. 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.
 - c. 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 Categorically Exempt under the California Environmental Quality Act (CEQA). The project qualifies for exemption under Section 15301 (Existing Facilities). Therefore Categorical Exemption No. 2013-26 has been prepared for the project.

RECOMMENDED CONDITIONS OF APPROVAL

- 1) That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-042, and Operational Statement Exhibit A.
- 2) That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "B", except as follows:
 - a) The northern parking lot (APN 094-204-006) shall be re-finished, and shall be re-stripped to current City of Visalia Engineering Design & Improvement Standards.
 - b) The northern parking lot shall not require on-site landscaping.
 - c) On the southern parking lot (APN 094-204-007) the applicant shall design and install a positive vehicle barrier system to preclude vehicle transit or parking on the portion of the parcel not proposed for development. The design and installation shall be to the satisfaction of the City Planner.
 - d) The 10-foot wide side street landscape setback for the southern parking area shall be landscaped and irrigated in accordance with all City standards.
 - e) The on-street diagonal parking on Burke Street is specifically excluded from the approval of CUP 2013-15, and shall not be installed as part of this CUP 2013-15 except and unless directed by the City Engineer.
- 3) The Applicant shall prepare a deed restriction to the satisfaction of the City Planner that includes the following requirements:
 - a) Parking is for the exclusive use of the 900 East Main Street building.
 - b) Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
 - c) The maximum parking credit allowed by this CUP shall be twenty-six (26) parking spaces for the northern parking lot and two (2) spaces for the northern parking lot, regardless of subsequent approvals or modifications of CUP 2013-15.
- 4) That the site be constructed in substantial compliance with the floor plans attached herein as Exhibit "C", and Elevations "D".
- 5) That all signs shall require a separate building permit.

- 6) That all other City, State and Federal codes and ordinance be met.
- 7) That the Applicant submits to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-15 prior to the issuance of any building permits for this project.
- 8) That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.

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 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.

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plan
- Exhibit "C" - Floor Plan
- Exhibit "D" – Elevations
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps

RELATED PLANS AND POLICIES

The following Zoning Ordinance policies apply to the proposed project:

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)

17.38.020 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.

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. (Prior code § 7526)

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)

17.34.030 Standards for off-street parking facilities.

All off-street parking facilities shall conform with the following standards:

A. All parking areas shall have adequate ingress and egress to a street or alley.

B. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the site plan review committee.

C. The parking area, aisles and access drives shall be surfaced with an asphalt concrete surfacing of two inch minimum thickness on a four inch untreated rock base. The subgrade shall be compacted to a minimum relative compaction of ninety (90) percent. The minimum slope of asphalt paved surface in the direction of drainage shall be twelve (12) inches per one hundred (100) feet and the minimum slope of concrete gutters shall be three inches per one hundred (100) feet.

D. The four inch untreated rock base may be modified on basis of an "R" value test of the existing soil. The test to be made with a traffic index of 5.0.

E. On major developments service roads shall be designed to carry the traffic loads anticipated.

F. No parking areas shall be located within a required front setback or within a street side setback of a corner lot.

G. Each parking space shall conform to standards as specified by the city traffic engineer. Open spaces shall be plainly marked by striping.

H. Parking spaces for the physically handicapped person shall be provided in all commercial, quasi-public, industrial, and professional and administrative office districts. Each handicap parking space shall be nineteen (19) feet in length and fourteen (14) feet in width including a five-foot ramp area which must be cross hatched with white paint so as to identify it as a walkway. When two handicapped spaces are required, each space shall be nineteen (19) feet in length, but may be nine feet in width separated by a five-foot common ramp area. Each handicapped parking space shall be clearly identified as set forth in the California Vehicle Code, Section 22511.8(a). One stall for the physically handicapped shall be provided for each fifty (50) parking spaces, or fraction thereof, and shall be located as near as practical to any public entrance on a development as approved by the site plan review committee. Said parking spaces for the handicapped shall be properly painted, stenciled, and/or signed and maintained in a reasonable manner.

I. Parking spaces for "compact automobile" will be permitted providing that each parking space is not less than fifteen (15) feet in length and seven and one-half feet in width, exclusive of aisles and access drives. Number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. Any compact parking shall be approved by the site plan review committee.

J. If the parking area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.

K. In all P(C), P-PA, P-OC, P-OG, or P-BRP districts where a site adjoins or is directly across the street from an R-A, R-1, or R-M zone, a concrete block or masonry wall not less than six feet in height shall be located on the property line except in a required front yard, in which case the wall shall be three feet, and suitably maintained.

L. No repair work or servicing of vehicles shall be conducted on a parking area. (Prior code § 7497)

17.34.040 Landscape requirement.

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review committee. All off-street parking facilities shall conform with the following standards, but not limited to:

A. A plot plan indicating the location of all landscaping shall be submitted for approval;

B. Not less than six percent of a parking lot comprising up to twenty (20) parking spaces shall be landscaped and continuously maintained;

C. Not less than ten percent of a parking lot comprising more than twenty (20) parking spaces shall be landscaped and continuously maintained;

D. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more;

E. A planting list shall be shown on the required plot plan to obtain a grading permit, or building permit, for the buildings for which the parking lot is provided, which planting list shall give the botanical

and common names of the plants to be used, the sizes to be planted, the quantity of each, and the spacing to insure balance and design. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan;

F. The site plan review committee shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the committee deems it necessary to improve the aesthetic character of the project. (Prior code § 7498)

17.34.050 Shared parking.

The planning commission and city council may grant an exception to the total number of spaces required when the joint users of a parking facility have divergent needs with respect to daytime versus nighttime use, or weekdays versus Saturdays or Sundays. Conditions for allowing shared parking are:

A. The buildings and uses shall be within three hundred (300) feet of the nearest point by walking distance within a parking facility to said building or use;

B. The applicant shall show there is no conflict in the principal operating hours of the buildings or uses;

C. A shared parking agreement between the principal parties and the city shall be entered into which restrict the shared parking area to a parking use only. (Prior code § 7499)

17.34.060 Location of off-street parking facilities.

A. In an A, R-A, R-1, R-M, P(C), P-PA, P-OC, P-OG, P-BRP, P(I) zone, except P-C-DT, off-street parking facilities prescribed in Section 17.34.020 shall be located on the same site as the use for which the spaces are required or on an adjoining site (if an exception is approved) or a site separated only by an alley from the use for which the spaces are required.

B. In a P-C-DT district, off-street parking facilities prescribed in Section [17.34.020](#) shall be located within three hundred feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. Such spaces shall be deemed to provide parking for one use only unless approved subject to Section [17.34.050](#). (Prior code § 7500)

17.34.070 Off-street loading facilities required.

A. In all commercial and manufacturing zones; and in P-PA, P-OC, P-OG, P-BRP or multiple residential zones, if required by the commission, there shall be located on the site of each building or structure, off-street loading facilities for vehicles. Where, in the opinion of the site plan review committee, a practical difficulty is involved relating to site size, existing development or access, the planning commission may grant an exception to any portion of the requirements necessary to achieve the intent of this section. For all commercial and industrial buildings, one off-street loading berth shall be provided if the gross floor area exceeds five thousand (5,000) square feet, and one additional berth shall be provided for each additional ten thousand (10,000) square feet. No off-street loading berths shall be required for buildings of less than five thousand (5,000) square feet of gross floor area.

B. The location of off-street loading facilities shall be approved by the site plan review committee. (Prior code § 7501)

17.34.080 Standards for off-street loading facilities.

Off-street loading facilities provided in compliance with Section [17.34.070](#) shall conform to the following standards:

- A. The loading area, aisles and access drives shall be fully hard surfaced with asphaltic concrete of minimum thickness of two inches, over four inches of untreated rock base;
- B. If the loading area is illuminated, lighting shall be deflected away from abutting residential sites to prevent annoying glare;
- C. No repair work or servicing of vehicles shall be conducted in a loading area. (Prior code § 7502)

17.34.090 Existing uses.

No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition. (Prior code § 7503)

17.30.200 Development standards--Design district E.

The following development standards shall apply to property located in district E. See [Chapter 17.24](#) for additional BRP zone design standards:

- A. Building height: sixty (60) feet maximum.
- B. Required yards:
 - 1. Front: ten feet minimum, excepting properties within the P-C-DT zone district in which case structure may be located on property line;
 - 2. Side: zero;
 - 3. Street side on corner lot: ten feet minimum, except for corner properties fronting Main Street within the P-C-DT zone;
 - 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 5. Rear: zero;
 - 6. Rear yards abutting R-A, R-1 or R-M district: fifteen (15) feet minimum;
- C. Parking as prescribed in [Chapter 17.34](#).
- D. Site area: six thousand (6,000) square feet.
- E. Landscaping:
 - 1. Front: ten feet minimum;
 - 2. Side: five feet minimum (except where a structure is located on a side property line);

3. Street side on a corner lot: ten feet minimum;
4. Rear: five feet minimum (except where a structure is located on a rear property line). (Prior code § 7470)

Article 2. Central Business District Parking Zone

17.30.020 Purpose and intent.

To insure that uses established within the central business district parking zones meet minimum off-street parking standards outlined under [Chapter 17.34](#) of the Visalia Municipal Code or, that such uses pay an in-lieu fee for future downtown parking facilities. (Ord. 2001-03 § 5 (part), 2001: prior code § 7437)

17.30.025 Location.

This article shall apply to the central business district parking zone A and central business district parking zone B as indicated by the central business district parking zone map on file with the city clerk. (Ord. 2001-03 § 5 (part), 2001: Ord. 97-20 §§ 1, 2, 1997: prior code § 7438)

17.30.030 Required parking/imposition of in-lieu fee.

A. Any person who, after the effective date of this article, seeks to construct any new building or structure or make alterations and/or enlargements of existing uses shall provide off-street parking in proportion to the need created by the land use requirements outlined in Visalia Municipal Code Section [17.34.020](#).

In the case of alterations and/or enlargements of existing uses, or a change of uses within an existing structure, Section [17.34.020](#) parking space requirements shall apply only to the additional use as specified in Section [17.34.090](#), based on the last previous use of the property or structure.

If off-street parking spaces are not provided in accord with Section [17.34.020](#), a parking in-lieu fee shall be assessed by city in the manner and amount as set forth in this article.

B. Parking in-lieu fees may be used in-lieu of providing the required parking spaces under Section [17.34.020](#) for real properties within central business district parking zones. Parking in-lieu fees may replace up to one hundred (100) percent of the required on-site parking spaces for real properties within the central business district parking zone A. Parking in-lieu fees may be used to replace up to fifty (50) percent of the required on-site parking spaces for real properties within the central business district parking zone B. A minimum of fifty (50) percent of the on-site parking required, under Section [17.34.020](#), shall be provided in the central business district parking zone B.

C. No permit for any activity requiring provision of off-street parking or payment of in-lieu fees shall be issued unless and until the off-street parking is included in the proposed plans and specifications or the in-lieu fee required has been paid or provided for payment as set forth in this article. (Ord. 2001-03 § 5 (part), 2001: prior code

§ 7439)

17.30.035 Fee.

A. The city council shall establish by resolution, a parking in-lieu fee calculated to provide the sum of money necessary to provide future public parking facilities which will benefit the proposed use. Such fee shall be conditional and based on the following findings by the city council:

1. That the parking in-lieu fee is proportionate to the cost of acquiring land and constructing off-site parking; and

2. That the parking in-lieu fee is fairly apportioned on the basis of benefits conferred on the property developed or to be developed or on the need for off-street parking created by proposed or existing development of property.

B. The parking in-lieu fee shall be that amount as established by resolution of the city council. Effective July 1, 2002 and each July first thereafter, the in-lieu fee shall be adjusted in accordance with the following criteria:

1. On April 1st of each year the city engineer shall review the current Engineering News Record Construction Cost Index (ENRCCI) for the cities of Los Angeles and San Francisco, California. When the average of such indices differs from the average of the indices for the preceding April 1st, the factor of increase or decrease shall be applied to the in-lieu fee. Such factor shall be computed by dividing the average ENRCCI for the current April 1st by that pertaining to the previous April 1st. The parking in-lieu fee rate may be multiplied by the factor to determine the adjusted parking in-lieu fee rate. The city engineer shall present the new fee rate for adoption by resolution of council after at least one public hearing.

2. If in the determination of the city engineer the adjustment of the in-lieu fee produced by the procedure in subsection (B)(1) of this section is not representative of the actual changes in costs of parking facilities, the city engineer may, in lieu of the procedure set forth in said paragraph, compute a new parking in-lieu fee rate for adoption by resolution of the city council. The city council may adopt the new fee rate upon a majority vote after at least one public hearing.

3. In the event of the adoption of a new schedule of fees by resolution of the city council, such new schedule shall become effective sixty (60) days after the adoption thereof by the city council. The adjustment of such schedule provided in subsection (B)(1) of this section shall begin the April 1st next occurring after adoption of the schedule. (Ord. 2001-03 § 5 (part), 2001)

17.30.040 Payment of parking in-lieu fee.

A. The feepayer shall pay the in-lieu fee required by this article to the city prior to the issuance of a building permit or certificate of occupancy. In the case where such fees are due by virtue of a change or expansion of use which does not require a certificate of occupancy, payment shall be due before such change or expansion takes place.

B. All funds collected shall be properly identified and promptly transferred for deposit in a parking in-lieu fee fund and used solely for the creation of additional parking within the central business district parking zones as set forth in this article. (Ord. 2001-03 § 5 (part), 2001)

17.30.045 Timing of fee payment/security.

A. Notwithstanding the requirements of Section [17.30.040](#), the payment of the required parking in-lieu fees may be made in ten (10) equal installments as follows:

1. The first ten (10) percent installment shall be due at the time a building permit or certificate of occupancy is issued and/or intensification or initiation of use which causes the fee to be assessed.

2. The remaining ninety (90) percent shall be paid in twenty (20) percent installments annually on the anniversary of the first installment. The interest rate shall be a fixed rate computed initially on the

basis of an interest rate equal to the most recently calculated average annual interest received on all of the city's investment funds plus two (2) percent.

B. Any portion of the in-lieu fee which is not paid prior to the issuance of a building permit, certificate of occupancy and/or intensification or initiation of use which causes the fee to be assessed, and alternatively employs the payment method outlined in subsection A of this section, shall be adequately secured. Such security shall be subject to approval by the city manager or his/her designee and shall be one of the following types:

1. A bond or bonds by one or more duly authorized corporate sureties; or
2. A deposit, either with the city or a responsible escrow agent or trust company, at the option of the city, or money or negotiable bonds of the kind approved for securing deposits of public moneys; or
3. An instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit by such a financial institution; or
4. A note secured by a deed of trust in real property. If the deed of trust is subordinate to other deeds of trust against the property, the total encumbrances against the property, including the proposed subordinate deed of trust, shall not exceed eighty-five (85) percent of the appraised value of the property. The applicant requesting such type of security shall obtain, at its expense, an appraisal of the property by a certified real estate appraiser.
5. Rolling the balance due, including interest, to the property tax roll. This method is only available to the owner of the property, or in the case of a leasehold or rental interest, with the property owner's consent. Owner shall work with the Finance Department of the city and execute the documents necessary to implement this alternative. The placement on the property tax roll may cause the second installment payment to occur earlier or later than one year after the initial payment depending on the timing of the placement on the property tax roll. The collection on the property tax roll shall not preclude the earlier payment of the balance due.
6. Notwithstanding the requirement for security as prescribed in this subsection, the city manager or his/her designee may allow the owner-applicant to make the installment payments on the anniversary of the first installment without the requirement of security described herein subject to a signed agreement which provides that should any installment payment become thirty (30) or more days delinquent, that installment and accrued interest shall be placed on the property tax roll. Any remaining installments due and owing shall continue to become due on the anniversary of the initial installment and are subject to being rolled to the tax role if not paid within thirty (30) days of when due. The collection on the property tax roll shall not preclude the earlier payment of the balance due.

C. The ten (10) equal installment plan shall be contingent upon proper security and subject to the execution of a covenant accepting the terms of the approval, in a form approved by the city attorney, which covenant shall run with the land and be recorded with the county recorder by the city clerk. (Ord. 2008-06 § 1, 2008; Ord. 2002-01 § 2, 2002)

17.30.050 Parking in-lieu fee trust fund.

A. Fees collected pursuant to this article shall be deposited by the city in a special fund entitled "central business district parking zones parking in-lieu fund," which is established.

B. The central business district parking zones parking in-lieu fund shall be used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district parking zones. (Ord. 2001-03 § 5 (part), 2001)

17.30.055 Refund of fees paid.

In-lieu fees collected under this article shall be deposited into the central business district parking zones parking in-lieu fund and committed, either by the formation of an improvements district or by allocation to a project.

A. For the fifth fiscal year following the first deposit into the fund, and every five years thereafter, the local agency shall make all of the following findings with respect to the portion of the fund remaining unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee is to be put;
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements;
4. Designate the approximate date on which the funding referred to in subsection (A)(3) of this section is expected to be deposited into the appropriate account or fund.

The foregoing findings need only be made for moneys in possession of the city, and need not be made with respect to letters of credit, bonds, or other instruments taken to secure payment of the fee at a future date.

B. When sufficient funds have been collected to complete financing on incomplete public improvements for which the fund was established, and the improvements remain incomplete, the city shall identify, within one hundred eighty (180) days of the determination that sufficient funds have been collected, an approximate date by which the construction of the public improvement will be commenced. If this determination is not made in the time and manner outlined herein, the unexpended portion of the fees collected shall be refunded to the then current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, and any interest accrued thereon, less a five percent administrative fee as compensation for collection of the fee and administration of this article.

C. The refund of unexpended revenues may be by direct payment, by temporary suspension of fees, or by any other reasonable means adopted by resolution of the city council.

D. If the administrative cost of refunding unexpended revenues exceeds the amount to be refunded, the city council, after a public hearing, notice of which has been published pursuant to Government Code Section 6061, and posted in three prominent places within the central business district parking zones, may determine that the revenues shall be allocated for some other purpose for which fees are collected subject to this chapter and which serves the project on which the fee was originally imposed. (Ord. 2001-03 § 5 (part), 2001: prior code § 7439.1)

17.30.060 Exemptions and credits/transfer.

A. Exemptions. The following shall be exempted from payment of the parking in-lieu fee:

The first one thousand five hundred (1,500) square feet of gross building area of existing buildings where occupancy is changing to a more intensive use. This exemption shall not apply to residential uses converting to office or commercial uses.

B. Credits/Transfer. The following credits shall be made against required parking in-lieu fees and subject to the following transfer restrictions:

1. Credit for prior parking in-lieu fee installments for a new use or expansion thereof if installments are current.
2. In the event that a lessee making payments pursuant to this section ceases to occupy the leased premises prior to making the full parking in-lieu fee payments, no parking in-lieu fee credit may be transferred unless the owner or new tenant assumes the obligation to pay the remaining installments.
3. No refund of such payments shall be made when there is a change to a use requiring less parking.
4. Parking in-lieu fees paid for pursuant to the provisions of this article shall be assigned only to the property for which the building permit or certificate of occupancy was issued and shall not be assigned or transferred for use on any other property. (Ord. 2001-03 § 5 (part), 2001: prior code § 7440)

RESOLUTION NO. 2013-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-15, A REQUEST BY BUENO FAMILY TRUST TO ESTABLISH A GENERAL OFFICE USE IN AN EXISTING 12,220 SQ. FT. BUILDING IN THE SERVICE COMMERCIAL (CS) ZONE, AND TO LOCATE REQUIRED PARKING AT TWO OFFSITE LOCATIONS. THE BUILDING SITE IS LOCATED AT 901 EAST MAIN STREET (APN 094-204-006); THE OFFSITE PARKING LOCATIONS ARE LOCATED AT 900 EAST MAIN STREET (APN 094-201-001) AND 120 SOUTH BURKE STREET (APN 094-204-007)

WHEREAS, Conditional Use Permit No. 2013-15 is a request by The Bueno Family Trust to establish a general office use in an existing 12,220 sq. ft. building in the Service Commercial (CS) zone, and to locate required parking at two offsite locations.

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 13, 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 project is Categorically Exempt under the California Environmental Quality Act (CEQA). The project qualifies for exemption under Section 15301 (Existing Facilities). Therefore Categorical Exemption No. 2013-26 has been prepared for the project.

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 of Zoning Ordinance Section 17.38.110:
 - a. The proposed project is consistent with the draft East Downtown Strategic Plan.
 - b. 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.
 - c. 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.

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 project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-042, and Operational Statement Exhibit A.

- 2) That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "B", except as follows:
 - a) The northern parking lot (APN 094-204-006) shall be re-finished, and shall be re-stripped to current City of Visalia Engineering Design & Improvement Standards.
 - b) The northern parking lot shall not require on-site landscaping.
 - c) On the southern parking lot (APN 094-204-007) the applicant shall design and install a positive vehicle barrier system to preclude vehicle transit or parking on the portion of the parcel not proposed for development. The design and installation shall be to the satisfaction of the City Planner.
 - d) The 10-foot wide side street landscape setback for the southern parking area shall be landscaped and irrigated in accordance with all City standards.
 - e) The on-street diagonal parking on Burke Street is specifically excluded from the approval of CUP 2013-15, and shall not be installed as part of this CUP 2013-15 except and unless directed by the City Engineer.
- 3) The Applicant shall prepare a deed restriction for the northern and southern parking lots to the satisfaction of the City Planner that includes the following requirements:
 - a) Parking is for the exclusive use of the 900 East Main Street building.
 - b) Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
 - c) The maximum parking credit allowed by this CUP shall be twenty-six (26) parking spaces for the northern parking lot and two (2) spaces for the southern parking lot, regardless of subsequent approvals or modifications of CUP 2013-15.
- 4) That the site be constructed in substantial compliance with the floor plans attached herein as Exhibit "C", and Elevations "D".
- 5) That all signs shall require a separate building permit.
- 6) That all other City, State and Federal codes and ordinance be met.
- 7) That the Applicant submits to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-15 prior to the issuance of any building permits for this project.
- 8) That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.

OPERATIONAL STATEMENT
901 W. MAIN STREET OFFICE BUILDING



Hours of operation: Monday–Friday 8:00 a.m. to 5:00 p.m. open for business, staff hours vary between 6:00 a.m. and 7:00 p.m. and occasional weekends.

Type of use: General office – professional services

Number of customers per day average: 6-12 walk-in customers per day

Number of cars (from customers) expected each day: 6-12

The offsite parking lot directly to the north will be used for parking for this facility.

EXHIBIT A

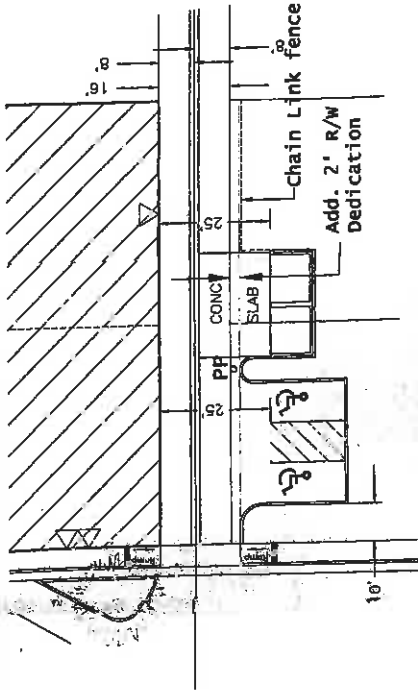
SITE PLAN

BEING LOTS 4 THROUGH 7 OF R. E. HYDE EAST MAIN STREET TRACT PER MAP RECORDED IN VOL. 17 OF MAPS, AT PG. 13, T.C.R. TOGETHER WITH A PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, T.18S., R.23E., M.D.B. 4M., IN THE CITY OF VISALIA, COUNTY OF TULARE STATE OF CALIFORNIA.

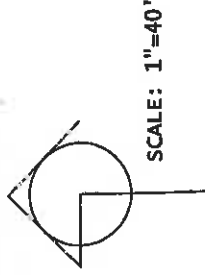
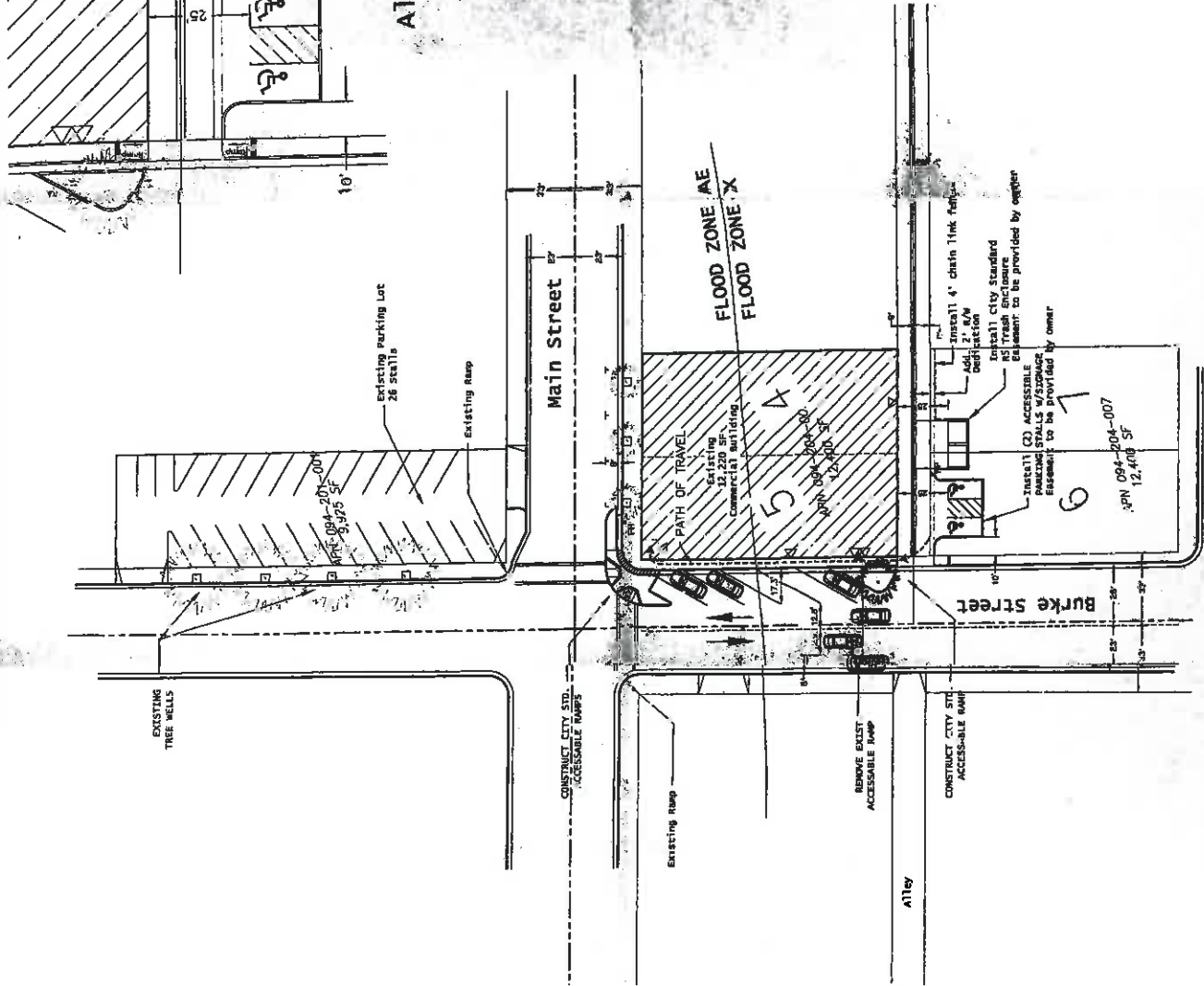
FOR: BUENO FAMILY TRUST
445 N. Midland ST.
VISALIA, CA 93291

BY: J.R. Robinson Consulting
401 N. Church ST
VISALIA, CA 93291

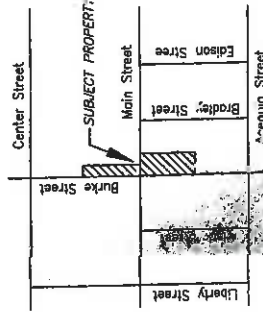
CURRENT ZONING: SERVICE COMMERCIAL
PROPOSED ZONING: SERVICE COMMERCIAL
CITY OF VISALIA
APPLICANT: VACANT
PROFESSIONAL OFFICE
APN: 094-204-006, 007 & 008-201-001
WATER: VISALIA CITY WATER SERVICE
SEWER: CITY OF VISALIA
FLOOD ZONE: ZONE X & ZONE AE
TOTAL PARKING: 59
PARKING: 28 OFF-SITE, 6 STREET, 25 CREDIT



Alley detail
1"=20'



SCALE: 1"=40'



NEIGHBORHOOD MAP
1"=40' SCALE

EXHIBIT B

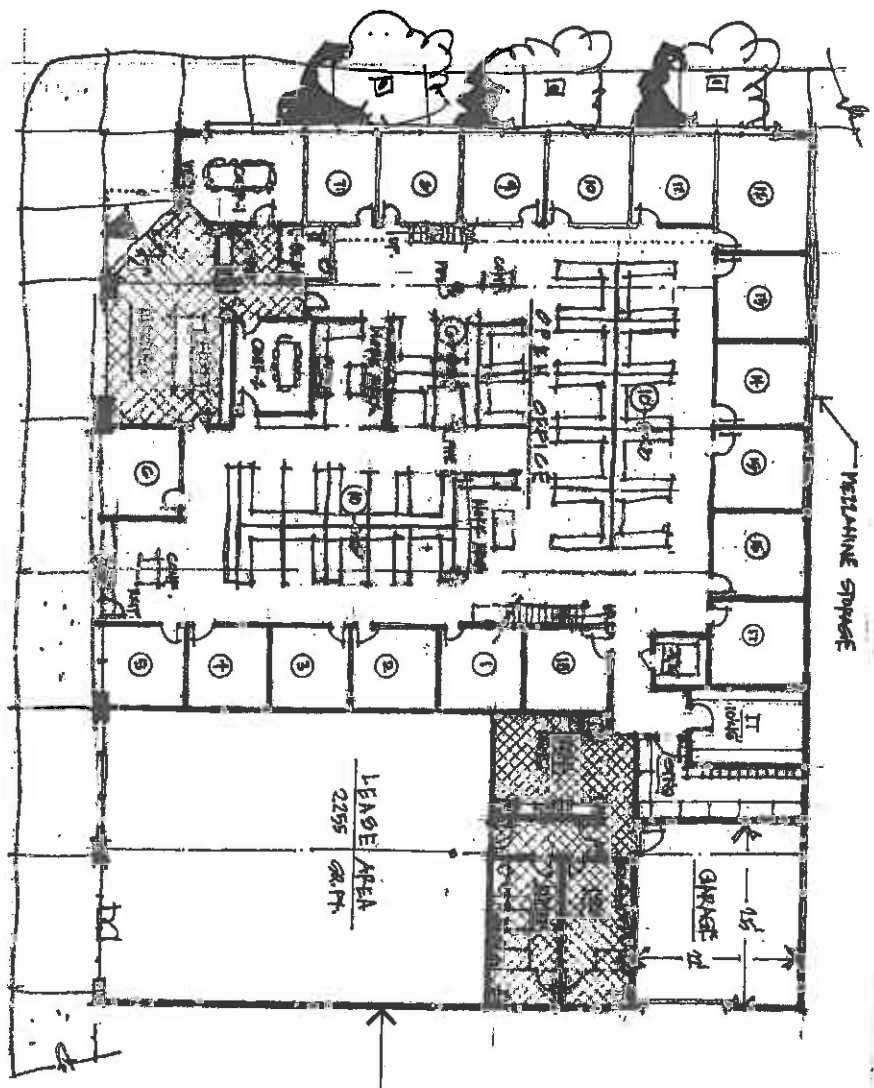
Preliminary Floor Plan

12,136 sq. ft.



BURKE STREET

MAIN STREET



Existing Office Shell

BUENO FAMILY TRUST:
Office Renovation & Remodel
Visalia, Calif.
DRAWING TITLE
Preliminary Floor Plan



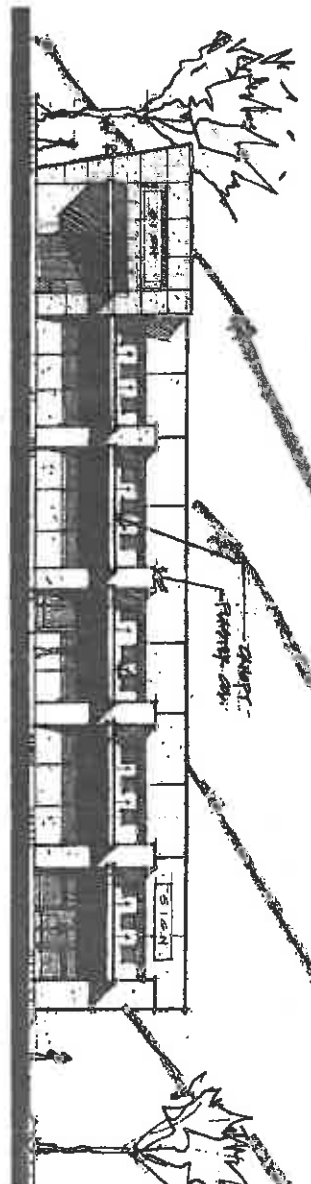
TETER, LLP
7550 N. PALM AVE. 201 | FRESNO, CA 93711 | 559.437.2867
120 E. BIRDING ST. 100 | VISALIA, CA 93291 | 559.433.7544
ARCHITECTS ENGINEERS CONNECTED

NOT FOR CONSTRUCTION

DATE	BY	DESCRIPTION
1	05-25-2013	Preliminary

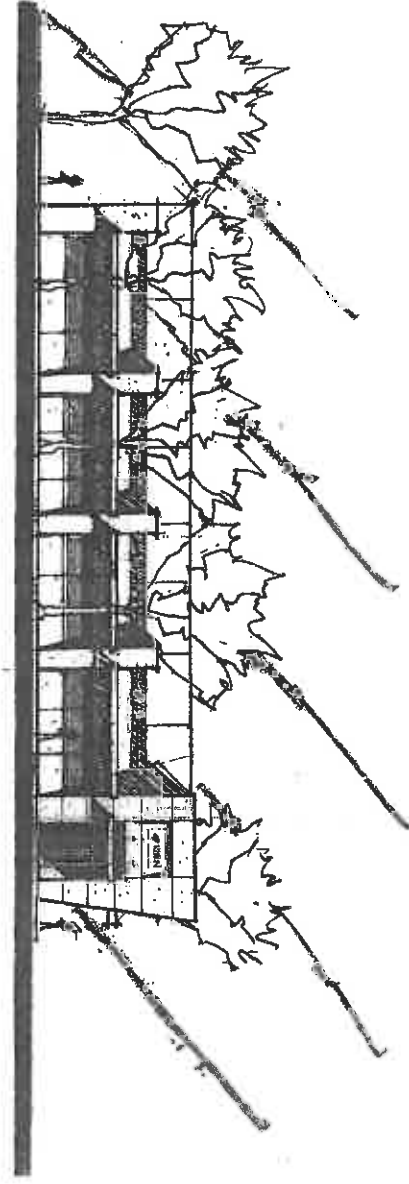
While I, LP, represent and warrant the accuracy of the information provided and other pertinent data in these plans, the drawings, the data and design, I make no warranty, expressed or implied, as to the accuracy of the information provided, or that it is not subject to change or in part, for any other project without the written authorization of the architect.

EXHIBIT C



Burke St. Elevation

1/8" = 1'-0"



Main St. Elevation

1/8" = 1'-0"

PROJECT NO. 12-06921
DRAWING

BUENO FAMILY TRUST :
Office Renovation & Remodel
Visalia, Calif.
DRAWING TITLE Preliminary Exterior Elevations



TETER, LLP
7500 N. PALM AVE. 101 FRESNO, CA 93711 | 894.337.8810
100 S. BRIDGE ST. 100 VISALIA, CA 93271 | 894.424.8241
ARCHITECTS ENGINEERS CONNECTED

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	01-25-2012	Preliminary

This set of drawings is prepared for general information only and does not constitute a contract. It is not to be used for any other purpose without the prior written consent of the architect.

EXHIBIT D

MEETING DATE **3/13/13**
SITE PLAN NO. **13-042**
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)

MEETING w/ COMMITTEE
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:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION - **CWP** PARK/RECREATION
 - HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



MEETING DATE 03/13/2013
SITE PLAN NO. 13-042
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.

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Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS Engineering meeting / Conditional Use Permit required

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

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: March 13, 2013
SITE PLAN NO: SPR13042
PROJECT TITLE: OFFICE
DESCRIPTION: PROPOSED OFFICE IN AN EXISTING 12,400 SF BUILDING ON 12,443 SF AREA (CS ZONED) MAIN ST VISALIA ASSOCIATES
APPLICANT:
PROP OWNER: BUENO EDWARD & RUTH (TRS)
LOCATION: 901 E MAIN ST
APN(S): 094-204-006

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.

- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
 - Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
 - Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
 - Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

 - Meet State and Federal requirements for accessibility for persons with disabilities.
 - A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
 - All accessible units required to be adaptable for persons with disabilities.
 - Maintain sound transmission control between units minimum of 50 STC.
 - Maintain fire-resistive requirements at property lines.
 - A demolition permit & deposit is required. *For information call (559)713-4444*
 - Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
 - Location of cashier must provide clear view of gas pump island
 - Treatment connection charge to be assessed based on use. Credits _____
 - Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
 - Project is located in flood zone AE * Hazardous materials report.
 - Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
 - School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
 - Park Development fee \$ _____, per unit collected with building permits.
 - Existing address must be changed to be consistent with city address p *For information call (559)713-4320*
 - Acceptable as submitted

Special comments: _____

G. FERRERO
Signature

Date: 2-13-13

- 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, bolt 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:

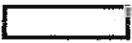
Kurtis Brown, Assistant Fire Marshal

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

ITEM NO: 1 DATE: March 13, 2013
SITE PLAN NO: SPR13042
PROJECT TITLE: OFFICE
DESCRIPTION: PROPOSED OFFICE IN AN EXISTING 12,400 SF
 BUILDING ON 12,443 SF AREA (CS ZONED)
 MAIN ST VISALIA ASSOCIATES
APPLICANT: BUENO EDWARD & RUTH (TRS)
PROP OWNER: BUENO EDWARD & RUTH (TRS)
LOCATION: 901 E MAIN ST
APN(S): 094-204-006

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

CUSTOMER WILL BUILD A R-3 CITY STANDAR REFUSE BIN ENCLOSURE.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: MARCH 13, 2013

SITE PLAN NO.: 13-042
PROJECT TITLE: OFFICE
DESCRIPTION: PROPOSED OFFICE IN AN EXISTING 12,400 SF BUILDING ON 12,443 SF AREA (CS ZONED)
APPLICANT: MAIN ST VISALIA ASSOCIATES
PROP OWNER: BUENO EDWARD & RUTH (TRS)
LOCATION: 901 E MAIN ST
APN: 094-204-006

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 20' radius; *at northwest property corner*
- Install curb; gutter
- Drive approach size: Use radius return; *alley drive approach to be upgraded to ADA compliance.*
- 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. *2' alley dedication*
- 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. **as necessary**
- 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 parking improvements to Burke street will not be permitted.**
- 2. There is a 2' alley dedication required, south side, and due prior to building permit issuance. Refer to City website for procedures and City standard formatting. Further correspondence with the Engineering Dept. is necessary.**
- 3. Proposed improvements on the vacant lot to the south shall be dimensioned from the new property line, as delineated by the 2' alley dedication.**
- 4. The trash enclosure shall meet R-3, R-5, & R-6 City refuse standards (24' enclosure, gates, and concrete apron.)**
- 5. Applicant shall repair alley surface to satisfactory conditions.**
- 6. The alley drive approach shall be repaired to satisfactory conditions and comply with current ADA and City standards. Substantial modifications to the existing approach will be required to meet compliance, therefore Engineering Dept. recommends that full replacement of the approach is necessary. Refer to City Std. C-19 for details.**
- 7. Plan check and inspection fees apply, due at time of building permit issuance.**
- 8. Pedestrian path of travel from parking lot to the north shall meet ADA standards.**
- 9. North parking lot to include trees in tree wells. Minimal landscaping required on south lot.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-042
Date: 3/13/2013

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:OFFICE)

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 type="checkbox"/> Transportation Impact Fee	
<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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003– Alyssa Netto (559) 713-4256

Date: March 13, 2013

SITE PLAN NO: 13-042
PROJECT TITLE: OFFICE
DESCRIPTION: PROPOSED OFFICE IN AN EXISTING 12,400 ST BUILDING ON 12,443 SF AREA (CS ZONED)
APPLICANT TITLE: MAIN ST VISALIA ASSOCIATES
PROP. OWNER: BUENO EDWARD & RUTH
LOCATION TITLE: 901 E MAIN ST
APN TITLE: 094-204-006

General Plan: CS – Service Commercial
Existing Zoning: CS – Service Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit – Single CUP for office and off-site parking
- Off-site Parking agreement – recorded against parking lot with City named as a principal

PROJECT SPECIFIC INFORMATION: 03/13/2013

1. This site is in the CS zone which requires a CUP for offices over 2,000 sq. ft. **NOTE: Medical Offices are not allowed in the CS zone.**
2. The parking lot on the north side of Main Street is off-site parking which requires a CUP and the recordation of an agreement for parking.
3. Additional landscaping will be required in the off-site lot to meet City standards including the addition of City standard tree wells.
4. Landscaping will be required for a portion of the parking and trash area on the south side of the alley.
5. Two foot alley dedication – See Engineering Comments
6. There is a 10 foot minimum landscape setback from Burke Street.
7. The site is in Parking District "B" in which sites must provide at least 50% of required parking on-site but can pay parking in-lieu fees for the remainder. This site has a parking credit of 25 stalls; the project requires 49 (1 stall per 250 square feet of floor area for non-medical office) and provides 28 stalls, so the parking requirement is met.
8. Because the 28 parking stalls are being provided on a separate parcel from the building, a off-site parking agreement must be approved by the City Council and recorded on the deed to the property

CITY PREFERRED GENERAL PLAN CONSISTENCY

The City of Visalia is currently undergoing a comprehensive general plan update. Staff's initial finding is that the proposed site plan appears consistent with the current Proposed Preferred General Plan. The Proposed Preferred General Plan proposes to change the land use designation of this site to Commercial Mixed Use in which office buildings are expected to be permitted. NOTE: This information is provided as a courtesy and is intended to provide information about an upcoming action; during this process land use designations may change.

CITY GENERAL PLAN CONSISTENCY

Staff's 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: "E" [17.30.200]

Maximum Building Height: 60 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	10 Feet(a)	10 Feet
➤ Side	0 Feet	5 Feet(b)
➤ Street side on corner lot	10 Feet(c)	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet(b)
➤ Rear abutting residential zone	15 Feet	5 Feet

(a) Except sites in the C-DT zone, in which case the structure may be built to property line.

(b) Except where building is on property line.

(c) Except for corner properties fronting Main Street in the C-DT zone.

Minimum Site Area: 6,000 square feet

Parking:

1. Provide 49 spaces based one space per 250 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
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).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. A planter is required every other row. Said planter shall contain trees on twenty (20) foot centers (Zoning Ordinance Section 17.30.130.C.6).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
10. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).

2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

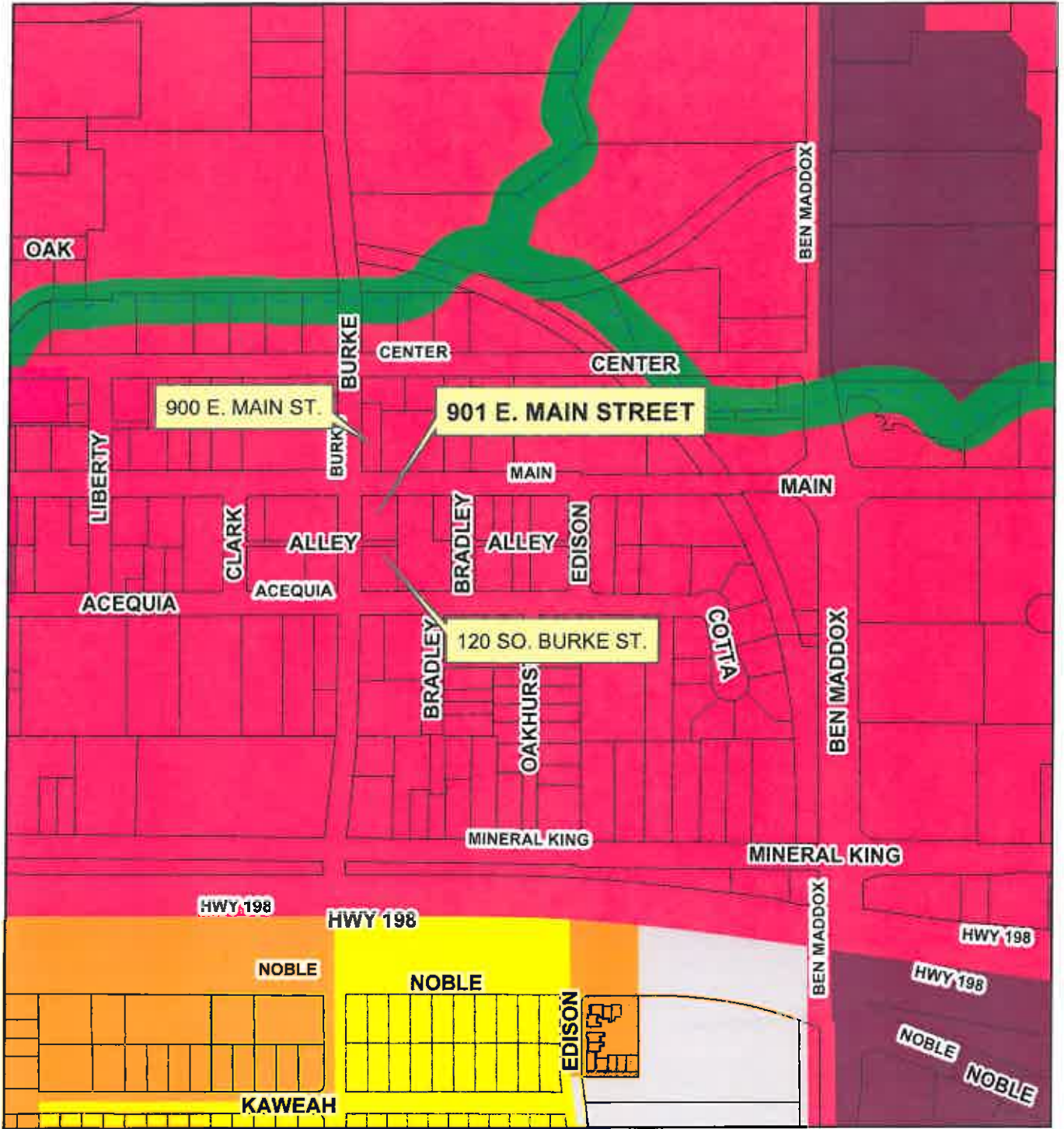
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review

Signature



BUENO FAMILY TRUST
901 E. MAIN STREET
APN 094-204-006

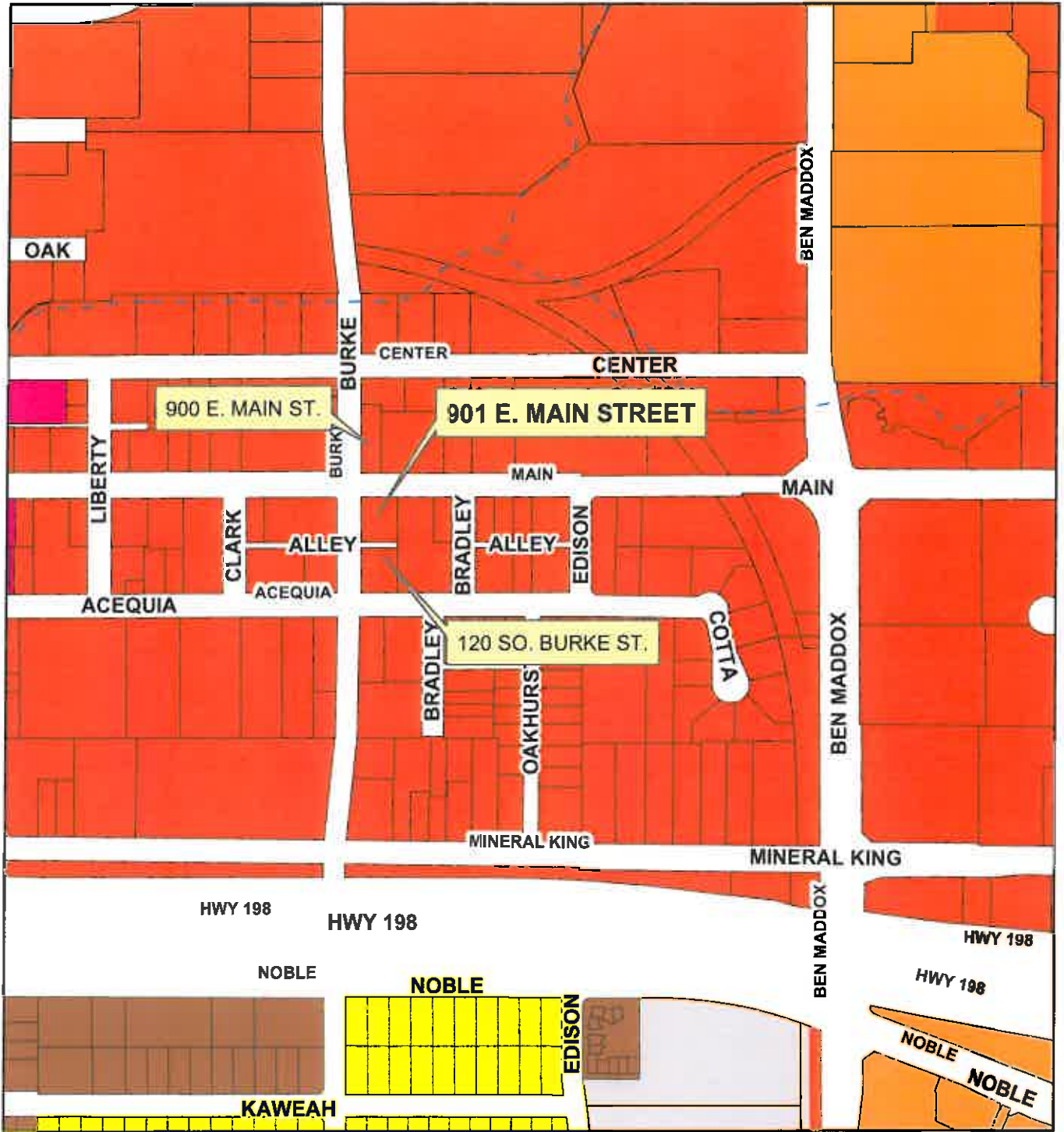


GENERAL PLAN MAP

1 inch = 417 feet



**BUENO FAMILY TRUST
901 E. MAIN STREET
APN 094-204-006**



ZONING MAP

1 inch = 417 feet



**BUENO FAMILY TRUST
901 E. MAIN STREET
APN 094-204-006**



AERIAL MAP

1 inch = 161 feet

