

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY AUGUST 25, 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.
 - No items on the Consent Calendar
5. PUBLIC HEARING-Paul Bernal
Variance No. 2014-04: A request by MOR Furniture for Less to establish building signage exceeding the Sign Standards in Design District “A” in the Regional Retail Commercial (CR) zone. The site is located at 3000 South Mooney Boulevard (APN: 122-320-053).
6. PUBLIC HEARING-Paul Bernal
Conditional Use Permit No. 2014-21: a request by Ampelio Gutierrez to amend Conditional Use Permit No. 2010-08, expanding the automobile dismantling business located at 1616 North Shirk Street to the adjacent property for the purpose of storing automobile parts. The site is located at 1616 and 1718 North Shirk Street in the I-H (Heavy Industrial) zone. APN: 077-780-001 & 077-780-004
7. PUBLIC HEARING-Paul Bernal
Conditional Use Permit No. 2014-22: A request by City of Visalia to construct a new 7,031 square foot Fire Station (Fire Station 53) and related infrastructure on 1.25 acres in the R-M-2 (Multi-Family Residential 3,000 square feet minimum site area) zone. The site is located on the southeast corner of West Walnut Avenue and South Atwood Street (5025 W. Walnut Ave. / APN: N/A).

8. PUBLIC HEARING-Brandon Smith

Variance No. 2014-05: A request by Justin Martella to allow a variance to rear yard setback requirements from 25' to 15', associated with the development of new multi-family dwelling units in the Multi-family Residential (R-M-2) zone. The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)

9. PUBLIC HEARING-Andy Chamberlain

Tentative Parcel Map No. 2014-02: A request by Larry Ritchie – owner, Randy Wasnick – agent, to subdivide two parcels totaling 76.5 acres into four parcels and a 60.02 acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggan Avenue and Kelsey Street (APN: 077-200-001, 077-200-045)

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Farwell to Commissioner Salinas

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 FRIDAY, SEPTEMBER 4, 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, SEPTEMBER 22, 2014



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 25, 2014

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025

SUBJECT: Variance No. 2014-04: A request by MOR Furniture for Less to establish building signage exceeding the Sign Standards in Design District "A" in the Regional Retail Commercial (C-R) zone. The site is located at 3000 South Mooney Boulevard (APN: 122-320-053)

STAFF RECOMMENDATION

Staff recommends approval of Variance No. 2014-04, as conditioned, based upon the findings and conditions in Resolution No. 2014-39. Staff's recommendation is based on the conclusion that the required findings for granting of a variance can be met and the recommendation is consistent with past sign variance approvals.

RECOMMENDED MOTION

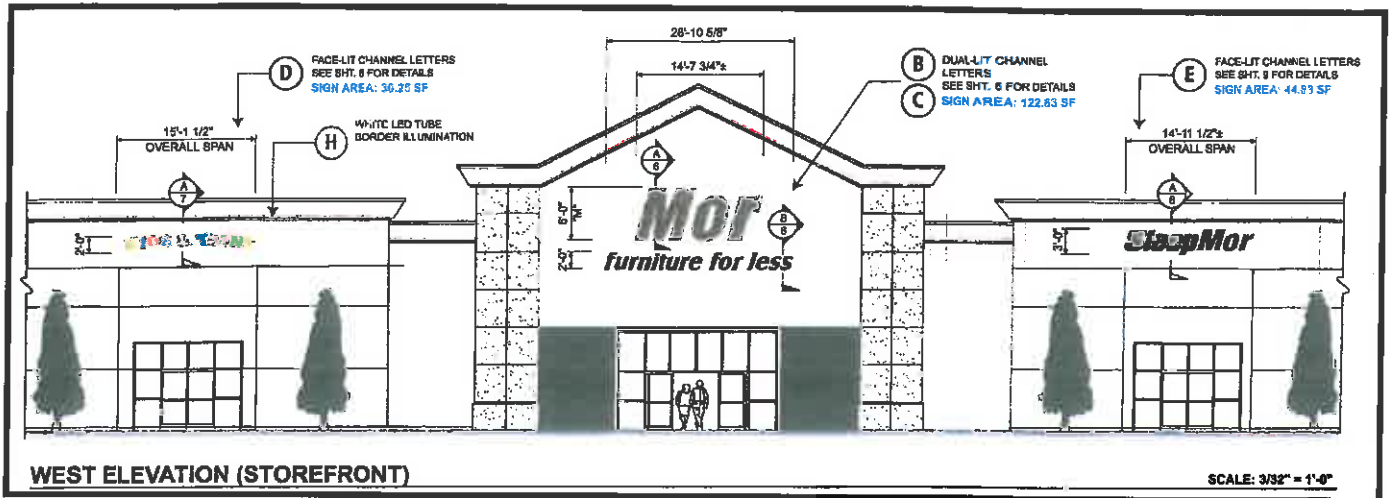
I move to approve Variance No. 2014-04, based on the findings and conditions in Resolution No. 2014-39.

PROJECT DESCRIPTION

MOR Furniture for Less has submitted Variance No. 2014-04, requesting a variance from the Zone Ordinance Sign Standards listed in Section 17.48.080, for Design District "A". The applicant is requesting building signage totaling 197.93 square feet for the new MOR Furniture for Less store (see Exhibit "A") for Building "A" (see Exhibit "B"), and one 10-foot tall freestanding sign mounted on a base that is less than 50 percent of the widest part of the freestanding sign (see Exhibit "C"). Building "B", which is located directly to the east of Building "A" will have building signage, "MOR Furniture Outlet" (see Exhibit "D"), but the building signage complies with the 150 square foot Sign Standards for Design District "A". The site was formally occupied by Surroz BMW and Serpa KIA car dealerships but has been vacant for the past four years.

The Sign Standards for Design District "A" limit building signage to a maximum of 150 square feet per building while freestanding signs, ten feet or less in height, shall be mounted on a base, the width of which is not less than 50 percent of the width of the widest part of the sign.

The applicant is proposing to install three building signs along the west building façade (see Exhibit "A"). The major tenant sign, "MOR Furniture for Less" (122.83 square feet of signage) will be installed directly over the primary entrance. The two remaining building signs, "Kids & Teens" (30.25 square feet of signage) and "SleepMor" (44.88 square feet of signage) will be installed above secondary entrances as illustrated on Exhibit "A". The "Kids & Teens" and "SleepMor" are part of the MOR Furniture business.



The west building façade has an overall surface area of ±4,889 square feet. The proposed building wall signs will cover approximately four percent of the wall surface area, if approved. The building signs will use channel letters and will be internally illuminated. No other wall signage is being proposed for Building “A”.

The applicant’s findings, see Exhibit “E” indicate that the requested variance is based upon the size of the building, distance from the street, and desire to separate the “Kids & Teens” and “SleepMor” entrances by providing reasonable sized signage.

BACKGROUND INFORMATION

General Plan Land Use Designation	Regional Retail Commercial
Zoning	C-R (Regional Retail Commercial)
Surrounding Zoning and Land Use	North: C-R (Regional Retail Commercial) & R-M-2 (Multi-Family Residential) / Two-story office and retail development, Toys “R” Us & multi-family development South: C-R (Regional Retail Commercial) / Sleep Train Mattress Store East: I R-1-6 (Single-Family Residential 6,000 sq. ft. minimum site area) / Whitney Terrace residential subdivision West: C-R (Regional Retail Commercial) / Mooney Blvd. and Pep Boys auto retail
Environmental Review	Categorical Exemption No. 2014-51
Design District	“A”
Site Plan	N/A

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 Commercial (CR) zone. The site is located at 3704 South Mooney Boulevard. Approved (5-0) by the Planning Commission on February 24, 2014.

Variance No. 2014-02: A request by Ashley Furniture 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 South Mooney Boulevard. Approved (5-0) by the Planning Commission on April 28, 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 Regional Retail Commercial (C-R) Zone. The site is located at 3631 South Mooney Boulevard. Approved (5-0) by the Planning Commission on December 12, 2011.

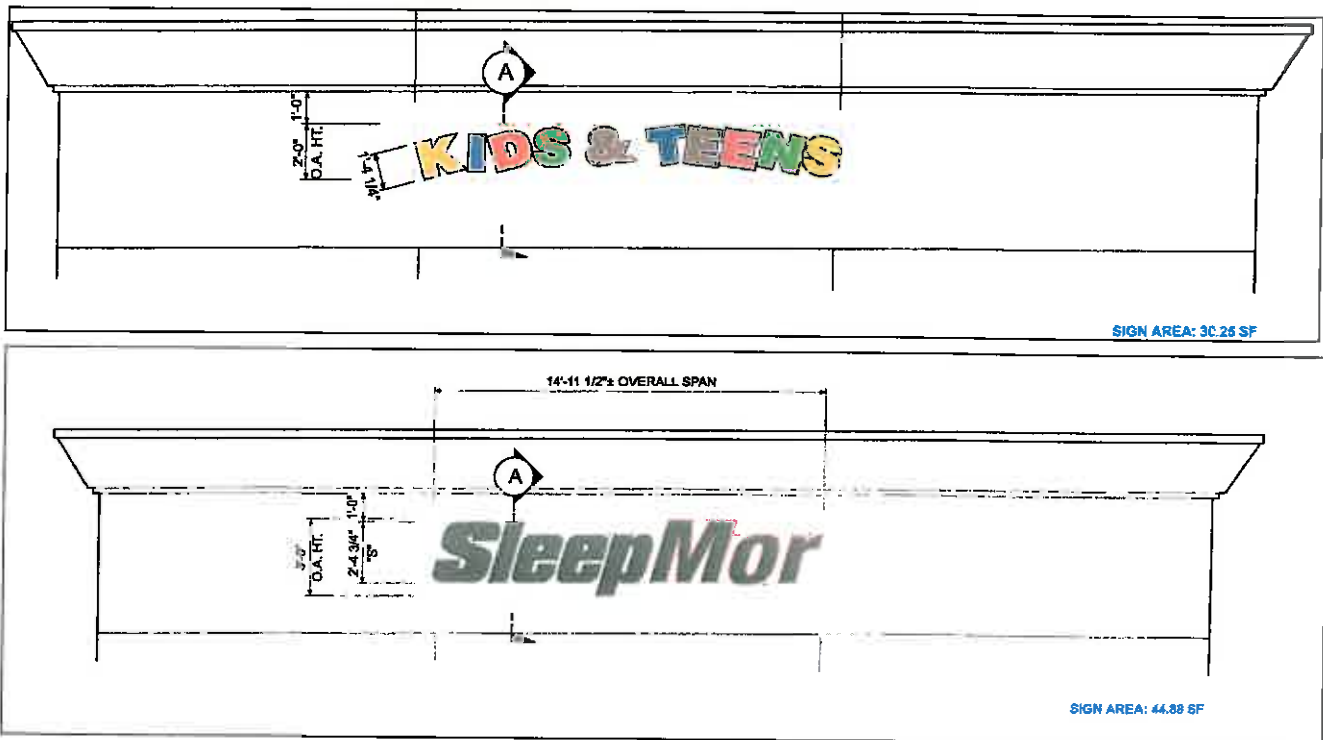
PROJECT EVALUATION

Staff supports the requested sign variance based on the project's consistency with past approvals of similar sign variance requests.

Sign Ordinance

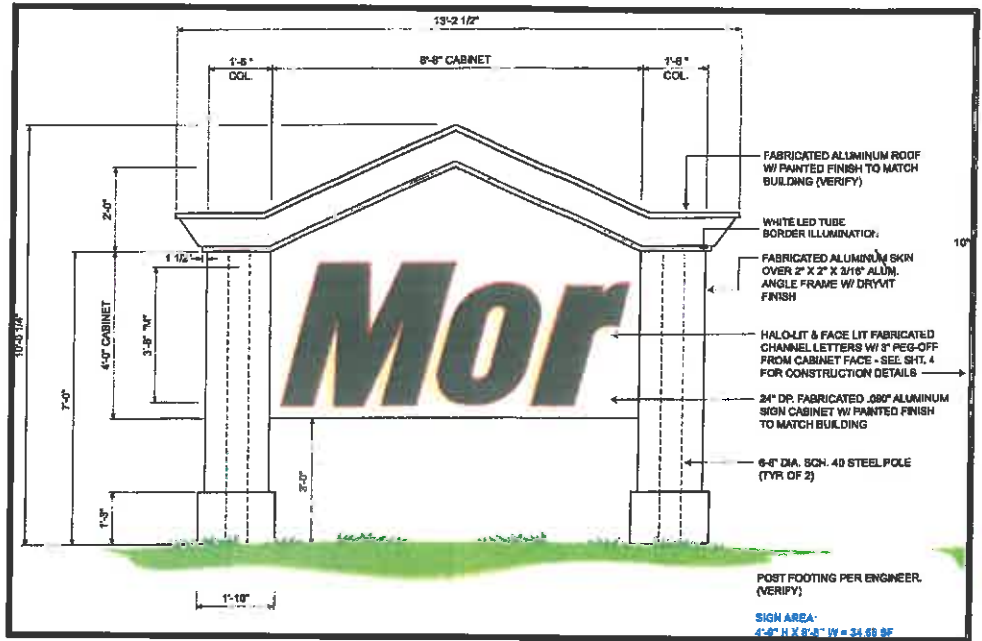
Sign Ordinance Section 17.48.080 contains standards allowing a maximum of 150 square feet of sign area per building/use in Design District "A". The sign standards also include allowances for an additional building signage up to a maximum of twenty-five percent of the sign area calculated for the primary signage. This additional signage shall be affixed to each remaining wall provided that the sign area for any given wall does not exceed two square feet per linear foot of the wall length. As an example, if a 150 square foot sign were installed along the primary wall façade, each remaining wall for that business would be permitted a sign area not exceeding 37.5 square feet per elevation.

The applicant, in addition to requesting the primary MOR furniture sign, is proposing two additional signs (Kids & Teens & SleepMor) along the primary elevation. Both signs combined equate to an additional 75.13 square feet of sign area. The applicant has noted that the total signage communicates the variety of products offered by MOR Furniture for Less.



Proposed Freestanding Sign

The freestanding sign complies with the height, setback and sign area requirements for Design District "A". The applicant is proposing to mount the freestanding sign on a base that is less than 50% the widest part of the sign as required per Section 17.48.080.f of the Zone Ordinance. The applicant contends the freestanding sign is designed in a manner that is architecturally compatible to the primary elevation of the building. The pitched roofline and



stucco columns that form the base of the monument sign are design themes incorporated into the buildings west elevation, and are focal points for the primary entrance into the building. Staff supports the monument design based on the architectural compatibility with the building. Staff has included Condition No. 2 requiring the monument sign to be designed and constructed consistent with Exhibit "C".

Existing Freestanding Sign

The current freestanding sign, located adjacent to the south drive approach, is a non-conforming sign and will be removed. The requirement to remove the sign is subject Section 17.48.100 Nonconforming Signs of the Zoning Ordinance. Staff included the removal of this freestanding sign as a condition of Site Plan Review No. 2013-159, which depicted the redevelopment the property with a new furniture store. This requirement is also included as Condition No. 4 for



Variance No. 2014-04, which requires removal of the existing freestanding sign prior to issuance of a building permit for any new signage.

Findings for the Variance

Variances 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 "E" which identifies their goal of having special signage dedicated to the "Kids & Teens" and "SleepMor" entrance, which are north and

The applicant feels the additional square footage is needed based upon the building's location from Mooney Boulevard in addition to providing signage that is compatible with the overall wall area of the west building elevation.

Staff supports the applicant's request based upon the findings in Exhibit "E", as follows:

Applicant 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;*

Applicant: The building is 183.7 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 Teen & Kids and SleepMOR entrances 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 183.7 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 MOR Furniture for Less, Teen & Kids, and SleepMOR entrances 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 total signage of 197.93 square feet is appropriate for the building size and setback, and the monument sign base is designed in manner to be architecturally compatible with the building.

Environmental Review

The project is considered Categorical Exempt under Section 15311 "Accessory Structures" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), and consist of the construction, replacement of minor structures accessory to (appurtenant to) existing commercial facilities including on-premise signage. (Categorical Exemption No. 2014-51)

RECOMMENDED FINDINGS

The Planning Commission is required to make findings for approval of a variance to City standards. Staff recommends the following findings for approval of the application:

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 183.7 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 Teen & Kids and SleepMOR entrances 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 183.7 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 MOR Furniture for Less, Teen & Kids, and SleepMOR entrances 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;*

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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 Categorically Exempt under Section 15311 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-51).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the building wall signage for the "MOR Furniture for Less" (122.83 sq. ft. of sign area), "Teen & Kids" (30.25 sq. ft. of sign area) and "SleepMOR" (44.88 sq. ft. of sign area) shall not exceed a total of 197.93 square feet of sign area along the west building elevation as depicted on Exhibit "A".
2. That the monument sign shall be constructed to match Exhibit "C".
3. That building signage for Building "B" (see Exhibit "B") is subject to the Section 17.14.080 Design District "A" sign standards.
4. That the nonconforming freestanding sign shall be removed from the site prior to the issuance of any sign permit for the Mor Furniture site.

5. All building and monument signage shall require a separate building permit.
6. That all applicable federal, state and city laws, codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2014-04, prior to the issuance of any sign permits for this project.

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. 2014-39
- Exhibit "A" – Building Signs for West Elevation of Building "A"
- Exhibit "B" – Site Plan for Building "A" and Building "B"
- Exhibit "C" – Monument Sign Elevation
- Exhibit "D" – Building Sign for West Elevation of Building "B"
- Exhibit "E" – Applicant's Variance Findings
- Exhibit "F" – Sign Elevation for "Kids & Teens" wall sign
- Exhibit "G" – Sign Elevation for "SleepMor" wall sign
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

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. 2014-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2014-04, A REQUEST BY MOR FURNITURE FOR LESS TO ESTABLISH BUILDING SIGNAGE EXCEEDING THE SIGN STANDARDS IN DESIGN DISTRICT "A" IN THE REGIONAL RETAIL COMMERCIAL (C-R) ZONE. THE SITE IS LOCATED AT 3000 SOUTH MOONEY BOULEVARD (APN: 122-320-053)

WHEREAS, Variance No. 2014-04, is A request by MOR Furniture for Less to establish building signage exceeding the Sign Standards in Design District "A" in the Regional Retail Commercial (C-R) zone. The site is located at 3000 South Mooney Boulevard (APN: 122-320-053); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on August 25, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 20134-04, as conditioned by staff, to be in accordance with Section 17.42 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 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 15311.

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 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;*

The building is 183.7 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 Teen & Kids and SleepMOR entrances 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;*

The building is 183.7 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 MOR Furniture for Less, Teen & Kids, and SleepMOR entrances 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;*

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;*

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

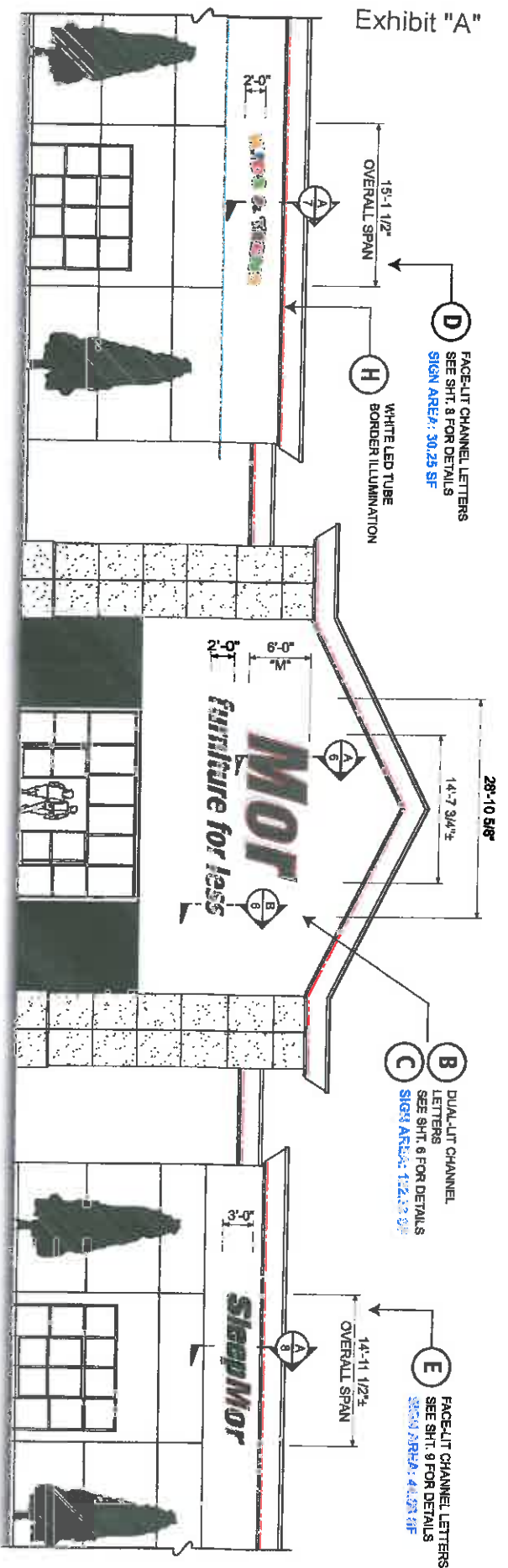
5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

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 Categorically Exempt under Section 15311 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-51).

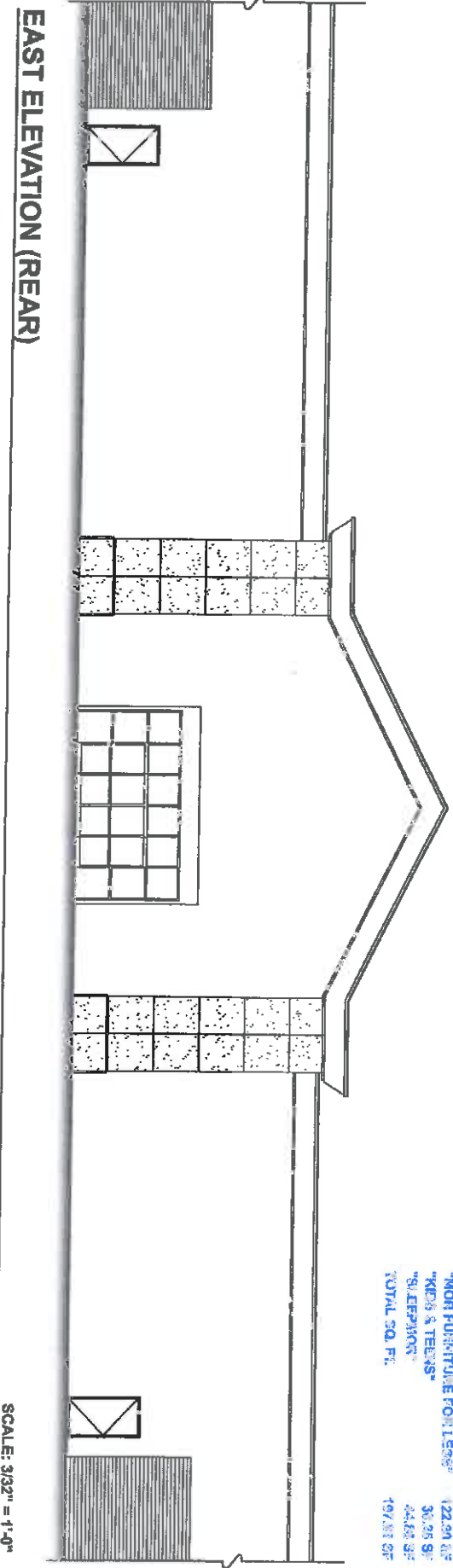
BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2010-03, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the building wall signage for the "MOR Furniture for Less" (122.83 sq. ft. of sign area), "Teen & Kids" (30.25 sq. ft. of sign area) and "SleepMOR" (44.88 sq. ft. of sign area) shall not exceed a total of 197.93 square feet of sign area along the west building elevation as depicted on Exhibit "A".
2. That the monument sign shall be constructed to match Exhibit "C".
3. That building signage for Building "B" (see Exhibit "B") is subject to the Section 17.14.080 Design District "A" sign standards.
4. That the nonconforming freestanding sign shall be removed from the site prior to the issuance of any sign permit for the Mor Furniture site.
5. All building and monument signage shall require a separate building permit.
6. That all applicable federal, state and city laws, codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2014-04, prior to the issuance of any sign permits for this project.



WEST ELEVATION (STOREFRONT)

SCALE: 3/32" = 1'-0"



EAST ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

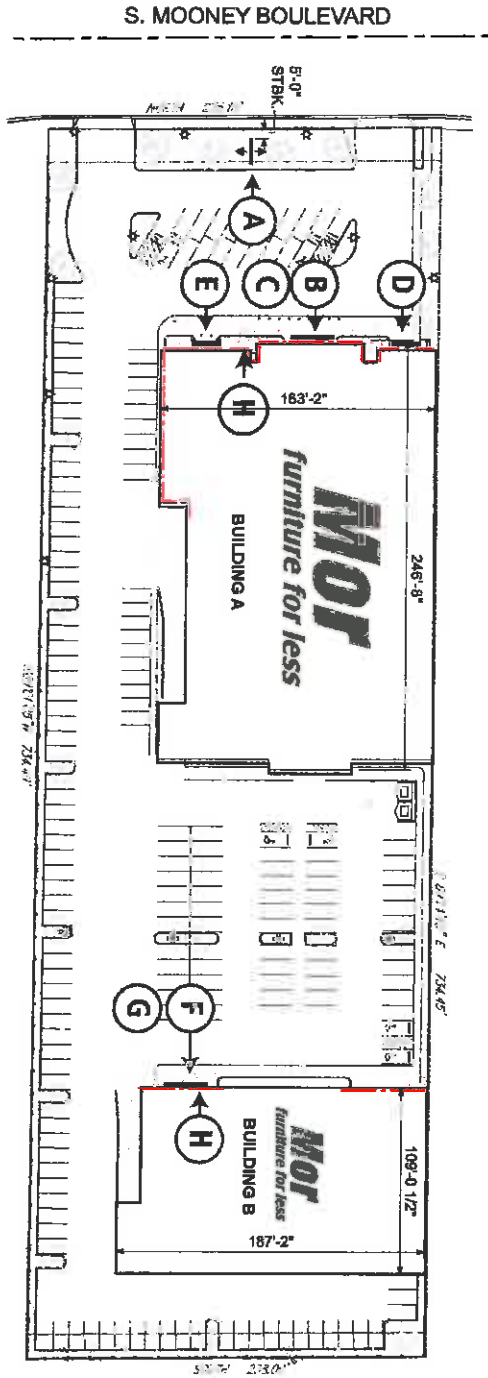
<p>COPYRIGHT NOTICE This drawing and all reproductions thereof, are the property of Robert Miller Signs and may not be reproduced, published, changed or used in any way without prior written consent.</p>	<p>CUSTOMER APPROVAL</p> <p>DATE: _____</p> <p>PRINT NAME: _____</p>	<p>Robert Miller Signs 1005 Mesa Madera Drive San Diego, California 92131 Phone: 858-204-2202 Contractor Lic. # C45-394340</p>	<p>MOR Furniture For Less 10310 Hwy 56 3000 S. Mooney Boulevard San Diego, CA 92122 Visalia, CA 93277 MAY 2014</p>	<p>7-14-2014 REVISED 10-12-14 R2: 7-14-2014</p>	<p>PROJECT NO. 4 of 10</p>
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Exhibit "B"

VICINITY MAP



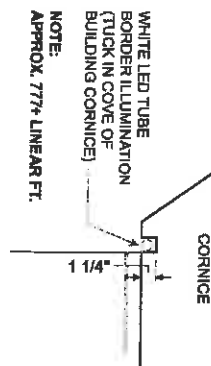
SITE PLAN



- KEY**
- A** NEW D/F MONUMENT SIGN W/ DUAL-LIT CHANNEL LETTERS. 10'-0" H X 13'-2 1/2" SIGN CABINET W/ 3'-3" MOR LETTERS.
 - B** DUAL-LIT ILLUMINATED CHANNEL LETTERS. 6'-0" MOR LETTERS.
 - C** FACE-LIT CHANNEL LETTERS. 2'-0" FURNITURE FOR LESS.
 - D** FACE-LIT CHANNEL LETTERS. 2'-0" KIDS & TEENS LETTERS.
 - E** FACE-LIT CHANNEL LETTERS. 3'-0" SLEEPMOR LETTERS.
 - F** DUAL-LIT CHANNEL LETTERS. 6'-0" MOR LETTERS.
 - G** FACE-LIT CHANNEL LETTERS. 2'-6" FURNITURE OUTLET.
 - H** PERIMETER COVE LIGHTING ON FRONT & REAR BUILDINGS. (APPROX 777+ LINEAR FT.)

H COVE LIGHTING DETAIL

N.T.S.



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CUSTOMER APPROVAL

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Phone: 858-204-2202
Contractor Lic. # C45-394340

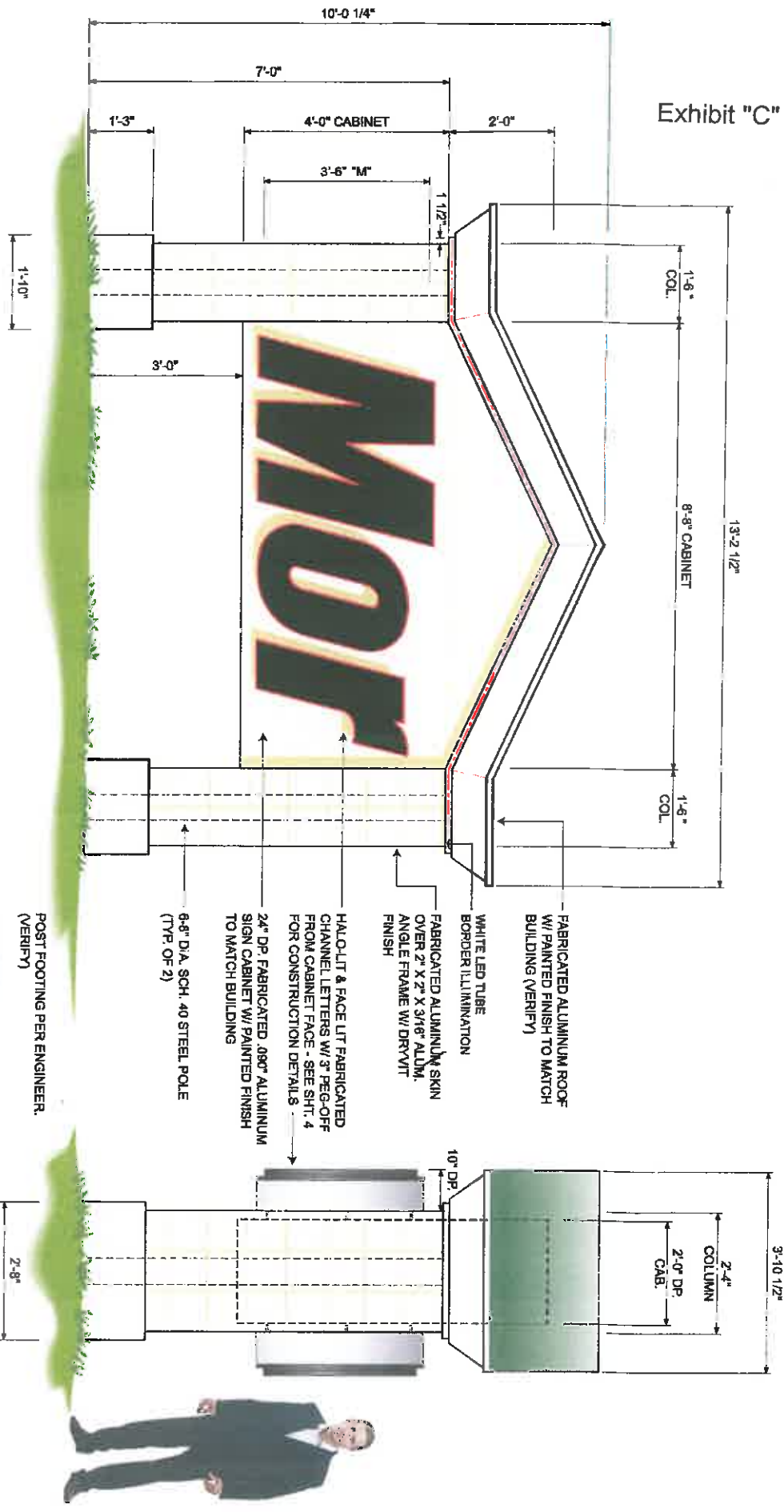
MOR Furniture For Less
JOB NAME:
3800 S. Mooney Boulevard
ADDRESS:
Visalia, CA 93277
CITY / STATE:

7-14-2014
DATE:

REVISION:
R1 07-12-14
R2 7-14-2014

DESIGN NO.:

Exhibit "C"



NEW D/F INTERNALLY ILLUMINATED PYLON SIGN

A

SCALE: 1/2" = 1'-0"

POST FOOTING PER ENGINEER.
(VERIFY)
SIGN AREA:
4'-0" H X 3'-0" W = 12 SF

- 8'-8" DIA. SCH. 40 STEEL POLE (TYP. OF 2)
- 24" DP, FABRICATED .090" ALUMINUM SIGN CABINET W/ PAINTED FINISH TO MATCH BUILDING
- HALO-LIT & FACE LT FABRICATED CHANNEL LETTERS W/ 3" PEG-OFF FROM CABINET FACE - SEE SHT. 4 FOR CONSTRUCTION DETAILS
- FABRICATED ALUMINUM SKIN OVER 2" X 2" X 3/16" ALUM. ANGLE FRAME W/ DRYVIT FINISH
- WHITE LED TUBE BORDER ILLUMINATION
- FABRICATED ALUMINUM ROOF W/ PAINTED FINISH TO MATCH BUILDING (VERIFY)

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CUSTOMER APPROVAL
REPRESENTATIVE _____
DATE _____
JOB TITLE _____

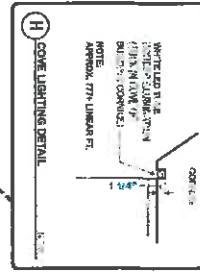
Robert Miller Signs
1005 Mesa Madera Drive
San Diego, California 92131
Phone: 658-204-2202
Contractor Lic. # C45-394340

MOR Furniture For Lease
4712 E. Thunderbird Drive
Phoenix, AZ 85032
CITY / STATE

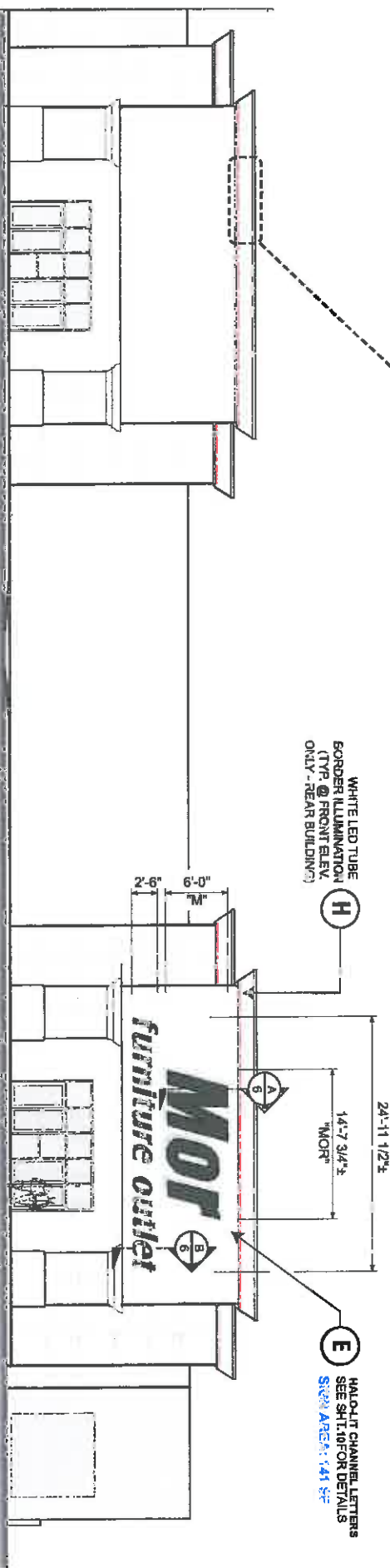
DATE: 11-17-12-14
REV: 7-14-2014

3 of 10

Exhibit "D"



WEST ELEVATION - BUILDING "B"



WHITE LED TUBE
BORDER ILLUMINATION
(TYP. @ FRONT ELEV.
ONLY - NEAR BUILDING)

H

A

B

E

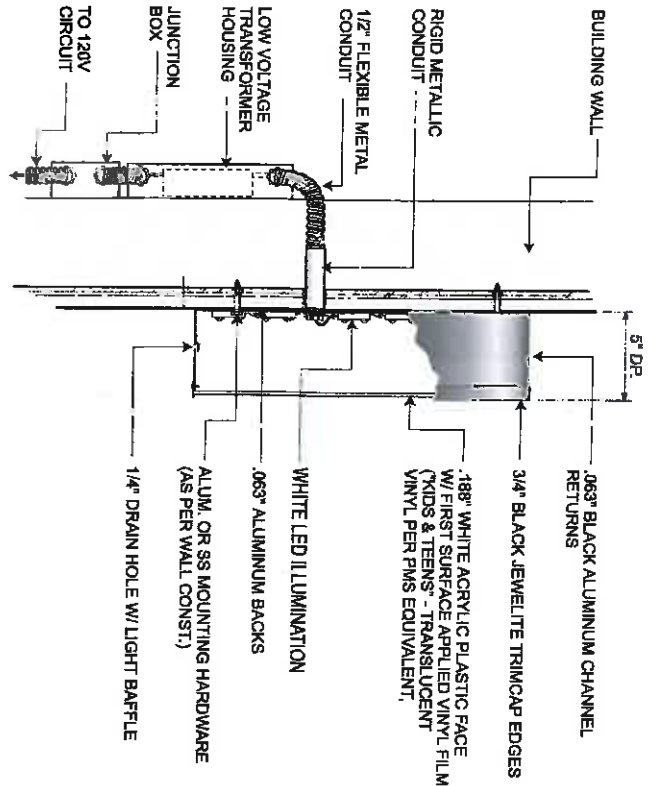
HALO-LIT CHANNEL LETTERS
SEE SHT. FOR DETAILS
SIGN AREA: 141 SF

WEST ELEVATION (BLDG. "B") SIGN AREA
"MOR FURNITURE OUTLET" 141 SF

SCALE: 3/32" = 1'-0"

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Exhibit "F"



"KIDS & TEENS" LETTERS

SCALE: 1 1/2"=1'-0"

15'- 1 1/2" OVERALL SPAN



FACE-LIT CHANNEL LETTERS

SIGN AREA: 66.25 SF

END VIEW

SCALE: 1/4"=1'-0"

SIGN SPECIFICATIONS

RETURNS:
5" DP, .063" BLACK ALUMINUM CHANNEL LTRS.

FACES:
.188" THK. WHITE ACRYLIC PLASTIC FACES
W/ TRANSLUCENT VINYL OVERLAY FILM
(PER COLOR @ LEFT) & 3/4" BLACK TRIMCAP
EDGES.

ILLUMINATION:
LOW VOLTAGE WHITE LED MODULES.

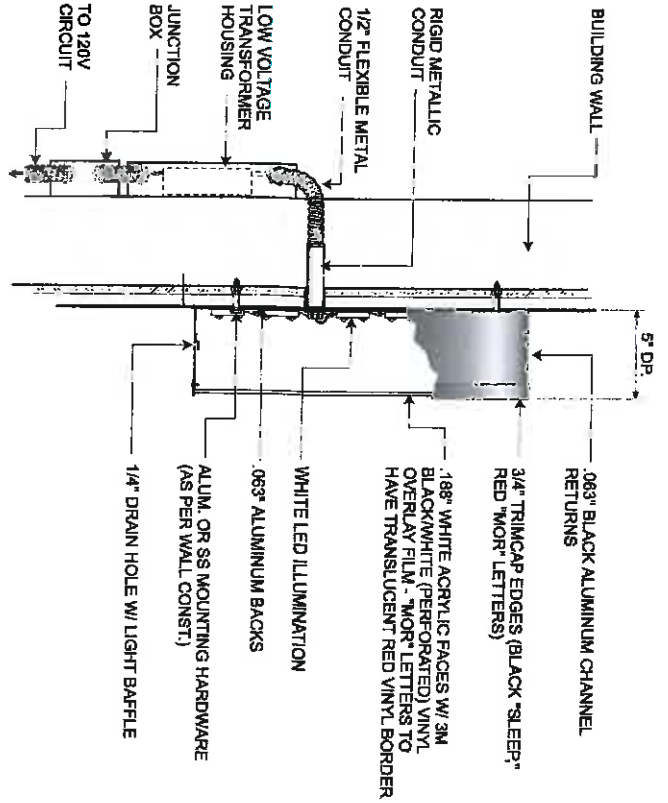


CUSTOMER

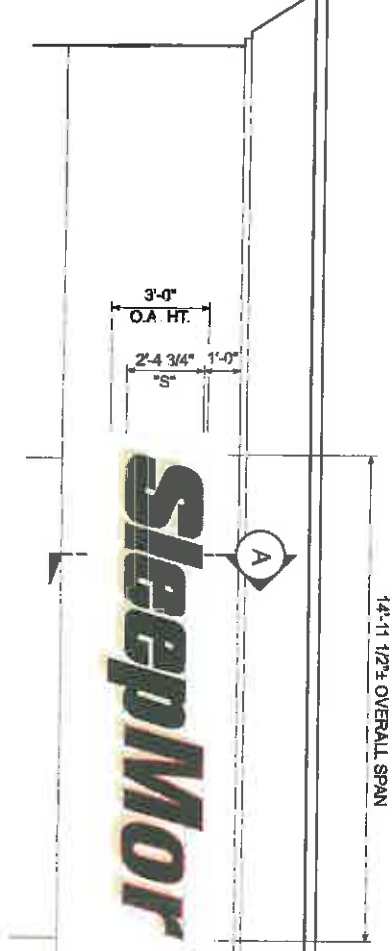
8 of 10

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Exhibit "G"



SECTION DETAIL SCALE: 1 1/2"=1'-0"



FACE-LIT CHANNEL LETTERS

SIGN AREA: 44.03 SF

END VIEW

SCALE: 1/4" = 1'-0"

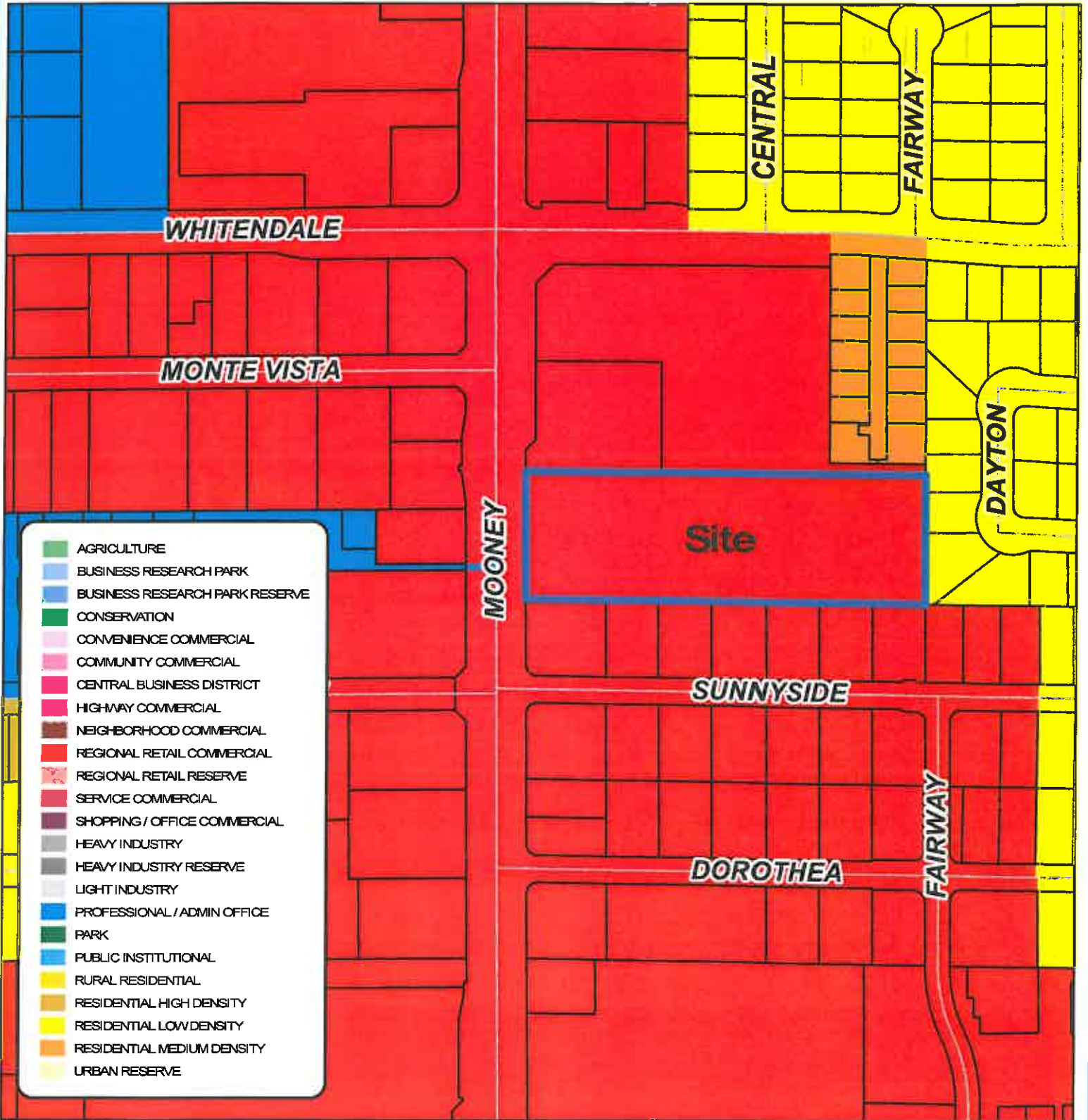
NOTE: THE SIGN IS DESIGNED TO BE INSTALLED ON A CONCRETE OR BRICK WALL. THE SIGN IS TO BE MOUNTED ON THE WALL WITH 3/4\"/>

- SIGN SPECIFICATIONS**
- LETTERS: 5\"/>
 - FACES:
 - *SLEEP* - 3M BLACK/WHITE (PERFORATED) VINYL OVERLAY FILM.
 - *MOR* - TRANSLUCENT RED VINYL BORDER, 3M BLACK/ WHITE (PERFORATED) OVERLAY FILM.
 - TRIMCAP EDGES:
 - *SLEEP* - 3/4\"/>
 - *MOR* - 3/4\"/>
 - ILLUMINATION:
 - LOW VOLTAGE WHITE LED MODULES.
 - INSTALL:
 - SURFACE MOUNT LETTERS TO EXTERIOR WALL.

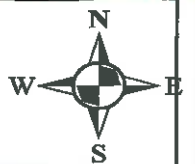
<p>COPYRIGHT NOTICE This drawing and all reproductions thereof, are the property of Robert Miller Signs and may not be reproduced, published, changed or used in any way without prior written consent.</p>	<p>CUSTOMER APPROVAL</p> <p>DATE: _____</p> <p>PRINT NAME: _____</p>	<p>Robert Miller Signs 1005 Mesa Madera Drive San Diego, California 92131 Phone: 858-204-2203 Contractor Lic. # C45-394340</p>	<p>MOR Furniture For Less 3000 S. Mooney Boulevard Visalia, CA 93277 STATE</p>	<p>DATE: 07-12-14 R2-7-14-2014</p>	<p>9 of 10</p>
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Variance No. 2014-04

APN: 122-320-053

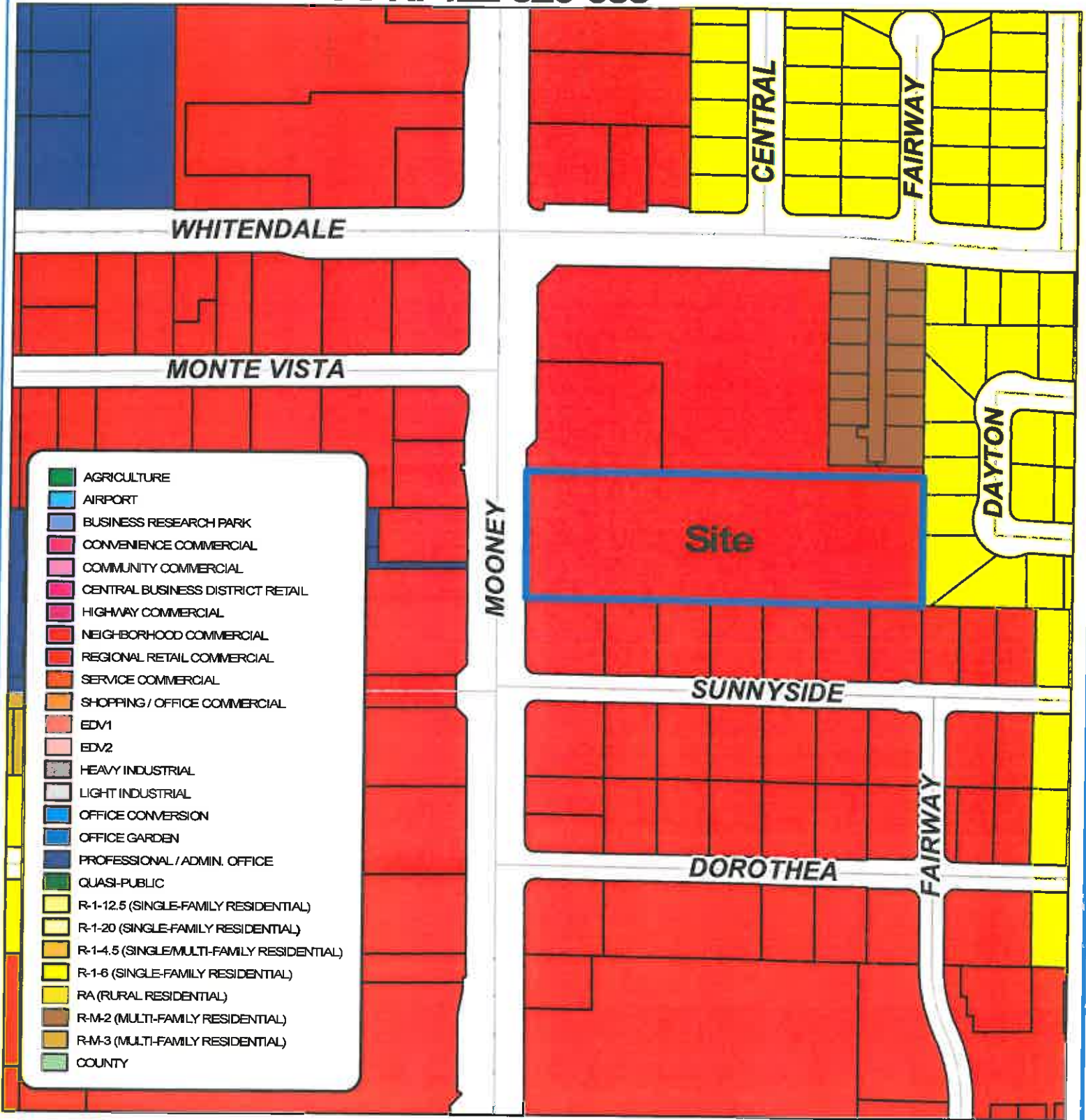


General Plan Land Use Map



Variance No. 2014-04

APN: 122-320-053



Zoning Map



Variance No. 2014-04

APN: 122-320-053



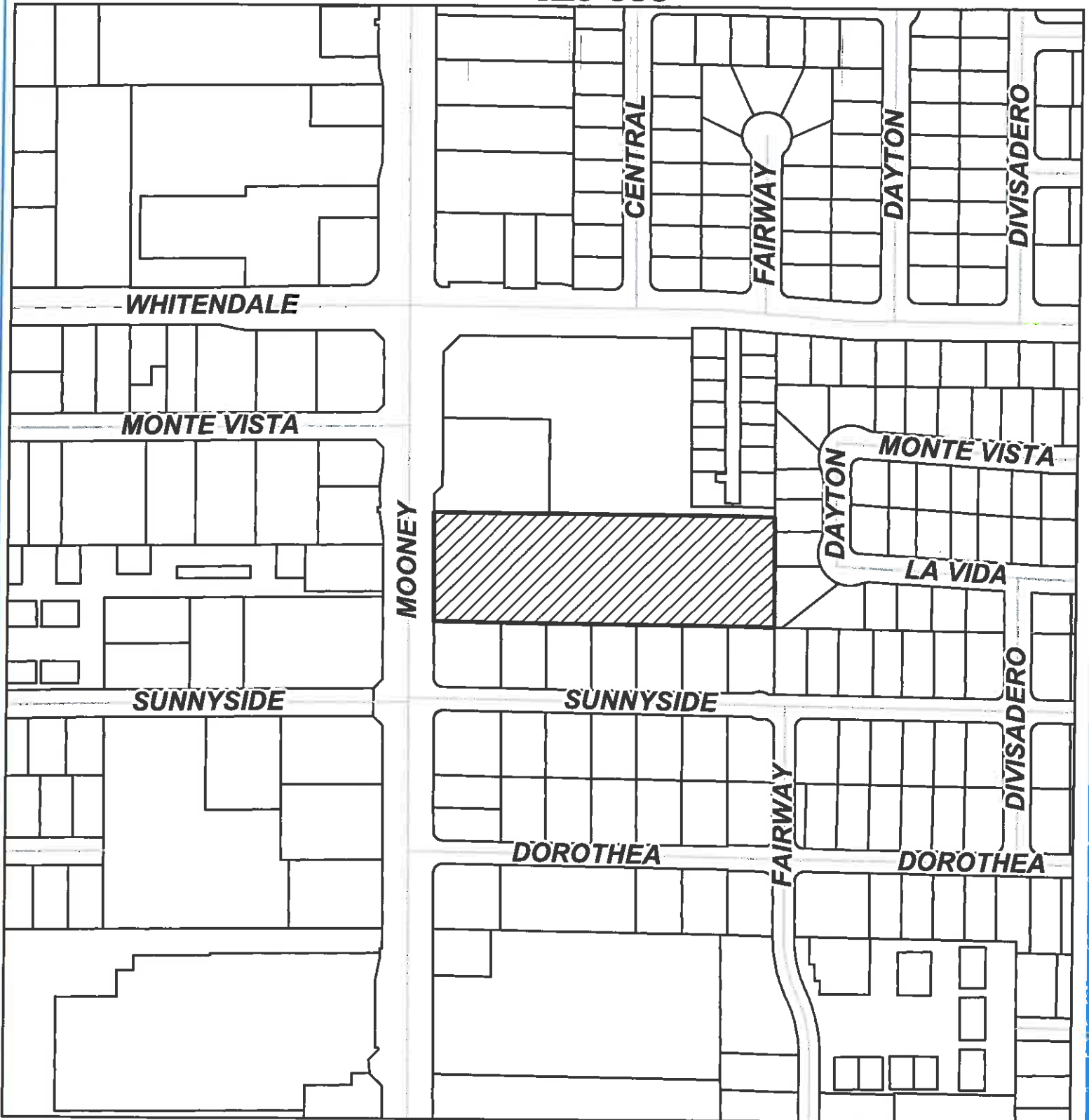
Aerial Map

6030 0 60 120 Feet

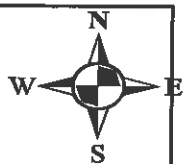


Variance No. 2014-04

APN: 122-320-053



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 25, 2014

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025

SUBJECT: **Conditional Use Permit No. 2014-21:** A request by Ampelio Gutierrez to amend Conditional Use Permit No. 2010-08, expanding the automobile dismantling business located at 1616 North Shirk Street to the adjacent property for the purposes of storing automobile parts. The site is located at 1616 and 1718 North Shirk Street in the I-H (Heavy Industrial) zone. APN: 077-780-001 & 077-780-004

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2014-05 for Conditional Use Permit No. 2014-21 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-21, as conditioned, based on the findings and conditions in Resolution No. 2014-05.

PROJECT DESCRIPTION

The Conditional Use Permit (CUP) amendment is a request by Ampelio Gutierrez to expand his automobile dismantling business located at 1616 North Shirk Street onto the adjacent property located north of his existing business (see Exhibit "A"). The expansion onto the adjacent property (i.e., 1718 North Shirk Street) will be for the sole purpose of indoor and outdoor storage of automobile parts and vehicles. Automobile dismantling and auto part sales will be conducted at the 1616 North Shirk Street location. The applicant filed the CUP amendment because of a Notice and Order issued by the Neighborhood Preservation Division. The Notice and Order was the result of the business expanding onto the adjoining property without proper zoning approval. The applicant has since removed vehicles from the 1718 North Shirk Street site.

As noted on the site plan (see Exhibit "A"), the area referenced as Site "A", 1616 North Shirk Street, is the primary site used for automobile dismantling, storage and sale of automobile parts. Customer and employee parking, as well as customer service, are conducted exclusively on Site "A".

Site "B", as noted on Exhibit "A", is the proposed new storage area. Automobile chassis awaiting removal from the site will be stored to the rear of the building located on Site "B". In addition, the applicant is also requesting to store excess automobile parts within the building located at 1718 North Shirk Street. The new storage area will only be accessible to employees; customers are prohibited from entering Site "B". The applicant is also proposing to relocate the access gates closer to Shirk Street, as noted on Exhibit "A". These gates will include screening material thereby reducing visibility from the street to the proposed storage area.

The parking areas along North Shirk Street are to remain as parking lots for both properties; however, the parking areas will be removed when Shirk Street is widened and improved. This is discussed in further detail under the "Off Site Improvements & Parking" section of the staff report.

The applicant's operational statement, see Exhibit "B", states the hours of operation are from 8:00 a.m. to 5:00 p.m. Monday through Friday and from 8:00 a.m. to 12:00 p.m. on Saturday's. This business will consist of purchasing damaged vehicles and dismantling them with salvaged parts sold to the general public. Un-salvaged auto parts will be transported to a recycling facility on a weekly basis.

BACKGROUND INFORMATION

General Plan Land Use Designation:	I-H / (Heavy Industrial)
Zoning:	I-H / (Heavy Industrial)
Surrounding Zoning and Land Use:	North: I-H (Heavy Industrial) – Storage yard South: I-H (Heavy Industrial) – Former Gang Nail Truss Company East: I-H (Heavy Industrial) – Former Gang Nail Truss Company West: I-H (Heavy Industrial) – Western Oilfield Company
Environmental Document	Categorical Exemption No. 2014-47
Site Plan:	Site Plan Review No. 2014-070

Related Projects

Conditional Use Permit No. 2010-08, approved July 26, 2010, is a request by Ampelio Gutierrez to establish an automobile dismantling and auto parts sales facility on a 23,250 square foot site in the I-H (Heavy Industrial) Zone. The site is located at 1616 North Shirk Street (APN: 077-100-025).

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. Staff believes that the proposed use is consistent in nature and character with the existing uses surrounding the project site.

Land Use Compatibility

Staff recommends that the Planning Commission find that the amendment request is consistent with directly applicable General Plan Land Use Element Policies. Automobile dismantling with ancillary salvage and storage of auto parts facilities are conditionally permitted in heavy industrial land use designations where potential impacts can be addressed through the conditional use permit process. The site abuts Shirk Street, a designated arterial street per the City of Visalia's Circulation Element. The location is compatible with the surrounding industrial uses, and if the expansion area were to be approved, would be in keeping with the City of Visalia's goals and polices of ensuring compatibility between industrial lands and adjacent dissimilar land uses.

Surrounding uses include a storage yard, an oil pipe company and the former Gang Nail Truss site, which manufactured roofing trusses for single-family homes. The Gang Nail Truss site has since been sold and is no longer in operation. The uses are compatible due to the nature of these businesses that are characterized by manufacturing, processing or assembling of semi-finished products or finished products from materials. These uses are to be located in areas that will not have an impact on sensitive land uses (i.e., residential, hospitals, schools).

Off Site Improvements & Parking

Shirk Street is a major north/south arterial and is key to the economic vitality of Visalia's Industrial Park. Given Shirk Street's importance to the industrial park, the City of Visalia's Engineering Division has increased its efforts to obtaining necessary right-of-way to accommodate the future 110-foot street alignment width for Shirk Street. This is evident with the acquisition of right-of-way width along the east side of Shirk Street north of the future Doe Avenue alignment.

During the initial review and approval for the automobile dismantling business (i.e., CUP No. 2010-08), the property was conditioned requiring an Irrevocable Offer of Dedication (IOD) across the property frontage. The IOD was acquired by the City for the future street widening of Shirk Street. The applicant, however, was not required to install street improvements (i.e., curb, gutter, sidewalk, landscaping, etc.) at that time. The City Engineer determined, due to the excess right-of-way dedication, improvements along the property frontage would be deferred until such time that the City acquired all the necessary right-of-way along that segment of Shirk Street.

Staff, as part of this CUP amendment, is requiring an IOD for right-of-way along the Site "B" property frontage (1718 North Shirk Street). Exhibit "A" reflects the future widening along both properties to accommodate the future 110-foot arterial street design. The Site "B" property owner has acknowledged the IOD request, and will work with the City Engineer on executing the IOD. Frontage improvements along the Site "B" frontage will also be deferred until such time that all necessary right-of-way along Shirk Street is acquired.

Staff recommends the Planning Commission approve Condition No. 4 requiring that the parking lot for the 1718 North Shirk Street site be reserved for "Employee Parking" of the automobile dismantling business, and that no storage of any kind be allowed in this parking lot area.

Fencing

The applicant is proposing to relocate the access gates for Site "B". The relocation of the access gates is to screen the storage area located to the rear of building. The screening of outdoor storage areas is a requirement of the Visalia Zoning Ordinance Section 17.32.070, which requires all wrecking and storage yards to be screened. This was identified by the SPR Committee comments, which are attached to the staff report.

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). (Categorical Exemption No. 2014-47).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The expansion of the automobile dismantling business to accommodate storage is consistent with the Zoning Ordinance. Storage and warehousing are uses identified in on industrial zoned properties. The site is limited to indoor and outdoor storage, which will be screened from the public right-of-way mitigating any visual impacts to neighboring properties.
 - 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. The expansion of the automobile dismantling business to accommodate storage is consistent with the Zoning Ordinance. Storage and warehousing are uses identified in on industrial zoned properties. The site is limited to indoor and outdoor storage, which will be screened from the public right-of-way mitigating any visual impacts to neighboring properties.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2014-47).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-070.
2. That the applicant shall comply with the Operational Statement as stated on Exhibit "A".
3. That an Irrevocable Offer of Dedication for Shirk Street is required for this project and is included as a condition of the Conditional Use Permit (CUP) No. 2014-21.
4. That the parking area for Site "B" shall be designated for Employee Parking Only. Automobile parts and storage is prohibited from being located and/or stored in the parking lot area.
5. That the applicant shall install irrigation and landscaping as required per City Ordinances at the time Shirk Street is improved. Irrigation and Landscaping plans shall be submitted with the building permit plans for this project.
6. The site shall be kept free and clear off trash, and all inoperable vehicles shall be removed from the site in a timely manner.
7. No materials shall be stored above the seven-foot fence height.
8. Concertina and/or barbed wire shall not be permitted on top of the fence visible from North Shirk Street.
9. That the applicant shall comply with the conditions adopted for Conditional Use Permit No. 2010-08.

10. That all signs require a separate building permit.
11. That all other federal and state laws and city codes and ordinances be complied with.
12. 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. 2014-21, prior to the issuance of any building permits for this project.

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. 2014-05
- Exhibit "A" – Site Plan for Site "A" & Site "B"
- Exhibit "B" – Operational Statement
- Site Plan Review Comments
- Categorical Exemption No. 2014-47, Class 15301
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2014-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-21, A REQUEST BY AMPELIO GUTIERREZ TO AMEND CONDITIONAL USE PERMIT NO. 2010-08, EXPANDING THE AUTOMOBILE DISMANTLING BUSINESS LOCATED AT 1616 NORTH SHIRK STREET TO THE ADJACENT PROPERTY FOR THE PURPOSES OF STORING AUTOMOBILE PARTS. THE SITE IS LOCATED AT 1616 AND 1718 NORTH SHIRK STREET IN THE I-H (HEAVY INDUSTRIAL) ZONE.
APN: 077-780-001 & 077-780-004

WHEREAS, Conditional Use Permit No. 2014-21, is a request by Ampelio Gutierrez to amend Conditional Use Permit No. 2010-08, expanding the automobile dismantling business located at 1616 North Shirk Street to the adjacent property for the purposes of storing automobile parts. The site is located at 1616 and 1718 North Shirk Street in the I-H (Heavy Industrial) zone. APN: 077-780-001 & 077-780-004; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 25, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2014-21, as conditioned by staff, 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:

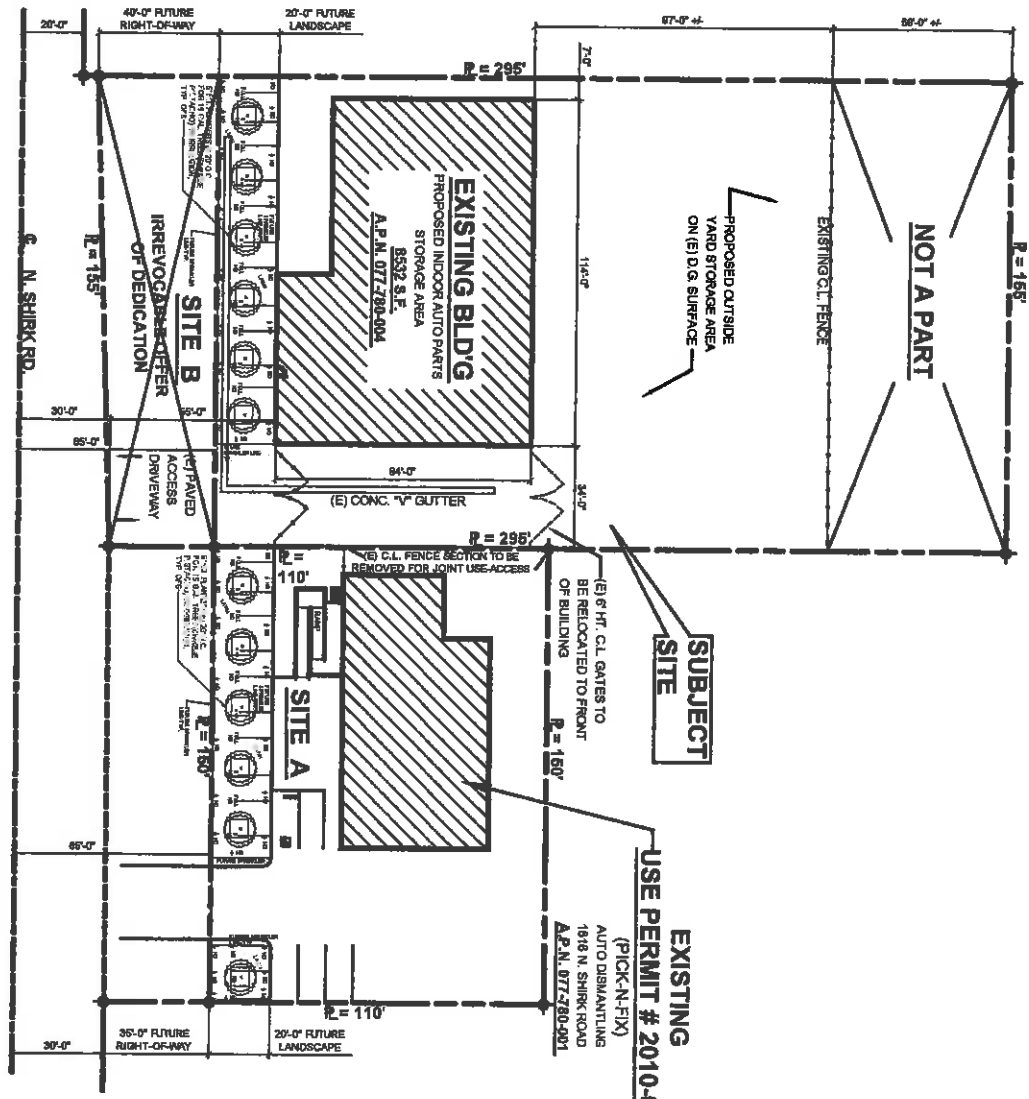
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The expansion of the automobile dismantling business to accommodate storage is consistent with the Zoning Ordinance. Storage and warehousing are uses identified in on industrial zoned properties. The site is limited to indoor and outdoor storage, which will be screened from the public right-of-way mitigating any visual impacts to neighboring properties.

- 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. The expansion of the automobile dismantling business to accommodate storage is consistent with the Zoning Ordinance. Storage and warehousing are uses identified in on industrial zoned properties. The site is limited to indoor and outdoor storage, which will be screened from the public right-of-way mitigating any visual impacts to neighboring properties.
3. That the project is Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-47).

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 in substantial compliance with the comments from the approved Site Plan Review No. 2014-070.
2. That the applicant shall comply with the Operational Statement as stated on Exhibit "A".
3. That an Irrevocable Offer of Dedication for Shirk Street is required for this project and is included as a condition of the Conditional Use Permit (CUP) No. 2014-21.
4. That the parking area for Site "B" shall be designated for Employee Parking Only. Automobile parts and storage is prohibited from being located and/or stored in the parking lot area.
5. That the applicant shall install irrigation and landscaping as required per City Ordinances at the time Shirk Street is improved. Irrigation and Landscaping plans shall be submitted with the building permit plans for this project.
6. The site shall be kept free and clear off trash, and all inoperable vehicles shall be removed from the site in a timely manner.
7. No materials shall be stored above the seven-foot fence height.
8. Concertina and/or barbed wire shall not be permitted on top of the fence visible from North Shirk Street.
9. That the applicant shall comply with the conditions adopted for Conditional Use Permit No. 2010-08.
10. That all signs require a separate building permit.
11. That all other federal and state laws and city codes and ordinances be complied with.
12. 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. 2014-21, prior to the issuance of any building permits for this project.

PROPOSED FUTURE LANDSCAPING & RIGHT-OF-WAY ALIGNMENT FOR SHIRK ROAD



CUP #2010-08 AMENDMENT APPLICATION
 PURPOSE TO JOIN A PORTION OF ADJACENT PARCEL TO THE NORTH FOR STORAGE (INDOORS & OUTDOORS) OF DISMANTLED AUTO PARTS.

PROPERTY OWNER: PRANK SCALLA
 1440 N. SHIRK RD.
 VISALIA, CA, 93291
 (559) 631-2711

APPLICANT: AMPERLIO GUTIERREZ
 1616 N. SHIRK RD.
 VISALIA, CA, 93291
 (559) 631-2711

SITE ADDRESS: 1715 N. SHIRK RD.
 VISALIA, CA, 93291

A.P.N.: 077-760-004

FLOOD ZONE: 2

ZONING: IH

SITE AREA: 1.05 AC. (PORTION THEREOF = 34,593 S.F.)

BUILDING AREA: 8,532 S.F.

OPERATIONAL STATEMENT

ANY CONTRACTOR, ARCHITECT, ENGINEER, PLUMBER, ELECTRICIAN, MECHANICAL CONTRACTOR, OR OTHER TRADE PROFESSIONAL PERSONS (THESE PROFESSIONALS) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VISALIA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (CALIF. 807-480-034) BEFORE BEGINNING ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VISALIA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (CALIF. 807-480-034) BEFORE BEGINNING ANY WORK ON THIS PROJECT.

ONCE THE OPERATIONAL STATEMENT IS APPROVED BY THE CITY OF VISALIA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VISALIA AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (CALIF. 807-480-034) BEFORE BEGINNING ANY WORK ON THIS PROJECT.

Exhibit "A"

APPLICATION FOR CUP AMENDMENT FOR:
AMPELIO P. GUTIERREZ
 1616 N. SHIRK RD., VISALIA, CA, 93291

REVISIONS

1704 N. Shirk St., Suite A
 Visalia, CA, 93291
 P: (559) 632-0180
 F: (559) 632-0183
 skylar1884@skylar.com



7

Exhibit "B"

OPERATIONAL STATEMENT

APPLICANT IS HEREBY APPLYING TO AMEND HIS EXISTING USE PERMIT #2010-08 GRANTED ON HIS PARCEL (A.P.N: 077-780-001; HEREIN REFERRED TO AS "SITE A") FOR THE PURPOSE OF EXPANDING HIS INDOOR/OUTDOOR STORAGE AREA. APPLICANT PROPOSES TO UTILIZE THE ADJACENT PARCEL TO THE NORTH (A.P.N: 077-780-004; HEREIN REFERRED TO AS "SITE B"), USING ONLY A PORTION THEREOF (36,593 S.F.) FOR SUCH STORAGE (SEE SITE PLAN).

ON THE ADJACENT PARCEL (SITE B) THERE IS AN EXISTING BUILDING IN WHICH THE APPLICANT WOULD LIKE TO STORE DISMANTLED AUTOMOTIVE PARTS FOR RESALE. ALL SALES WILL BE CONDUCTED OUT OF THE ORIGINAL SITE (SITE A). IN THE OPEN SPACE BEHIND THE BUILDING (SITE A), THE APPLICANT WANTS TO STORE CAR BODIES; WHICH WILL BE CRUSHED AND REMOVED FROM THE SITE ON A PERIODIC BASIS. AS ORIGINALLY APPROVED, ALL DISMANTLING OF VEHICLES WILL STILL BE PERFORMED ON THE ORIGINAL SITE (SITE A); WITH THE ADJACENT SITE (SITE B) ONLY TO BE USED FOR STORAGE, AS DESCRIBED ABOVE. NO HAZARDOUS WASTE IS TO BE STORED ON THE ADJACENT SITE (SITE B). NO ADDITIONAL REQUIREMENTS FOR TRASH COLLECTION IS ANTICIPATED.

HOURS OF OPERATION OF THE STORAGE YARD "SITE B" WILL BE SET TO COINCIDE WITH THE HOURS OF OPERATION GRANTED UNDER THE ORIGINAL USE PERMIT APPLICATION; WHICH ARE MONDAY THROUGH FRIDAY, 8 A.M. TO 5 P.M.; AND SATURDAY, 8 A.M. TO 12 P.M. CLOSED ON SUNDAYS.

ANY NECESSARY FENCE SCREENING WILL BE INSTALLED AS REQUESTED BY THE CITY.



MEETING DATE 5/28/2014
SITE PLAN NO. 14-070
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



MEETING DATE May 28. 2014
SITE PLAN NO. 14070
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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-

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| <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: **May 28, 2014**
SITE PLAN NO: **SPR14070**
PROJECT TITLE: **CUP AMENDMENT**
DESCRIPTION: **AMENDMENT TO CUP 2010-08 TO EMCUMBER
PROPERTY FOR SIMILAR USE (STORAGE) ON
45,728 SF AREA**
APPLICANT: **GUTIERREZ AMPELIO**
PROP OWNER: **SCALIA INC**
LOCATION: **1718 N SHIRK ST**
APN(S): **077-780-004**

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 \$146.00) *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. FERRELO
Signature

ITEM NO: 3

DATE: May 28, 2014

SITE PLAN NO:

SPR14070

PROJECT TITLE:

CUP AMENDMENT

DESCRIPTION:

AMENDMENT TO CUP 2010-08 TO EMCUMBER PROPERTY FOR SIMILAR USE (STORAGE) ON 45,728 SF AREA

APPLICANT:

GUTIERREZ AMPELIO

PROP OWNER:

SCALIA INC

LOCATION:

1718 N SHIRK ST

APN(S):

077-780-004



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

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.

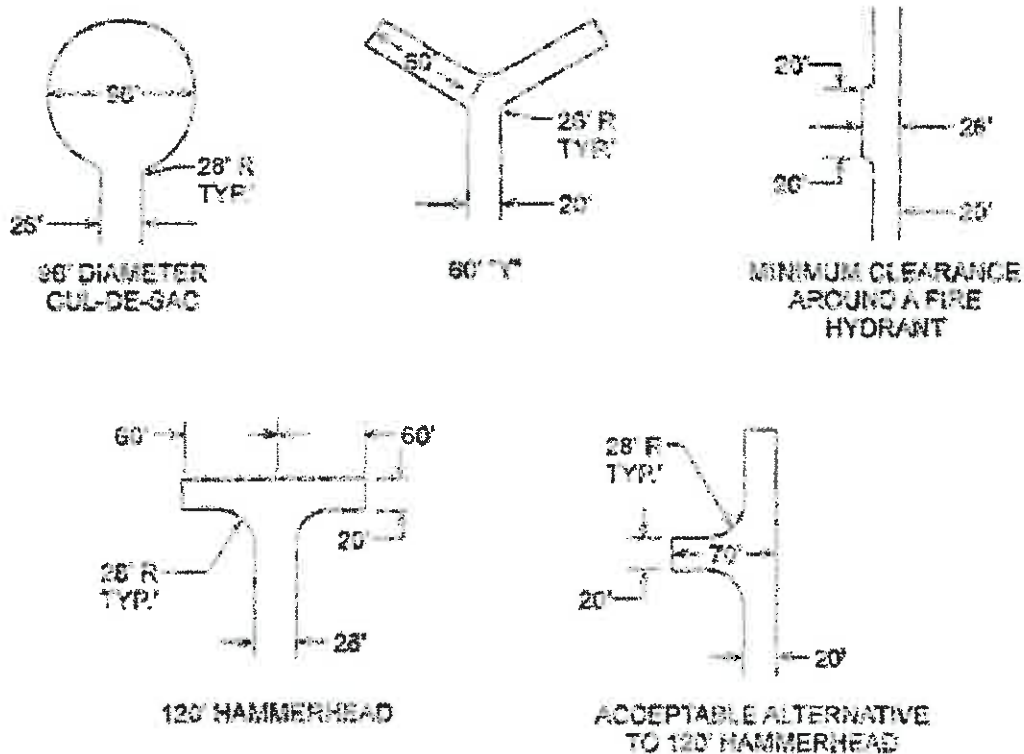


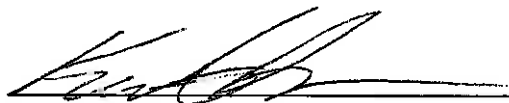
FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 form 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

ITEM NO: 3 DATE: May 28, 2014
SITE PLAN NO: SPR14070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO CUP 2010-08 TO EMCUMBER
PROPERTY FOR SIMILAR USE (STORAGE) ON
45,728 SF AREA
APPLICANT: GUTIERREZ AMPELIO
PROP OWNER: SCALIA INC
LOCATION: 1718 N SHIRK ST
APN(S): 077-780-004

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:

BW [Signature]
Visalia Police Department

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO CUP 2010-08 TO EMCUMBER
PROPERTY FOR SIMILAR USE (STORAGE) ON
45,728 SF AREA
APPLICANT: GUTIERREZ AMPELIO
PROP OWNER: SCALIA INC
LOCATION: 1718 N SHIRK ST
APN(S): 077-780-004

- 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 TRAFFIC SAFETY DIVISION

May 28, 2014

ITEM NO: 3
SITE PLAN NO: SPR14070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO GUP 2010-08 TO EMULMBER PROPERTY FOR SIMILAR USE (STORAGE) OF 45,720 SF AREA
APPLICANT: GUTIERREZ AMPELIO
PROP. OWNER: SCALIA INC
LOCATION: 1718 N SHIRK ST
APN(S): 077-780-004

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:

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Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: MAY 28, 2014

SITE PLAN NO.: 14-070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO CUP 2010-08 TO ENCUMBER PROPERTY FOR SIMILAR USE (STORAGE) ON 45,728 SF AREA

APPLICANT: GUTIERREZ AMPELIO
PROP OWNER: SCALIA INC
LOCATION: 1718 N SHIRK ST
APN: 077-780-004

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. Original project proposal was conditioned to dedicate the necessary street right-of-way for Shirk St. along the frontage of the parcel, for the City's future widening project. Standard frontage improvements required, such as curb, gutter, sidewalk, were waived. The request to expand the conditioned use to the parcel to the north shall encompass the same right-of-way conditions. An Irrevocable Offer of Dedication for Shirk right-of-way varying from 35' to 40' (south to north) shall be dedicated by the land owner. Further coordination with City Engineer is required.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-070

Date: 5/28/2014

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:N/A)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
-----------------	-----------------

Groundwater Overdraft Mitigation Fee

Transportation Impact Fee

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drain Acq/Dev Fee

Park Acq/Dev Fee

Northeast Specific Plan Fees

Waterways Acquisition Fee

Public Safety Impact Fee: Police

Public Safety Impact Fee: Fire

Public Facility Impact Fee

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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 3 DATE: May 28, 2014
SITE PLAN NO: SPR14070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO CUP 2010-08 TO EMCUMBER
PROPERTY FOR SIMILAR USE (STORAGE) ON
45,728 SF AREA
APPLICANT: GUTIERREZ AMPELIO
PROP OWNER: SCALIA INC
LOCATION: 1718 N SHIRK ST
APN(S): 077-780-004

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

Dr. A. Smith

AUTHORIZED SIGNATURE

5-27-14

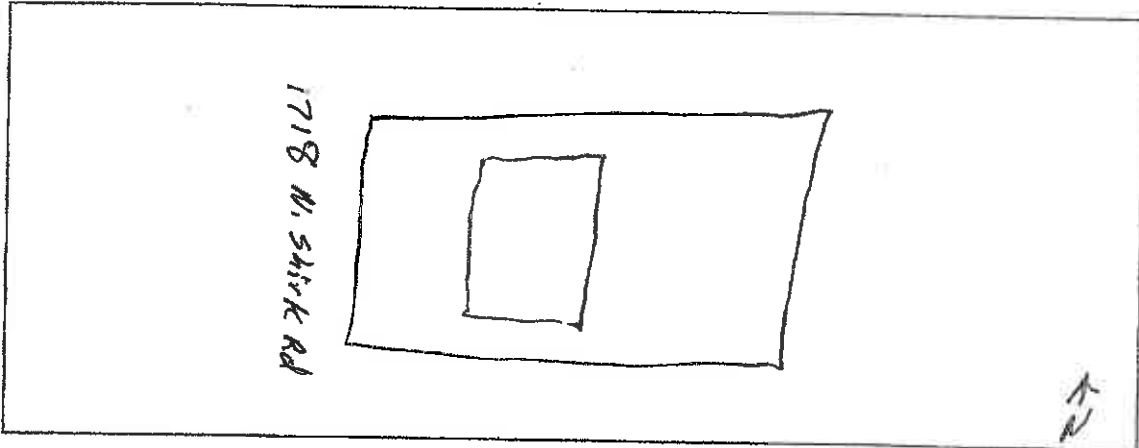
DATE

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddez Way
Visalia, CA 93292

Date: 5-27-14

Site Plan Review # 14-070


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

Andre Chamberlain 559-713-4003 / Paul Bernal, Planning Division (559) 713-4025
Date: May 28, 2014

SITE PLAN NO: 2014-070
PROJECT TITLE: CUP AMENDMENT
DESCRIPTION: AMENDMENT TO CUP 2010-08 TO EMCUMBER PROPERTY FOR SIMILAR USE (STORAGE) ON 45,728 SF AREA
APPLICANT: GUTIERREZ AMPELIO
PROP. OWNER: SCALIA INC
LOCATION TITLE: 1718 N SHIRK ST VISA
APN TITLE: 077-780-004

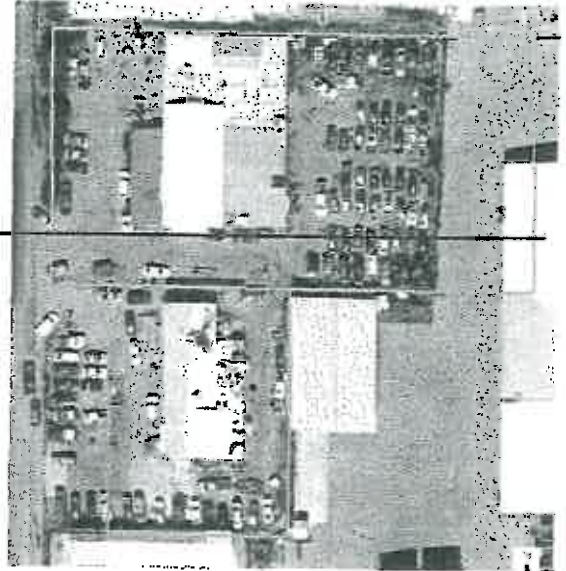
General Plan: IH – Heavy Industrial
Existing Zoning: IH – Heavy Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit required to allow the expansion of auto salvage onto 1718 N. Shirk.
- Additional Information as needed



PROJECT SPECIFIC INFORMATION: 05/28/2014

1. Meet all requirements of CUP No. 2010-08 for the 1616 N. Shirk Site.
2. A conditional use permit (new or amendment) is required for the expansion of automotive salvage and storage.
3. Conditions similar to those established under CUP 2010-08 will/may be applied to this site.
4. Provide a detailed operational statement with the CUP application, should include the existing site and the new site.
5. Provide site plans for the CUP application showing the frontage between the buildings and street (1) showing how it will function for the CUP prior to the Shirk Avenue improvements; (2) another showing the frontage with no parking and landscaping after the Shirk Avenue improvements re installed. These would potentially be used to condition the proposed CUP.
6. Paving is required on all drive aisles which are used on a daily basis on both sites.
7. Provide ADA parking and access for both sites, this to be shown on the site plan for the CUP and the subsequent building permits.
8. The site at 1616 N. Shirk appears to be in violation of the existing requirements of CUP No. 2010-08, this will need to be addressed in a timely manner. **NOTE** that violations of CUP requirements may result in the revocation of the CUP in addition to cost recovery for Code Compliance activities.
9. At the 1616 N. Shirk site, no overnight parking or storage is allowed in the dedicated public right-of-way area along Shirk Street.
10. Engineering is requiring an irrevocable offer of dedication for the 1718 N. Shirk Street site. This area may not be used for any overnight storage of vehicles or parking.
11. See Engineering and Building Department comments.
12. No storage of autos/shells is allowed in the front parking and setback areas over night.
13. Any storage areas which are visible from the public right-of-way are subject to screening. No outdoor storage is allowed over 10 feet high without SPR review and potential CUP approval.

14. Landscaping is required along both frontages upon completion of the Shirk Street widening improvements. The future landscaping and improvements (public sidewalk connection and related) is required to be shown on the site plan for the CUP for Planning Commission review. **Note:** through the CUP process, future landscaping will be required as a part of this new CUP approval.
15. Landscape and irrigation plans are required for any landscaping that may be required at the time of the required landscape installation, which would typically be with the building permit for the use of this site.
16. Show public parking and path of travel on the site plan for the CUP.
17. Car sales are not a permitted or conditional use in the IH zone, no car sales are allowed with this use.
18. Show all fence locations, height, and types on the site plan.
19. Show location of permanent trash enclosure, with pad and gates on the site plan for the CUP.
20. Clearly identify all access points and cross-access points on the site plan for the CUP.
21. Meet all other codes and requirements.

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"	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. Provide parking spaces based on one space per 1,000 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. Parking lot to be screened from view by 3-foot tall evergreen shrubs when located adjacent to a public street.
9. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
10. Provide off-street loading facility(Zoning Ordinance Section 17.34.070 & 17.34.080).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates.
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

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

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.

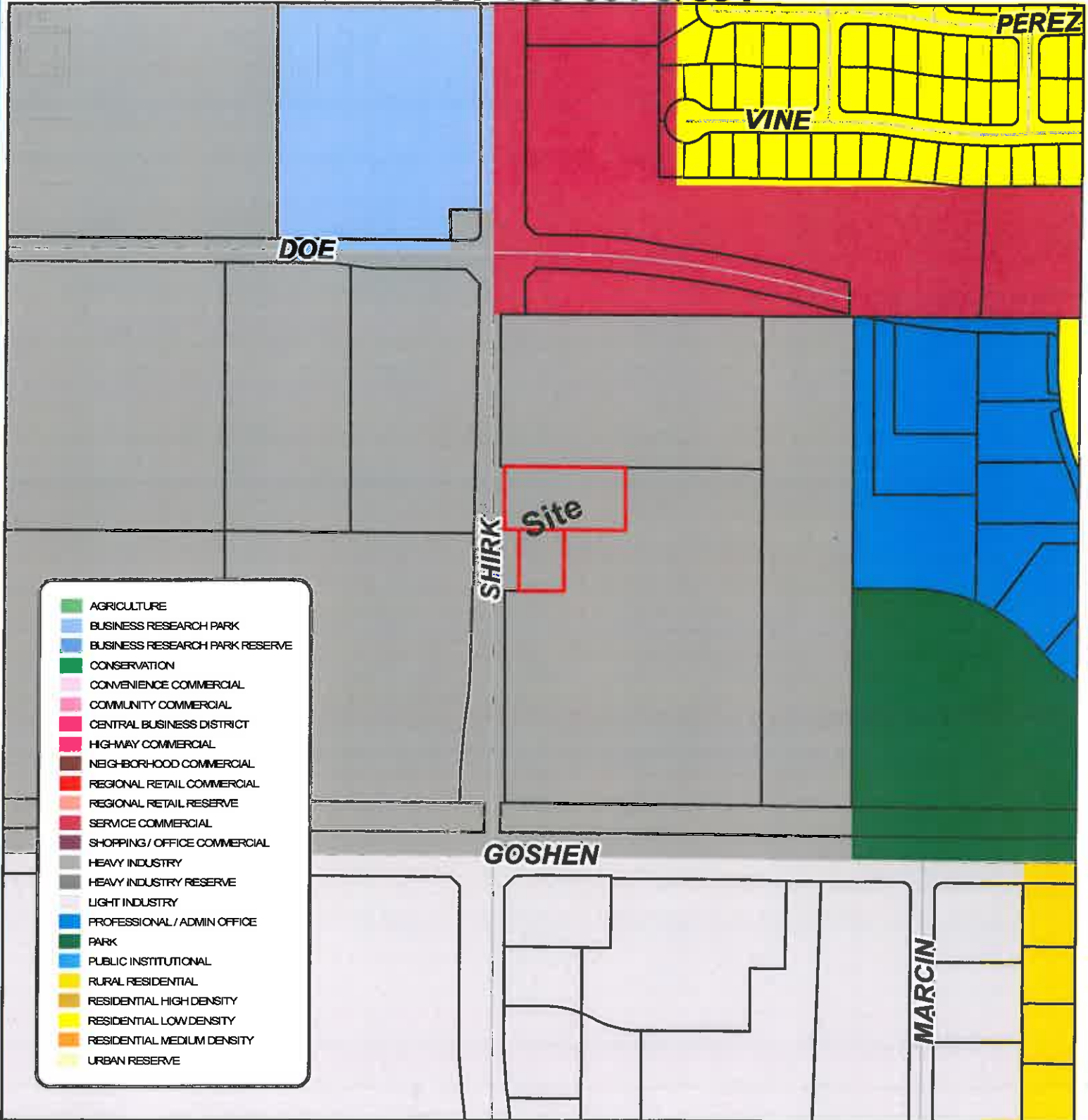
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature _____

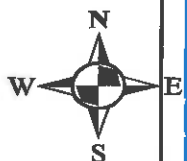


Conditional Use Permit No. 2014-21

APN: 077-780-001 & 004

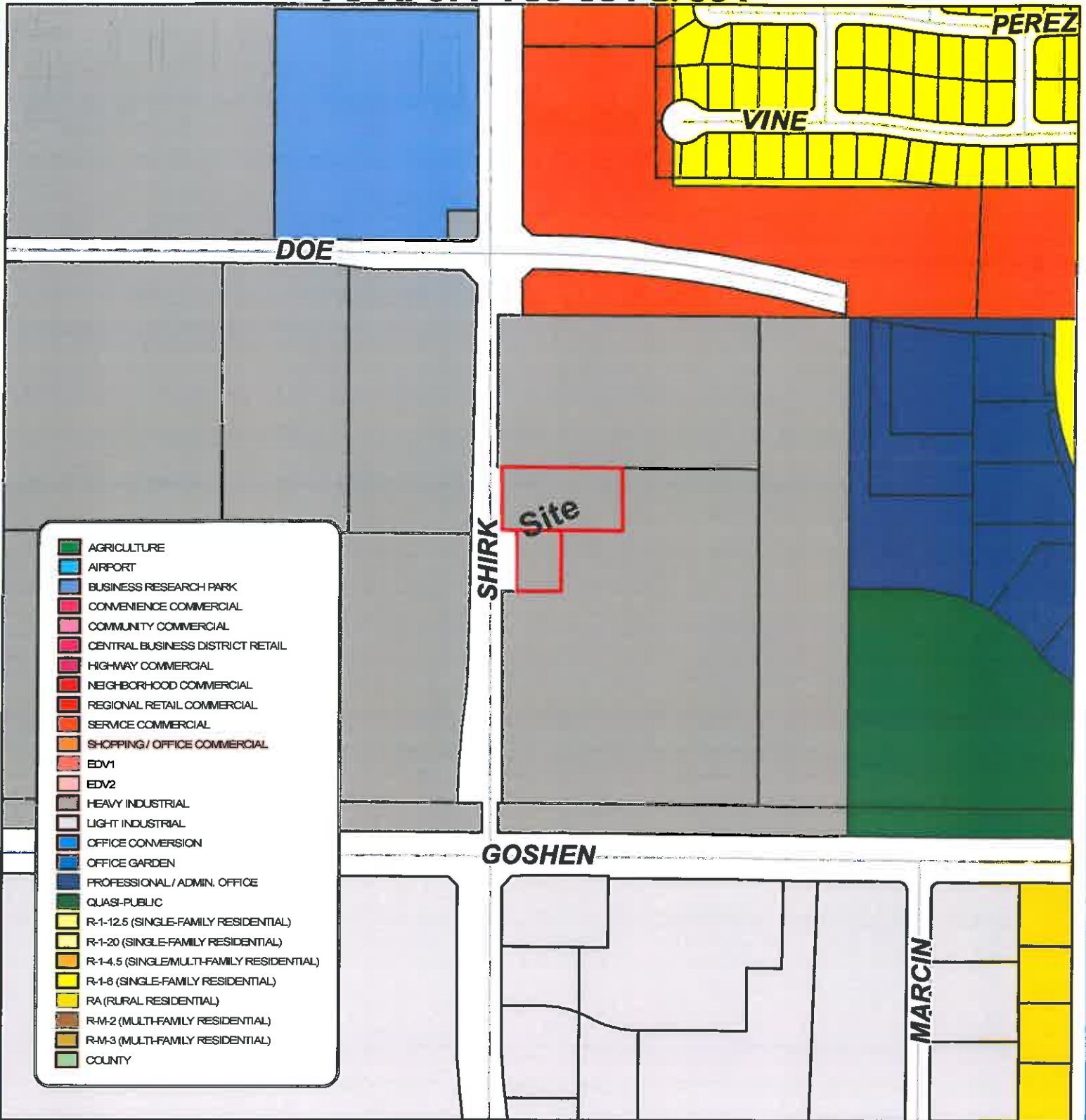


General Plan Land Use Map

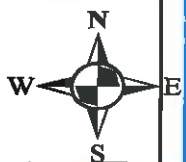


Conditional Use Permit No. 2014-21

APN: 077-780-001 & 004



Zoning Map



Conditional Use Permit No. 2014-21

APN: 077-780-001 & 004



Aerial Map

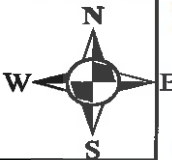


Conditional Use Permit No. 2014-21

APN: 077-780-001 & 004

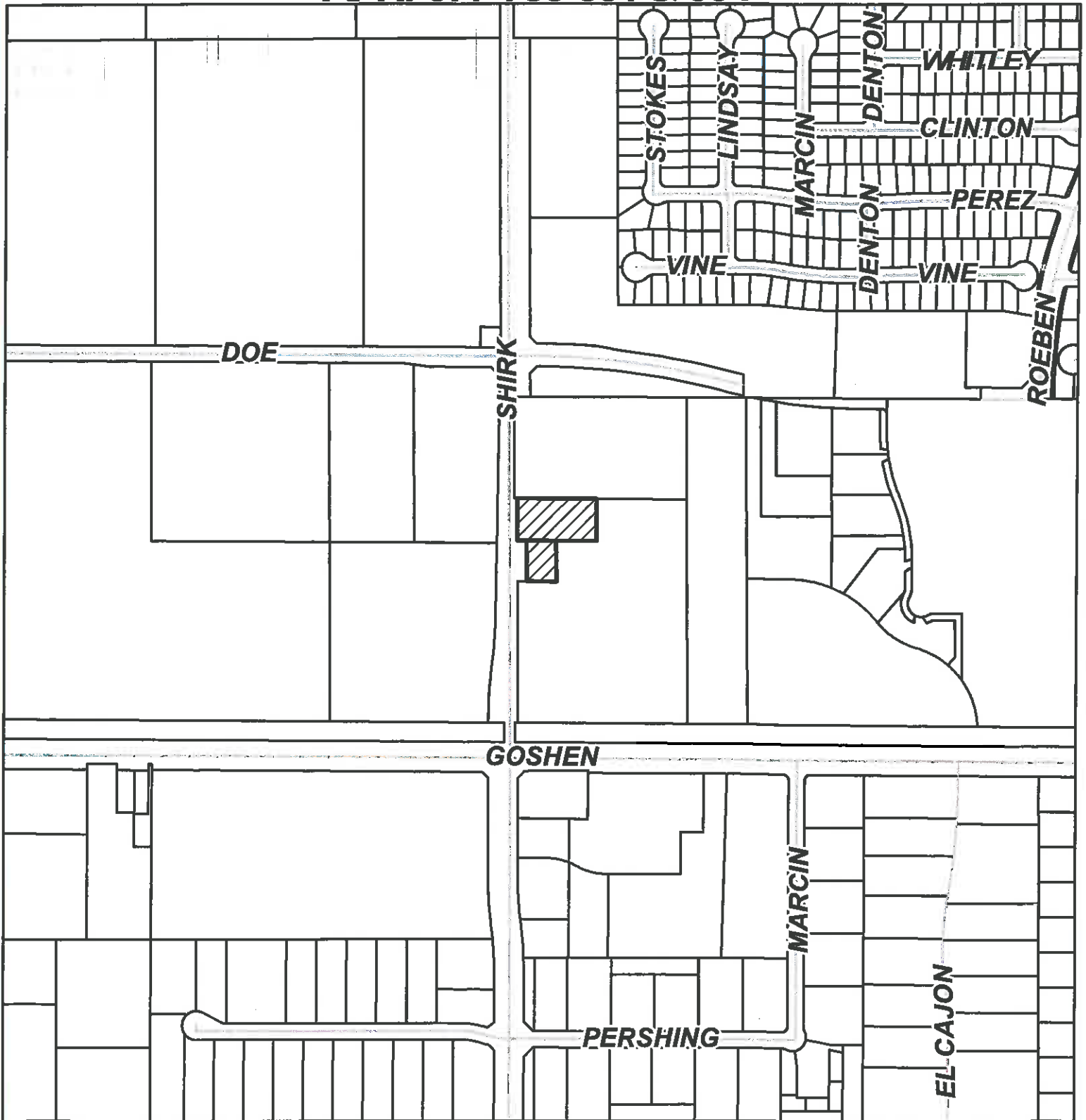


Aerial Map



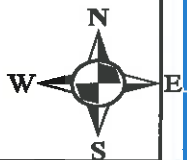
Conditional Use Permit No. 2014-21

APN: 077-780-001 & 004



Vicinity Map

300 150 0 300 600 Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 25, 2014

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025

SUBJECT: Conditional Use Permit No. 2014-22: A request by the City of Visalia to construct a new 7,031 square foot Fire Station (Fire Station 53) and related infrastructure on 1.25 acres in the R-M-2 (Multi-Family Residential 3,000 square feet minimum site area per unit) zone. The site is located on the southeast corner of West Walnut Avenue and South Atwood Street (5025 West Walnut Avenue) (APN: N/A).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-22, as conditioned, based upon the findings and conditions in Resolution No. 2014-37. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Noise Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-22, based on the findings and conditions in Resolution No. 2014-37.

PROJECT DESCRIPTION

The City of Visalia Fire Department has submitted Conditional Use Permit (CUP) No. 2014-22, to establish a new fire station (Station No. 53) (see Exhibit "A"). The project includes the construction of a 7,031 square foot building on 1.25-acres of property. The fire station will be oriented in a north/south alignment with direct access to Walnut Avenue. The balance of the site (see Exhibit "A") includes six parking spaces reserved for fire department personal, two visitor parking spaces located along the Atwood Street, a seven-foot block wall along the south property line, security fencing, two flashing fire station traffic signs, sidewalks and landscaping.

The new fire station is designed for two fire engines (see Exhibit "B"), visitor lobby, offices and dining and sleeping accommodations for fire personal. The exterior elevations denote cement plaster siding and incorporate stone veneer along the Walnut Avenue building façade (see Exhibit "C").



Street tree landscaping placement along Atwood will comply with City Ordinance Requirements. Street trees will not be installed along the Walnut Avenue frontage because of visibility concerns related to fire trucks entering onto Walnut Avenue. The additional landscape areas will be subject to complying with the Water Efficient Landscape Ordinance (WELo). The Landscape Plan, see Exhibit "D", was designed by Sierra Design Inc. who is familiar with WELo requirements.

The fire station will operate 24 hours a day, 365 days a week, which is consistent with other City fire stations. Three on-duty firefighters will be stationed at the facility, with an additional three firefighters present during shift changes. Daily activities for fire personnel include responding to emergency calls, maintaining property, yard care, and fire equipment maintenance. Given the fire station's proximity to residential development, the Battalion Chief has noted, per the operational statement (see Exhibit "E"), during late night and early morning hours, fire personnel will only use sirens when absolutely necessary in an effort to reduce noise impacts to the surrounding sensitive land uses.

Pending CUP approval, the Fire Department anticipates completion of Fire Station No. 53 by December 2015.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium Density (RMD)
Zoning:	R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area per unit
Surrounding Land Use and Zoning:	<p>North: Walnut Avenue, R-M-3 (Multi-Family Residential) & R-1-6 (Single-Family Residential) / Walnut Avenue, Sierra Ridge Apartments and Parkwood No. 1 residential subdivision.</p> <p>South: R-1-6 (Single-Family Residential) / Brookside Estates residential subdivision</p> <p>East: R-M-2 (Multi-Family Residential) / Vacant – College of the Sequoia</p> <p>West: C-N (Neighborhood Commercial) / Rancho Viejo Shopping Center</p>
Environmental Review:	Categorical Exemption No. 2014-48
Special Districts & Design District:	N/A
Site Plan Review No:	2014-082

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The items identified below represent Fire Station projects approved in Visalia.

Conditional Use Permit No. 2007-28, approved by the Planning Commission on July 23, 2007, was a request by the City of Visalia Fire Department to construct a new 11,700 sq. ft. fire station with training facilities at the southeast corner of Shirk Street and Ferguson Avenue.

Conditional Use Permit No. 9334, approved by the City Council on January 17, 1994, was a request by the City of Visalia Fire Department to construct a new 7,440 square foot fire station (Fire Station 54) located at 440 West Ferguson Avenue.

Conditional Use Permit No. 9335, approved by the City Council on January 17, 1994, was a request by the City of Visalia Fire Department to construct a new 5,374 square foot fire station (Fire Station 52) located at 2224 West Monte Vista Avenue.

PROJECT EVALUATION

Staff supports the conditional use permit based on the project's consistency with the General Plan, Zoning and Noise Ordinance policies for approval of a conditional use permit.

Land Use Compatibility

The City of Visalia has identified the need to provide a fire station in the City's southwest quadrant. The fire department, as noted in the Existing Conditions report prepared for the General Plan update, identified the southwest area as not being served adequately based on fire department response times. To achieve adequate response times in the southwest area, the fire department activity looked for a central location in the southwest area. Based on the Fire Department's requirement to provide adequate emergency responses to the public, staff concludes the proposed project will not have a negative impact on surrounding uses. In addition to providing a new fire station in the southwest area, the project complies with Land Use Element policy 5.2.5 *Encourage location of new fire stations according to the Fire Master Plan*.

The site is bordered by an arterial to the north and a local street along the west property line. To the west of the proposed fire station site is the Rancho Viejo Shopping Center, which would not be impacted by the project. To the north and south is residential development, which may be impacted by daily operations. To reduce visual and noise impacts to the two abutting residential properties south of the fire station, a minimum seven-foot high block wall will be constructed along the south property line. The wall would shield most of the proposed activities from the direct view of the two residential properties. In addition, to alleviate noise issues when feasible, during late night and early morning hours fire personnel will only use sirens when absolutely necessary (see Exhibit "E").

General Plan Consistency

Staff supports the proposed CUP based on the project's consistency with the Land Use Element of the General Plan and the Zoning Ordinance. The 1.25-acre site was originally part of an overall 4-acre site designated for multi-family development. The site was identified as part of the City's Regional Housing Needs Assessment Plan (RHNA) for providing additional housing units to meet Visalia's housing mandate. However, staff concludes the development of a fire station on the 1.25-acre site addresses a glaring community need of providing emergency services in the southwest area that is currently underserved by fire response times.

The remaining 2.75-acres is owned by Visalia Unified School District (VUSD), as part of their Technical Education Center located on Linwood Street. In the event that the remaining 2.75-acre site is proposed for multi-family development, staff determines the additional units from the

1.25-acre site could be incorporated onto the remaining balance. Visalia has traditionally supported well-designed higher density multi-family developments and has taken measures to increase the number of "Permitted" multi-family units from 12 units to 60 units. Staff's recommendation to support the approval of the fire station is based on the city's requirement to provide essential city emergency facilities to the community.

Access and Circulation

Atwood Street (local) is the primary ingress and egress for fire department personnel, in addition to providing ingress for the fire department vehicles. Walnut Avenue (arterial) is the egress for the fire department emergency vehicles. Flashing fire station traffic signage will be installed along Walnut Avenue in both directions (see Exhibit "A"). These signs flash during a fire response to warn motorists that fire trucks are pulling out onto Walnut Avenue.

Wall and Fences

The site will have a typical block wall along the south property line, which is shared with single-family residential development. A combination of decorative metal fencing and a wall will be erected along the north and west frontages of the property as depicted on Exhibit "A". A chain link fence with slates will be installed along the east property line.

Environmental Review

This project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for In-fill Development Projects that are consistent with applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (Categorical Exemption No. 2014-48).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The City of Visalia has identified the need to provide a fire station in the southwest quadrant. This area is not being served adequately based on fire department response times. To achieve adequate response times, the fire department determined the project site is centrally located in the southwest quadrant, which will help in responding to emergency calls.
 - 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. The site is bordered by an arterial and local streets along the north and west sides. To the west is Rancho Viejo Shopping Center, which would not be impacted by the project. To the north and south is residential development, which may be impacted by daily operations. To reduce visual and noise impacts to the two abutting residential properties south of the fire station, a minimum seven-foot high block wall will be constructed along the south property line. The wall would shield most of the proposed activities from the direct view of the two

Attachments:

- Related Plans & Policies
- Resolution No. 2014-37
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Landscape Plan
- Exhibit "E" –Operational Statement
- Site Plan Review Comments 2014-082
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street

parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2014-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-22, A REQUEST BY THE CITY OF VISALIA TO CONSTRUCT A NEW 7,031 SQUARE FOOT FIRE STATION (FIRE STATION 53) AND RELATED INFRASTRUCTURE ON 1.25 ACRES IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET MINIMUM SITE AREA PER UNIT) ZONE. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF WEST WALNUT AVENUE AND SOUTH ATWOOD STREET (5025 WEST WALNUT AVENUE)(APN: N/A)

WHEREAS, Conditional Use Permit No. 2014-22, is a request by the City of Visalia to construct a new 7,031 square foot Fire Station (Fire Station 53) and related infrastructure on 1.25 acres in the R-M-2 (Multi-Family Residential 3,000 square feet minimum site area per unit) zone. The site is located on the southeast corner of West Walnut Avenue and South Atwood Street (5025 West Walnut Avenue) (APN: N/A); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 25, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2014-22, as conditioned by staff, 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 15332.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The City of Visalia has identified the need to provide a fire station in the southwest quadrant. This area is not being served adequately based on fire department response times. To achieve adequate response times, the fire department determined the project site is centrally located in the southwest quadrant, which will help in responding to emergency calls.

- 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. The site is bordered by an arterial and local streets along the north and west sides. To the west is Rancho Viejo Shopping Center, which would not be impacted by the project. To the north and south is residential development, which may be impacted by daily operations. To reduce visual and noise impacts to the two abutting residential properties south of the fire station, a minimum seven-foot high block wall will be constructed along the south property line. The wall would shield most of the proposed activities from the direct view of the two residential properties. In addition, to alleviate noise issues when feasible, during late night and early morning hours fire personnel will only use sirens when absolutely necessary.
3. The offset of multi-family development land is mitigated because the remaining balance of the site can be developed with multi-family units and the development of a new fire station in the southwest area complies with Policy 5.2.5 of the General Plan by identifying a fire station location in an area that is underserved by fire response times.
 4. That the project is Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-48).

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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2014-082.
2. That the site be developed in substantial compliance with the site plan, floor plan, elevations, and landscape plans shown in Exhibits "A", "B", "C" and "D".
3. That the fire station and training facilities be operated in substantial compliance with the operational statement in Exhibit "E".
4. A seven-foot block wall is required to be installed along the south property line as depicted on Exhibit "A".
5. That testing of emergency equipment be shall occur during daylight hours, and be conducted indoors, to the maximum extent feasible.
6. That landscape and irrigation plans be submitted as a part of the building permit package and shall comply with the Water Efficient Landscape Ordinance.
7. That all other federal and state laws and city codes and ordinances be complied with.
8. That the Fire Chief 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. 2014-22.

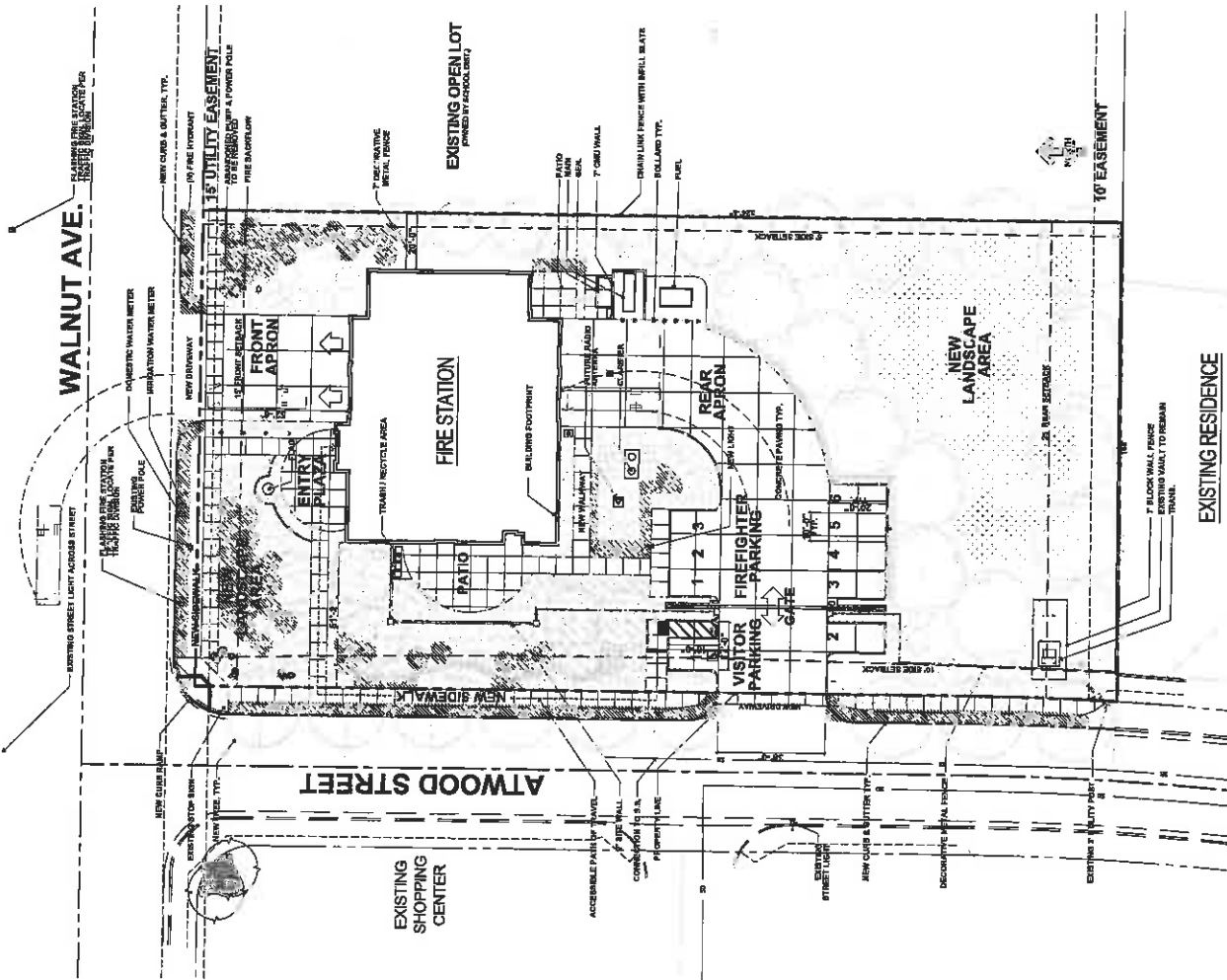
SCALE: 1/20

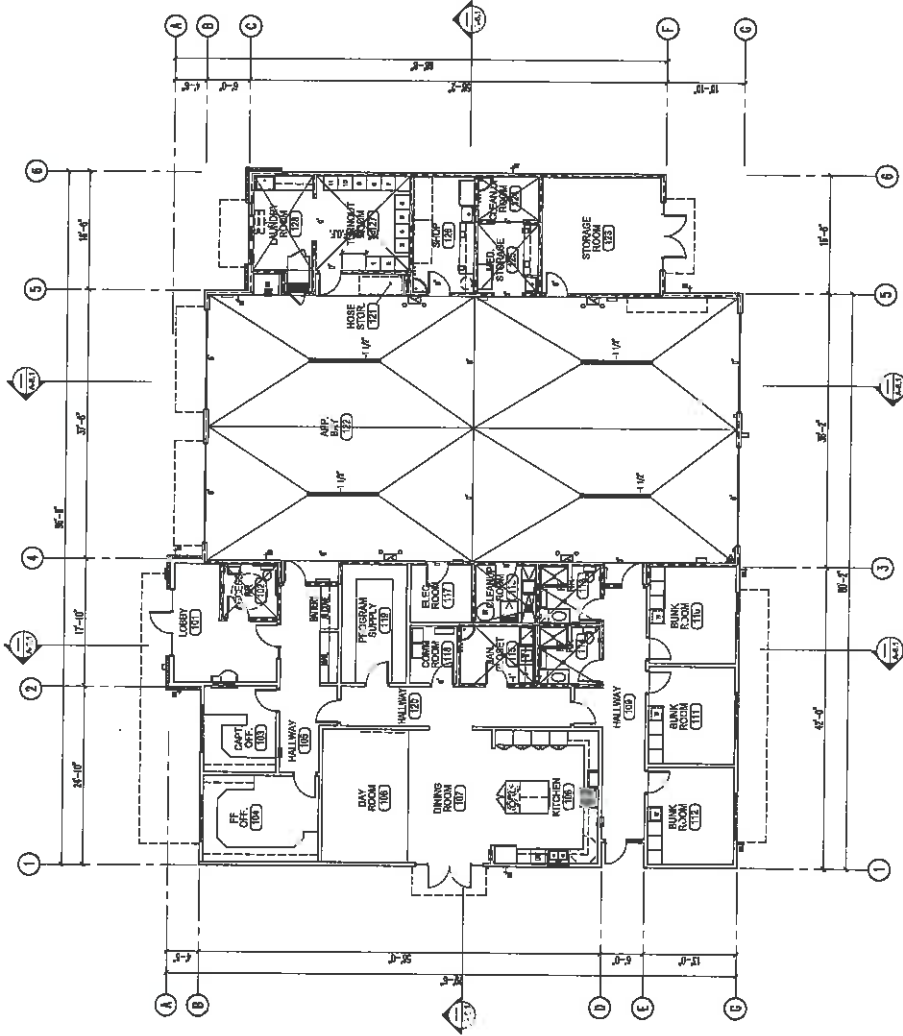
SCHEMATIC SITE PLAN
VISALIA FIRE STATION No. 53

A-1

1113029

6-20-14



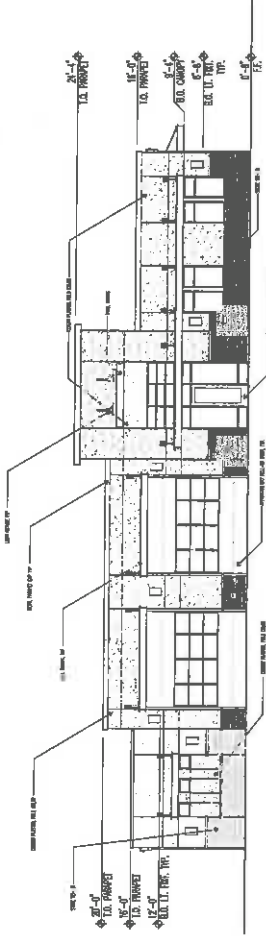


WALL LEGEND

[Symbol]	STUD WALL WITH 5/8" COP OR 2" OC SIE
[Symbol]	REFER TO STRUCTURAL PLANS FOR SHEAR WALLS AND CONCRETE CORES
[Symbol]	4" BRICK TIE
[Symbol]	STRUCTURAL POST
[Symbol]	REFER TO STRUCTURAL PLANS FOR EXACT LOCATION AND SIZE
[Symbol]	REFER TO PLUMBING PLANS FOR TYPE
[Symbol]	FLOOR DRAIN / FLOOR SINK - SLOPE SLAB TO DRAIN HERE SHOWN
[Symbol]	REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION
[Symbol]	1" DIA. SCHED. REIN. COLUMNS
[Symbol]	2" DIA. SCHED. REIN. COLUMNS

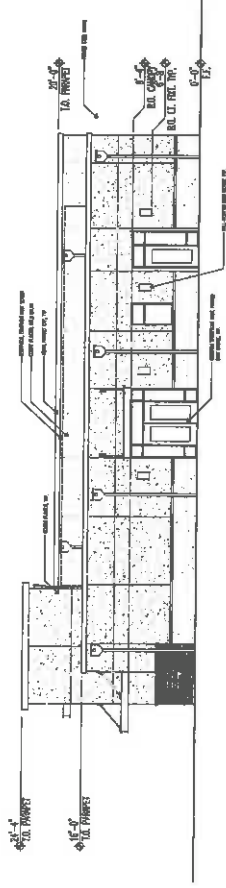
FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCHEMATIC FLOOR PLANS
VISALIA FIRE STATION NO. 53 A-2
1113029 6-20-14



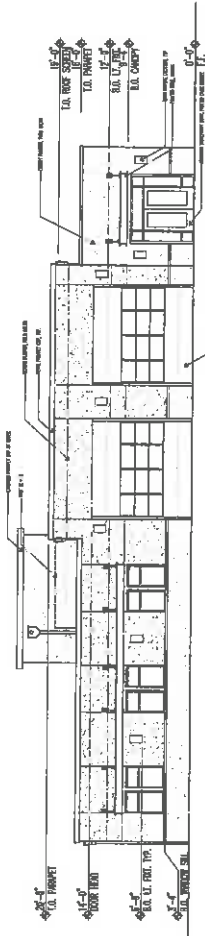
NORTH ELEVATION

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



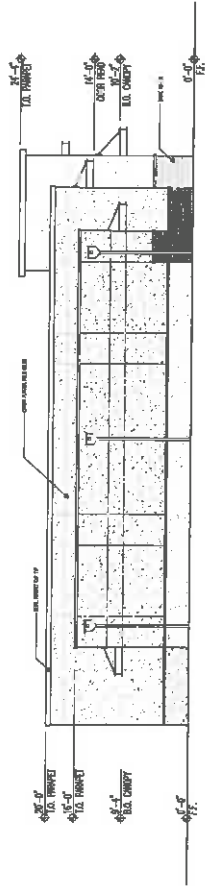
WEST ELEVATION

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



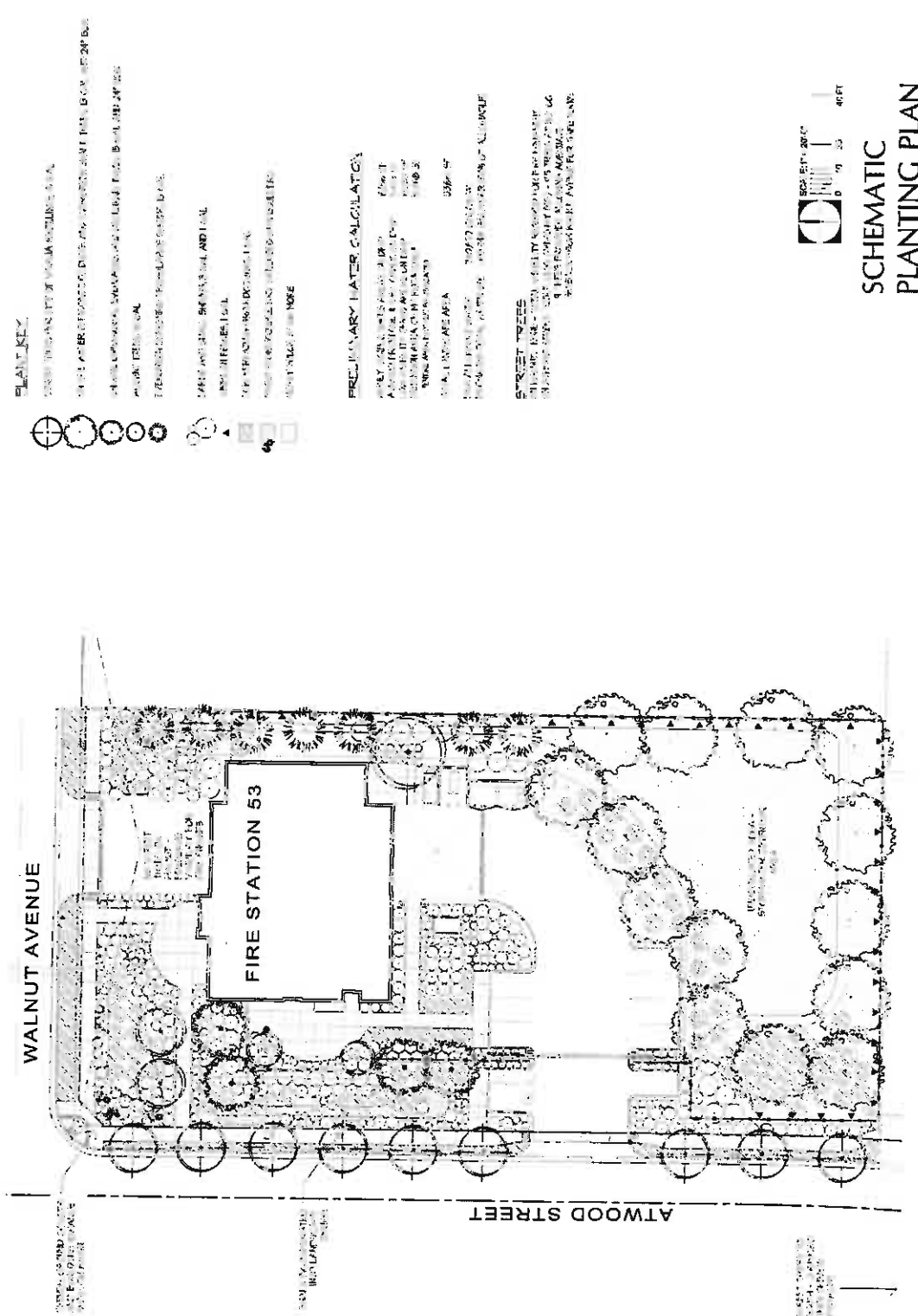
SOUTH ELEVATION

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



EAST ELEVATION

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



VISALIA FIRE STATION No. 53

Schematic Planting Plan

1113029

06-23-14



Exhibit "D"

To: Visalia Planning Department

From: Battalion Chief Doyle Sewell, City of Visalia Fire Dept.

Re: Operational Statement Fire Station 53

The new fire station (53) located at Walnut/Atwood is scheduled for completion in December 2015.

Fire Station

- Hours- 24 hours, 365 days a year.
- Three people on duty per day.
- Activities will include responding to emergency calls. During late night and early morning hours fire personnel will only use sirens when absolutely necessary.
- Checking out of emergency equipment.
- Activities related to maintaining property, yard care, wash vehicles, etc.

Above all, it is the intention of the fire department to be a good neighbor. If you have any question please contact me at 713-4486.

Doyle Sewell,
Battalion Chief
City of Visalia



MEETING DATE June 18, 2014
SITE PLAN NO. 14-082
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 JUNE 18, 2014

SITE PLAN NO. 14-062

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: June 18, 2014
SITE PLAN NO: SPR14082
PROJECT TITLE: NEW FIRE STATION NO 53
DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25
 ACRES (RM2 ZONED)
 CITY OF VISALIA FIRE DEPARTMENT
APPLICANT: CITY OF VISALIA
PROP OWNER: CITY OF VISALIA
LOCATION: SEC ATWOOD & WALNUT
APN(S):

**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 Marshal
 707 W Acequia
 Visalia, CA 93291
 559-713-4261 office
 559-713-4808 fax

SITE PLAN NO: SPR14082
 PROJECT TITLE: NEW FIRE STATION NO 53
 DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25 ACRES (RM2 ZONED)
 APPLICANT: CITY OF VISALIA FIRE DEPARTMENT
 PROP OWNER: CITY OF VISALIA
 LOCATION: SEC ATWOOD & WALNUT
 APN(S):

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.

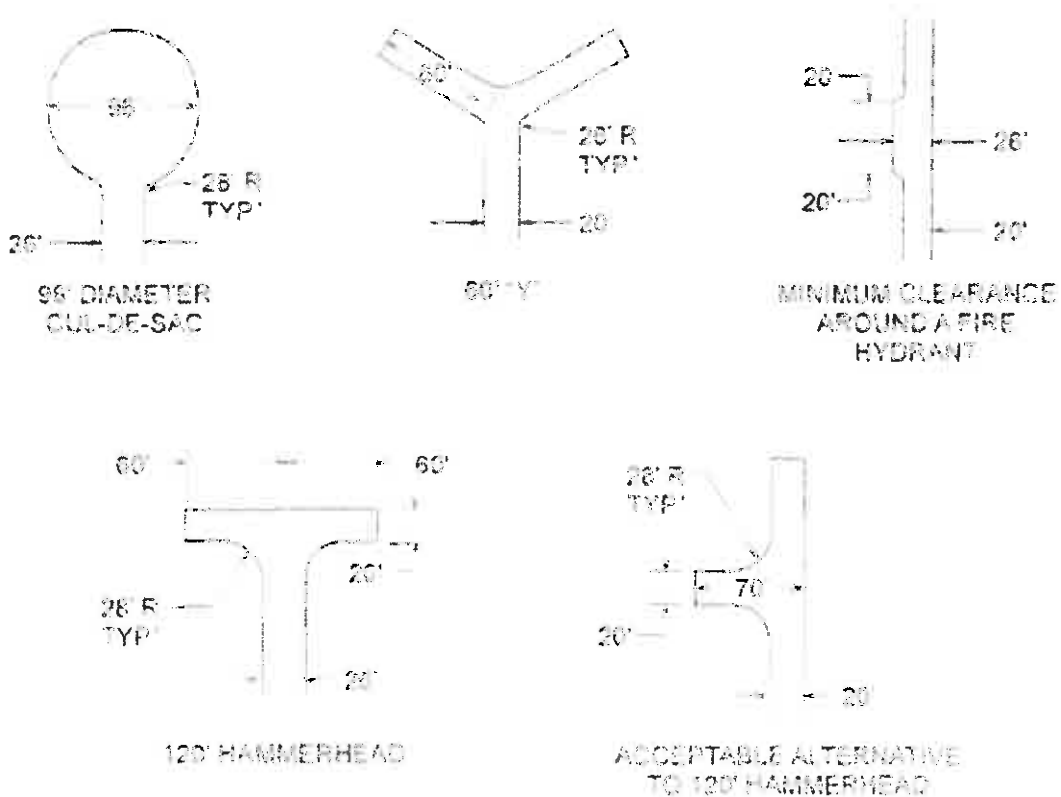


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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:

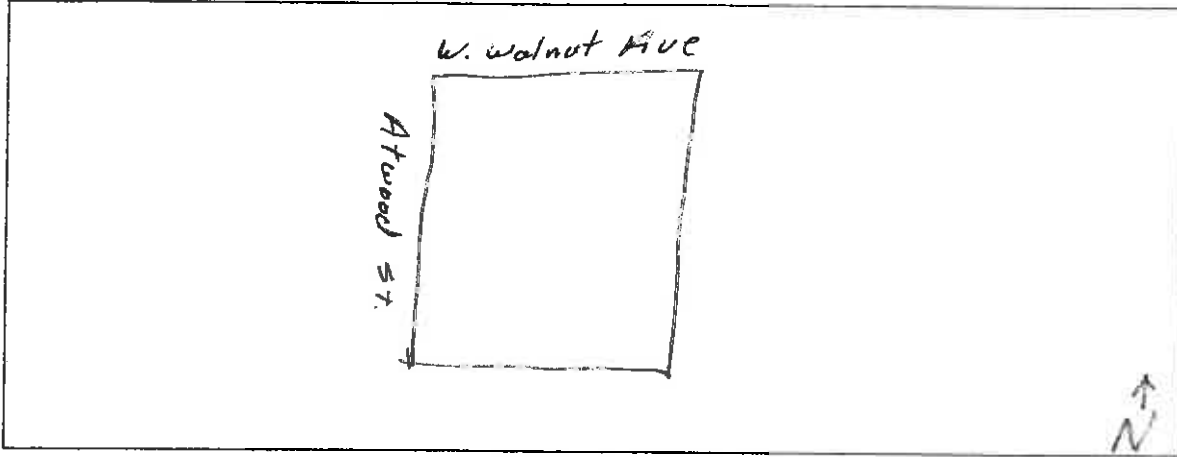
Kurtis A. Brown
Assistant Fire Marshal

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 6-16-14

Site Plan Review # 14-042

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

ITEM NO: 3 DATE: June 18, 2014
 SITE PLAN NO: SPR14082
 PROJECT TITLE: NEW FIRE STATION NO 53
 DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25
 ACRES (RM2 ZONED)
 APPLICANT: CITY OF VISALIA FIRE DEPARTMENT
 PROP OWNER: CITY OF VISALIA
 LOCATION: SEC ATWOOD & WALNUT
 APN(S):

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14082
PROJECT TITLE: NEW FIRE STATION NO 53
DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25 ACRES (RM2 ZONED)
APPLICANT: CITY OF VISALIA FIRE DEPARTMENT
PROP OWNER: CITY OF VISALIA
LOCATION: SEC ATWOOD & WALNUT
APN(S):

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

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

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

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

TYPE OF REFUSE SERVICE NOT INDICATED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: <u>3</u>	DATE: <u>June 18, 2014</u>
SITE PLAN NO:	SPR14082
PROJECT TITLE:	NEW FIRE STATION NO 53
DESCRIPTION:	NEW 7,031 SF FIRE STATION BUILDING ON 1.25 ACRES (RM2 ZONED)
APPLICANT:	CITY OF VISALIA FIRE DEPARTMENT
PROP OWNER:	CITY OF VISALIA
LOCATION:	SEC ATWOOD & WALNUT
APN(S):	

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

8-13-14

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: JUNE 18, 2014

SITE PLAN NO.: 14-082
PROJECT TITLE: NEW FIRE STATION NO 53
DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25 ACRES (RM2 ZONED)
APPLICANT: CITY OF VISALIA FIRE DEPARTMENT
PROP OWNER: CITY OF VISALIA
LOCATION: SEC ATWOOD & WALNUT
APN:

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with **20'** radius; **NORTH WEST CORNER OF PROPERTY**
- Install curb; gutter **ALONG WALNUT & ATWOOD STREET FRONTAGE**
- Drive approach size: **36' MIN.** Use radius return;
- Sidewalk: **6'** width; **10'** parkway width at **WALNUT. 5' SIDEWALK & PARKWAY ON ATWOOD.**
- 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. Additional right-of-way dedication is required for the northwest corner of the property to accommodate new ramp improvements.***
- 2. An easement for public access is required for the 6' sidewalk behind property line along Walnut Ave. and the meandering sidewalk section at driveway on Atwood.***
- 3. Refer to Urban Forestry master street tree list for landscaping in parkway. Landscape and irrigation to meet MWELO regulations. Submit with building permit.***
- 4. A block wall may be required along south property line abutting residential. Refer to Planning Dept. conditions.***
- 5. Accessible parking stall and path of travel to building entrance to comply with current ADA standards.***
- 6. New development shall connect to City sewer. There is an existing sewer stub located in Atwood St.***
- 7. City aerial records indicate a portion of the land use to the east encroaches onto the project parcel. Coordination with adjacent land owner may be necessary to relocate any existing structures.***
- 8. Impact fees apply to proposed development. Refer to page 3 for fee summary.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-082
Date: 6/18/2014

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:SERV.COMM.)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC X 1.58 = \$1,763.28
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,585/1000SF X 7.0 = \$11,095
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$20.50/1000SF X 7.0 = \$143.50, TREATMENT PLANT FEE: \$37.30/EMPLOYEE PER 8HR SHIFT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF X 178 = \$6,593.12
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,663.70/AC X 1.58 = \$10,528.65
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,891.37/AC X 1.58 = \$7,728.36
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,815.30/AC X 1.58 = \$2,868.17
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,636.70/AC X 1.58 = \$2,585.99
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$479.90/1000SF X 7 = \$3,359.30
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 18, 2014

SITE PLAN NO: 2014-082
PROJECT TITLE: NEW FIRE STATION NO 53
DESCRIPTION: NEW 7,031 SF FIRE STATION BUILDING ON 1.25 ACRES (RM2 ZONED)
APPLICANT: CITY OF VISALIA FIRE DEPARTMENT
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 5025 W WALNUT AVE
APN TITLE: N/A

General Plan: RMD – Residential Medium Density
Existing Zoning: R-M-2 – Multi-Family Residential 3,000 sq. ft. minimum site area per unit

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 06/18/2014

1. A CUP is required for the fire station.
2. Staff will require the construction of a block wall along the south property line with the construction of the fire station. The maximum height of block wall is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence.
3. Provide elevations with CUP application submittal.
4. Provide operational statement with CUP application submittal.

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.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential

- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
4. It is highly recommended that bicycle rack(s) be provided on site plan.
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
6. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
7. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

Fencing and Screening:

1. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
2. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: South property line
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).

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

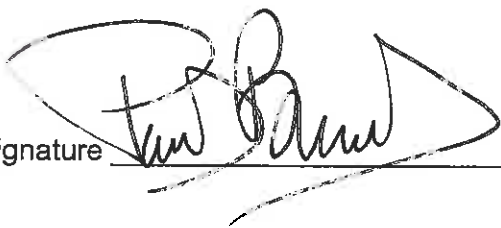
Lighting:

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

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

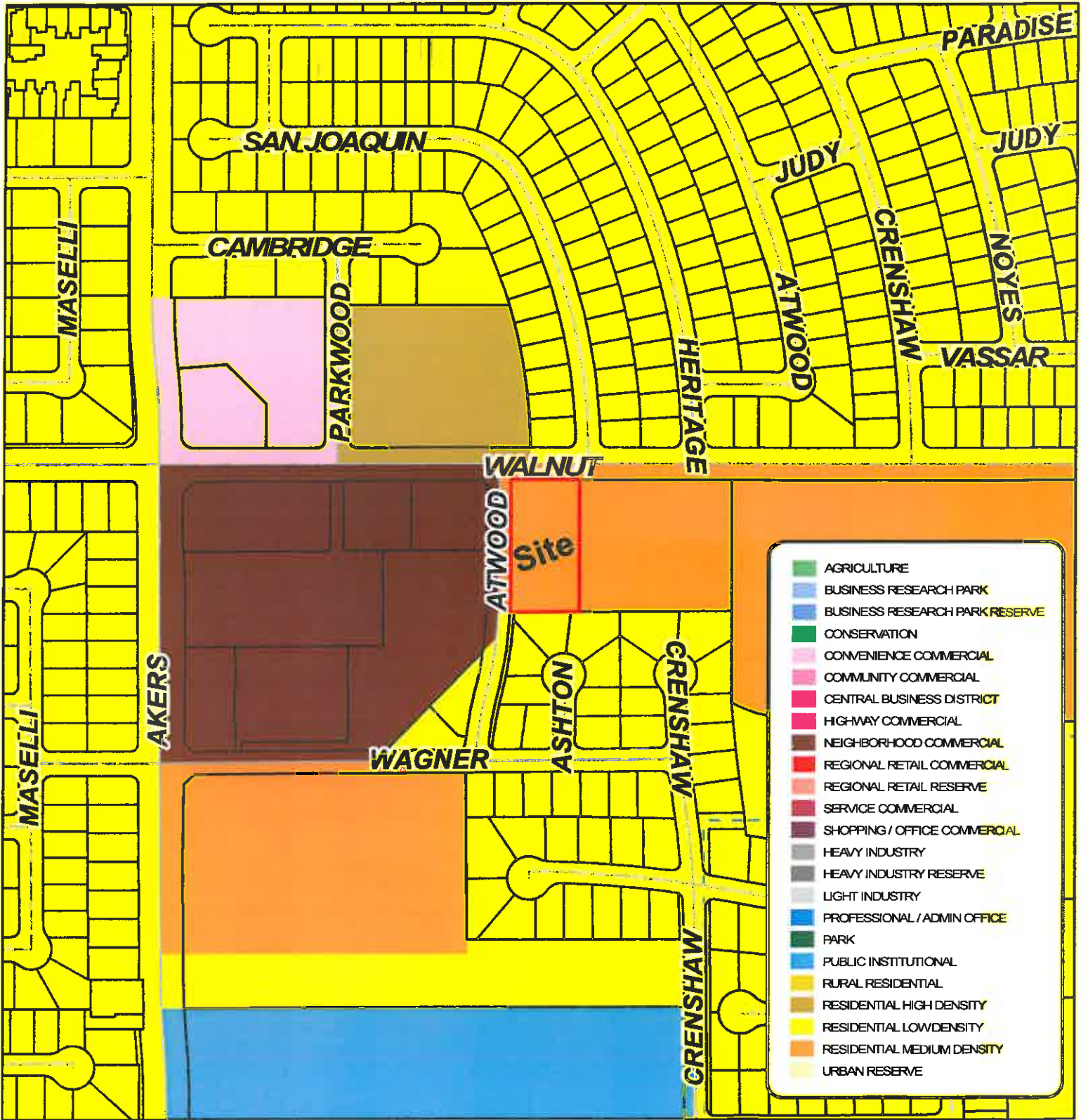
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature

A handwritten signature in black ink, appearing to read "Tim B. [unclear]", written over a horizontal line. The signature is stylized and includes a large loop at the top.

Conditional Use Permit No. 2014-22

APN: N/A

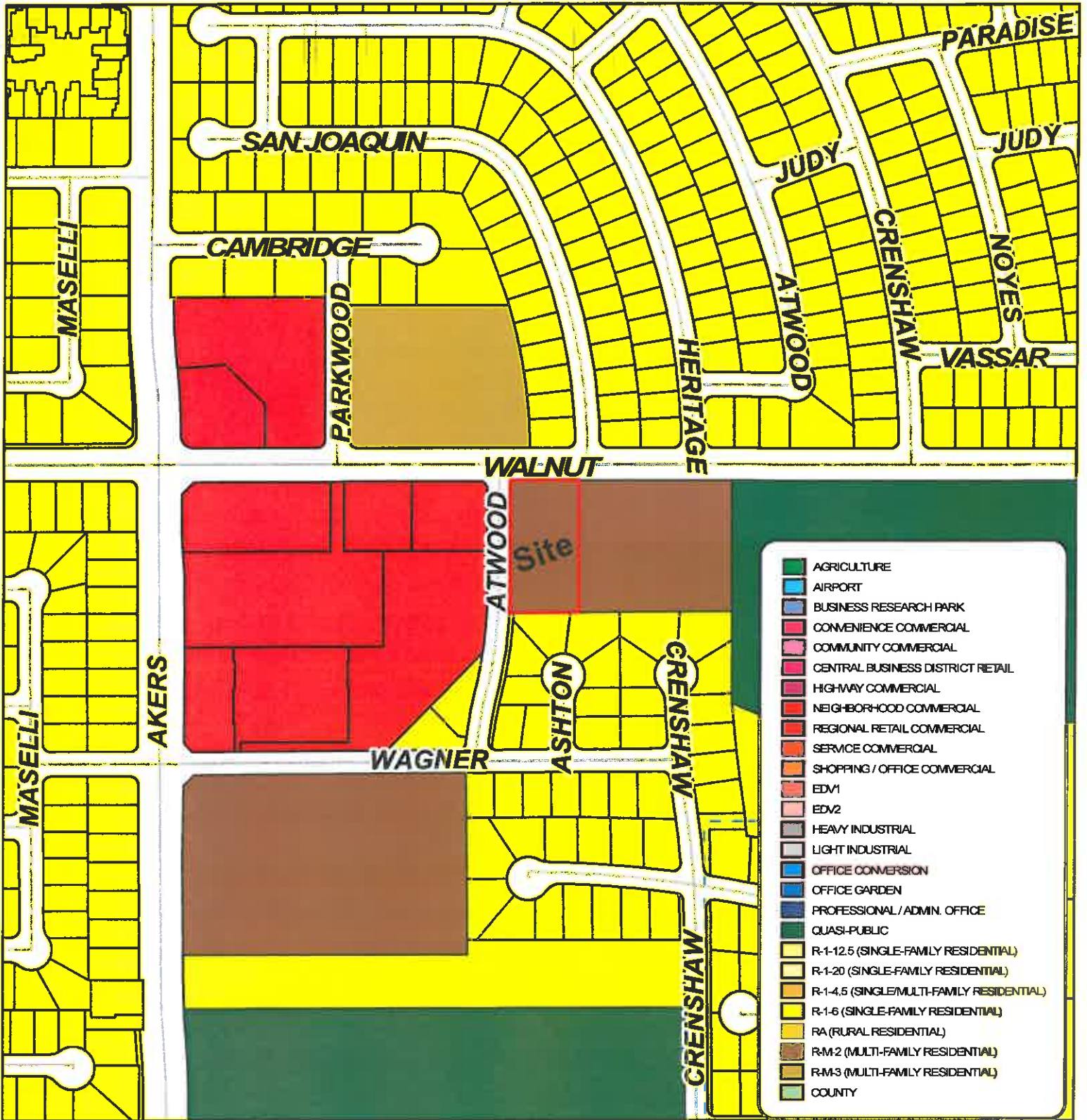


General Plan Land Use Map

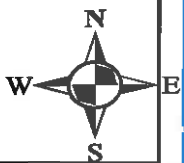


Conditional Use Permit No. 2014-22

APN: N/A



Zoning Map

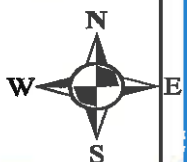


Conditional Use Permit No. 2014-22

APN: N/A



Aerial Map

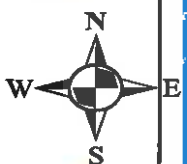


Conditional Use Permit No. 2014-22

APN: N/A

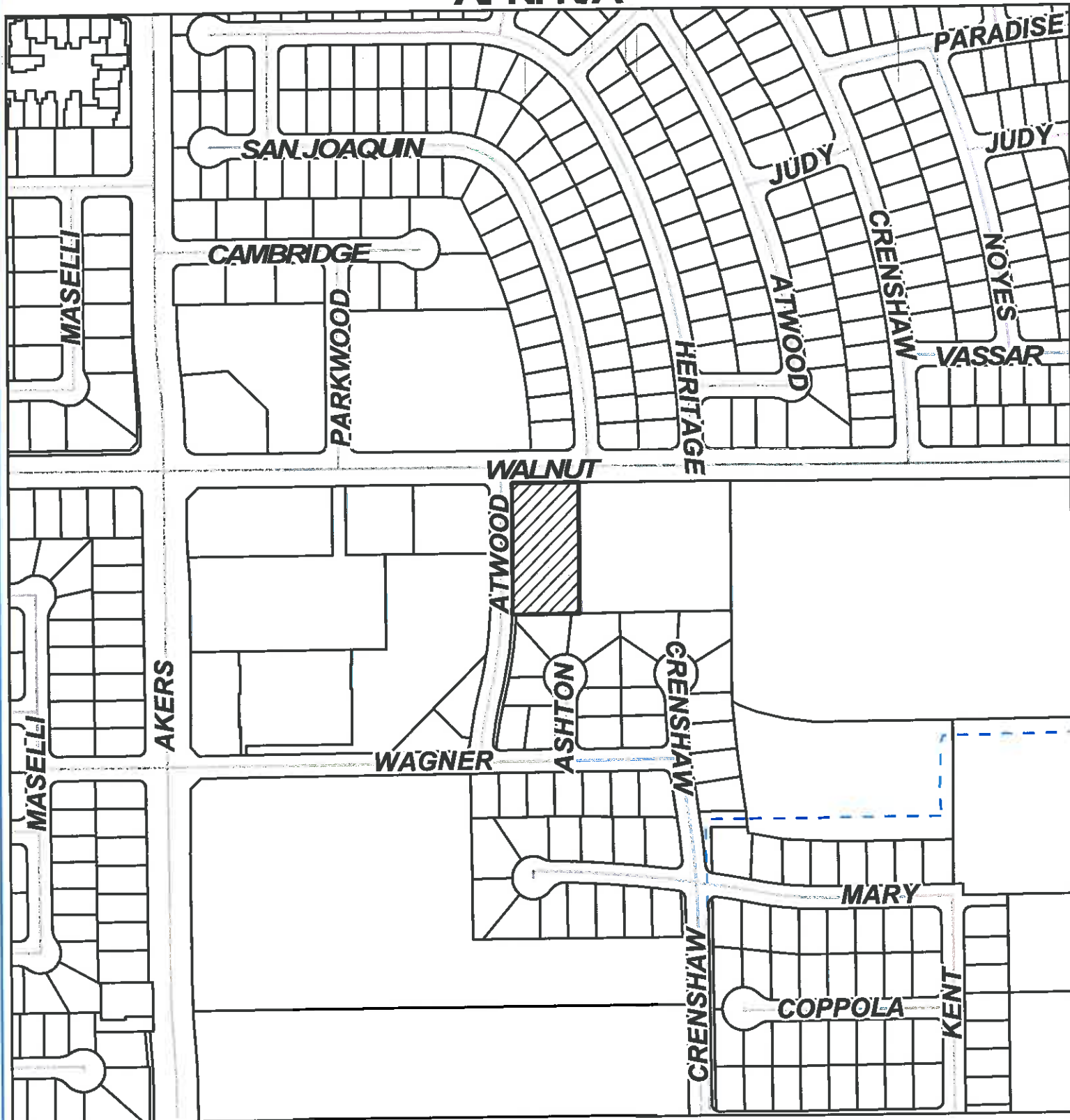


Aerial Map

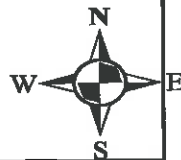


Conditional Use Permit No. 2014-22

APN: N/A



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 25, 2014

PROJECT PLANNER: Brandon Smith
Phone No.: 713-4636

SUBJECT: Variance No. 2014-05: A request by Justin Martella to allow a variance to rear yard setback requirements from 25' to 15', associated with the development of new multi-family dwelling units in the Multi-family Residential (R-M-2) zone. The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No 2014-05 based upon the conditions and findings in Resolution No. 2014-40. 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. 2014-05, based on the findings and conditions in Resolution No. 2014-40.

PROJECT DESCRIPTION

The applicant is requesting a variance to the 25' rear yard setback requirement in conjunction with the development of four new duplex structures (totaling eight units) on a 27,243 sq. ft. (0.63 acre) site as illustrated in Exhibit "A". The site is currently developed with a single-family residence, which would be demolished to accommodate the proposed residences.

The variance would allow a 15' rear yard setback for two of the housing units and for two uncovered parking spaces. As shown in the site plan, the two-story duplexes are designed to face towards an access drive in the center of the site with four units on each site. Thus the site's rear yard as defined by the Zoning Ordinance will function as the side yard for two of the residences. Each residence will be plotted 15 feet from the side property line and 15 feet from the front or rear property line where applicable.

A three-dimensional rendering of the proposed duplex structure is illustrated in Exhibit "B", and floor plans for the units are included as Exhibit "C".

BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Medium Density
Zoning	R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area)
Surrounding Zoning and Land Use	North: R-M-2 / Myrtle Avenue, single-family & multi-family (triplex) residences South: R-M-2 / Multi-family (triplex) residences East: R-M-2 / Planned residential development with single-family residences

West: R-M-2 / Planned residential development with single-family residences

Environmental Review

Categorical Exemption No. 2014-49

Special District

None

Site Plan

2014-069

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff Recommendation

The staff recommendation to approve the variance to reduce the rear yard setback from 25 to 15 feet is based upon the applicant's proposed findings and the benefit of attaining a superior site design and configuration with regards to usable open space. Furthermore the encroachment into the property's rear yard setback will not cause adverse impacts to privacy or building massing upon surrounding properties.

Rear Yard Setback

The minimum rear yard setback required for development in the R-M-2 is 25 feet. An Exception can be granted by the Planning Commission for placing parking in the rear yard setback when the property abuts an alley.

Staff has previously recommended in favor of entitlements with reduced setbacks in multi-family residential developments when a superior site design can be attained without compromising the site's open space. Examples include a 136-unit apartment complex located at the southwest corner of Lovers Lane and K Avenue which allowed a 7-foot rear yard setback, and a 44-unit apartment complex located on the south side of Walnut Avenue between Chinowth and Linwood which allowed a 10-foot rear yard setback.

The proposed rear yard setback for the site development will be 15 feet. The site plan included as Exhibit "A" illustrates that the development will evenly distribute open space through a consistent 15-foot setback on the sides and rear of the property. Every unit will have access to private enclosed yard (every unit will have a minimum of 500 square feet as measured on the site plan) as well as un-enclosed common open spaces. As a result, the reduction will not incur a significant impact on the development's usable open space.

The site's rear yard backs onto a private alley and rear-facing carports for the adjoining residences, which are set back approximately 50 feet beyond the rear property line. Based on the opposing side's land uses and significant setback to residential uses, the reduction will not incur a significant impact to the adjacent property.



Findings for the Variance

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "D" intended to justify their goal of being able to encroach into the required rear yard setback as summarized below:

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 required rear yard setback for this project seems excessive with our design of the individual two townhouse buildings on the site. These allow for much more open space than is required and makes the units much more "private" allowing each tenant to have more separate and private yard areas. The property directly to the south has a driveway entering garages which allows for approximately 30 feet to the property line and with our proposed 15 feet allows for nearly 45 feet of space between buildings. We feel this would be consistent with the objectives of the zoning ordinance.

Analysis: Concur with applicant. As discussed above, the objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

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: Our projects goal is to create a nice comfortable open complex consisting of four "duplexes" with a feel of residential not apartment living. In order to create this open feeling we have left 16 feet between buildings whereas other apartments on the surrounding properties are connected with one or two common open areas.

Analysis: Concur with applicant. The intended use of the property combined with the goal of placing more open space around the units represents an exceptional circumstance.

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: The other complexes in the area are much larger lots and the rear yards have become drive ways or "alleys" with a complete drive around. With this smaller property we do not have the same privilege unless we attach all the units together and not create the residential appeal we are trying to create. We feel that this would only enhance this property but the surrounding properties also.

Analysis: Concur with applicant. One of the intended goals of the development is to provide private open space and a "townhouse" feel with every unit. The applicant cannot achieve this goal and a superior design by attempting to place the rear yards of all eight units at the rear of the property.

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: By allowing the reduction of the 25 foot rear yard setback will not grant any special privilege it will only enhance the property and the properties surrounding. The surrounding apartments provide for open carports where we are providing individual garages to maintain our theme of individual living units.

Analysis: Concur with applicant. Other properties with the same zoning located directly to the west, east, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet.

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: The granting of this variance in no way will be detrimental to public health, safety, and welfare or materially injurious. Our design is creating the open feeling on the property with individual living units, allowing more of a residential appeal rather than apartment living.

Analysis: Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would still provide ample distance between living spaces.

Environmental Review

The project is considered Categorical Exempt under Section 15305 “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. 2014-49)

RECOMMENDED FINDINGS

1. That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The required rear yard setback for this project is excessive with the design of the individual two townhouse buildings on the site. These allow for more open space than is required and make the units more private allowing each tenant to have more separate and private yard areas. The property directly to the south has a driveway entering garages which allows for approximately 30 feet to the property line and with the proposed 15 feet allows for nearly 45 feet of space between buildings. This would be consistent with the objectives of the zoning ordinance.

The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site’s development plan.

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 to other properties classified in the same zone.

The projects goal is to create a nice comfortable open complex consisting of four “duplexes” with a feel of residential not apartment living. In order to create this open feeling 16 feet are left between buildings whereas other apartments on the surrounding properties are connected with one or two common open areas.

The intended use of the property combined with the goal of placing more open space around the units represents an exceptional circumstance.

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

The other complexes in the area are much larger lots and the rear yards have become drive ways or “alleys” with a complete drive around. This smaller property does not have the same privilege unless all the units are attached together, which would not create the envisioned residential appeal.

One of the intended goals of the development is to provide private open space and a “townhouse” feel with every unit. The applicant cannot achieve this goal and a superior design by attempting to place the rear yards of all eight units at the rear of the property.

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.

Allowing the reduction of the 25 foot rear yard setback will not grant any special privilege and will enhance the property and the properties surrounding. The surrounding apartments provide for open carports where the site is providing individual garages to maintain the theme of individual living units.

Other properties with the same zoning located directly to the west, east, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet.

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.

The granting of this variance will not be detrimental to public health, safety, and welfare or materially injurious to properties or improvements in the vicinity. The design creates an open feeling on the property with individual living units, allowing more of a residential appeal rather than apartment living.

The variance would still provide ample distance between living spaces.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-49).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2014-05 shall be developed consistent with Exhibit “A”.
2. That the comments and applicable conditions of Site Plan Review No. 2014-069 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2014-05, prior to the issuance of a building permit.

RELATED PLANS AND POLICIES

Chapter 17.42

VARIANCES AND EXCEPTIONS

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)

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

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)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;

B. Downtown building design criteria, pursuant to Section 17.58.090;

C. Fences, walls and hedges; and

D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;

E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;

4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;

5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;

6. Additional information as required by the historic preservation advisory board;

7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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 § 7559)

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or 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. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following 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.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

RESOLUTION NO. 2014-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2014-05, A REQUEST BY JUSTIN MARTELLA TO ALLOW A VARIANCE TO REAR YARD SETBACK REQUIREMENTS FROM 25' TO 15', ASSOCIATED WITH THE DEVELOPMENT OF NEW MULTI-FAMILY DWELLING UNITS IN THE MULTI-FAMILY RESIDENTIAL (R-M-2) ZONE. THE SITE IS LOCATED AT 4419 W. MYRTLE AVENUE. (APN: 087-060-055)

WHEREAS, Variance No. 2014-05, is a request by Justin Martella to allow a variance to rear yard setback requirements from 25' to 15', associated with the development of new multi-family dwelling units in the Multi-family Residential (R-M-2) zone. The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on August 25, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2014-05, 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 15305, Environmental Document No. 2014-49.

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 Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The required rear yard setback for this project is excessive with the design of the individual two townhouse buildings on the site. These allow for more open space than is required and make the units more private allowing each tenant to have more separate and private yard areas. The property directly to the south has a driveway entering garages which allows for approximately 30 feet to the property line and with the proposed 15 feet allows for nearly 45 feet of space between buildings. This would be consistent with the objectives of the zoning ordinance.

The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site’s development plan.

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 to other properties classified in the same zone.

The projects goal is to create a nice comfortable open complex consisting of four “duplexes” with a feel of residential not apartment living. In order to create this open feeling 16 feet are left between buildings whereas other apartments on the surrounding properties are connected with one or two common open areas.

The intended use of the property combined with the goal of placing more open space around the units represents an exceptional circumstance.

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

The other complexes in the area are much larger lots and the rear yards have become drive ways or “alleys” with a complete drive around. This smaller property does not have the same privilege unless all the units are attached together, which would not create the envisioned residential appeal.

One of the intended goals of the development is to provide private open space and a “townhouse” feel with every unit. The applicant cannot achieve this goal and a superior design by attempting to place the rear yards of all eight units at the rear of the property.

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.

Allowing the reduction of the 25 foot rear yard setback will not grant any special privilege and will enhance the property and the properties surrounding. The surrounding apartments provide for open carports where the site is providing individual garages to maintain the theme of individual living units.

Other properties with the same zoning located directly to the west, east, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet.

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.

The granting of this variance will not be detrimental to public health, safety, and welfare or materially injurious to properties or improvements in the vicinity. The design creates an open feeling on the property with individual living units, allowing more of a residential appeal rather than apartment living.

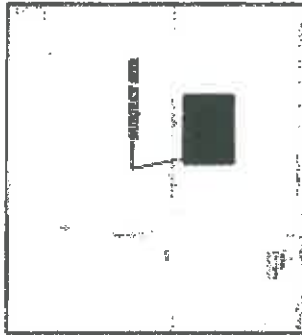
The variance would still provide ample distance between living spaces.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2014-49).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2014-05, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2014-05 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2014-069 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2014-05, prior to the issuance of a building permit.

SITE STATISTICS	
ZONE:	R-404
PROPOSED USE:	8 TOWN HOUSE APPL.
PARKING PROVIDED:	12
A COVERED PER UNIT (4)	3
B UNCOVERED (3.25M)	30
TOTAL:	42



SITE PLAN
 1/8" = 1'-0"

AP# 07-00-005
 ADDRESS: 487 N. MYRTLE AVENUE, COLE.
 OWNER: JUSTIN MARCELLI
 P.O. BOX 679
 EFTON, CA 95712

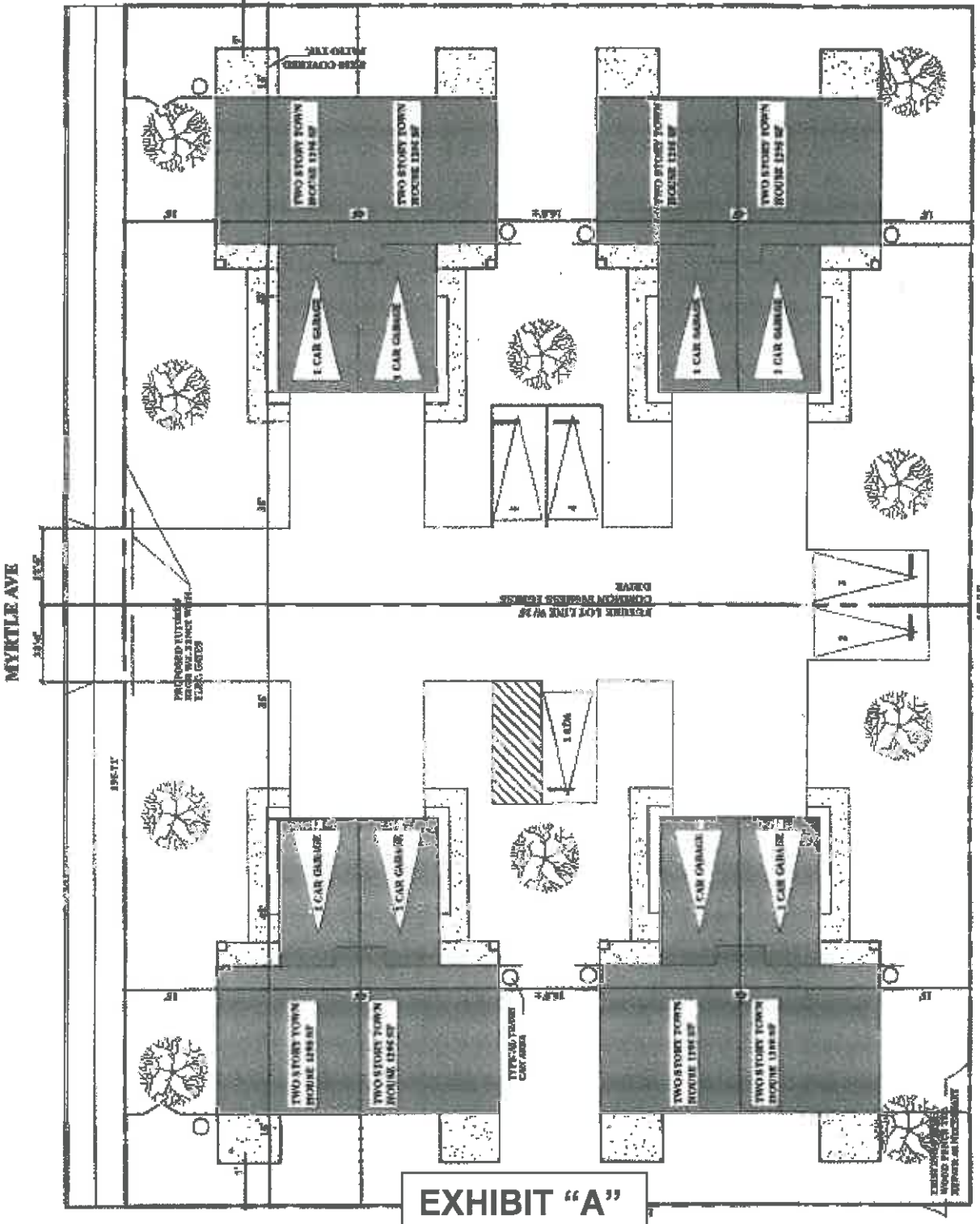


EXHIBIT "A"

SCALE TO MATCH 1/8" = 1'-0"
 EXHIBIT "A"
 WOOD BRIDGE ARCHITECTURE
 ARCHITECTS

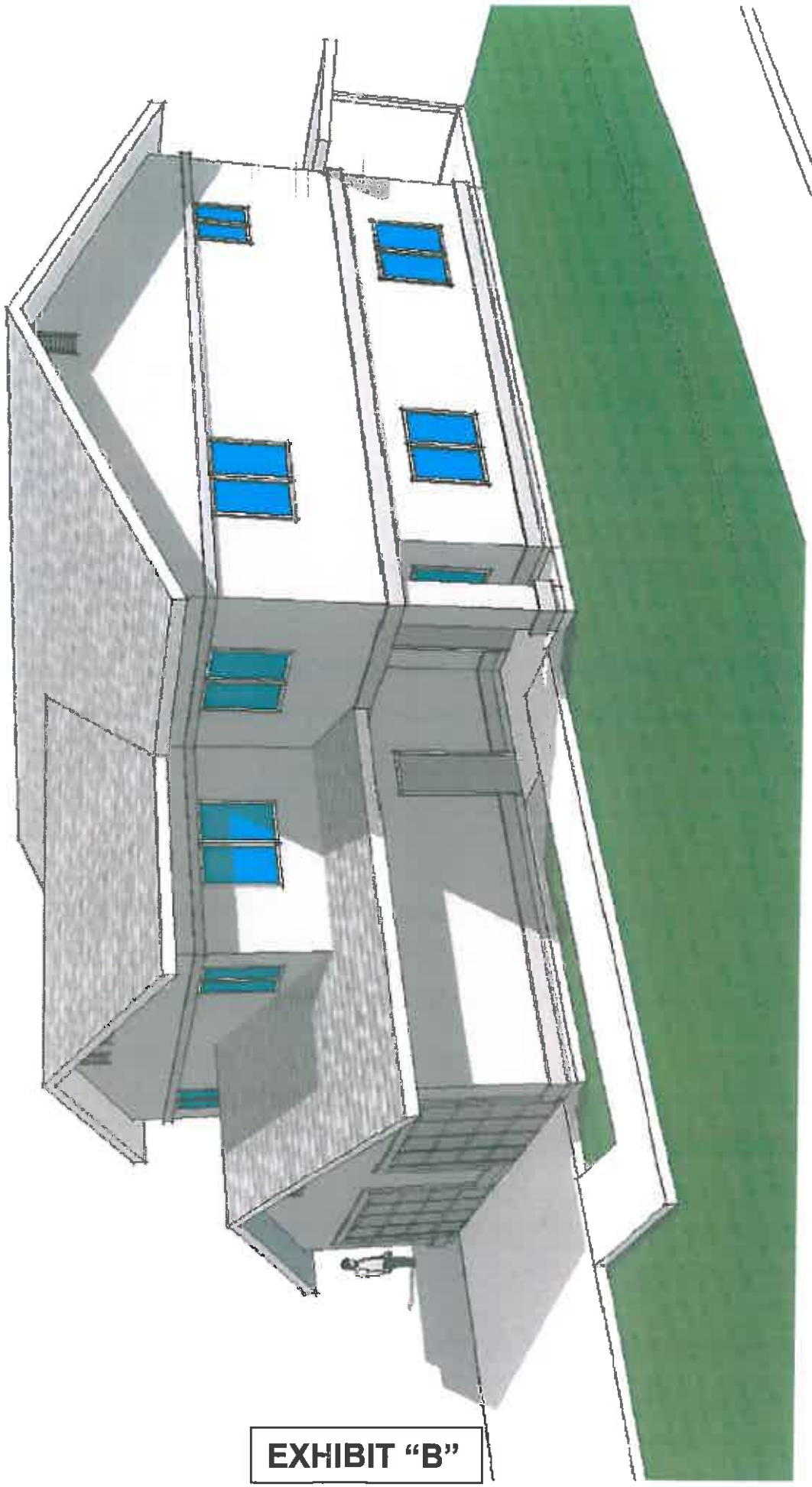
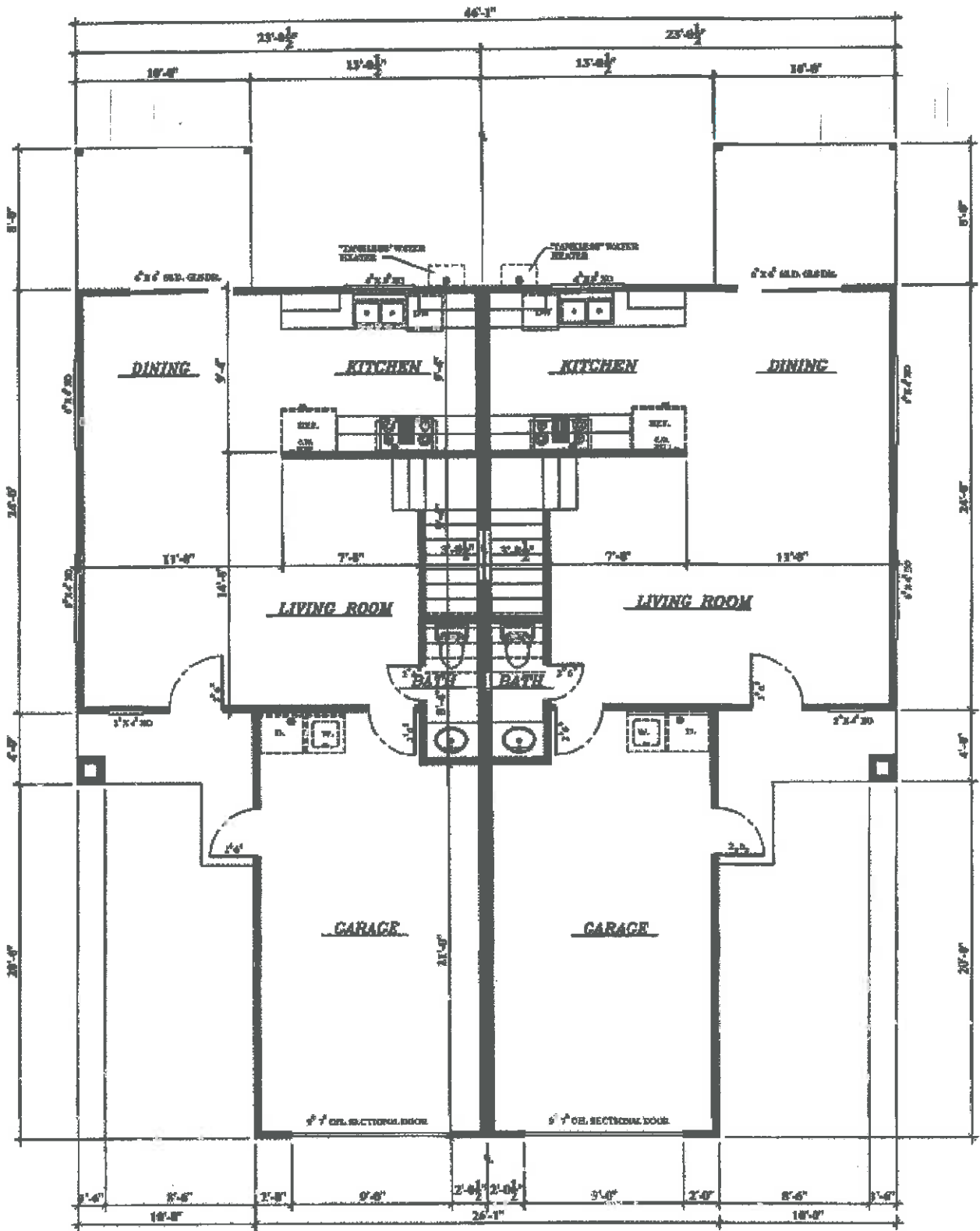


EXHIBIT "B"

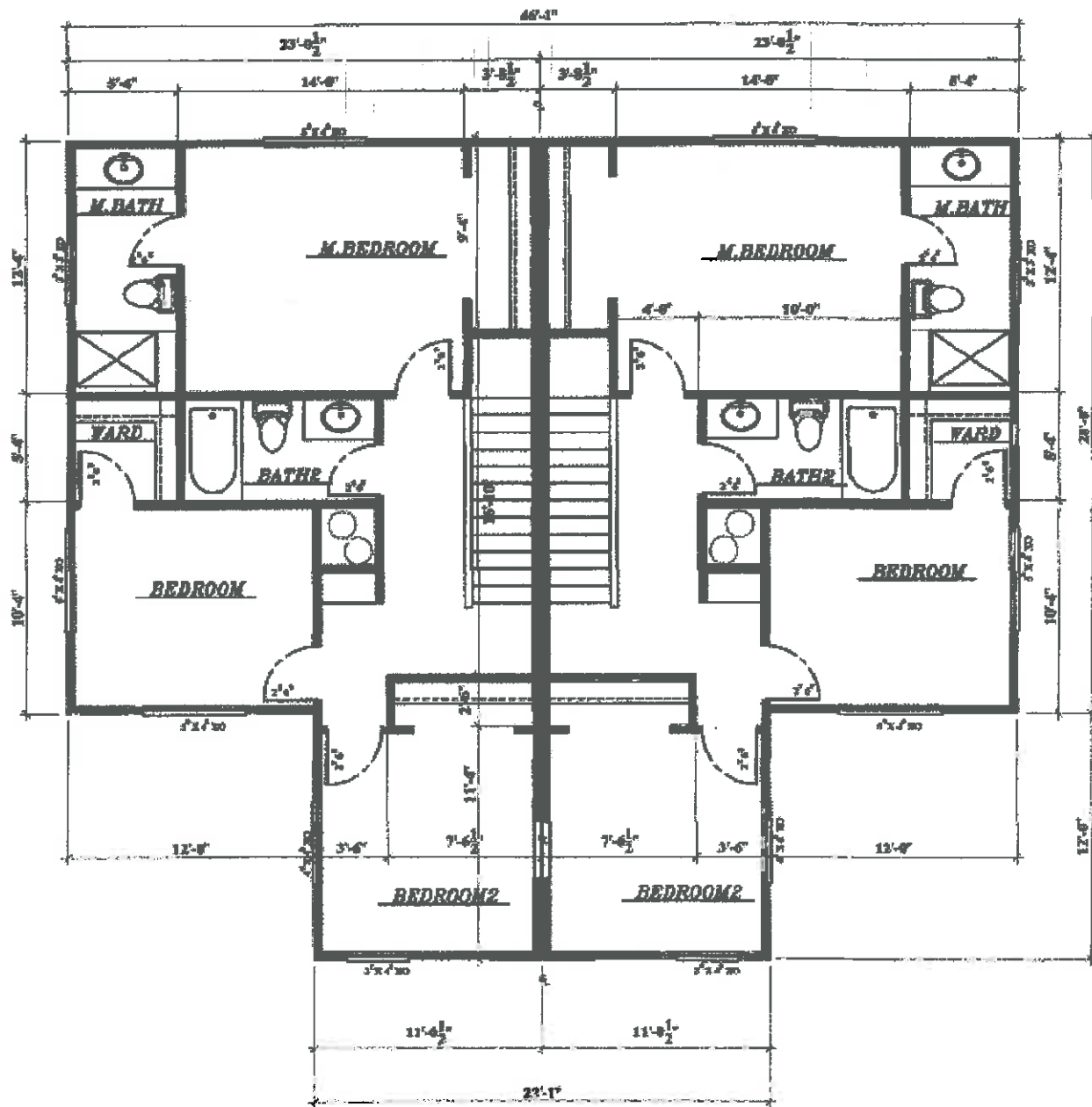


1ST FLR. PLAN

1/4" = 1'-0"

563 SF

EXHIBIT "C"



2ND FLR. PLAN

1/4" = 1'-0"

732 SF

EXHIBIT "C"

Findings for a Variance

1. The required rear yard setback for this project seems excessive with our design of the individual two townhouse buildings on the site. These allow for much more open space than is required and makes the units much more “private” allowing each tenant to have more separate and private yard areas. The property directly to the south has a driveway entering garages which allows for approximately 30 feet to the property line and with our proposed 15 feet allows for nearly 45 feet of space between buildings. We feel this would be consistent with the objectives of the zoning ordinance.
2. Our projects goal is to create a nice comfortable open complex consisting of four “duplexes” with a feel of residential not apartment living. In order to create this open feeling we have left 16 feet between buildings whereas other apartments on the surrounding properties are connected with one or two common open areas.
3. The other complexes in the area are much larger lots and the rear yards have become drive ways or “alleys” with a complete drive around. With this smaller property we do not have the same privilege unless we attach all the units together and not create the residential appeal we are trying to create. We feel that this would only enhance this property but the surrounding properties also.
4. By allowing the reduction of the 25 foot rear yard setback will not grant any special privilege it will only enhance the property and the properties surrounding. The surrounding apartments provide for open carports where we are providing individual garages to maintain our theme of individual living units.
5. The granting of this variance in no way will be detrimental to public health, safety, and welfare or materially injurious. Our design is creating the open feeling on the property with individual living units, allowing more of a residential appeal rather than apartment living.

EXHIBIT “D”



MEETING DATE 5/28/2014
SITE PLAN NO. 14-069
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 _____

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: 2 DATE: May 28, 2014
 SITE PLAN NO: SPR14069
 PROJECT TITLE: TOWNHOUSE APARTMENTS
 DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA
 (RM2 ZONED)
 APPLICANT: HILLMAN BUILDING DESIGN
 PROP OWNER: MARTELLA JUSTIN M
 LOCATION: 4419 W MYRTLE AVE
 APN(S): 087-060-055

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*
\$ 3.36
- School Development fees. Commercial \$0.47 per square foot. Residential ~~\$2.97~~ *3.36* 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. FERREIRO
 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*

SITE PLAN NO: SPR14069
PROJECT TITLE: TOWNHOUSE APARTMENTS
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA (RM2 ZONED)
APPLICANT: HILLMAN BUILDING DESIGN
PROP OWNER: MARTELLA JUSTIN M
LOCATION: 4419 W MYRTLE AVE
APN(S): 087-060-055

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, bolt 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.

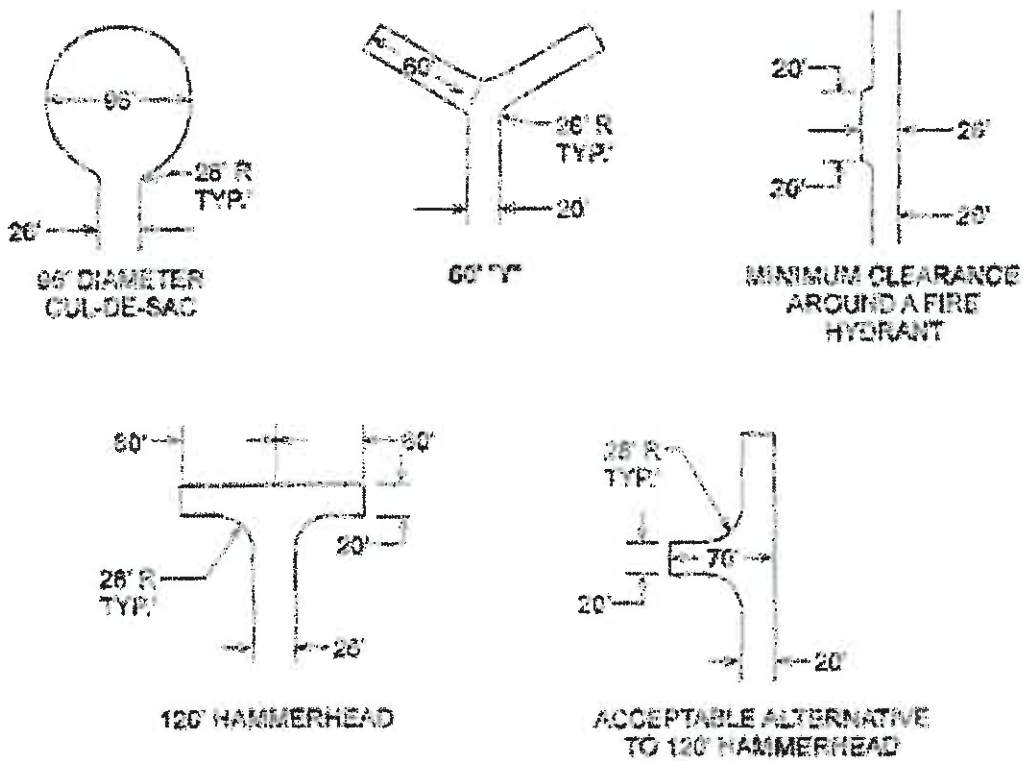


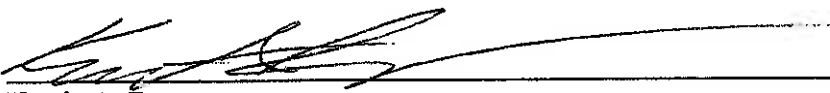
FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 or the number of units, street width shall be a minimum of 36 feet form 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
SOLID WASTE DIVISION
336 N. BEN HADDOX
VISALIA CA. 93291
713 - 4500

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14069
PROJECT TITLE: TOWNHOUSE APARTMENTS
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA
(RM2 ZONED)
HILLMAN BUILDING DESIGN
APPLICANT: HILLMAN BUILDING DESIGN
PROP OWNER: MARTELLA JUSTIN M
LOCATION: 4419 W MYRTLE AVE
APN(S): 087-060-055

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

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

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

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

RESIDENTIAL REFUSE CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 28, 2014

ITEM NO: 2
SITE PLAN NO: SPR14069
PROJECT TITLE: TOWNHOUSE APARTMENTS
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA (RM2 ZONED)
APPLICANT: HILLMAN BUILDING DESIGN
PROP. OWNER: MARTELLA JUSTIN M
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APN(S): 087-060-055

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:

- What is the width of the driveway?



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: MAY 28, 2014

SITE PLAN NO.: 14-069
PROJECT TITLE: TOWNHOUSE APARTMENTS
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA (RM2 ZONED)
APPLICANT: HILLMAN BUILDING DESIGN
PROP OWNER: MARTELLA JUSTIN M
LOCATION: 4419 W MYRTLE AVE
APN: 087-060-055

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: **24' MIN.** Use radius return; **MULTI-FAMILY STANDARD**

Sidewalk: **6'** width; parkway width at **MYRTLE**:

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. WORK IN PUBLIC RIGHT-OF-WAY

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. 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 sidewalk along Myrtle will need to be removed and replaced with 6' sidewalk (multi-family standard) and comply with City/ADA standards. New sidewalk shall meander or be designed to meet ADA guidelines around existing utilities in the public right-of-way.***
- 2. The drive approach shall be a minimum 24' width for two-way traffic and meet City "multi-family" drive approach standards.***
- 3. City records indicate the existing single family dwelling was connected to sewer main. Proposed multi-family units shall connect to City sewer utility. A min. 6" common service main is recommended.***
- 4. Street trees and landscaping are required as part of frontage improvements for Myrtle Ave. Street trees shall comply with the City's street tree installation requirements and master list for planting under utility poles.***
- 5. All frontage improvements and full driveway width shall be installed with the first unit development.***
- 6. A common area for ingress, egress, maintenance, utilities, etc. shall be recorded against all properties. Provide a copy of the recorded CC&R's to the City Engineer. Site improvement and/or duplex construction permits processing can be withheld until proper documentation is submitted.***
- 7. Impact fees apply to proposed development. A credit for existing home will be applied to fee calc's. Refer to page 3 for fee summary.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-069
Date: 5/28/2014

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:Multi-family)

Existing uses may qualify for credits on Development Impact Fees. SFD

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC X 0.76 = \$848.16
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,225/UNIT X 8 - (\$4,593CR) = \$21,207
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$386.40/UNIT X 8 - (\$683.20CR) = \$2,408 ,TREATMENT PLANT FEE: \$677.50/UNIT X 7 = \$4,742.50
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$1,893.90/AC X 0.76 = \$1,439.36
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,781.90/UNIT X 8 - (\$3,158.80CR) = \$19,096.40
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$1,390.22/AC X 0.76 = \$1,056.57
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$2,276.30/AC X 0.76 = \$1,729.99
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$497.40/UNIT X 7 = \$3,481.80
<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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 2	DATE: <u>May 28, 2014</u>
SITE PLAN NO: SPR14069	
PROJECT TITLE: TOWNHOUSE APARTMENTS	
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA (RM2 ZONED)	
APPLICANT: HILLMAN BUILDING DESIGN	
PROP OWNER: MARTELLA JUSTIN M	
LOCATION: 4419 W MYRTLE AVE	
APN(S): 087-060-055	


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 – $\frac{3}{4}$ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

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

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



AUTHORIZED SIGNATURE

5-27-14

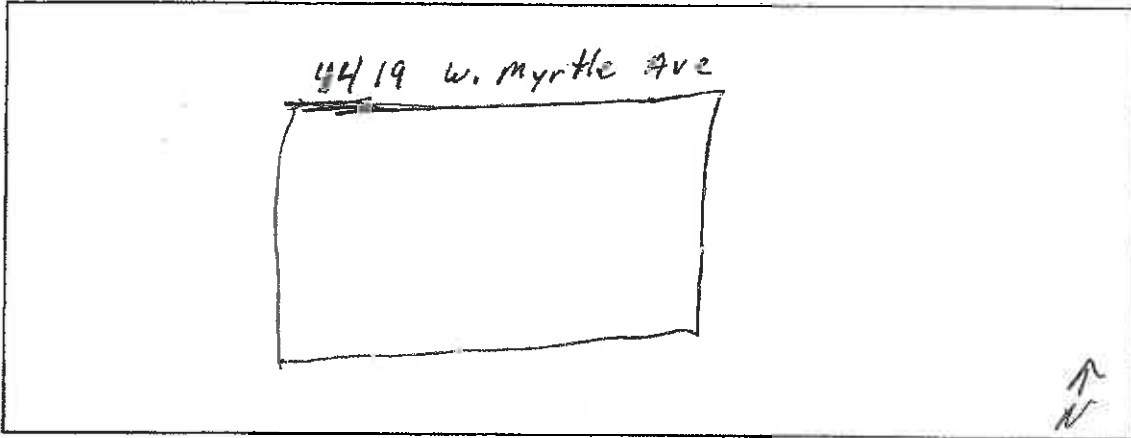
DATE

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 5-27-14

Site Plan Review # 124-069


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 559 713-4813

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003 / Paul Bernal, Planning Division (559) 713-4025

Date: May 28, 2014

SITE PLAN NO: 2014-069
PROJECT TITLE: TOWNHOUSE APARTMENTS
DESCRIPTION: TOWNHOUSE APARTMENTS ON 27,243 SF AREA (RM2 ZONED)
APPLICANT: HILLMAN BUILDING DESIGN
PROP. OWNER: MARTELLA JUSTIN M
LOCATION TITLE: 4419 W MYRTLE AVE VISA
APN TITLE: 087-060-055

General Plan: RMD – Residential Medium Density
Existing Zoning: R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area per unit

Planning Division Recommendation:

- Revise and Proceed – Off-Agenda review to address changes (may also Resubmit if desired)
 Resubmit

Project Requirements

- Variance to rear yard setbacks
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 05/28/2014

1. A rear yard setback of 25 feet is required in the R-M-2 zone, this plan shows two buildings and parking stalls in the setback. As shown, the project will require a variance to rear yard setbacks for buildings and parking. Applicants are required to provide all of the necessary findings for the Planning Commission determination of a variance request. The Commission may approve, modify or deny a variance request based upon the required findings in ZO Section 17.42.090, and the evidence presented by the applicant.
2. Show locations of solid waste cans or bin enclosure, whichever is required by solid waste.
3. If parking stalls are allowed through the variance process in the rear setback as shown, solid fencing is required in front of the stalls to reduce light and noise on the adjacent property.
4. Landscape and irrigation plans are required as a part of the building permit, said plans to be prepared in accordance with MWELo standards and shall contain a statement to that effect. **Note** that a letter from the landscape installer is required prior to a final or occupancy for the project certifying that the landscaping was installed to MWELo standards.
5. Show height and type of fencing.
6. Any fencing over 3 feet high in the front setback area is required to be wrought iron.
7. Parking meets code requirements as shown (excepting the stalls in the rear yard without a variance)
8. Street trees are required in addition to the regular on-site landscaping, to be shown on landscape plans.
9. A separate Site Plan Review is required for the future parcel split.

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 (variance) by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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

Maximum Building Height: 35 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide 1.5 spaces per unit.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) if required by Building Department.
4. No repair work or vehicle servicing allowed in a parking area.
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard.
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent single family residential properties. Details and cross-sections may be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. 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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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


Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
3. 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.

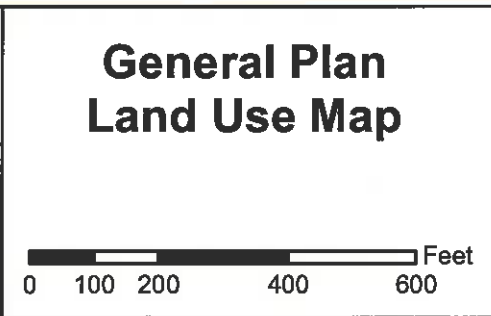
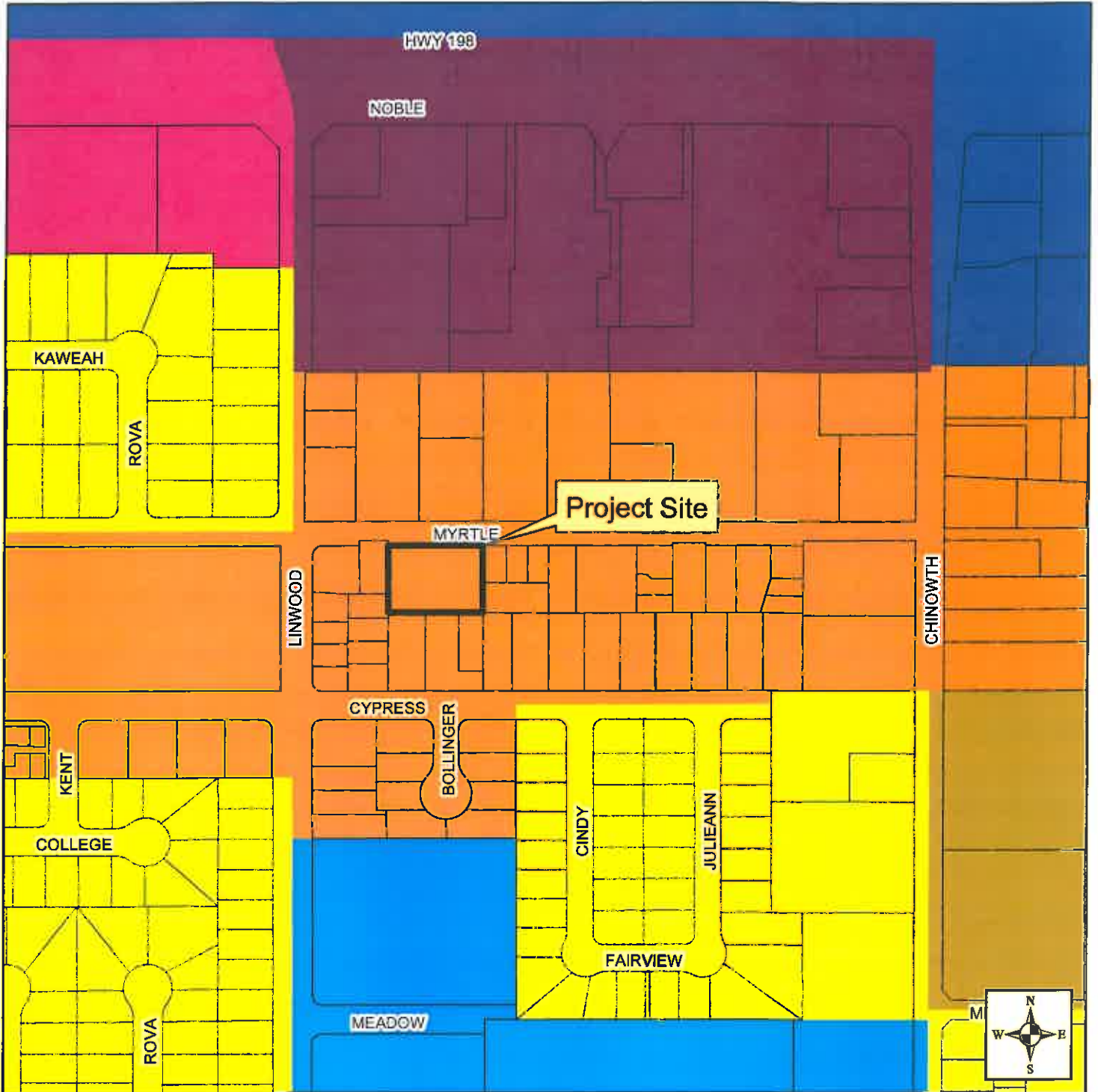
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature _____



Variance No. 2014-05

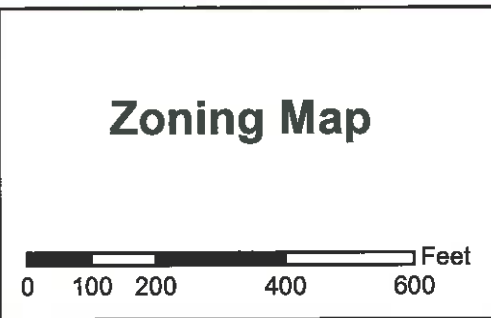
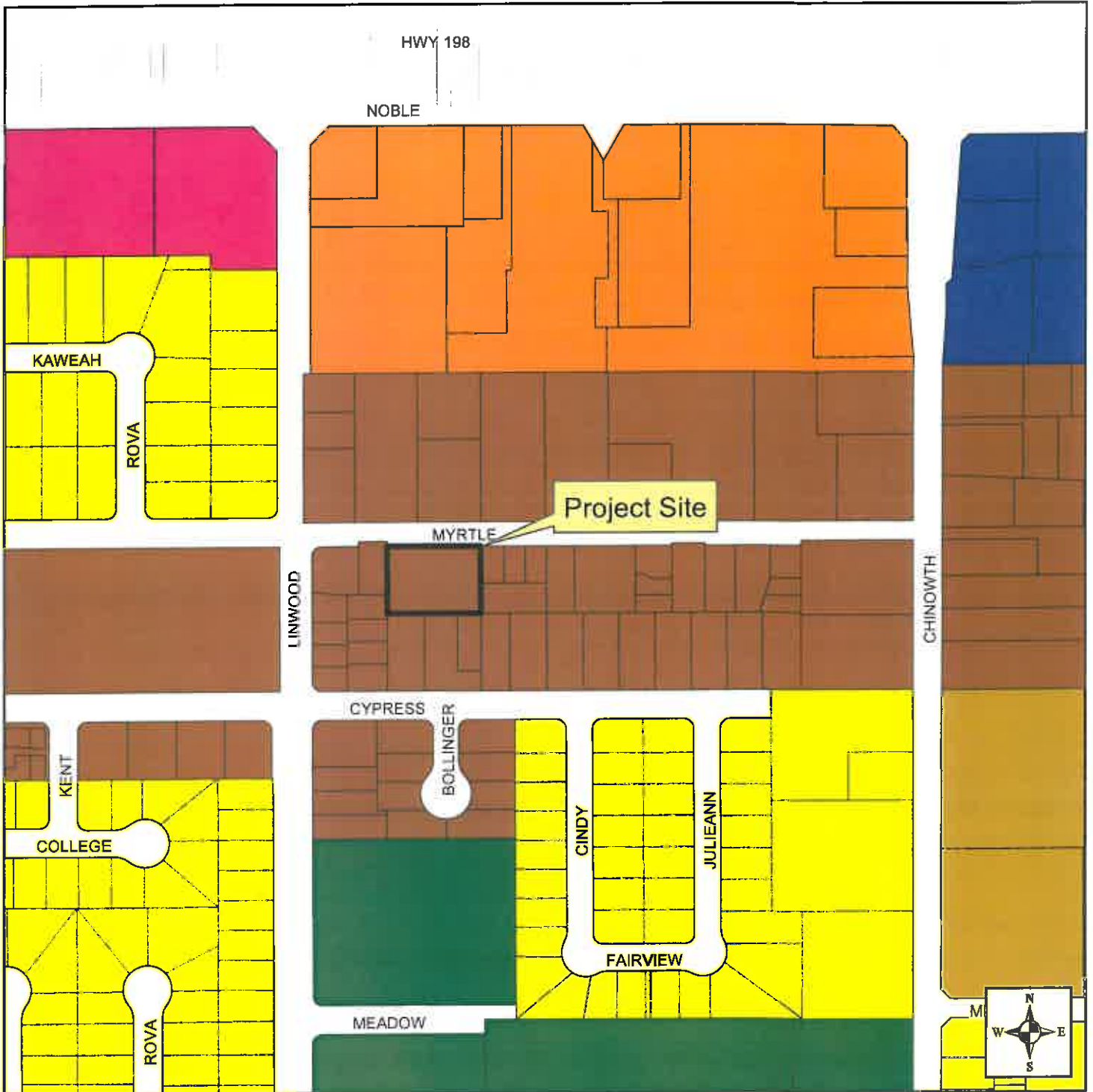
The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)



	HIGHWAY COMMERCIAL
	SHOPPING / OFFICE COMMERCIAL
	PROFESSIONAL / ADMIN OFFICE
	PUBLIC INSTITUTIONAL
	RESIDENTIAL HIGH DENSITY
	RESIDENTIAL LOW DENSITY
	RESIDENTIAL MEDIUM DENSITY

Variance No. 2014-05

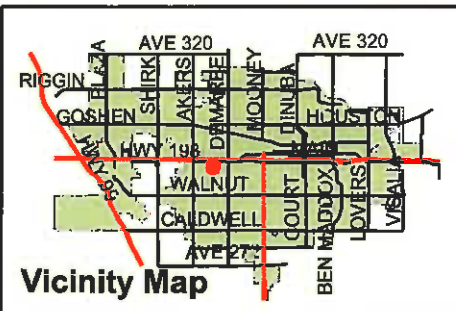
The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)



- HIGHWAY COMMERCIAL
- SHOPPING / OFFICE COMMERCIAL
- PROFESSIONAL / ADMIN. OFFICE
- QUASI-PUBLIC
- SINGLE-FAMILY RESIDENTIAL R-1-6
- MULTI-FAMILY RESIDENTIAL R-M-2
- MULTI-FAMILY RESIDENTIAL R-M-3

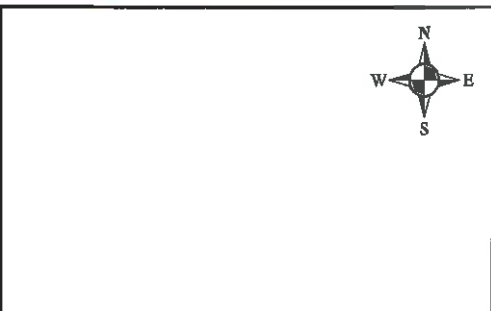
Variance No. 2014-05

The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)



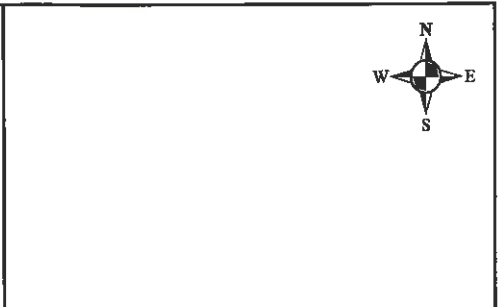
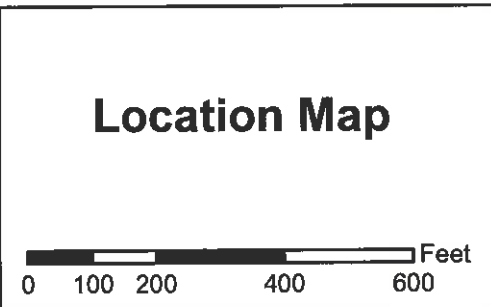
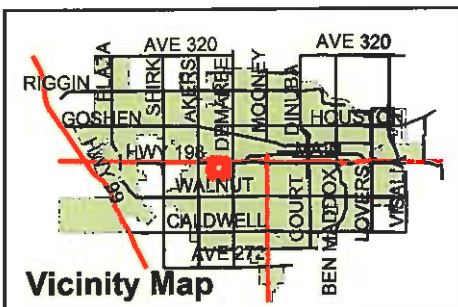
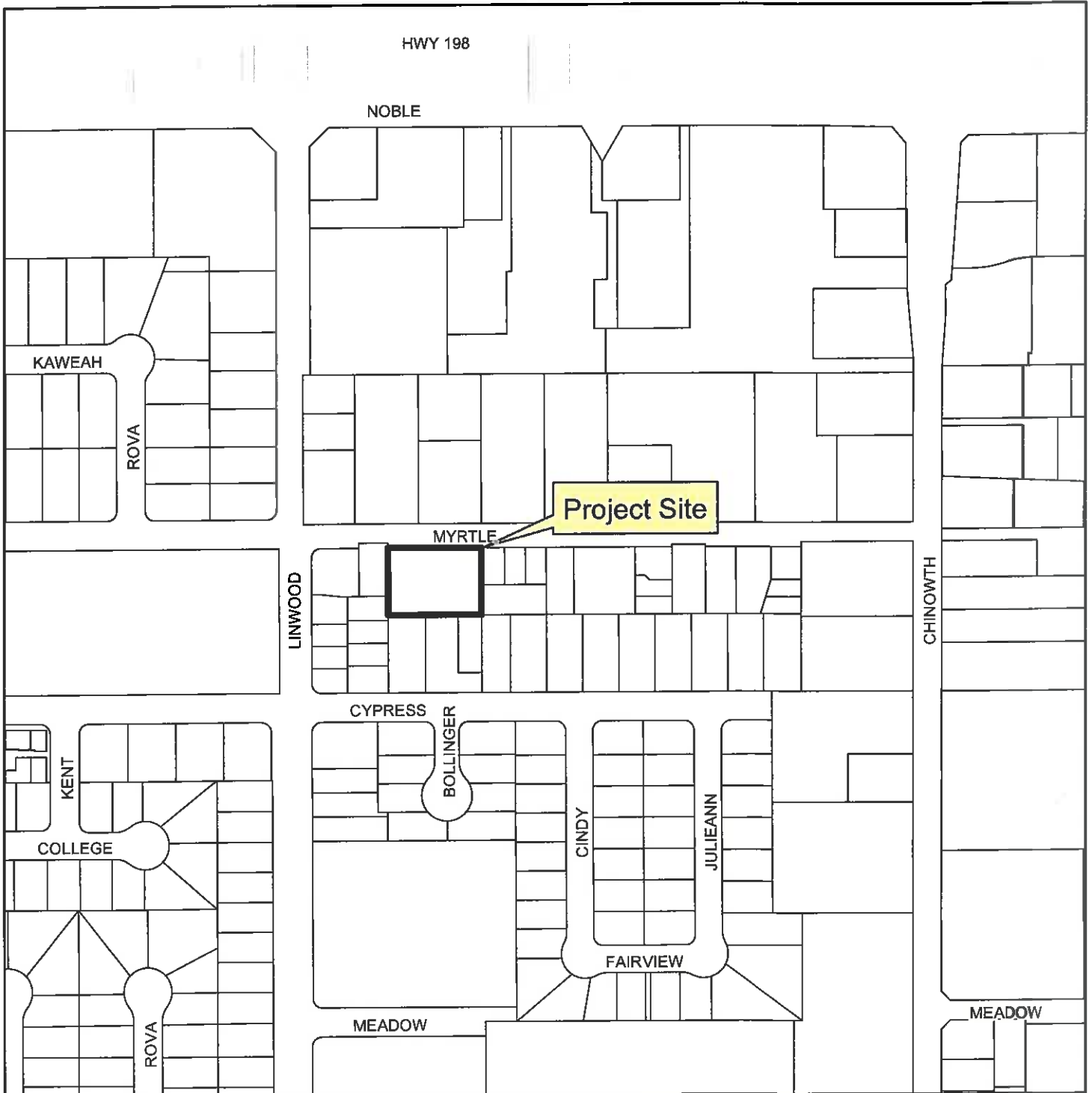
Aerial Photo
Photo Taken March 2014

0 25 50 100 150 200 Feet



Variance No. 2014-05

The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 25, 2014

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

SUBJECT: Tentative Parcel Map No. 2014-02: A request by Larry Ritchie property owner, and Randy Wasnick agent, to subdivide two parcels totaling 76.5 acres into four parcels and a 60.01 acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggins Avenue and Kelsey Street (APN: 077-200-001, 077-200-045)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2014-02, as conditioned, based upon the findings and conditions in Resolution No. 2014-15. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning & Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2014-02, based on the findings and conditions in Resolution No. 2014-15.

PROJECT DESCRIPTION

This is a request to divide two parcels totaling 76.5 acres into four parcels and a 60.01 acre remainder. The proposed parcels range in size from 2.27 acres to 4.67 acres, and are located along the south side of Sunnyview Avenue as shown in Exhibit "A". The remainder parcel, 60.01 acres, fronts onto Sunnyview Avenue north to Riggins Avenue. This map would create four parcels of similar size to those existing to the east of this site on Sunnyview Avenue. Proposed Parcel No. One is 2.27 acres which is smaller than the other parcels due to an existing ponding basin which was created by a separate instrument to serve the City Storm Water needs in this area.

An irrevocable offer of dedication for Sunnyview Avenue and Kelsey Street will be provided with the map. This will allow for the extension of Sunnyview to the west as parcels are developed. The dedication for Kelsey Street will eventually provide for a connection to Riggins Avenue.

BACKGROUND INFORMATION

General Plan Land Use Designation: Heavy Industrial
Zoning: IH (Heavy Industrial)
Surrounding Zoning and Land Use: North: IH (Agricultural)
South: IH (Agricultural)
East: IH (Agricultural /Warehousing)
West: IH (Agricultural /Warehousing)
Environmental Review: Categorical Exemption No. 2014-18
Site Plan: Site Plan Review No. 2013-161

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Parcel Map No. 99-17 was approved by the Planning Commission on January 10, 2000, creating the eight similar parcels to the east on Sunnyview, along with a remainder.

PROJECT EVALUATION

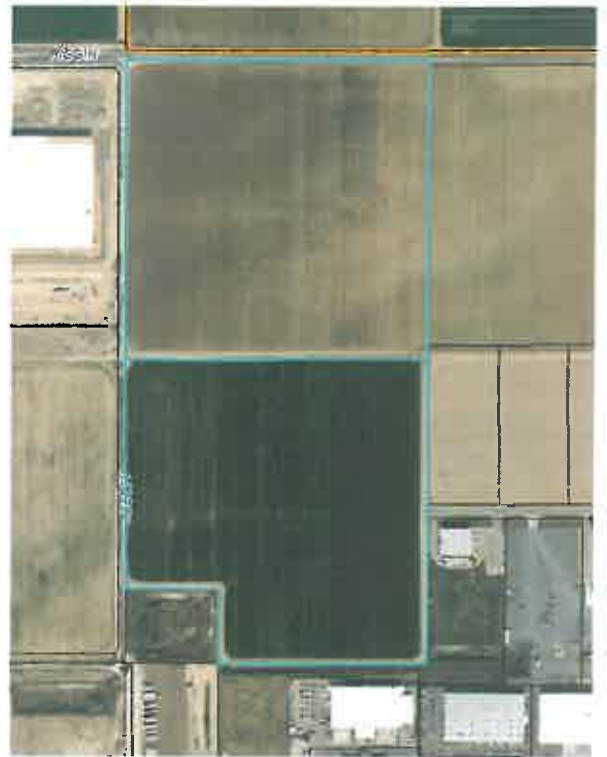
Staff supports the tentative parcel map, as conditioned, based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinance policies for approval of tentative parcel maps.

Land Use Compatibility

Staff has determined that the proposed division of property is compatible with General Plan policies and the Zoning and Subdivision Ordinance. The project is located in the industrial park and the proposed parcel sizes are consistent with the existing parcels along Sunnyview Avenue to the east of this site.

Site Improvements

The subject site is within Design District "H" which provides the development setbacks and related standards. Pursuant to Section 17.30.230.E.1, if parcels/sites are less than the minimum five acre area, it is required that the setbacks be determined at the time of parceling of the property. The building and landscaping setbacks along Sunnyview and Kelsey frontage setbacks are 25 feet for building and landscaping, and the side/rear setbacks are zero for building and landscaping. These setbacks and related development standards will be applied to the individual parcels as they go through the Site Plan Review process in the future for potential projects.



The parcels are also required to provide a common storm drainage basin. Due to liability concerns the Engineering Department has allowed the development of individual storm drainage basins on these parcels when they develop. All of the public street run-off will be served by the existing City basin at the southwest corner of the site.

Street Improvements

The public street improvements along the Sunnyview and Kelsey roadways are proposed to be deferred until development of the individual parcels occurs. Deferral of public street improvements is allowed at the parcel map stage. Through the Site Plan Review process, public right-of-way and infrastructure improvements will be identified and required for the development of each parcel. These improvements are detailed in the Site Plan Review comments from Engineering and are reflected in the right-of-way design depicted in Exhibit "A".

Map Dedications

The public street right-of-ways will be provided to the City as irrevocable offers of dedication at the time of the map recordation. This allows for improvements of the roadways without parcel development should the need arise. The dedication also provides for the extension of public and private utilities prior to development of the individual parcels. The development of parcels which are not directly adjacent to developed sections of Sunnyview Avenue would be required to provide adequate street access and infrastructure to their parcel. The City would review and regulate required improvements through the Site Plan Review process.

Correspondence

Three pieces of correspondence have been received on this project. One letter is from the California Water Service Company stating that they have facilities in the area and can service the proposed properties with appropriate service extensions. The Second letter is from Tulare County Health and Human Services indicating that they have no comments on the proposed parcel map. Caltrans sent an e-mail indicating that they have "No Comment" on the proposed map. The correspondence is contained in the project file and is not included in this staff report.

Environmental Review

A property division resulting in four or fewer parcels is categorically exempt. Therefore, the project is considered Categorical Exempt under Section 15315 (Minor Land Divisions) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-18)

RECOMMENDED FINDINGS

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map would be consistent with similar divisions of property in the Heavy Industrial zoning designation and Design District "H".
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-18).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-161.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That the parcels be subject to Design District "H" setbacks for parcels with frontage on minor roads.
4. That all of the deferred dedications, improvements, and related fees be identified and provided for each parcel through the subsequent Site Plan Review process of development proposals.

5. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2014-02.

APPEAL INFORMATION

According to the City of Visalia 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 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. 2014-15
- 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)

17.30.230 - Design District: "H"

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)

RESOLUTION NO 2014-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2014-02, A REQUEST BY LARRY RITCHIE PROPERTY OWNER, AND RANDY WASNICK AGENT, TO SUBDIVIDE TWO PARCELS TOTALING 76.5 ACRES INTO FOUR PARCELS AND A 60.01 ACRE REMAINDER IN THE HEAVY INDUSTRIAL (IH) ZONE. THE PARCELS ARE LOCATED AT THE SOUTHEAST CORNER OF RIGGIN AVENUE AND KELSEY STREET (APN: 077-200-001, 077-200-045)

WHEREAS, Tentative Parcel Map No. 2014-02 is a request by Larry Ritchie property owner, and Randy Wasnick agent, to subdivide two parcels totaling 76.5 acres into four parcels and a 60.01 acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggins Avenue and Kelsey Street (APN: 077-200-001, 077-200-045); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 25, 2014; and

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

NOW, THEREFORE, BE IT RESOLVED, that the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-18).

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

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

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-161.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That the parcels be subject to Design District "H" setbacks for parcels with frontage on minor roads.
4. That all of the deferred dedications, improvements, and related fees be identified and provided for each parcel through the subsequent Site Plan Review process of development proposals.
5. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2014-02.

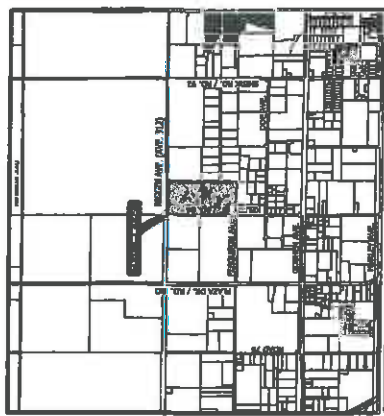
TENTATIVE PARCEL MAP

A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 18
SOUTH, RANGE 24 EAST, MOUNT Diablo BASE AND MERIDIAN,
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF
CALIFORNIA.

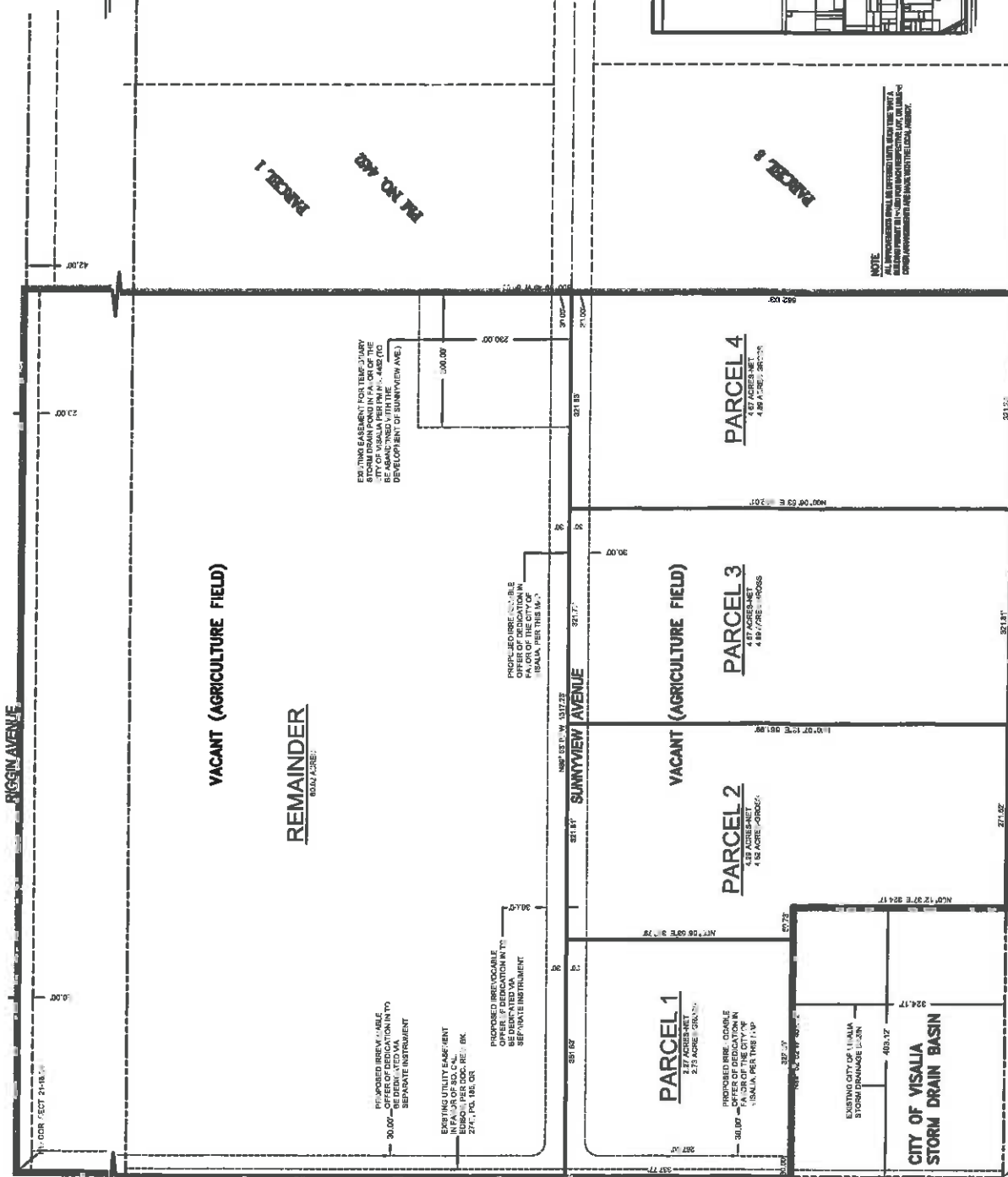
PREPARED BY:
SUN & SANITA FEELT, JRE. A
P.O. BOX 1708
VISALIA, CALIFORNIA
93280
FOR BIDDING 2015



PROJECT DATA
PROPERTY OWNER: INTER-UNIVERSITY
SUBDIVISION NAME: UNIVERSITY COLLEGE
SITE NUMBER: 18
LAND AREA: 24.00 ACRES
BLK/BLK AREA: 24.00 ACRES
CORNER CORN: 24.00 ACRES
FROM PLAT/ZONE: 24.00 ACRES
VOLUNTARY DEDICATION
DRAINAGE: 24.00 ACRES
WATER: 24.00 ACRES
ELECTRICITY: 24.00 ACRES
GAS: 24.00 ACRES
SEWER: 24.00 ACRES
NOTE: ALL IMPROVEMENTS SHALL BE OFFERED TO THE CITY OF VISALIA FOR CONSIDERATION AND SHALL BE SUBJECT TO THE CITY'S APPROVAL AND SHALL BE SUBJECT TO THE CITY'S APPROVAL.



VICINITY MAP





MEETING DATE 10/02/2013
SITE PLAN NO. 13-161
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 Tentative Parcel Map is required.

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

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **3** DATE: October 02, 2013
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76
ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2010 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments:

G. FERRERO

Signature

Site Plan Review Comments For:

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

ITEM NO: 3

DATE: October 02, 2013

SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: OCTOBER 2, 2013

SITE PLAN NO.: 13-161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP. OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN: 077-200-001 077-200-045

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
Irrevocable offer of dedication for Kelsey, Sunnyview, and Riggins Ave.
- 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. **AT TIME OF LOT DEVELOPMENT**
- 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. **STREET RUN-OFF ONLY PERMITTED TO CITY BASIN. IMPROVEMENTS REQUIRED AT TIME OF LOT DEVELOPMENT**

- 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. **AT TIME OF LOT DEVELOPMENT**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: **1** each at **300' INTERVALS**
- 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. **DEFERRED TO LOT DEVELOPMENT**
- All lots shall have separate drive approaches constructed to City Standards. **DEFERRED TO LOT DEVELOPMENT**
- Install street striping as required by the City Engineer. **DEFERRED TO LOT DEVELOPMENT**
- Install sidewalk: **5'** ft. wide, with **VARIES** ft. wide parkway on **SUNNYVIEW & KELSEY - DEFERRED TO LOT DEVELOPMENT**
- 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. All street improvements are deferred to lot development activities, including the construction of Sunnyview and Kelsey streets. Kelsey is a 60' collector street with 46' curb-to-curb, 7' parkway, and 5' sidewalk. An easement for sidewalk to be established by map. Sunnyview is a 60' collector with 40' curb-to-curb, 5' parkway, and 5' sidewalk.**
- 2. Street lights are required to City standards and are deferred to lot development.**
- 3. Kelsey and Sunnyview are listed as funded collector streets in the City's Circulation Element therefore portions of the street improvements are reimbursable to the developer. Further coordination with Engineering staff is required in establishing the improvement and reimbursement agreements at the time of lot development.**
- 4. Abandonment by map of existing temporary storm drain easement on Parcel 1.**
- 5. Storm drain and sanitary sewer mains construction shall be deferred to the time of lot development.**

6. An Irrevocable Offer of Dedication is required for future right-of-way on Sunnyview Ave, Kelsey St, and Riggin Ave. Dedication by map.

7. Refer to page 3 for impact fee summary, all impact fees deferred until time of lot development and permit issuance. Fees to be assessed based upon the fee schedule in affect at time of parcel development.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-161
Date: 10/2/2013

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:INDUSTRY)

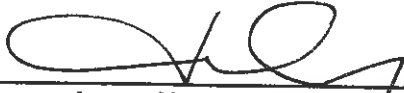
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$20.50/1000SF
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$1,310.60/AC
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$961.89/AC

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.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 2, 2013

ITEM NO: 3
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED) (DISTRICT H
APPLICANT: RITCHIE-VIDOVICH LP
PROP. OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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 Kelsey St. and Sunnyview Ave., and Kelsey St. and Riggins Ave. Locations.
- Install Stop Sign on Sunnyview Ave. at Kelsey St. and on Kelsey St. at Riggins Ave.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

- City approval prior to recordation of street names



Leslie Blair

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: **3** DATE: October 02, 2013
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76
 ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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 – ¼ 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

9-30-13

DATE

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 2, 2013

SITE PLAN NO: 13-161
PROJECT: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED)
(DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP. OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION TITLE: SEC RIGGIN & KELSEY
APN TITLE: 077-200-001 & 077-200-045

General Plan: IH – (Heavy Industrial)
Existing Zoning: IH – (Heavy Industrial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map & Site Development Plan
- Traffic Impact Analysis and Greenhouse Gas Analysis
- Site Development Plan
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 10/02/2013

1. A tentative parcel map requires review and approval by the Planning Commission.
2. Pursuant to Section 17.30.230.E.1, if parcels/sites are less than then the minimum five acre area, it is required that setbacks be determined at the time of parceling of the property. The setbacks along Sunnyview are required to be 25-feet. The parcels being created shall also be designed to accommodate the landscape areas and building setbacks as required by this section. Provide a development site plan depicting the landscape setback areas and the buildable lot area.
3. In addition, properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners association formed at the time of subdivision.
4. The City Engineer shall determine when the construction of Sunnyview Avenue and Kelsy Street shall occur.

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)

San Joaquin Valley Air Pollution Control District (SJVAPCD)

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

Parking:

1. Parking shall be determined at the time of development for each of the parcels (see Zoning Ordinance Section 17.34.020).
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
4. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
6. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
7. Provide shared parking/access agreements when necessary. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
8. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.

6. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
7. 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.
8. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

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

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into

the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.

3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

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

Signature

A handwritten signature in black ink, appearing to read "Paul B. Smith". The signature is written in a cursive style with a horizontal line underneath the name.

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

ITEM NO: **3** DATE: October 02, 2013
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76
 ACRES (IH ZONED) (DISTRICT H)
 RITCHIE-VIDOVICH LP
APPLICANT: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
PROP OWNER: SEC RIGGIN & KELSEY
LOCATION: 077-200-001 077-200-045
APN(S):

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA NEIGHBORHOOD PRESERVATION/CODE ENFORCEMENT DIVISION

October 2, 2013

ITEM NO: 3
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP. OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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

COMMERCIAL BIN SERVICE

ITEM NO. 2
SITE PLAN NO: SPR13161
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP WITH 8 PARCELS ON 76 ACRES (IH ZONED) (DISTRICT H)
APPLICANT: RITCHIE-VIDOVICH LP
PROP OWNER: RITCHIE-VIDOVICH LIMITED PARTNERSHIP
LOCATION: SEC RIGGIN & KELSEY
APN(S): 077-200-001 077-200-045

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



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

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



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



Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

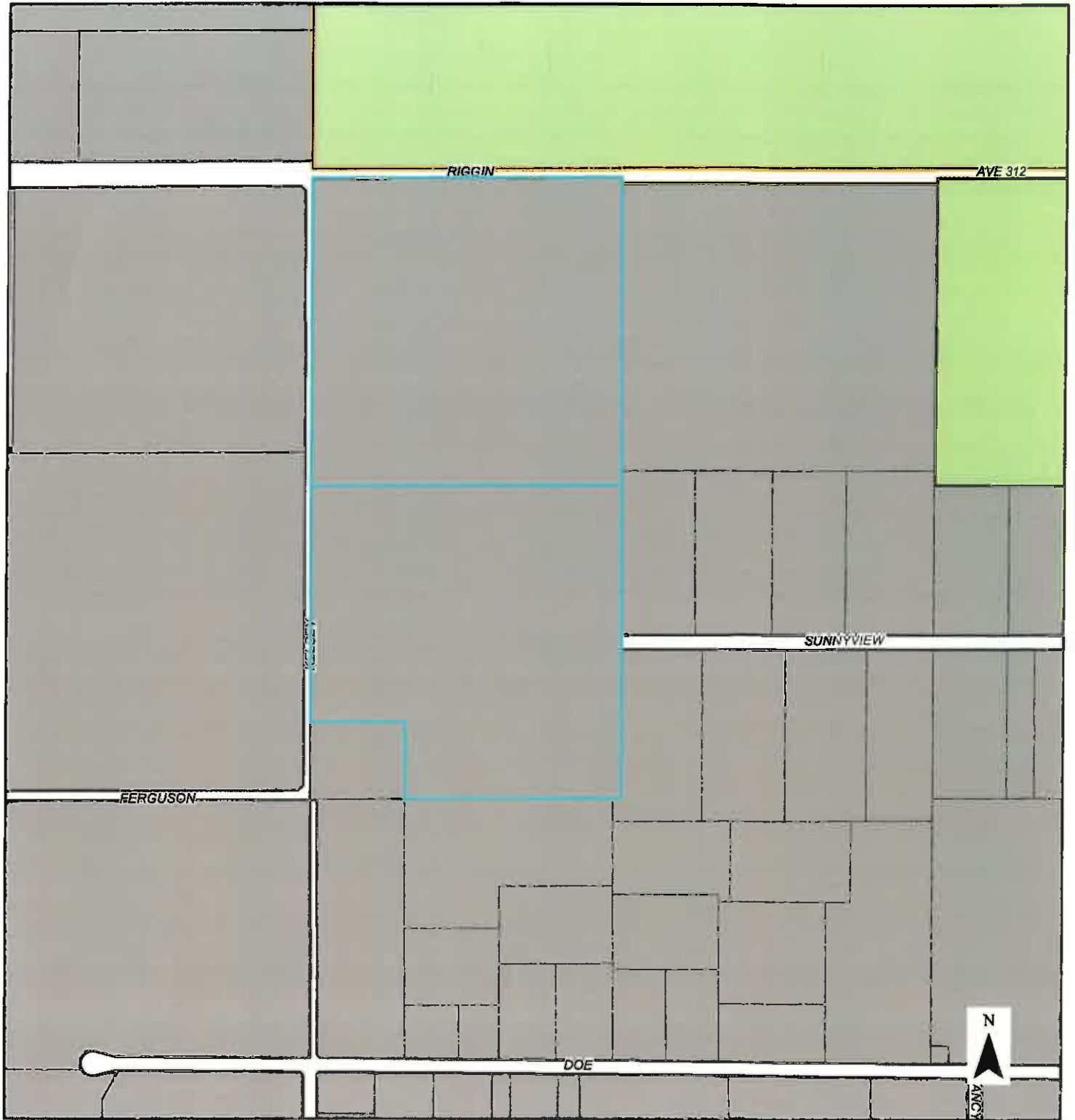


City of Visalia



Land Use Designations

City of Visalia



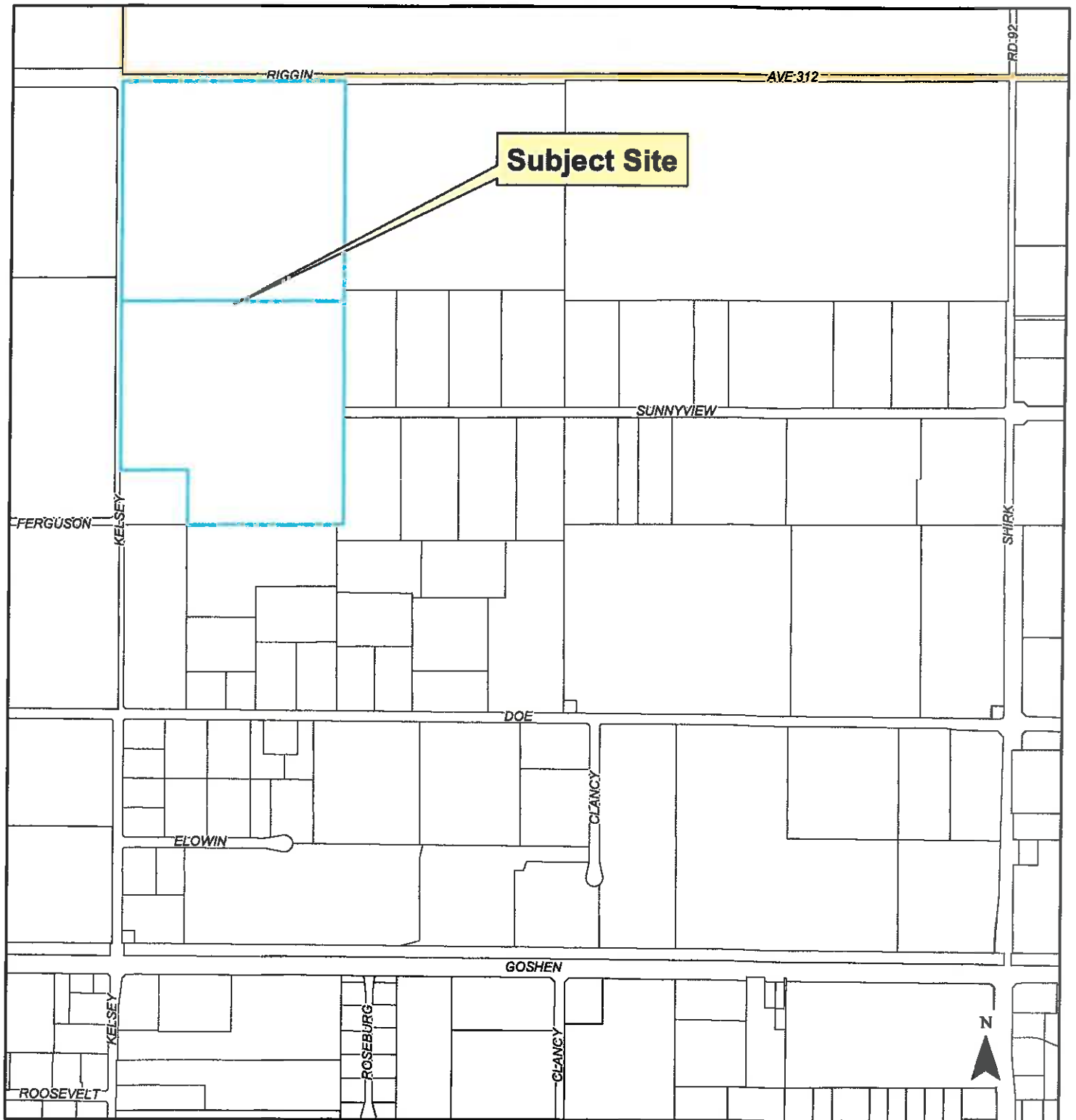
Zoning Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map