

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY OCTOBER 28, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –

2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments 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.

5. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION

- City Manager Introduction – Michael Olmos
- 2014 Planning Commission Meeting Calendar

6. PUBLIC HEARING – Jose Saenz

Conditional Use Permit No. 2013-28: A request by Donahue Schriber Realty Group L.P. to establish a drive-thru lane for a 10,032 square foot multi-tenant pad building in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2013-64.

7. PUBLIC HEARING – Andrew Chamberlain

Tentative Parcel Map No. 2013-03: A request by the George Family Trust to subdivide a 7.26 acre parcel into two parcels in the IL (Light Industrial) Zone. The site is located at 2410 S. Santa Fe Street (APN: 123-121-003) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2013-69.

8. PUBLIC HEARING – Paul Bernal
 Conditional Use Permit No. 2013-30: A request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 830 to add approximately 951 square feet of office space and a bookstore, 225 linear feet of a covered walkway, and 200 square feet of vestibule and restroom area to the existing church building. The site is zoned PA (Professional / Administrative Office) and R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 097-251-035). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2013-67.

9. PUBLIC HEARING – Brandon Smith
 North Sierra Estates Tentative Subdivision Map #5549: A request by Edmond and Mary Cooper, property owners (Bob Ausherman, applicant) to subdivide 5.72 acres into 22 lots for single-family residential use in the R-1-6 (Single-family residential, 6,000 sq. ft. minimum lot size) zone. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2013-68.

10. PUBLIC HEARING – Andrew Chamberlain
 Conditional Use Permit No. 2013-29: A request by Nina and Michael Clancy, and Melissa and Justin Dabadie to establish a Montessori School facility in Two Phases for Grades One through Six, with a Caretakers Residence in the Single Family Residential (R-1-6) zone. The site is located at 3502 S. Linwood Street (APN 119-360-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2013-65.

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 NOVEMBER 7, 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 TUESDAY, NOVEMBER 12, 2013

City of Visalia

Memo



To: Planning Commission
From: Sandra Cloyd, Sr. Office Assistant
Date: October 28, 2013
Re: Planning Commission Meeting for 2014

January 13	January 27
February 10	February 24
March 10	March 24
April 14	April 28
May 12	May 27 Tuesday Meeting
June 9	June 23
July 14	July 28
August 11	August 25
September 8	September 22
October 13	October 27
November 10	November 24
December 8	December 22

These dates are tentatively set for Planning Commission meetings 2014



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 28, 2013

PROJECT PLANNER: Jose Saenz, Planning Intern
Phone No.: (559) 713-4330

SUBJECT: Conditional Use Permit No. 2013-28: A request by Donahue Schriber Realty Group L.P. to establish a drive-thru lane for a 10,032 square foot multi-tenant pad building in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-28, based on the findings and conditions in Resolution No. 2013-46. 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. 2013-28 based on the findings and conditions in Resolution No. 2013-46.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-28 is a request to establish a drive-thru lane for a 10,032 square foot multi-tenant pad building as shown in Exhibit "A". The proposed drive-thru will be located on the south end of the retail building. The project site is located on the east side of Dinuba Boulevard, identified as Pad "2" of the East Center on the Orchard Walk site plan as shown in Exhibit "B". This proposed project is part of the Orchard Walk Specific Plan.

A tenant has not been identified, but it is anticipated that the drive-thru lane will have hours similar to other fast food restaurants or coffee uses with drive-thru lanes of up to 24 hours. Building elevations are provided in Exhibit "C", which match the existing center design.

The applicant had a previous approval for this drive-thru, Conditional Use Permit No. 2007-58, which lapsed on December 10, 2009 (24 months) when the building and drive-thru were not constructed. This proposal is being developed substantially consistent with the previous CUP.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Community Commercial
Zoning:	CCM (Community Commercial)
Special Districts:	Design District "K" Orchard Walk Specific Plan
Surrounding Zoning and Land Use	North: County – Vacant South: R-1-6 (Single-Family Residential) - Vacant East: CCM (Community Commercial) Existing Orchard Walk East Development

West: RM2 (Multi-Family Residential) and CCM
(Community Commercial) – Dinuba Blvd
Orchard Walk West Vacant Lot

Environmental Review: Categorical Exemption No. 2013-64

Site Plan: Site Plan Review No. 2013-148

RELATED PROJECTS

The City Council on May 29, 2007 approved Specific Plan No. 2007-02 (Orchard Walk Shopping Center). This Specific Plan was a request by Donahue Schriber to adopt the Orchard Walk Specific Plan. The mixed-use development is comprised of 425,812 sq. ft. of commercial/retail floor area and 224 multi-family residential dwelling units. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets.

The Planning Commission on December 10, 2007, per Resolution No. 2007-118, approved Conditional Use Permit No. 2007-58. The CUP was a request by Donahue Schriber to allow a drive-thru lane for this 10,000 sq. ft. retail building on an out-pad of an approved retail center totaling 299,798 sq. ft. on 23.4 acres in the Community Commercial (P-C-CM) zone. (APN: 079-071-011)

The Planning Commission on December 10, 2007, per Resolution No. 2007-119, approved Conditional Use Permit No. 2007-59. The CUP was a request by Donahue Schriber to allow a 3,915 sq. ft. fast-food restaurant with a drive-thru lane on an out-pad of an approved retail center totaling 299,798 sq. ft. on 23.4 acres in the Community Commercial (P-C-CM) zone. (APN: 079-071-011)

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2013-28, based on the project's consistency with the General Plan, the Zoning Ordinance, and the Orchard Walk Specific Plan.

Consistency with Adopted Plans

The project is consistent with the City's General Plan, Zoning Ordinance and the Orchard Walk Specific Plan. This drive-thru and 10,000 sq. ft. building pad are included in the original Specific Plan, which provides a number of policies regarding the development of this area. These plans and policies cover issues including streets, pedestrian pathways, infrastructure, aesthetics, setbacks, and parking. Staff has reviewed the policies in the Specific Plan and concludes that the proposed site configuration and elevations are consistent with the applicable policies in the Orchard Walk Specific Plan.

Access and Parking

This site is accessed through the existing vehicle access and circulation pattern at the center. Parking requirements are achieved through the existing parking center. The overall parking demand and parking provided for the center would not be changed by the proposed drive-thru facility.

Drive-thru Operations

Staff has concluded that the drive-thru lane provides adequate stacking area and traffic will not obstruct any other drive-aisles on site or the public street. If the Conditional Use Permit allowing

the drive-thru operation is approved, any significant changes to the drive-through configuration will require an additional amendment to the Conditional Use Permit. Significant changes can include, but are not limited to, an increase in the number of drive-thru lanes, relocating the lanes or the reduction of the vehicle stacking areas.

Staff recommends Condition Nos. 4 and 5 of CUP 2013-28 be adopted with this project. Condition No. 4 requires that the drive-thru lane be screened from view either by a mound or by landscaping not to exceed three (3) feet in height. Condition No. 5 requires that the drive-thru lane accommodate a 10-vehicle queue lane and that that the queuing be contained on site.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-64).

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.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-64).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the proposed project be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2013-148.
2. That the proposed project conforms to the policies and standards in the adopted Orchard Walk Specific Plan.
3. That the proposed project be developed in substantial compliance with the Site Plan in Exhibit "A". Significant changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the proposed drive-thru lane be screened from view by a mound or landscaping not to exceed three feet in height.
5. That the proposed drive-thru lane be designed to accommodate a 10-vehicle queue lane and that the queuing be contained on site.
6. That the landscape and irrigation plans be submitted as part of the building permit.

7. That the building signage comply with the Orchard Walk Specific Plan and shall be obtained under a separate permit.
8. That all applicable federal, state and city codes and ordinances be met.
9. 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. 2013-28.

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. 2013-46
- Exhibit "A" – Site Plan
- Exhibit "B" – Orchard Walk East Site Plan
- Exhibit "C" – Elevations
- Site Plan Review Comments No. 2013-148
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

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)

17.38.020 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. 2013-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-28, A REQUEST BY DONAHUE SCHRIBER REALTY GROUP L.P. TO ESTABLISH A DRIVE-THRU LANE FOR A 10,032 SQUARE FOOT MULTI-TENANT PAD BUILDING IN THE COMMUNITY COMMERCIAL (CCM) ZONE. THE PROPERTY IS LOCATED AT 3206 NORTH DINUBA BLVD (APN: 079-310-015).

WHEREAS, Conditional Use Permit No. 2013-28, is a request by Donahue Schriber Realty Group L.P. to establish a drive-thru lane for a 10,032 square foot multi-tenant pad building in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 28, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2013-28, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia as well as the Orchard Walk Specific Plan 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 (Categorical Exemption No. 2013-64).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15305.

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, the Zoning Ordinance, and the Orchard Walk Specific Plan. 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.

3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-64).

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 proposed project be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2013-148.
2. That the proposed project conforms to the policies and standards in the adopted Orchard Walk Specific Plan.
3. That the proposed project be developed in substantial compliance with the Site Plan in Exhibit "A". Significant changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the proposed drive-thru lane be screened from view by a mound or landscaping three feet in height.
5. That the proposed drive-thru lane be designed to accommodate a 10-vehicle queue lane and that the queuing be contained on site.
6. That the landscape and irrigation plans be submitted as part of the building permit.
7. That the building signage comply with the Orchard Walk Specific Plan and shall be obtained under a separate permit.
8. That all applicable federal, state and city codes and ordinances be met.
9. 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. 2013-28.

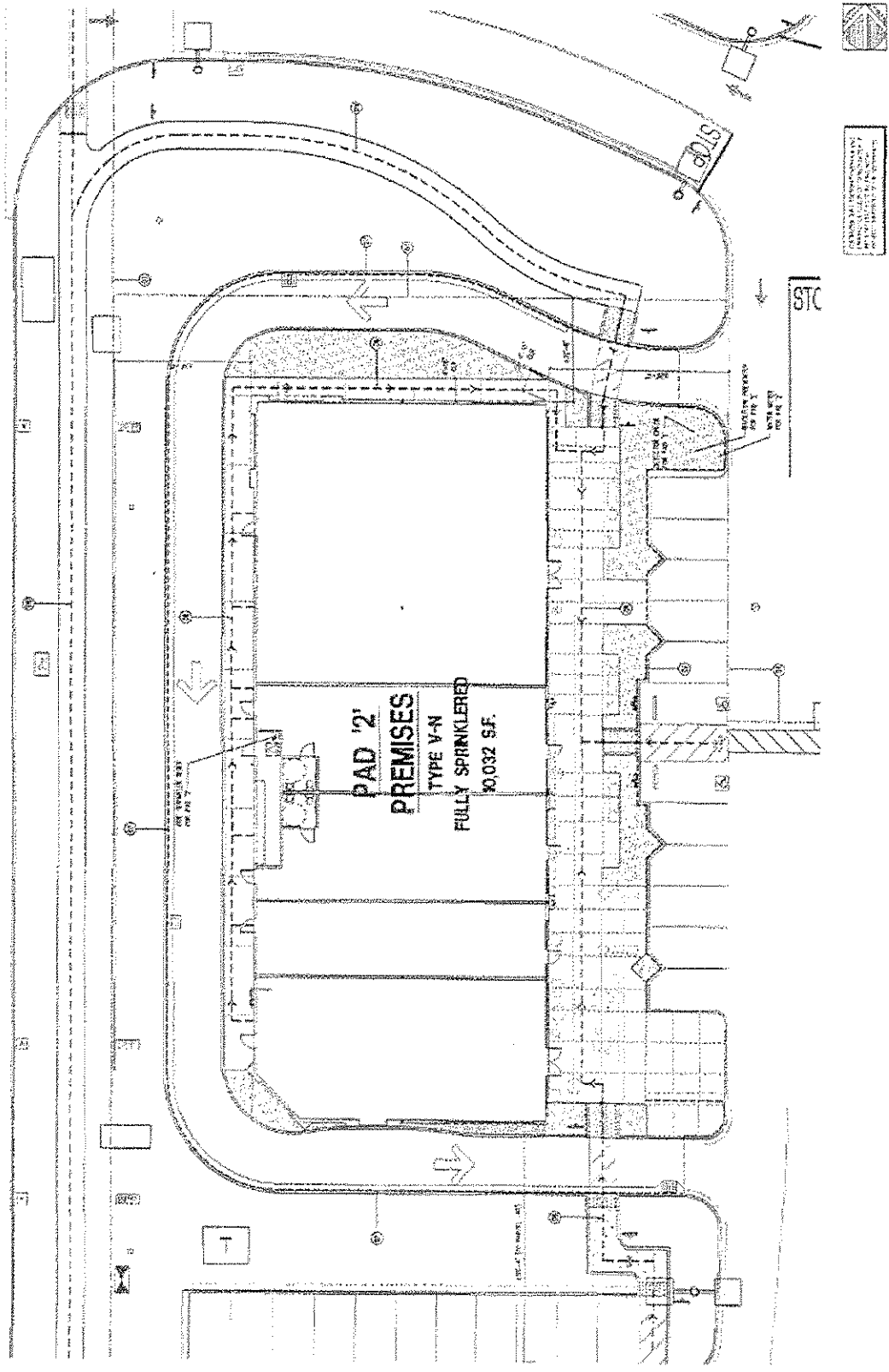


EXHIBIT "A"

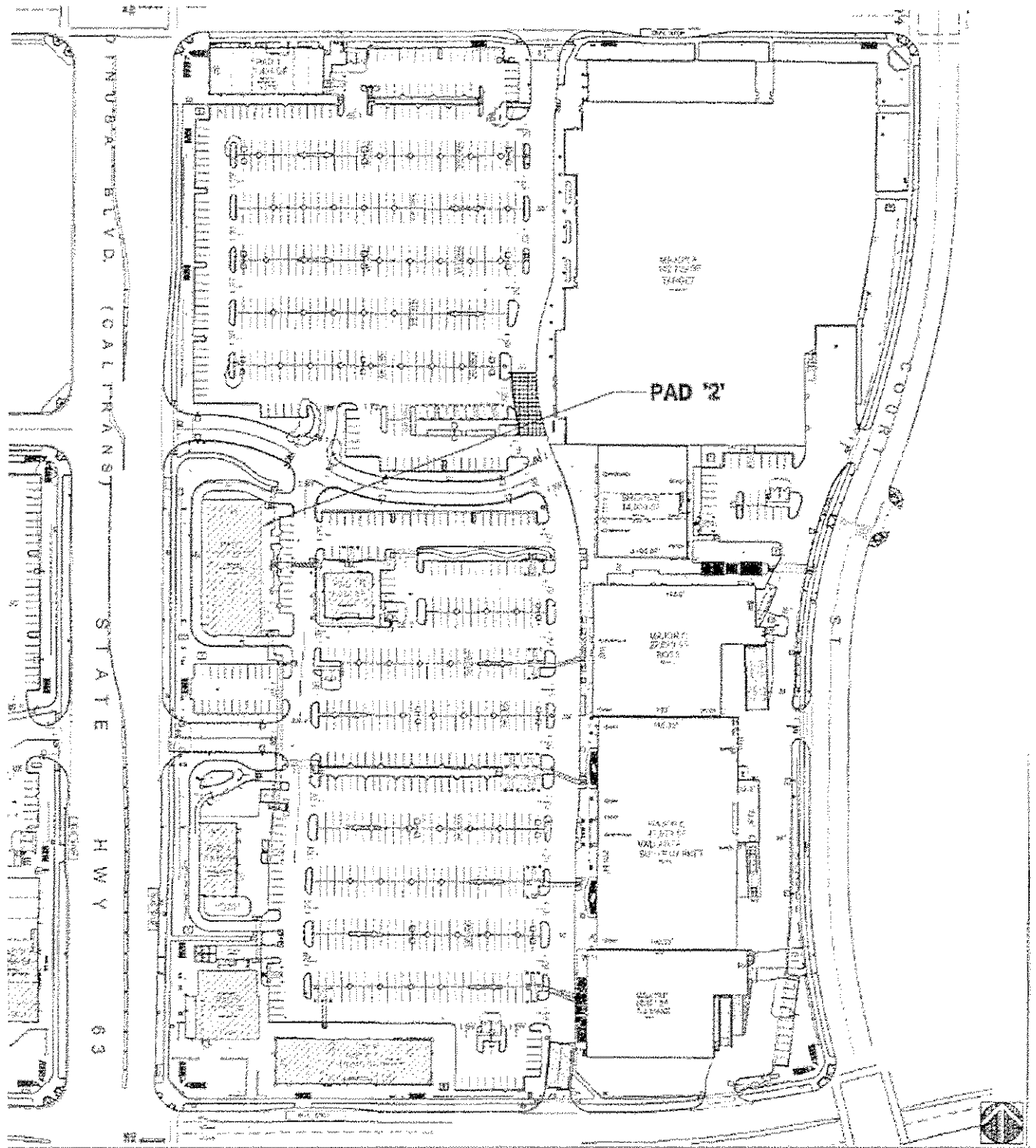
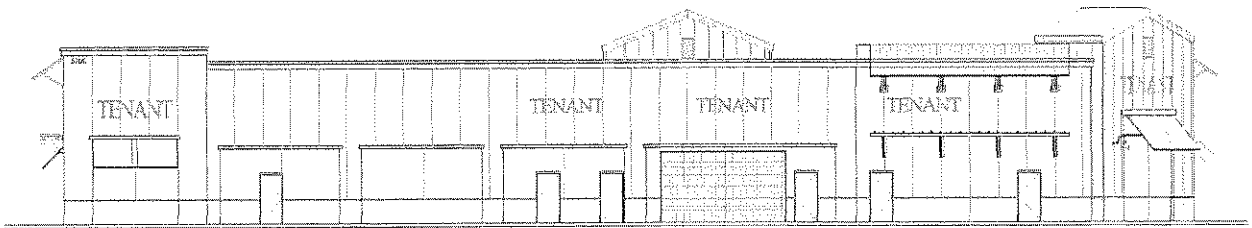
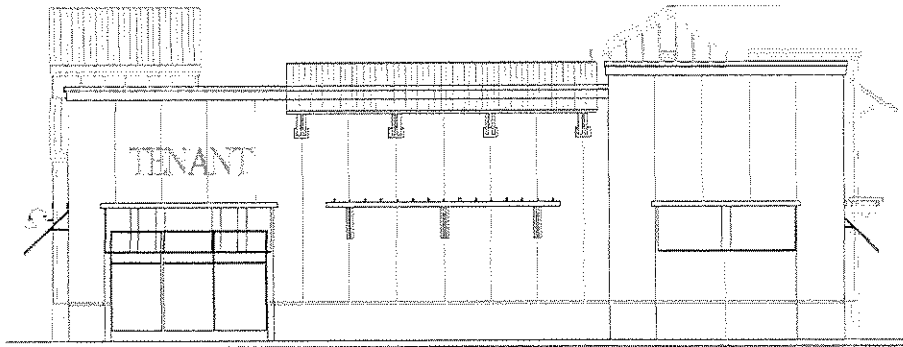
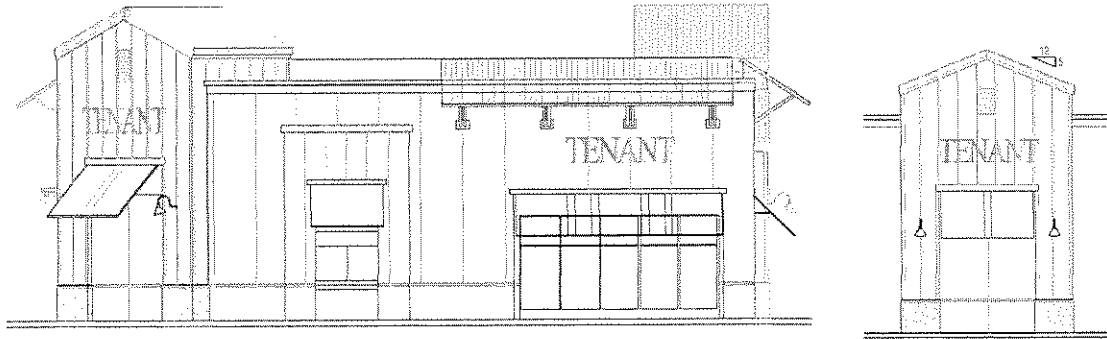
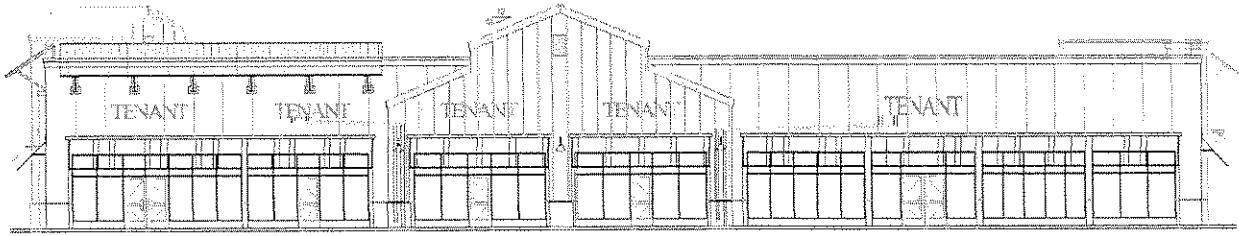


EXHIBIT "B"





MEETING DATE 9/11/2013
SITE PLAN NO. 13-148
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** This project requires a Conditional Use Permit.

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

Site Plan Review Committee



RECYCLED PAPER

MEETING DATE 9-11-13
SITE PLAN NO. 13-148
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.

City of Visalia

Building: Site Plan

Review Comments

ITEM NO: 2

DATE: September 11, 2013

SITE PLAN NO:

SPR13148

PROJECT TITLE:

PAD BUILDINGS

DESCRIPTION:

REAPPROVE CUP 2007-58 FOR PAD BUILDINGS 2 &
3 ON PORTION OF 23.4 ACRES (CCM ZONED)
(DISTRICT K)

APPLICANT:

DE KLEER TOM

PROP OWNER:

DONAHUE SCHRIBER ASSET MANAGEMENT CO

LOCATION:

3216 N DINUBA BLVD

APN(S):

079-310-016 079-310-015

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 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*
- 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 at this time

Additional comments:

G. FERRERO

Signature

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: 2	DATE: <u>September 11, 2013</u>
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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.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 11, 2013

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APPLICANT: DE KLEER TOM
PROP. OWNER: DONAHUE SCHRIBER ASSET MANAGEMENT CORP
LOCATION TITLE: 3216 N DINUBA BLVD
APN TITLE: 079-310-015 & 016

General Plan: CCM – (Community Commercial)

Existing Zoning: CCM – (Community Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Reference Site Plan Review and Conditional Use Permit No. 2007-59 for previous project requirements. CUP No. 2007-59 expired due to inactivity on pursuing permits to develop the project site.

Project Requirements

- Conditional Use Permit required for drive-thru lane
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 09/11/2013

1. Conform to the policies and standards in the adopted Orchard Walk Specific Plan.
2. Drive-thru lane shall be screened from view by a mound or landscaping not to exceed three feet in height.
3. The drive-thru lane shall be designed to accommodate a 10-vehicle queue lane.
4. All building signage shall comply with the policies and standards in the adopted Orchard Walk Specific Plan.

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: "J" [17.30.260]

Properties situated within design district J are those within community centers. Comply with the development standards established per the Orchard Walk Specific Plan.

Parking:

1. Parking configuration shall conform to the approved master development plan in the Orchard Walk Specific Plan.
2. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
3. It is highly recommended that bicycle rack(s) be provided on site plan.
4. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
5. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

6. Provide off-street loading facility(Zoning Ordinance Section 17.34.070 & 17.34.080).

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. 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)

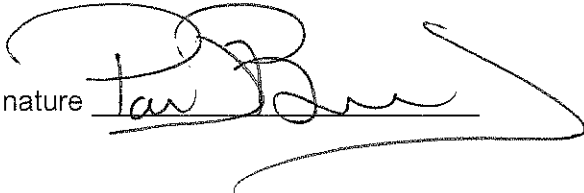
Lighting:

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.

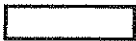
Signature 

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

SITE PLAN NO: SPR13148
PROJECT TITLE: PAD BUILDINGS
DESCRIPTION: REAPPROVE CUP 2007-58 FOR PAD BUILDINGS 2 & 3 ON PORTION OF 23.4 ACRES (CCM ZONED) (DISTRICT K)
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PROP OWNER: DONAHUE SCHRIBER ASSET MANAGEMENT CO
LOCATION: 3216 N DINUBA BLVD
APN(S): 079-310-016 079-310-015

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 ENCLOSURES ARE GOOD TO GO.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

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YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION FOR MARKET AND PAD 2, 4, 5 AND 6 EACH SEPARATE
SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT
GREASE INTERCEPTOR min. 1000 GAL FOR MARKET IF MEAT REPAINTMENT OR GARAGE FOR EACH PAD WITH A FOOD SERVICE ESTABLISHMENT
GARBAGE GRINDER - 3/4 HP. MAXIMUM
SUBMISSION OF A DRY PROCESS DECLARATION
NO SINGLE PASS COOLING WATER IS PERMITTED
OTHER
SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

[Handwritten Signature]

AUTHORIZED SIGNATURE

9-6-13

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 11, 2013

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APN(S): 079-310-015 079-310-016

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:



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: SEPTEMBER 11, 2013

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CORP
LOCATION: 3216 N DINUBA BLVD
APN: 079-310-015 079-310-016

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; _____ gutter
- Drive approach size: _____ Use radius return;
- Sidewalk: _____ width; _____ parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK IN CITY RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (planning) 488-4088; **FOR ANY WORK IN STATE RIGHT-OF-WAY**
- 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. Improvements to comply with current ADA standards.

2. Impact fees apply to shell building. Refer to page 3 for fee summary.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-148
Date: 9/11/2013

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.)

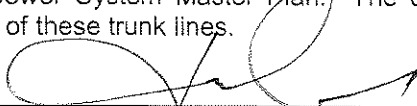
(Fee Schedule Date:8/16/2013)
(Project type for fee rates:SHOPPING CTR)

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	\$14,813.85/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$15.00/1000SF, TREATMENT PLANT FEE: TBD
<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	\$288/1000SF
<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
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

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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:

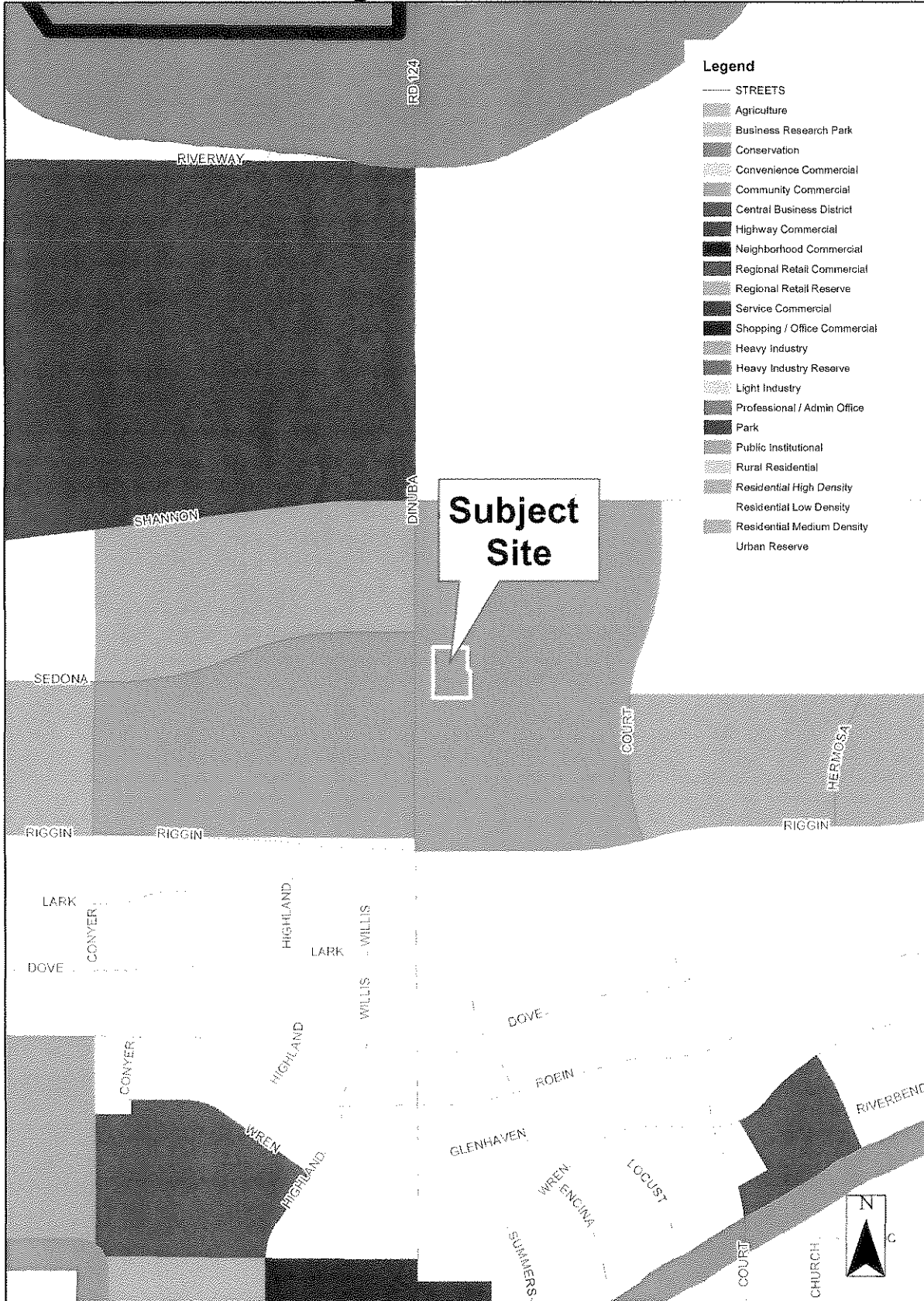
- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

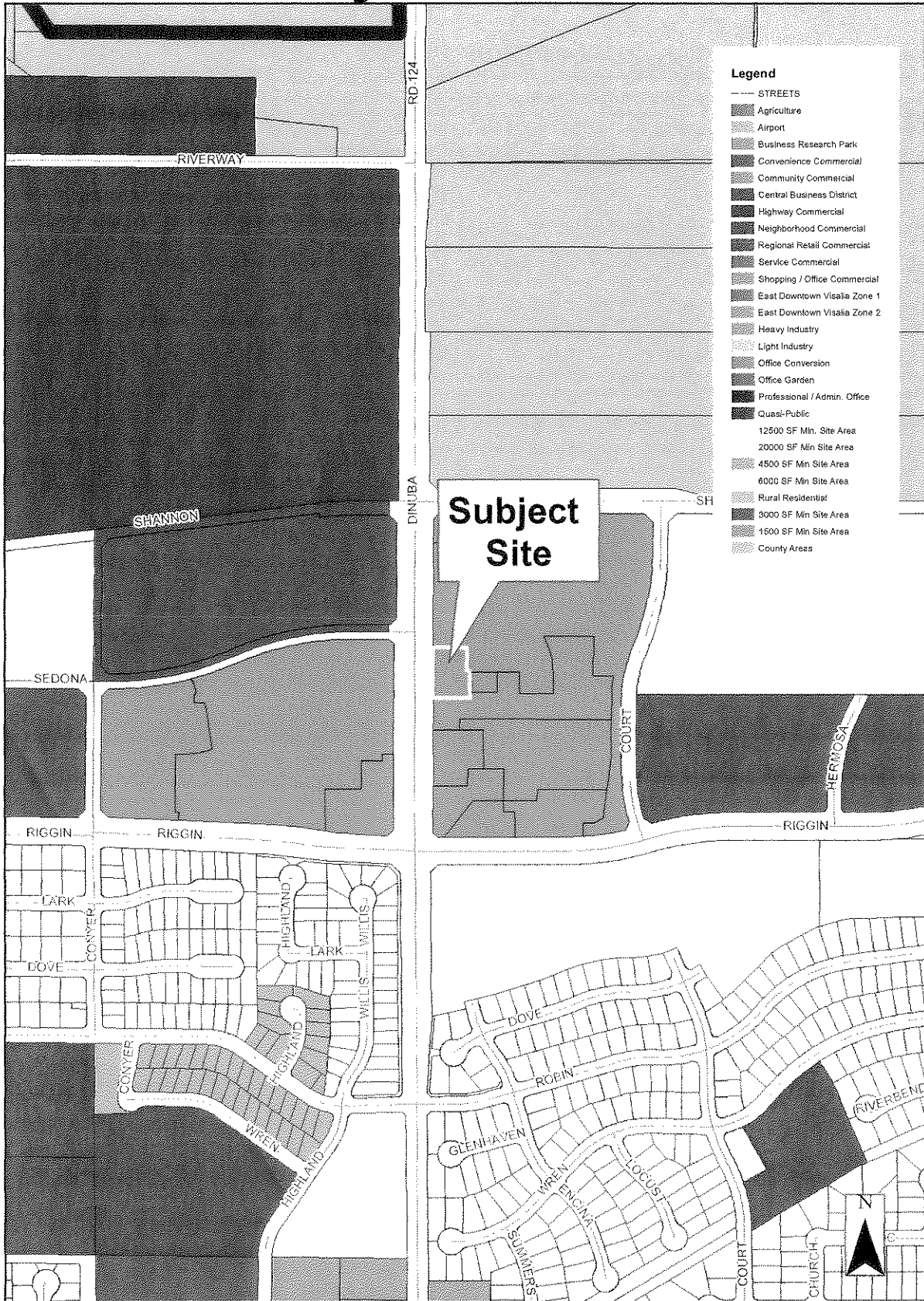
Visalia Police Department

City of Visalia



General Plan Land Use Map

City of Visalia



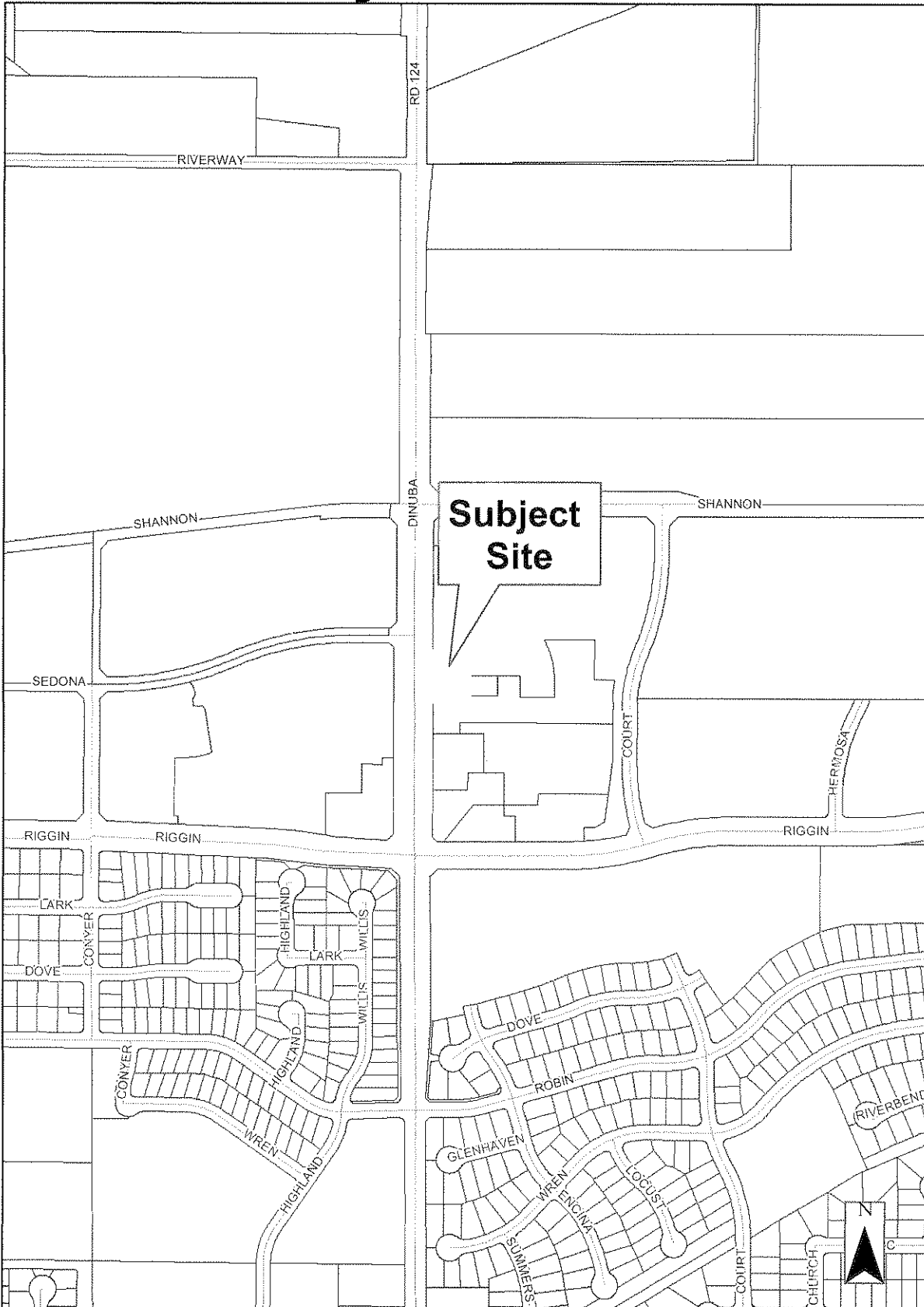
Zoning Map

City of Visalia



Aerial Photo

City of Visalia



Location Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 28, 2013

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

SUBJECT: Tentative Parcel Map No. 2013-03: A request by the George Family Trust to subdivide a 7.26 acre parcel into two parcels in the IL (Light Industrial) Zone. The site is located at 2410 S. Santa Fe Street (APN: 123-121-003)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2013-03, as conditioned, based upon the findings and conditions in Resolution No. 2013-49. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning & Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2013-03, based on the findings and conditions in Resolution No. 2013-49.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2013-03 is a request by the George Family Trust to subdivide a 7.26 acre parcel into two parcels in the IL (Light Industrial) Zone. The site is located at 2410 S. Santa Fe Street.

As illustrated in Exhibit "A", the proposed map would establish two parcels, with proposed parcel No. One being 1.54 acres and Parcel No. Two being 5.72 acres. Proposed Parcel No. One is vacant and Parcel No. Two has two open shed warehouse type buildings on the site, but is otherwise vacant of any driveways or other related infrastructure. Both proposed parcels will have public street frontage. The proposed parcel map is intended to facilitate future independent development of the parcels.

BACKGROUND INFORMATION

General Plan Land Use Designation: Light Industrial

Zoning: IL (Light Industrial)

Surrounding Zoning and Land Use: North: QP (Quasi Public)
South: CC & R-M-2 (Community Commercial & Single Family Residential)
East: R-M-2 & County (Multiple Family Residential)
West: R-1-6 (Community Trail and Single Family Residential)

Environmental Review: Categorical Exemption No. 2013-69

Site Plan: Site Plan Review No. 2012-194

RELATED PLANS & POLICIES

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

RELATED PROJECTS

None.

PROJECT EVALUATION

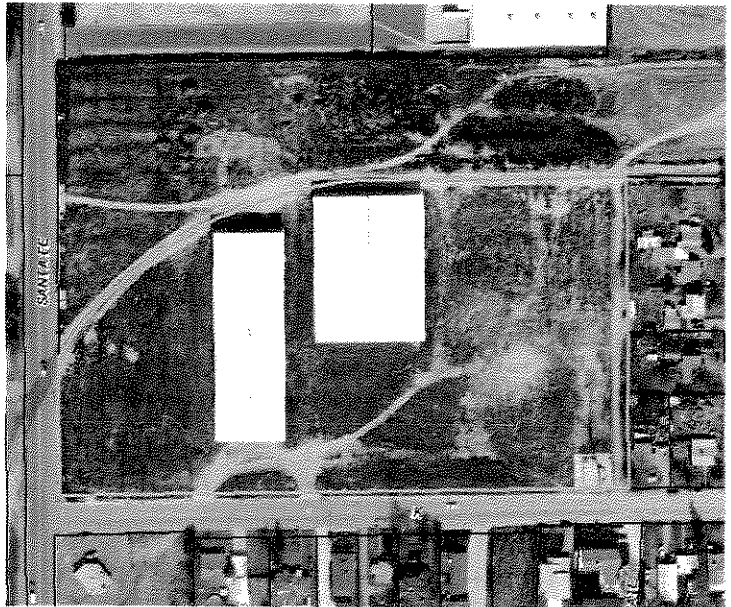
Site Area and Configuration

The site is a 7.26 acre odd-shaped lot on the northeast corner of Santa Fe Street and K-Road. The proposed map in Exhibit "A" would create two parcels.

Parcel No. One would be approximately 1.54 acres with no structures. Parcel No. Two would face K-Road with an area of 5.72 acres, and contain the two open warehouse structures.

Staff finds the proposed parcels to meet the general square foot requirements for Design District "C", which requires a minimum parcel size of 6,000 sq. ft.

This parcel was originally the site of an olive plant that was removed excepting for the two open warehouse structures.



Access and Map Dedications

The proposed parcels have public street frontage for access. There is curb, gutter and sidewalk along the street frontages with some of the old drive access points still in place. The existing improvements will be required to comply with existing City standards at such time as future development is proposed on the parcels.

The map includes dedications along the street frontages consistent with Engineering Standards for these roadways.

Environmental Review

A property division resulting in four or fewer parcels is categorically exempt. Therefore, the project is considered Categorical Exempt under Section 15315 (Minor Land Divisions) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2013-69)

RECOMMENDED FINDINGS

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map would be consistent with similar divisions of property in the Light Industrial zoning designation.

3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-69).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2012-194.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
4. 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 Tentative Parcel Map No. 2013-03.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.0805, 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. 2013-49
- Exhibit "A" – Tentative Parcel Map
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.04.040 Appeals.

A. Planning Commission Actions. The subdivider or any interested person adversely affected may appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten days after the action which is the subject of the appeal. An appeal shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. Hearing of Appeals. Upon the filing of such an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal. Within ten days following the conclusion of the hearing, the city council shall render written decision on the appeal. (Prior code § 9015)

RESOLUTION NO 2013-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2013-03, A REQUEST BY GEORGE FAMILY TRUST TO SUBDIVIDE A 7.26 ACRE PARCEL INTO TWO PARCELS IN THE IL (LIGHT INDUSTRIAL) ZONE FOR PROPERTY LOCATED AT 2410 S. SANTA FE STREET, (APN: 123-121-003)

WHEREAS, Tentative Parcel Map No. 2013-03 is a request by the George Family Trust to subdivide a 7.26 acre parcel into two parcels in the IL (Light Industrial) zone for property located at 2410 S. Santa Fe Street, (APN: 123-121-003); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 28, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-69).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map would be consistent with similar divisions of property in the Light Industrial zoning designation.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Subdivision Ordinance of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2012-194.

2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
4. 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 Tentative Parcel Map No. 2013-03.

TENTATIVE PARCEL MAP

Being a portion of the SW Quarter of the NE Quarter of Sec. 5 T19 S. R25 E. M34. in the City of Visalia, in the County of Tulare, State of California.

September 2012

OWNERS: JOHN F. & DONNA J. GEORGE FAMILY TRUST
315 E. Tulare Ave.
Visalia, CA 93277

SURVEYOR: FORESTER, WEBER & ASSOCIATES, LLC
1620 Kings Highway, Suite 8
Visalia, California 93291
(559) 732-0102
e-mail: fredw@forester-weber.com

NOTES:
EXISTING PROPERTY USE: LIGHT INDUSTRY
PROPOSED PROPERTY USE: SAME
A.P.N.: 123-123-02
ZONING: CALIFORNIA WATER SERVICE CO.
SEWAGE: CITY OF VISALIA
FLOOD ZONE: X

RIGHT OF WAY DEDICATION ON SANTA FE STREET
BY SEPARATE DOCUMENT

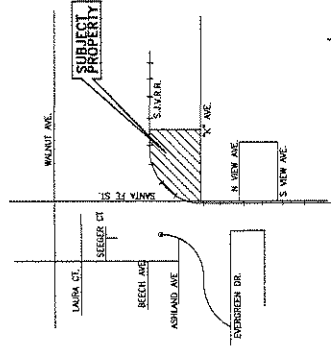
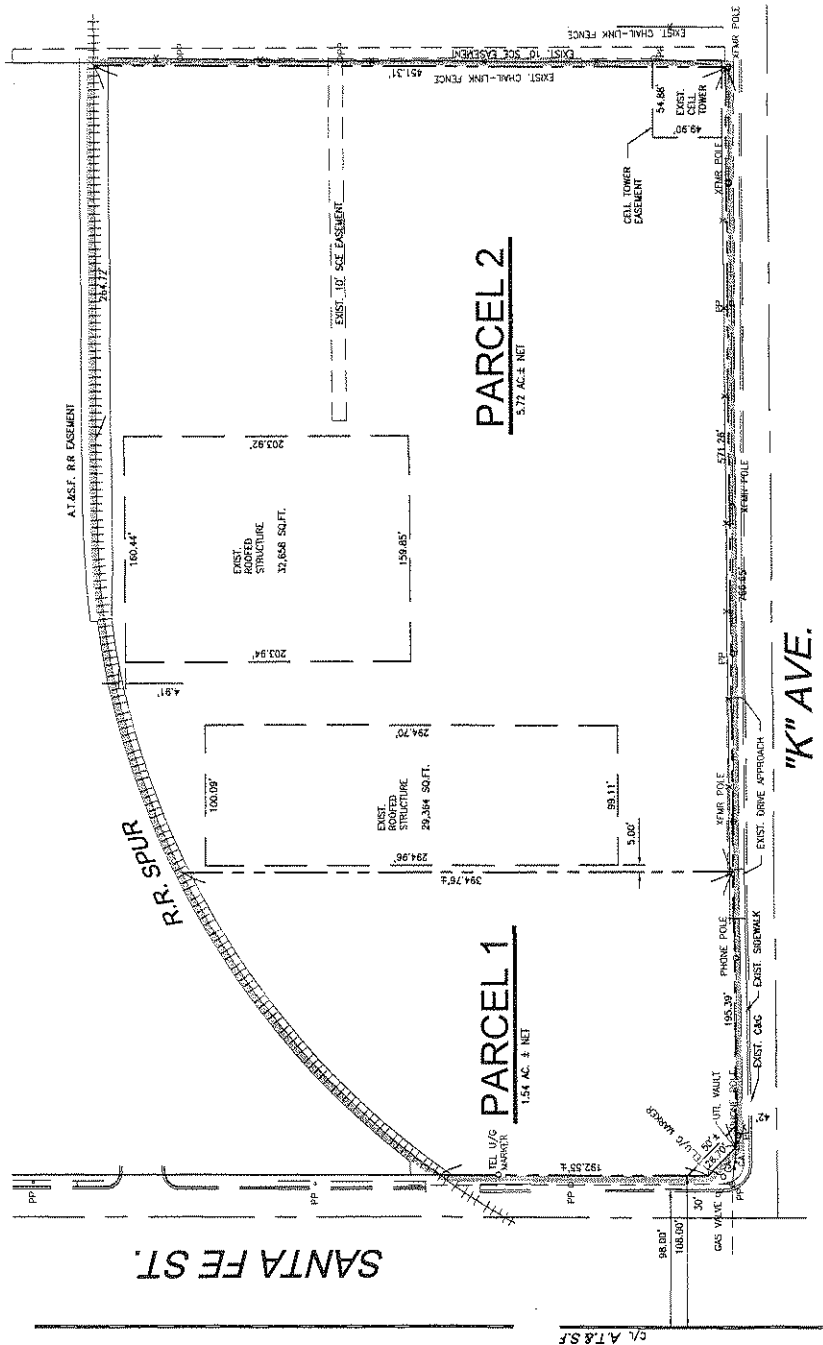
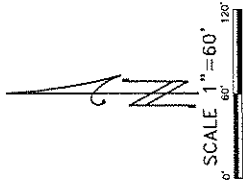


Exhibit "A"



MEETING DATE June 19, 2013
SITE PLAN NO. 13-092
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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



MEETING DATE JUNE 19, 2013

SITE PLAN NO. 13-092

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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Solid Waste Parks and Recreation Fire Dept.

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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 CVP

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 RESUBMIT
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE
2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 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*
- 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 at this time

Additional comments: _____

G. FERRERO 6-19-13
Signature

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: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE
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APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

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 1 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.
- Special comments: Other items may be required upon plan review and if DSA has to provide an approval.


Kurtis Brown, Assistant Fire Marshal

ITEM NO: 5

DATE: June 19, 2013

SITE PLAN NO:

SPR13092

RESUBMIT

PROJECT TITLE:

ELEMENTARY SCHOOL

DESCRIPTION:

NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)

APPLICANT:

CLANCY MIKE & NINA

PROP OWNER:

RAIBLEY JOHN C & BARBARA J (TRS) (REV TR)

LOCATION:

3514 S LINWOOD ST

APN(S):

119-360-054

City of Visalia Police Department

303 S. Johnson St.

Visalia, Ca. 93292

(559) 713-4573

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:



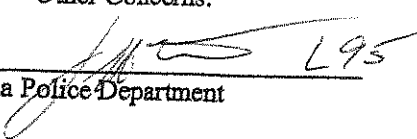
Surveillance Issues:



Line of Sight Issues:



Other Concerns:

 L95
Visalia Police Department

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

COMMERCIAL BIN SERVICE

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 RESUBMIT
1 PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J (TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

- No comments.
- Same comments as as 05/29/2013
- 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

CUSTOMER WILL PROVIDE ACCESS TO LOCKED GATES FOR SERVICE.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA NEIGHBORHOOD PRESERVATION/CODE ENFORCEMENT DIVISION

June 19, 2013

ITEM NO: <u>5</u>	RESUBMTL
SITE PLAN NO:	SPR13092
PROJECT TITLE:	ELEMENTARY SCHOOL
DESCRIPTION:	NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT:	CLANCY MIKE & NINA
PROP. OWNER:	RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION:	3514 S LINWOOD ST
APN(S):	119-360-054

- No Comments
- See Previous Site Plan Comments
- Provide Shopping Cart Retrieval Plan For any Retail That Will Require Shopping Carts

Additional Comments:



Tracy Robertshaw

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 5 DATE: June 19, 2013

SITE PLAN NO.: SPR13092
ELEMENTARY SCHOOL
NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH
PHASING (R16 ZONED)
CLANCY MIKE & NINA
RAIBLEY JOHN C AND PARBARA J (TRS) (REV
TR) (PROPERTY OWNER)

LOCATION: 3514 S LINWOOD ST

APN: 119-360-054

NOTES

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

- ◆ On the East side of Linwood St, between 240' and 300' north of Caldwell Ave.

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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE
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APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

John C. Raibley

AUTHORIZED SIGNATURE

6-17-13

DATE

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 19, 2013

SITE PLAN NO: 13-092
PROJECT TITLE: ELEMNTARY SCHOOL
DESCRIPTION: MIXED USE COMMERCIAL CENTER ON 9.25 ACRES (R16 ZONED)
APPLICANT TITLE: CLANCY MIKE & NINA
PROP. OWNER: RAIBLEY JOHN C & BARBARA
LOCATION TITLE: 3514 S LINWOOD ST
APN TITLE: 119-360-054

General Plan: RLD – Residential Low Density
Existing Zoning: R-1-6 – SFR 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for Private School, Caretaker Residence and Windmill
- Building Permits
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 06/19/2013

1. Comply with previous comments. Some comments may have been addressed and the corrections are reflected on the site plan.
2. A CUP is required for the private school, caretaker residence and the proposed relocated windmill along Caldwell Ave.
3. Street trees shall also be plated in the park strip between the sidewalk streets (i.e., Caldwell and Linwood). 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).
4. Staff will include a condition requiring the construction of a block wall along the north and east property lines adjacent to the existing residential subdivisions.
5. Comply with Community Noise Ordinance standards. Staff may include conditions restricting the use of Public Address systems around the playground areas given the proximity to existing single-family residential development.

Previous Comments

PROJECT SPECIFIC INFORMATION: 05/22/2013

1. A revised site plan shall be resubmitted identify each development phase of the school site. Use a heavier line weight when depicting new buildings and playground areas vs. a lighter line weight for buildings to be removed from the site.
2. Provide a detailed operational statement that clearly describes the daily operations of the Montessori school, number of employees and number of classrooms, anticipated enrollment numbers, etc.
3. Relocate the proposed drive approach on Caldwell further to the east meeting Engineering Standards for drive approaches near street intersections.
4. The parking stalls located along Linwood are in the 10-foot street side yard setback. Relocate these 10 stalls out of the required landscape setback.

5. Identify all light poles used in the parking lot areas and near the residential neighborhoods. A light study may be required if the light poles and light element near sensitive land uses.
6. Clearly identify all playground areas and/or areas used for passive recreation.
7. Identify/label the intended use for the area north of the proposed classrooms. Is this area intended for future development or for recreational playing fields?
8. Block walls required along the north and east property lines separating the school from single-family residential neighborhoods.
9. Fences located along the west and south property lines (i.e., Caldwell & Linwood) are required to be located behind the required setbacks. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height at least fifty (50) percent open.
10. **Valley Oak Tree:** Any development under the canopy of a Valley Oak Tree must be reviewed and approved by David Pendergraft – City Arborist, 559-713-4295. Applicants should not prepare any final plans without a review and approval of a detailed site plan by David Pendergraft or his appointee.

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.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
 Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)
 Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf).

Parking:

1. Parking shall be provided based on the following: Kindergarten and nursery schools: one parking space for each employee plus one parking space for each ten children. Elementary and junior high schools: two parking spaces for each classroom (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. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
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.

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. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: North and East property lines.
6. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
7. 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. 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).
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

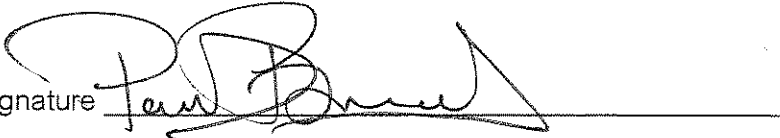
Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be 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.

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 

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 19, 2013

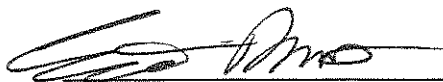
ITEM NO: 5	RESUBMTL
SITE PLAN NO:	SPR13092
PROJECT TITLE:	ELEMENTARY SCHOOL
DESCRIPTION:	NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT:	CLANCY MIKE & NINA
PROP. OWNER:	RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION:	3514 S LINWOOD ST
APN(S):	119-360-054

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.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

- Both driveways will be right in/out only due to proximity to the traffic signal and the existing raised center median.
- No parking will be permitted on Caldwell Avenue.
- All queuing shall occur on the project site. Vehicle queuing shall not occur on the public roadways.



Eric Bons

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 5 DATE: JUNE 19, 2013

SITE PLAN NO.: 13-092 RESUBMITTAL
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: REQUEST TO CHANGE ADDRESS FOR
ELEMENTARY SCHOOL ON LINWOOD (R16
ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J (TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN: 119-360-054

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **36'** Use radius return; **Caldwell**
- Sidewalk: **6'** width; **10'** parkway width at **Caldwell**.
- 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. An easement to the City will be required for portions of sidewalk behind property line along Caldwell and Linwood. Refer to City standards and procedures for deed dedication; required prior to building permit issuance.***
- 2. Street trees, parkway landscape, sidewalk, and street lights (3 total) are required to be installed with first phase of development. Refer to City standard details and Urban Forestry street tree detail and master list.***
- 3. The existing 12' approach shall be modified to meet current City & ADA standards for pedestrian path of travel.***
- 4. Parking lot to City standards.***
- 5. City records do not indicate an existing sewer lateral to the site. New development shall connect to City sanitary sewer. A sewer plan is required to incorporate all phases of the project and point of connection to City main located in Linwood.***
- 6. Proposed refuse enclosure location is adequate. Refer to City standard details R-3,5,&6.***
- 7. Impact fees apply to proposed school development. Credit for existing home is applicable. Refer to page 3 for fee summary.***
- 8. Plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-092 RESUBMITTAL

Date: 6/19/2013

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:5/3/2013)

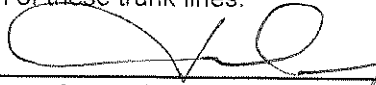
(Project type for fee rates:SCHOOL)

Existing uses may qualify for credits on Development Impact Fees. **SFD/LOW DENSITY**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,458/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$15.00/STUDENT, TREATMENT PLANT FEE: \$25.80/STUDENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF X 840 (CALDWELL & LINWOOD)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$1,072.90/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$875.20/AC
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$11.90/STUDENT
<input type="checkbox"/> Parking In-Lieu	

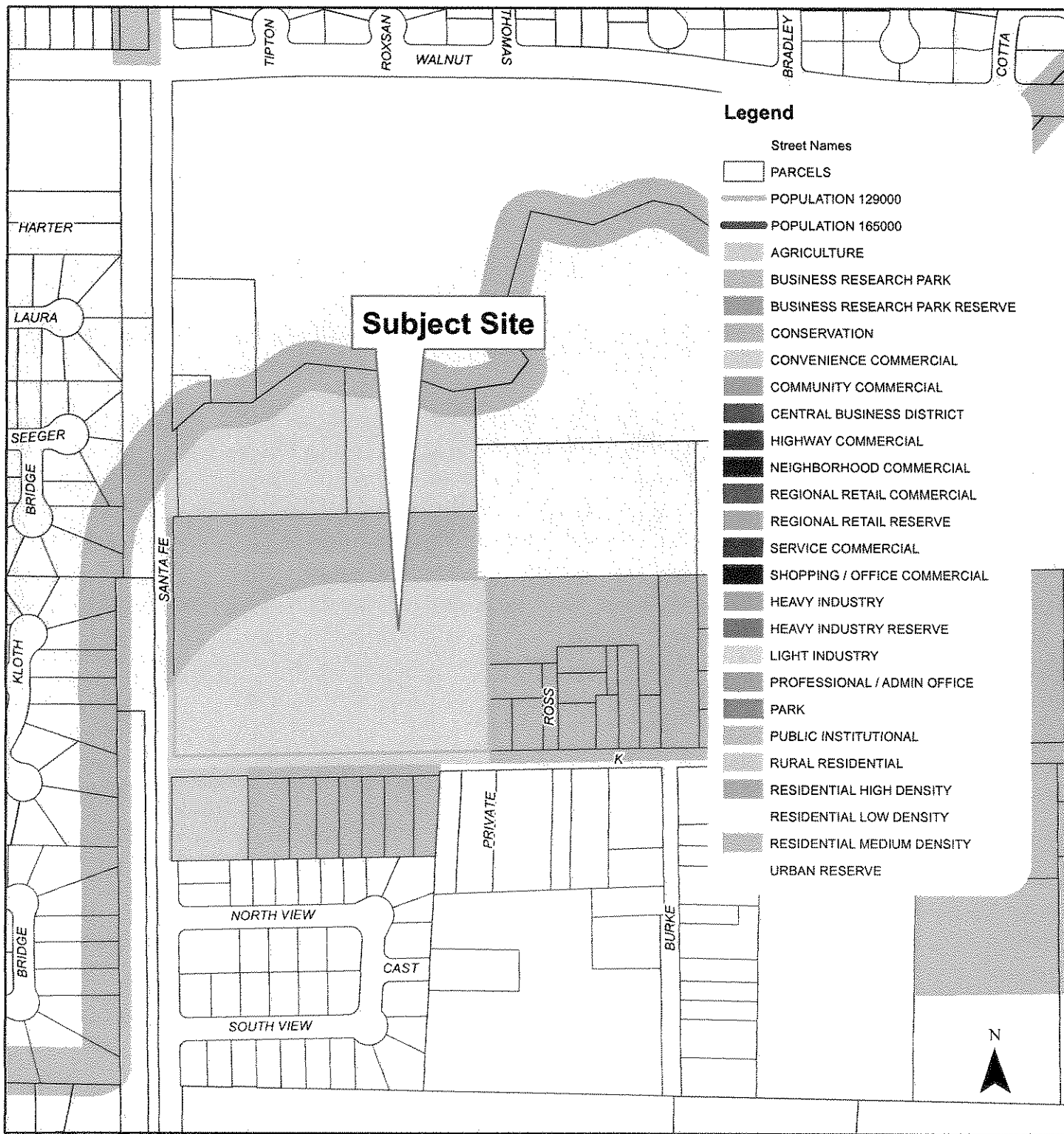
Reimbursement:

- 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.



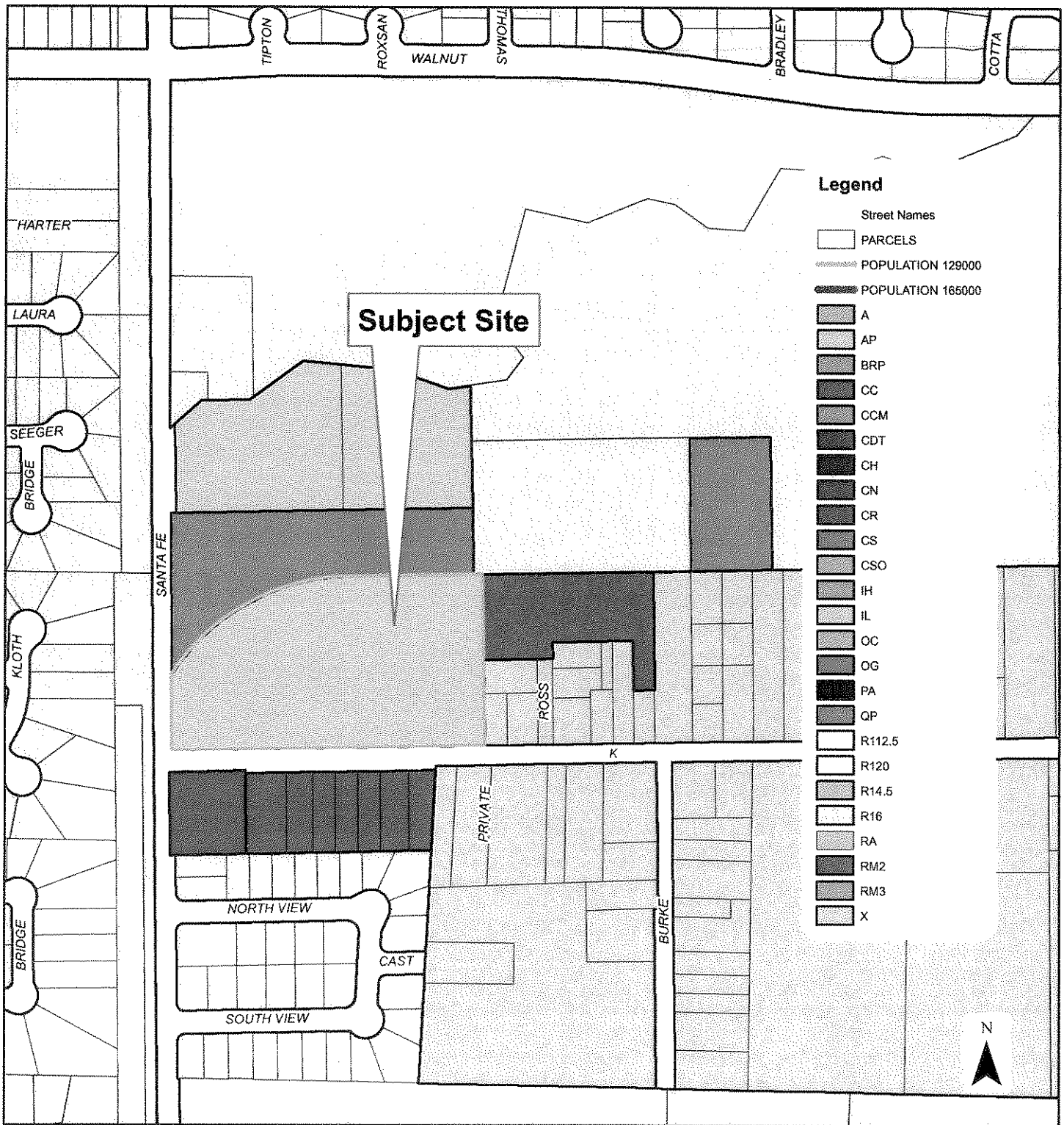
Jason Huckleberry

City of Visalia



Land Use Designations

City of Visalia



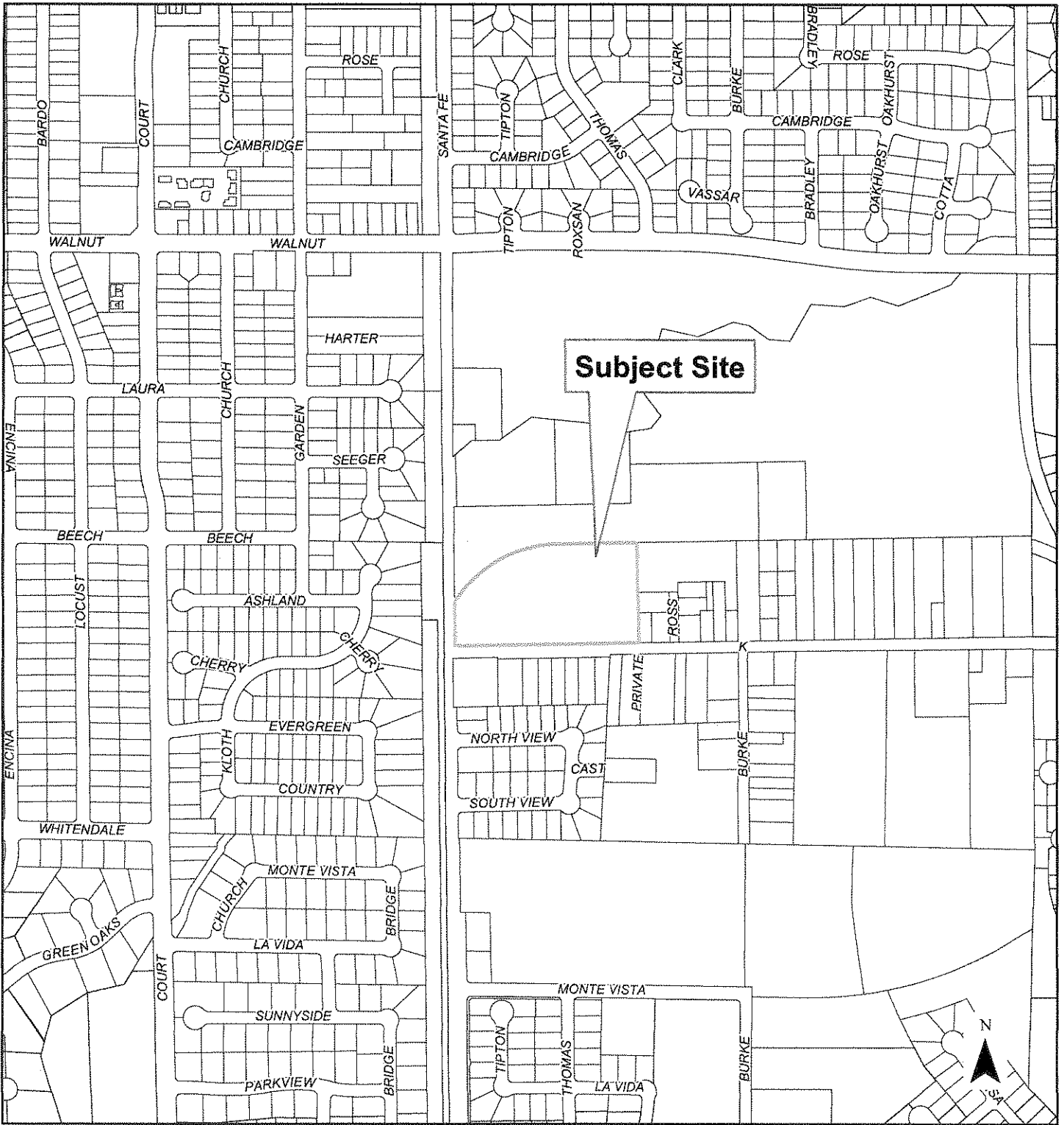
Zoning Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 28, 2013

PROJECT PLANNER: Paul Bernal, Senior Planner
Phone: (559) 713-4025

SUBJECT: Conditional Use Permit No. 2013-30: A request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 830 to add approximately 951 square feet of office space and a bookstore, 225 linear feet of a covered walkway, and 200 square feet of vestibule and toilet areas to the existing church building. The site is zoned PA (Professional / Administrative Office) and R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 097-251-035).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-30, as conditioned, based upon the findings and conditions in Resolution No. 2013-48. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

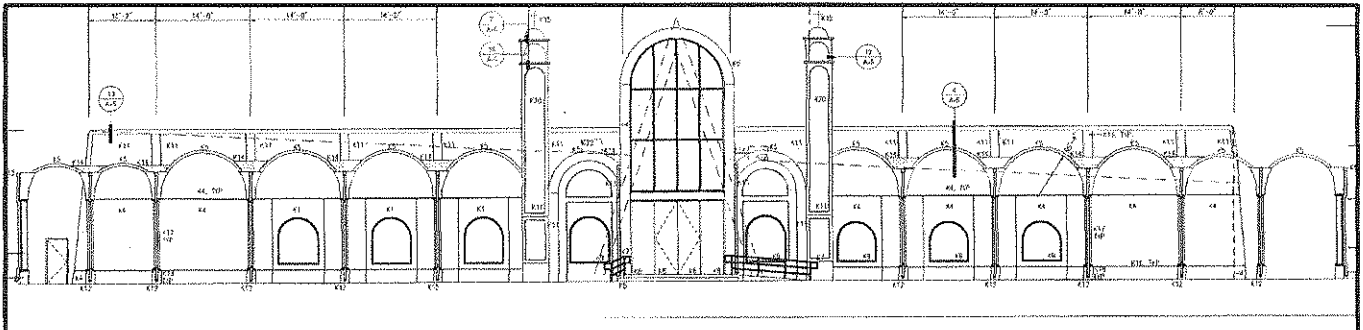
RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-30, based on the findings and conditions in Resolution No. 2013-48.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-30 is a request to amend Conditional Use Permit No. 830 to expand the existing church building by adding 1,151 square feet of building area as depicted on Exhibit "A". The expansion includes the addition of office space, bookstore, narthex, vestibule, and bathroom. The applicant is also proposing to erect 225 square feet of roofing area to cover an existing walkway. The applicant is not proposing to expand the sanctuary and/or classrooms associated with the church. The site is developed with approximately 7,844 square feet of building area consisting of the sanctuary, fellowship hall, kitchen area, and Sunday School classrooms.

The new building additions will result in modifications to the north façade of the church building as depicted on Exhibit "B". The architectural elevations illustrate alterations of the existing A-Frame entryway to an arched entryway. Other modifications to the elevations include the construction of two tower elements that flank the new entryway. These modifications to the church's exterior elevation are in keeping with traditional Coptic architectural design.



Church services, including Sunday School for adults and youth instruction are provided on Saturday evenings and Sunday mornings. In addition, church administration meetings are monthly during the evening hours. The applicant has provided their Operational Statement, which is attached as Exhibit "D" to the staff report.

BACKGROUND INFORMATION

General Plan Land Use Designation:	PAO & RMD (Professional / Administrative Office & Residential Medium Density)
Zoning:	PAO & R-M-2 (Professional / Administrative Office & Multi-Family Residential 3,000 sq. ft. min. site area per unit)
Surrounding Land Use and Zoning	North: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Single-family home South: PA & R-M-2 (Professional / Administrative Office & Multi-Family Residential 3,000 sq. ft. min. site area per unit) – Vacant lot East: R-M-2 (Professional / Administrative Office & Multi-Family Residential 3,000 sq. ft. min. site area per unit) – Single-family home West: PA (Professional / Administrative Office) – Single-family home
Environmental Review:	Categorical Exemption No. 2013-67 under Section 15303
Special Districts:	Design District "B"
Site Plan	2013-145

RELATED PROJECTS

Conditional Use Permit No. 830 was approved allowing the establishment of a private school at the church location for Grades K – 6.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2013-30, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions are a conditional use in the PA and R-M-2 zones. The proposed project is surrounded by residential development. The proposed modifications to the church do not conflict with adjacent land uses because the changes do not increase the seating capacity of the sanctuary area, which could result in an increase in vehicle trips through the neighborhood during peak church hours.

Elevations

The architect has submitted elevations depicting façade changes to the north elevation of the church. The proposed changes reflect design elements seen in Coptic Church architecture. The redesign incorporates two new 38-foot tall (see Exhibit "B") tower elements that would flank the primary entrance. The overall height of these towers meets Design District B Building Height requirements of 50-feet. Based on the elevations provided, staff has included Condition No. 3 requiring that the building elevations be developed in a manner that is consistent with those provided in Exhibit "C".

Parking

Parking requirements are calculated on based on sanctuary seating given that this is typically the highest parking generator. The previous CUP's for the church established these parking requirements. The addition of the bookstore, offices, restrooms, etc., does not require additional parking spaces to be assessed based on the Zoning Ordinance Parking Requirements for churches.

Environmental Review

The requested action is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-67).

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:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2013-67).

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. 2013-145.
2. That the use be operated in compliance with the site plan shown in Exhibit "A" and the operational statement shown in Exhibit "C". Substantial changes to the site plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That the site be developed in substantial compliance with the elevations shown in Exhibit "B".
4. That the parking lot on the proposed site be restriped.
5. That building signage shall be obtained under a separate permit.
6. That all applicable federal, state and city codes and ordinances be met.
7. 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. 2013-30.

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. 2013-48
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Operational Statement
- Site Plan Review No. 2013-145
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies 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)

17.38.020 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. 2013-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-30, A REQUEST BY ST. GEORGE AND ST. BISHOY COPTIC ORTHODOX CHURCH TO AMEND CONDITIONAL USE PERMIT NO. 830 TO ADD APPROXIMATELY 951 SQUARE FEET OF OFFICE SPACE AND A BOOKSTORE, 225 LINEAR FEET OF A COVERED WALKWAY, AND 200 SQUARE FEET OF VESTIBULE AND TOILET AREAS TO THE EXISTING CHURCH BUILDING. THE SITE IS ZONED PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) AND R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQ. FT. PER UNIT) AND IS LOCATED AT 1320 SOUTH CHURCH STREET (APN: 097-251-035)

WHEREAS, Conditional Use Permit No. 2013-30, is a request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 830 to add approximately 951 square feet of office space and a bookstore, 225 linear feet of a covered walkway, and 200 square feet of vestibule and toilet areas to the existing church building. The site is zoned PA (Professional / Administrative Office) and R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 097-251-035).; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 28, 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 exempt from further environmental review pursuant to CEQA Section 15303.

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 finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-67).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2013-145.
2. That the use be operated in compliance with the site plan shown in Exhibit "A" and the operational statement shown in Exhibit "C". Substantial changes to the site plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That the site be developed in substantial compliance with the elevations shown in Exhibit "B".
4. That the parking lot on the proposed site be restriped.
5. That building signage shall be obtained under a separate permit.
6. That all applicable federal, state and city codes and ordinances be met.
7. 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. 2013-30.

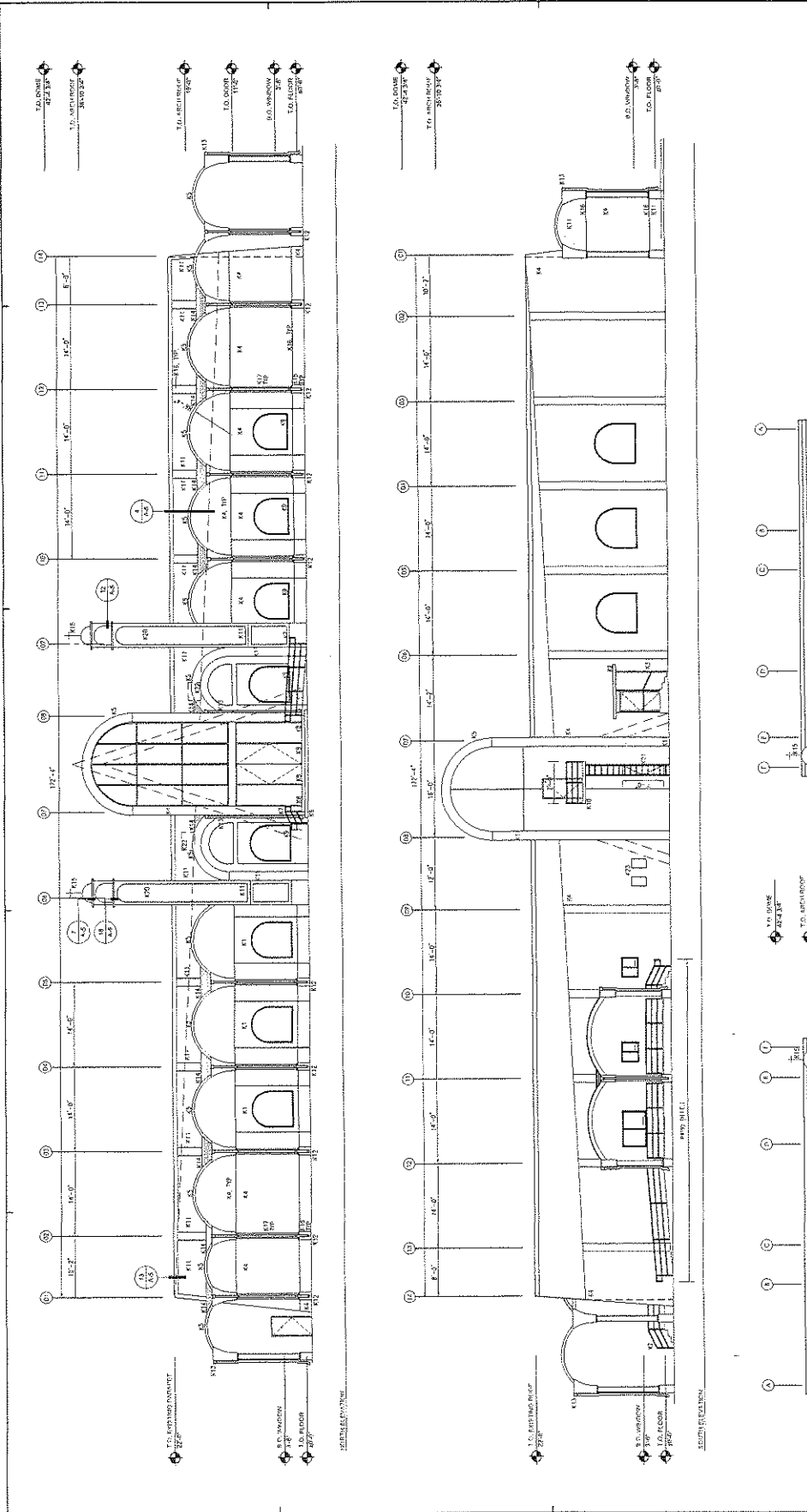


CONSULTANT

ST. GEORGE & ST. BISHOP
CATHOLIC ORTHODOX CHURCH
BUILDING ADDITIONS
SOUTH CHURCH ST., VISALIA, CALIFORNIA

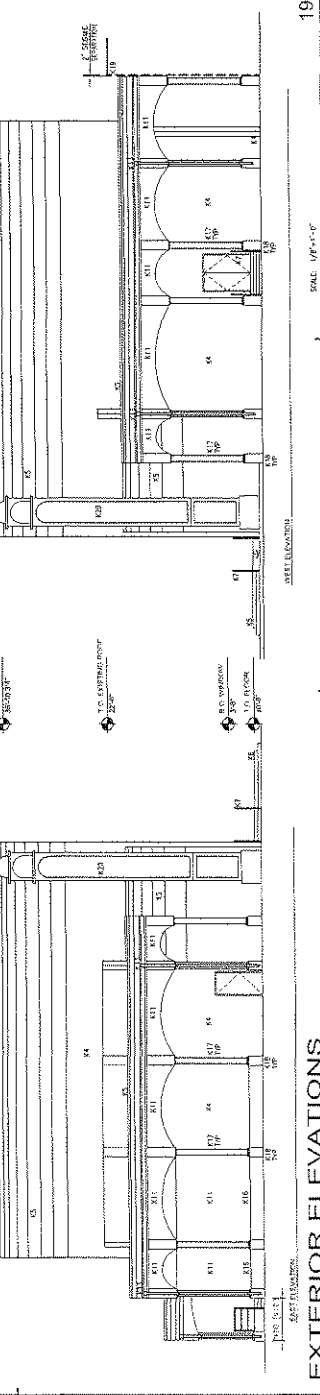
PROJECT DATE: 03/12
REVISIONS:
C.U.P. 09-05-13

SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.:
A-3



EXTERIOR KEYNOTES

1. FINISH SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"
20

Exhibit "C"

St. George & St. Bishov Coptic Orthodox Church
Operational Statement

December 15, 2011

1. **Play Area**
 - 1.1 Year-round Use
 - a. 4 hours Sunday afternoon during fellowship time and various events

2. **Courtyard**
 - 2.1 Year-round Use (weather permitting)
 - a. 2-4 hours Sunday morning Worship Services
 - 2.2 Seasonal Use (Spring, Summer, Fall)
 - a. 2-6 hours evening activities

3. **Administration**
 - 3.1 Staff Use
 - a. Evenings, monthly Deacon and Board meetings, various Committee meetings

4. **Elementary Sunday School**
 - 4.1 2.4 hours Sunday morning Sunday School classes
 - 4.2 Summer long program
 - a. 2-4 hours, 3 days a week

5. **Adult Education/Youth Building**
 - 5.1 2-4 hours Sunday morning Adult Sunday School classes
 - 5.2 2-4 hours Saturday evening

6. **Worship Center**
 - 6.1 2-4 hours Sunday morning Church services
 - 6.2 1-2 hours Saturday evening Church services
 - 6.3 2-4 hours various mid-week programs or presentations
 - 6.4 1-2 hours various times for weddings and funerals
 - 6.5 Seating, 246 seats
 - 6.6 Parking, 62 stalls

7. **Kitchen/Fellowship Hall**
 - 7.1 1-2 hours Sunday morning after Church services
 - 7.2 2-4 hours mid-week evening social events



MEETING DATE 8/28/2013
SITE PLAN NO. 13-145
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** This project requires a Conditional Use Permit.

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

Site Plan Review Committee



RECYCLED PAPER

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: 2 DATE: August 28, 2013
SITE PLAN NO: SPR13145
PROJECT TITLE: EXISTING CHURCH FACILITY ADDITION
DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH
 FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED)
 (DISTRICT B)
APPLICANT: SKW ARCHITECTS
PROP OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODI
LOCATION: 1320 S CHURCH ST
APN(S): 097-251-035

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.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

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

COMMERCIAL BIN SERVICE

ITEM NO: 2 DATE: August 28, 2013
SITE PLAN NO: SPR13145
PROJECT TITLE: EXISTING CHURCH FACILITY ADDITION
DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED) (DISTRICT B)
APPLICANT: SKW ARCHITECTS
PROP OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODI
LOCATION: 1320 S CHURCH ST
APN(S): 097-251-035

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 SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO: 2 DATE: August 28, 2013

SITE PLAN NO: SPR13145

PROJECT TITLE: EXISTING CHURCH FACILITY ADDITION

DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH
FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED)
(DISTRICT B)

APPLICANT: SKW ARCHITECTS

PROP OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODOX

LOCATION: 1320 S CHURCH ST

APN(S): 097-251-035

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

8-26-13

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 28, 2013

ITEM NO: 2
SITE PLAN NO: SPR13145
PROJECT TITLE: EXISTING CHURCH FACILITY ADDITION
DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED) (DISTRICT B
APPLICANT: SKW ARCHITECTS
PROP. OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODOX
LOCATION: 1320 S CHURCH ST
APN(S): 097-251-035

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:

•



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: AUGUST 28, 2013

SITE PLAN NO.: 13-145
PROJECT TITLE: EXISTING CHURCH FACILITY ADDITION
DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED) (DISTRICT B)
APPLICANT: SKW ARCHITECTS
PROP OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODOX
LOCATION: 1320 S CHURCH ST
APN: 097-251-035

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. Existing handicap stalls to comply with current ADA standards.***
- 2. Impact fees apply to building addition. Refer to page 3 for fee summary.***
- 3. Building permit plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-145
Date: 8/28/2013

**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.)**

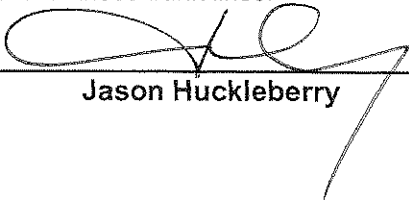
(Fee Schedule Date:8/16/2013)
(Project type for fee rates:CHURCH)

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	\$2,605/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$84/1000SF
<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	\$597.50/1000SF
<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

Alyssa Netto, Planning Division (559) 713-4256

Date: August 28, 2013

SITE PLAN NO: 13-145
PROJECT: EXISTING CHURCH FACILITY ADDITION
DESCRIPTION: BUILDING ADDITION FOR AN EXISTING CHURCH FACILITY ON 77,151 SQ FT AREA (PA RM2 ZONED) (DISTRICT B)
APPLICANT: SKW ARCHITECTS
PROP. OWNER: CH-ST GEORGE & ST BISHOY COPTIC ORTHODOX
LOCATION TITLE: 1320 S CHURCH ST
APN TITLE: 097-251-035

General Plan: PAO & RMD – (Professional / Admin. Office & Residential Medium Density)

Existing Zoning: PA & R-M-2 – (Professional / Admin. Office & Multi-Family Residential 3,000 sq. ft. min.)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 08/28/2013

1. Churches and associated religious facilities are "conditionally" permitted in the PA and R-M-2 zones. The project will need to apply for an amendment to Conditional Use Permit No. 830 for the building addition.
2. Parking lot striping should be repainted as needed.

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: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

DEVELOPMENT STANDARDS - **R-M-2 [17.16]**

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 12 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide 62 spaces based on one spaces per every four permanent seats (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 3 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. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
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).

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.

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 conceptual landscape plan for resubmittal or planning commission review.
7. 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.

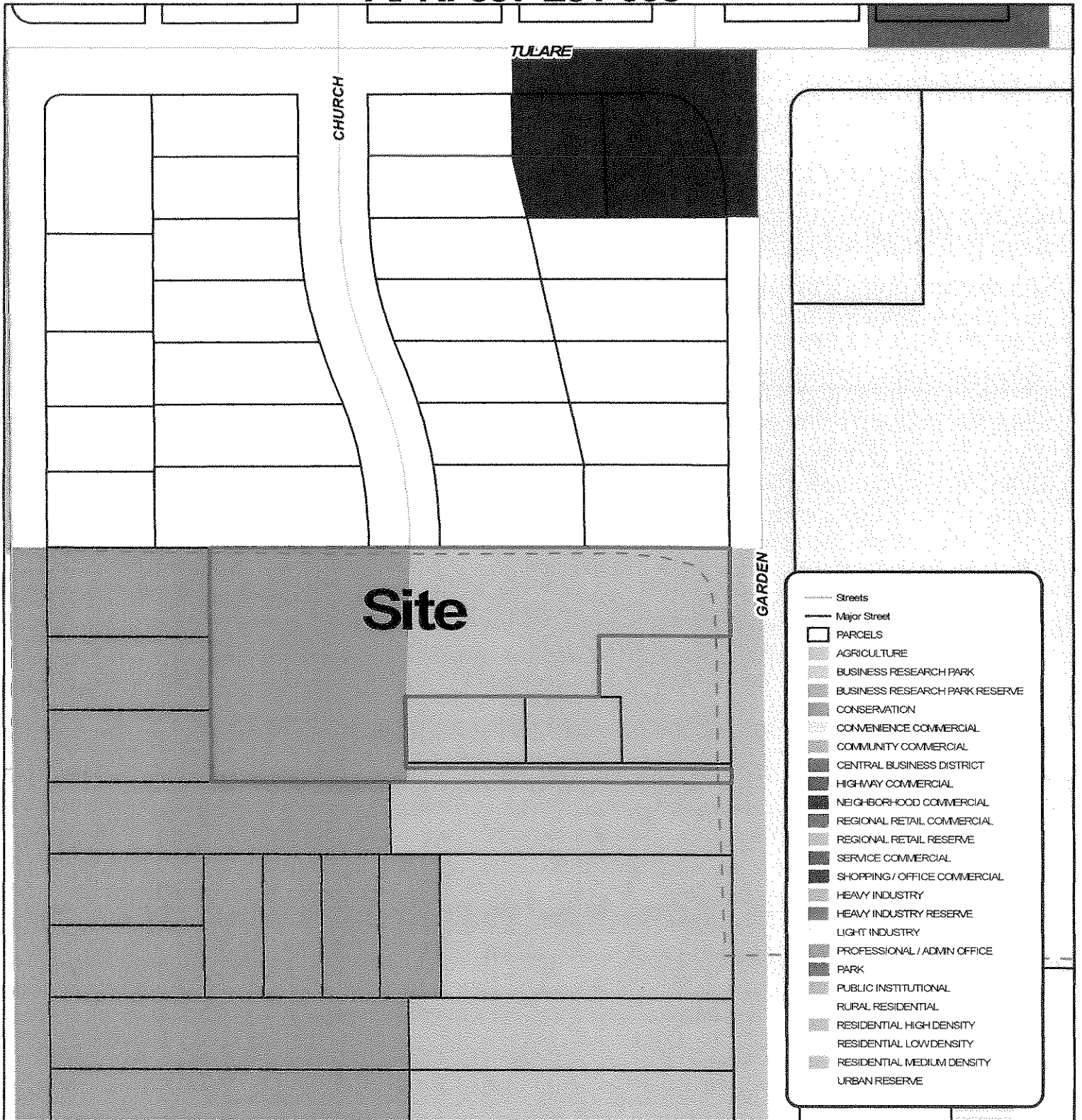
The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

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.

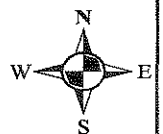
Signature  AMW

Conditional Use Permit No. 2013-30

APN: 097-251-035

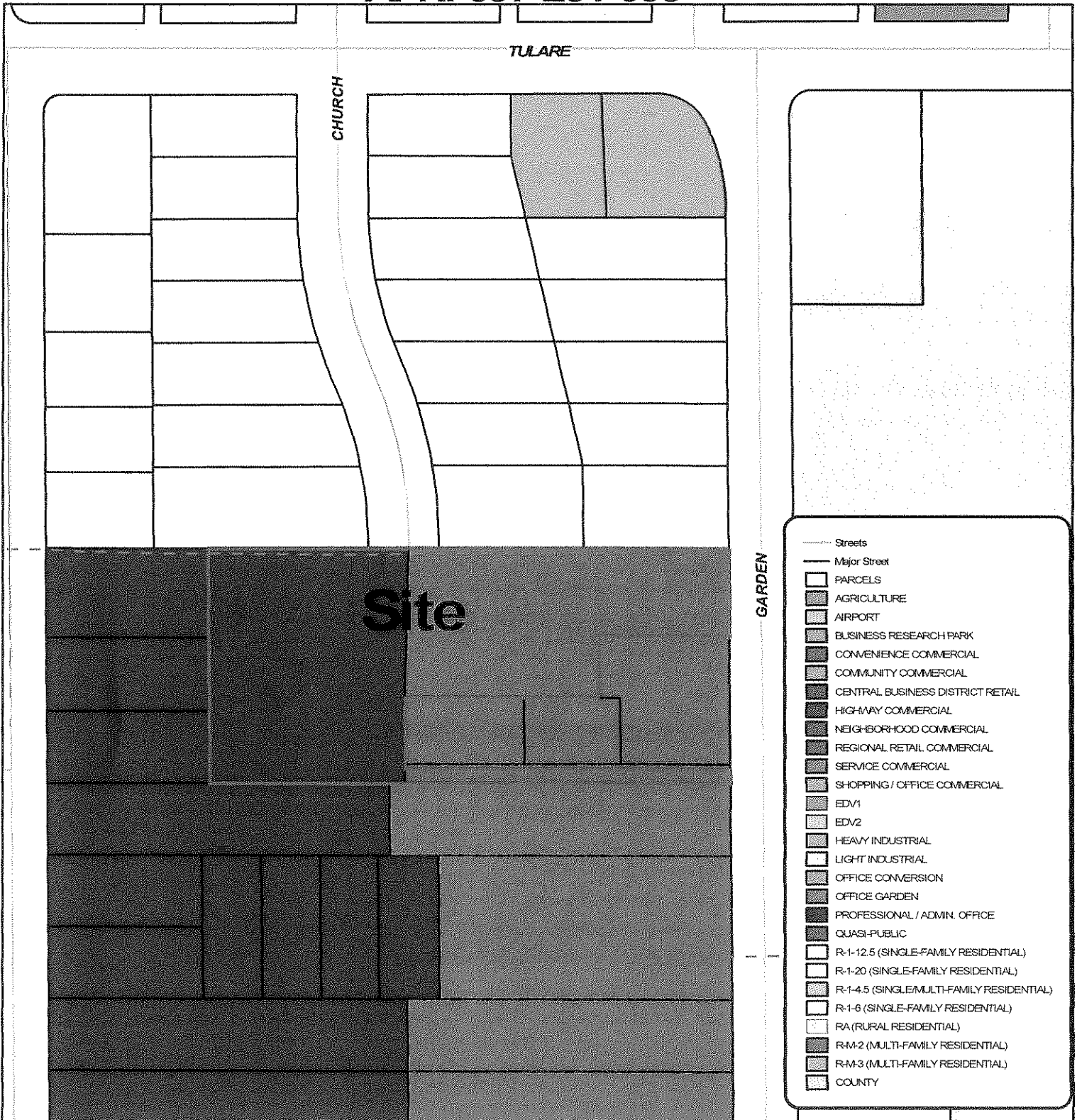


General Plan Land Use Map



Conditional Use Permit No. 2013-30

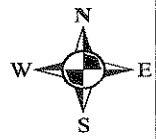
APN: 097-251-035



- Streets
- Major Street
- PARCELS
- ▒ AGRICULTURE
- ▒ AIRPORT
- ▒ BUSINESS RESEARCH PARK
- ▒ CONVENIENCE COMMERCIAL
- ▒ COMMUNITY COMMERCIAL
- ▒ CENTRAL BUSINESS DISTRICT RETAIL
- ▒ HIGHWAY COMMERCIAL
- ▒ NEIGHBORHOOD COMMERCIAL
- ▒ REGIONAL RETAIL COMMERCIAL
- ▒ SERVICE COMMERCIAL
- ▒ SHOPPING / OFFICE COMMERCIAL
- ▒ EDV1
- ▒ EDV2
- ▒ HEAVY INDUSTRIAL
- ▒ LIGHT INDUSTRIAL
- ▒ OFFICE CONVERSION
- ▒ OFFICE GARDEN
- ▒ PROFESSIONAL / ADMIN. OFFICE
- ▒ QUASI-PUBLIC
- ▒ R-1-12.5 (SINGLE-FAMILY RESIDENTIAL)
- ▒ R-1-20 (SINGLE-FAMILY RESIDENTIAL)
- ▒ R-1-4.5 (SINGLE/MULTI-FAMILY RESIDENTIAL)
- ▒ R-1-6 (SINGLE-FAMILY RESIDENTIAL)
- ▒ RA (RURAL RESIDENTIAL)
- ▒ R-M-2 (MULTI-FAMILY RESIDENTIAL)
- ▒ R-M-3 (MULTI-FAMILY RESIDENTIAL)
- ▒ COUNTY



Zoning Map



Conditional Use Permit No. 2013-30

APN: 097-251-035



Aerial Photo

100 50 0 100 200 Feet

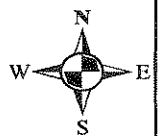


Conditional Use Permit No. 2013-30

APN: 097-251-035

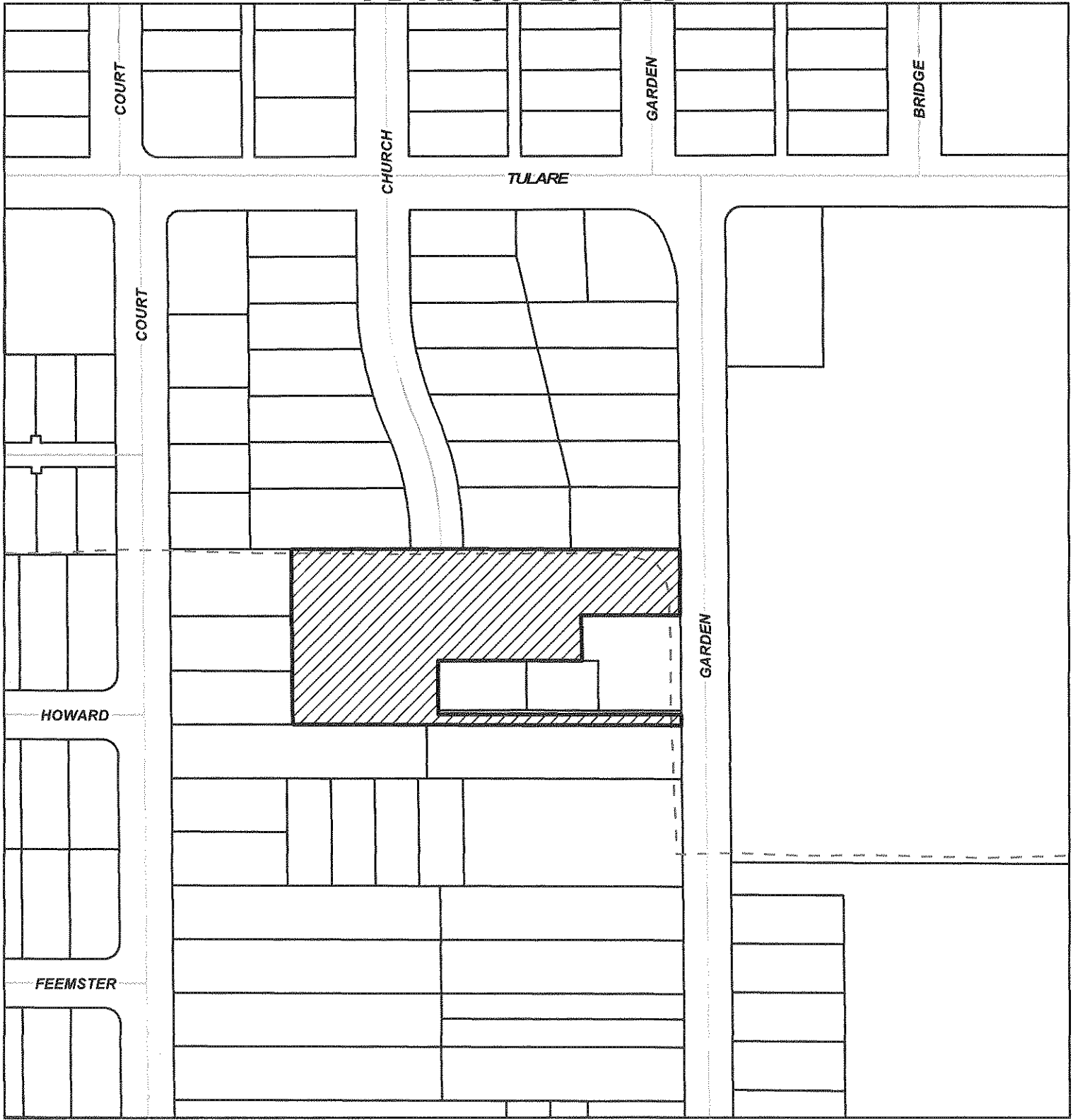


Aerial Photo



Conditional Use Permit No. 2013-30

APN: 097-251-035



Vicinity Map

