

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, APRIL 14, 2014; 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.
 - a. Request for Finding of Consistency for Revised Building Elevations for Homes in the Avalon Subdivision.
 - b. Annexation No. 2014-01 (R.J. Hill)
 - c. Request for Finding of Consistency for the Visalia Unified School District's Acquisition of a School Site at the Southwest Corner of Ferguson Avenue and North Giddings Street (APNs 090-310-001, 090-310-002, and 090-300-032)
5. PUBLIC HEARING – Andy Chamberlain
Variance No. 2014-02: A request by Ashley Furniture (Retail Equities LLC – property owner) to allow building signage exceeding the standards in Design District "A", at the Sequoia Plaza Shopping Center in the Regional Retail (CR) zone. The site is located at 3850 S. Mooney Boulevard. (APN: 126-062-072)) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2014-17
6. PUBLIC TESTIMONY – Brandon Smith
 - a. Tentative Parcel Map No. 2014-01: A request by Lee Borges to divide 1.06 acres into four parcels for residential purposes for property in the Single-family Residential (R-1-6) zone.

b. Conditional Use Permit No. 2014-02: A request by Lee Borges to create a planned development on 1.06 acres consisting of parcels without public street frontage for property in the Single-family Residential (R-1-6) zone. Project Location: 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2014-22

7. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2014-13: A request by Donahue Schriber Realty Group L.P. to establish a 2,900 square foot dental office in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-19

8. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2014-12: a request by MD Laboratory to allow use of a 1,495 square foot office building for a medical laboratory / patient service center, located within the Professional / Administrative Office (PA) zone. The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-23

9. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2014-08: A request by Steve Walker to allow use of a 4,901 square foot industrial building for personal training, located within the Light Industrial (I-L) zone. The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-24

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS APRIL 24, 2014 BEFORE 5 PM.

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 28, 2014

City of Visalia



To: Planning Commission

From: Josh McDonnell, Assistant Community
Development Director/City Planner (713-4364)

Date: April 14, 2014

**Re: Request for Finding of Consistency for Revised Building Elevations for
Homes in the Avalon Subdivision.**

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the revised single family residential unit elevations for the Avalon Subdivision, located near the northwest corner of Demaree and Riggin Avenue.

DISCUSSION

The Avalon Subdivision was approved by the Planning Commission on October 11, 2004, allowing the development of 28 acres for 182 single family lots and 10 multiple family lots with common open space and private streets.

Developed as a Planned Residential Development, the approval included building elevations which were built for approximately half of the development prior to the market slump. Wathen Castanos Hybrid Homes has picked up the remaining single family lots and has prepared new models illustrated in Exhibit "A". The originally approved elevations are in Exhibit "B".

Staff determined that the overall character of the revised elevations are consistent with the original elevations and therefore are recommending Planning Commission approval of the requested Finding of Consistency. Several of the proposed elevations show composition roofs, the applicant has indicated that all of the roofs will be tile as used on the existing units. The applicant has also provided the proposed elevations to the neighborhood as described in their letter in Exhibit "D".

ATTACHMENTS

- Exhibit "A" – Revised Elevations
- Exhibit "B" – Original Avalon Elevations
- Exhibit "C" – Avalon Tentative Subdivision Map
- Exhibit "D" – Applicant FOC Request Letter
- Aerial Photo – 2012

Exhibit "A"



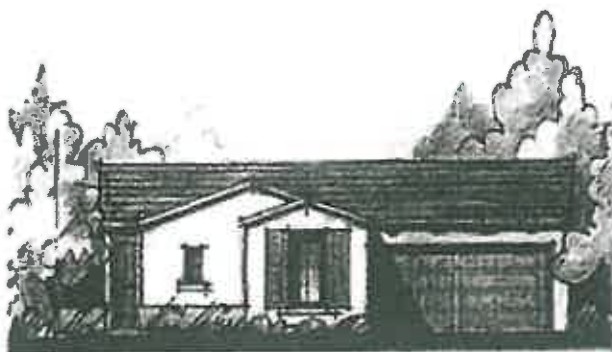
Exhibit "A"

Exhibit "A"

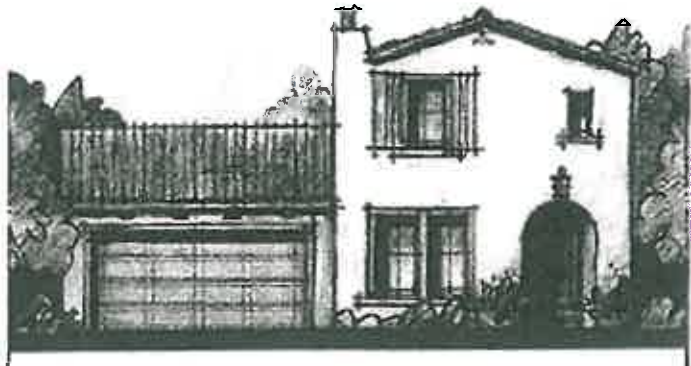


Exhibit "A"

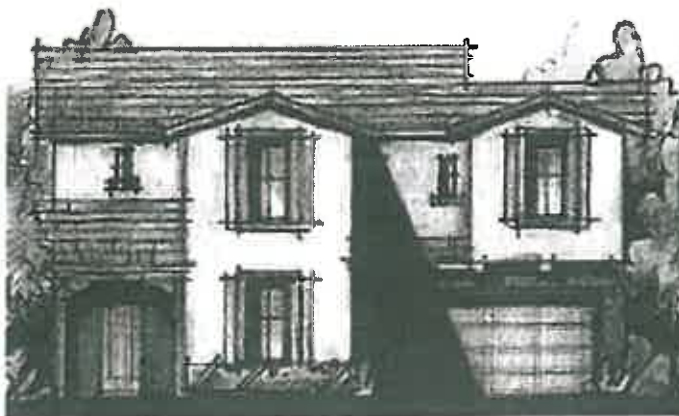
Exhibit "B"



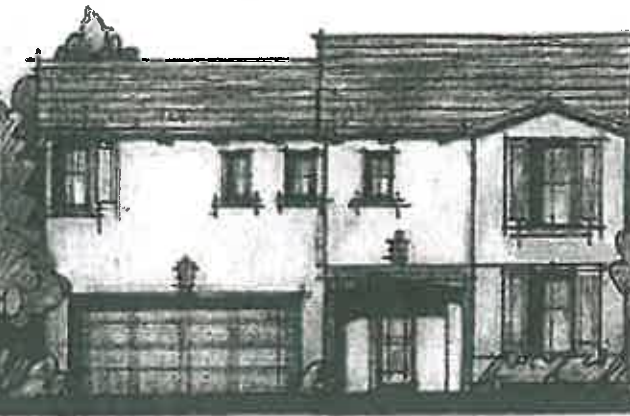
PLAN 1A
MONTEREY COTTAGE



PLAN 2B
SANTA BARBARA MISSION



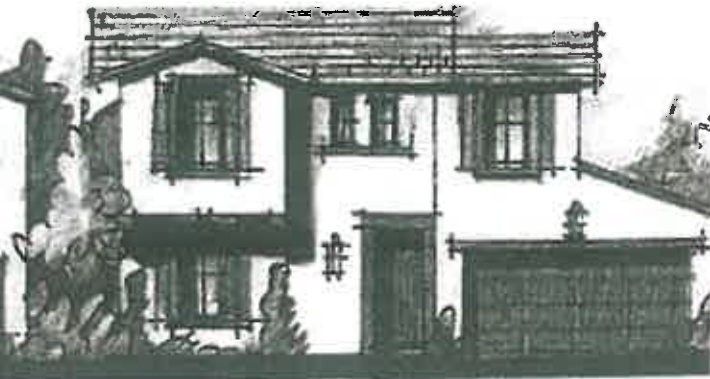
PLAN 5C
OLD PASADENA



PLAN 3A
MONTEREY COTTAGE



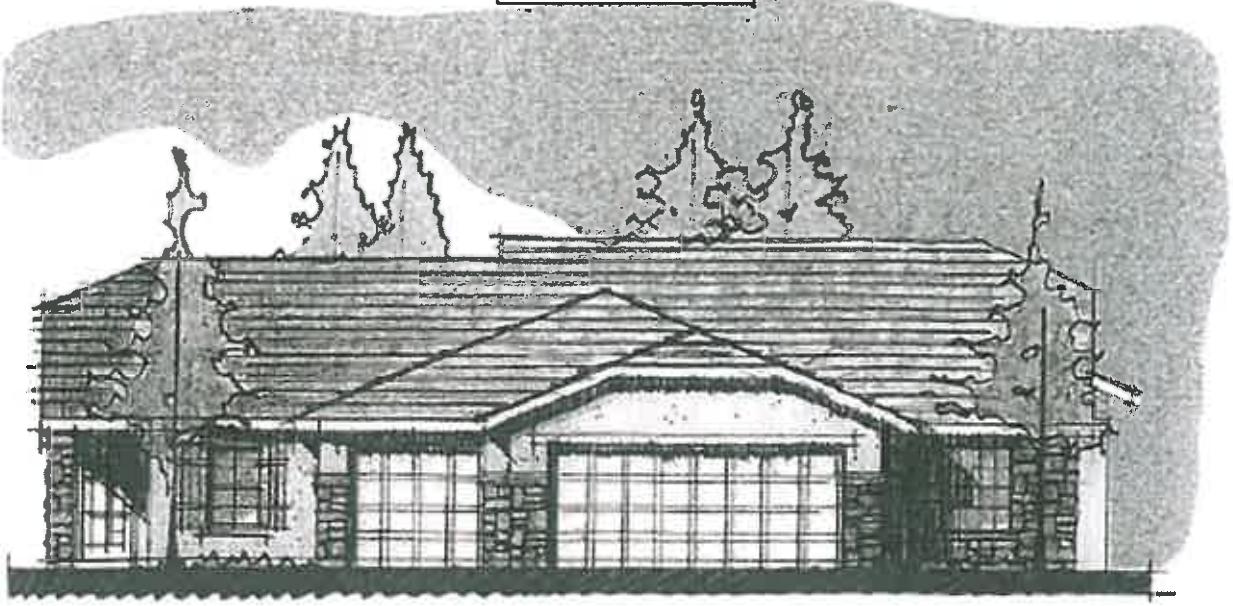
PLAN 4B
SANTA BARBARA MISSION



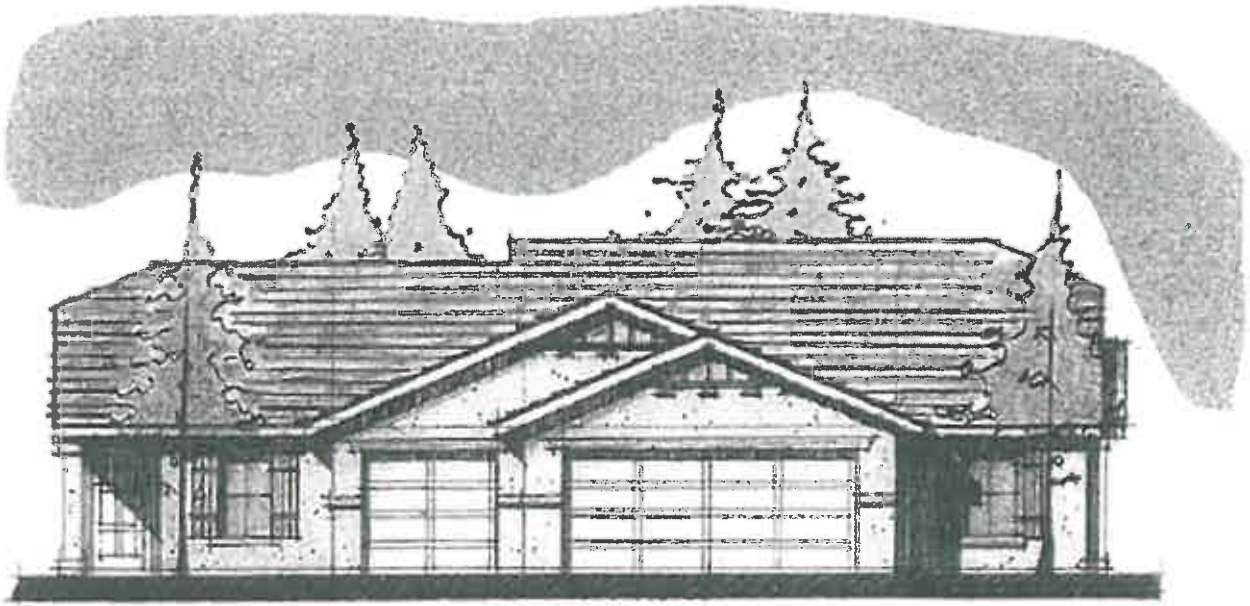
PLAN 6C
OLD PASADENA

CENTEX HOMES
AVAILON TERRACE
VINALIA, CALIFORNIA
80' x 65' LOTS
SCHEMATIC ELEVATIONS
11/1/88

Exhibit "B"



ELEVATION A



ELEVATION B

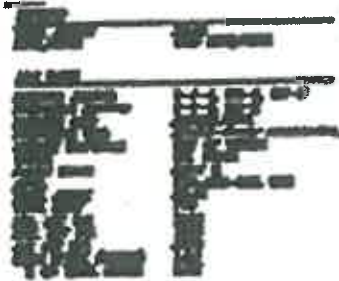
Avalon Duplexes
Centex Homes
August 2004

Exhibit "C"

AVALON VESTING TENTATIVE SUBDIVISION

BEING A PART OF THE MARKET QUARTER OF DENVER CO., STATE OF COLORADO, AND BEING
MORE OR LESS THE ACRES OF THE LAND, ONE OF SEVERAL

2017 2014



QuadKraef
COMMERCIAL REAL ESTATE
1000 14TH ST, SUITE 1000
DENVER, CO 80202
TEL: 303.733.4400
WWW.QUADKRAEF.COM

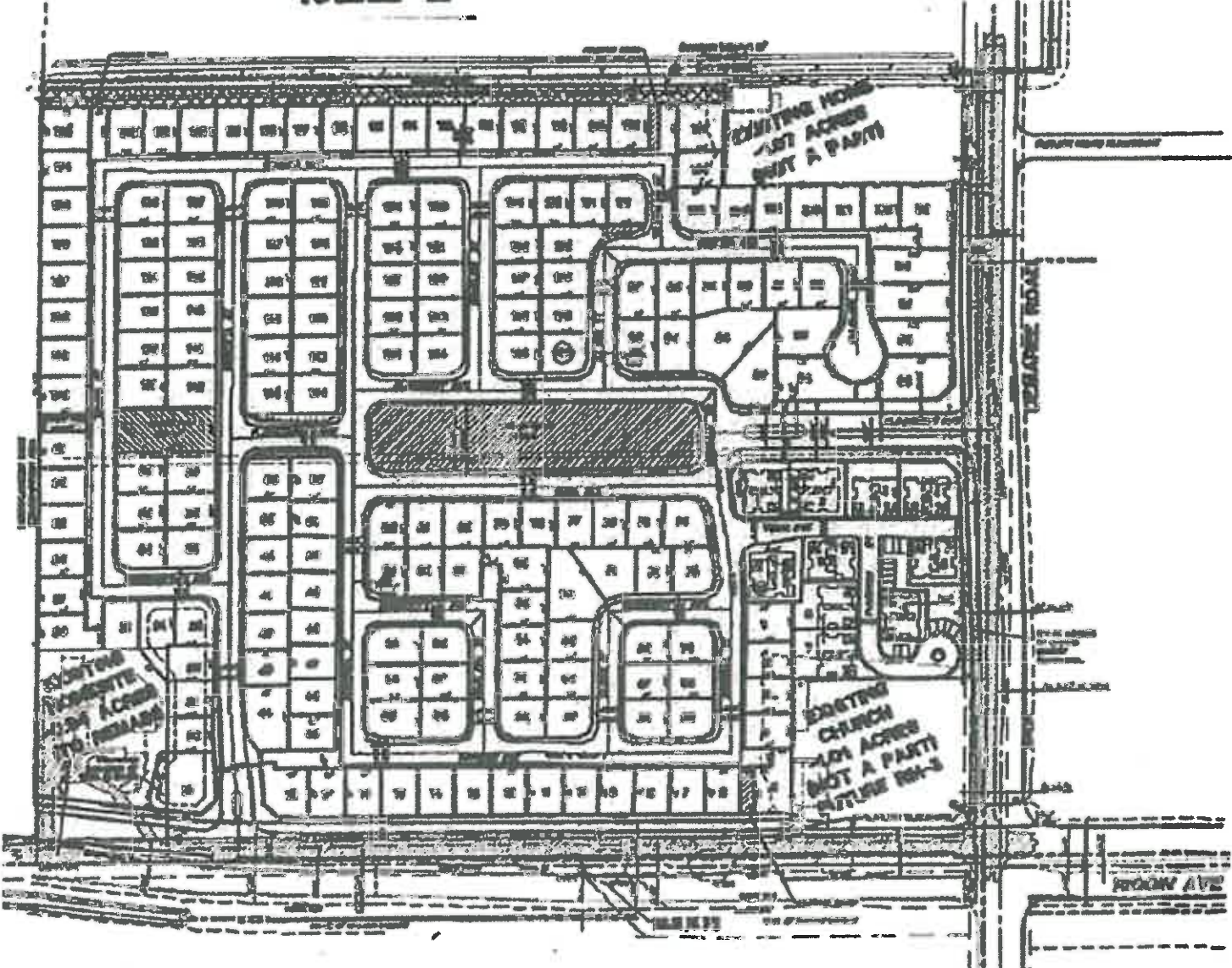


Exhibit "C"



Mike DeYoung
Wathen Castanos Hybrid Homes
802 W. Pinedale #104
Fresno, CA 93711
March 28, 2014



Andrew Chamberlain
City of Visalia
707 W. Acequia
Visalia, CA 93291

Dear Andrew:

We are requesting that our renderings (provided) for the proposed plans be reviewed for a finding of consistency in style and appearance with that of the existing homes in the Avalon neighborhood. Please note that although a few of the renderings appear to reflect composition roofing material, only tile roofing material will be installed.

It should also be noted that an Avalon neighborhood outreach meeting was held on 8/19/13 and our floor plans and elevations were well received by the current residents. There were no objections or concerns expressed.

Sincerely,

A handwritten signature in black ink, which appears to read 'Mike DeYoung', is written over a horizontal line.

Mike DeYoung
Director of Land Development

City of Visalia



Aerial Photo

City of Visalia

Memo

To: Planning Commission
From: Brandon Smith, AICP, Senior Planner
(Phone No.: 713-4636)
Date: April 14, 2014
Re: Annexation No. 2014-01 (R.J. Hill)



STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward Annexation No. 2014-01 to the City Council with a finding that the annexation is consistent with the General Plan.

RECOMMENDED MOTION

I find that Annexation No. 2014-01, consisting of an annexation for 137 acres located on the east side of Dinuba Boulevard between Shannon Parkway and the St. John's River, is consistent with the General Plan.

BACKGROUND

The Planning Commission previously made a finding on November 22, 2010, that the same annexation (then identified as Annexation No. 2005-07) was consistent with the General Plan.

The proposed annexation is the same request that was filed by the applicant and considered by the Planning Commission in 2010. This annexation was initiated by the City Council in December 2010 but was denied by the LAFCO Commission on a 3-2 vote. Members of the LAFCO Commission expressed concern of perceived land banking since no project was formally proposed for the site, and noted that several other annexations approved by LAFCO in the 2000s still sat undeveloped.

With interest in the annexation still running high by the property owners involved, the applicant felt it was best to re-file the annexation request along with a development proposal for the R.J. Hill property. The applicant has submitted the attached development plan to Planning Division staff; however this plan has yet to be formally filed for Site Plan Review and considered by the Site Plan Review Committee. The site includes riparian area on the south side of the St. John's River that will be used to complete the St. John's River Trail in 2015.

SITE DESCRIPTION

Annexation No. 2014-01 (Hill) is a request filed by principal property owner R.J. Hill to annex approximately 137 acres of vacant land for the primary purpose of developing his property for residential purposes. The territory is bound on the south by Shannon Parkway, on the west by Dinuba Boulevard, and on the north and east by the St. Johns River. Existing City limits are located on the south and west sides of the territory.

The site is located in the City's 98,700 Population UDB which was adopted in 1991. The site currently has a land use designation of Low Density Residential. A Conservation land use designation is in place on a continuous 100-foot setback from the embankment along St. Johns River. Upon annexation, the site would become zoned R-1-6, and the Conservation area would become zoned Quasi-Public.

Land within the annexation territory is either fallow or maintained as orchards. There are two inhabited residences and an inhabited mobile home on the west side of the site facing Dinuba Boulevard. Out buildings and non-habitable structures are also located on the west side of the site facing Dinuba Boulevard.

BACKGROUND

The request for Annexation was filed by principal property owner R.J. Hill. Mr. Hill represents 83 acres in the project area. The annexation also includes 36 acres owned by two other property owners and 11 acres owned by the City of Visalia (though the City would seek to acquire additional area along the St. Johns River).

The original application for annexation was filed in 2005. Prior to the authorization to initiate LAFCO proceedings, the City Council voiced an interest in seeing additional commercial land use designation on Dinuba to cater for future population growth in the area. After much deliberation by the Planning Commission and City Council, the Council on October 4, 2010, approved initiating the annexation with the current land use designations of Low Density Residential and Conservation.

The proposed application will also retain the current land use designations of Low Density Residential and Conservation.

ENVIRONMENTAL FINDINGS

An Initial Study was prepared for the Annexation in 2010 consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant and Negative Declaration No. 2010-082 was prepared. The City Council adopted the Initial Study and Negative Declaration on December 6, 2010.

Staff has determined that the same Initial Study and Negative Declaration can be utilized with the new application for annexation because it has the same project description. Moreover, the project does not appear to meet the requirements for recirculating the Negative Declaration specified in Section 15073.5(c) of CEQA Guidelines.

Attachments:

- Exhibit "A" – Residential concept plan submitted by R.J. Hill
- General Plan Land Use Map

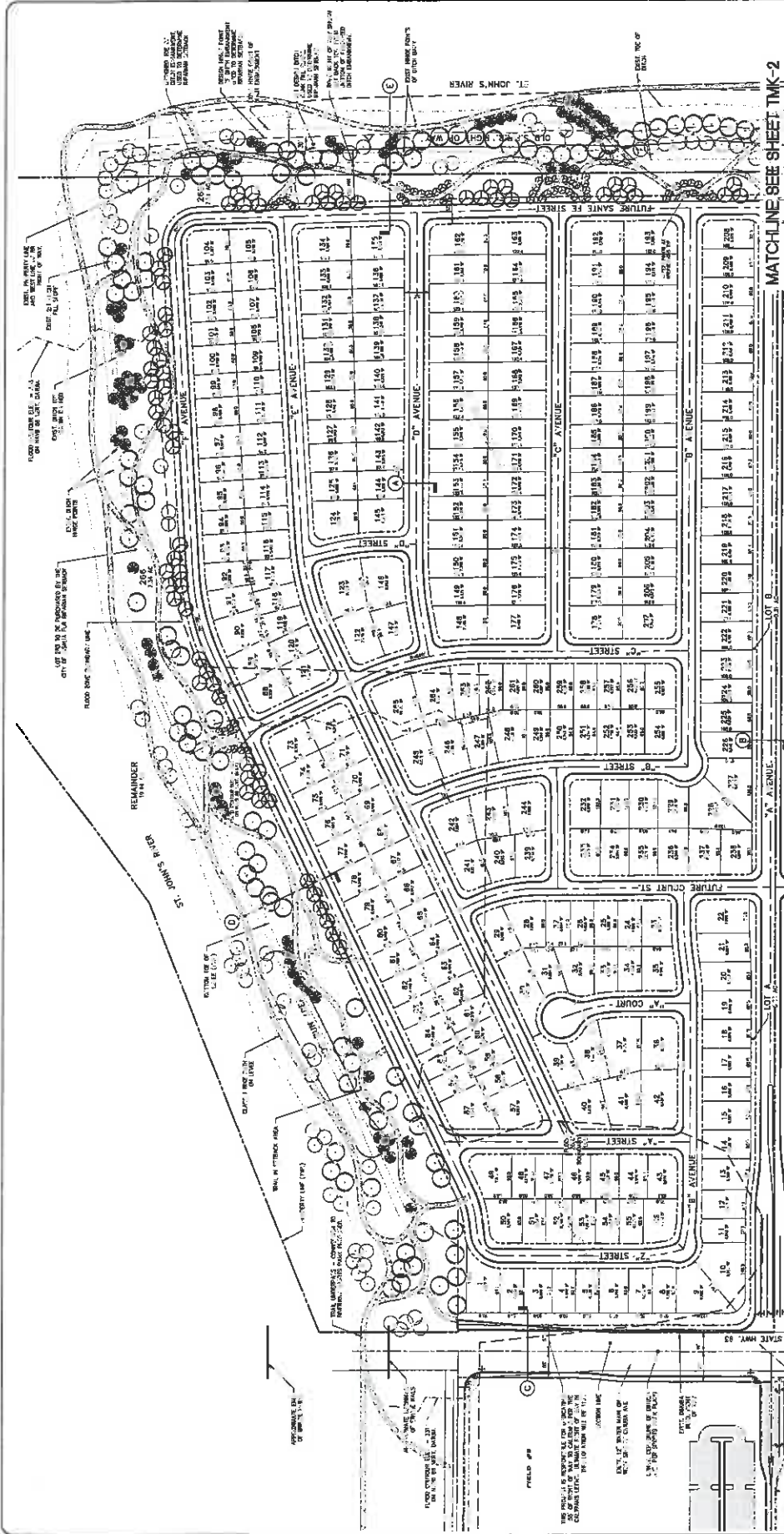
NO.	DATE	REVISION



LANE ENGINEERS INC.
 CIVIL, STRUCTURAL & SURVEYING
 199 N. Blackstone Street
 Tulare, California 93274
 (559) 987-3263

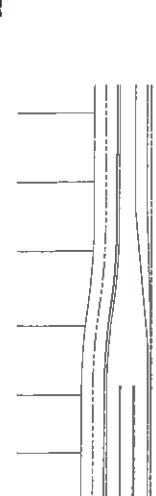
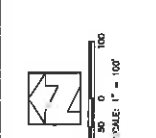
R&L INVESTMENT GROUP, LLC
 CALIFORNIA
 RIVER ISLAND, A PLANNED RESIDENTIAL DEVELOPMENT FOR

PROJECT NO. 2012-03-14
 SHEET NO. 17-1007
 DATE 11/15/12
 COUNTY LOS ANGELES



MATCHLINE SEE SHEET TMK-2
RIVER ISLAND - A PLANNED RESIDENTIAL DEVELOPMENT LAYOUT K

SITE DATA
 PROJECT NO. 2012-03-14
 SHEET NO. 17-1007
 DATE 11/15/12
 COUNTY LOS ANGELES
 PROJECT LOCATION: RIVER ISLAND, A PLANNED RESIDENTIAL DEVELOPMENT, LOS ANGELES COUNTY, CALIFORNIA
 CITY: TULARE
 STATE: CALIFORNIA
 COUNTY: LOS ANGELES
 PROJECT NO.: 2012-03-14
 SHEET NO.: 17-1007



OWNER/DEVELOPER
 R&L INVESTMENT GROUP, LLC
 199 N. BLACKSTONE STREET
 TULARE, CALIFORNIA 93274

LEGAL DESCRIPTION
 THAT PART OF THE CORNER OF THE WEST HALF OF SECTION 36, TOWNSHIP 37N, RANGE 15E, S. 4, IN THE COUNTY OF LOS ANGELES, CALIFORNIA, AS SHOWN ON MAP NO. 17-1007, A PLANNED RESIDENTIAL DEVELOPMENT LAYOUT K, IN THE COUNTY OF LOS ANGELES, CALIFORNIA.

VESTING TENTATIVE MAP

INTERSECTION WITH DINUBA BLVD. DETAIL
 SCALE 1" = 50'

NOTES:
 1. ALL LOTS SHALL BE SUBMITTED TO THE CITY OF TULARE FOR LAND ZONING, BLOOD FLOW, AND THE
 2. ALL LOTS SHALL BE SUBMITTED TO THE CITY OF TULARE FOR THE PRELIMINARY ZONING MAP IN THE
 3. SEE SHEET 17-1008 FOR ALL OTHER NOTES AND DETAILS OF THIS PROJECT.

DATE: 11/15/12
 SHEET NO. 17-1007
 PROJECT NO. 2012-03-14

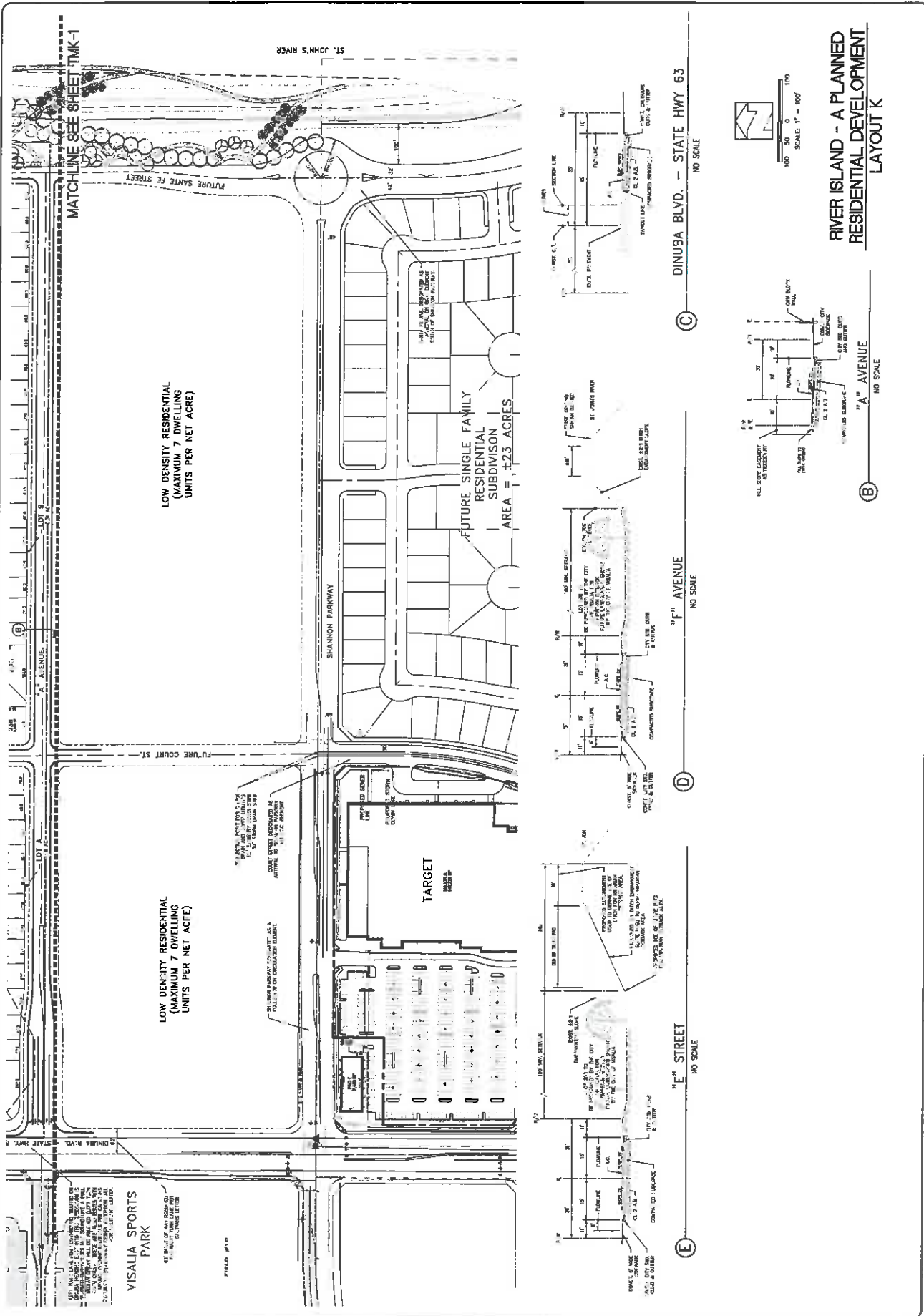
NO.	DATE	REV. / BY



LANE ENGINEERS INC.
 CIVIL, STRUCTURAL & SURVEYING
 409 N. Blackstone Street
 Tulare, California 93274
 (559) 688-8283

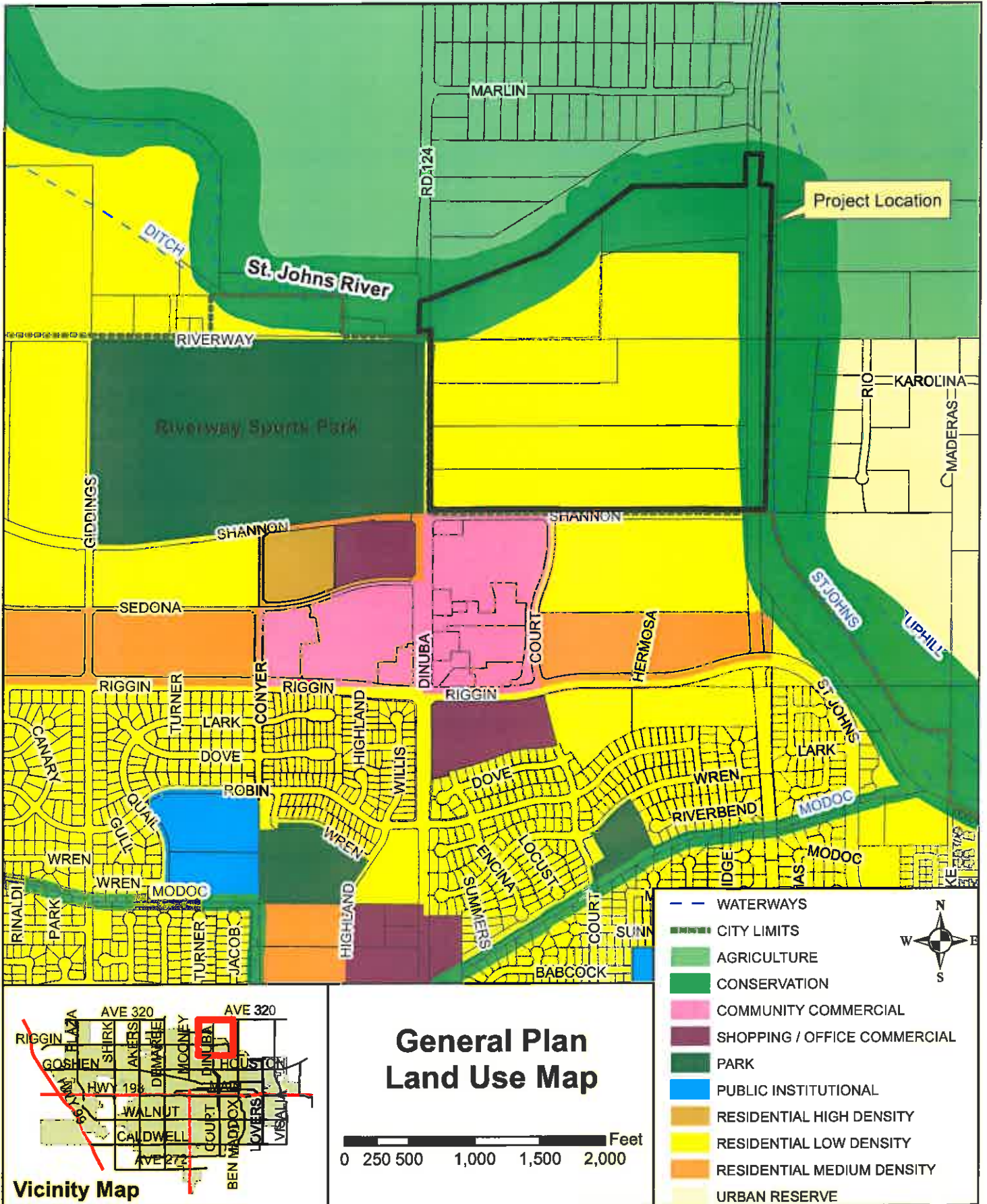
R&L INVESTMENT GROUP, LLC
 CALIFORNIA
 RIVER ISLAND, A PLANNED RESIDENTIAL DEVELOPMENT FOR:

PROJECT	TMK-2
DATE	02-28-14
SCALE	1" = 100'
DATE	02-28-14
SCALE	1" = 100'
DATE	02-28-14
SCALE	1" = 100'



Initiation of Annexation No. 2014-01

The subject site is bound on the south by Shannon Parkway, on the west by Dinuba Boulevard, and on the north and east by the St. Johns River.



City of Visalia



To: Planning Commission

From: Josh McDonnell, Assistant Community
Development Director/City Planner (713-4364)

Date: April 14, 2014

Re: Request for Finding of Consistency for the Visalia Unified School District's Acquisition of a School Site at the Southwest Corner of Ferguson Avenue and North Giddings Street (APNs 090-310-001, 090-310-002, and 090-300-032)

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the Acquisition of a School Site by the Visalia Unified School District (VUSD) at the Southwest Corner of Ferguson Avenue and Giddings Street.

DISCUSSION

The VUSD intends to construct a new elementary school on a thirteen acre site that is currently undeveloped and in agricultural production. Pursuant to Government Code section 65402, the action must be affirmed for consistency with the host City's General Plan.

The site has a mix of General Plan Land Use and Zoning designations. The majority of the site is (RLD) Low Density Residential, and RMD (Medium Density Residential). The corresponding zoning designations on the site are R-1-6 (Low Density Residential, 6,000 square-foot minimum lot size), and RM-2 (Medium Density Residential, 3,000 square feet lot area per dwelling unit).

Schools are conditionally allowed uses in the R-1 and RM-2 Zone Districts. It is anticipated the VUSD will file a Conditional Use Permit (CUP) application seeking approval of the project within the next six to 12 months. At that time staff will coordinate specific project design considerations, including:

- Pedestrian and road connectivity to adjacent existing and future residential neighborhoods
- Buffering and mitigation of operational impacts from adjacent residences
- Access and use of playgrounds during non-school hours
- On and off-street parking, and student drop-off lanes

- Bust turnouts and separation from standard vehicle circulation

Based on the proposed school's consistency with the current and proposed General Plan, and based on the project's further processing of a CUP, the findings for consistency with the General Plan Update can be made.

ATTACHMENTS

- Letter of Request
- Conceptual Site Plan
- Aerial Photo

Craig Wheaton, Ed.D.
Superintendent

Robert Gröeber
Assistant Superintendent
Administrative Services



Board of Education

John Crabtree
William A. Fulmer
Juan Guerrero
Donna Martin
Jim L. Qualls
Charles Ulmschneider
Lucia Vazquez

March 19, 2014

Adam Peck, Planning Commission Director
City of Visalia,
315 E. Acequia Avenue
Visalia CA 93291

Subject: Notice of Proposed School Site Acquisition by the Visalia Unified School District

Dear Mr. Peck:

In accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, this letter serves as formal notice to City of Visalia regarding the proposed acquisition of the subject property described below for construction and operation of a public school facility. A map of the proposed school site has also been attached for your reference.

The District has selected a new site approximately 13 acres located at the southwest intersection of N. Giddings Street and Ferguson Avenue, also identified as APNs 090-310-001, 090-310-002, and 090-300-032.

We request that the Planning Department/Planning Commission analyze the subject property to determine conformity with the underlying General Plan Land Use Designation so that a written report of the investigation and the Planning Commission's recommendations concerning acquisition of the site can be submitted to our governing board.

Please submit the findings within **30 days of receiving this notice** to me at the address listed below:

Robert Groeber, Assistant Superintendent, Administrative Services,
Visalia Unified School District
5000 West Cypress Avenue,
Visalia, CA 93277.

If you have any questions regarding this request, please contact me at (559) 730-7529

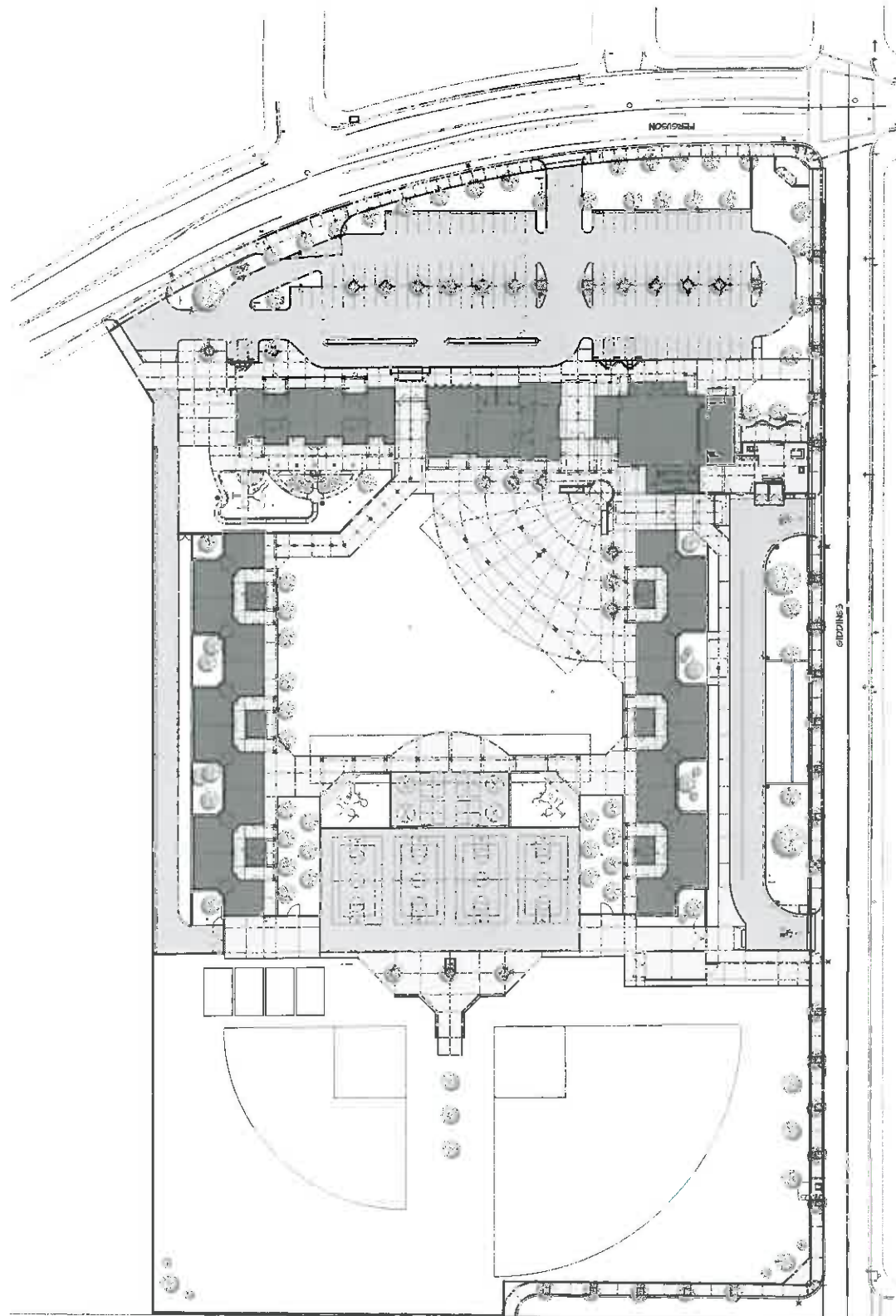
Sincerely,

A handwritten signature in blue ink, appearing to be "R. Groeber", is written over the typed name.

Robert Groeber, Assistant Superintendent, Administrative Services,
Visalia Unified School District

Encl

C: Project File
Jim Bush, School Site Solutions, Inc.



Visalia
 UNIFIED SCHOOL
 DISTRICT

SITE PLAN
PROPOSED NEW GIDDINGS ELEMENTARY SCHOOL
VISALIA UNIFIED SCHOOL DISTRICT

1" = 40'-0"


 architecture and landscape: **TELLIAN PARISH M PLAIN**
 4320 W. Mineral King Ave.
 Fresno, CA 93725
 559.627.0830
 559.627.1928 fax
 tellian.com



**Proposed
VUSD
Elementary
School**



CENTRAL

FAIRWAY
CLINTON

FERGUSON

DIVISADERO

DIVISADERO

CENTRAL

BUENAVISTA

PEREZ

HALL

HALL

RINALDI

RINALDI

CRYSTAL

SUNNVIEW

WOODG

RINALDI

DOLLNER

DOLLNER

BUENAVISTA
PARK

MOHICHES

PARK

PARK

PROSPECT

GIDDINGS

OAK PARK

OAK PARK

BARCOCK

OAK PARK

BUENAVISTA

SOWELL

SOWELL

SOWELL

VINE

CLINTON

TURNER

TURNER

TURNER

JACOB

JACOB

CONYER

BUENAVISTA

VINE

CLINTON



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 14, 2014

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

SUBJECT: Variance No. 2014-02: A request by Ashley Furniture (Retail Equities LLC – property owner) to allow building signage exceeding the standards in Design District “A”, at the Sequoia Plaza Shopping Center in the Regional Retail (CR) zone. The site is located at 3850 S. Mooney Boulevard. (APN: 126-062-072)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No 2014-02 based upon the conditions and findings in Resolution No. 2014-17. 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 Variance No. 2014-02, based on the findings and conditions in Resolution No. 2014-17.

PROJECT DESCRIPTION

The applicant is requesting a variance from Zoning Ordinance Section 17.48.080 which provides for a maximum of 187.5 sq. ft. of building signage in Design District “A”. The applicant is requesting a total of 237.5 sq. ft. of sign area on two walls as illustrated in Exhibits “A” and “B”. The sign in Exhibit “A” is 37.5 sq. ft. and is located on the west elevation facing the parking lot. This elevation already has a sign permit for 150 sq. ft. of signage over the primary entrance as shown in Exhibit “C”. The added 37.5 sq. ft. would be over a second entrance on this elevation to advertise the “Ashley Sleep” part of the business.

The sign in Exhibit “B” is to be located on the south elevation of the building which faces out onto Packwood Creek and Cameron Avenue. The sign is 50 sq. ft., the code would allow for up to 37.5 sq. ft. on this elevation. The applicant feels the added 12.5 sq. ft. provides the desired size and appearance.

The applicant’s findings in Exhibit “D” indicate that the requested variance is based upon the size of the building, distance from the street, and desire to have the separate Ashley Sleep entrance to be identified in a reasonable size.

BACKGROUND INFORMATION

General Plan Land Use Designation	Regional Retail
Zoning	CR (Regional Retail)
Surrounding Zoning and Land Use	North: CR (Regional Retail) / Fast-Food South: CR (Regional Retail) / Retail East: CR (Regional Retail) / Retail West: CR (Regional Retail) / Retail

Environmental Review

Categorical Exemption No. 2014-17

Design District

"A"

Site Plan

NA

RELATED PROJECTS

Variance No. 2014-01: A request by Signworks (Coastal Realty Investors, LLC, Patrick Orosco, property owners) to allow a freestanding sign for El Pollo Loco at the Sequoia Plaza shopping center in the Regional Retail (CR) zone. The site is located at 3704 S. Mooney Boulevard. Approved (5-0) by the Planning Commission on February 24, 2014

Variance No. 2011-10: A request by Gateway Plaza Partners, L.P. to allow 571 square feet of building signage for a single tenant in the C-R (Regional Retail Commercial) Zone. The site is located at 3631 S. Mooney Boulevard. Approved (5-0) by the Planning Commission on December 12, 2011.

PROJECT EVALUATION

Sequoia Plaza Shopping Center

The Sequoia Plaza shopping center was established with the sign program in Exhibit "D" which allows maximum building signage per the Zoning Ordinance for Design District "A".

Existing Building Sign

The applicant has already been issued a building permit for the maximum 150 sq. ft. of building sign area on the west elevation of the building. At the time of the writing of this report, the sign had not been placed upon the building.

Sign Ordinance

Sign Ordinance Section 17.48.080 contains standards allowing a maximum of 150 square feet of sign area per building/use in Design District "A". The standards also include allowances for an additional 37.5 sq. ft. per elevation. The applicant is requesting an additional 37.5 sq. ft. on the west elevation, and an additional 12.5 sq. ft. on the south elevation for a total of 50 sq. ft. of sign area beyond what the code allows.



Findings for the Variance

Variations are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The applicant has provided the variance findings in Exhibit "D" which identifies their goal of having special signage dedicated to the "Ashley Sleep" entrance which is on the east elevation north of the main entrance, along with the primary signage over the main entrance. The applicant feels the additional square footage is needed based upon the building's location approximately 780 feet from Mooney Boulevard. The additional 50 sq. ft. on the south elevation facing Packwood Creek and Cameron Avenue is only 12.5 sq. ft. over the 37.5 sq. ft. which would be allowed on this elevation by the sign code, and provides a little larger sign area for a wall which is approximately 180 feet long with no other signage.

Staff supports the applicant's request based upon the findings in Exhibit "D" and the fact that the request adds an additional 50 square feet over what would be approved through the sign ordinance to a large building with deep front setbacks.

Findings

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*
2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*
3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*
4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*
5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Applicant Findings

The applicant has provided the findings in Exhibit "D" which speak to each of the five required findings above.

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Applicant: A variance for a small signage size increase will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity

Staff finds that the requested variance is consistent with other variance requests for building signage in Design District "A". The requested 50 sq. ft. of additional sign area is appropriate for the building size and setback. At this time the applicant does not have access to the monument sign on the Mooney Boulevard frontage.

Environmental Review

The project is considered Categorically Exempt under Section 15311 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2014-17)

RECOMMENDED FINDINGS

(The applicant findings below are in the attached resolution of Approval)

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant: A variance for a small signage size increase will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity

6. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-17).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2014-02 shall be developed consistent with Exhibits "A" and "B".
2. That all other federal and state laws, city codes and ordinances be complied with.
3. 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 Variance No. 2014-02, prior to the issuance of a building permit for the sign.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 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. 2014-02**
- **Exhibit "A" – Sign Elevations West Elevation**
- **Exhibit "B" – Sign Elevations South Elevation**
- **Exhibit "C" – Sign Elevations Perspective Drawing**
- **Exhibit "D" – Applicant's Findings**
- **Exhibit "E" - Sequoia Plaza Sign Program**
- **Exhibit "F" - Sequoia Plaza Shopping Center**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Aerial Map Sequoia Plaza**
- **Vicinity Map**

RELATED PLANS AND POLICIES

Chapter 17.48 SIGNS

17.48.080 Sign regulations for design districts.

A. The following regulations apply to uses in design districts A, B, C, D, E, and F with the exception of those zones specifically identified in Section 17.48.070. The signs within the downtown retail design district are subject to the provisions of Chapter 17.58.

1. Signs Permitted.

a. Building signs as specified in Section 17.48.070(A)(2);

b. One pedestrian oriented sign per occupancy;

c. One freestanding sign per commercial site.

2. Building Signs.

a. Permitted Sign Area. Two square feet of sign area is permitted for each foot of linear occupancy frontage to a maximum area of one hundred fifty (150) square feet. A building sign may not exceed the height of the roof line or parapet wall upon which it is mounted. Building signs may not exceed eighty (80) percent of the surface upon which it is mounted.

b. Users may choose which exterior side of the building will be used for the purpose of calculating the permitted sign area. The building signs, however, shall be mounted on the building used to calculate the permitted sign area.

c. Additional signs of a maximum twenty-five (25) percent of the sign area as calculated in Section 17.48.080(A)(2)(b) shall be allowed for each remaining exterior wall provided that the sign area for any given wall does not exceed two square feet per linear foot of the wall length.

d. Commercial buildings which occupy the entire depth of a city block shall be eligible to apply for signing on each of the street exposures.

e. Commercial buildings which have alley access shall be eligible to apply for signing on both the street and the alley frontages.

f. Building signs shall be mounted flush against or be oriented parallel to the wall of the structure on which it is located. No part of the sign shall extend more than eighteen inches (18) from the surface of the structure except in those cases as specified in Section 17.48.040(C).

g. Signs may be mounted on a mansard or angled roof. The sign shall not, however, extend higher than the peak of the roof.

h. The sign area as calculated for the occupancy frontage may be used on the occupancy frontage or may be divided between the occupancy frontage and any other exterior walls; provided, that the total sign area does not exceed that as calculated for the occupancy frontage or that the sign area on any exterior wall does not exceed two square feet per one foot of linear occupancy frontage.

i. Each building of shopping center may display a reader board of a maximum area of twenty (20) square feet indicating the name, address and type of business or the businesses within the building. If the reader board is located on a part of the building qualifying as an

occupancy frontage for which sign area may be calculated, the sign area used for the reader board shall be deducted from the total permitted for that occupancy.

j. Reader boards shall be designed as one sign with each copy panel consisting of similar materials and design. Permits for reader boards shall not be issued without consent of the property owner.

Variance (Section 17.42)

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

RESOLUTION NO. 2014-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2014-02, A REQUEST BY ASHLEY FURNITURE (RETAIL EQUITIES LLC – PROPERTY OWNER) TO ALLOW BUILDING SIGNAGE EXCEEDING THE STANDARDS IN DESIGN DISTRICT “A”, AT THE SEQUOIA PLAZA SHOPPING CENTER IN THE REGIONAL RETAIL (CR) ZONE. THE SITE IS LOCATED AT 3850 S. MOONEY BOULEVARD. (APN: 126-062-072)

WHEREAS, Variance No. 2014-02, is a request by Ashley Furniture (Retail Equities LLC – property owner) to allow building signage exceeding the standards in Design District “A”, at the Sequoia Plaza Shopping Center in the Regional Retail (CR) zone. The site is located at 3850 S. Mooney Boulevard. (APN: 126-062-072); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on April 14, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2014-02, is consistent with the Section 17.42 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

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 15311, Environmental Document No. 2014-17.

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 strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant: A variance for a small signage size increase will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity

6. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-17).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2013-01, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2014-02 shall be developed consistent with Exhibits "A" and "B".
2. That all other federal and state laws, city codes and ordinances be complied with.
3. 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 Variance No. 2014-02, prior to the issuance of a building permit for the sign.

EXHIBIT - A

West Elevation

SIGN 1 - 143.037 sq ft
 SIGN 2 - 35.467 sq ft
**ELEVATION TOTAL -
 178.474 sq ft**



16-012021

4' 16" 1/2"

SIGN 2

FABRICATE & INSTALL ONE (1) SET OF ALUMINUM CHANNEL LED SIGNAGE

1" DODG BURLAP PRINTED TO MATCH PLUS (60-100 DARK RED) JARS @ 1.330 WHITE ANKERS IN THE FORWARD DIGITAL FRONT TO MATCH PLUS PLUS 140 ANKS @ 0.11 @ 2000 C/P ASSIGNED TO MATCH INTERNAL ILLUMINATION w/ WHITE LED

WEATHER PROOF MATERIALS REQUIRED

REMARK: 1/2" ALUMINUM FLAT CUT-DIE PRINTED WHITE w/ 1/4" SURFACE BEARING FOR STRUCTURAL OPERATIONS - MOUNT FLUSH TO WALL w/ BRACE & ADHESIVE

37.5 SQ FT TOTAL

15'0" x 60" = 1.125 x 5.000 = 5.625 sq ft
 7'0" x 60" = 0.750 x 5.000 = 3.750 sq ft
 18'0" x 20'0" = 1.500 x 2.000 = 3.000 sq ft
 18'0" x 20'0" = 0.75 x 2.000 = 1.500 sq ft

16'0" x 10'0" = 1.330 x 10.000 = 13.300 sq ft
 7'0" x 20'0" = 0.600 x 5.000 = 3.000 sq ft

FLUORESCO

EXHIBIT - A

EXHIBIT - B

South Elevation

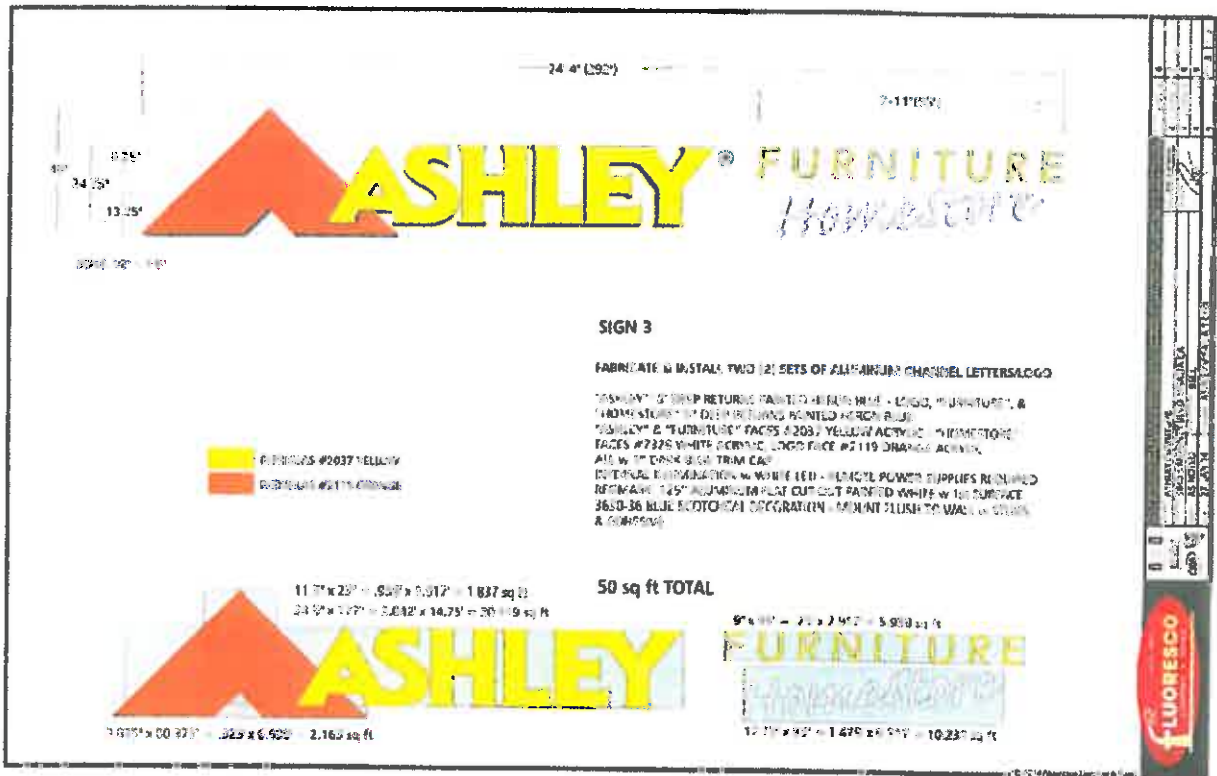


EXHIBIT - B

EXHIBIT - C



EXHIBIT – D
Applicant's Findings



ARIZONA CALIFORNIA NEVADA
3484 W Gettysburg Ave Fresno, CA 93722

City of Visalia
Planning Department
315 E Acequia Ave
Visalia, CA 93291

Re: Ashley Furniture 3850 South Mooney Blvd Visalia, CA

To Whom It May Concern:

Fluoresco would like to submit the Five (5) findings to support the application for additional signage for Ashley Furniture.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant: The building is 780 feet from the street and the code maximum of 150 sq. ft. does not provide adequate signage related to other businesses, or the need to sign the Ashley Sleep entrance separately.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant: Variances have been given for other businesses which are far from the street for building and monument signs.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant: A variance for a small signage size increase will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity

Respectfully submitted,

A handwritten signature in black ink that reads 'Joanne Parvin'. The signature is written in a cursive style with a long horizontal line extending to the right.
Joanne Parvin

Operations Manager

EXHIBIT - D

EXHIBIT - E
Existing Sign Program

A. General Criteria

1. The center line of all signs shall be centered on the frontage of the leased premises. All signs in the shopping center shall also be centered horizontally.
2. No decals shall be visible, except as required by local codes and ordinances.
3. The sign shall utilize individual channel letters, not to exceed eighty percent (80%) of the linear front feet of the leased frontage. Stores having more than one store front elevation may have one additional sign for any additional store front facing a street, up to a maximum of two (2) signs.

B. Lighted Sign Design

1. Plastic and metal letters (PML's) shall be internally illuminated.
2. Each tenant's copy shall be twenty-four inches (24") maximum height of letters and eighteen inches (18") minimum height of letters, with a limit of two (2) rows of copy and a maximum height for each row of twelve inches (12").
3. Each tenant shall display only its established trade name or its basic product name, including logo, if requested, or a combination thereof. No brand names of products shall be displayed.
4. All letters in sign are to be of uniform height.

C. Under Canopy Sign

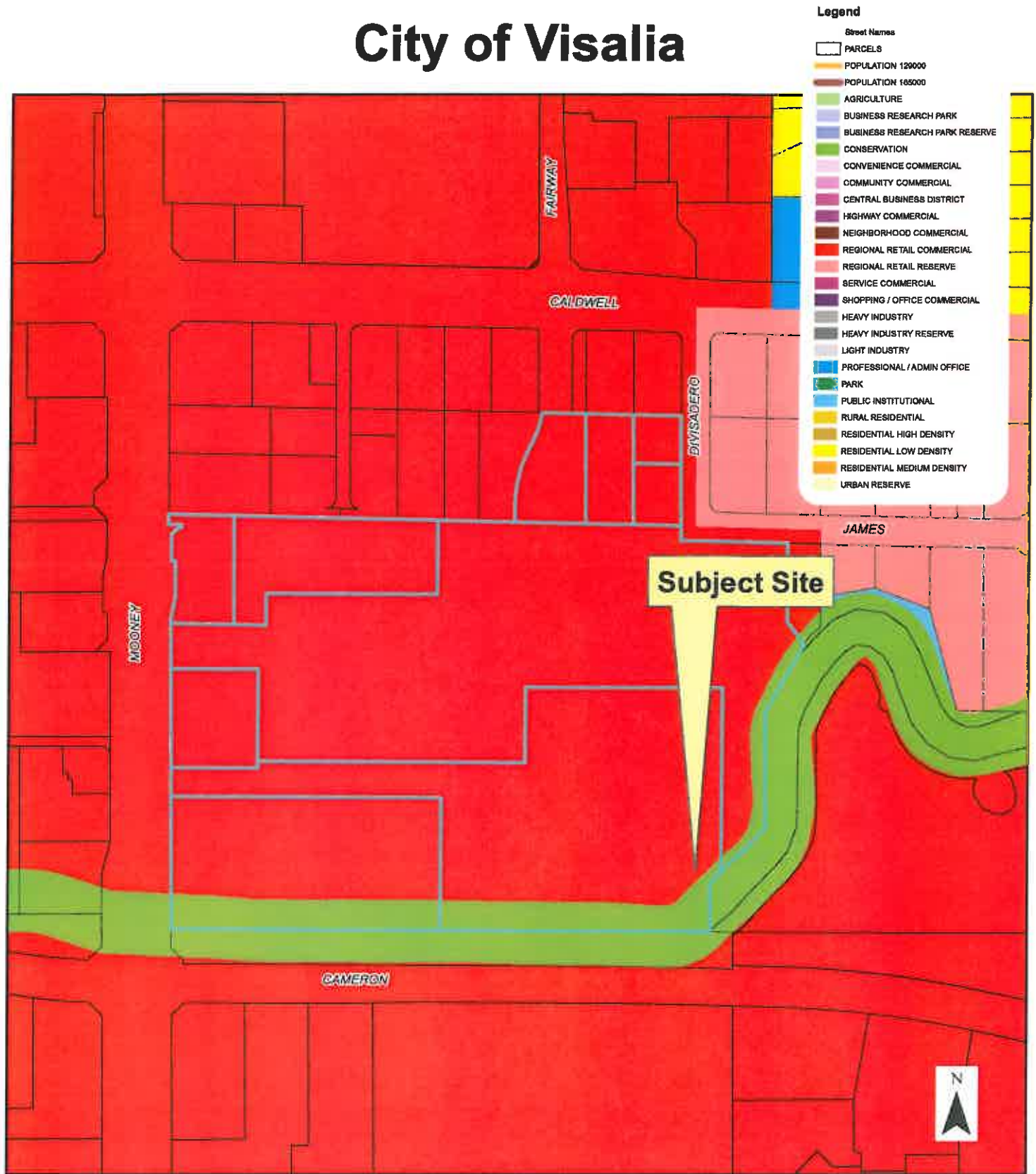
1. Each tenant shall have constructed and installed one (1) under canopy sign.
2. The under canopy sign shall be constructed of solid, one and five-eighths inch (1-5/8") thick, finished redwood, which shall be stained with Olympic # 712.
3. The dimensions of the sign shall be twelve inches (12") in height and thirty-six inches (36") maximum length.
4. The copy on the sign shall be applied using standard "sandblasted sign" techniques. The copy color shall be metallic gold (Chromatic # 109).
5. Suspension of the sign shall be by two (2) vertical chains, each painted with two (2) coats of quality gloss black paint.
6. The height of the sign shall be ten feet (10') from the ground to the bottom of the sign.

EXHIBIT - F



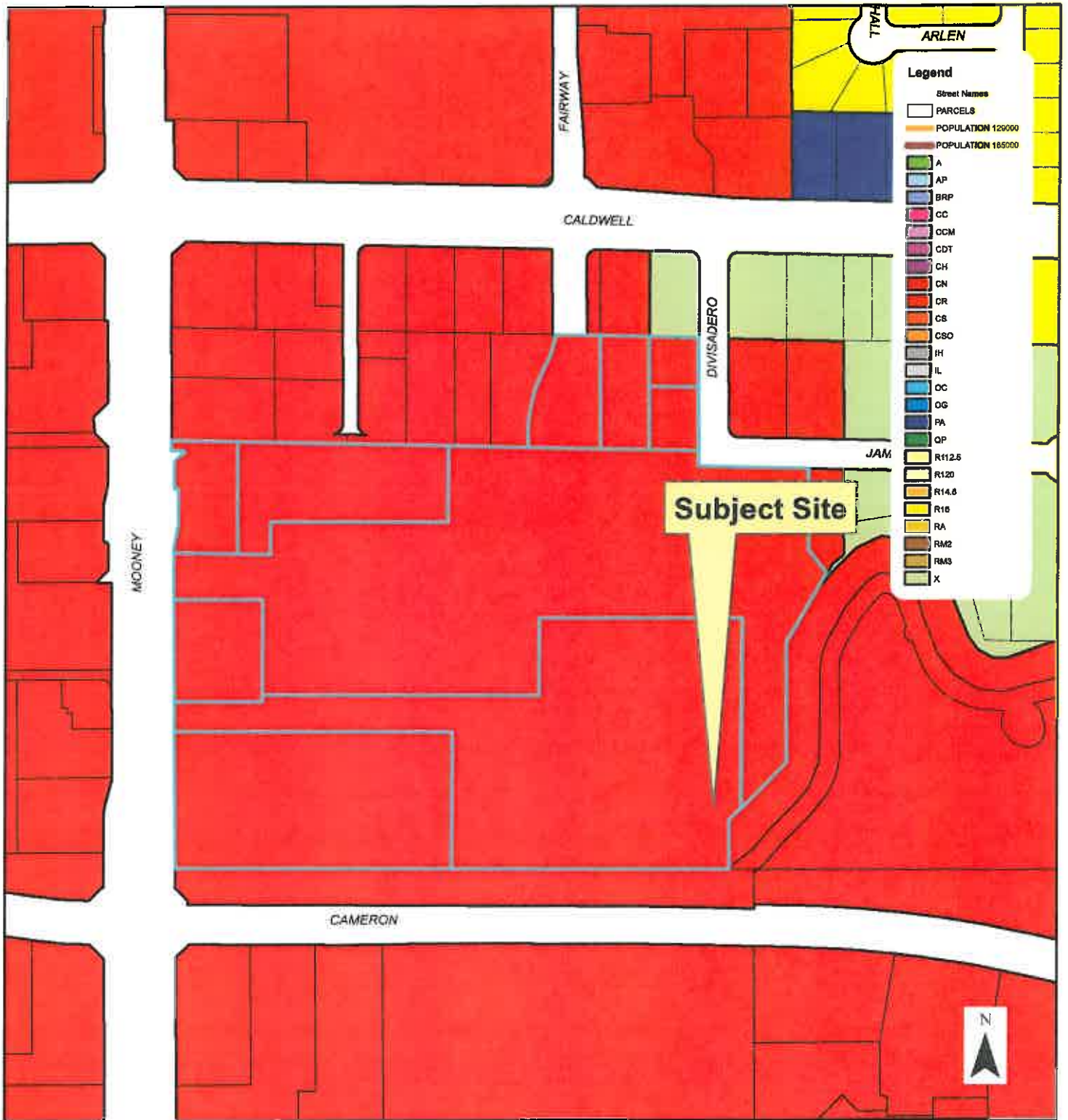
EXHIBIT - F

City of Visalia



Land Use Designations

City of Visalia



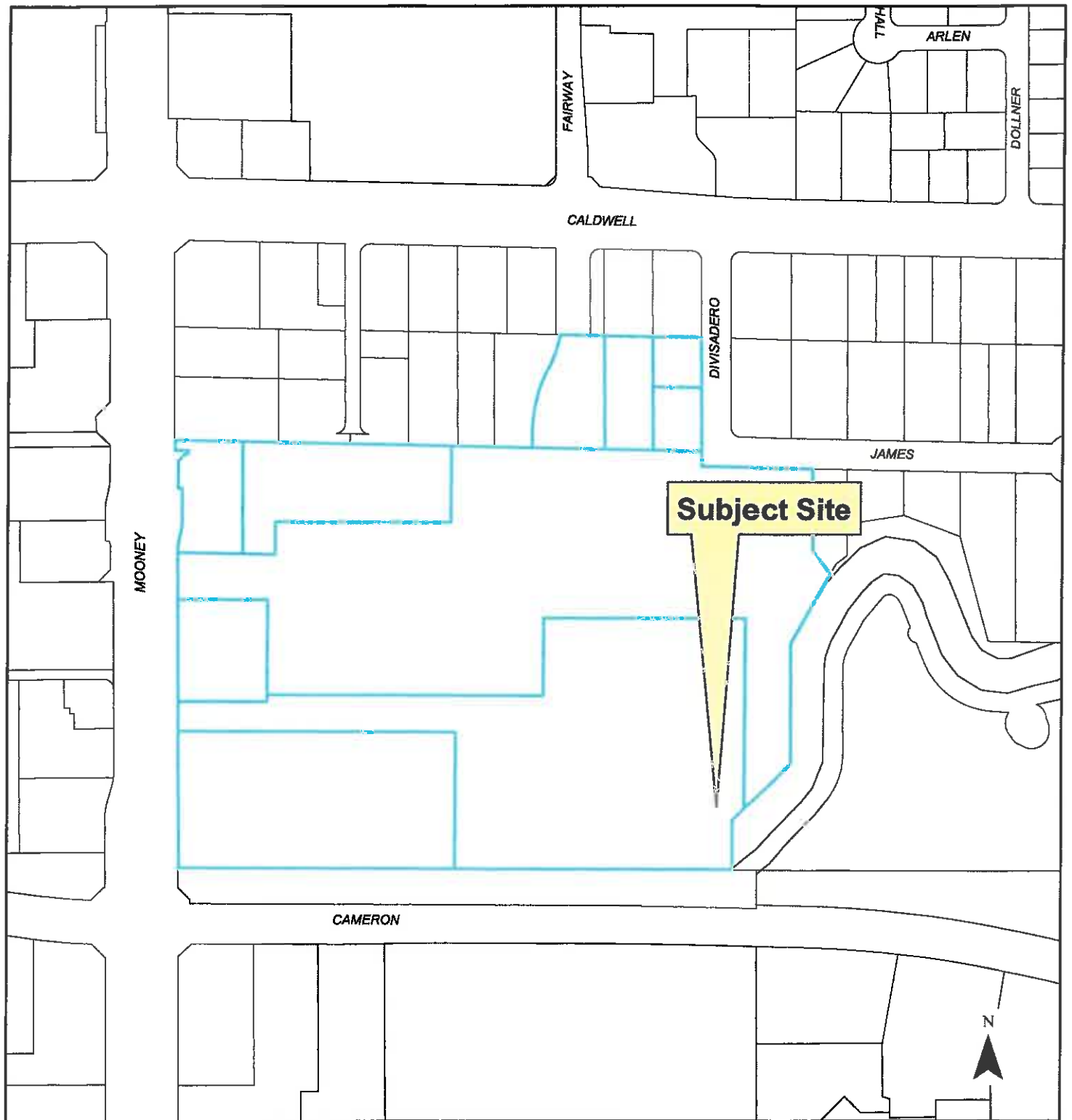
Zoning Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 14, 2014

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

SUBJECT: Tentative Parcel Map No. 2014-01: A request by Lee Borges to divide 1.06 acres into four parcels for residential purposes for property in the Single-family Residential (R-1-6) zone.

Conditional Use Permit No. 2014-02: A request by Lee Borges to create a planned development on 1.06 acres consisting of parcels without public street frontage for property in the Single-family Residential (R-1-6) zone.

Project Location: 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026)

STAFF RECOMMENDATION

Tentative Parcel Map No. 2014-01

Staff recommends approval of Tentative Parcel Map No. 2014-01, as conditioned, based upon the findings and conditions in Resolution No. 2014-04. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning & Subdivision Ordinances.

Conditional Use Permit No. 2014-02

Staff recommends approval of Conditional Use Permit No. 2014-02, as conditioned, based on the findings and conditions in Resolution No. 2014-03. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2014-01, based on the findings and conditions in Resolution No. 2014-04.

I move to approve Conditional Use Permit No. 2014-02 based on the findings and conditions in Resolution No. 2014-03.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2014-01 is a request to divide a 1.06-acre parcel into four parcels. The subject site is a remnant property following the subdivision of property to the south for residences and development of property to the east for an elementary school. The property is currently improved with a single-family residence. With the recordation of the parcel map, the residence will be kept on a 16,831 sq. ft. parcel. The objective of the map is to create two new parcels west of the residence and one new parcel east of the residence – ranging in size from 9,419 to 10,120 sq. ft. – for the purpose of facilitating new single-family residences. All parcels will meet the minimum lot size and minimum width requirements for the R-1-6 zone.

Conditional Use Permit No. 2014-02 is being requested to allow for the creation of parcels without public street frontage. All parcels on the map will abut Demaree Street and/or Ferguson Avenue, but vehicular access will only be permitted from the adjoining cul-de-sac to the south (Silvervale

The new parcels will range in size from 9,419 to 16,831 square feet which is consistent with the site area and density range for the R-1-6 zoning. All parcels will meet the minimum lot width requirements and will be able to conform to standard R-1-6 zoning setbacks. The lot orientation and setback area for each parcel is depicted in the attached Exhibit "B".

Access & Easements

All parcels will have access from Silvertale Court, an existing cul-de-sac street to the south. The existing access drive from Demaree Street used for the existing residence, which is shown through Parcel 1, will be abandoned prior to the recording of the map and installation of perimeter walls (see condition # 5). There will be two 20-foot driveways on Silvertale Court in association with the parcel map – a shared driveway will provide access to Parcels 1 through 3 and a driveway providing access to Parcel 4.

One or more agreements must be created to provide a reciprocal access easement for the driveways and an easement for public utilities. A condition of approval (# 3) is recommended to require establishment of the agreements with the recordation of the final map. The agreement(s) shall address property owners' responsibility for repair and maintenance of easements and public utilities. An existing propane tank located in the easement to Parcel 4 will need to be removed prior to the development of that parcel.

Abandonment of Services & Removal of Shed

The existing residence is currently serviced by a well, septic tank, and propane tank. Per a recommended condition of approval (# 8), the residence will be required to connect to the local water system, sewer system, and public utilities including natural gas from Silvertale Court prior to the development of Parcel 4. In addition, the existing well, septic tank, and propane tank shall be abandoned prior to the development of Parcel 4.

There is an existing shed which spans between the proposed Parcels 3 and 4. Per a recommended condition of approval (# 9), the shed shall be removed prior to the recordation of the final parcel map since State building codes do not allow for a parcel line to cross through a building.

Street Improvements & Landscape and Lighting District Annexation

To date, no street improvements have been constructed along the Demaree Street and Ferguson Avenue frontages other than curb and gutter when the intersection was constructed. Sidewalks will need to be constructed along these street frontages (condition # 6).

The parcel map in itself does not include any out-lots maintained by a homeowners association that may otherwise include the sidewalks. As it stands, the parcel would create four lots that would each have a façade facing onto Demaree or Ferguson but would not have access onto these streets.

A condition of approval (# 4) is recommended to install sidewalks, a perimeter block wall and exterior landscaping along the Demaree and Ferguson frontages. This requirement would ensure that a uniform façade is maintained among all of the parcels and would be consistent in appearance with the Luisi Ranch subdivision's future block wall and landscaping along Demaree Street. The improvements shall be installed and developed with the recording of the final parcel map and completed prior to issuance of a certificate of occupancy with the first building permit on the site.

It is further recommended (condition # 7) that the site be annexed to the Landscape and Lighting District associated with the Luisi Ranch subdivision to the south for the maintenance of the perimeter block wall and landscaping outside of the wall.

Environmental Review

The project is considered Categorically 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. 2014-22)

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2014-01

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 compatible with adjacent land uses because the proposed parcels are similar in size to surrounding parcels in the immediate area.
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 Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-22).

Conditional Use Permit No. 2014-02

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance because the proposed parcels are similar in size to surrounding parcels.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-22).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2014-01

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-162.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That an agreement such as an establishment of protective Covenants, Conditions and Restrictions (CC&R's) or a Homeowners Association (HOA) be entered into with the recording of the final parcel map. The CC&R's and/or other agreements shall address property owners' responsibility for repair and maintenance of easements and public utilities, which shall be kept

free and clear of any structures. The CC&R's and/or agreements are subject to the review and approval of the City Planner and City Engineer or their designees.

4. That an access driveway shall be constructed in association with new development on any parcel, and that such driveway(s) shall be developed to City standards.
5. That the existing access driveway from Demaree Street be abandoned and relocated to Silvervale Court and that the access driveway easement from Demaree Street be abandoned prior to the recording of the final parcel map.
6. That sidewalks, landscaping, and perimeter block walls along Demaree Street and Ferguson Avenue frontages, and sidewalk and landscaping along Silvervale Court shall be installed and developed to City standards with the recording of the final parcel map and completed prior to issuance of a certificate of occupancy with the first building permit on the site.
7. That the site be annexed to the Landscape and Lighting District associated with the Luisi Ranch subdivision to the south for the installation and maintenance of a perimeter block wall and landscaping outside of the wall with or prior to the recording of the final parcel map.
8. That the existing residence on Parcel 3 be connected to a local water system, sewer system, and public utilities including natural gas from Silvervale Court prior to the development of Parcel 4, and that the existing well, septic tank, and propane tank be abandoned prior to the development of Parcel 4.
9. That the existing shed on Parcels 3 and 4 be removed prior to the recordation of the final parcel map.
10. That Conditional Use Permit No. 2014-02 be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
11. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
12. That, if applicable, the project demonstrate compliance with the San Joaquin Valley Air Pollution Control District's District Rule 9510 (Indirect Source Review), including payment of all applicable fees, before issuance of the first building permit on the project site.
13. 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. 2014-01.

Conditional Use Permit No. 2014-02

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-162.
2. That the timeline for the lapse of Conditional Use Permit No. 2014-02 shall adhere the timeline for Tentative Parcel Map No. 2014-01.
3. That an agreement such as an establishment of protective Covenants, Conditions and Restrictions (CC&R's) or a Homeowners Association (HOA) be entered into with the recording of the final parcel map. The CC&R's and/or other agreements shall address property owners' responsibility for repair and maintenance of easements and public utilities, which shall be kept free and clear of any structures. The CC&R's and/or agreements are subject to the review and approval of the City Planner and City Engineer or their designees.
4. That an access driveway shall be constructed in association with new development on any parcel, and that such driveway(s) shall be developed to City standards.

5. That the existing access driveway from Demaree Street be abandoned and relocated to Silvervale Court and that the access driveway easement from Demaree Street be abandoned prior to the recording of the final parcel map.
6. That sidewalks, landscaping, and perimeter block walls along Demaree Street and Ferguson Avenue frontages, and sidewalk and landscaping along Silvervale Court shall be installed and developed to City standards with the recording of the final parcel map and completed prior to issuance of a certificate of occupancy with the first building permit on the site.
7. That the site be annexed to the Landscape and Lighting District associated with the Luisi Ranch subdivision to the south for the installation and maintenance of a perimeter block wall and landscaping outside of the wall with or prior to the recording of the final parcel map.
8. That the existing residence on Parcel 3 be connected to a local water system, sewer system, and public utilities including natural gas from Silvervale Court prior to the development of Parcel 4, and that the existing well, septic tank, and propane tank be abandoned prior to the development of Parcel 4.
9. That the existing shed on Parcels 3 and 4 be removed prior to the recordation of the final parcel map.
10. That Tentative Parcel Map No. 2014-01 be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
11. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
12. That, if applicable, the project demonstrate compliance with the San Joaquin Valley Air Pollution Control District's District Rule 9510 (Indirect Source Review), including payment of all applicable fees, before issuance of the first building permit on the project site.
13. 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. 2014-02.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal 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
- Ownership Disclosure
- Resolution No. 2014-04 (Tentative Parcel Map No. 2014-01)
- Resolution No. 2014-03 (Conditional Use Permit No. 2014-02)
- 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. 2014-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2014-01, A REQUEST BY LEE BORGES TO DIVIDE 1.06 ACRES INTO FOUR PARCELS FOR RESIDENTIAL PURPOSES FOR PROPERTY IN THE SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 2190 N. DEMAREE STREET, ON THE SOUTHEAST CORNER OF DEMAREE STREET AND FERGUSON AVENUE. (APN: 089-020-026)

WHEREAS, Tentative Parcel Map No. 2014-01 is a request by Lee Borges to divide 1.06 acres into four parcels for residential purposes for property in the Single-family Residential (R-1-6) zone. The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on April 14, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the 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

WHEREAS, the Planning Commission of the City of Visalia 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 15315.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding 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 compatible with adjacent land uses because the proposed parcels are similar in size to surrounding parcels in the immediate area.
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 Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-22).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 16.28.070 of the Ordinance Code 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. 2013-162.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That an agreement such as an establishment of protective Covenants, Conditions and Restrictions (CC&R's) or a Homeowners Association (HOA) be entered into with the recording of the final parcel map. The CC&R's and/or other agreements shall address property owners' responsibility for repair and maintenance of easements and public utilities, which shall be kept free and clear of any structures. The CC&R's and/or agreements are subject to the review and approval of the City Planner and City Engineer or their designees.
4. That an access driveway shall be constructed in association with new development on any parcel, and that such driveway(s) shall be developed to City standards.
5. That the existing access driveway from Demaree Street be abandoned and relocated to Silvertale Court and that the access driveway easement from Demaree Street be abandoned prior to the recording of the final parcel map.
6. That sidewalks, landscaping, and perimeter block walls along Demaree Street and Ferguson Avenue frontages, and sidewalk and landscaping along Silvertale Court shall be installed and developed to City standards with the recording of the final parcel map and completed prior to issuance of a certificate of occupancy with the first building permit on the site.
7. That the site be annexed to the Landscape and Lighting District associated with the Luisi Ranch subdivision to the south for the installation and maintenance of a perimeter block wall and landscaping outside of the wall with or prior to the recording of the final parcel map.
8. That the existing residence on Parcel 3 be connected to a local water system, sewer system, and public utilities including natural gas from Silvertale Court prior to the development of Parcel 4, and that the existing well, septic tank, and propane tank be abandoned prior to the development of Parcel 4.
9. That the existing shed on Parcels 3 and 4 be removed prior to the recordation of the final parcel map.
10. That Conditional Use Permit No. 2014-02 be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
11. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
12. That, if applicable, the project demonstrate compliance with the San Joaquin Valley Air Pollution Control District's District Rule 9510 (Indirect Source Review),

including payment of all applicable fees, before issuance of the first building permit on the project site.

13. 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. 2014-01.

RESOLUTION NO. 2014-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-02, A REQUEST BY LEE BORGES TO CREATE A PLANNED DEVELOPMENT ON 1.06 ACRES CONSISTING OF PARCELS WITHOUT PUBLIC STREET FRONTAGE FOR PROPERTY IN THE SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 2190 N. DEMAREE STREET, ON THE SOUTHEAST CORNER OF DEMAREE STREET AND FERGUSON AVENUE. (APN: 089-020-026)

WHEREAS, Conditional Use Permit No. 2014-02 is a request by Lee Borges to create a planned development on 1.06 acres consisting of parcels without public street frontage for property in the Single-family Residential (R-1-6) zone. The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 14, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorical Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15315.

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 conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance because the proposed parcels are similar in size to surrounding parcels.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor 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. 2014-22).

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 project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-162.
2. That the timeline for the lapse of Conditional Use Permit No. 2014-02 shall adhere the timeline for Tentative Parcel Map No. 2014-01.
3. That an agreement such as an establishment of protective Covenants, Conditions and Restrictions (CC&R's) or a Homeowners Association (HOA) be entered into with the recording of the final parcel map. The CC&R's and/or other agreements shall address property owners' responsibility for repair and maintenance of easements and public utilities, which shall be kept free and clear of any structures. The CC&R's and/or agreements are subject to the review and approval of the City Planner and City Engineer or their designees.
4. That an access driveway shall be constructed in association with new development on any parcel, and that such driveway(s) shall be developed to City standards.
5. That the existing access driveway from Demaree Street be abandoned and relocated to Silvervale Court and that the access driveway easement from Demaree Street be abandoned prior to the recording of the final parcel map.
6. That sidewalks, landscaping, and perimeter block walls along Demaree Street and Ferguson Avenue frontages, and sidewalk and landscaping along Silvervale Court shall be installed and developed to City standards with the recording of the final parcel map and completed prior to issuance of a certificate of occupancy with the first building permit on the site.
7. That the site be annexed to the Landscape and Lighting District associated with the Luisi Ranch subdivision to the south for the installation and maintenance of a perimeter block wall and landscaping outside of the wall with or prior to the recording of the final parcel map.
8. That the existing residence on Parcel 3 be connected to a local water system, sewer system, and public utilities including natural gas from Silvervale Court prior to the development of Parcel 4, and that the existing well, septic tank, and propane tank be abandoned prior to the development of Parcel 4.
9. That the existing shed on Parcels 3 and 4 be removed prior to the recordation of the final parcel map.
10. That Tentative Parcel Map No. 2014-01 be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
11. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
12. That, if applicable, the project demonstrate compliance with the San Joaquin Valley Air Pollution Control District's District Rule 9510 (Indirect Source Review), including payment of all applicable fees, before issuance of the first building permit on the project site.

13. 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. 2014-02.

TENTATIVE PARCEL MAP

BEING A DIVISION OF LOT 3 OF LLA 2005-19, RECORDED MAY 19, 2006, AS INSTRUMENT NO. 2006-052306, O.R., LOCATED IN THE SW1/4 OF SECTION 24 TOWNSHIP 19 SOUTH RANGE 24 EAST, M.D.B.&M.

SEPTEMBER 2013

DRAWN BY: LEE BORGES
 1000 S. GARDEN ST.
 VESALIA, CA 92581

I HEREBY CERTIFY THAT I AM THE AUTHORIZED AGENT OF THE PROPERTY OWNER OF THE SUBJECT PARCEL, AND HERIN TO CONVEY THE INFORMATION SHOWN TO BE TRUE AND CORRECT, AND THAT THE INFORMATION SHOWN IS CORRECT AND TRUE ACCORDING TO MY KNOWLEDGE OF SAID PARCEL AT THE TIME OF THIS SUBMITTAL.

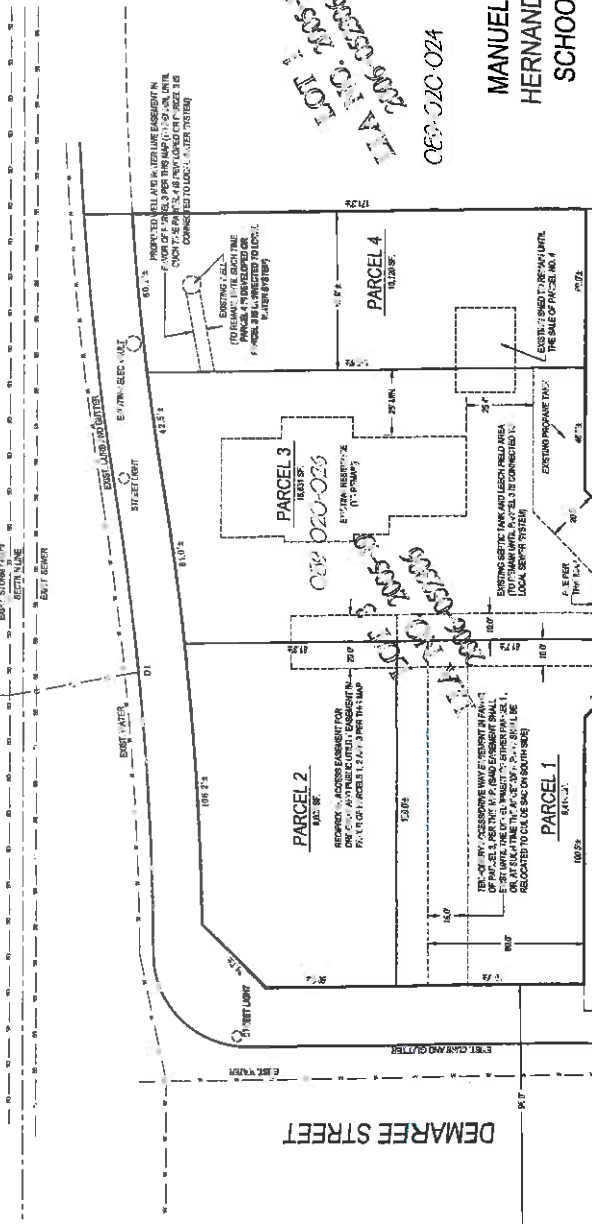
BY: P. MIDDY WASHROCK (4 CREEK INC-AGENT) DATE: 08-29-2013
 SITE C. STA.: 089-020-028
 PERMITS: RESIDENTIAL (6,000 SF.)
 GENERAL PLAN DESIGNATION: RESIDENTIAL (LOW DENSITY)
 WATER SERVICE: DOMESTIC WELLS
 STORM SERVICE: DOMESTIC WELLS
 ELEC. SERVICE: SOUTHERN CALIFORNIA EDISON COMPANY
 SOLID WASTE SERVICE: SOUTHERN CALIFORNIA EDISON COMPANY
 FLOOD ZONE: (SHADED)

NOTE: ALL REQUIRED IMPROVEMENTS SHALL BE DEFERRED UNTIL THE TIME OF INDIVIDUAL BUILDING PERMIT. THE TEMPORARY IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED UNTIL THEY SHALL EXIST UNTIL SUCH TIME THAT THE APPLICABLE LOTS ARE DEVELOPED, OR OTHER MEANS FOR USES ARE PROVIDED.



VICINITY MAP

FERGUSON AVENUE



MANUEL F. HERNANDEZ SCHOOL

LA LOT 1
 08-29-2013
 089-020-028
 089-020-028

PREPARED BY:

 287 WEST MAIN ST., STE. A
 P.O. BOX 7990
 VESALIA, CA 92581
 TEL: 951-261-1111
 FAX: 951-261-1115

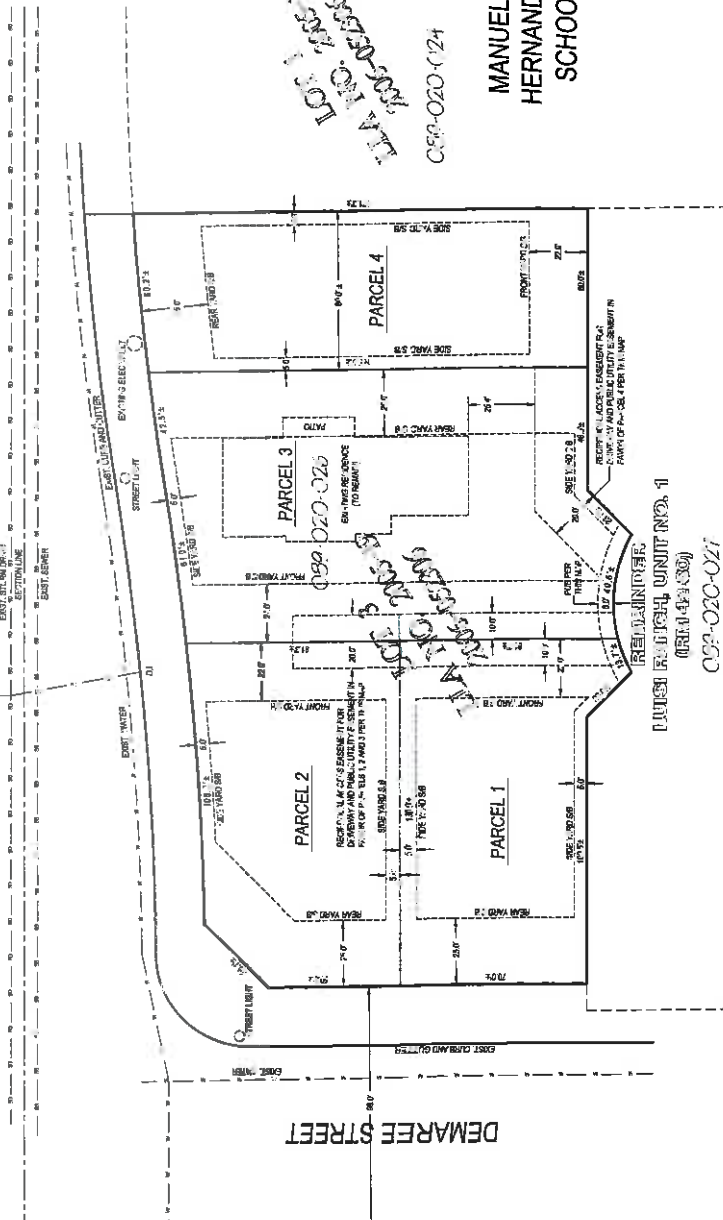
Exhibit "A"

SETBACK EXHIBIT



FERGUSON AVENUE

DEMAREE STREET



LOS ANGELES COUNTY PUBLIC WORKS



PREPARED BY:
4C REDEVELOPMENT
2828 WEST ALVIN ST., STE. A
P.O. BOX 7593
WISALIA, CA 93291
TEL: 559.385.8900
FAX: 559.385.2616

SHEET 1 OF 1

Exhibit "B"



MEETING DATE 10/09/2013
SITE PLAN NO. 13-162
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS Conditional Use Permit is required.

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

Site Plan Review Committee



RECYCLED PAPER

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: October 09, 2013
SITE PLAN NO: SPR13162
PROJECT TITLE: TENTATIVE PARCEL MAP (no map)
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON
 46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP OWNER: LUISI FRANK P & VALERIE S
LOCATION: 2190 N DEMAREE ST
APN(S): 089-020-026

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. FERRELL

Signature

Site Plan Review Comments For:

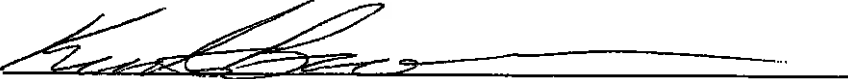
Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 2	DATE: <u>October 09, 2013</u>
SITE PLAN NO:	SPR13166
PROJECT TITLE:	TENTATIVE PARCEL MAP
DESCRIPTION:	TENTATIVE PARCEL MAP WITH 2 PARCELS ON 1 ACRE (R16 ZONED)
APPLICANT:	MITCHELL STEVE
PROP OWNER:	MITCHELL STEVE & JULIE
LOCATION:	4613 W FERGUSON AVE
APN(S):	077-300-054

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 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- A construction 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. The access road shall be capable of holding a 80,000 pound piece of fire apparatus.
- 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.
- Subdivision streets shall be a minimum of 36 feet wide from curb to curb to allow fire department access and to permit parking on both sides of the street.
- 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. Fire lanes shall allow fire apparatus to be within 150 feet of all points around the building. Fire lanes shall be a minimum of 20 feet wide with no parking allowed at any time.
- 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

Andrew Chamberlain, Planning Division (559) 713-4003

Date: October 2, 2013 continued to October 9, 2013

SITE PLAN NO: 13-162 CONTINUED
PROJECT: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON 46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP. OWNER: LUISI FRANK P & VALERIE S
LOCATION TITLE: 2190 N DEMAREE ST
APN TITLE: 089-020-026

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 10/09/2013

1. Parcel Map required along with a HOA or similar instrument approved by the City for the common access and maintenance of the access drives.
2. Conditional Use Permit required for the creation of lots with less than 40 feet of public street frontage.
3. Annex to the Landscaping and Lighting Act District for the subdivision to the south to share the common maintenance of the block walls and outside landscape area.
4. If the cul-de-sac connection to the south is not improved and delivered to the City, a connecting path of easements may need to be shown on the map to provide access to Parcels 2 through 4 until the public street connection to the south is available. One alternative is to condition the map that it may not be recorded until said public street connection to the south is available.
5. The existing shed between Parcels 3 and 4 must be removed prior to recordation of the final map.
6. Provide a separate **exhibit** which clearly shows the R-1-6 setbacks and access drives for each lot for Planning Commission review. This exhibit would also be used for subsequent permitting purposes.
7. Met all other requirements of Site Plan Review No. 2013-162.
8. Meet all other City Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: 10/02/2013

1. Applicant did not attend Site Plan Review.

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.

Parking:

1. Future development shall provide two covered parking spaces per dwelling unit (see Zoning Ordinance Section 17.34.020).
2. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

Fencing and Screening:

1. Cross Sections need to be provided 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.
2. The subdivision to the south will be providing a block wall around the perimeter eliminating access to Ferguson and Demaree, with access to Silverdale (?) to the south.
3. 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.
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. 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)

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 Col [Signature] HATC

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

SITE PLAN NO: SPR13162
PROJECT TITLE: TENTATIVE PARCEL MAP (no map)
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON
46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP OWNER: LUISI FRANK P & VALERIE S
LOCATION: 2190 N DEMAREE ST
APN(S): 089-020-026

COMMERCIAL BIN SERVICE

- No comments.**
- Same comments as as**
- Revisions required prior to submitting final plans. See comments below.**
- Resubmittal required. See comments below.**
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.**
- ALL refuse enclosures must be R-3 or R-4**
- Customer must provide combination or keys for access to locked gates/bins**
- Type of refuse service not indicated.**
- Location of bin enclosure not acceptable. See comments below.**
- Bin enclosure not to city standards double.**
- Inadequate number of bins to provide sufficient service. See comments below.**
- Drive approach too narrow for refuse trucks access. See comments below.**
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.**
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.**
- Bin enclosure gates are required**
- Hammerhead turnaround must be built per city standards.**
- Cul - de - sac must be built per city standards.**
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.**
- Area in front of refuse enclosure must be marked off indicating no parking**
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)**
- Customer will be required to roll container out to curb for service.**
- Must be a concrete slab in front of enclosure as per city standards**



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

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



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



Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA NEIGHBORHOOD PRESERVATION/CODE ENFORCEMENT DIVISION

October 9, 2013

ITEM NO: <u>1</u>	CONTNUED
SITE PLAN NO:	SPR13162
PROJECT TITLE:	TENTATIVE PARCEL MAP (no map)
DESCRIPTION:	TENTATIVE PARCEL MAP WITH 4 PARCELS ON 46,046 SQ FT AREA (R18 ZONED)
APPLICANT:	BORGES, LEE
PROP. OWNER:	LUISI FRANK P & VALERIE S
LOCATION:	2190 N DEMAREE ST
APN(S):	089-020-026

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

Additional Comments:


Tracy Robertshaw

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

ITEM NO: 1
SITE PLAN NO: SPR13162
PROJECT TITLE: TENTATIVE PARCEL MAP (no map)
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON
46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP OWNER: LUISI FRANK P & VALERIE S
LOCATION: 2190 N DEMAREE ST
APN(S): 089-020-026

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

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4164

ITEM NO: 1 DATE: OCTOBER 9, 2013

SITE PLAN NO.: 13-162
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON
46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP. OWNER: LUISI FRANK P & VALERIE S
LOCATION: 2190 N DEMAREE ST
APN: 089-020-026

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans 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.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- 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.

- 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. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - 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.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - 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.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **street frontage; to include street trees.**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - 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. Sewer is required to be extended from cul-de-sac to serve all proposed parcels.**
- 2. Connection to City sewer is required for existing residence.**
- 3. Street frontage improvements are required at new access to the south; to include City std. drive approach, 5' sidewalk, and 5' parkway with landscape & street trees. The adjacent subdivision will be installing curb & gutter and pavement.**
- 4. Parcels are to be annexed into the Landscape and Lighting District formed for the Luisi Ranch subdivision.**
- 5. Existing shed will need to be moved or demolished as it will lie on new parcel lines.**
- 6. Address for existing residence will need to be changed to new address to reflect new street access.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-162
Date: 10/9/2013

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

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

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$683.20/UNIT X 4 = \$2,732.80
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF X 290 (FERGUSON) = \$10,741.60
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$1,613.20/AC X 1.35 = \$2,177.82
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.60/UNIT X 3 = \$4,030.80
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$1,184.05/AC X 1.35 = \$1,598.47

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City 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 planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 2, 2013

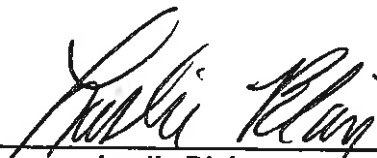
ITEM NO: 4
SITE PLAN NO: SPR13162
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 4 PARCELS ON 46,046 SQ FT AREA (R16 ZONED)
APPLICANT: BORGES, LEE
PROP. OWNER: LUISI FRANK P & VALERIE S
LOCATION: 2190 N DEMAREE ST
APN(S): 089-020-026

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:

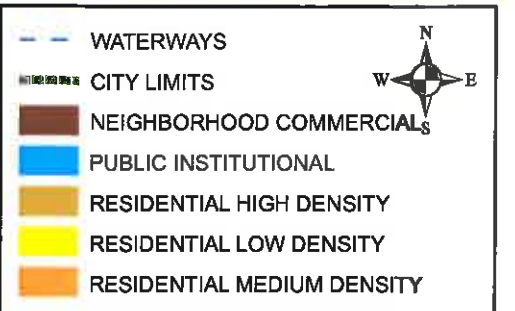
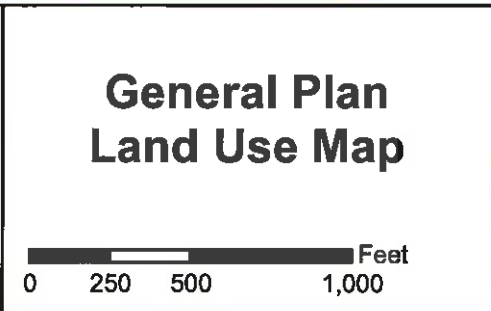
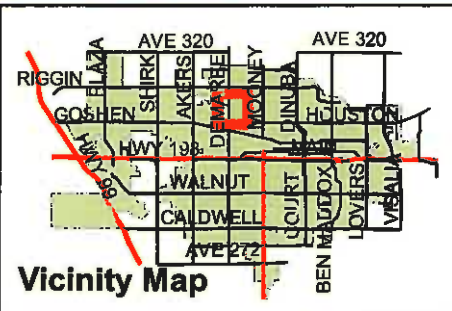
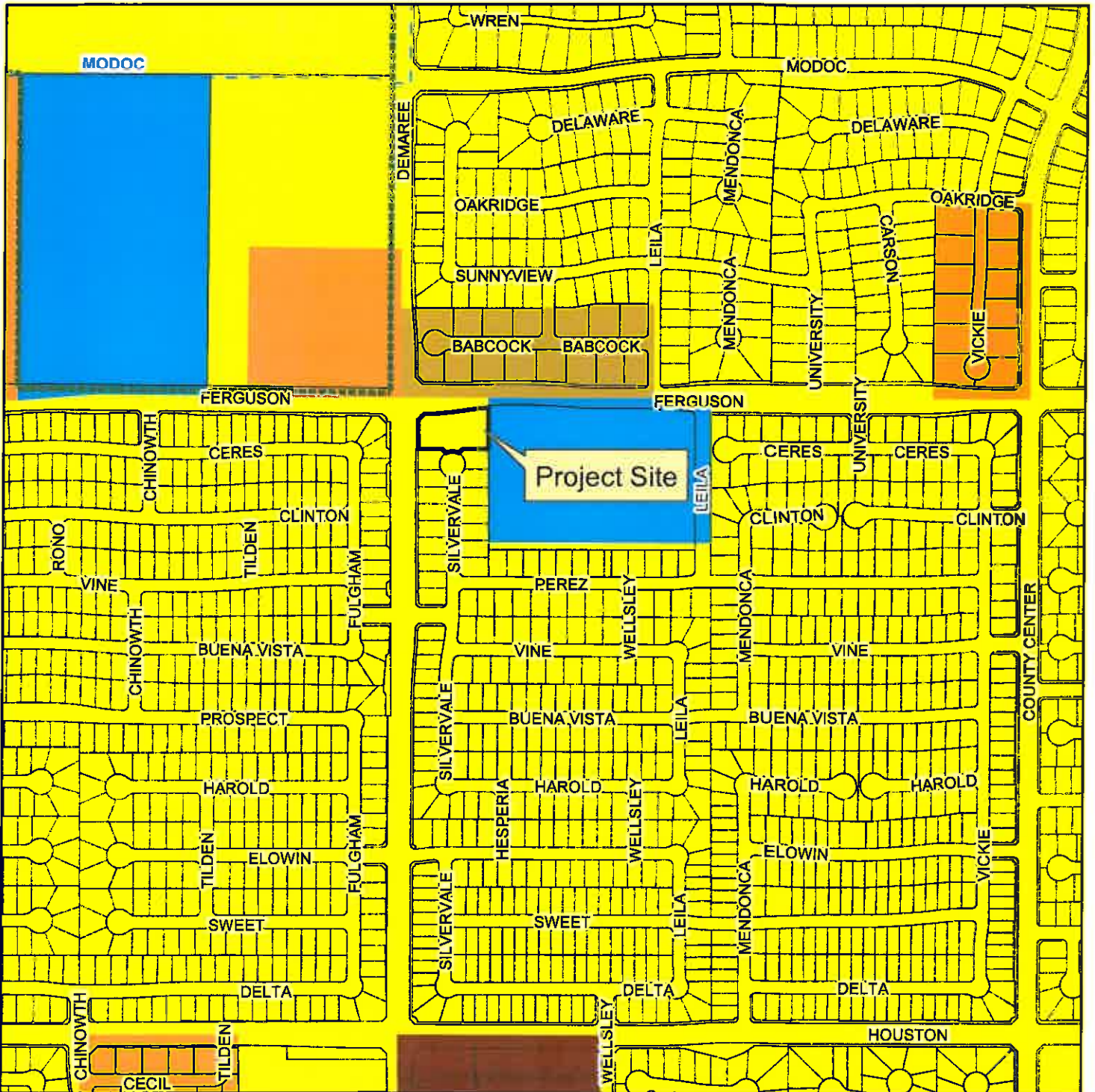
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Leslie Blair

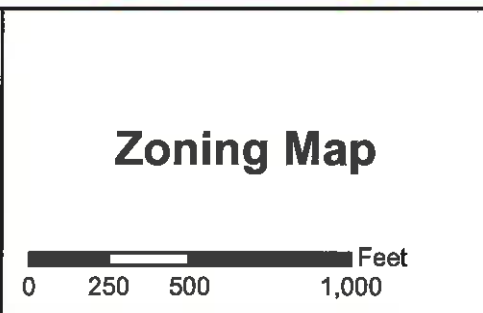
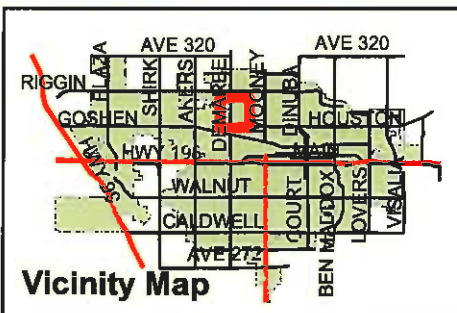
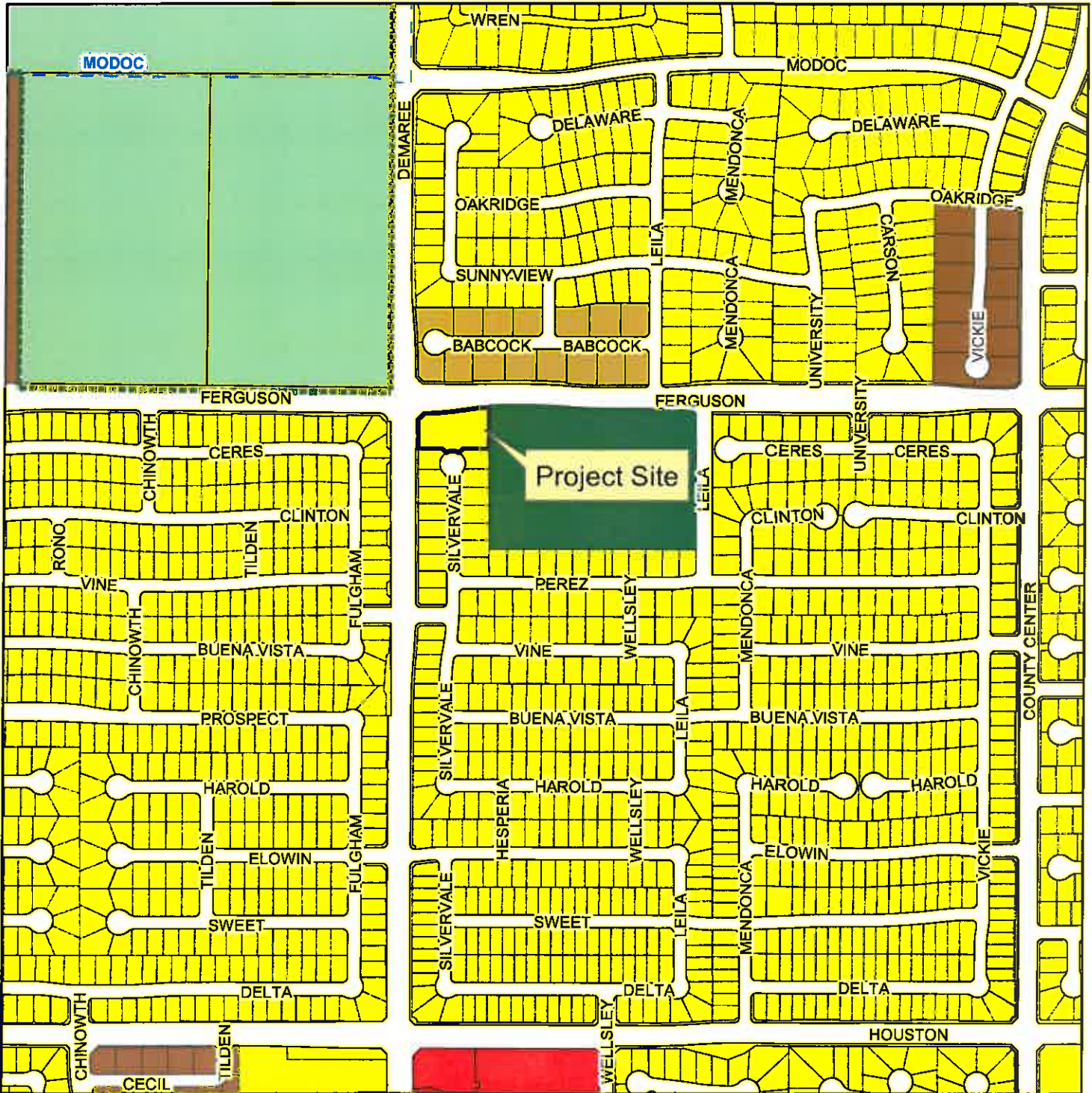
Tentative Parcel Map No. 2014-01 & Conditional Use Permit No. 2014-02

The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026)



Tentative Parcel Map No. 2014-01 & Conditional Use Permit No. 2014-02

The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026)



Legend

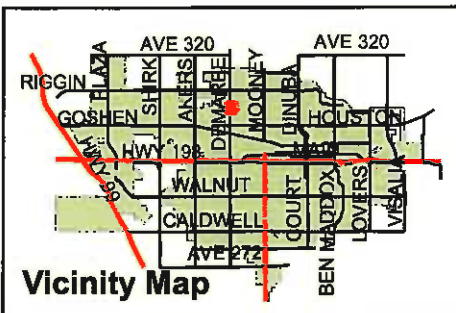
- WATERWAYS
- CITY LIMITS
- NEIGHBORHOOD COMMERCIAL
- QUASI-PUBLIC
- SINGLE-FAMILY RESIDENTIAL R-1-6
- MULTI-FAMILY RESIDENTIAL R-M-2
- MULTI-FAMILY RESIDENTIAL R-M-3
- COUNTY AREAS

Scale
0 250 500 1,000 Feet

Compass Rose
N
E
S
W

Tentative Parcel Map No. 2014-01 & Conditional Use Permit No. 2014-02

The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026)



Aerial Photo

Photo Taken March 2012

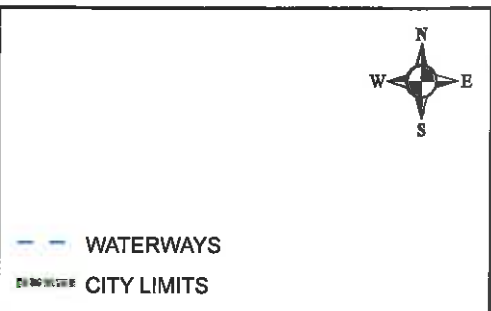
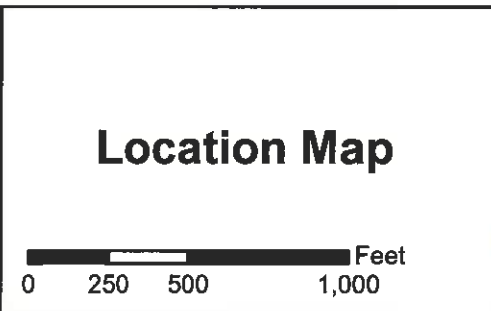
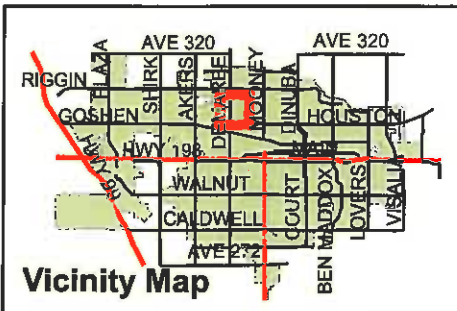
0 50 100 200 Feet

WATERWAYS

CITY LIMITS

Tentative Parcel Map No. 2014-01 & Conditional Use Permit No. 2014-02

The site is located at 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 14, 2014

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

SUBJECT: Conditional Use Permit No. 2014-13: A request by Donahue Schriber Realty Group L.P. to establish a 2,900 square foot dental office 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. 2014-13, based on the findings and conditions in Resolution No. 2014-21. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan, Zoning Ordinance, and Orchard Walk Specific Plan.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-13 based on the findings and conditions in Resolution No. 2014-21.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-13 is a request to establish a 2,900 square foot dental office in the Community Commercial zone. The project site is located on the east side of Dinuba Boulevard as shown in Exhibit "A", which is part of the Orchard Walk Specific Plan. The dental office will be located in the north section of a new 10,032 square foot multi-tenant pad building as shown in Exhibit "B". The pad has parking along the east side and a large parking field across the drive aisle to the east

The applicants Operational Statement in Exhibit "C" states that the hours would typically be Monday through Saturday from 7:30 am to 6:00 pm. There would be several dentists and the associated dental hygienist and support staff..

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. 2014-19

Site Plan:

NA

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.

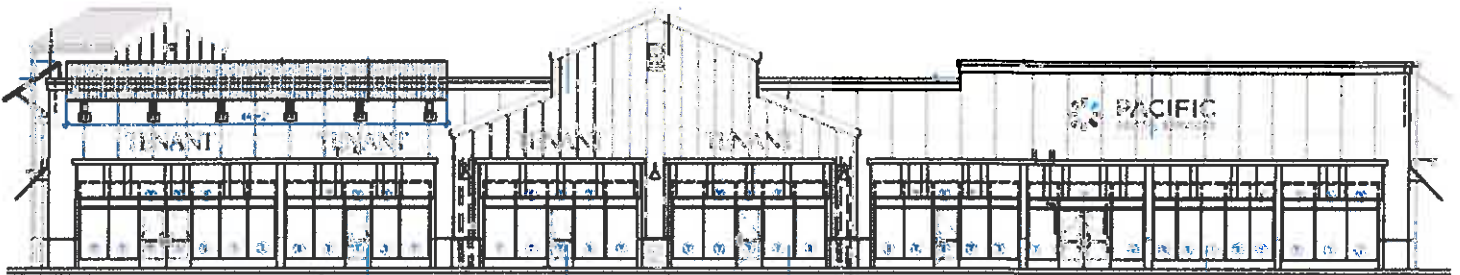
On October 28, 2013 the Planning Commission approved CUP No. 2013-28 to allow a drive thru for a fast food restaurant in this same building at the south end.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2014-13, 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. The building pad is part of the original Specific Plan. The proposed dental office is consistent with the intent of the Orchard Walk Specific Plan, and will maintain the architectural design for the Pad No. Two building, and the center.



Access and Parking

This site is accessed through the existing vehicle access and circulation for the center as illustrated in Exhibit "A". The parking established for the center was developed to accommodate a mix of uses including medical offices and restaurants which have some of the highest parking demands. No changes to the approved parking and access for the center would occur as a result of the proposed dentist office.

Dental Office

Staff has concluded that the proposed dental office is consistent with the center based upon the operational statement in Exhibit "C". The Orchard Walk Specific Plan was established to accommodate a broad variety of uses of which medical offices are an allowable conditional use as presented in this request. The requested dental office is consistent with the Specific Plan.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-19).

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 proposed project is consistent with the Orchard Walk Specific Plan.
4. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-19).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the proposed project conforms to the policies and standards in the adopted Orchard Walk Specific Plan.
2. That the project be developed in substantial compliance with the Site Plan in Exhibit "A".
3. That the facility operate consistent with the operational Statement in Exhibit "C".
4. That the building signage comply with the Orchard Walk Specific Plan and shall be obtained under a separate permit.
5. That all applicable federal, state and city codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-13.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2014-21
- Exhibit "A" – Site Plan – Orchard Walk
- Exhibit "B" – Site Plan – Pad – "B"
- Exhibit "C" – Operational Statement
- 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)

EXHIBIT - "A"

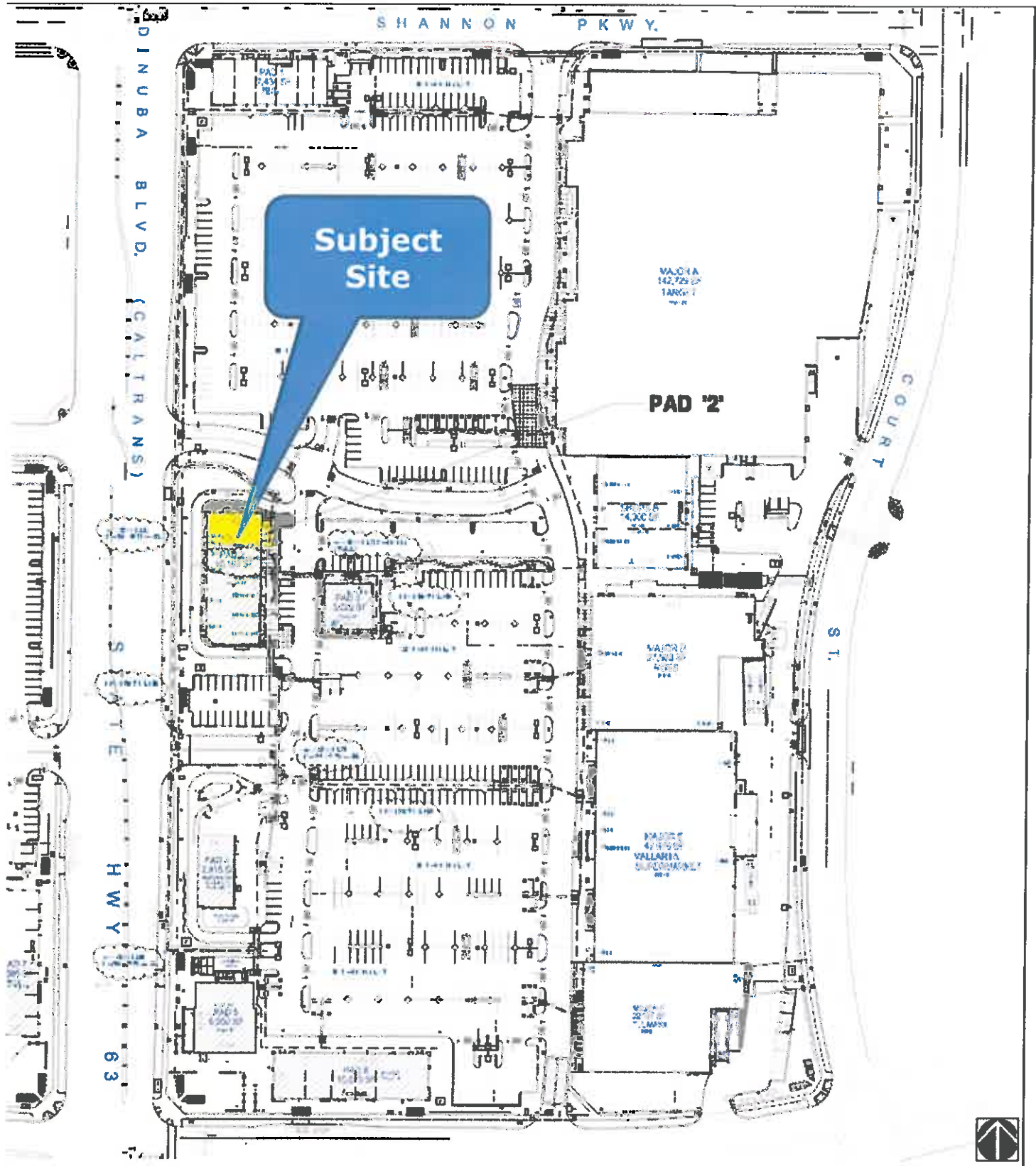


EXHIBIT - "A"

EXHIBIT - "B"

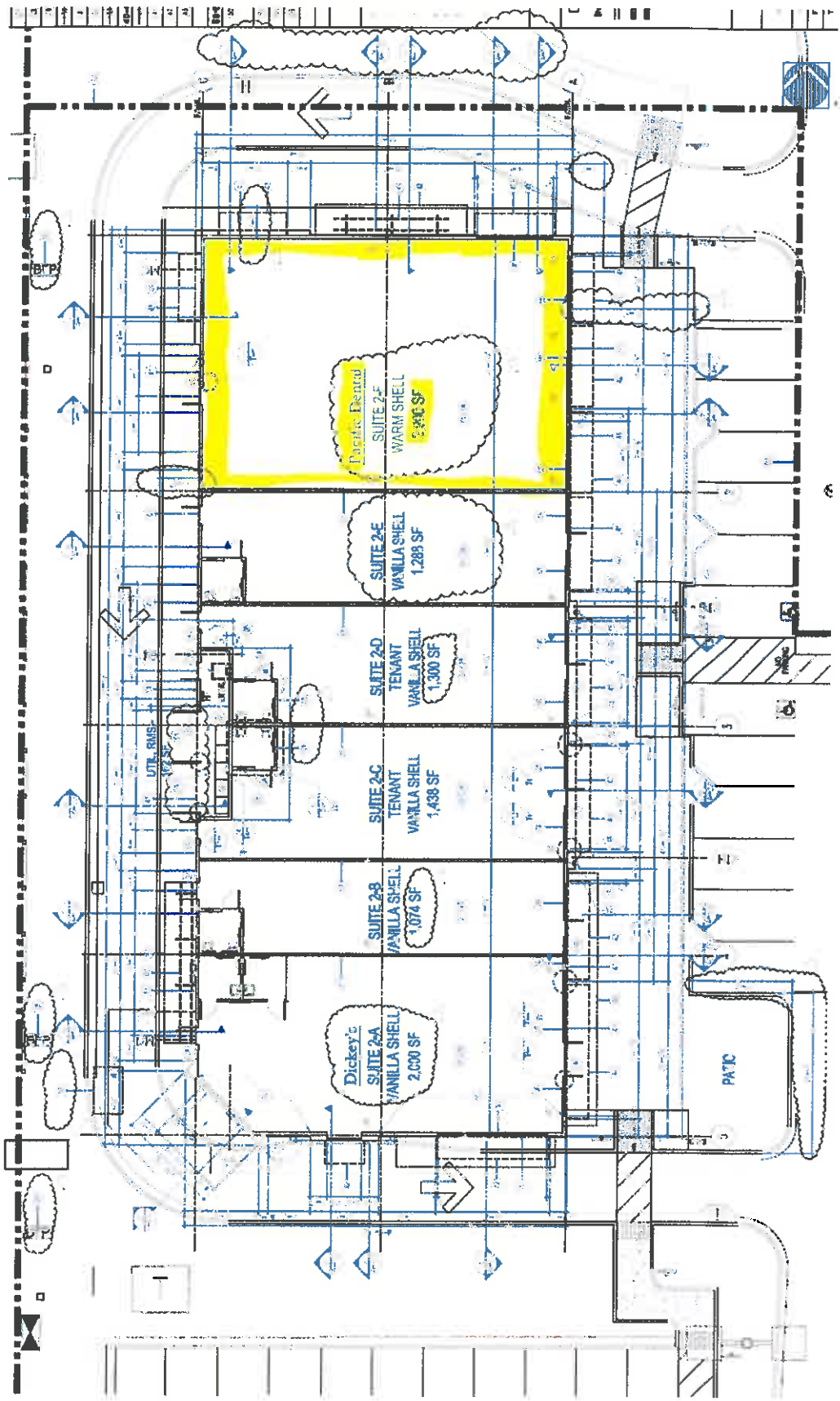


EXHIBIT - "B"

EXHIBIT - "C"



ARCHITECTURE

INTERIOR DESIGN

LAND PLANNING

April 7, 2014

Mr. Andy Chamberlain
Project Planner

City of Visalia
Community Development
Visalia, CA 93291

RE: Conditional Use Permit Application
Orchard Walk East Pad 2
3206 Dinuba Blvd.
Visalia, CA

Dear Andy:

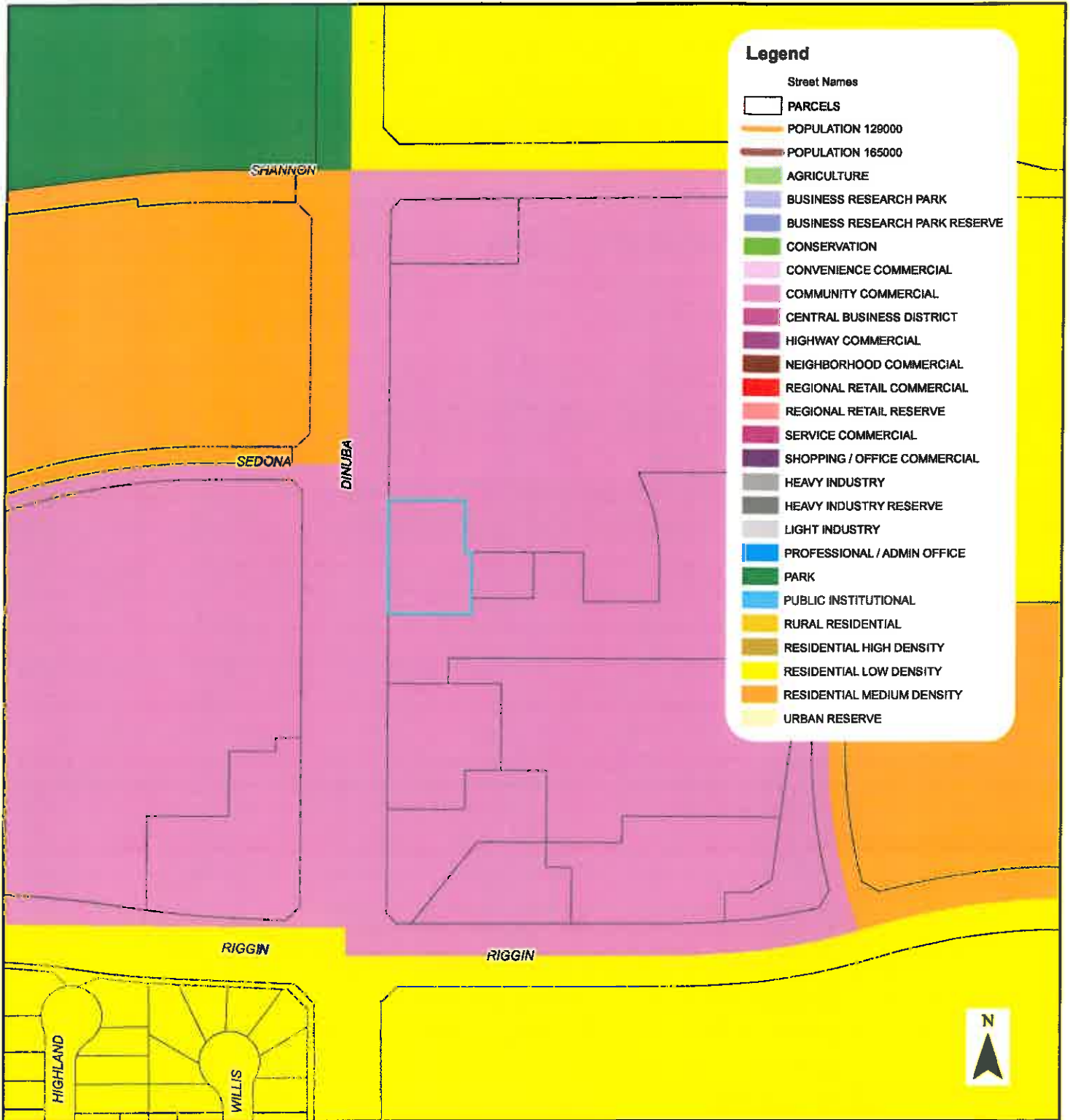
The proposed tenant improvement is for a 2,900 S.F. Retail Office. The office is staffed with a number of dentists, dental hygienists and dental support staff. The dental office operates on the basis of dental insurance visits and cannot be considered a Dental Clinic. The Dental Office generally operates its practice from 7:30am to 6:00pm. Days of operation vary by location but generally operate Monday through Saturday.

Sincerely,

DE KLEER + ASSOCIATES, INC.

Thomas S. De Kleer, NCARB
Principal

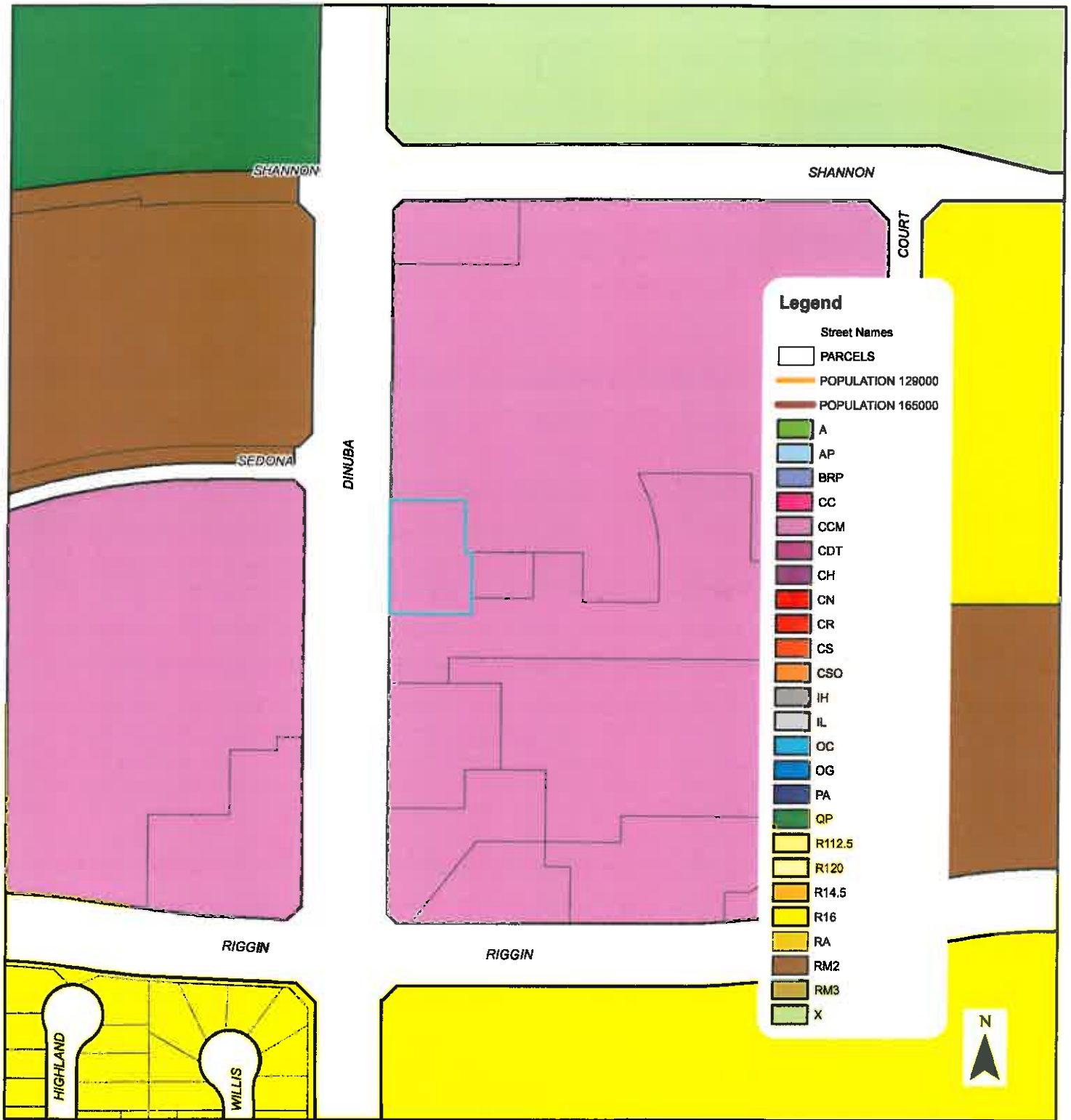
City of Visalia



Land Use Designations

CUP No. 2014-13

City of Visalia



Zoning Designations

CUP No. 2014-13

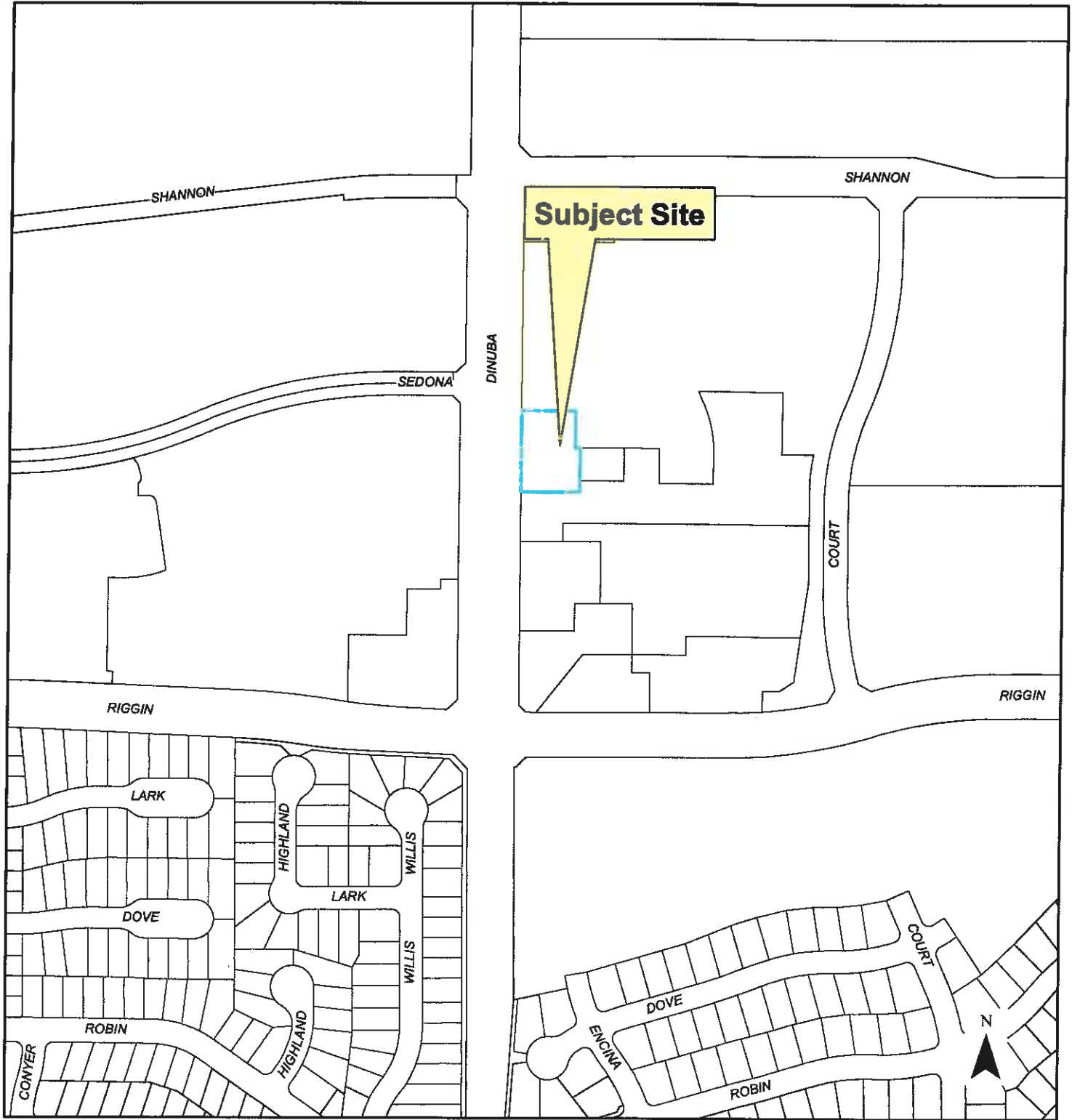
City of Visalia



Aerial Photo

CUP 2014-13

City of Visalia



Location Map

CUP 2014-13



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 14, 2014

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: 713-4636

SUBJECT: Conditional Use Permit No. 2014-12: a request by MD Laboratory to allow use of a 1,495 square foot office building for a medical laboratory / patient service center, located within the Professional / Administrative Office (PA) zone. The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-12 based upon the findings and conditions in Resolution No. 2014-20. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-12 based on the findings and conditions in Resolution No. 2014-20.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-12, filed by MD Laboratory, is a request to establish a 1,495 sq. ft. medical diagnostic laboratory within an existing medical office building. The tenant ("MD Lab") will occupy the entire square footage of the building (see Exhibit "A"). MD Lab will operate a Patient Service Center (PSC) which will collect blood specimens but would not involve clinical testing or diagnosis will be done at this facilities location. All samples processed will be sent to an off-site location for testing.

The hours of operation are Monday through Friday from 8 a.m. to 5 p.m. The operation plan filed for MD Lab (see attached Exhibit "B") has indicated that the laboratory will have one full time employee during hours of operation and that only walk-in service will be accepted. According to the applicant, the laboratory initially anticipates serving between one and ten patients a day and at least 20 to 30 patients a month.

The site is zoned PA (Professional / Administrative Office) and is located next door to another medical office and a vacant lot. Pursuant to Section 17.20.010.B.1 of the Visalia Municipal Code (VMC), the PA zone district is intended to provide areas for professional and administrative offices whereby they can be effectively integrated into the surrounding areas. The PA zone identifies laboratories (medical testing & diagnostics) as conditional uses which require a Conditional Use Permit.

BACKGROUND INFORMATION

General Plan Land Use Designation: Profession / Administrative Office

Zoning: P-A (Professional / Administrative Office)

Surrounding Land Use and Zoning: North: PA / Medical office
South: PA / Vacant lot
East: PA / Apartment complex
West: PA / Professional office

Environmental Review: Categorical Exemption No. 2014-23

Special Districts: Design District "C"; Historic District

Site Plan: 2014-022

RELATED PROJECTS

Conditional Use Permit No. 2008-02 was approved by the Planning Commission on January 28, 2008. The CUP established a 1,450 sq. ft. medical diagnostic clinic within a two-story medical building in the PA zone located at 805 W. Acequia Avenue.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2014-12, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix identifies Laboratories (i.e., medical testing & diagnostics) as a conditional use in the PA zone and requires the submittal and approval of a CUP application. Through the CUP process potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses.

Staff has concluded that the proposed medical diagnostic clinic will not have a negative impact on surrounding land uses as operated in the operation plan attached as Exhibit "B". This conclusion is based on the land use's proximity to existing medical offices and vacant land as well as the site's historic use as a medical office. The site underwent an office conversion and began use as a medical office (dialysis center) in 1997.

Parking

Staff has concluded that the available parking on the site is sufficient for the parking demand of proposed land use.

The parking requirement for medical offices studios is one parking space per 200 square feet of floor area. Based on this requirement, a total of seven parking spaces would be required for the 1,495 square foot building. The site has a total of six existing parking stalls. These six parking spaces have been in place since 1997 when the building was converted from residential to medical office use. The site therefore qualifies as an existing use which may continue to operate with a lack of off-street parking consistent with VMC Section 17.40.030, Nonconforming Uses and Structures for Existing Uses.

Historic Preservation

The site is located within the City's Historic District, which is bordered by Bridge Street on the east. The structure is also on the City's Local Register of Historic Structures, listed as a vernacular-style structure and classified as a background structure. Per the Visalia Zoning Ordinance, requests for Conditional Use Permits associated with uses that are located in the

District or on the Local Register require review and approval by the Historic Preservation Advisory Committee.

On April 9, 2014, the Committee reviewed and recommended approval of the CUP request subject to conditions. A copy of the Historic Preservation Committee staff report is attached as Exhibit "C".

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an existing facility project (Categorical Exemption No. 2014-23).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-23).

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. 2014-022 and the conditions of the Historic Preservation Advisory Committee as set forth under the item's approval on April 9, 2014.
2. That the site be developed in compliance with the site plan shown in Exhibit "A" and operational plan shown in Exhibit "B".
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require further evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That no employees or clients shall use the adjacent vacant lot located immediately south of the site for vehicular parking purposes.
5. That any project signage shall be obtained under a separate permit.

6. That any exterior changes, including signs, be submitted and approved by the Historic Preservation Advisory Committee prior to any change.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-12.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Plan
- Exhibit "C" – Historic Preservation Committee Staff Report
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 17: Zoning Ordinance

Chapter 17.38: Conditional Use Permits 17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 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)

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

Chapter 17.40: Nonconforming Uses and Structures

17.40.030 Existing uses.

An existing use of land or structure shall not be deemed to be a nonconforming use solely because of the lack of off-street parking facilities; however, property on the site used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in Chapter 17.34 or reduced in area to less than the minimum standards prescribed in Chapter 17.34. Where an existing use is expanded, the parking requirements of Chapter 17.34 shall apply only to the addition. (Prior code § 7542)

RESOLUTION NO. 2014-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-12, A REQUEST BY MD LABORATORY TO ALLOW USE OF A 1,495 SQUARE FOOT OFFICE BUILDING FOR A MEDICAL LABORATORY / PATIENT SERVICE CENTER, LOCATED WITHIN THE PROFESSIONAL / ADMINISTRATIVE OFFICE (PA) ZONE. THE SITE IS LOCATED AT 433 S. BRIDGE STREET, ON THE WEST SIDE OF BRIDGE STREET 70 FEET SOUTH OF NOBLE AVENUE. (APN: 097-053-003)

WHEREAS, Conditional Use Permit No. 2014-12 is a request by MD Laboratory to allow use of a 1,495 square foot office building for a medical laboratory / patient service center, located within the Professional / Administrative Office (PA) zone. The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 14, 2014; 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 15301.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-23).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2014-022 and the conditions of the Historic Preservation Advisory Committee as set forth under the item's approval on April 9, 2014.
2. That the site be developed in compliance with the site plan shown in Exhibit "A" and operational plan shown in Exhibit "B".
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require further evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That no employees or clients shall use the adjacent vacant lot located immediately south of the site for vehicular parking purposes.
5. That any project signage shall be obtained under a separate permit.
6. That any exterior changes, including signs, be submitted and approved by the Historic Preservation Advisory Committee prior to any change.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-12.



NOBLE

BRIDGE

Exhibit "A"

Medical Diagnostic Laboratory

Operational Plan:

MD Lab will be a **Patient Service Center**. Our operations involve simple drawing of blood specimens. We will **NOT** run any test or diagnosis any specimens. It will be a standard operation open to the public on a walk in basis only. Our hours of operation will be 8-5 Monday through Friday. We will staff with one full time employee. Facility has been a medical office prior to our presence and no modifications will be conducted. Facility is fully handicap accessible with wheel chair ramp already present.

If you should have any questions, please feel free to contact

Belinda Cano, Account Executive at 559-759-0486.



Belinda G. Cano
Account Executive

Medical Diagnostic Laboratory
781 N. Sequoia Ave., Suite 2
Lindsay, California 93247

C 559 759-0486
T 626 303-8674
F 626 358-8098
www.mdlaboratories.net
bcano@mdlaboratories.net

Exhibit "B"

HISTORIC PRESERVATION ADVISORY COMMITTEE

April 9, 2014

HPAC No. 2014-06

Applicant: Wei-Tzouch and Carrie Chen 559-759-0486
Location: 433 S. Bridge Street - APN 097-053-003
Project: Conditional Use Permit to establish an outpatient service center - draw station in the Professional Administrative Office (PA) zone

Staff Recommendation

Staff recommends that the Historic Preservation Advisory Committee recommend approval to the Planning Commission of the proposed conditional use permit for an outpatient service center - draw station, based upon HPAC No. 2014-03, as described in the findings and recommendations in this report.

Site Plan

Zoning: PA (Professional Administrative Office)

General Plan Designation: Professional Administrative Office

The site is within the Historic District, but is not listed in the Local Register of Historic Structures.

Discussion

This request is to establish an outpatient service center - draw station facility through the use permit process. Based upon the applicant's operational statement in Exhibit "B", this would be a blood draw station only with no testing or diagnostics done on site. Medical draw stations including testing and diagnostic uses require a conditional use permit in the PA zone.

The facility would operate as a walk in basis with hours of operation from 8-5 Monday through Friday.



Exhibit "C"

No exterior changes are being requested as a part of this review. They would come back to the Committee in the future if there is a request for changes or a sign at the site.

Staff is recommending that the Committee recommend approval of the proposed outpatient draw station facility to the Planning Commission. This is based upon the limited scope of the project as described in the operational statement and the site which has a commercial office use to the north and a vacant lot to the south.

Committee Review

The Historic Preservation Advisory Committee is required under Zoning Ordinance Section 17.56.050-C-1 to review and provide a recommendation to the Planning Commission on discretionary actions for Historic District and Local Register sites.

Site Characteristics

The site is a converted house which has a parking lot access from the rear alley. As described in the operational statement, the facility would not appear to generate more parking than a typical medical office. Since this does require a use permit through the Planning Commission, the potential for parking impacts from this type of use would be addressed.

Findings and Conditions

Staff recommends that the Committee recommend approval HPAC Item No. 2014-06 for a conditional use permit to establish an outpatient draw station facility based upon the following findings:

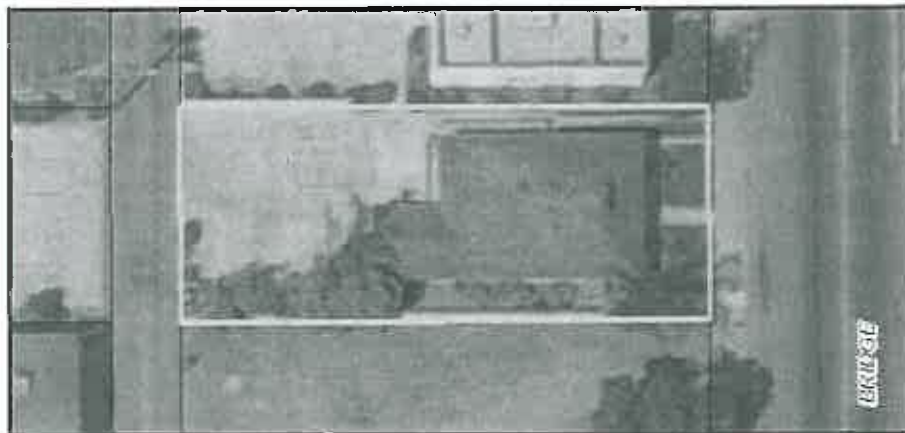
1. The site is within the Historic District, but not listed in the Local Register of Historic Structures.
2. That the proposed project would not be injurious to the surrounding properties.
3. That the proposed conditional use permit for an outpatient draw station facility would not be injurious to the site or the Historic District.
4. That the proposed action would be in keeping with the intent of the Historic Preservation Element and Ordinance.

And subject to the following conditions:

1. That the facility operates consistent with the operational statement in Exhibit "B".
2. That any other exterior alterations be brought before this Committee for review prior to their installation.
3. That all other City codes and ordinances be met.

Attachments

- Exhibit "A" – Aerial Photo
- Exhibit "B" – Operational Statement
- Exhibit "C" – Application
- Location Map





Scanned



MEETING DATE 2/26/2014
SITE PLAN NO. 14-022
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



MEETING DATE **FEB. 26, 2014**
SITE PLAN NO. **14-022**
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)

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Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: February 26, 20
SITE PLAN NO: SPR14022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION: 433 S BRIDGE ST
APN(S): 097-053-003

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 2013 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:

*2007 permits / no change of use!
no interior work! No Building Permit Req'd at
this time.*

Chuck Clark

Signature

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 26, 2014

SITE PLAN NO: 2014-022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP. OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION TITLE: 433 S BRIDGE ST
APN TITLE: 097-053-003

General Plan: PAO – Professional / Administrative Office

Existing Zoning: PA – Professional / Administrative Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP)
- Historic District
- Additional Information as needed
- Building Permit

PROJECT SPECIFIC INFORMATION: 02/26/2014

1. A Minor CUP is required for the proposed Medical Lab based on Line No. 229.
2. Provide site plan and detailed operational statement when submitting CUP application.
3. Site was converted to a medical office in 1997. Parking requirements for medical uses were established per the conversion of the former residential unit to medical offices.

CITY GENERAL PLAN CONSISTENCY

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

Design District: "C" [17.30.180]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	15 Feet	15 Feet
2. Side	0 Feet	5 Feet*
3. Street side on corner lot	15 Feet	10 Feet
4. Side abutting residential zone	15 Feet	5 Feet
5. Rear	0 Feet	5 Feet*
6. Rear abutting residential zone	10 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 6,000 square feet

Parking: As prescribed in Chapter 17.34

Parking:

1. Parking is provided at one space per 200 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).

Landscaping:

1. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).

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

ITEM NO: 3 DATE: February 26, 2014
 SITE PLAN NO: SP J22
 PROJECT TITLE: MD LAB - DRAW CENTER
 DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
 APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
 PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
 LOCATION: 433 S BRIDGE ST
 APN(S): 097-053-003

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- 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.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

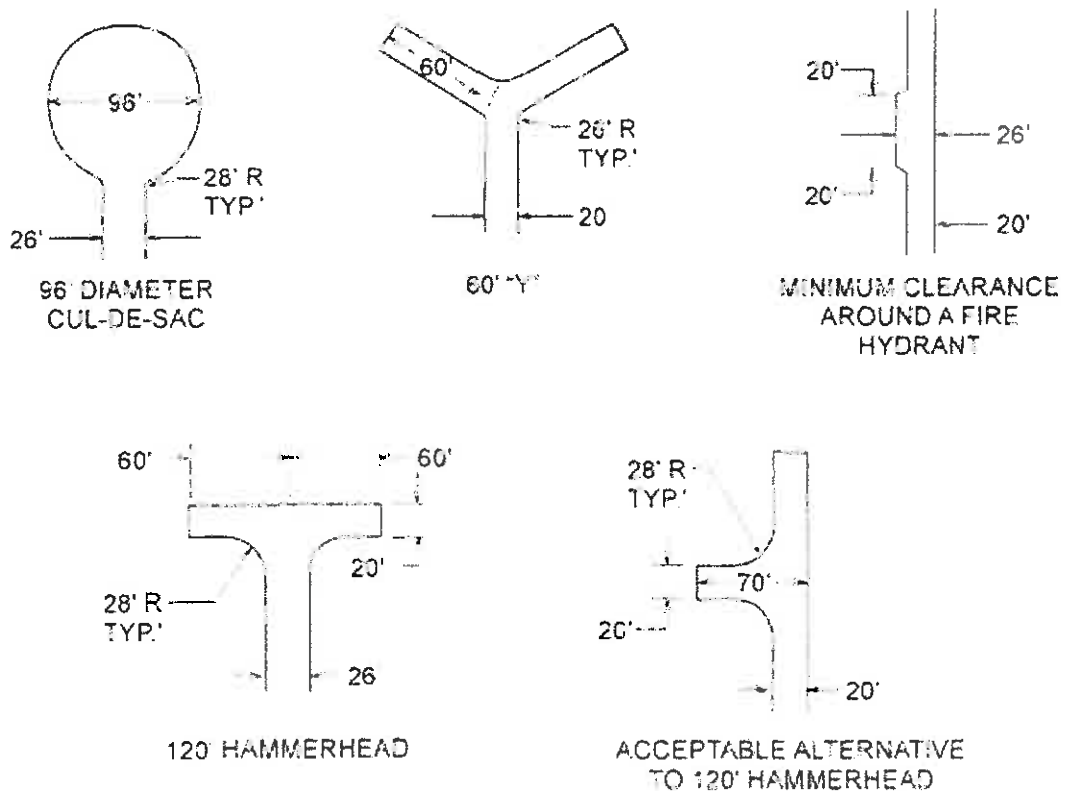


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

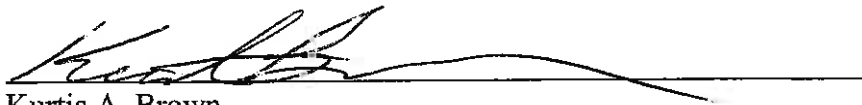
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:


Kurtis A. Brown
Assistant Fire Marshal

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 3 DATE: February 26, 2014
SITE PLAN NO: SPR14022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF
 BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT
 C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION: 433 S BRIDGE ST
APN(S): 097-053-003

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

2-25-14

DATE

ITEM NO: 3 DATE: Febru 6, 2014
SITE PLAN NO: SPR14022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION: 433 S BRIDGE ST
APN(S): 097-053-003

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:

Visalia Police Department

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

SITE PLAN NO: SPR14022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION: 433 S BRIDGE ST
APN(S): 097-053-003

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

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

Roll off compactor's must have a clearance of 3 feet from any wall or 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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 26, 2014

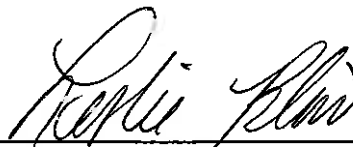
ITEM NO.:	3
SITE PLAN NO.:	SPP14022
PROJECT TITLE:	MD LAB - DRAW CENTER
DESCRIPTION:	NEW PATIENT DRAW CENTER IN EXISTING 1,400 SF BUILDING ON 9,100 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT:	MEDICAL DIAGNOSTIC LABORATORY
PROP. OWNER:	CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION:	451 S BRIDGE ST
APNS#:	037-053-003

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 Analysis required.

Additional Comments:

- Applicant to complete Traffic Impact Questionnaire.



Leslie Blair

BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: FEBRUARY 26, 2014

SITE PLAN NO.: 14-022
PROJECT TITLE: MD LAB - DRAW CENTER
DESCRIPTION: NEW PATIENT DRAW CENTER IN EXISTING 1,495 SF BUILDING ON 6,188 SF AREA (PA ZONED) (DISTRICT C) (HISTORICAL)
APPLICANT: MEDICAL DIAGNOSTIC LABORATORY
PROP OWNER: CHEN WEI-TZOUH & CARRIE (TRS)
LOCATION: 433 S BRIDGE ST
APN: 097-053-003

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. Contact Rafael Magallan, 713-4414.
- 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.
- 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 Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. No comments as submitted.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-022

Date: 2/26/2014

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.)

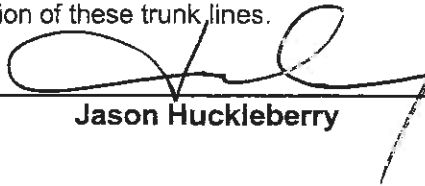
(Fee Schedule Date:8/16/2013)
(Project type for fee rates:MEDICAL)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

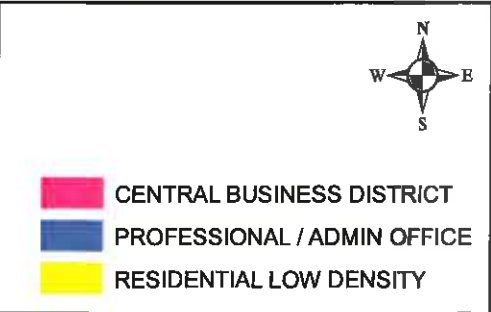
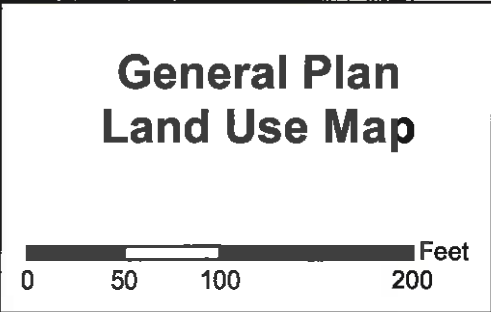
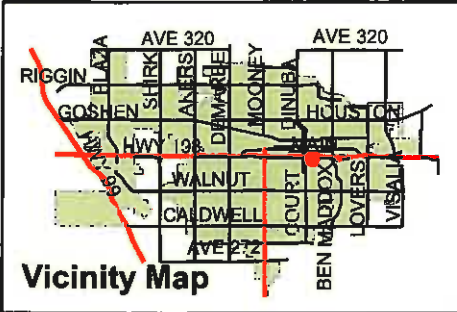
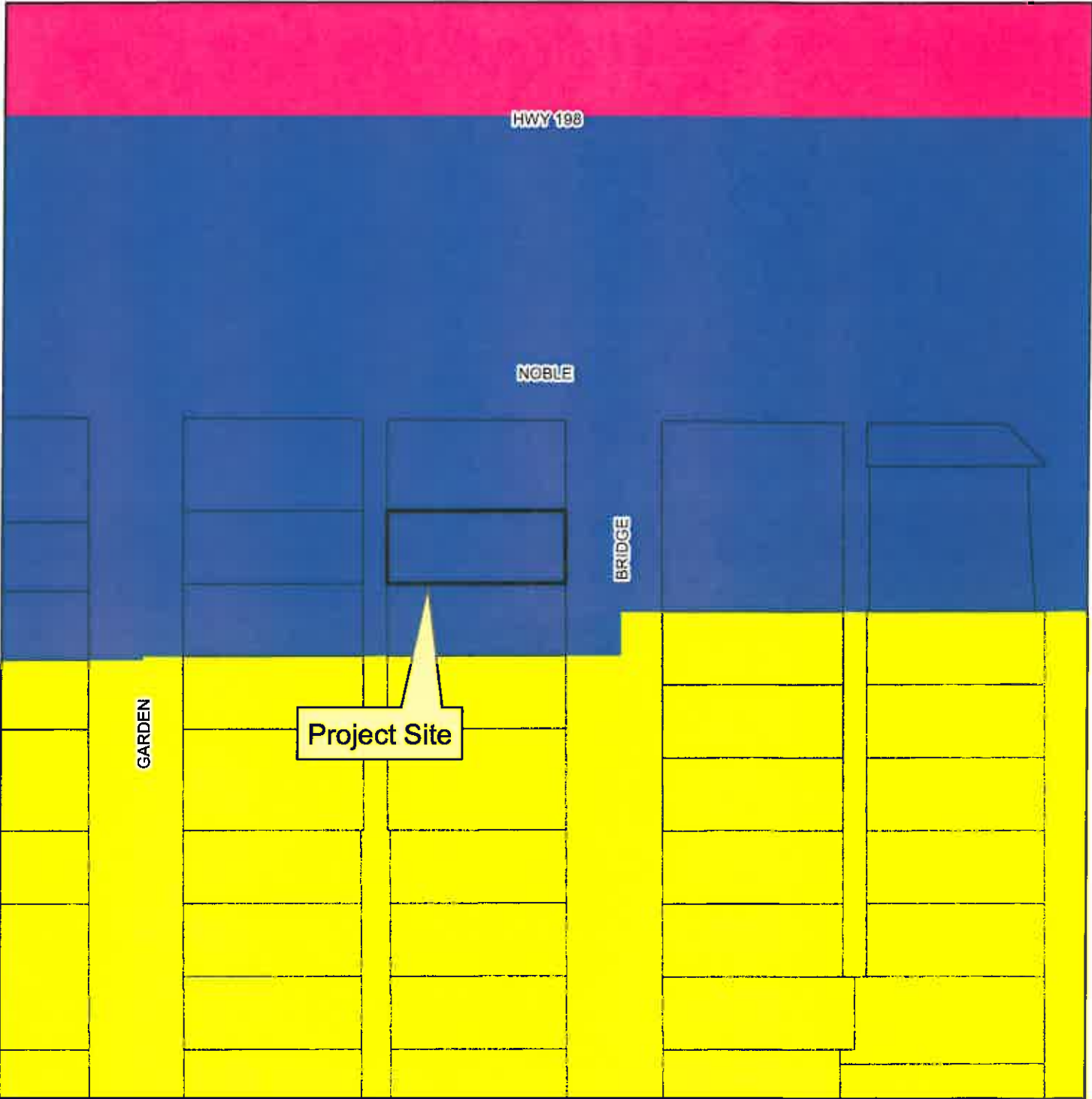
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Jason Huckleberry

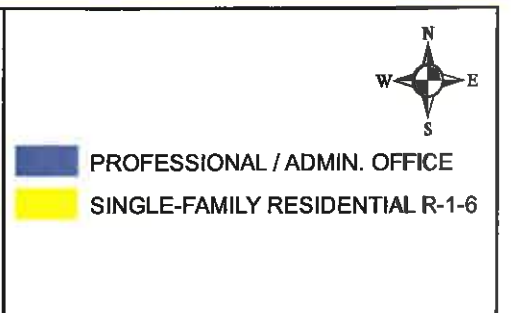
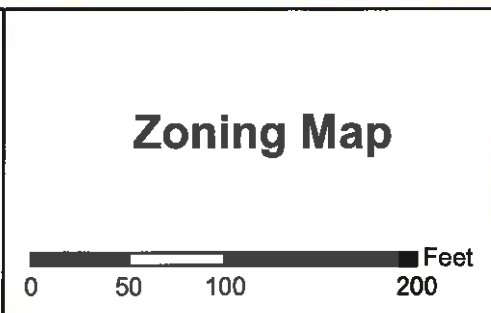
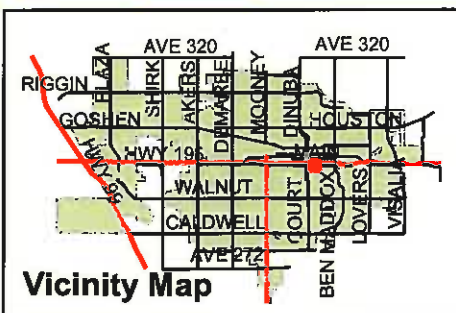
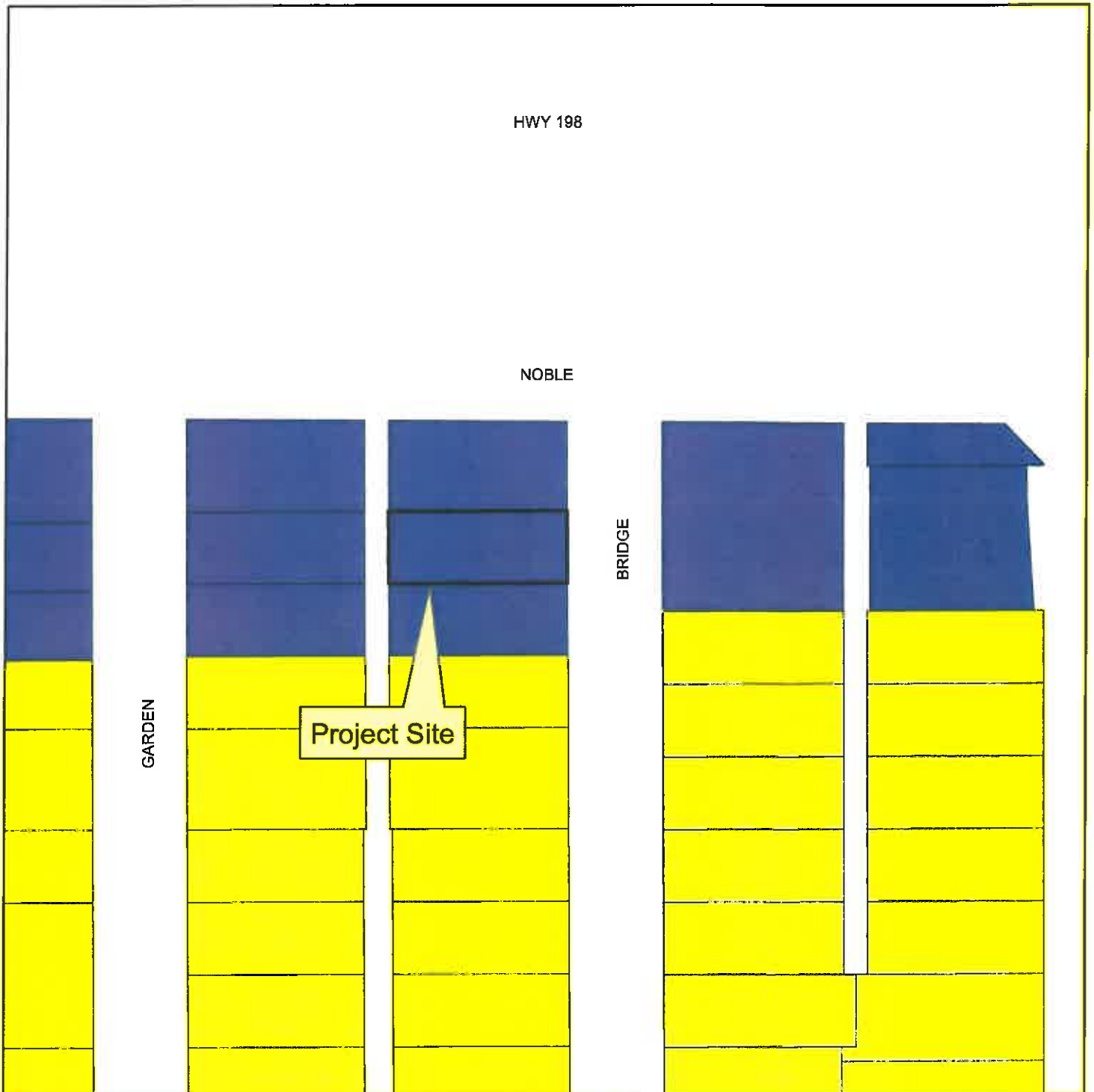
Conditional Use Permit No. 2014-12

The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003)



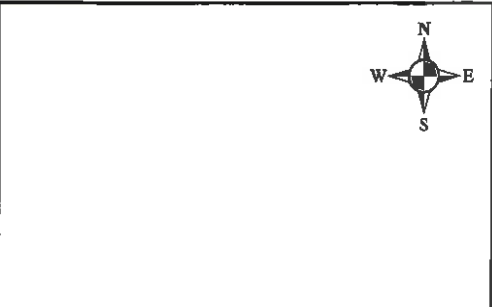
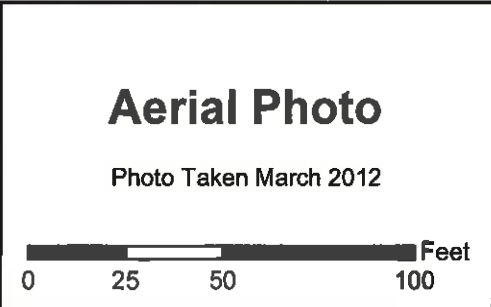
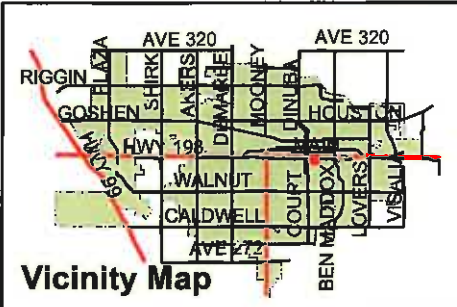
Conditional Use Permit No. 2014-12

The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003)



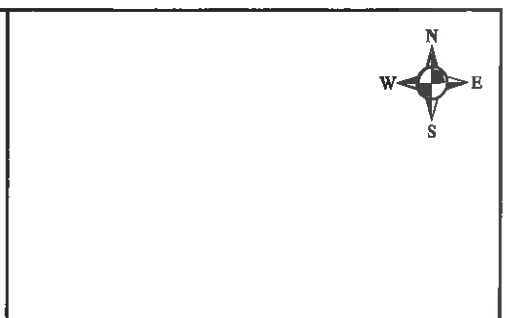
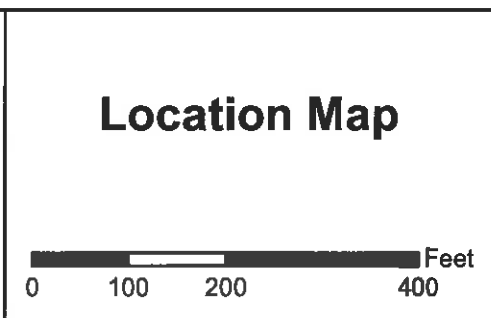
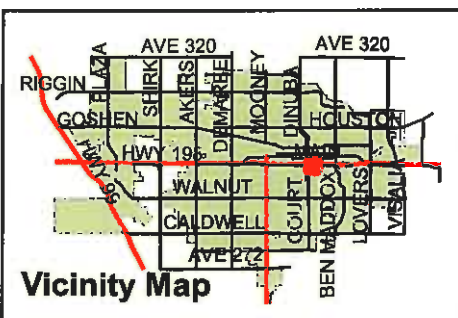
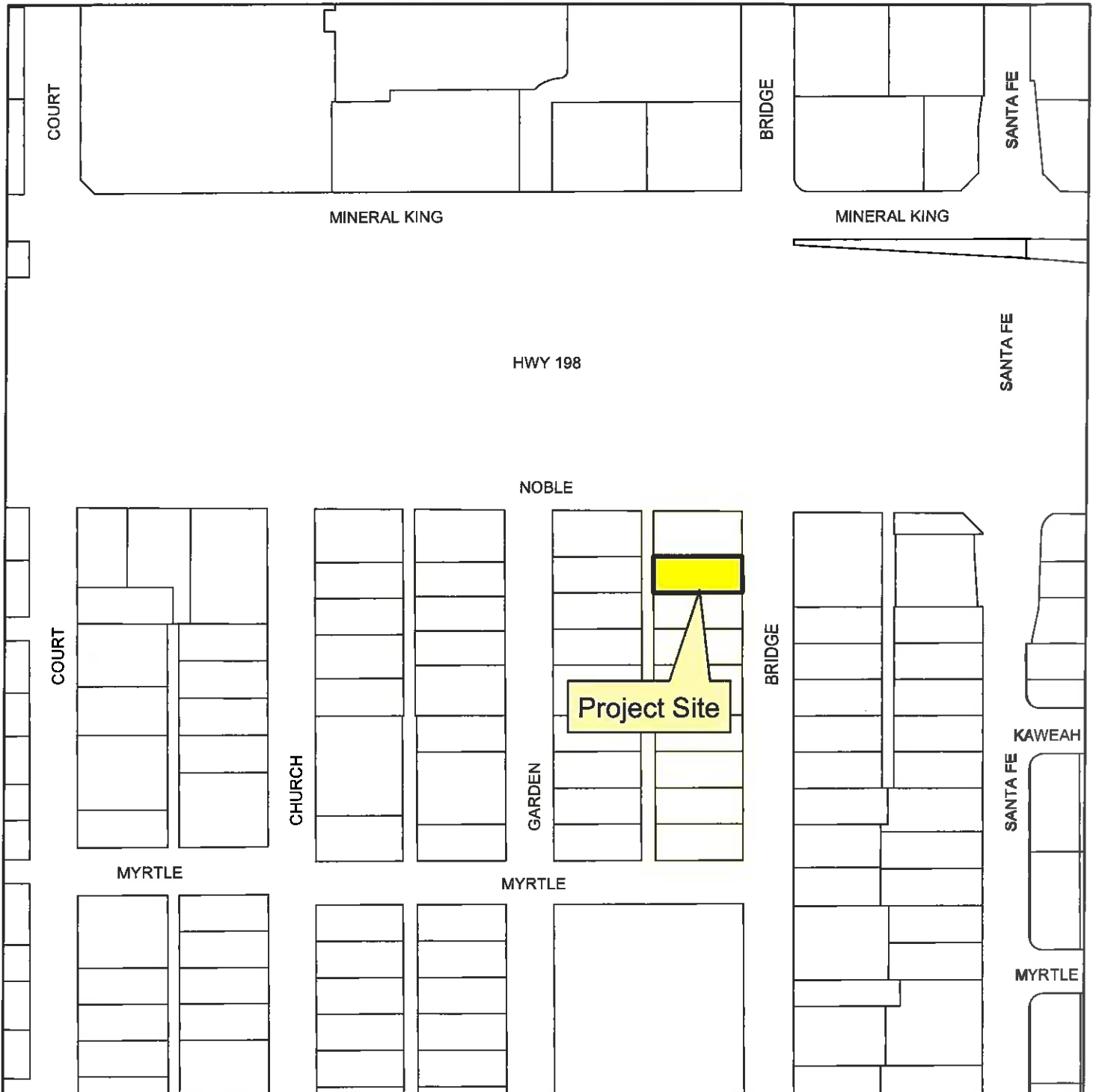
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Conditional Use Permit No. 2014-12

The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 14, 2014

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: 713-4636

SUBJECT: Conditional Use Permit No. 2014-08: A request by Steve Walker to allow use of a 4,901 square foot industrial building for personal training, located within the Light Industrial (I-L) zone. The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-08 based upon the findings and conditions in Resolution No. 2014-13. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-08 based on the findings and conditions in Resolution No. 2014-13.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-08 is a request to establish a personal training studio with small fitness training classes (DBA Sawtooth CrossFit) located at 9611 W. Grove Avenue. The proposed studio will occupy a 4,901 sq. ft. building, as shown on Exhibit "A". The site is located in an industrial subdivision (Nicholas Plaza Industrial Park) accessed from Nicholas Avenue and is developed on a 15,319 sq. ft. lot with a single building and parking lot which is typical of lots in this subdivision (see Exhibit "B"). According to the floor plan (see Exhibit "C"), the proposed workout facility consists of a large training room, two dedicated office room, a reception area, and men's/women's restrooms. There are no building additions associated with the request and the building's interior will be used as is.



W. Grove Avenue facing South

The applicant has provided an operational statement (see Exhibit "D") stating the hours of operation. The studio will offer group training classes up to eight times per day at one hour intervals. The fitness facility will have operating hours during two periods on weekdays during 6:00 a.m.-10:00 a.m. and 4:00 p.m.-8:00 p.m. and on Saturdays 8:00 a.m.-11:00 a.m. The business will be closed on Sundays. There will be approximately one to five students per hour and one instructor per class.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Light Industrial
Zoning:	IL (Light Industrial)
Surrounding Land Use and Zoning:	North: IL (Light Industrial) / Industrial building (Fastenall) South: IL (Light Industrial) / Industrial building (Aguirre Printing & Embroidery) East: IL (Light Industrial) / Industrial building West: IL (Light Industrial) / Industrial building
Environmental Review:	Categorical Exemption No. 2014-24
Special Districts:	Design District "H"
Site Plan:	2014-018

RELATED PLANS & POLICIES

The City Planner has determined that a private fitness center is designated as "Other Recreational Facilities" in the Zoning Ordinance Matrix. "Other Recreational Facilities" are listed as conditional uses in the IL Zone. See attached summary of related plans and policies for CUP requirements.

RELATED PROJECTS

CUP No. 2012-41 was approved by the Planning Commission on December 10, 2012. The CUP established a fitness facility (Sawtooth CrossFit) on property located at 219 N. Court Street. This is the same business that will be vacating the property and moving to the proposed site if approved.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2014-08, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The use is considered "Other Recreational Facilities" in the City's Zoning Ordinance Matrix (see Related Plans & Policies), and are considered a compatible use in this zone subject to the granting of a conditional use permit.

The building to be occupied by the fitness center is a stand-alone building with two drive approaches and parking lot, formerly occupied by a manufacturing shop. The property is situated on a corner lot.

The recreational nature of the proposed business is found to be compatible with other uses in the Light Industrial zone. In the IL Zone, allowed uses would include low intensity research and development, warehousing, and limited manufacturing or packaging, which typically do not create high levels of noise or truck traffic impacts. The proposed fitness center would not adversely impact other business or their parking since all activities will be conducted solely on the subject site.

Parking

The site plan (Exhibit "B") and aerial photo show that there are currently eight marked parking stalls on the property. Staff has historically applied the Zoning Ordinance's parking requirements for gymnasiums – assessed at one space for every 500 sq. ft. – to personal trainers and fitness studios. Applying this standard to the 4,901 square foot building would create a parking requirement of ten stalls, two more than are currently provided. However, the operational statement provided by the applicant indicates that there would only be up to six individuals on the site at a time (one employee and five clients). Staff recommends conditions of approval (# 5) that the operation be limited to a maximum of eight persons (employees and clients) at any given time based on the availability of eight stalls on the site, and (# 6) that no walk-in customers be allowed.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an existing facility project (Categorical Exemption No. 2014-24).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-24).

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. 2014-018.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "C" and the facility be operated consistent with the Operational Statement in Exhibit "D".
3. That any substantial changes to the site plan and/or operational statement may require further evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.

4. That the owner/operator maintains appointment scheduling thereby limiting the number of employees and clients on-site.
5. That the operation be limited to a maximum of eight persons (employees and clients) at any given time based on the availability of eight stalls on the site.
6. That any walk-in customers are prohibited from allowed use of the facility.
7. That any retail associated with this use be incidental to the primary use and not be intended to draw retail customers to the site.
8. That the office and reception area identified on the floor plan in Exhibit "C" shall be affiliated with the allowed use and shall not be used as a stand-alone office
9. That any proposed building signage shall be obtained under a separate permit.
10. That the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
11. 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. 2014-08.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution
- Exhibit "A" – Google Earth View
- Exhibit "B" – Site Plan
- Exhibit "C" – Floor Plan
- Exhibit "D" – Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 17: Zoning Ordinance Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 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)

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2014-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-08, A REQUEST BY STEVE WALKER TO ALLOW USE OF A 4,901 SQUARE FOOT INDUSTRIAL BUILDING FOR PERSONAL TRAINING, LOCATED WITHIN THE LIGHT INDUSTRIAL (I-L) ZONE. THE SITE IS LOCATED AT 9611 W. GROVE AVENUE, ON THE SOUTHWEST CORNER OF CENTURY STREET AND GROVE AVENUE. (APN: 081-130-029)

WHEREAS, Conditional Use Permit No. 2014-08 is a request by Steve Walker to allow use of a 4,901 square foot industrial building for personal training, located within the Light Industrial (I-L) zone. The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 14, 2014; 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 15301.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and 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 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-24).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2014-018.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "C" and the facility be operated consistent with the Operational Statement in Exhibit "D".
3. That any substantial changes to the site plan and/or operational statement may require further evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That the owner/operator maintains appointment scheduling thereby limiting the number of employees and clients on-site.
5. That the operation be limited to a maximum of eight persons (employees and clients) at any given time based on the availability of eight stalls on the site.
6. That any walk-in customers are prohibited from allowed use of the facility.
7. That any retail associated with this use be incidental to the primary use and not be intended to draw retail customers to the site.
8. That the office and reception area identified on the floor plan in Exhibit "C" shall be affiliated with the allowed use and shall not be used as a stand-alone office
9. That any proposed building signage shall be obtained under a separate permit.
10. That the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
11. 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. 2014-08.



Google earth

feet
meters



Exhibit "A"

NICHOLAS PLAZA INDUSTRIAL PARK VISALIA, CA.

PKETT & SONS
CONSTRUCTION, INC.
LIC. NO 283723

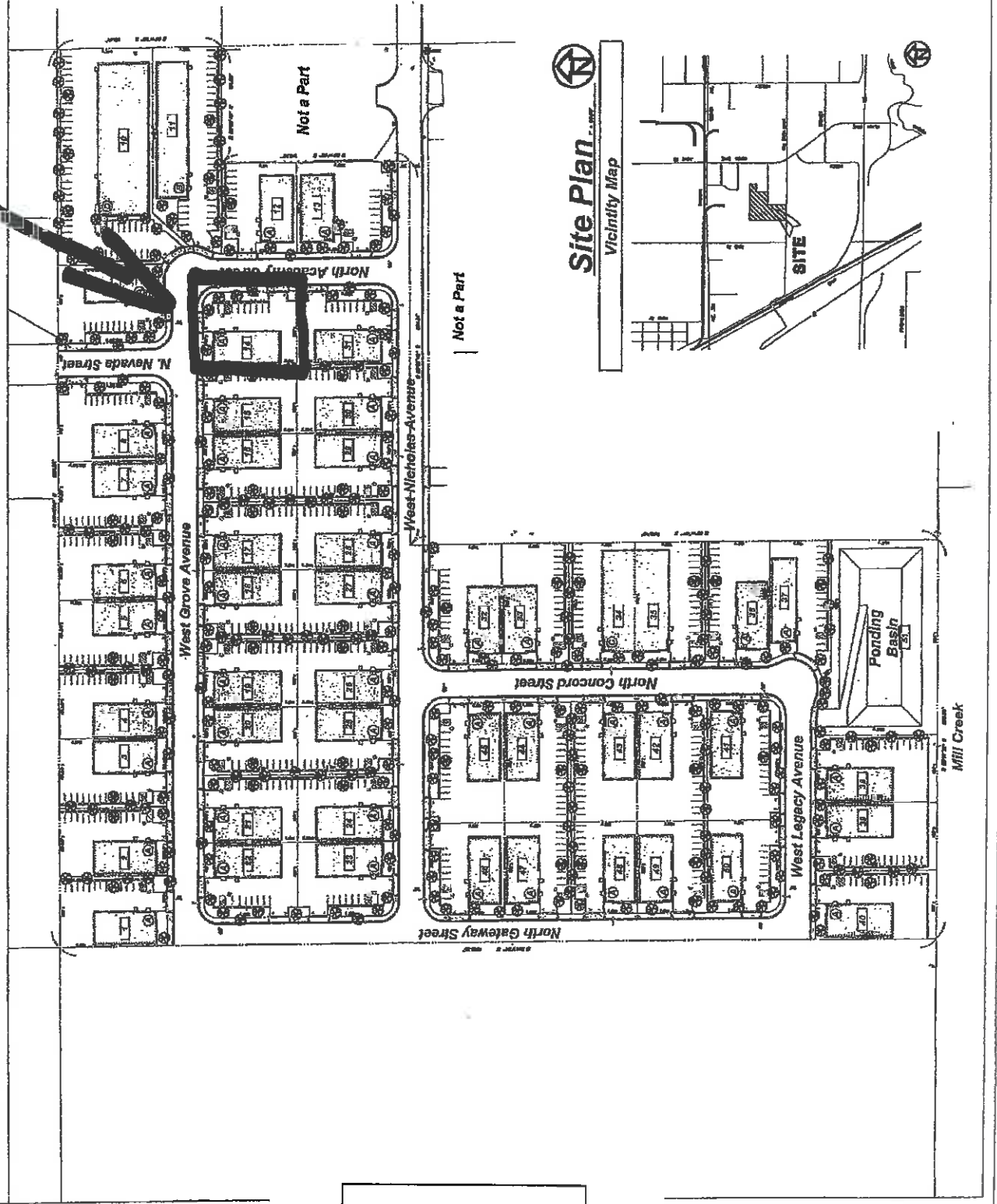
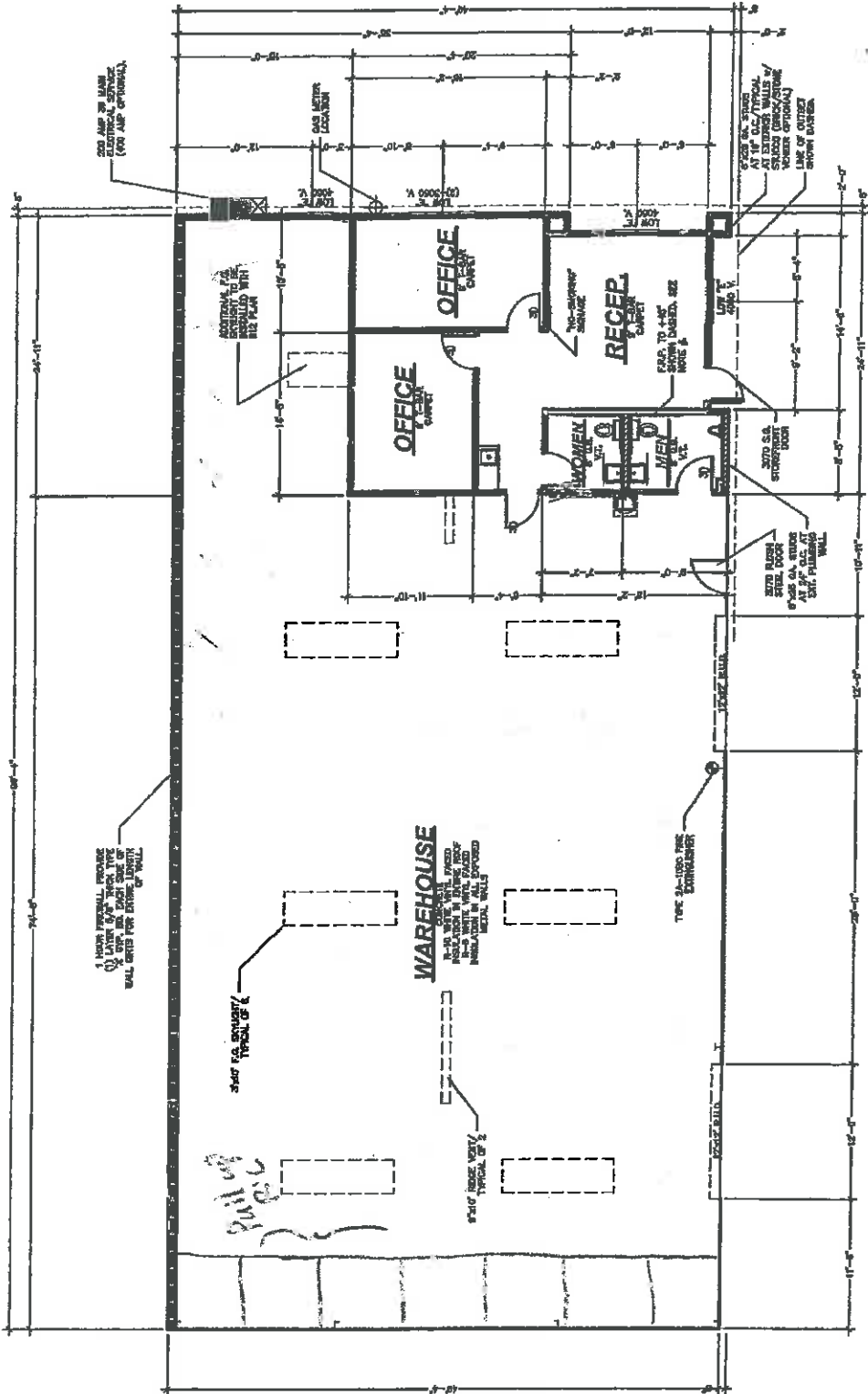


Exhibit "B"

BUILDING PLAN / 812 OFFICE PLAN



X = 3/4" RUBBER STAMP UNITS

FLOOR PLAN NOT TO SCALE

SHEET 2 OF 3
LOT # 14

INITIALS *[Signature]*

Exhibit "C"

Operational Statement

Sawtooth Athletics LLC; DBA Sawtooth CrossFit

To whom it may concern,

The following is to be an Operational Statement for Sawtooth Athletics LLC, DBA Sawtooth CrossFit. Sawtooth Athletics LLC is currently operating at 219 N. Court Street in Visalia. We are a Personal Trainer and provide small fitness training classes from 6-10am and 4-8pm Monday-Friday. We serve approximately 1-5 clients per hour, and during the main business hours of 10am-4pm we are closed completely. On the weekend we are open from 8-11am on Saturday, and are closed every Sunday.

Sawtooth Athletics is proposing to relocate to a new facility at 9611 W. Grove in Visalia. We have a current business license through the City of Visalia and will proceed through planning commission and site plan review. Please don't hesitate to contact us with any further questions.

Sincerely,

Shawn Fox, CEO
Sawtooth Athletics LLC
DBA Sawtooth CrossFit



Scanned



MEETING DATE 2/19/2014
 SITE PLAN NO. 14-018
 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



#3

MEETING DATE **FEBRUARY 19, 2014**

SITE PLAN NO. **14-018**

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 **CUP**

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: 3
DATE: February 19, 2014
SITE PLAN NO: SPR14018
PROJECT TITLE: PERSONAL TRAINER
DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT H)
APPLICANT: WALKER STEVE
PROP OWNER: GINISE LOUIS R & LINDA R (TRS REV TR)
LOCATION: 9611 W GROVE AVE
APN(S): 081-130-029

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 2013 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: _____


Signature



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown, Assistant Fire Mars
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 2 DATE: February 19, 2014
SITE PLAN NO: 14018
PROJECT TITLE: PERSONAL TRAINER
DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT H)
APPLICANT: WALKER STEVE
PROP OWNER: GINISE LOUIS R & LINDA R (TRS REV TR)
LOCATION: 9611 W GROVE AVE
APN(S): 081-130-029

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- 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.)
- Fire hydrant spacing shall comply with the following requirements:
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radii for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

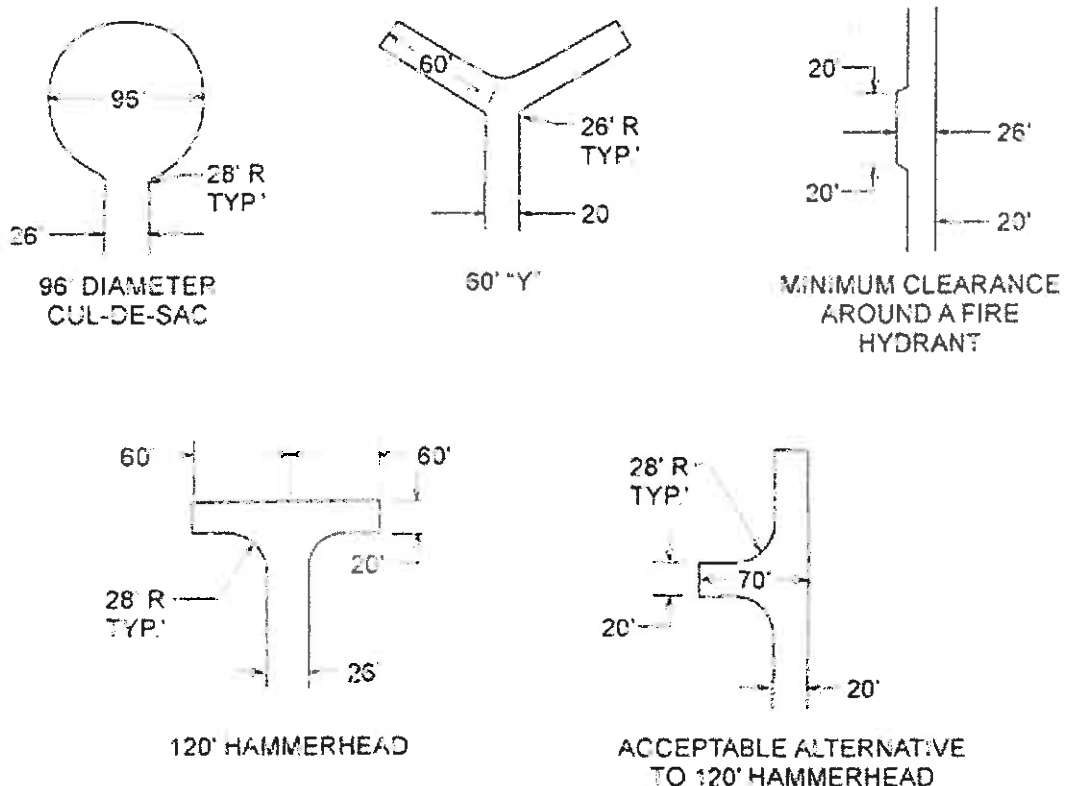


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

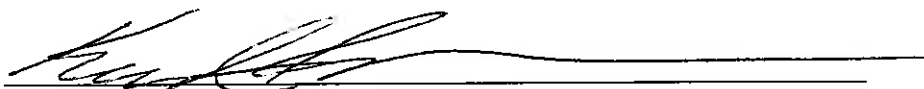
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Kurtis A. Brown
Assistant Fire Marshal

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

ITEM NO: 3 DATE: February 19, 2014
SITE PLAN NO: SPR14018
PROJECT TITLE: PERSONAL TRAINER
DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT H)
APPLICANT: WALKER STEVE
PROP OWNER: GINISE LOUIS R & LINDA R (TRS REV TR)
LOCATION: 9611 W GROVE AVE
APN(S): 081-130-029

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:
B. WINTER LRP

Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 19, 2014

ITEM NO: 3
SITE PLAN NO: SPR14018
PROJECT TITLE: PERSONAL TRAINER
DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,918 SF AREA (IL ZONED)
(DISTRICT H)
APPLICANT: WALKER STEVE
PROP. OWNER: GINISE LOUIS R & LINDA R (TRIS REV TR)
LOCATION: 9611 W GROVE AVE
APNS: 001-139-029

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 Analysis required.

Additional Comments:

•



Leslie Blair

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 3 DATE: February 19, 2014

SITE PLAN NO: SPR14018

PROJECT TITLE: PERSONAL TRAINER

DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF
BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT
H)

APPLICANT: WALKER STEVE

PROP OWNER: GINISE LOUIS R & LINDA R (TRS REV TR)

LOCATION: 9611 W GROVE AVE

APN(S): 081-130-029

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

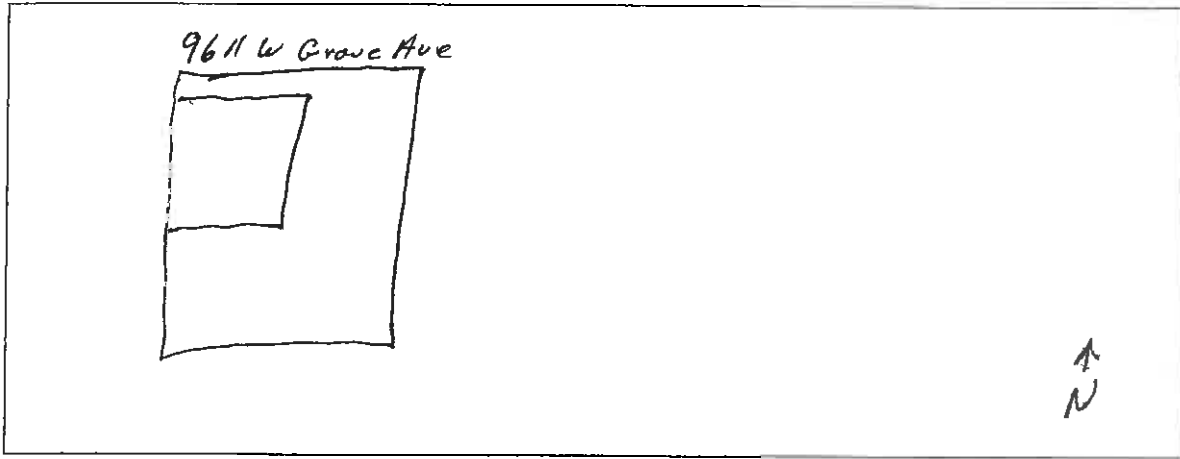


AUTHORIZED SIGNATURE

2-18-14

DATE

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____


Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 19, 2014

SITE PLAN NO: 2014-018
PROJECT TITLE: PERSONAL TRAINER
DESCRIPTION: PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT H)
APPLICANT: WALKER STEVE
PROP. OWNER: GINISE LOUIS R & LINDA R (TRS REV TR)
LOCATION TITLE: 9611 W GROVE AVE VISA
APN TITLE: 081-130-029

General Plan: IL – Light Industrial

Existing Zoning: IL – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (Minor)
- Additional Information as needed
- Building Permit

PROJECT SPECIFIC INFORMATION: 02/19/2014

1. A Conditional Use Permit is required for the Recreational Facility.
2. Provide detailed operational statement for the fitness facility.

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: "H" (See Chapter 17.24 For BRP Zoned Sites) [17.30.230]

Maximum Building Height: 75 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	40 Feet	40 Feet
➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.

Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.

Interior roads provide access to parcels within development

Minimum Site Area: 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section. Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

Parking: As prescribed in Chapter 17.34

Screening requirement: An eight foot masonry wall is required along a property line that abuts a residentially zoned property. (See also 17.36, 17.36.050, 17.36.070)

Parking:

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

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 

BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 3	DATE: FEBRUARY 19, 2014
SITE PLAN NO.:	14-018
PROJECT TITLE:	PERSONAL TRAINER
DESCRIPTION:	PERSONAL TRAINER IN EXISTING 4,898 SF BUILDING ON 15,318 SF AREA (IL ZONED) (DISTRICT H)
APPLICANT:	WALKER STEVE
PROP OWNER:	GINISE LOUIS R & LINDA R (TRS REV TR)
LOCATION:	9611 W GROVE AVE
APN:	081-130-029

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. Contact Rafael Magallan, 713-4414.
- 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.
- 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 Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. The existing handicap stall(s) shall be modified, if needed, to meet current ADA regulations. An accessible path of travel from handicap stall(s) to building entrance is required.**
- 2. Proposed gym/personal training is categorized under Office type use. Previous impact fees were paid for office/warehouse. Per the trip generation calculated with the previous tenant, it was determined the proposed gym/personal training use will fall within previous trip range.**
- 3. Plan check and inspection fees apply to building permit submittal; due at time of issuance.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-018
Date: 2/19/2014

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:8/16/2014)
(Project type for fee rates:OFFICE)

Existing uses may qualify for credits on Development Impact Fees. OFFICE/WAREHOUSE

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

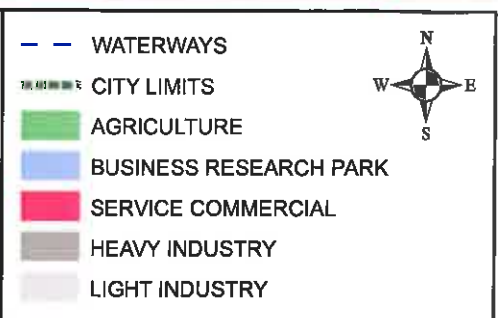
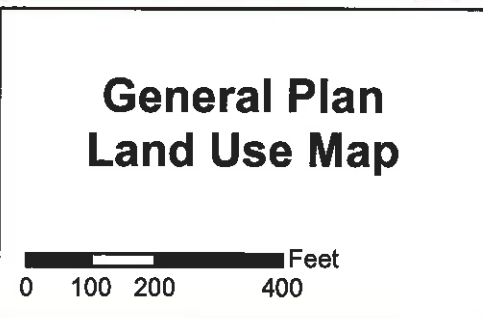
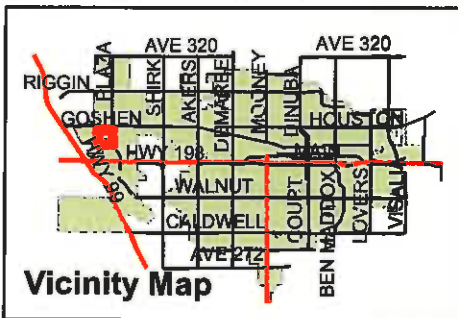
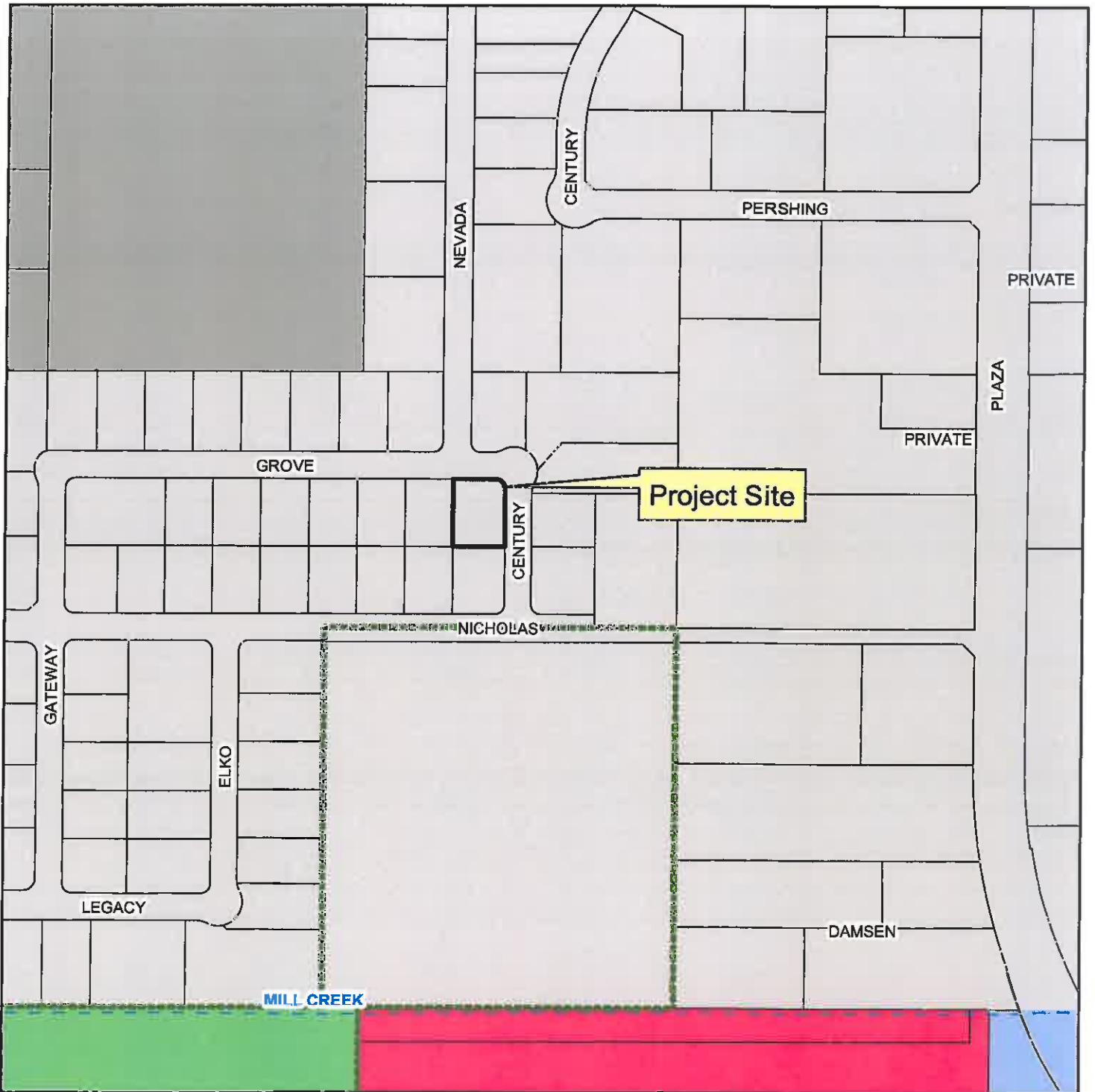
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

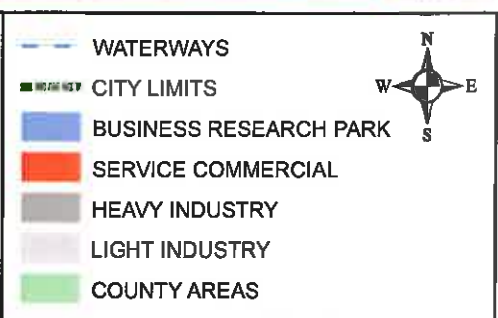
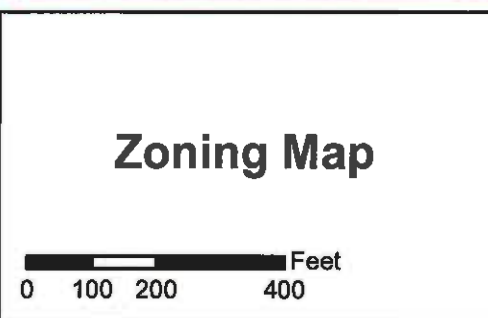
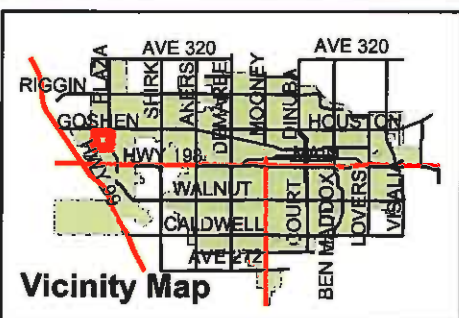
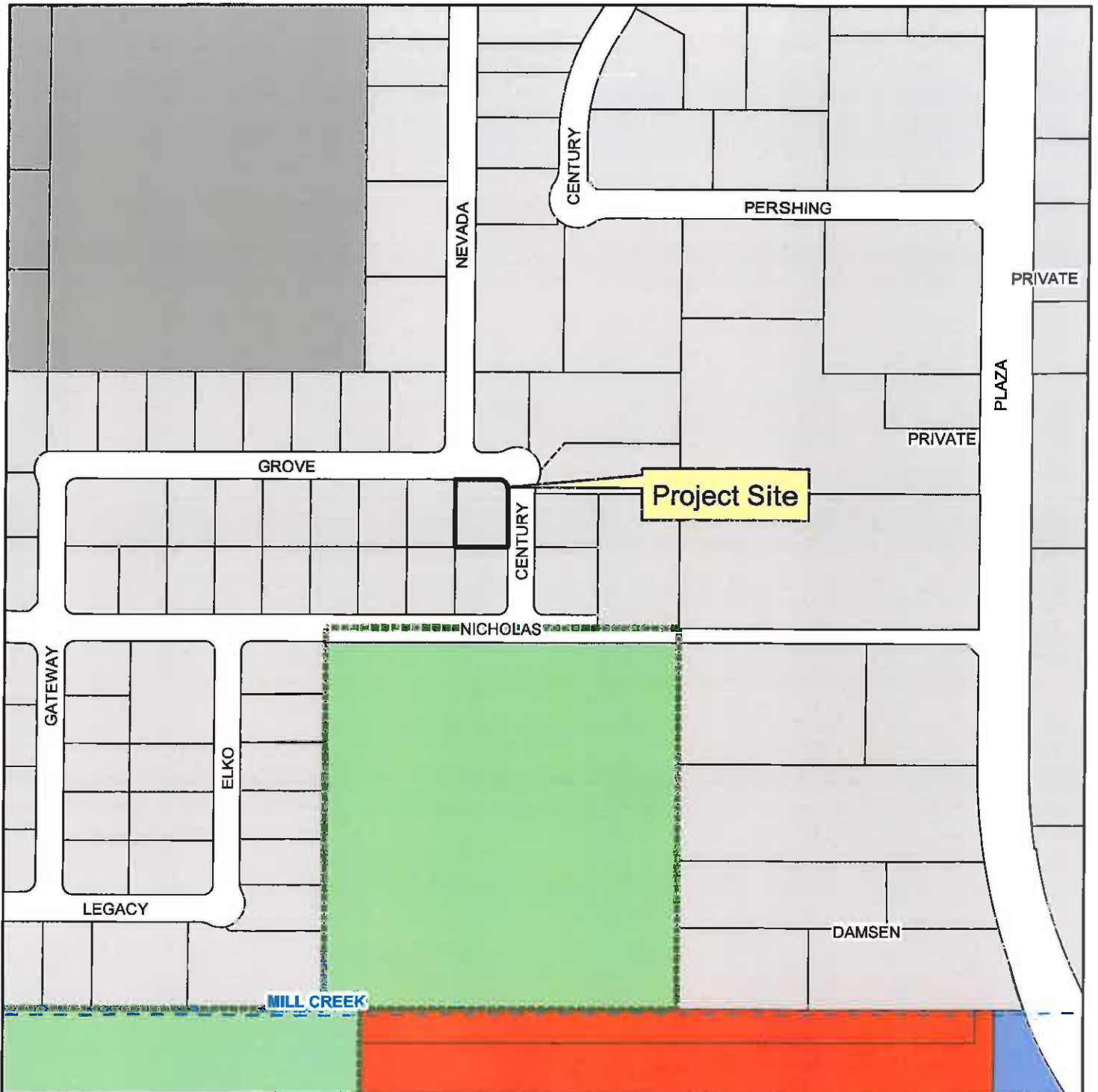
Conditional Use Permit No. 2014-08

The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029)



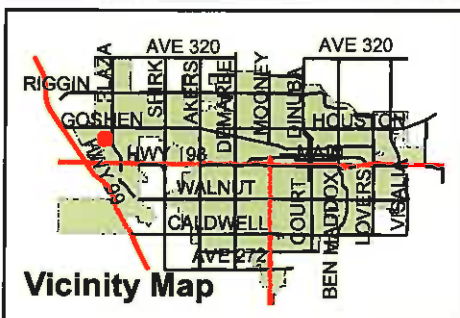
Conditional Use Permit No. 2014-08

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Aerial Photo

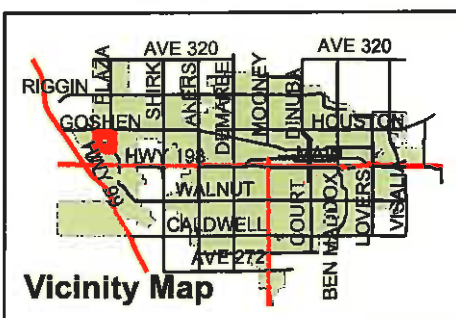
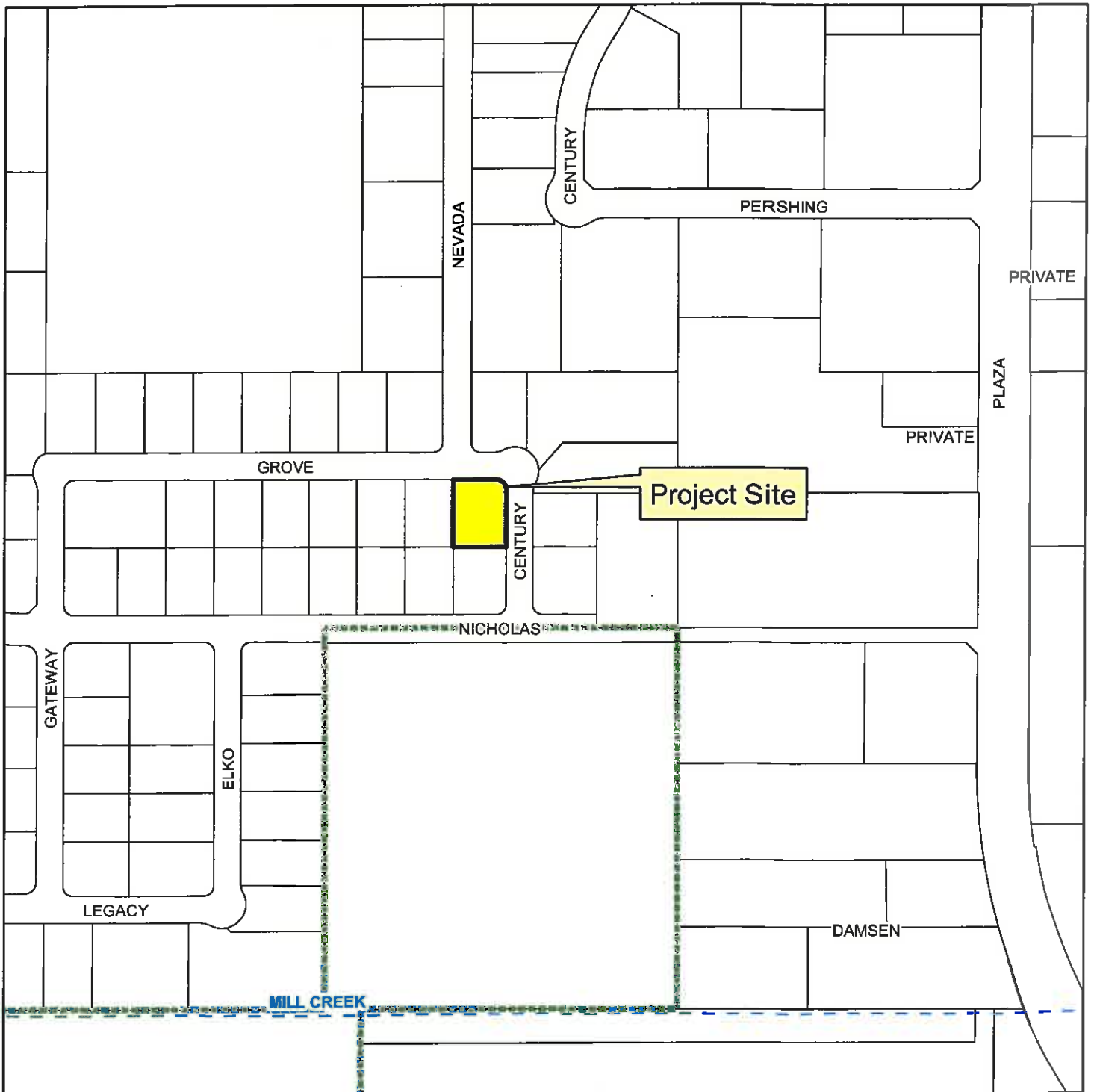
Photo Taken March 2012



 CITY LIMITS

Conditional Use Permit No. 2014-08

The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029)



Location Map



- WATERWAYS
- CITY LIMITS

