

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Brett Taylor, Liz Wynn

MONDAY, SEPTEMBER 22, 2014; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. SWEARING IN OF LIZ WYNN – MICHELLE NICHOLSON, CITY CLERK
3. 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.
4. CHANGES OR COMMENTS TO THE AGENDA–
5. 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.
 - Finding of Consistency No. 2014-003 for the Laurel Court at Quail Park memory care facility located at 5050 West Tulare Avenue. The memory care facility was approved for 39-beds per Conditional Use Permit No. 2008-21 but the facility was constructed with 40 rooms (i.e., 40-beds).
6. PUBLIC HEARING-
Conditional Use Permit No. 2014-23: A request by Central Valley Recovery Services, Inc. to establish a Residential Recovery Facility for 29 Men in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) zone. The site is located at 3107 East Kaweah Avenue (APN: 101-043-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2014-54
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, OCTOBER 2, 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, OCTOBER 13, 2014

City of Visalia



To: Planning Commission

From: Paul Bernal, Principal Planner
(713-4025)

Date: September 22, 2014

Re: Finding of Consistency No. 2014-003 for the Laurel Court at Quail Park memory care facility located at 5050 West Tulare Avenue. The memory care facility was approved for 39-beds per Conditional Use Permit No. 2008-21 but the facility was constructed with 40 rooms (i.e., 40-beds).

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency allowing the increase from 39-beds to 40-beds for the previously approved for CUP No. 2008-21.

DISCUSSION

Conditional Use Permit No. 2008-21 was approved allowing the construction of a new single-story 32,600 square foot memory care center. The building is located in the existing Kaweah Delta West medical campus east of the Rehabilitation Hospital and north of the Dialysis Facility. The memory care center provides residential accommodations for persons with dementia and Alzheimer's.

When the CUP was originally approved, the CUP identified 19 shared unit apartments (two rooms sharing a common bathroom) accommodating a total of 39 residents. However, when the building plans were submitted for construction, the floor plan depicted a total of 20 shared unit apartments and 40 beds. Staff issued the building permit, but miscalculated the number of beds approved for this facility.

The applicant is requesting that the Planning Commission recognize the 40-beds as the maximum number allowed for the Laurel Court at Quail Park Memory care facility. The memory care facility is developed with 21 parking stalls exceeding the 13 parking stall requirement based on three parking stalls per bed. The additional bed would not result in additional parking requirements for this facility, nor would it result in a significant increase in traffic.

Staff's recommendation is to approve the additional bed increasing the maximum number of beds from 39 to 40 for the memory care facility. This recommendation is based on the conclusion that the additional bed is a slight increase in the number of patient's onsite, and will not result in significant changes to the daily operations of the Laurel Court at Quail Park Memory care facility.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Building Permit Floor Plan
- Exhibit "C" – Applicant's letter
- Aerial Map

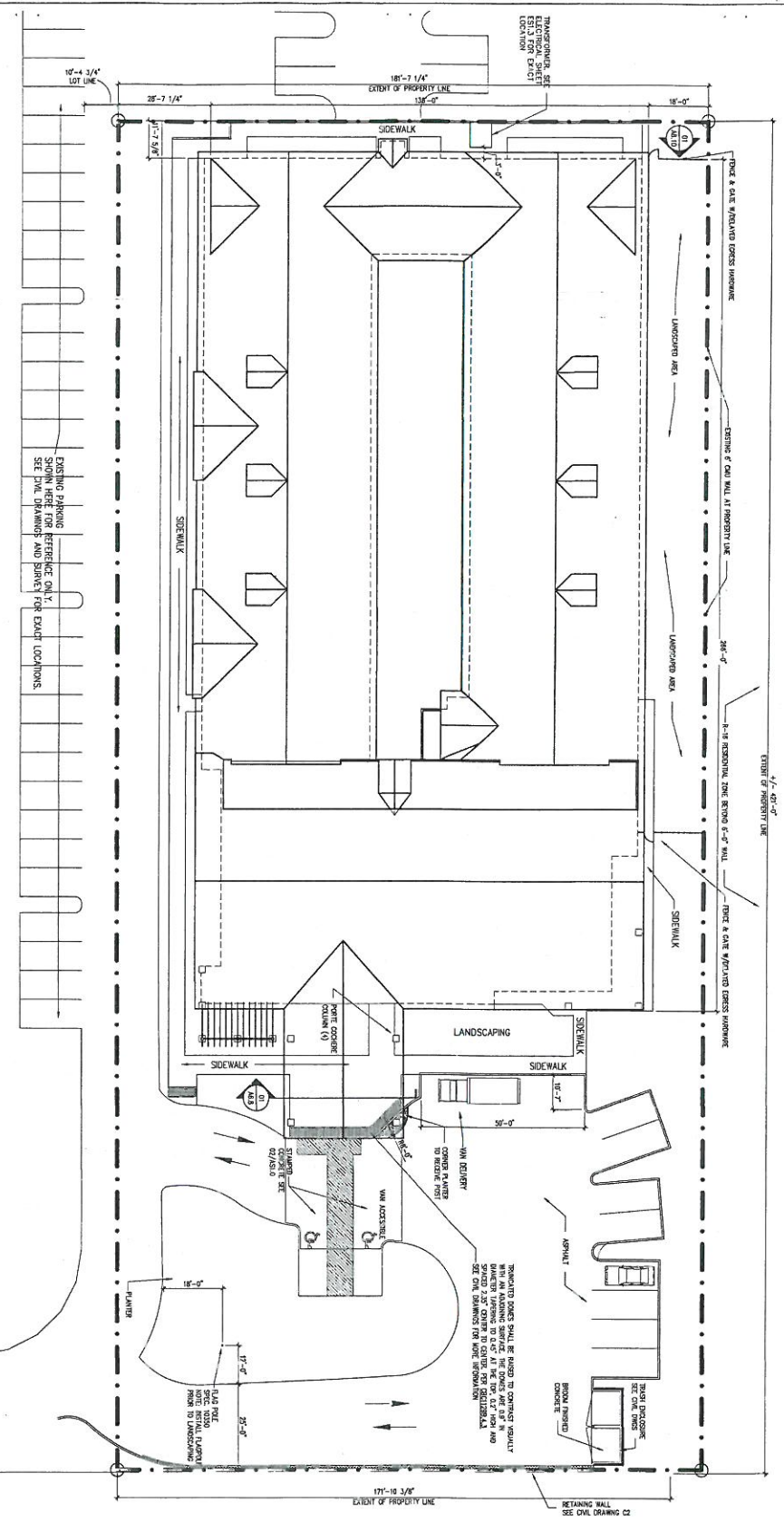
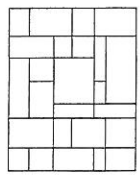


Exhibit "A"

01 SITE PLAN
SCALE: 1/8" = 1'-0"

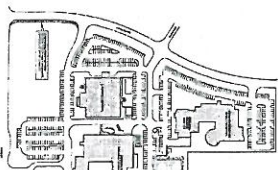
NOTE: 10% ON DIMENSIONS = 30% OF
10% ON ARCHITECTURAL DIMENSIONS = 0.00"



02 CONCRETE STAMP PATTERN
GRAND ASPHALT SLATE BY MANOCRETE CONCRETE SURFACES INC.
COLOR CHANGE # 59 2f

DEVELOPMENT NOTES:

- PA (Professional Administrative) Design District 7
- ZONE: GROSS PARCEL AREA: 67,936 SF/1.56 Acres, measured from City curb line on West side of property to court property line, per Tentative Parcel Map prepared by Williams Engineering, dated December 2007.
- NET SITE AREA (Including Proposed Sublot Areas): 28,071
- PARKING: 33 stalls eliminated, with 10 stalls added. Parking for disabled persons: 2 stalls.
- DISABLED ACCESS: Exterior and interior ramps at level and accommodations will be per Title 24 of the California Building & Safety Code (from the 2007 California Building Code) and the Access Compliance Manual, and specifically Chapter 2 as defined for California Residents.
- PERCENTAGE OF SITE DEDICATED TO LANDSCAPING: Approximately 22% accessible/visible to public (i.e., interior courtyard and landscaping).
- PERCENTAGE OF PARKING AREA DEDICATED TO LANDSCAPING: Approximately 30% of on-site parking area noted on Site Plan.



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



LAUREL COURT AT QUAIL PARK LLC
1818 W. Lake Avenue N.
Suite 310
Sandwich, WA 99109
LAUREL COURT MEMORY CARE RESIDENCE AT KAWEAH DELTA WEST CAMPUS
Visalia, California

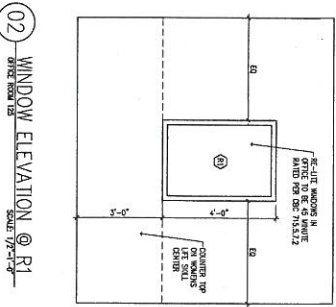
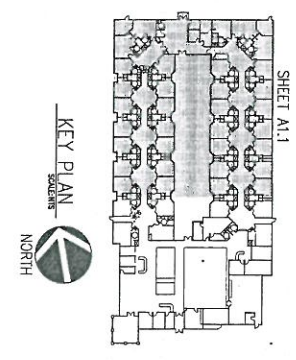
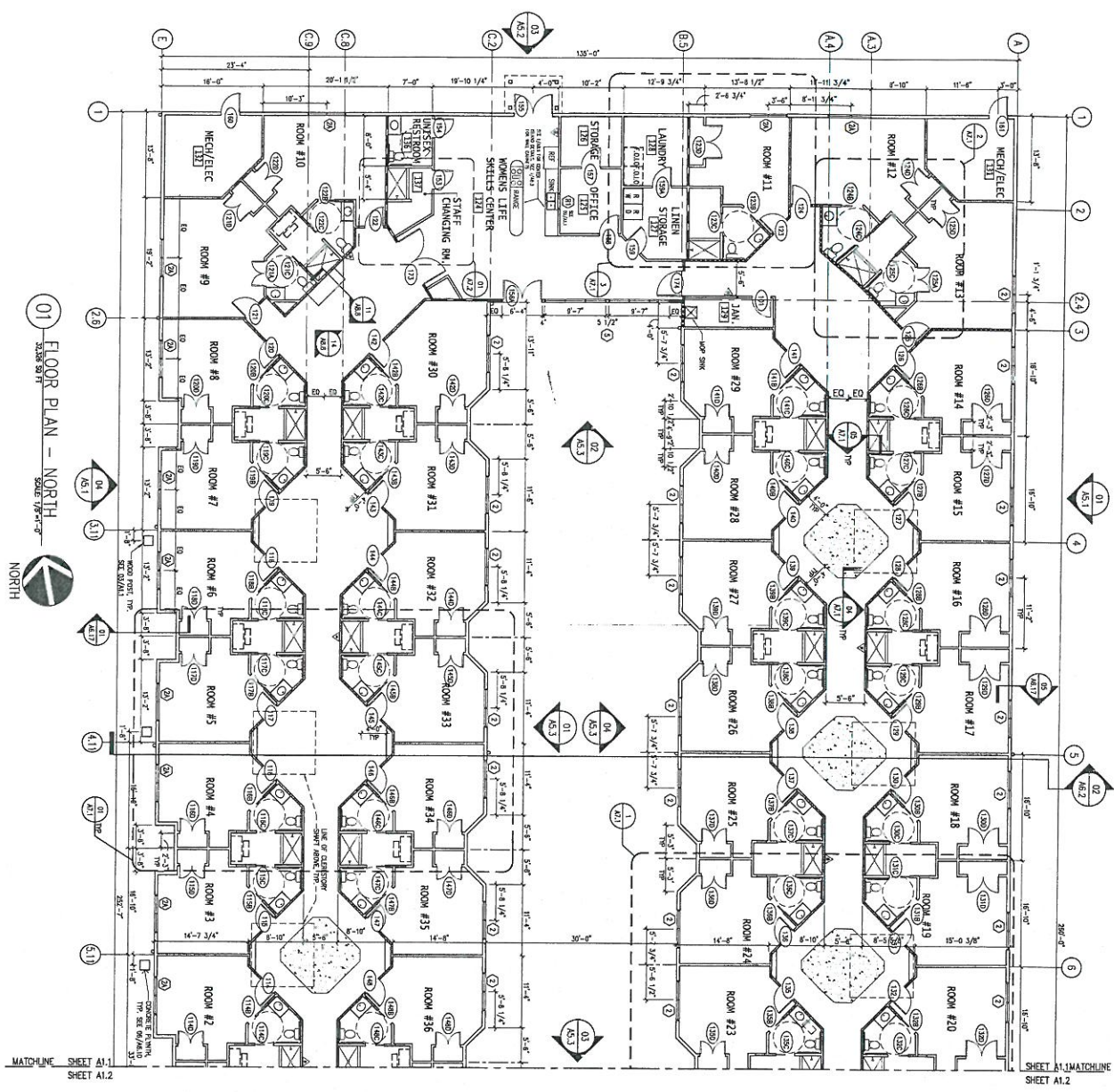
**LAUREL COURT
MEMORY CARE RESIDENCE
AT KAWEAH DELTA WEST CAMPUS**

CORBEL NW, LLC
3181 Lake Washington Blvd., Ste. 211A, Kirkland, WA 98033
Tel: 425.251.0817

NO.	DESCRIPTION	DATE
1	CONTRACT/UTILITY	06/14/10
2	CONTRACT/UTILITY	03/11/10
3	1. BID SET	07/08/09
4	1. FOR EXHIBIT DOCS	07/08/09
5	DATE	06/14/10

ARCHITECTURAL SITE PLAN

AS1.0



GENERAL NOTES

1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
2. ALL INTERIOR FINISHES ARE TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
3. SEE SHEET A1.2 FOR WALL FINISHES.

LEGEND

- RECESSED CABINETS
- OPERABLE WINDOW
- AREA OF GROUND (SEE A1.1)
- SINK BATHS (SEE A1.1)
- FIRE EXTINGUISHER (F.E.S.)

DETAILS:

- * ROOMS WITH DOORS SUBJECT TO A CHAIR-LIFTED ENTRANCE ARE TO BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
- * A WINDOW WITH A SILL SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
- * A WINDOW WITH A SILL SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
- * A WINDOW WITH A SILL SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

Exhibit "B"

NO.	DESCRIPTION	DATE
1	CONTRACT DOCUMENTS	06/14/10
2	CONTRACT DOCUMENTS	06/11/10
3	FOR PERMIT DOCS	07/02/09
4	FOR PERMIT DOCS	06/19/10



LAUREL COURT AT QUAIL PARK LLC
 1817 Woodlake Avenue N.
 Suite 110
 Seattle, WA 98109
 LAUREL COURT MEMORY CARE RESIDENCE AT KAWEAH DELTA WEST CAMPUS
 Vista, California

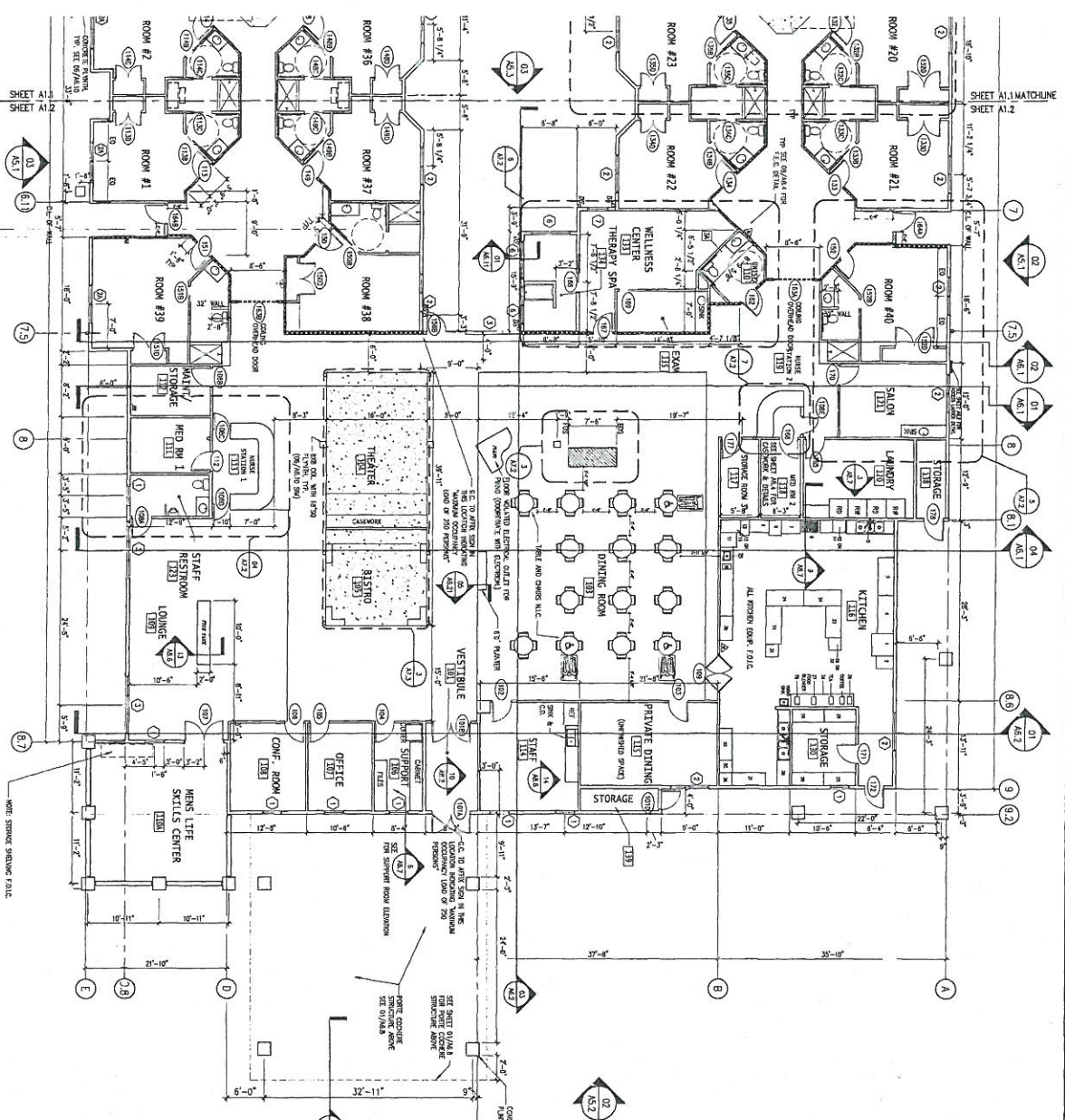
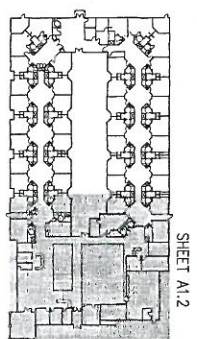
LAUREL COURT MEMORY CARE RESIDENCE AT KAWEAH DELTA WEST CAMPUS

CORBEL NW, LLC
 4305 Lodi, Wagonwheel Blvd., No. 2314, Rock Hill, S.C. 29733
 Tel: 424-231-0117 Email: info@corbelnw.com

01 FLOOR PLAN - SOUTH



KEY PLAN



MATCHLINE SHEET A1.1
SHEET A1.2

SHEET A1.1 MATCHLINE
SHEET A1.2

Exhibit "B"

- GENERAL NOTES**
1. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF EXTERIOR FINISH.
 2. ALL INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR FINISH.
 3. SEE SPEC. PLANS FOR EXISTING LOCATIONS & TYPES.
 4. SEE SHEET A1.1 & A1.2 FOR WALL TYPES.
 5. SEE SHEET A1.1 FOR DOOR LINE DIMENSIONS.
- LEGEND**
- RECESSED SLAB
 - OVERCAST STRUCTURE
 - SHORE BURSTS (SEE DETAIL)
 - THE EXPOSURE (SEE DETAIL)
 - SEE 01/04.4 FOR DETAIL INFORMATION

NO.	DESCRIPTION	DATE
1	CONTRACTIVITY	06/14/10
2	BID SET	07/11/10
3	FOR REVISIONS	07/02/09
4		06/14/10

LAUREL COURT AT QUAIL PARK LLC
 1828 10th Avenue N.
 Seattle, WA 98109
 LAUREL COURT MEMORY CARE RESIDENCE AT KAWAHEI DELTA WEST CAMPUS
 Visalia, California

**LAUREL COURT
 MEMORY CARE RESIDENCE
 AT KAWAHEI DELTA WEST CAMPUS**

CORBEL, NW, LLC
 4271 Lake Washington Blvd. N.E., No. 2712, Bellevue, WA 98003
 TEL: 425.256.9914

FLOOR PLAN
 A1.2



City of Visalia
Planning Division

RE: Conditional Use Permit 2008-21
Laurel Court at Quail Park, LLC
APN: 087-290-033

To whom it may concern, I am the Managing Member of Laurel Court at Quail Park, LLC the owner of Quail Park Memory Care Residences located at 5050 Tulare Ave, Visalia California, located on the West Campus of the Kaweah Delta Health Care District, one of the members of the ownership.

The Laurel Court at Quail Park, LLC Memory Care Residence is a 40-unit, 36,305 square foot dementia care center which was completed in 2012. The approved plans under permit #B090219 included 40-units. The current CUP #2008-21 approves 39-units. There is not affect to parking for the one additional room, residents of this facility cannot drive. We respectfully request that the CUP be amended to 40-units.

With regards,

A handwritten signature in black ink, appearing to read "D. Bryant", with a horizontal line drawn through it.

Denis R. Bryant
Managing Member
Laurel Court at Quail Park, LLC
dba Quail Park Memory Care Residences



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 22, 2014

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

SUBJECT: Conditional Use Permit No. 2014-23: A request by Central Valley Recovery Services, Inc. to establish a Residential Recovery Facility for 29 Men in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) zone. The site is located at 3107 East Kaweah Avenue (APN: 101-043-012).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-23, as conditioned, based upon the findings and conditions in Resolution No. 2014-41. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-23, based on the findings and conditions in Resolution No. 2014-41.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-23 is a request by Central Valley Recovery Services Inc., to establish and operate an alcohol and drug treatment/recovery program for adult males located at 3107 East Kaweah Avenue (see Exhibit "A"). The recovery facility is proposing a 29-bed facility, including major improvements to the site and existing single-family structure. The treatment facility will be fully staffed and occupied 24-hours a day, seven days a week. Central Valley Recovery Services, Inc. operates five other program facilities in the City of Visalia including four transitional homes.

The property was annexed in 2005 as part of the Lovers Lane Island Annexation. Staff contacted County staff inquiring on any discretionary permits approved for the 3107 East Kaweah Avenue location. Staff was informed that a group home for six individuals operated at this location in the late 1970's through the 1980's.

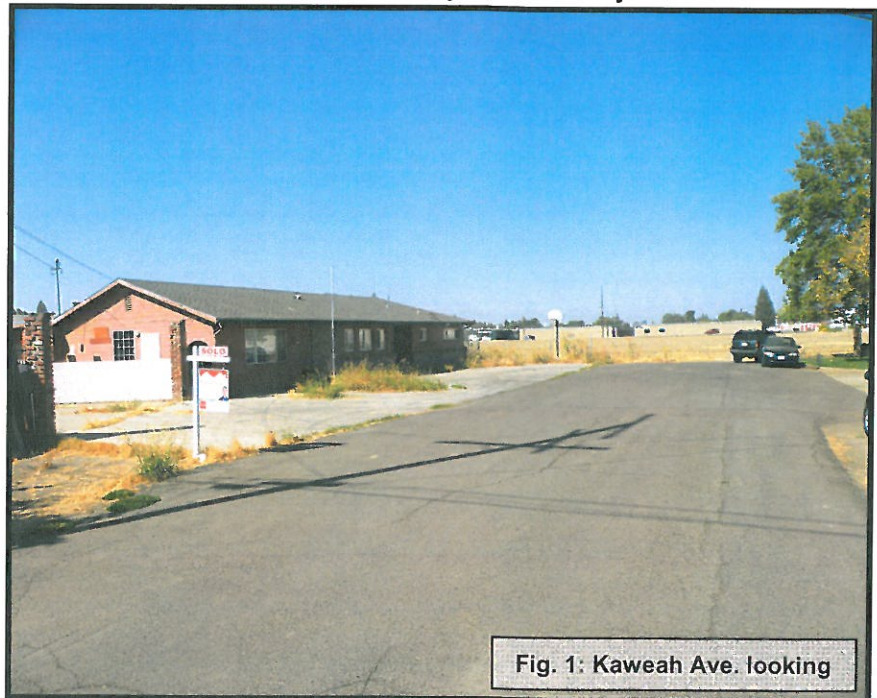


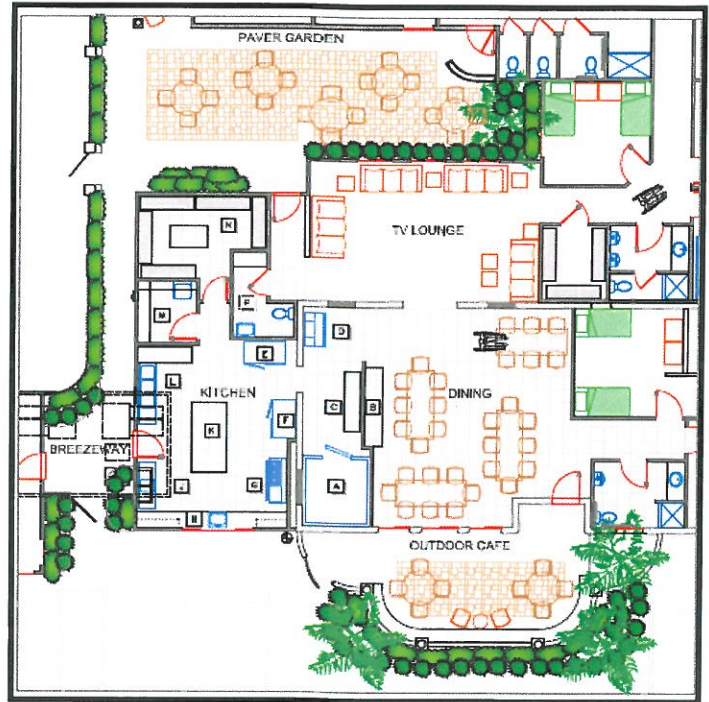
Fig. 1: Kaweah Ave. looking

The site is developed with a 3,966 square foot residential home and a 720 square foot detached garage. The site is currently vacant but had previous code violations that were issued to previous property owners. A summary of prior code violations is outlined in detail under the "Code Enforcement History" section of this staff report.

The property is located at the end of East Kaweah Avenue (Kaweah Avenue terminates at this location and will not be extended to the west, see Fig. 1). The site is zoned R-1-6 (Single-Family Residential 6,000 square foot minimum lot area) and is surrounded by residential development to the north, east and south, while a master planned shopping center development was recently approved west of the project site. The commercial retail development will construct a block wall along the west boundary of the site with a pedestrian opening where Kaweah Avenue terminates.

The applicant is proposing substantial improvements to the property. Improvements include remodeling the existing residential structure by adding an additional 1,496 square feet of habitable space, construction of a new 630 square foot office, rehabilitation of the swimming pool, new carport, storage shed, installing landscape planters, and construction of a block wall along the east boundary of the property (see Exhibit "A").

Other interior improvements as depicted on the site plan/floor plan include dining and meeting rooms, outdoor patio, recreational open space to the rear of the facility and 14 bedrooms. The detached office will be constructed east of the main structure in an area that was previously used as the carport. The office is the primary ingress/egress for the facility. The applicant has provided a written synopsis detailing all the improvements proposed for this site (see Exhibit "B").



Central Valley Recovery Services Inc. has also provided an Operational Statement (see Exhibit "C"). The operational statement identifies that the facility is staffed with one service director, one program coordinator, two certified addiction specialists and two interns. The clients of the recovery program are male adults recovering from alcohol and/or drug addiction. Total abstinence from alcohol and drugs is mandatory for all clients and failure to comply with this requirement results in clients being discharged from the program. The program is structured towards educating and training program participants on the effects of addiction, domestic violence, abuse while also providing life skills and positive parenting. This facility is intended to be a residence living facility and will not be a location for meetings and counseling for persons who do not reside at the site. The clients that reside at this facility will be provided with transportation to doctor appointments, therapy appointments, and weekly counseling sessions that are conducted off-site.

The clients are not permitted to have personal vehicles. The onsite parking is to accommodate the employees of the facility. All clients are ambulatory and the facility will operate in a residential manner. The clients may have occasional supervised visits from family and friends (see Exhibit "C").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)
Surrounding Land Use and Zoning:	North: R-M-2 (Multi-Family Residential 3,500 sq. ft. min. site area per dwelling) – Residential Units South: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Single-family residential homes East: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Single-family residential homes West: C-SO (Shopping / Office Commercial) – Vacant but site was approved for a large shopping center commercial development
Environmental Review:	Categorical Exemption No. 2014-54
Special District & Design District:	N/A
Site Plan Review No:	2014-099

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Conditional Use Permit 2000-16, approved on August 28, 2000, authorized the expansion of Pine West Recovery by increasing the number of onsite residents from 20 men to 27 men. The site is located at 120 West School Street.

Conditional Use Permit 2011-17 approved on September 12, 2011, authorized Central Valley Recovery Services to establish a residential care facility for nine individuals. The site is located at 212 North Stevenson Street.

Annexation 2005-13, was the East Lovers Lane Island Annexation approved in 2005, annexing the entire county island and incorporating the area to the City of Visalia.

PROJECT EVALUATION

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

Land Use Compatibility

The project is proposing to redevelop an existing single-family residence on a 19,195 square foot parcel for the purposes of operating a men's alcohol and drug recovery facility. The project site is surrounded by residential development to the north, south and east. Property to the west is zoned commercial, which was recently entitled for development of a unified master planned shopping center. As stated in the operational statement, (see Exhibit "B") the recovery facility will operate in a manner to ensure compatibility with the surrounding residential development. The daily operations, as described by the applicant, require clients in the program to contribute in routine care and maintenance of the property ensuring that the property does not fall in to a state of disrepair deviating from the natural residential setting that surrounds the facility. In addition, Central Valley Recovery Services, Inc. has a zero tolerance policy for any client under the influence of alcohol or drugs. Participants in the program found under the influence of alcohol or drugs are removed from the program. The rules of the recovery facility are intended to ensure that a "home-like" environment is always maintained.

Central Valley Recovery Services, Inc. identifies that the success of recovery programs is largely attributed to the facility's surrounding environment, and that a neighborhood environment offers that most "natural" home setting available to aid in the adjustment of the client's lifestyle when they complete the recovery program. Staff concludes the proposed alcohol and drug recovery facility, as analyzed in the staff report, and as illustrated in the attached exhibits including the operational statement, provides a functional plan for compatibility with the adjacent residential uses. Based on the applicant's operational statement, redevelopment of the property, and subject to complying with the conditions of project approval, the proposed use would not be conspicuous with relation to the adjacent properties.

Limitation to Initial Operating Numbers

During the Site Plan Review process, staff identified several issues related to the proposed recovery facility. Staff's primary concerns were potential land use compatibility issues with the facility and the surrounding residential neighborhood, and the number of clients proposed in the facility.

In an effort to address staff's concerns, the applicants requested Planning staff accompany them on a tour their existing facility located at 120 West School Avenue (Pine Recovery Center). The tour provided Planning staff the opportunity to witness how Central Valley Recovery Services conduct daily operations for their recovery facilities, including how sleeping quarters are arranged for the 27 clients that reside onsite. During the tour, several items were discussed including nuisance issues, and calls for service due to complaints.

Central Valley Recovery Services, Inc. identified that the structure of the program deters clients from becoming unruly and that the program emphasizes the need to be "good neighbors" with the surrounding neighborhood. Central Valley Recovery Services also stated that their strict zero tolerance policy for clients that do not abide by the program rules helps in reducing conflicts and issues within the facility. Clients that are problematic to staff, program participants and engage in disorderly behavior are removed from the program.

Based on the tour and subsequent Site Plan Review meeting, staff informed the applicants that a recommendation to the Planning Commission to support the CUP at the 3107 East Kaweah Avenue location could be made. The recommendation to support this use would be subject to limiting the number of beds from 29 beds to 24 beds for the first year of operation. Limiting the number of beds for the first year limits the total number of individual's during daily operations to 30 persons (i.e., 6 staff members and 24 clients). The applicant informed staff that they are amenable to this condition. Condition No. 4 is included in the Conditions for Project Approval for the Planning Commission's consideration.

Conversely, the applicant is requesting that an increase to 29 beds be considered after one full year of operating. The increase to 29 beds would be subject to the facility operating for a year without code violations and/or being declared a "Public Nuisance" due to an increase in calls for service. More than six police and/or fire calls over a one year period (other than a medical emergency) initiated because the property is not being properly managed or maintained, would result in the facility being declared a public nuisance.

Condition No. 5.a. through 5.d. is also included for the Planning Commission's consideration. This condition would permit an increase in beds from 24 to 29 only after one year of operating. In addition, this condition requires the applicant to formally request in writing to the Community Development Department Director or City Planner, their wishes to increase the number of beds to 29. The increase in beds is contingent upon staff reviewing calls for service verifying the site is not declared a "Public Nuisance", and all conditions of project approval are being met. The increase in beds would not be subject to the CUP amendment process, unless otherwise directed by the Director or City Planner. In the event the site is declared a "Public Nuisance", the Director or City Planner would deny the request, and would proceed with requiring the applicant to address all issues to bring the site into compliance with their operational statement and project conditions. Failure to meet these requirements may result in staff proceeding with the CUP revocation process.

Parking

The operational statement indicates that staffing levels would not exceed one director, one program coordinator, two addiction specialist, and two interns. In addition, clients are not permitted to have vehicles. While there may be occasional family / friend visits, these would not occur regularly and would be limited to reduce overcrowding impacts at the facility. The onsite parking depicted on Exhibit "A" can accommodate the employees for this facility. In addition, the facility provides one large van that is used to transport clients to offsite meetings. Staff concludes that the parking spaces provide are adequate based on staffing levels, and given that clients of this facility are prohibited from having their personal vehicles. Staff recommends that Condition No. 6 be approved as part of the project's Conditions of Approval prohibiting clients of this facility from bringing their own personal vehicles.

Good Neighbor Policy Condition

Staff recommends that the Planning Commission approve conditions that serve as "good neighbor" policies (see Condition No. 11.a. through 11.i. of the Conditions of Project Approval). The inclusion of the Good Neighbor Policies as part of the project's Conditions of Approval is to ensure that this facility maintains the site and residential structure in a visually compatible manner with respect to the surrounding residential properties. This condition has been applied to several similar facilities located throughout the community.

Visalia Police Department Review

The Visalia Police Department reviewed the applicant's proposal during the Site Plan Review process, and did not recommend inclusion of any other conditions/recommendations beyond those identified through the CUP process.

Code Enforcement History

The City of Visalia has legally defined "Nuisance" as any public nuisance known at common law or in equity jurisprudence. The City has taken measures to protect its citizens from nuisances by enforcing abatement of the use, which are offensive or annoying to the senses, detrimental to property values and community appearance, an obstruction to or interference with the comfortable enjoyment of adjacent property or premises, or hazardous or injurious to the health, safety or welfare of the general public. This is evident with the City's effort on bringing businesses into compliance with city standards and closing down businesses that have contributed to the detriment of the general public.

Staff has researched past code enforcement actions on the property and identified two Code Compliance Case opened against the property. On July 20, 2010, Code Enforcement received a complaint that construction work was being done on the existing home for a men's shelter without building permits or zoning approval. Upon a site inspection, Code Enforcement Officers noted that the home was illegally being converted into a large group home without proper entitlements, and the structure had been altered without proper building permits. Due to the numerous violations on the subject property, Code Enforcement Officers



declared a summary to abatement and posted the property as unsafe to occupy. A Notice of Public Nuisance and Summary Abatement was sent to the property owner on July 19, 2010. Code Enforcement Officers conducted a follow-up inspection on October 2011 and noted that the house was not occupied and the interior of the home was left unfinished. The case was closed and the property was subsequently sold in 2012 / 2013.

A second Code Enforcement Compliance case opened against the property on August 8, 2013. The new property owner was repairing the residential structure without building permits or zoning approval. A notice to correct these violations was issued and the owner filed two subsequent Site Plan Review items. The initial Site Plan Review (SPR) No. 2013-012 was a request to establish a second dwelling unit on the property. Staff informed the owner during the SPR meeting that the second dwelling ordinance requires the property owner to reside in one of the units. During the SPR meeting, the owner informed staff that he currently resides in another community. Staff informed the owner that the second dwelling unit could not be approved until the owner could provide proof that he was residing at the 3107 East Kaweah Avenue location.

Upon hearing this requirement, the owner filed SPR No. 2013-075 on April 17, 2103, requesting to convert the residential structure into a triplex. Staff informed the owner that multi-family development (i.e., duplex, triplex, etc.) is not a permitted use in the R-1-6 zone. Based on comments and issues discussed at both SPR meetings the owner never finalized drawings or submitted applications to proceed with either request. The owner has since listed the property for sale.

Staff also researched "Calls for Service" to the 3107 East Kaweah Avenue to determine if the site has placed a burden on Fire and Police Department's resources by requiring fire and/or police assistance presence because of criminal activities and/or emergency responses. A review of this information noted an increase in calls for service due to the illegal group home; however, calls for service have dropped since the illegal group home was abated. Based on this information, the site is no longer considered a "Public Nuisance".

Environmental Review

This project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for approval of new construction or conversion of small structures including single-family residence in an urbanized area that are consistent with the general plan designation and applicable zoning designations and regulations (Categorical Exemption No. 2014-54).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2014-23

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed conditional use permit is compatible with adjacent land uses, subject to compliance with the Operational Statement and Conditions of Project Approval. The daily operating requirements and project conditions, including the "Good Neighbor Conditions" ensure that the facility maintains the residential character and that the site be maintained so that the property does not fall in to a state of disrepair deviating from the natural residential setting that surrounds the facility.
 - 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 conditions adopted for the recovery facility ensure that the site is properly maintained and does not fall into a state of disrepair. In addition, the adopted project conditions require the recovery facility to operate in a manner that does not conflict with the surrounding residential neighborhood. Failure to comply with the conditions, including the recovery facility being declared a Public Nuisance would result in staff proceeding with the revocation process for the CUP.
3. That the project is Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-54).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2014-23

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2014-099.
2. That the site be developed in substantial compliance with the site plan / floor plan, and elevations shown in Exhibits "A" and "D".
3. That the men's recovery facility comply and operate as outlined in the operational statement in Exhibit "C", and as conditioned per the conditions of approval.
4. That the facility be limited to a maximum of 24 beds for the first full year of operation. A full year shall commence once the Chief Building Official issues a Certificate of Occupancy for this facility, and Central Valley Recovery staff and clients have moved onto the site.
5. That a request to increase the number of beds from 24 to 29 shall be "permitted" subject to the following:
 - a. Central Valley Recovery, Inc. shall formally request in writing to the Community Development Department Director or City Planner, a request to increase the bed count from 24 beds to 29 beds, only after one full year of operating at the 3107 East Kaweah Avenue location; and
 - b. The Director or City Planner, will review calls for service verifying the site has not been declared a "Public Nuisance", and that the facility is complying with the adopted conditions of project approval; and
 - c. The increase from 24 beds to 29 beds would be permitted and not subject to the CUP amendment process unless otherwise directed by the Director or City Planner.
 - d. If the site is declared a "Public Nuisance", the Director or City Planner will deny the request to increase the number of beds and shall proceed with requiring the applicant to rectify any issues. Failure to comply with the CUP conditions may include staff proceeding with the CUP revocation process.
6. That the tenant's, with the exception of employees and/or staff, are prohibited from bringing personal vehicles to the facility.
7. That any changes in the operation profile and / or the site of the facility be submitted to the Planning Division for review to determine consistency with the conditional use permit or if an amendment to this use permit would be warranted.
8. That the specific use approved for this property is an alcohol and drug treatment facility. Registered sex offenders and persons convicted of violent crimes are explicitly prohibited from residing at this facility.
9. That the operator of the facility shall notify the City of Visalia Planning Division in writing within 30 days of any change in State licensing status.
10. That if the State licensing for this facility is revoked, this conditional use permit shall terminate.

11. That the owner/operator shall be subject to the following "good neighbor" policy conditions:
 - a. All development standards, city codes and ordinances shall be continuously met for this use. Buildings and premises, including paint/siding, roofs, windows, fences, and landscaping shall be kept in good repair. Premises shall be kept free of junk and debris.
 - b. Provide a regular program for the control of infestation by insects, rodents, and other pests.
 - c. Maintain all electrical, plumbing, heating, and other facilities in good working order.
 - d. Maintain all structures in reasonably weather tight condition and good exterior appearance.
 - e. Remove graffiti on the site or in the public right of way in front of the site within 24 hours of it having been observed.
 - f. That the site shall always be maintained in keeping with the residential character of the surrounding neighborhood.
 - g. All on-site landscaping shall be maintained in a well groomed residential character.
 - h. At least one operator of the program shall be available on-site or by phone at all times to respond to management and maintenance issues raised by any concerned individual.
 - i. Provide 24-hour access for Visalia Police Department to facility staff. Staff shall be either on-site or available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
12. That the operator of the facility shall not allow loitering in front of the facility or on the adjacent properties by the clients.
13. That the applicant/operator will be responsible for ensuring that any staff shift changes during the evening hours are conducted in an orderly manner with little or no disturbance to the adjacent neighbors.
14. That the basketball backboard and pole be removed from the front of the property prior to issuance of a Certificate of Occupancy.
15. That signs shall be prohibited at this site.
16. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2014-23.
17. That all applicable federal, state and city codes and ordinances be met.
18. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-23.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution No. 2014-41
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Synopsis of Proposed Building Modifications
- Exhibit "C" – Operational Statement
- Exhibit "D" – Elevations
- Environmental Document No. 2014-54
- Site Plan Review No. 2014-099 Staff Comments
- 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. 2014-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-23, A REQUEST BY CENTRAL VALLEY RECOVERY SERVICES, INC. TO ESTABLISH A RESIDENTIAL RECOVERY FACILITY FOR 29 MEN IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED AT 3107 EAST KAWEAH AVENUE (APN: 101-043-012)

WHEREAS, Conditional Use Permit No. 2014-23, is a request by Central Valley Recovery Services, Inc. to establish a Residential Recovery Facility for 29 Men in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) zone. The site is located at 3107 East Kaweah Avenue (APN: 101-043-012); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 22, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2014-23, 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 15303.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed conditional use permit is compatible with adjacent land uses, subject to compliance with the Operational Statement and Conditions of Project Approval. The daily operating requirements and project conditions, including the "Good Neighbor Conditions" ensure that the facility maintains the residential character and that the site be maintained so that the property does not fall in to a state of disrepair deviating from the natural residential setting that surrounds the facility.

- 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 conditions adopted for the recovery facility ensure that the site is properly maintained and does not fall into a state of disrepair. In addition, the adopted project conditions require the recovery facility to operate in a manner that does not conflict with the surrounding residential neighborhood. Failure to comply with the conditions, including the recovery facility being declared a Public Nuisance would result in staff proceeding with the revocation process for the CUP.
3. That the project is Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-54).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2014-099.
2. That the site be developed in substantial compliance with the site plan / floor plan, and elevations shown in Exhibits "A" and "D".
3. That the men's recovery facility comply and operate as outlined in the operational statement in Exhibit "C", and as conditioned per the conditions of approval.
4. That the facility be limited to a maximum of 24 beds for the first full year of operation. A full year shall commence once the Chief Building Official issues a Certificate of Occupancy for this facility, and Central Valley Recovery staff and clients have moved onto the site.
5. That a request to increase the number of beds from 24 to 29 shall be "permitted" subject to the following:
 - a. Central Valley Recovery, Inc. shall formally request in writing to the Community Development Department Director or City Planner, a request to increase the bed count from 24 beds to 29 beds, only after one full year of operating at the 3107 East Kaweah Avenue location; and
 - b. The Director or City Planner, will review calls for service verifying the site has not been declared a "Public Nuisance", and that the facility is complying with the adopted conditions of project approval; and
 - c. The increase from 24 beds to 29 beds would be permitted and not subject to the CUP amendment process unless otherwise directed by the Director or City Planner.
 - d. If the site is declared a "Public Nuisance", the Director or City Planner will deny the request to increase the number of beds and shall proceed with requiring the applicant to rectify any issues. Failure to comply with the CUP conditions may include staff proceeding with the CUP revocation process.

6. That the tenant's, with the exception of employees and/or staff, are prohibited from bringing personal vehicles to the facility.
7. That any changes in the operation profile and / or the site of the facility be submitted to the Planning Division for review to determine consistency with the conditional use permit or if an amendment to this use permit would be warranted.
8. That the specific use approved for this property is an alcohol and drug treatment facility. Registered sex offenders and persons convicted of violent crimes are explicitly prohibited from residing at this facility.
9. That the operator of the facility shall notify the City of Visalia Planning Division in writing within 30 days of any change in State licensing status.
10. That if the State licensing for this facility is revoked, this conditional use permit shall terminate.
11. That the owner/operator shall be subject to the following "good neighbor" policy conditions:
 - a. All development standards, city codes and ordinances shall be continuously met for this use. Buildings and premises, including paint/siding, roofs, windows, fences, and landscaping shall be kept in good repair. Premises shall be kept free of junk and debris.
 - b. Provide a regular program for the control of infestation by insects, rodents, and other pests.
 - c. Maintain all electrical, plumbing, heating, and other facilities in good working order.
 - d. Maintain all structures in reasonably weather tight condition and good exterior appearance.
 - e. Remove graffiti on the site or in the public right of way in front of the site within 24 hours of it having been observed.
 - f. That the site shall always be maintained in keeping with the residential character of the surrounding neighborhood.
 - g. All on-site landscaping shall be maintained in a well groomed residential character.
 - h. At least one operator of the program shall be available on-site or by phone at all times to respond to management and maintenance issues raised by any concerned individual.
 - i. Provide 24-hour access for Visalia Police Department to facility staff. Staff shall be either on-site or available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
12. That the operator of the facility shall not allow loitering in front of the facility or on the adjacent properties by the clients.
13. That the applicant/operator will be responsible for ensuring that any staff shift changes during the evening hours are conducted in an orderly manner with little or no disturbance to the adjacent neighbors.
14. That the basketball backboard and pole be removed from the front of the property prior to issuance of a Certificate of Occupancy.

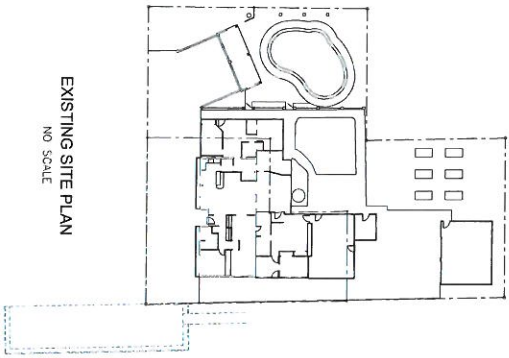
15. That signs shall be prohibited at this site.
16. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2014-23.
17. That all applicable federal, state and city codes and ordinances be met.
18. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-23.

Exhibit "A"

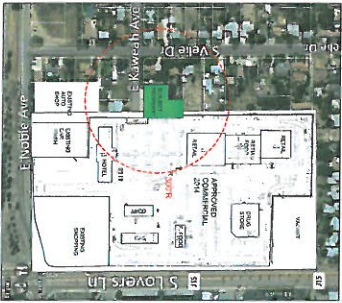


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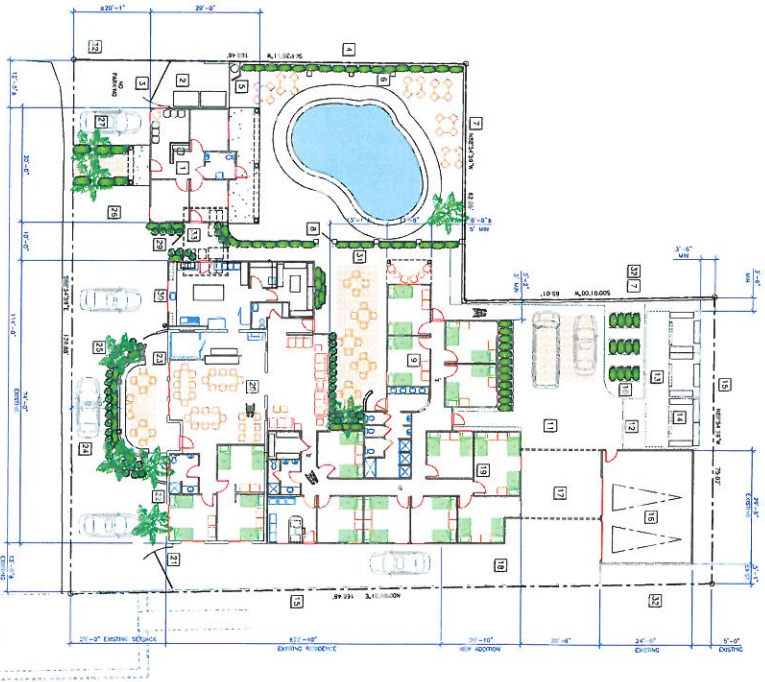
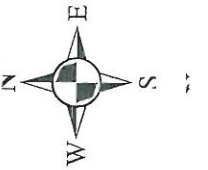
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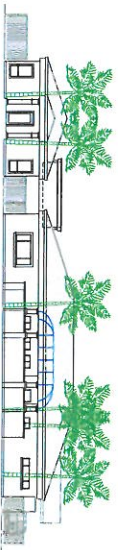
EXISTING SITE PLAN
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VICINITY MAP
NO SCALE



SITE PLAN
SCALE 1" = 15'-0"
(WITH 24X36 PRINTS)



FRONT ELEVATION

PINE EAST

3107 E. KAMEAH AVE.
VISALIA, CA 93277

FOR
CENTRAL VALLEY
RECOVERY
SERVICES

320 W. DINK AVE. VISALIA, CA

KEYNOTE LEGEND

1. NEW OFFICE 630 SQ. FT.
2. EXISTING BLDG. DISCONTINUED WITH NEW GLASS WING
3. NEW 10,000 SQ. FT. GLASS WING WITH SCREEN W/SH. NEW
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33. EXISTING 10,000 SQ. FT. GLASS WING WITH SCREEN W/SH. NEW

NOTE: SEE MAIN BOOK DRAWING SHEET 04 FOR DIMENSIONS AND NOTES.

CONDITIONED SQ. FT.	EXISTING BLDG.	NEW BLDG.	TOTAL
1,866 SQ. FT.	630 SQ. FT.	630 SQ. FT.	1,260 SQ. FT.
1,866 SQ. FT.	630 SQ. FT.	630 SQ. FT.	1,260 SQ. FT.
1,866 SQ. FT.	630 SQ. FT.	630 SQ. FT.	1,260 SQ. FT.
1,866 SQ. FT.	630 SQ. FT.	630 SQ. FT.	1,260 SQ. FT.

REVISIONS	DATE	BY

SHEET TITLE
SITE PLAN

JTB ARCHITECTURE SHEET
CHECKED BY: JTB
DATE: 08-16-11
SP1

Proposed Building Modifications
Project: Kaweah/Pine East
3107 E. Kaweah, Visalia

Current Status

For Sale. The property is abandoned and had a significant effort by the previous owner to remodel the existing residence. The remodel was halted during the demolition. Most of the sheetrock has been removed. Areas of the concrete floor have been cut or jack hammered and removed for probable relocation of plumbing. New HVAC ducting has been installed in preparation for three roof top air conditioners along with a new composition roof.

When walking the property most people would think it's in hideous condition with weeds growing outside, a skeletal structure inside and holes in the walls and windows. **Abandoned.** To a builder the skeleton represents less unknowns with exposed structure revealing mostly good bones. With the demolition already started, less work.

Our Intention

Pick up the pieces and work within the existing 3,966 sq. ft. structure extending a new south addition 559 sq. ft. and an east wing addition of 913 sq. ft. (1,472 in new footage) to accommodate a 29 bed capacity in the main building. The Office is a separate converted carport and adds 630 sq. ft.

The main building and the south extension will get a new roof and structure, that is currently planned to extend as a Porte Cochere to an existing garage in the rear of the property.

The Building

The core building was built with block in the 1960's. The building has been remodeled several times over the years. Each addition was stick framed. Some of the additions can be utilized, saved and reconfigured. However, in the end we are going to scrape away the years of neglect, remove all the ticky tacky wires under the eaves, remove misconfigured windows, modernize with a new roof structure and streamline the exterior with new stucco.

In the end, it won't look like another patch. The property is to be remade into a cohesive space, reborn and made fresh. That's the goal.

The Existing Rear Garage

This is to receive minimal modifications including insulation, sheetrock, painted floors, insulated Garage Doors, and water cooler added. This is to be used as a Garage, but could serve double duty as a meeting room for training on fair weather mornings. For the afternoon and early evening there are light games such as Ping Pong.

Lights out at 10:00 p.m.

The Staff Van can use the Porte Cochere as additional covered parking at night. This is connected to an existing driveway where we will add two spaces for day parking in the rear.

Kitchen

Will be located in the northeast quadrant of the existing building. Kitchen will include a Walk-in refrigerator, dish washing station, food prep area, locked pantry and Class II cooking. Access will be easy and close to the front loading zone. The house guests shop for food and do their own cooking as a life training skill.

The Kitchen is conveniently connected to the dining room with buffet serving. The dining looks out on an outdoor café extension thought to be used during fair weather conditions. The enclosed café will have walls high enough to make private, joyful and relaxing, but not too high as to feel closed in. We want an inspiring homelike environment.

Carport to Office

There are the remnants of a Carport and Covered Pool Area. Our initial intent was to utilize it to whatever extent possible and convert it to office space. We now intend to demo the "what's there" and build new, squaring with the main building creating a cohesive front elevation to the main building with a 10' lockable breezeway between.

The Office will also serve as the main entry for visitors. Behind the office will be a covered patio facing the pool area and can also be utilized as an exercise area.

The Pool

Will be restored for service with enhanced landscaping and the addition of perimeter block walls on east and south property lines.

Big Property - 19,195 sq. ft.

The properties surrounding the subject property are also large. R-2 zoning to the north. To the west is commercial property recently approved (2014) for shopping and hotel. The directly adjacent property east are zoned R-1-6 with lots ranging from 11,000 to 20,000 sq. ft. in size. We are not squished together.

Kaweah is a short, stubby little end of the road and not currently designated to be extended. In fact, it will remain "The End of the Road". Hopefully it can become a new beginning for our future guests.

City Impacts

Being that this was an old county island, we are sizing up the impact the City might level on the project. We are concerned about budget. It is our hope the City will limit its wants to its needs and look upon the transformation of this property as a co-effort. This is an opportunity.

This property is not a candidate for a homeowner looking for a "Big Lot" and \$200,000 in remodel costs, for in the end the value would not be there. In fact, it would take more than \$200,000 to fix this home.

Ownership

Property is currently in escrow with Seller Joseph Zacher, Jr. and Buyer CVRS, Inc. The close of escrow is contingent to the approval of the Conditional Use Permit.

Location

This is a very good spot for Central Valley Recovery Services' new home, "Kaweah/Pine East". The neighborhood will continue to transition with R-2 across the street and a scheduled hotel and shopping center next door.

The sister project "Pine Home" has been serving our community for the last 35 years.

This statement provided by:

Donald L. Fulbright, Consultant
Construction & Design
(559) 805-5330

CENTRAL VALLEY RECOVERY SERVICES, INC.

Operational Statement

Central Valley Recovery Services, Inc. is seeking approval to operate a 29 bed residential alcohol/drug treatment program for adult men at 3107 East Kaweah Avenue, Visalia, California 93292.

The program will be occupied and staffed 24 hours a day, 7 days a week. The core program consists of men in early recovery from addiction. Total abstinence is mandatory for program participation. The consequence of drinking or using illicit drugs while in the program is discharge from the program. Because alcohol/drug use is prohibited, the men are not under the influence and therefore on their best behavior.

Staff for the program consists of (1) .33 FTE Men's Service Director, (1) FTE Program Coordinator, and (2) Certified Addiction Specialists. Interns provide staff assistance during the day and the evening shifts. Interns are, for the most part, Human Services students from College of the Sequoias and the CAARR Institute for Addiction Specialists, working to get their practicum hours for certification. The maximum number of interns on site at any given time would be 2.

This will be a 30-120 day program with aftercare that completes 1 year from the date of entry into the program. The program is highly structured, leaving little time for nonproductive activities. Mornings are spent in classes where education and training is provided on alcoholism, drug addiction, domestic violence, abuse, life skills, positive parenting, and more. Afternoons are less structured, but time is used to complete the required program paperwork and to do assigned chores. Following 21 days of restriction, the men are permitted to go on 1-1/2 hour passes each day. Overnight passes are earned and taken on weekends, which reduces the number of men in the house on weekends. The men attend AA/NA meetings, a minimum of 8 weekly. There will be no meetings at this site involving individuals not currently in the program.

The maximum number of vehicles parked on the premises at one time would be 7 – the company van (1), one car each for staff (3), 1 visitor (which would include the Men's Services Director), and one each for the two interns. Program residents are not permitted to have personal vehicles while in the program.

Central Valley Recovery Services, Inc. currently operates five programs in Visalia: Pine Recovery Center, residential program for adult men; New Visions, residential program for adult women; Mothering Heights, residential perinatal program for pregnant, post-partum and parenting women and their infants; New Hope, residential program for women who have the co-occurring disorders of Substance Use Disorder and mental illness; and New Heights outpatient, outpatient services including intensive outpatient, perinatal outpatient, and drug court. Additionally, CVRS has 4 transitional homes, 3 for men and 1 for women, for individuals who have successfully completed primary treatment and are currently working or attending school. A

new program this year is with incarcerated youth, wherein we provide information/education classes and counseling at the juvenile detention facility.

The administration of CVRS is very conscientious about the upkeep and appearance of all its properties and maintaining good relationships within our neighborhoods and the community at large. Our properties are well maintained and pleasing to the eye.

Thank you for your consideration of this plan. Please direct any questions to Ramona Robertson, 625-2995, ramona@cvrshome.org.

Typical Weekly Traffic Projection for Pine East, 3107 East Kaweah Avenue

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>8:00 Am 1 staff arrives 1 staff depart (2 vehicles or less)</p> <p>1:30 Pm group facilitator arrive; 3 Pm depart (1 vehicle)</p> <p>Visiting 2:00 to 4 Pm Average from 0 to <u>3</u> vehicles</p> <p>1:30 Pm 1 staff arrival (1 vehicle)</p> <p>5:30 Pm Group "A" depart; return at 9:00 Pm (1 vehicle)</p> <p>10:00 pm Staff 1 departs; 1 arrives (2 vehicles)</p> <p><u>10 or less vehicles for the day.</u></p>	<p>8:00 Am 2 staff arrive; 1 staff depart (3 vehicles or less)</p> <p>9:30 Am Shopping; 1 depart and return (1 vehicle)</p> <p>5:00 Pm staff 2 depart; 2 arrive (4 vehicles or less)</p> <p>7:00 Pm Group "B" depart; returns 9:00 Pm (1 vehicle)</p> <p><u>8 vehicles arrivals and departures</u></p>	<p>8:00 Am 2 staff arrive; 1 staff depart (3 vehicles or less)</p> <p>9:00 Am Shopping; 1 depart and return (1 vehicle)</p> <p>5:00 Pm staff 2 depart; 2 arrive (4 vehicles or less)</p> <p>7:00 Pm Group "C" depart; returns 9:00 Pm (1 vehicle)</p> <p><u>9 vehicles arrivals and departures</u></p>	<p>8:00 Am 2 staff arrive; 1 staff depart (3 vehicles or less)</p> <p>8:00 Am T.B. testing; 1 depart and return (1 vehicle)</p> <p>5:00 Pm staff 2 depart; 2 arrive (4 vehicles or less)</p> <p>7:00 pm Group "A" depart; returns 9:00 Pm (1 vehicle)</p> <p><u>9 vehicles arrivals and departures</u></p>	<p>8:00 Am 2 staff arrive; 1 staff depart (3 vehicles or less)</p> <p>8:00 Am T.B. testing 1 depart and return (1 vehicle)</p> <p>5:00 Pm staff 2 depart; 2 arrive (4 vehicles or less)</p> <p>7:00 pm Group "B" depart; returns 9:00 Pm (1 vehicle)</p> <p><u>9 vehicles arrivals and departures</u></p>	<p>8:00 Am 2 staff arrive; 1 staff depart (3 vehicles or less)</p> <p>8:00 Am T.B. testing 1 depart and return (1 vehicle)</p> <p>5:00 Pm staff 2 depart; 2 arrive (4 vehicles or less)</p> <p>7:00 pm Group "C" depart; returns 9:00 Pm (1 vehicle)</p> <p><u>9 vehicles arrivals and departures</u></p>	<p>8:00 Am 1 staff arrives 1 staff depart (2 vehicles or less)</p> <p>1:30 Pm group facilitator arrive; 3 Pm depart (1 vehicle)</p> <p>Visiting 2:00 to 4 Pm Average from 0 to <u>3</u> vehicles</p> <p>1:30 Pm 1 staff arrival (1 vehicle)</p> <p>5:30 Pm Group A depart; returns 9:00 Pm (1 vehicle)</p> <p>10:00 Pm Staff 1 departs; 1 arrives (2 vehicles)</p> <p><u>10 or less vehicles for the day.</u></p>

PINE EAST

3107 E. KAWEAH AVE.
VISALIA, CA 93277

FOR
**CENTRAL VALLEY
RECOVERY
SERVICES**

320 W. OAK AVE. VISALIA, CA

Exhibit "D"

REVISIONS
DATE DESCRIPTION
DATE

SHEET TITLE

STRUCTURE

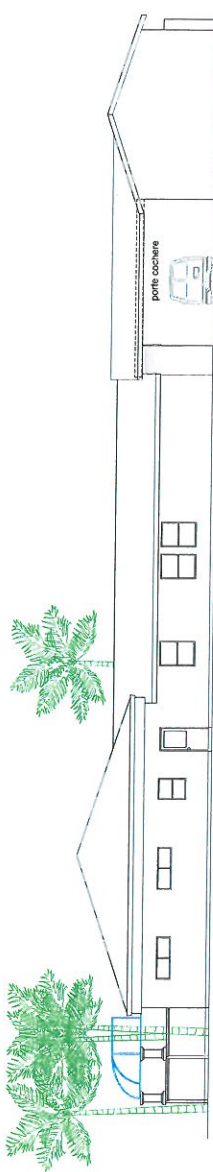
JOB NO. 04-0701 SHEET

DRAWN BY D. Lutzinger

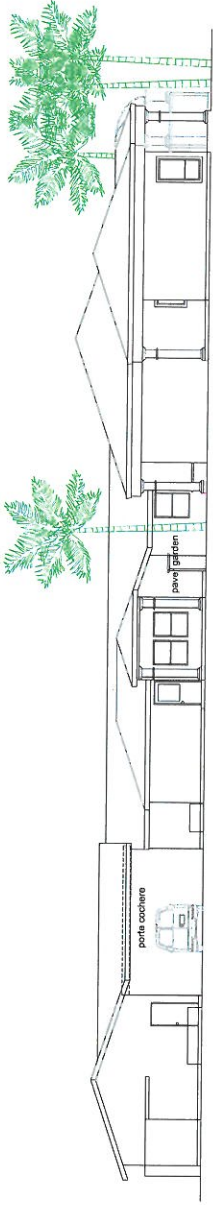
CHECKED BY

DATE 04-01-14

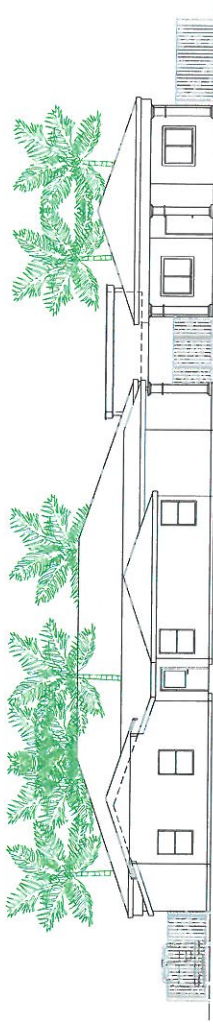
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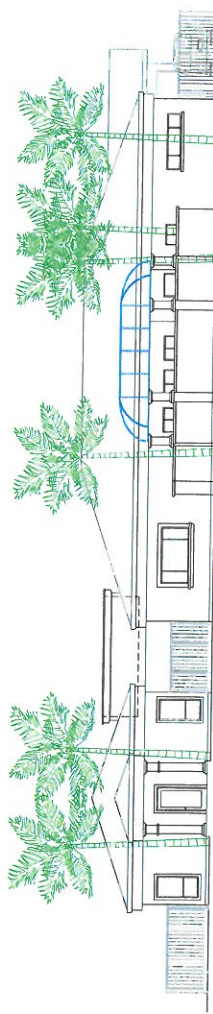
RIGHT ELEVATION



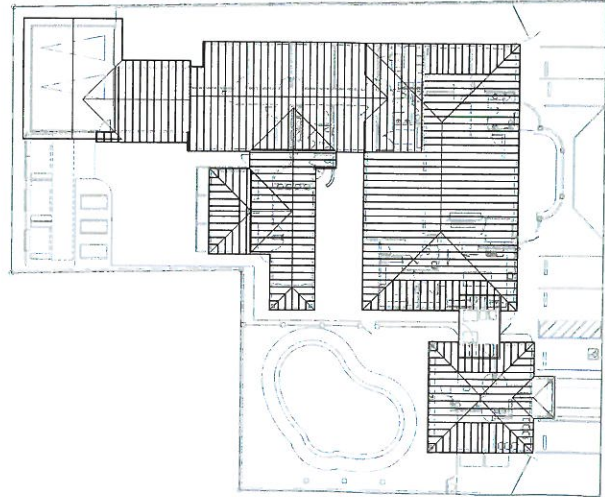
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



ROOF FRAMING PLAN

Environmental Document # 2014-54

NOTICE OF EXEMPTION

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

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit 2014-23

PROJECT TITLE

The site is located at 3107 East Kaweah Avenue (APN: 101-043-012).

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Central Valley Recovery Services, Inc. to establish a Residential Recovery Facility for 29 Men in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Central Valley Recovery Services, Inc., 320 W. Oak Ave., Visalia, CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Central Valley Recovery Services, Inc., 320 W. Oak Ave., Visalia, CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
 Emergency Project - Section 15071
 Categorical Exemption - Section 15303
 Statutory Exemptions- State code number:

The project consist of the rehabilitation of an existing single-family home and will include 1,495 square feet of new residential construction and the conversion of a carport to a new 630 square foot office. The site will be revitalized and will include refurbishment of landscaping. The site is surrounded by residential development and is connected to city services. The proposed recovery facility is a Conditionally Permitted use in the R-1-6 zone.

REASON FOR PROJECT EXEMPTION

Paul Bernal, Principal Planner
CONTACT PERSON

(559) 713-4025

AREA CODE/PHONE

September 22, 2014

DATE

Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR



MEETING DATE 07/23/2014
SITE PLAN NO. 14-099
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.



MEETING DATE 7/23/14

SITE PLAN NO. 14-099

PARCEL MAP NO.

SUBDIVISION

LOT LINE ADJUSTMENT NO.

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Your plans must be reviewed by:

CITY COUNCIL *cup*

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 23, 2014

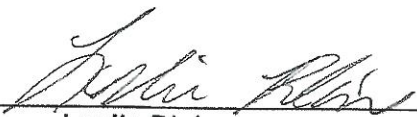
ITEM NO: 2
SITE PLAN NO: SPR14099
PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2 AREAS WITH HVAC & ADD NEW 1,561 SF TO
CREATE A 29 BED ALCOHOL & DRUG REHABILITATION HOME ON 19,195 SF AREA (R-16
ZONED) (X)
APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
PROP. OWNER: ZACHER JOSEPH M & SHERRY DEE
LOCATION: 3107 E KAWEAH AVE
APN(S): 101-043-012

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

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

Additional Comments:

•



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: JULY 23, 2014

SITE PLAN NO.: 14-099
PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2 AREAS WITH HVAC & ADD NEW 1,581 SF TO CREATE A 29 BED ALCOHOL & DRUG REHABILITATION HOME ON 19,195 SF AREA (R16 ZONED) (X)
APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
PROP OWNER: ZACHER JOSEPH M & SHERRY DEE
LOCATION: 3107 E KAWEAH AVE
APN: 101-043-012

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter **DEFERRED, CASH IN-LIEU REQUIRED**

Drive approach size: Use radius return; **DEFERRED, CASH IN-LIEU REQUIRED**

Sidewalk: 5' width; 5' parkway width at **KAWEAH; DEFERRED, CASH IN-LIEU REQUIRED**

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. **SEE COMMENTS**

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. Site development requires frontage improvements to be installed as part of project. Due to right-of-way restrictions, the local street cannot be fully widened at this time. A cash in-lieu of the required public improvements shall be deposited with the City. Required improvements are curb, gutter, sidewalk, drive approach, street trees, and landscape/irrigation. The unit costs of the materials will be calculated based on the City's current Construction Cost Schedule and shall include 12% for design and construction management. Cash deposit is due prior to building permit issuance.

2. Accessible stalls and path of travel to building entrance shall comply with current ADA standards.

3. Impact fees will be assessed with additional building square footages, based on number of beds, and Office impact fee for proposed Office. Site plan, as shown, indicates an additional 17 beds with new construction.

4. Plan check and inspection fees apply.

5. Comply with current City standards.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-099
Date: 7/23/2014

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:7/1/2014)
(Project type for fee rates:ASSISTED LIVING/GEN OFFICE)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,672/BED X 17 = \$28,424 GEN.OFFICE \$5,072/1000SF X 0.6 = \$3,043.20
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$265.10/BED X 17 = \$4,506.70, OFFICE \$84/1000SF X 0.6 = \$50.40 TREATMENT PLANT FEE: \$252.60/BED X 17 = \$4,294.20, OFFICE \$199.60/1000SF X 0.6 = \$119.76
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$52.10/BED X 17 = \$885.70, OFFICE \$597.50/1000SF X 0.6 = \$358.50
<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

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

COMMERCIAL BIN SERVICE

ITEM NO: 2 DATE: July 23, 2014
SITE PLAN NO: SPR14099
PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2
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 REHABILITATION HOME ON 19,195 SF AREA (R16
 ZONED) (X)
APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
PROP OWNER: ZACHER JOSEPH M & SHERRY DEE
LOCATION: 3107 E KAWEAH AVE

- 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 SERVICE NOT INDICATED.

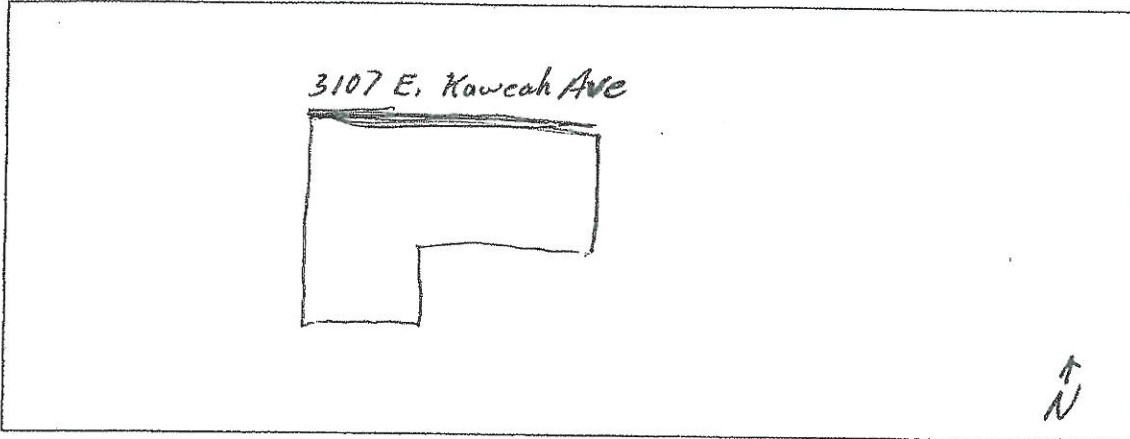
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 7-22-14

Site Plan Review # 14-099

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

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

ITEM NO: 2

DATE: July 23, 2014

SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:

SPR14099
CENTRAL VELLEJ RECOVERY SERVICES INC
REMODEL EXISTING RESIDENCE, CONVERT 2
AREAS WITH HVAC & ADD NEW 1,581 SF TO
CREATE A 29 BED ALCOHOL & DRUG
REHABILITATION HOME ON 19,195 SF AREA (R16
ZONED) (X)
CENTRAL VALLEY RECOVERY SERVICES INC
ZACHER JOSEPH M & SHERRY DEE
3107 E KAWEAH AVE

COMMERCIAL BIN SERVICE

APPLICANT:
PROP OWNER:
LOCATION:

- 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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: July 23, 2014

SITE PLAN NO: 2014-099
PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2 AREAS WITH HVAC & ADD NEW 1,581 SF TO CREATE A 29 BED ALCOHOL & DRUG REHABILITATION HOME ON 19,195 SF AREA (R16 ZONED) (X)
APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
PROP. OWNER: ZACHER JOSEPH M & SHERRY DEE
LOCATION TITLE: 3107 E KAWEAH AVE
APN TITLE: 101-043-012

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Operational Statement
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 07/23/2014

1. A Conditional Use Permit is required for the men's rehabilitation facility.
2. Provide a detailed operational statement with the CUP application filing.
3. Staff will support an initial request for 24 beds. An increase to 29 beds could be approved after one year based on meeting a "Performance Condition" tied to Police and/or Code Enforcement calls for service to the facility. If the facility does not exceed six (6) calls for service, the facility would be eligible to increase the number of beds from 24 to 29. The Municipal Ordinance identifies six calls for service as the threshold for single-family residential units before they are declared a public nuisance.
4. A block wall is required along the east property line abutting the single-family properties.
5. Any additions and or modifications not presented to the Site Plan Review Committee is subject to re-review by the SPR Committee prior to submittal of an entitlement and/or building permits.
6. The office is required to be associated with the rehabilitation facility and shall not be leased to any other business.
7. Staff recommends the applicants due public out-reach to the surrounding neighborhood prior to the Public Hearing.
8. All other development standards shall be subject to the R-1-6 provisions, this includes any potential signage requested for this facility.
9. Signage in the R-1-6 zone is subject to one nameplate, not exceeding two square feet in area, containing the name and address of occupant, is permitted for each residence.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide one space per every three (3) beds (see Zoning Ordinance Section 17.34.020).
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

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. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: the east boundary of the subject property
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. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

Lighting:

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

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

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

Signature





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

ITEM NO: 2 DATE: July 23, 2014
 SITE PLAN NO: SPR14099
 PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
 DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2
 AREAS WITH HVAC & ADD NEW 1,581 SF TO
 CREATE A 29 BED ALCOHOL & DRUG
 REHABILITATION HOME ON 19,195 SF AREA (R16
 ZONED) (X)
 APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
 PROP OWNER: ZACHER JOSEPH M & SHERRY DEE
 LOCATION: 3107 E KAWEAH AVE

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.*

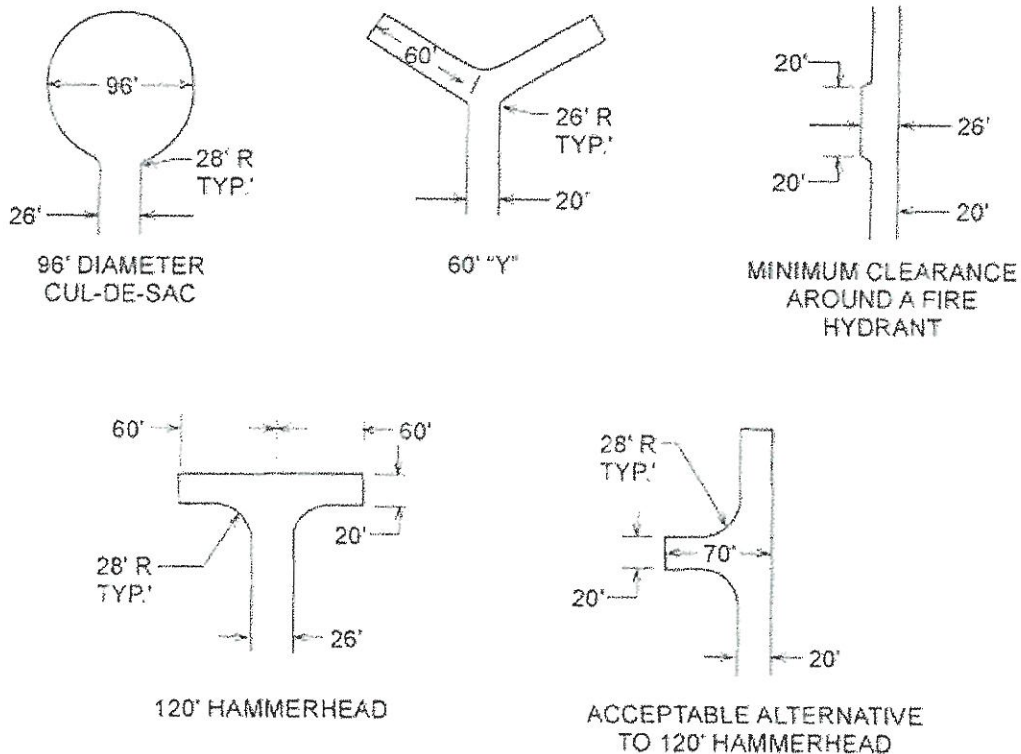
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the 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:

- Group R-4 occupancies shall have 44 inches of floors housing clients. CBC 425.8.4.2


Kurtis A. Brown
Assistant Fire Marshal

QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO: 2 DATE: JULY 23, 2014
SITE PLAN NO: SPR14099
PROJECT TITLE: CENTRAL VALLEY RECOVERY SERVICES INC
DESCRIPTION: REMODEL EXISTING RESIDENCE, CONVERT 2
 AREAS WITH HVAC & ADD NEW 1,581 SF TO
 CREATE A 29 BED ALCOHOL & DRUG
 REHABILITATION HOME ON 19,195 SF AREA (R16
 ZONED) (X)
APPLICANT: CENTRAL VALLEY RECOVERY SERVICES INC
PROP OWNER: ZACHER JOSEPH M & SHERRY DEE
LOCATION: 3107 E KAWEAH AVE

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 ^{SIZED PER Uniform Plumbing CODE} min. 1000 GAL
- GARBAGE GRINDER - 3/4 HP, MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

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

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

St. A. Knight

AUTHORIZED SIGNATURE

7-24-14

DATE

SPB 14099



**CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION**

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct
to the best of my knowledge.

Signature

Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

CITY OF VISALIA
ORDINANCE 13.08

13.08.570 Traps required.

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

13.08.580 Construction of traps.

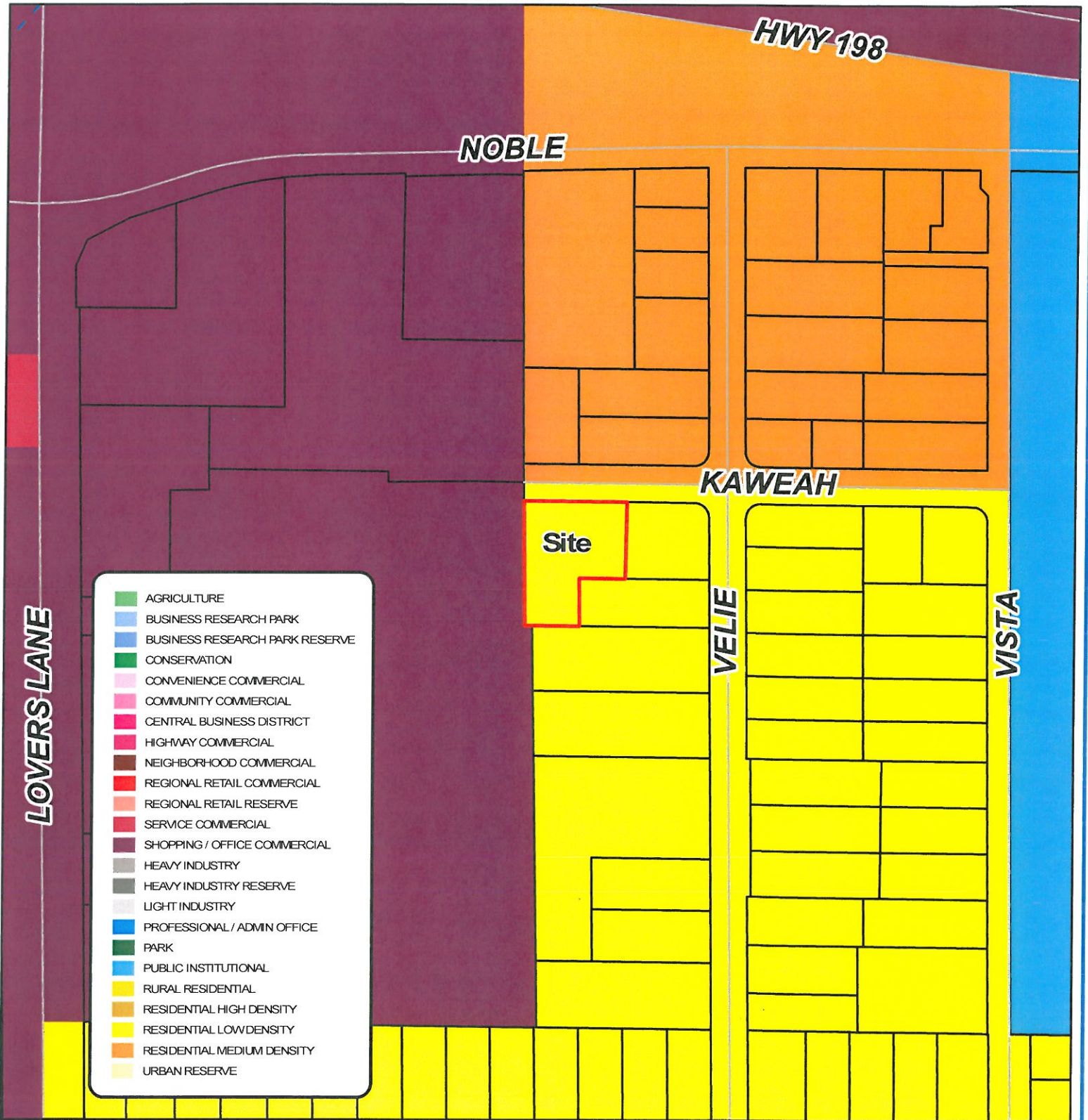
All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including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

13.08.590 Maintenance of traps.

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

Conditional Use Permit No. 2014-23

APN: 101-043-012



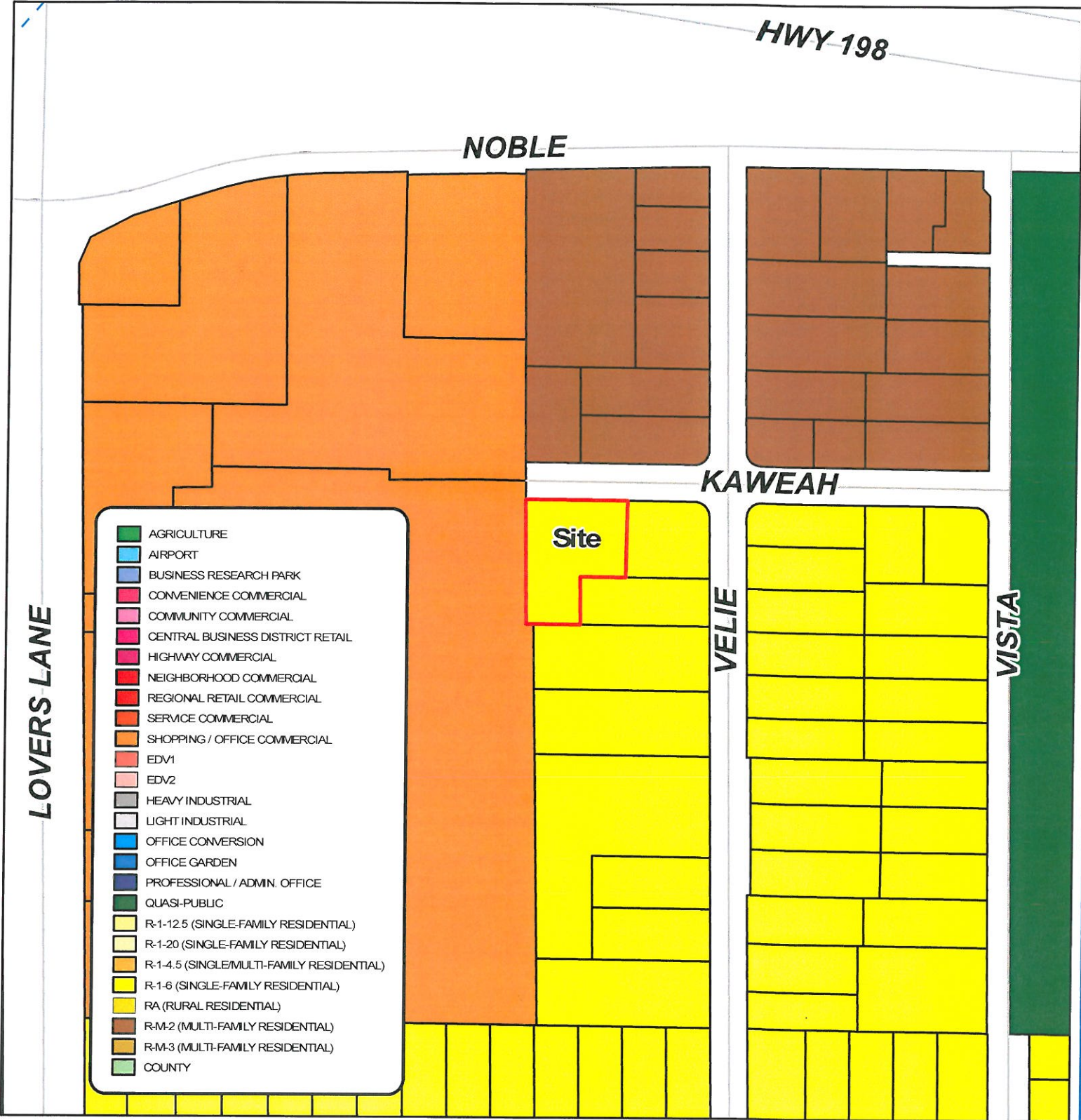
General Plan Land Use Map

200 100 0 200 400 Feet



Conditional Use Permit No. 2014-23

APN: 101-043-012



Zoning Map



Conditional Use Permit No. 2014-23

APN: 101-043-012



Aerial Map



Conditional Use Permit No. 2014-23

APN: 101-043-012



Aerial Map



50 25 0 50 100 Feet



Conditional Use Permit No. 2014-23

APN: 101-043-012



Vicinity Map

