

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, JANUARY 12, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
5. PUBLIC HEARING- Andy Chamberlain
Exception No. 2014-07: A request by Scott Iverson to allow a six-foot high wrought iron fence in the front and street side setback in the R-1-20 residential zone. The site is located at 2630 W. Green Acres Drive. (APN: 089-070-010) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2014-79
6. PUBLIC HEARING- Paul Bernal
Conditional Use Permit No. 2014-32: A request by Grace Christian School to amend Conditional Use Permit No. 2012-40 to include the removal of the existing administrative building and to construct a new two-story classroom building, a preschool administration building, new bathroom addition, installation of a modular classroom building and construction of a new parking lot in the Q-P (Quasi-Public) zone. Grace Christian School is located at 1111 South Conyer Street (APN: 096-093-015). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2014-86

7. PUBLIC HEARING-Andy Chamberlain

Conditional Use Permit No. 2014-31: a request by Upper Room Church to allow a religious facility in a 4,032 square foot building in the CDT (Commercial Downtown) zone. The site is located at 110 NE First Avenue. (APN: 094-091-013) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2014-52

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JANUARY 22, 2015 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, FEBRUARY 9, 2015



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 12, 2015

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

SUBJECT: **Exception No. 2014-07:** A request by Scott Iverson to allow a six-foot high wrought iron fence in the front and street side setback in the R-1-20 residential zone. The site is located at 2630 W. Green Acres Drive. (APN: 089-070-010)

STAFF RECOMMENDATION

Staff recommends approval of Exception No. 2014-07, as conditioned, based upon the findings and conditions in Resolution No. 2014-53. Staff's recommendation is based on the conclusion that the required findings for granting the exception can be met and the recommendation is consistent with past fence exception/variance approvals.

RECOMMENDED MOTION

I move to approve Exception No. 2014-07, based on the findings and conditions in Resolution No. 2014-53.

PROJECT DESCRIPTION

The project applicant requests an exception to the required fence setback of 35 to 25 feet in the R-1-20 zone to allow a six-foot high wrought iron fence within 2 feet of his front and street-side property lines. The requested action would allow the relocation of the existing wrought iron fence closer to the street frontages on Main Street and Green Acres Drive as illustrated in Exhibit "A". The request is generated because of a small cluster of trees at the southeast corner of the yard is consistently being used as a transient gathering place. The relocated fence would wrap around the trees and reduce the unauthorized use of the front yard space.

The proposed fence relocation would still be approximately 2 feet behind the property lines along the street frontages as shown in Exhibit "A". At the corner the fence would be held back approximately 12 feet to allow for the future installation of a sidewalk and access ramp. There are currently no sidewalks along the frontage, only curb and gutter.

The fence is wrought iron with no pilasters and would be relocated to the proposed setbacks. The proposed fence location would not obscure the views of pedestrians or vehicles at the corner.



**Portion of Site Plan
in Exhibit "A"**

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-20 (Low Density Residential)
Surrounding Zoning and Land Use	North: R-1-20 (Single Family Residence) South: OC (Single Family Residence) East: OC (Residential Office Conversion) West: R-1-20 (Single Family Residence)
Environmental Review	Categorical Exemption No. 2014-79
Design District	N/A
Site Plan	SPR No. 2014-167

RELATED PROJECTS

Exception No. 2011-07: Approved on September 12, 2011, allowing a six-foot high masonry block wall located approximately seven feet from the front property line in the R-1-6 zone, at 634 N. Demaree Street.

Variance No. 2011-06: Approved on August 8, 2011 to allow a six-foot high wrought iron fence along the front and street side property lines in the R-1-6 zone, at 2110 W. Green Acres Drive.

Exception No. 2000-06: Approved in 2000 to allow a five-foot high fence at the front property line, at 609 N. Encina Street.



PROJECT EVALUATION

Staff supports the requested exception based on the project's consistency with past approvals of similar exception/variance requests for wrought iron and related privacy fences in the Green Acres area.



Main and Green Acres Corner

Corner Visibility

The proposed fence was reviewed as Site Plan Review No. 2014-167, wherein Engineering and Traffic Safety found the proposed fence type, setback, and height to not visibly obstruct the corner for vehicular or pedestrian users. In addition, they found the remaining setback and

right-of-way distance to the street to be adequate for the future installation of right-of-way improvements such as sidewalks and access ramps at the corner. There are no dedications of right-of-way required with the proposed action.

R-1-20 Zone Development Standards

The site is located within the R-1-20 zone which requires a minimum 35-foot front setback along Green Acres Drive for “open” fences (chain link & wrought iron) over four feet tall. The street side setback along Main Street is 25 feet for this type of fence.

As shown in Exhibit “A”, the site has two access drives, one each on Main and Green Acres. The driveway gates and related portions of the fence would not be relocated, only the fence portion at the corner would be moved out as illustrated in Exhibit “A”. The remaining fence along Green Acres would retain the existing 20 to 40 feet of setback, and the remaining portion on Main Street would be at approximately 15 feet.

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	35 Feet	35 Feet
➤ Side	10 Feet	10 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	25 Feet	25 Feet

*May encroach up to five feet with prior approval or on cul-de-sac lots.

Minimum Site Area: 20,000 square feet



Green Acres Frontage

Exception Findings

Zoning Ordinance Section 17.42.040 allows the Planning Commission to grant exceptions to regulations pertaining to fences, walls, and hedges. Section 17.42.100 allows the Planning Commission to grant an exception to fence height or location provided that three certain criteria are applicable. The applicant has prepared findings in Exhibit “B” which provides an explanation of the fence and findings to back up the three criteria.

Staff has reviewed and concurs with the applicant’s prepared findings. Below are the three criteria, matched with the applicant’s statements that address the criteria:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - Will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - a. No detriment to public health - The proposed modification will reuse 57% (80ft of the proposed 140 ft) of the existing 6ft high see through fence material located on the property. The materials being used are standard black metal fencing used throughout Visalia and neighborhood.
 - b. No detriment to public safety or welfare – The proposed modification is located on private property on the corner of Main Street and Green Acres Drive and does not border any existing private or public property (except for roads). The purpose of the modification of the fence is for the safety of our family. Modifying the existing 6ft fence versus constructing a new 4 foot fence is the most economical way to do this. This corner of our property is frequented by homeless people who loiter under the trees during the day and night. Additionally, Mill Creek which runs directly across Green Acres Drive from the property, attracts numerous shady looking people who travel through the dry creek bed during the late summer and winter months and loiter along the Creekside in the spring and early summer (on private residence property which has vacant for 3+ years).
 - c. Not materially injurious to properties or improvements in the vicinity – The proposed modification is in “the style” of the Green Acres neighborhood as a majority of the residence enjoy a front yard fence or hedge in excess of 4 feet tall.
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.
 - Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties
 - a. Will not interfere with traffic safety – Fence is a see through fence located on a corner. The setback 2 feet beyond the property line provides ample visibility to the west for an automobile to turning in either direction. Please attached map with visibility analysis.
 - b. Will not interfere with adjacent properties – No properties border this corner
3. That the exception proposal becomes an integral part of the existing site development.
 - Becomes an integral part of the existing site development
 - a. Fence is in style and the same height of property's existing fence and other front yard fences in the neighborhood – 6 ft see through basic black metal design is used throughout the Green Acres neighborhood. 57% of the existing fence is being reused for this project.

In addition to meeting the three criteria, the applicant has identified several fences in the immediate Green Acres area which have been in place for many years and exceed the height and setback standards for the area.

Adjacent Properties

Based upon the corner location and the fact that the existing fence sections adjacent to the properties on the north and west will not be moved, staff finds that there would be little if any visual or negative impacts to the adjacent properties.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-79).

RECOMMENDED FINDINGS

Staff recommends the Planning Commission make the following findings for approval of the requested fence exception:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - Will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - a. No detriment to public health - The proposed modification will reuse 57% (80ft of the proposed 140 ft) of the existing 6ft high see through fence material located on the property. The materials being used are standard black metal fencing used throughout Visalia and neighborhood.
 - b. No detriment to public safety or welfare – The proposed modification is located on private property on the corner of Main Street and Green Acres Drive and does not border any existing private or public property (except for roads). The purpose of the modification of the fence is for the safety of our family. Modifying the existing 6ft fence versus constructing a new 4 foot fence is the most economical way to do this. This corner of our property is frequented by homeless people who loiter under the trees during the day and night. Additionally, Mill Creek which runs directly across Green Acres Drive from the property, attracts numerous shady looking people who travel through the dry creek bed during the late summer and winter months and loiter along the Creekside in the spring and early summer (on private residence property which has vacant for 3+ years).
 - c. Not materially injurious to properties or improvements in the vicinity – The proposed modification is in "the style" of the Green Acres neighborhood as a majority of the residence enjoy a front yard fence or hedge in excess of 4 feet tall.
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.
 - Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties
 - a. Will not interfere with traffic safety – Fence is a see through fence located on a corner. The setback 2 feet beyond the property line provides ample visibility to the west for an automobile to turning in either direction. Please attached map with visibility analysis.
 - b. Will not interfere with adjacent properties – No properties border this corner
3. That the exception proposal becomes an integral part of the existing site development.
 - Becomes an integral part of the existing site development
 - a. Fence is in style and the same height of property's existing fence and other front yard fences in the neighborhood – 6 ft see through basic black metal design is used

throughout the Green Acres neighborhood. 57% of the existing fence is being reused for this project.

4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-79)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the wrought iron fence be relocated in substantial compliance with the site plan shown in Exhibit "A".
2. That the fence materials be similar to the existing wrought iron fence.
3. That the requirements of Site Plan Review No. 2014-167 be met.
4. That all applicable federal, state and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2014-07.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2014-53
- Exhibit "A" – Site Plan
- Exhibit "B" – Applicant's Variance Findings
- Site Plan Review No. 2014-167
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Chapter 17.42 (Excerpts)

VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

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

17.42.020 Exception purposes.

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

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

17.42.030 Variance powers of city planning commission.

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

17.42.040 Exception powers of city planning commission.

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

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

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

C. Fences, walls and hedges; and

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

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

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear

yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

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

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

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

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

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

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

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

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

17.42.100 Exception action of the city planning commission.

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

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

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

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

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon the granting of the density bonus by the city council. (Prior code § 7564)

RESOLUTION NO. 2014-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING EXCEPTION NO. 2014-07, A REQUEST BY SCOTT IVERSON TO ALLOW A SIX-FOOT HIGH WROUGHT IRON FENCE IN THE FRONT AND STREET SIDE SETBACK IN THE R-1-20 RESIDENTIAL ZONE. THE SITE IS LOCATED AT 2630 W. GREEN ACRES DRIVE. (APN: 089-070-010)

WHEREAS, Exception No. 2014-07, is a request by Scott Iverson to allow a six-foot high wrought iron fence in the front and street side setback in the R-1-20 residential zone. The site is located at 2630 W. Green Acres Drive. (APN: 089-070-010); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on January 12, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds Exception No. 2014-07, as conditioned by staff, to be in accordance with Section 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - Will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - a. No detriment to public health - The proposed modification will reuse 57% (80ft of the proposed 140 ft) of the existing 6ft high see through fence material located on the property. The materials being used are standard black metal fencing used throughout Visalia and neighborhood.
 - b. No detriment to public safety or welfare – The proposed modification is located on private property on the corner of Main Street and Green Acres Drive and does not border any existing private or public property (except for roads). The purpose of the modification of the fence is for the safety of our family. Modifying the existing 6ft fence versus constructing a new 4 foot fence is the most economical way to do this. This corner of our property is frequented by homeless people

who loiter under the trees during the day and night. Additionally, Mill Creek which runs directly across Green Acres Drive from the property, attracts numerous shady looking people who travel through the dry creek bed during the late summer and winter months and loiter along the Creekside in the spring and early summer (on private residence property which has vacant for 3+ years).

- c. Not materially injurious to properties or improvements in the vicinity – The proposed modification is in “the style” of the Green Acres neighborhood as a majority of the residence enjoy a front yard fence or hedge in excess of 4 feet tall.
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.
 - Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties
 - a. Will not interfere with traffic safety – Fence is a see through fence located on a corner. The setback 2 feet beyond the property line provides ample visibility to the west for an automobile to turning in either direction. Please attached map with visibility analysis.
 - b. Will not interfere with adjacent properties – No properties border this corner
 3. That the exception proposal becomes an integral part of the existing site development.
 - Becomes an integral part of the existing site development
 - a. Fence is in style and the same height of property’s existing fence and other front yard fences in the neighborhood – 6 ft see through basic black metal design is used throughout the Green Acres neighborhood. 57% of the existing fence is being reused for this project.
 4. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-79)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2014-06, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the wrought iron fence be relocated in substantial compliance with the site plan shown in Exhibit “A”.
2. That the fence materials be similar to the existing wrought iron fence.
3. That the requirements of Site Plan Review No. 2014-167 be met.
4. That all applicable federal, state and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2014-07.

EXHIBIT "A"



EXCEPTION EXHIBIT

BEING AN EXCEPTION FOR FENCE HEIGHT AND LOCATION, ALONG THE FRONTAGE OF LOT 14 OF TRACT 117, AS RECORDED IN VOL. 20 OF MAPS, AT PG. 4, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERSHIP INFORMATION

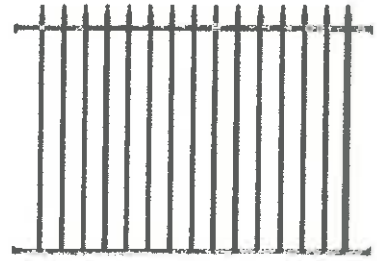
SCOTT AND JOCELYN WATSON
2630 A. GREEN ACRES
VISALIA, CA 93291

SITE DATA

APN:	089-070-10
AREA:	0.66 ACRES
CURRENT ZONING:	R-1-C3
SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CAL WATER
GAS SERVICE:	SG, CAL GAS
ELEC SERVICE:	IN CAL TISSON



STREET VIEW (EXISTING)



6' WROUGHT IRON FENCE (PROPOSED)

PREPARED BY:



324 S. SANTA FE STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.692.3062
FAX: 559.692.3215

EXHIBIT "A"

EXHIBIT "B"

Applicant's Findings

1. That the granting of the exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;
3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

Applicant's Justifications for granting an exception to allow for a 6 foot front yard see through fence versus city ordinance limiting front yard fences to 4 feet tall:

- 1) Will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - a. No detriment to public health - The proposed modification will reuse 57% (80ft of the proposed 140 ft) of the existing 6ft high see through fence material located on the property. The materials being used are standard black metal fencing used throughout Visalia and neighborhood.
 - b. No detriment to public safety or welfare – The proposed modification is located on private property on the corner of Main Street and Green Acers Drive and does not border any existing private or public property (except for roads). The purpose of the modification of the fence is for the safety of our family. Modifying the existing 6ft fence versus constructing a new 4 foot fence is the most economical way to do this. This corner of our property is frequented by homeless people who loiter under the trees during the day and night. Additionally, Mill Creek which runs directly across Green Acres Drive from the property, attracts numerous shady looking people who travel through the dry creek bed during the late summer and winter months and loiter along the Creekside in the spring and early summer (on private residence property which has vacant for 3+ years).
 - c. Not materially injurious to properties or improvements in the vicinity – The proposed modification is in "the style" of the Green Acres neighborhood as a majority of the residence enjoy a front yard fence or hedge in excess of 4 feet tall.
- 2) Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties
 - a. Will not interfere with traffic safety – Fence is a see through fence located on a corner. The setback 2 feet beyond the property line provides ample visibility to the west for an automobile to turning in either direction. Please attached map with visibility analysis.
 - b. Will not interfere with adjacent properties – No properties border this corner
- 3) Becomes an integral part of the existing site development
 - a. Fence is in style and the same height of property's existing fence and other front yard fences in the neighborhood – 6 ft see through basic black metal design is used throughout the Green Acres neighborhood. 57% of the existing fence is being reused for this project.

EXHIBIT "B"



MEETING DATE 11/19/2014
SITE PLAN NO. 14-167
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 Variance

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



Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 5 DATE: November 19, 2014
SITE PLAN NO: SPR14167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE ON
27,937 SQ. FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION: 2630 W GREEN ACRES DR
APN(S): 089-070-010

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

- A building permit will be required. *If over 6'-0".* *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁹ per square foot. Residential ~~\$2.97~~^{3.36} per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: *Building permit required if the fence is over 6'-0"*

RFD

Chuck Clark

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: 5 DATE: November 18, 2014
SITE PLAN NO: SPR14167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE ON
27,937 SQ. FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION: 2630 W GREEN ACRES DR
APN(S): 088-070-010

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.

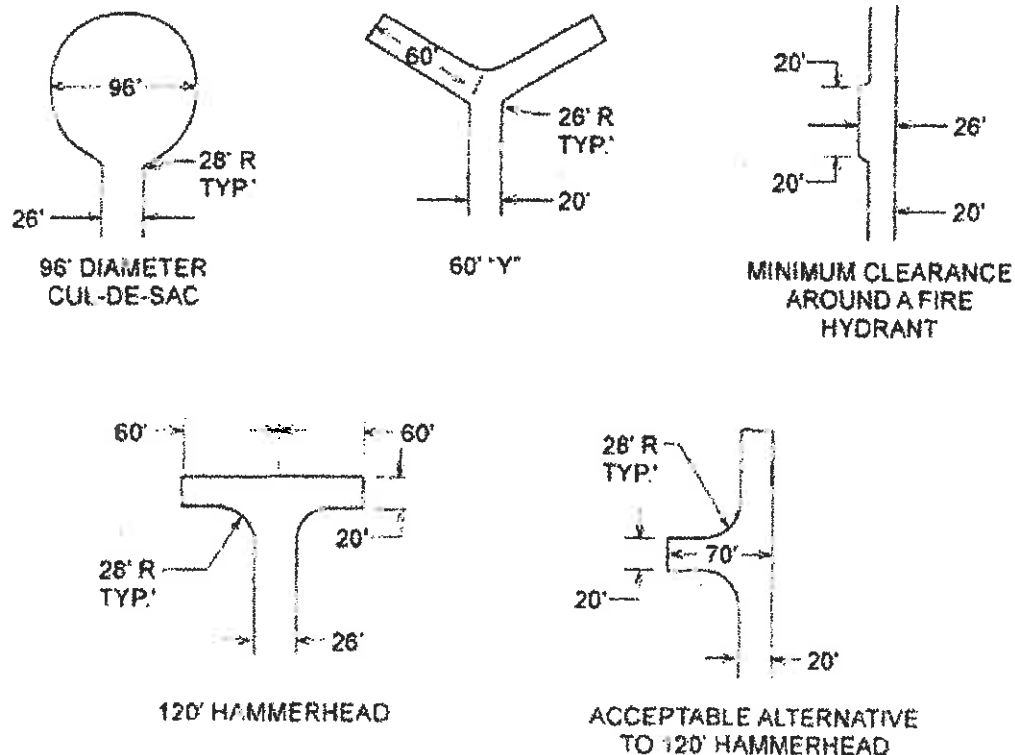


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 19, 2014

ITEM NO: 5
SITE PLAN NO: SPR14167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE ON 27,937 SQ. FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP. OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION: 2630 W GREEN ACRES DR
APN(S): 089-070-010

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:

- Line of sight needs to be analyzed so that fence does not create a sight visibility obstruction.


Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: NOVEMBER 19, 2014

SITE PLAN NO.: 14-167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE
ON 27,937 SQ FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION: 2630 W GREEN ACRES DR
APN: 089-070-010

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; _____ parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. Fence alignment shall take in consideration the future construction of a curb ramp return and install accordingly.

2. Sight Distances, per City standard SD-1, will need to be displayed indicating proposed fence will not obstruct line of sight.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-167

Date: 11/19/2014

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:8/15/2014)

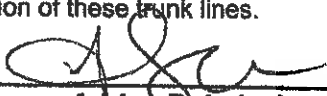
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 19, 2014

SITE PLAN NO: 2014-167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE ON 27,937 SQ. FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP. OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION TITLE: 2630 W GREEN ACRES DR VISA
APN TITLE: 089-070-010
GENERAL PLAN: RLD – Residential Low Density
EXISTING ZONING: R-1-20 – Single-Family Residential 20,000 sq. ft. min. area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Variance required for six-foot fence at front property line
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 11/19/2014

1. The proposed six-foot wrought iron fence along the front yard of this R-1-20 lot requires the submittal and approval of a variance application.
2. Wrought Iron Fences, four-feet in height, are permitted in the required front yard area.
3. Staff will condition this fence project with meeting line-of-sight requirements at the corner of Main Street and Green Acres Drive. This will include angling the fence back at the property line corner, which will facilitate a future ramp return and the street intersection.
4. Provide a revised site plan with the Variance application submittal depicting the fence angled back from the corner property lines and ramp return at the street intersection as discussed with staff during the Site Plan Review meeting.

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-1-20 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	35 Feet	35 Feet
➤ Side	10 Feet	10 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	25 Feet	25 Feet

*May encroach up to five feet with prior approval or on cul-de-sac lots.

Minimum Site Area: 20,000 square feet

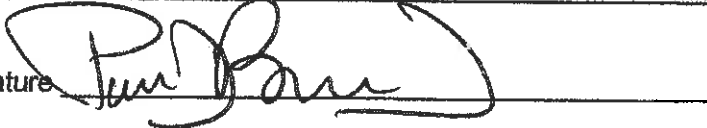
Fencing and Screening:

1. 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.

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

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

Signature



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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14167
PROJECT TITLE: EXPANSION OF EXISTING FRONT YARD FENCE
DESCRIPTION: EXPANSION OF EXISTING FRONT YARD FENCE ON
27,937 SQ. FT AREA (R120 ZONED)
APPLICANT: MICHAEL SCOTT IVERSON
PROP OWNER: SCOTT MICHAEL IVERSON & JOCELYN
LOCATION: 2630 W GREEN ACRES DR
APN(S): 089-070-010

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



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

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

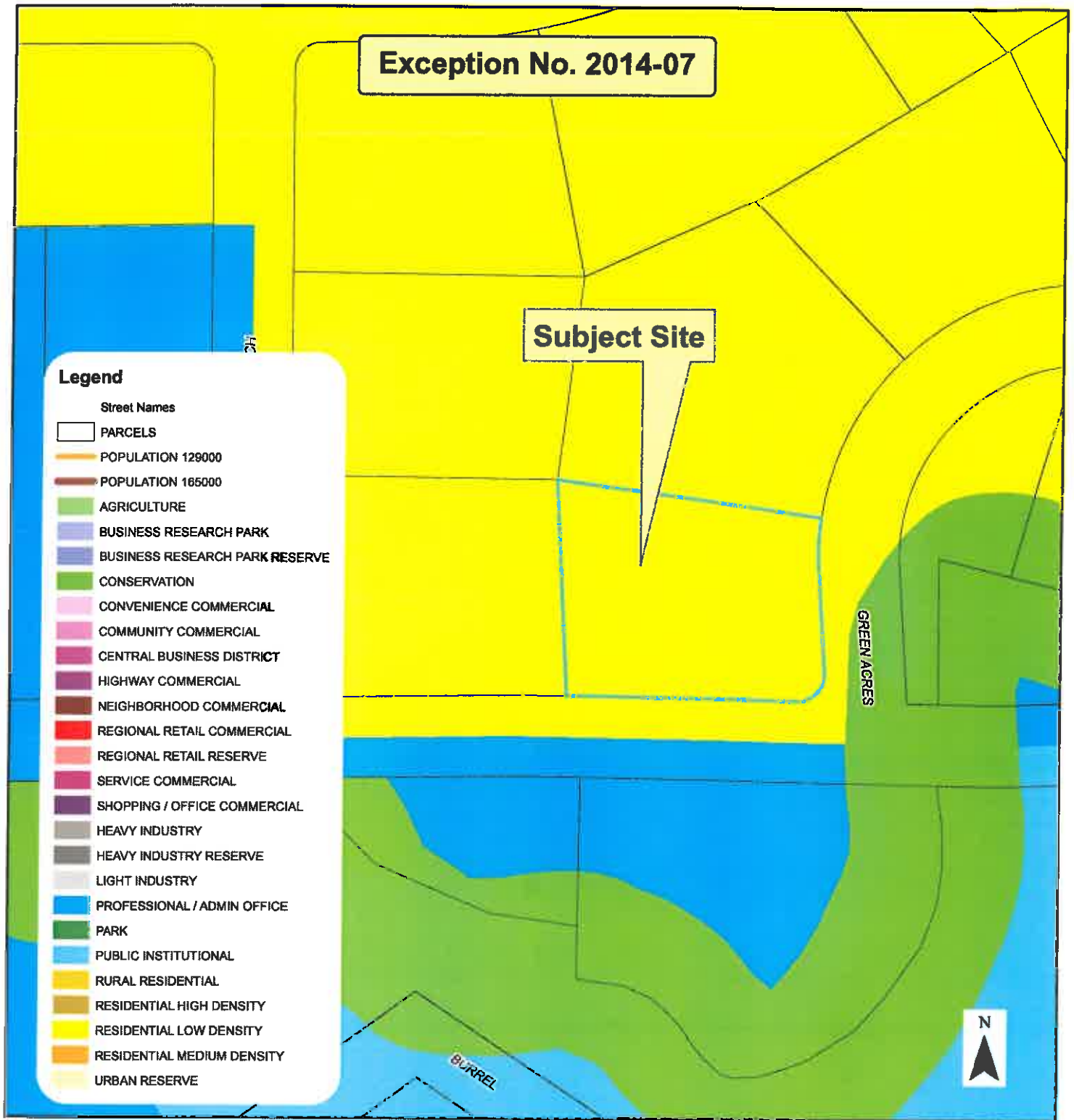


Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



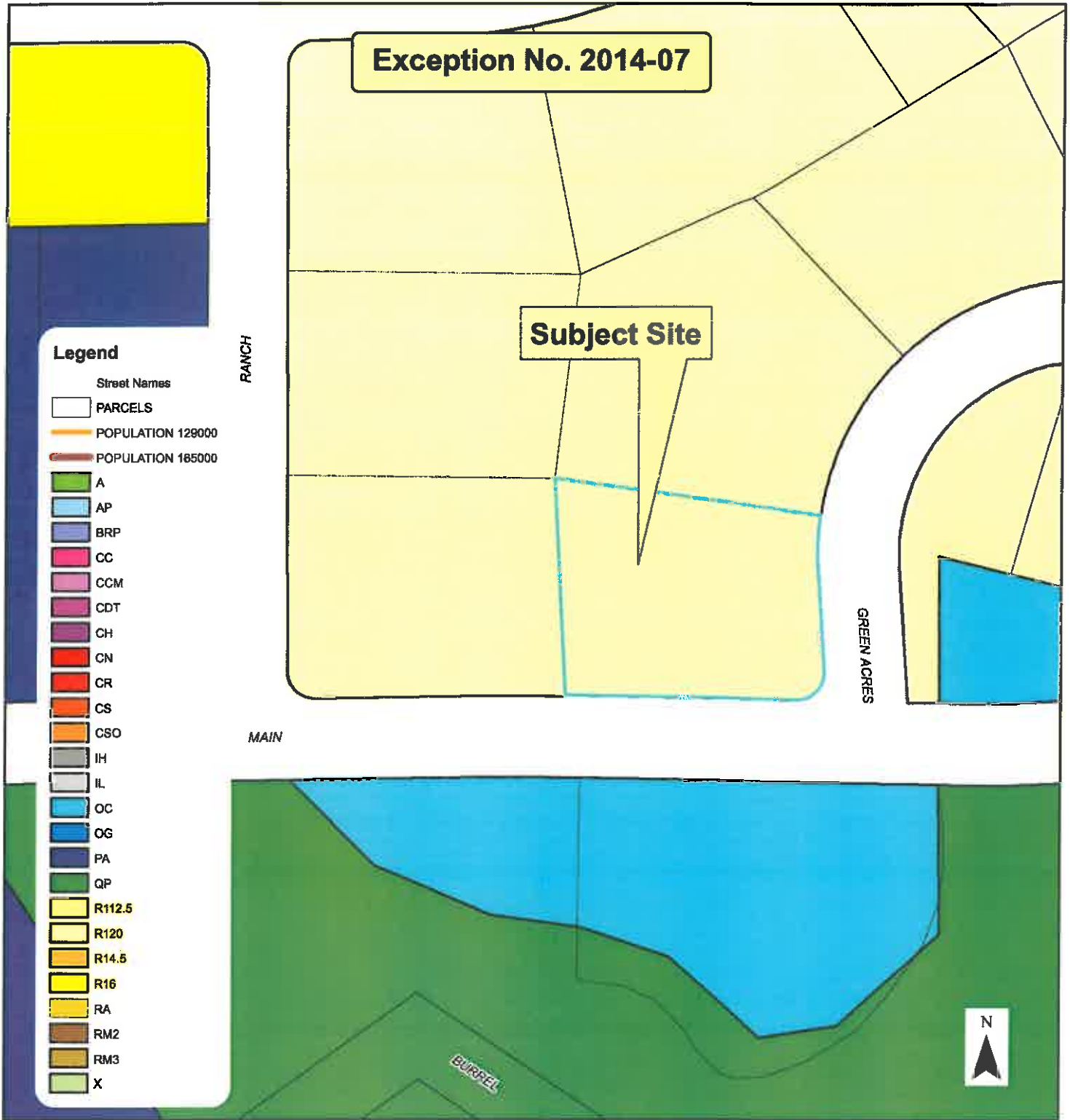
City of Visalia



Land Use Designations

0 15 30 60 90 120 Feet

City of Visalia



Zoning Designations

0 15 30 60 90 120 Feet

City of Visalia



Aerial Photo

0 5 10 20 30 40 Feet

City of Visalia

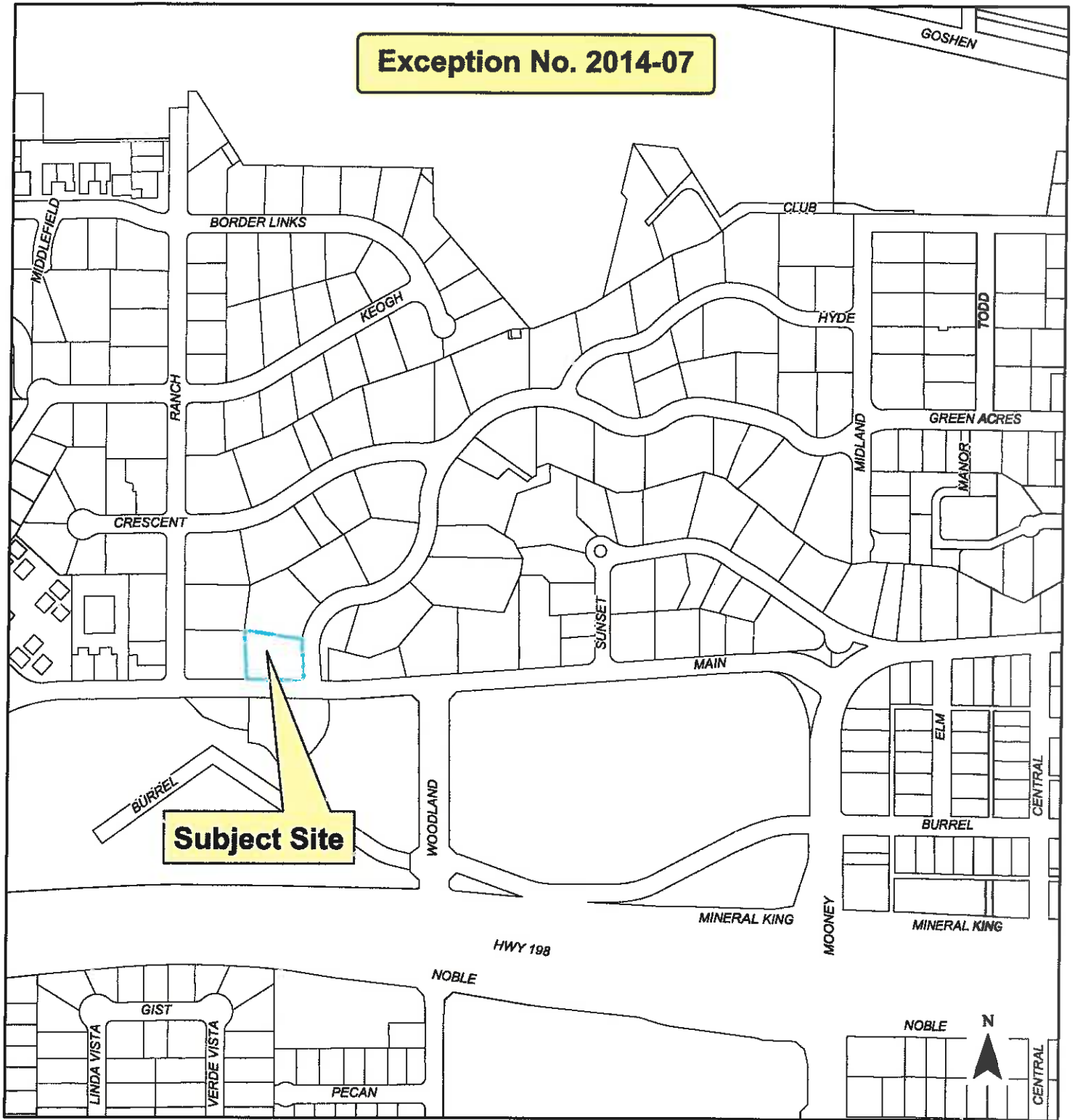


Aerial Photo

0 1530 60 90 120 Feet

City of Visalia

Exception No. 2014-07



Subject Site

Location Map

0 75 150 300 450 600 Feet



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 12, 2015

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

SUBJECT: **Conditional Use Permit No. 2014-32:** A request by Grace Christian School to amend Conditional Use Permit No. 2012-40 to include the removal of the existing administrative building and to construct a new two-story classroom building, a preschool administration building, new bathroom addition, installation of a modular classroom building and construction of a new parking lot in the Q-P (Quasi-Public) zone. Grace Christian School is located at 1111 South Conyer Street (APN: 096-093-015).

STAFF RECOMMENDATION

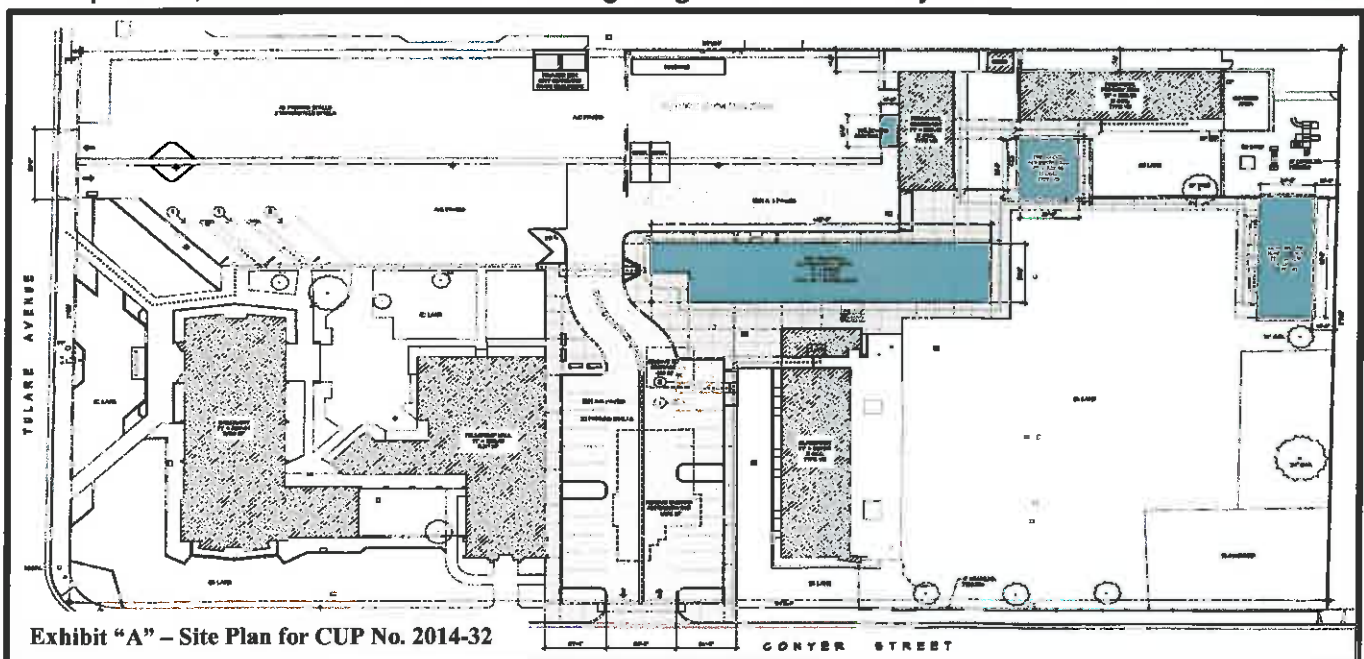
Staff recommends approval of Conditional Use Permit No. 2014-32 based upon the findings and conditions in Resolution No. 2014-54. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-32 based on the findings and conditions in Resolution No. 2014-54.

PROJECT DESCRIPTION

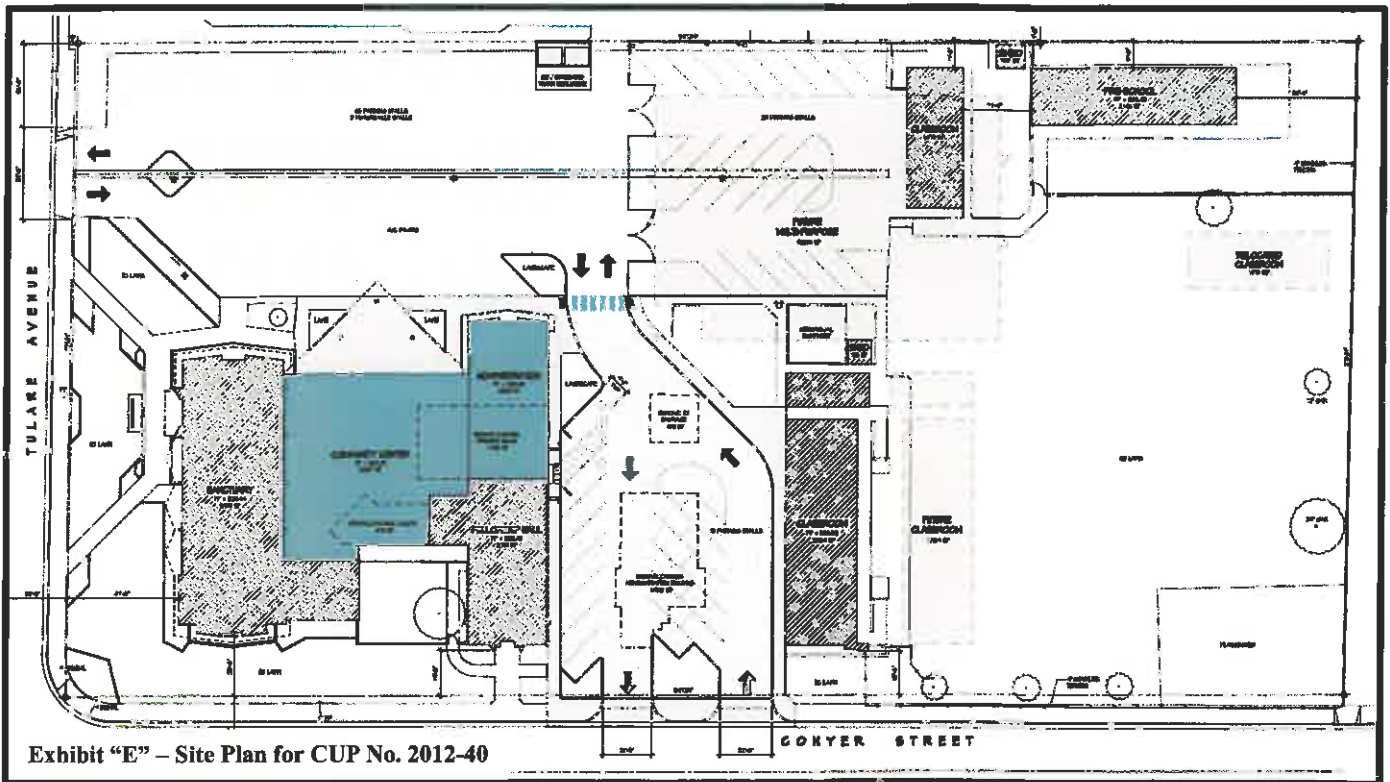
Grace Christian School is requesting to amend CUP No. 2012-40 by proposing a multi-phase development resulting in the demolition of the existing administration building, addition of a new modular building to be used for classrooms, a new preschool administration building, restroom additions, new two-story classroom building and a new parking lot as depicted on Exhibit "A". This project is intended to accommodate the increased physical space demands of the existing private school that operates onsite Monday through Friday. The construction will take place in three phases, as discussed in the "Phasing" segment of the "Project Evaluation" section below.



The existing private preschool and elementary school would add new additional classroom space to accommodate their daily needs. Elevations and floor plans (see Exhibits "B" & "C") have been provided depicting how these new buildings will be utilized to accommodate their needs. The new modular classroom will accommodate two new classrooms for the preschool while the two-story building will accommodate six classrooms and the administration services for the elementary school.

The applicant's operational statement (Exhibit "D") provides a detailed overview of the daily activities for both the private school and church related uses. The operational statement notes that the school operates outside the peak hours of the church's activities. Adult and men bible studies, as stated in the operational statement, meet once a week on Wednesdays from 6:00 am to 7:45 am, which will result some minor overlapping between the drop off hours for the preschool/elementary school and church activities.

Please note, CUP No. 2012-40, approved by the Planning Commission on December 10, 2012, was a request to construct a new 5,659 square foot community center building, 2,323 square foot administration building and a new parking lot (see Exhibit "E"). The church will still proceed with this project but opted to move forward with the preschool/elementary school project first.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Public Institutional
Zoning:	QP (Quasi-Public)
Surrounding Land Uses and Zoning:	North: Q-P (Quasi-Public) / Elementary School South: Tulare Ave. & R-M-2 / Multi-Family Residential 3,000 sq. ft. min. per unit / Private Residences East: Giddings St. & Q-P (Quasi-Public) / Mt. Whitney High School West: Q-P (Quasi-Public) / Gateway Community Church
Environmental Review:	Categorical Exemption No. 2014-86
Special Districts:	None
Site Plan:	2014-156

RELATED PROJECTS

Conditional Use Permit No. 816: A request by Grace Lutheran Church to develop a church campus at the northwest corner of West Tulare Avenue and South Conyer Street in the R-16 zone. The Planning Commission approved the CUP on April 28, 1980, per Resolution No. 2317.

Conditional Use Permit No. 1097: A request by Grace Lutheran Church to amend their existing CUP by expanding the church campus to facilitate the addition of six classroom buildings at the northwest corner of West Tulare Avenue and South Conyer Street. The Planning Commission approved the CUP On January 25, 1988, per Resolution No. 88-08.

Conditional Use Permit No. 2012-40: A request by Grace Lutheran Church to amend their existing CUP by constructing a multi-phase development resulting in the demolition of a combined 4,858 square feet of restrooms, office and assembly areas and the construction of a new 5,659 square foot community center building, a 2,323 square foot administration building and a new parking lot. The Planning Commission approved the CUP on December 10, 2012.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2014-32, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Schools, churches and other religious institutions are identified as a conditionally permitted use in the Quasi-Public zone. The site has maintained a Conditional Use Permit for a church, school, and office buildings since the 1980s. The applicant intends to demolish and replace existing structures to improve and increase the current uses of the facilities.

The land uses adjacent to the site include other church facilities, single-family residential units, and schools. Staff has concluded that the additional school buildings would not conflict with any of the adjacent land uses based upon the proposed improvements and operational statement. The site has also been operating as a church and school for decades under a conditional use permit without any notable problems. The installation of a parking lot on Conyer Street would also help alleviate any parking problems that might arise from the proposed intensity increase from the new larger structures.

The building elevations illustrated in Exhibit "B" are compatible with the surrounding buildings, which include residential and public institutional. The building elevations do not exceed the height of the current existing structures of the church.

Parking

In calculating parking requirements for church facilities that offer both church and private school facilities, the City has historically calculated the parking requirement based on sanctuary seating given that this is typically the highest parking generator. The parking requirements for Grace Lutheran Church were established per CUP No. 816, and required one space per every four permanent seats. Over the years the church parking lot has undergone changes, which included striping a portion of the parking lot area for recreational activities associated with the private school. The existing 46 parking stalls coupled with the addition of the new 22 stalls to be constructed would result in the church and school meeting the parking demands for both uses given that these uses operate outside peak operating hours for each use.

Staff does recommend the Planning Commission approve Condition No. 4 for CUP No. 2014-32, requiring the parking lot be restriped/refurbished delineating the parking stalls as required per the approved CUP No. 816. The applicant shall provide a new parking lot striping plan depicting the required parking stalls for the church and school sites.

Phasing

The applicant has identified that the project will be phased into three sub-developments. Phase "A" consists of the addition of a modular classroom building near the north property line. Phase "B" consists of the addition of the new administration building for the preschool and the addition of restrooms to an existing preschool classroom, while Phase "C" will consist of the demolition of the existing administration building along Conyer Street and the construction of a new two-story building for the elementary school as well as the new parking lot.

Environmental Review

This project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for In-fill Development Projects that are consistent applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (Categorical Exemption No. 2014-86).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:

- The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-8).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-156.
2. That the requested use be operated and maintained in substantial compliance with the site plan attached as Exhibit "A" and elevations attached as Exhibits "B" and "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "D", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the parking lot / recreational area north the fence line, as depicted on Exhibit "A", shall be restriped to meet the parking requirements as established per the approved CUP No. 816.
5. That all other Federal, State, Regional, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-32.

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 2014-54
- Exhibit "A" – Site Plan
- Exhibit "B" & "C" – Elevations & Floor Plan
- Exhibit "D" – Operation Statement
- Exhibit "E" – CUP No. 2014-40 Site Plan Exhibit
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Related Plans & Policies

Conditional Use Permits - (Excerpts from 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)

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2014-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-32, A REQUEST BY GRACE CHRISTIAN SCHOOL TO AMEND CONDITIONAL USE PERMIT NO. 2012-40 TO INCLUDE THE REMOVAL OF THE EXISTING ADMINISTRATIVE BUILDING AND TO CONSTRUCT A NEW TWO-STORY CLASSROOM BUILDING, A PRESCHOOL ADMINISTRATION BUILDING, NEW BATHROOM ADDITION, INSTALLATION OF A MODULAR CLASSROOM BUILDING AND CONSTRUCTION OF A NEW PARKING LOT IN THE Q-P (QUASI-PUBLIC) ZONE. GRACE CHRISTIAN SCHOOL IS LOCATED AT 1111 SOUTH CONYER STREET (APN: 096-093-015).

WHEREAS, Conditional Use Permit No. 2014-32, is a request by Grace Christian School to amend Conditional Use Permit No. 2012-40 to include the removal of the existing administrative building and to construct a new two-story classroom building, a preschool administration building, new bathroom addition, installation of a modular classroom building and construction of a new parking lot in the Q-P (Quasi-Public) zone. Grace Christian School is located at 1111 South Conyer Street (APN: 096-093-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 12, 2014; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the 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 because the project is located in an area where various types of uses are concentrated for the convenience of the public. In addition, the proposed buildings are grouped on a site that is logical in proximity to other similar uses for the convenience of the patrons that use this facility.

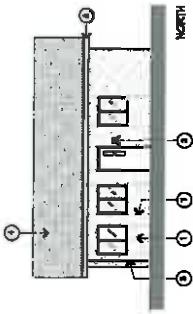
- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The project is located in an area where various types of uses are concentrated for the convenience of the public. In addition, the proposed buildings are grouped on a site that is logical in proximity to other similar uses for the convenience of the patrons that use this facility.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-86).

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

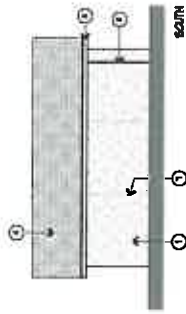
1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-156.
2. That the requested use be operated and maintained in substantial compliance with the site plan attached as Exhibit "A" and elevations attached as Exhibits "B" and "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "D", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the parking lot / recreational area north the fence line, as depicted on Exhibit "A", shall be restriped to meet the parking requirements as established per the approved CUP No. 816.
5. That all other Federal, State, Regional, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-32.

KEYNOTES

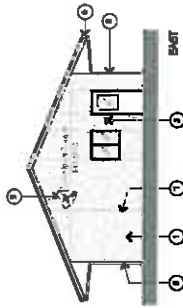
- 1. GROUND FLOOR PLAN
- 2. FINISH TYPE, SEE BEST VIEW
- 3. MANUFACTURER/COMPONENT, SEE DETAILS 3-4/4A
- 4. CONSTRUCTION DETAILS INCLUDING FINISHES
- 5. INTERIOR ALUMINUM SCAFFOLD, REFER TO WALL
- 6. SHOWN AS NOT IN SECTION UNLESS SHOWN
- 7. GROUND FLOOR PLAN NUMBER, SEE DETAIL 1/4A



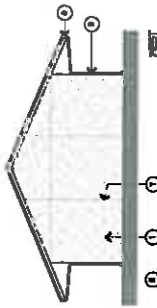
NORTH



SOUTH



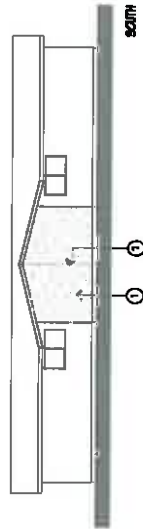
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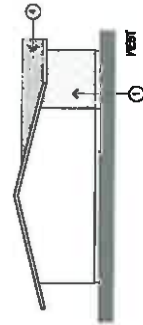
WEST

ADMINISTRATION ADDITION - EXTERIOR ELEVATIONS

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



SOUTH



WEST

TOILET ADDITION - EXTERIOR ELEVATIONS

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

Exhibit "B"

NOT FOR CONSTRUCTION



Douglas K. James
ARCHITECT
1111 SOUTH CENTER STREET
VANALIA, CA 92711
TEL: 951.261.1111
WWW.DKJARCHITECT.COM

CREATED BY: A.J. GARBER
DATE REVISED:

PROJECT TITLE
**CLASSROOMS,
ADMINISTRATION
& TOILET ADDITION**

FOR
**GRACE CHRISTIAN
SCHOOL**

1111 SOUTH CENTER STREET
VANALIA, CA 92711

VANALIA, CA
COUNTY OF TULARE
PROJECT NUMBER: 09145 & 0915
DRAWING TITLE

EXTERIOR ELEVATIONS
DRAWING NUMBER

A5

KEYNOTES

1. 1/2" x 8" TRIM, LAMINATE TOP.
2. WALL CABINETS, SEE SEE-NUMER ELEVATIONS.
3. UPPER AND LOWER CABINETS, SEE INTERIOR ELEVATIONS.
4. GRANITE COUNTERTOP WITH UNDER COUNTER SINK, SEE ELEVATION, TYP.
5. CHAIRS, SEE ELEVATION, TYP.
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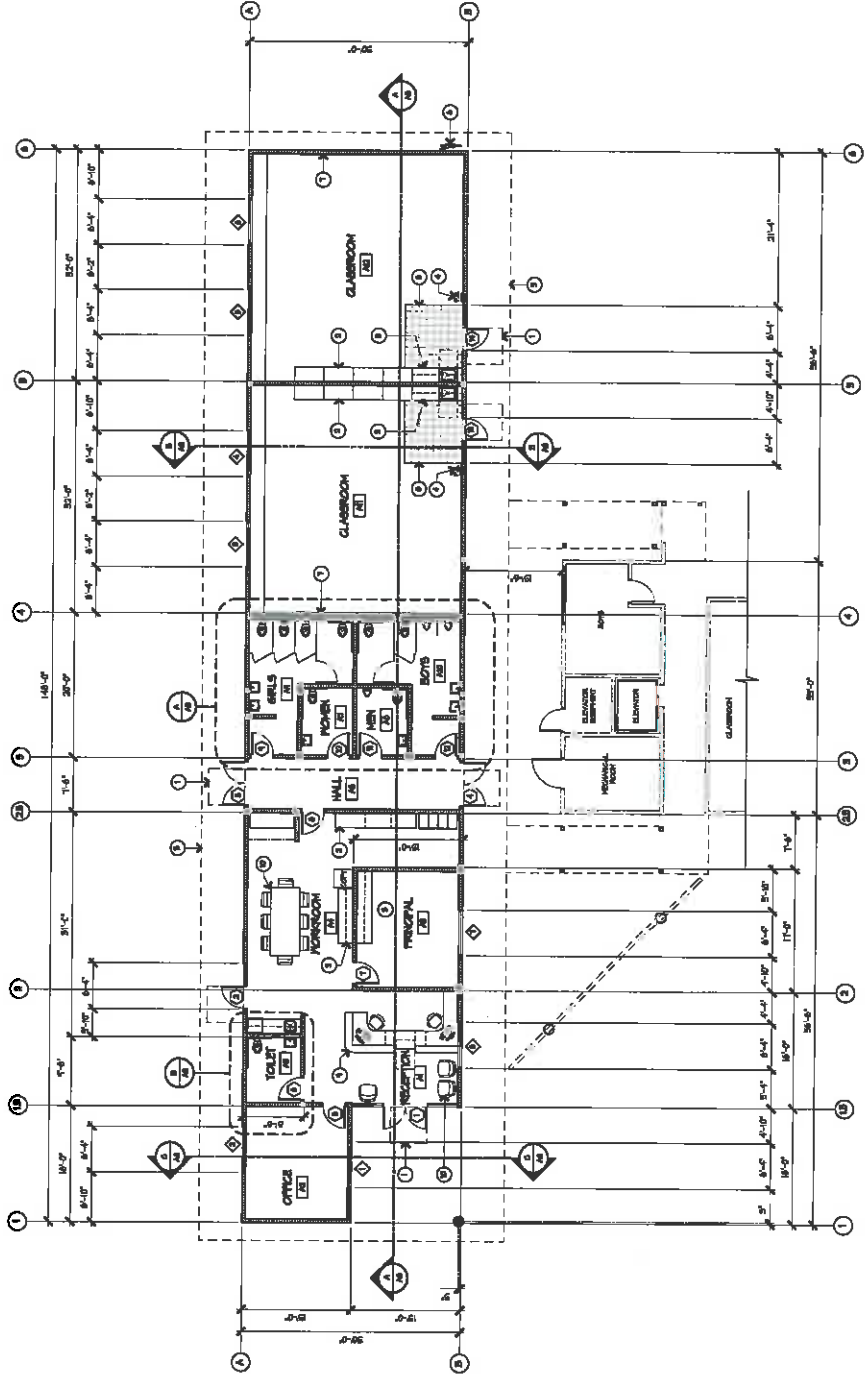
Exhibit "C"

NOTES

1. PROVIDE TYPICAL ROOM SCHEDULES AT EACH ROOM ENTRY IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE, SEE ELEVATION, TYP.
2. PROVIDE ROOM SCHEDULES AT ALL ROOMS OF ROOMS IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE, SEE ELEVATION, TYP.
3. ALL ROOMS ARE SHOWN AS UNFURNISHED UNLESS NOTED OTHERWISE.
4. SEE INTERIOR ELEVATIONS FOR THE FINISH SCHEDULES, TYP.
5. SEE INTERIOR ELEVATIONS FOR THE FINISH SCHEDULES, TYP.

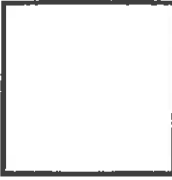
LEGEND

INDICATES LOCATION OF THE ROOM AND HALLS WITH THE WALLS.



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

NOT FOR CONSTRUCTION



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 ARCHITECT
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 WWW: www.dkj.com

PROJECT TITLE
**CLASSROOMS,
 ADMINISTRATION
 & TOILET ADDITION**

FOR
**GRACE CHRISTIAN
 SCHOOL**
 1111 SOUTH CONYER STREET
 VENTURA, CA 93011

PROJECT NUMBER: 10140 & 10141
 DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NUMBER
A2

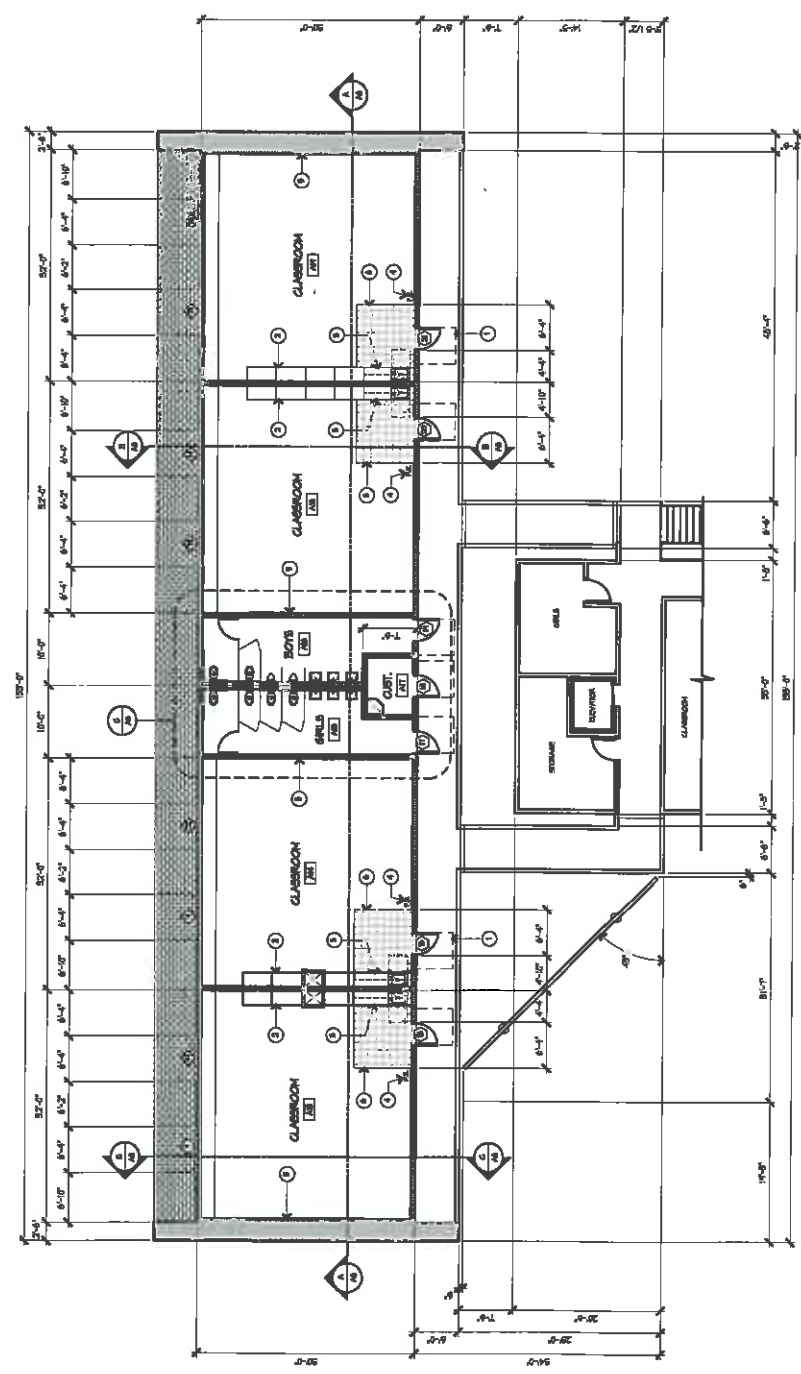
KEYNOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 10. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Exhibit "C"

LEGEND

1. 1/4" = 1'-0" SCALE (SEE KEYNOTES)



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 WWW.DKJA.COM

DATE: 05/04/04
 DRAWN BY: [REDACTED]
 REVIEWER: [REDACTED]

PROJECT TITLE
**CLASSROOMS,
 ADMINISTRATION
 & TOILET ADDITION**

FOR
**GRACE CHRISTIAN
 SCHOOL**

1111 SOUTH CENTER STREET
 VESALIA, CA 92683

VESALIA, CA
 COUNTY OF TULARE
 PROJECT NUMBER: 0510 & 0511
 DRAWING TITLE

**FLOOR PLANS AND
 REFLECTED CEILING PLANS**
 DRAWING NUMBER

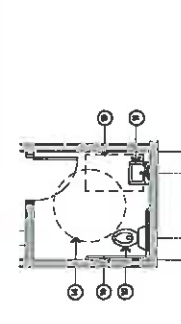
A4

KEYNOTES

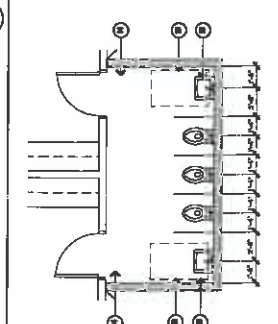
- 1. 4" x 8" TRUSS LUMBER, SEE DETAIL 11 / A-1.
- 2. 2" x 4" TRUSS LUMBER, SEE DETAIL 11 / A-2.
- 3. 2" x 6" TRUSS LUMBER, SEE DETAIL 11 / A-3.
- 4. 2" x 8" TRUSS LUMBER, SEE DETAIL 11 / A-4.
- 5. 2" x 10" TRUSS LUMBER, SEE DETAIL 11 / A-5.
- 6. 2" x 12" TRUSS LUMBER, SEE DETAIL 11 / A-6.
- 7. 2" x 14" TRUSS LUMBER, SEE DETAIL 11 / A-7.
- 8. 2" x 16" TRUSS LUMBER, SEE DETAIL 11 / A-8.
- 9. 2" x 18" TRUSS LUMBER, SEE DETAIL 11 / A-9.
- 10. 2" x 20" TRUSS LUMBER, SEE DETAIL 11 / A-10.
- 11. 2" x 22" TRUSS LUMBER, SEE DETAIL 11 / A-11.
- 12. 2" x 24" TRUSS LUMBER, SEE DETAIL 11 / A-12.
- 13. 2" x 26" TRUSS LUMBER, SEE DETAIL 11 / A-13.
- 14. 2" x 28" TRUSS LUMBER, SEE DETAIL 11 / A-14.
- 15. 2" x 30" TRUSS LUMBER, SEE DETAIL 11 / A-15.
- 16. 2" x 32" TRUSS LUMBER, SEE DETAIL 11 / A-16.
- 17. 2" x 34" TRUSS LUMBER, SEE DETAIL 11 / A-17.
- 18. 2" x 36" TRUSS LUMBER, SEE DETAIL 11 / A-18.
- 19. 2" x 38" TRUSS LUMBER, SEE DETAIL 11 / A-19.
- 20. 2" x 40" TRUSS LUMBER, SEE DETAIL 11 / A-20.
- 21. 2" x 42" TRUSS LUMBER, SEE DETAIL 11 / A-21.
- 22. 2" x 44" TRUSS LUMBER, SEE DETAIL 11 / A-22.
- 23. 2" x 46" TRUSS LUMBER, SEE DETAIL 11 / A-23.
- 24. 2" x 48" TRUSS LUMBER, SEE DETAIL 11 / A-24.
- 25. 2" x 50" TRUSS LUMBER, SEE DETAIL 11 / A-25.
- 26. 2" x 52" TRUSS LUMBER, SEE DETAIL 11 / A-26.
- 27. 2" x 54" TRUSS LUMBER, SEE DETAIL 11 / A-27.
- 28. 2" x 56" TRUSS LUMBER, SEE DETAIL 11 / A-28.
- 29. 2" x 58" TRUSS LUMBER, SEE DETAIL 11 / A-29.
- 30. 2" x 60" TRUSS LUMBER, SEE DETAIL 11 / A-30.
- 31. 2" x 62" TRUSS LUMBER, SEE DETAIL 11 / A-31.
- 32. 2" x 64" TRUSS LUMBER, SEE DETAIL 11 / A-32.
- 33. 2" x 66" TRUSS LUMBER, SEE DETAIL 11 / A-33.
- 34. 2" x 68" TRUSS LUMBER, SEE DETAIL 11 / A-34.
- 35. 2" x 70" TRUSS LUMBER, SEE DETAIL 11 / A-35.
- 36. 2" x 72" TRUSS LUMBER, SEE DETAIL 11 / A-36.
- 37. 2" x 74" TRUSS LUMBER, SEE DETAIL 11 / A-37.
- 38. 2" x 76" TRUSS LUMBER, SEE DETAIL 11 / A-38.
- 39. 2" x 78" TRUSS LUMBER, SEE DETAIL 11 / A-39.
- 40. 2" x 80" TRUSS LUMBER, SEE DETAIL 11 / A-40.
- 41. 2" x 82" TRUSS LUMBER, SEE DETAIL 11 / A-41.
- 42. 2" x 84" TRUSS LUMBER, SEE DETAIL 11 / A-42.
- 43. 2" x 86" TRUSS LUMBER, SEE DETAIL 11 / A-43.
- 44. 2" x 88" TRUSS LUMBER, SEE DETAIL 11 / A-44.
- 45. 2" x 90" TRUSS LUMBER, SEE DETAIL 11 / A-45.
- 46. 2" x 92" TRUSS LUMBER, SEE DETAIL 11 / A-46.
- 47. 2" x 94" TRUSS LUMBER, SEE DETAIL 11 / A-47.
- 48. 2" x 96" TRUSS LUMBER, SEE DETAIL 11 / A-48.
- 49. 2" x 98" TRUSS LUMBER, SEE DETAIL 11 / A-49.
- 50. 2" x 100" TRUSS LUMBER, SEE DETAIL 11 / A-50.

LEGEND

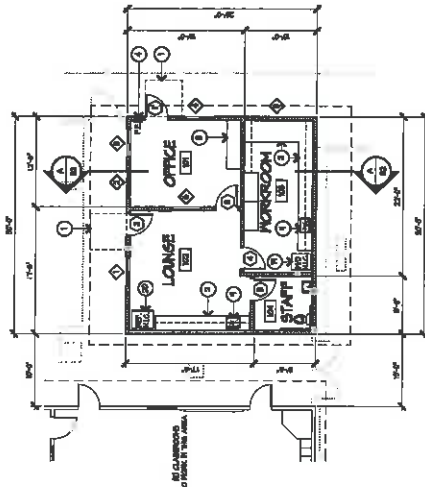
- 1. 200 HOURS PER YEAR PERMIT VENTILATION
- 2. EXTERIOR WOOD SIDING TO MATCH
- 3. 4" x 8" TRUSS, TYPE, TENSILE AND COMP.
- 4. 1/2" BRICK, 1/2" GROUT, 1/2" SAND AND GRAVEL
- 5. 1/2" BRICK, 1/2" GROUT, 1/2" SAND AND GRAVEL
- 6. 2" x 4" TRUSS, TYPE, TENSILE AND COMP.
- 7. 2" x 6" TRUSS, TYPE, TENSILE AND COMP.
- 8. 2" x 8" TRUSS, TYPE, TENSILE AND COMP.
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- 54. 2" x 100" TRUSS, TYPE, TENSILE AND COMP.



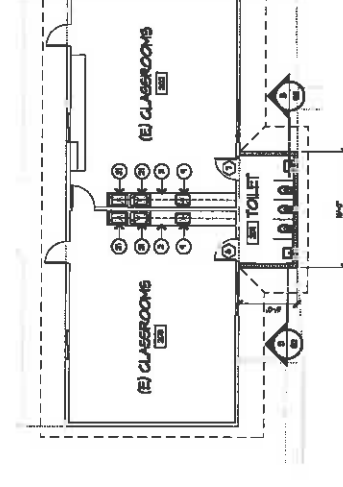
ENLARGED TOILET PLAN
 SCALE: 1/4" = 1'-0"



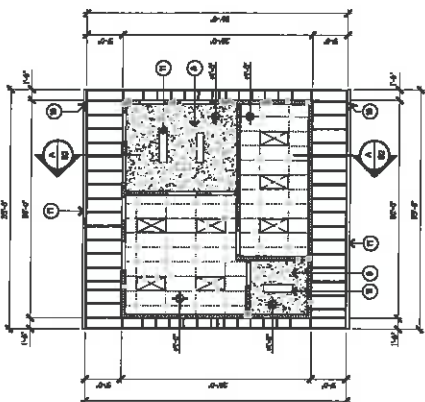
ENLARGED TOILET PLAN
 SCALE: 1/4" = 1'-0"



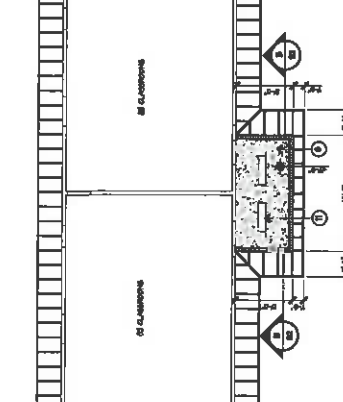
ADMIN. FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



ADMIN. REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"



TOILET REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"

GRACE CHRISTIAN SCHOOL, 1111 SOUTH CENTER STREET, VESALIA, CA 92683. PROJECT NUMBER: 0510 & 0511. DRAWING TITLE: FLOOR PLANS AND REFLECTED CEILING PLANS. DRAWING NUMBER: A4.

Exhibit "D"

General Facility Usage

Grace Lutheran Church / Grace Christian School / Growing in Grace Preschool
 1111 South Conyer Street/ Visalia, CA 93277/ www.gracevisalia.org
 559-734-7694 Office 559-734-0146 FAX
 School Web site: www.gracechristianvisalia.org

EVERY SUNDAY Worship services in the sanctuary

WORSHIP TIME **Average Attendance**

8 AM	100
10:30 AM	80
1:00 PM	50

Bible Studies **9:30-10:15 am**

WHO	Average Attendance	Location
Adult	40	Fellowship Hall
Good Shepherd	20	Room 104 – moving to Room 102
Youth	10	Fireside Room

ADDITIONAL SUNDAY EVENTS

Lahu Music Practice held in sanctuary 2-5 PM – average attendance 40
 Fellowship Meals Noon- 2 PM - 1-2 times per month held in Fellowship Hall – average attendance 30
 Confirmation Class every other Sunday 4-6 PM Room 102- average attendance 15

ADDITIONAL CHURCH EVENTS

Christmas Eve / Christmas Day / Advent and Lenten mid-week worship services / Holy Week Worship services

MONDAY – FRIDAY - Evenings 6-9 PM

Event/Who	Average Attendance	Location	When
Christian Ed Board	6	Office	1 st Monday of Month
Elder Board	12	Fireside Room	1 st Tuesday of Month
Choir (bell & adult)	24	Church balcony	EVERY Wednesday
Altar Guild	12	Narthex	2 nd Tuesday of month
Booster Club	40	Fellowship Hall	2 nd Tuesday of month
Church Council	14	Fireside Room	3 rd Tuesday of month
Stamp Club	20	Fellowship Hall	1 st and 3 rd Thursday of month
Bible Study	20	Room 102	EVERY Thursday

MONDAY-SATURDAY - Day Time

Event/Who	Average Attendance	Location	When
Men's Bible breakfast	12	Fireside Room	Every Wednesday 6-7:45 AM
Adult Bible Study	12	Fireside Room	Every Wednesday 9-10 AM
Men's Study	10	Fireside Room	Every Saturday 6:30-8 AM
Gal's of Grace Bible	25	Fireside Room	Every 3 rd Saturday 9-11 AM
LWML	25	Fireside Room	2 nd Tuesday every month 12:30-2:30

SCHOOL YEAR – Growing in Grace Preschool and Grace Christian School

	Growing in Grace Preschool	Grace Christian School
1. Hours of Operation -	7:00am - 5:45 pm	7 AM - 6 PM
2. Days of week in operation -	Monday-Friday	Monday - Friday
3. Predicted peak operating hour	8:30AM-12:00pm	8:20AM-3:15 PM
4. # of Employees per day – existing	11	11
5. # of Employees per day – proposed	12	13
6. Number of customers per day – existing	77	130
7. Number of customers per day – proposed	80	180

Grace Christian School

Before School Childcare 7AM – 8:25 AM	Inside Fellowship Hall 7 AM – 7:50 AM Outside Playground 7:50 – 8:25 AM	20 students up to 130
3 employees – part time		
After School Childcare 3 – 6 PM	Outside Playground and Fellowship Hall	up to 40 daily
3 employees – part time		

Preschool Chapel

Alternating Thursday’s and Friday’s 10- 10:20 AM in the sanctuary

School Chapel

EVERY Wednesday 8:40 – 9:10 AM in the sanctuary

School Lunches

Fellowship Hall 1st Shift 11:35- 11:55 AM (Kindergarten – Second Grade) up to 96 students

Fellowship Hall 2nd Shift Noon – 12:20 PM (Third – Seventh Grade) up to 96 students

Alternating Recess outdoors

ADMINISTRATIVE OFFICE

Monday – Friday normal business hours 7:30 AM – 4 PM

Pastor – Office

Church Administrative Assistant – Office (part time)

Business Manager- Office

Principal- Office

School Administrative Assistant – Office (full time)

Lahu Shi Pastor – (part time)

BATHROOM USAGE

School Day- Monday through Friday current School Building boys and girls bathrooms

Childcare – Monday through Friday Courtyard Bathroom and School Building Bathrooms

Sunday’s – Courtyard bathroom

Monday through Saturday evening and day time usage- court yard bathrooms



MEETING DATE 11/19/2014
SITE PLAN NO. 14-156
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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



Site Plan Review Committee

#6

MEETING DATE NOVEMBER 19, 2014
SITE PLAN NO. 14-156 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **6** DATE: **November 19, 2014**
 SITE PLAN NO: SPR14156
 PROJECT TITLE: GROWING IN GRACE PRESCHOOL ADDITION
 DESCRIPTION: ~~HOME-BASED BUSINESS FOR MOBILE BILLBOARDS~~
 ~~IN EXISTING HOUSE ON 1,020 SF AREA (CITY~~
 ~~ZONED) (AE/X)~~
 APPLICANT: EITEL SANDY/DKJ ARCHITECTS
 PROP OWNER: CH-LUTHERAN GRACE EVANGELICAL
 LOCATION: 1111 S CONYER ST
 APN(S): 096-093-015

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- ⁴ Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. *(Less than 5-ft)*
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE/X * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁴~~47~~ per square foot. Residential \$^{3.36}~~2.97~~ per square foot.
- Park Development fee \$_____ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: *Define the phasing of construction. ADA required!*
Chapter-11B!

Chuck Clark
 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: 6

DATE: November 19, 2014

SITE PLAN NO:

SPR14156

PROJECT TITLE:

GROWING IN GRACE PRESCHOOL ADDITION

DESCRIPTION:

HOME BASED BUSINESS FOR MOBILE BILLBOARDS
IN EXISTING HOUSE ON 4,620 SF AREA TOP
ZONED (AE)X

APPLICANT:

EITEL SANDY/DKJ ARCHITECTS

PROP OWNER:

CH-LUTHERAN GRACE EVANGELICAL

LOCATION:

1111 S CONYER ST

APN(S):

096-093-015

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.

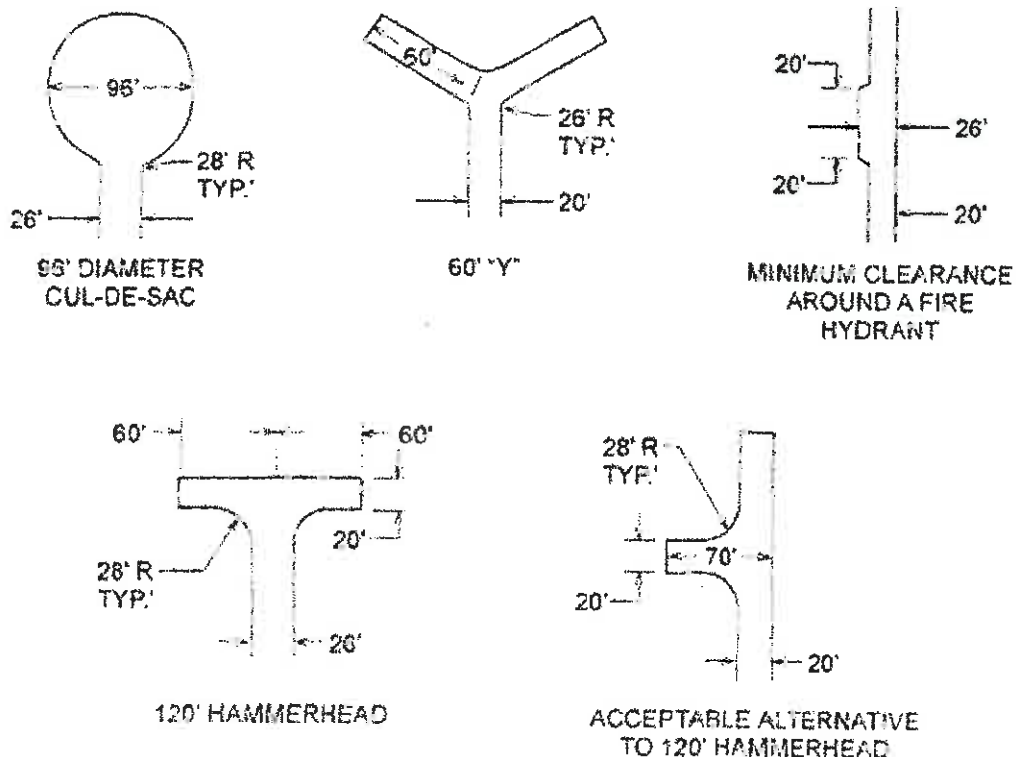


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 19, 2014

ITEM NO: 6	RESUBMITL
SITE PLAN NO: SPR14156	
PROJECT TITLE: GROWING IN GRACE PRESCHOOL ADDITION	
DESCRIPTION: HOME-BASED BUSINESS FOR MOBILE BILLBOARDS IN EXISTING HOUSE ON 4,120 SF AREA (CP-ZONE(C)A(2))	
APPLICANT: EITEL SANDY/DKJ ARCHITECTS	
PROP. OWNER: CH-LUTHERAN GRACE EVANGELICAL	
LOCATION: 1111 S CONYER ST	
APN(S): 096-082-013	

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:

- Red curbing will be needed on both sides of new driveway onto Conyer.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: NOVEMBER 19, 2014

SITE PLAN NO.: 14-159 RESUBMITTAL
PROJECT TITLE: GROWING IN GRACE PRESCHOOL ADDITION
DESCRIPTION: ADDITION OF AN ADMINISTRATION BUILDING,
RESTROOMS AND (2,348 SF) TWO-CLASSROOM
MODULAR BUILDING FOR EXISTING
PRESCHOOL ON 4.13 ACRES (QP ZONED) (AE/X)
APPLICANT: DKJ ARCHITECTS - EITEL SANDY
PROP OWNER: CH-LUTHERAN GRACE EVANGELICAL
LOCATION: 1111 S CONYER ST
APN: 096-093-015

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with *existing* radius; *Tulare & Conyer corner ramp*

Install curb; gutter *onsite as necessary*

Drive approach size: **30' MIN.** Use radius return; *Conyer St.*

Sidewalk: **10'** width; parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required. *Any work in the 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 required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

PREVIOUS SPR COMMENTS APPLY IN ADDITION TO:

- 1. Accessibility upgrades to existing drive approaches is required as part of Phase 2 (proposed new two-story building and new parking lot). Refer to City standards for details and specifications.***
- 2. The existing curb return ramp at the corner of Tulare and Conyer will be required to be modified to meet current accessibility standards as part of Phase 2 (proposed new two-story building and new parking lot). Refer to City standards for details and specifications.***
- 3. Proposed drive approach location and width on Conyer St. is adequate.***
- 4. Existing accessible stalls are required to meet current ADA regulations. Refer to City standards for details and specifications.***
- 5. Proposed asphalt and parking stalls to meet City standards.***
- 6. Additional School and Office impact fees apply to newly proposed two-story building.***
- 7. Building permit plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-156 RESUBMITTAL

Date: 11/19/2014

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:8/15/2014)

(Project type for fee rates:OFFICE/SCHOOL)

Existing uses may qualify for credits on Development Impact Fees. DEMO BUILDINGS

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	SCHOOL RATE \$3,621/1000SF OFFICE RATE \$5,309/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	SCHOOL RATE \$16/STUDENT, OFFICE RATE \$88/1000SF TREATMENT PLANT FEE: SCHOOL RATE \$27/STUDENT, OFFICE RATE \$209/1000SF
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	SCHOOL RATE \$13/STUDENT, OFFICE RATE \$625/1000SF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

ITEM NO: 6

DATE: November 19, 2014

SITE PLAN NO:

SPR14156

PROJECT TITLE:

GROWING IN GRACE PRESCHOOL ADDITION

DESCRIPTION:

~~HOME BASED BUSINESS FOR MOBILE BILLBOARDS~~
IN EXISTING HOUSE ON 4,020 SF AREA (QP ZONED)(AE/X)

APPLICANT:

EITEL SANDY/DKJ ARCHITECTS

PROP OWNER:

CH-LUTHERAN GRACE EVANGELICAL

LOCATION:

1111 S CONYER ST

APN(S):

096-083-015

City of Visalia Police Department

303 S. Johnson St.

Visalia, Ca. 93292

(559) 713-4370

Site Plan Review Comments

No Comment at this time.

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc:

Lighting Concerns:

Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

BWINTER CG

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 19, 2014

SITE PLAN NO: 2014-156 RESUBMITTAL
PROJECT TITLE: GROWING IN GRACE PRESCHOOL ADDITION
DESCRIPTION: ADDITION OF AN ADMINISTRATION BUILDING, RESTROOMS AND (2,348 SF) TWO-CLASSROOM MODULAR BUILDING FOR EXISTING PRESCHOOL ON 4.13 ACRES (QP ZONED) (AE/X)
APPLICANT: DKJ ARCHITECTS - EITEL SANDY
PROP. OWNER: CH-LUTHERAN GRACE EVANGELICAL
LOCATION TITLE: 1111 S CONYER ST
APN TITLE: 096-093-015
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

- Amendment to Previous Conditional Use Permit (CUP)
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 11/19/2014

1. Provide the revised site plan with the CUP application submittal. The site plan shall depict the new multi-purpose building that was approved with CUP No. 2014-40.
2. Provide classroom breakdowns (daycare vs. elementary school) and include the number of children enrolled and the number of teachers and employees operating onsite during school hours.
3. Identify if any church related functions hours overlap with the school hours.
4. The secondary access driveway and parking lot along Conyer Street is required to be installed prior to occupancy of the new two-story classroom building.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 11/12/2014

1. An amendment to CUP No. 2012-40 is required for the additional classrooms and administrative office for the existing preschool onsite. All conditions of CUP No. 2012-40 are required to be met and/or completed.
2. Provide an operational statement that breaks down the hours the preschool operates, number of classrooms, number of students and the number of employees. This information will be used to determine the parking requirement for the preschool expansion. Parking requirements shall be met and developed onsite to meet the needs of the preschool and church.
3. Identify the pick-up and drop-off areas for the preschool. Staff was informed that vehicle stacking occurs onsite during the peak times of the preschool. Vehicle stacking only occur onsite, and shall not impede pedestrian and vehicular traffic, and shall not prohibit access to the site in the event of an emergency nor shall vehicle-stacking impact the city right-of-way (i.e., Tulare Ave. and sidewalks).
4. Provide a site plan that depicts all the improvements associated with this project.
5. The applicant has identified that the additional structures are two modular units with one used as administrative offices and the other used for classrooms purposes. The applicant stated the church is also proposing a two-story classroom building. Based on this discussion, staff recommended the applicant provide a site plan back through Site Plan Review depicting all

new structures proposed for the preschool. This would allow staff to see how the entire site will be modified and provide that applicant a clear understanding of the requirements associated with these improvements.

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. **Educational Facilities:** Kindergarten and nursery schools: One parking space for each employee plus one parking space for each ten children.
2. The parking requirements identified for the church expansion per CUP No. 2012-40 shall be met.

Fencing and Screening:

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

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City

urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Provide a conceptual landscape plan for resubmittal or planning commission review.
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
9. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:


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

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.
2. Remove all non-conforming signs.

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

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

Signature  A handwritten signature in black ink, appearing to be 'P. B.', is written over a horizontal line. The signature is stylized and cursive.

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

ITEM NO: 6 DATE: November 19, 2014
SITE PLAN NO: SPR14156
PROJECT TITLE: GROWING IN GRACE PRESCHOOL ADDITION
DESCRIPTION: ~~HOME BASED BUSINESS FOR MOBILE BILLBOARDS~~
~~IN EXISTING HOUSE ON 4,020 SF AREA (OF~~
~~ZONED) (AE/X)~~
APPLICANT: EITEL SANDY/DKJ ARCHITECTS
PROP OWNER: CH-LUTHERAN GRACE EVANGELICAL
LOCATION: 1111 S CONYER ST
APN(S): 096-093-015

COMMERCIAL BIN SERVICE

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

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

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

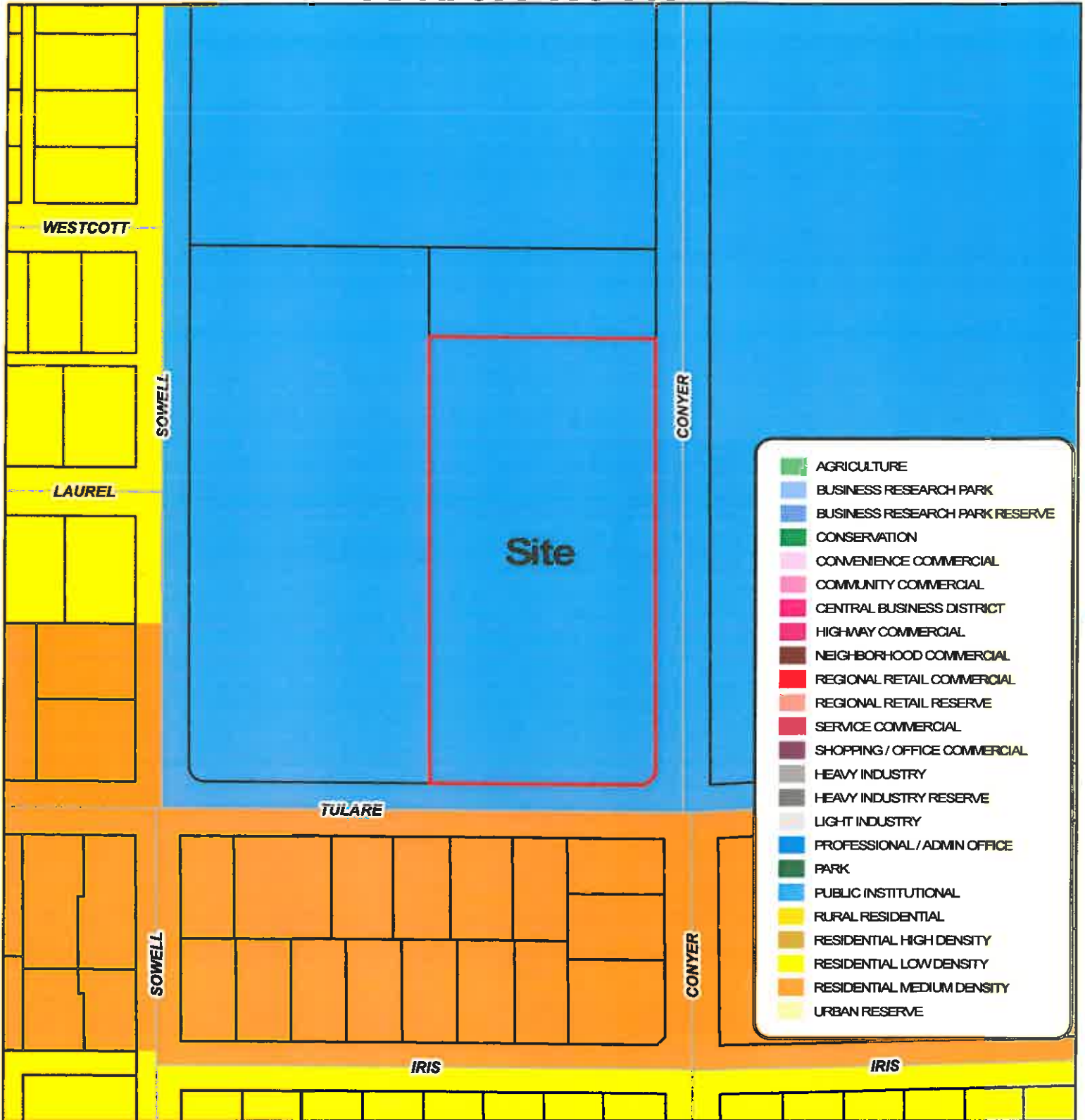
Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

PROJECT IS GOOD TO GO WITH NOTIFICATION FO ANY FUTURE SITE PLAN CHANGES.

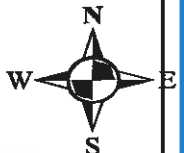
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

Conditional Use Permit No. 2014-32

APN: 096-093-015

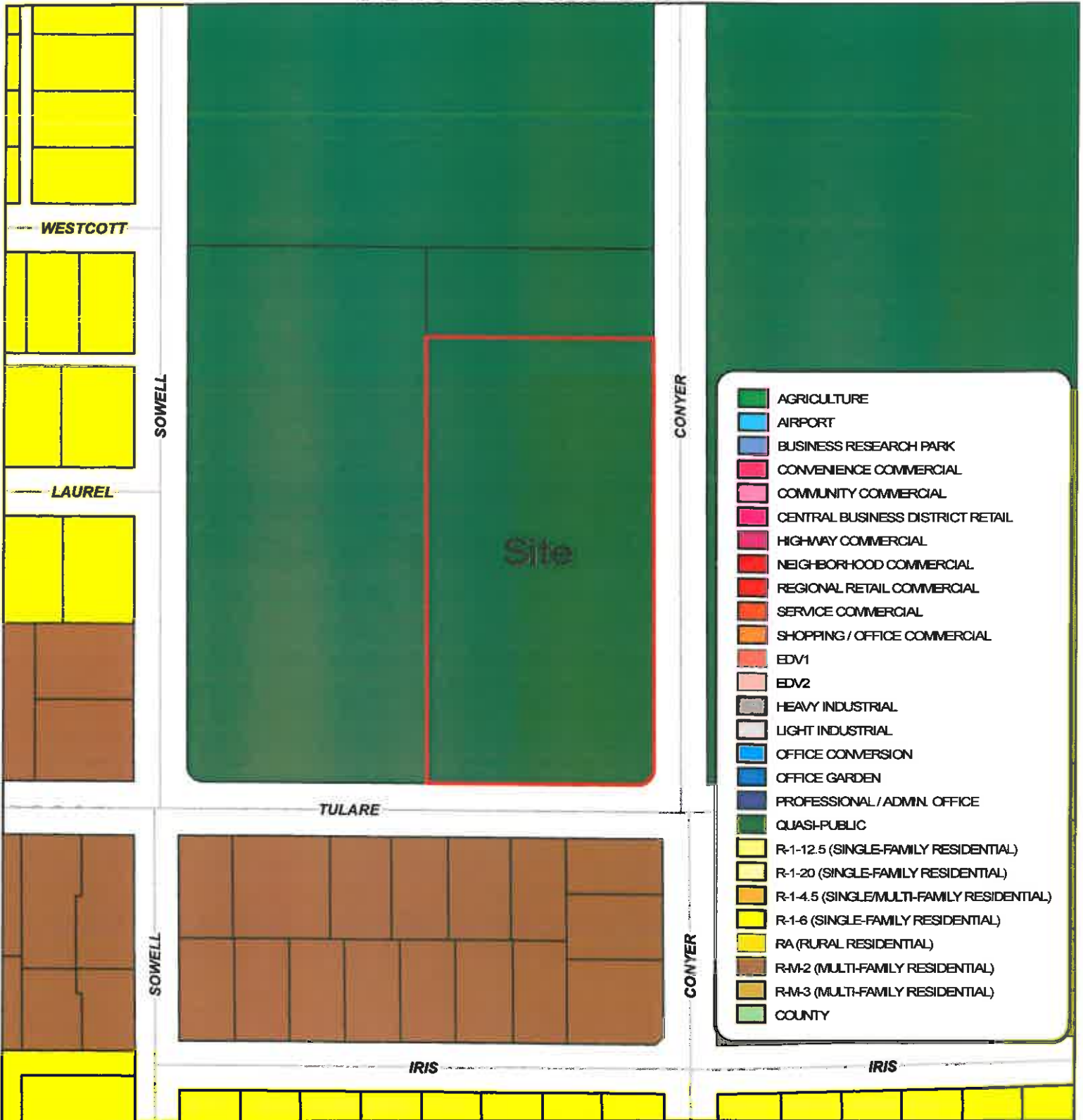


General Plan Land Use Map

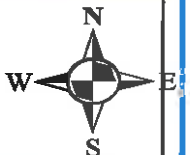


Conditional Use Permit No. 2014-32

APN: 096-093-015



Zoning Map



Conditional Use Permit No. 2014-32

APN: 096-093-015



TULARE

CONYER



Aerial Map



Conditional Use Permit No. 2014-32

APN: 096-093-015



Aerial Map

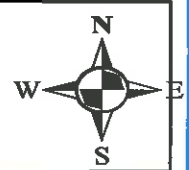


Conditional Use Permit No. 2014-32

APN: 096-093-015



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 12, 2015

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

SUBJECT: Conditional Use Permit No. 2014-31: A request by Upper Room Church to allow a religious facility in a 4,032 square foot building in the CDT (Commercial Downtown) zone. The site is located at 110 NE First Avenue. (APN: 094-091-013).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-31 based upon the findings and conditions listed in Resolution No. 2014-52. Staff's recommendation is based upon the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-31 based on the findings and conditions in Resolution No. 2014-52.

PROJECT DESCRIPTION

This conditional use permit is a request to establish a religious facility for the Upper Room Church at 110 NE First Avenue. The site contains a 4,032 sq. ft. building as shown in Exhibit "A". The proposed floor plan in Exhibit "B" shows a 56 seat sanctuary, fellowship room, two classrooms, kitchen, and offices. This is an existing building which has been used for service commercial, retail and office uses in the past.

The Operational Statement in Exhibit "C" describes the use of the building for church services on Fridays and Sundays at 4:00 pm. The congregation currently has approximately 35 persons. The facility would be used for office and related church uses during the week. Similar to other churches, the facility would also have special occasion uses such as weddings, religious holidays and related activities. The classrooms would be used in conjunction with church and related fellowship activities.

There are no parking stalls provided on the site, the letter in Exhibit "D" provides the church with the use of the parking lot on the adjacent site to the west, which has approximately 21 parking stalls.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Downtown
Zoning	CDT (Commercial Downtown)
Surrounding Land Use and Zoning	North: CDT(commercial/retail) South: R-1-6 (Single-Family Res.) East: R-1-6 (Single-Family Res.)

Special Districts
Environmental Review
Site Plan

West: CDT (commercial/retail)
NA
Categorical Exemption No. 2014-78
2014-110

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

None

PROJECT EVALUATION

Staff supports the requested conditional use permit based on the project's consistency with the General Plan and the Zoning Ordinance. The following sections are provided to detail the proposed project.

Land Use Compatibility

The subject site is designated Commercial Downtown with church uses conditionally permitted in the zone. This proposal would be adjacent to single family residential development on the north and commercial on the south and west sides. The site is an existing commercial building which has had a variety of commercial and office uses in the past.

Staff finds the proposed religious facility to be consistent with the intent of the Commercial Downtown land use designation and the surrounding single family commercial uses. Based upon the Operational Statement in Exhibit "C", the facility would be compatible with the adjacent residential uses. The facility would be subject to the City of Visalia Noise Ordinance, which identifies residential uses as a "noise sensitive" land use.

The building has an existing kitchen facility; this would be used for the congregation only. The use of the kitchen for any other purpose would require an amendment to this use permit. Staff has included a condition that the kitchen may not be used for any type of food distribution program without an amendment to this use permit.



Access and Circulation

The subject site does not have its own parking lot. The building covers a majority of the lot with pedestrian access at the public sidewalk along NE First Street. There is also a gate to allow pedestrian access to the site to the west of the subject site, which has agreed to allow parking on their site.

Parking

Churches have a parking requirement of one stall for every four permanent seats or one parking stall for every 30 square feet of assembly area, whichever is greater. In this case staff is recommending that the Planning Commission calculate the parking based upon the seating. The 56 seats would require one stall per every four seats resulting in 14 required parking stalls. The site has a parking credit of 16 stalls based upon its past use as an office, one stall per 250 sq. ft. resulting in a 16 stall parking credit. The parking credit would accommodate the required parking.

Staff has included a condition that the sanctuary seating be limited to 56 seats as shown in Exhibit "B". In addition, a condition has been added that the fellowship room and sanctuary may not be used for activities at the same time which would cause significantly more than 35 persons to be on the site at one time.

Since the site meets the required parking, as conditioned herein, the use of the adjacent parking lot would be allowed, but not required to record a formal "Shared Parking Agreement".

Landscaping

Staff has included a condition that the existing frontage landscaping be maintained.



Light and Glare

Staff has included a condition that all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-78) and is included as a finding in Resolution No. 2014-52.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.
3. That the previous use of the building for office uses provides a 16 parking stall credit which is applied to the sanctuary parking demand.
4. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-78)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2014-110.
2. That the site be maintained as shown in Exhibit "A" and "B".
3. That the facility operates in manner consistent with the operational statement in Exhibit "C".
4. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
5. That that the sanctuary seating be limited to 56 seats as shown in Exhibit "B". Additional seating would require an amendment to this use permit.
6. That the fellowship room and sanctuary may not be used for activities at the same time which would cause significantly more than 35 persons to be on the site at one time.
7. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
8. That the kitchen may not be used for any type of food distribution program without an amendment to this use permit.
9. That the existing street frontage landscaping be maintained.

10. That all applicable federal, state and city laws, codes and ordinances be met.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-31.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.38.120, an appeal to the City Council may be submitted within five working days following the date of a decision by the Planning Commission on a conditional use permit application. An appeal shall be in writing and shall be filed with the City Clerk at 707 W. Acequia Ave., 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.

Attachments:

- Related Plans and Policies
- Resolution No. 2014-52
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Parking Letter
- Site Plan Review No. 2014-110
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Circulation Element Map
- Location Map

RELATED PLANS AND POLICIES

Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

RESOLUTION NO. 2014-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-31, A REQUEST BY UPPER ROOM CHURCH TO ALLOW A RELIGIOUS FACILITY IN A 4,032 SQUARE FOOT BUILDING IN THE CDT (COMMERCIAL DOWNTOWN) ZONE. THE SITE IS LOCATED AT 110 NE FIRST AVENUE. (APN: 094-091-013)

WHEREAS, Conditional Use Permit No. 2014-31, is a request by Upper Room Church to allow a religious facility in a 4,032 square foot building in the CDT (Commercial Downtown) zone. The site is located at 110 NE First Avenue. (APN: 094-091-013); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 12, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2014-31, 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 15305.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.

3. That the previous use of the building for office uses provides a 16 parking stall credit which is applied to the sanctuary parking demand.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-78).

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 projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2014-110.
2. That the site be maintained as shown in Exhibit "A" and "B".
3. That the facility operates in manner consistent with the operational statement in Exhibit "C".
4. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
5. That that the sanctuary seating be limited to 56 seats as shown in Exhibit "B". Additional seating would require an amendment to this use permit.
6. That the fellowship room and sanctuary may not be used for activities at the same time which would cause significantly more than 35 persons to be on the site at one time.
7. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
8. That the kitchen may not be used for any type of food distribution program without an amendment to this use permit.
9. That the existing street frontage landscaping be maintained.
10. That all applicable federal, state and city laws, codes and ordinances be met.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-31

Floor Plan

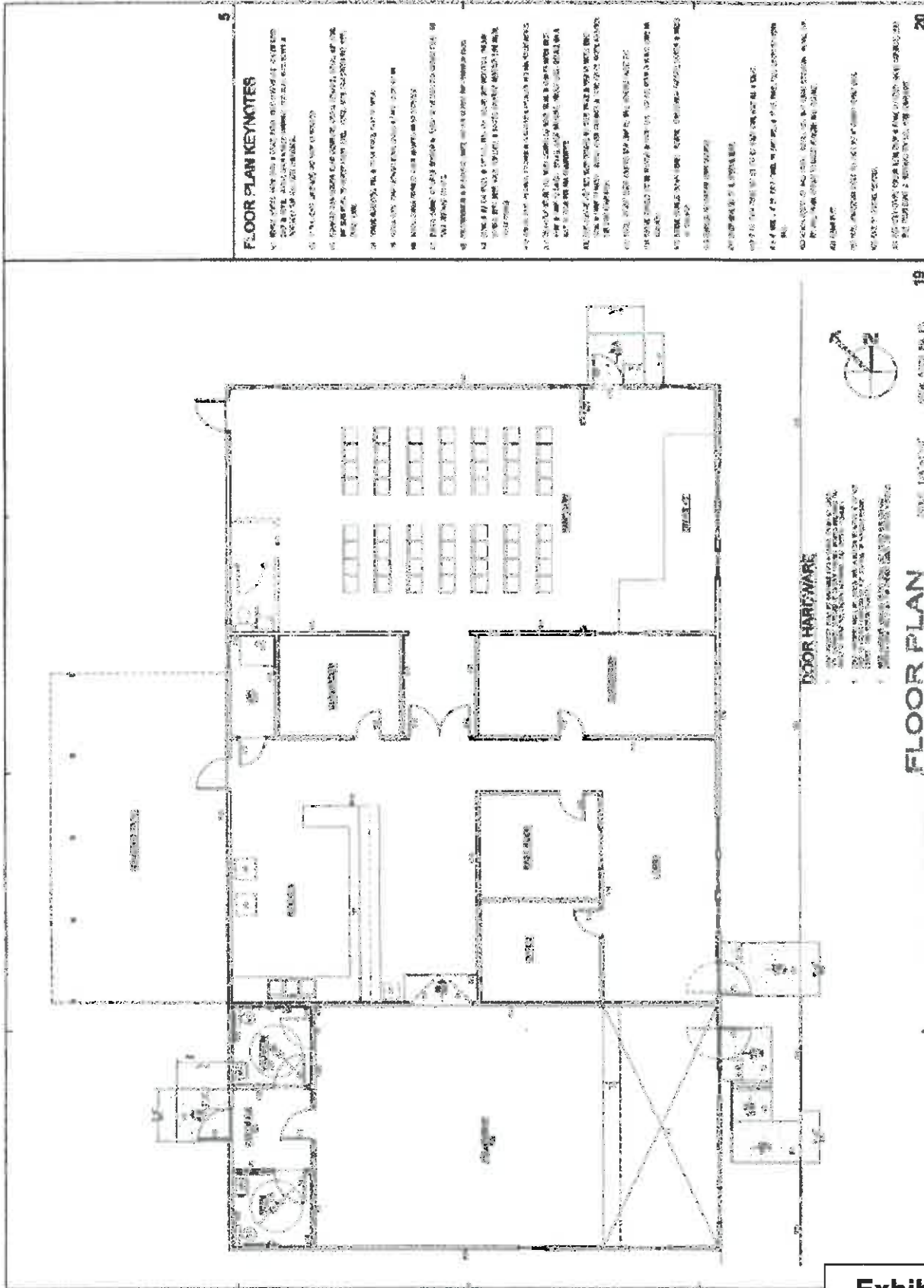


Exhibit "B"

Operational Statement

OPERATIONAL STATEMENT

Upper Room Church (Spanish)

Pentecostal Communion Inc.
110 N.E. 1st Ave Visalia, CA 93291
(2031 W Robin Ave Visalia, CA Mailing Address)
Pastor Jesus & Mireyba Molina
559-859-8399 / 559-799-7449



Date: 8/26/2014

To: Whom it may Concern

Upper Room Church is Located at 110 N.E 1st Ave Visalia, CA 93291 and we have use of our Building on Friday's at 7:00pm & Sunday's at 4:00pm and we have approximate 35 members in our church. If you have any questions please don't hesitate to call to the number above. Thank you for your time. May the Lord Bless you!

Sincerely,

A handwritten signature in blue ink that reads "Jose D. Molina".

Exhibit "C"

PARKING AGREEMENT

Date: 8-29-14

To: Whom it may Concern

Carlos Medina Give permission to Upper Room Church Located at 110 N.E 3rd Ave Visalia, CA 93291 To share our Parking Lot for when they have Services or any church events. I am not responsible of any damages to their personal property or Vehicles. Upper Room Church will be responsible for any damages to their Vehicles or any other and will provide their own Liability insurance or insurance. If you have any questions please feel free to contact me at the number below for more information. Thank You!

Upper Room Church has their Insurance with
Church & Casualty Insurance Agency
Policy #0243338-02-073965
1-800-995-7325



Sincerely,

*720 N- COURT
625-5459*

Exhibit "D"



MEETING DATE 8/6/2014
SITE PLAN NO. 14-110
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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



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: 1

DATE: August 06, 2014

SITE PLAN NO:

SPR14110

PROJECT TITLE:

UPPER ROOM CHURCH

DESCRIPTION:

UPPER ROOM CHURCH IN EXISTING 4,038 SF BUILDING ON 8,262 SF AREA (CDT ZONED) (AE) (DISTRICT B)

APPLICANT:

MOLINA JOSE JESUS & MIREYBA

PROP OWNER:

MOLINA JOSE JESUS & MIREYBA

LOCATION:

110 NE 1ST AVE

APN(S):

094-091-013

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.*

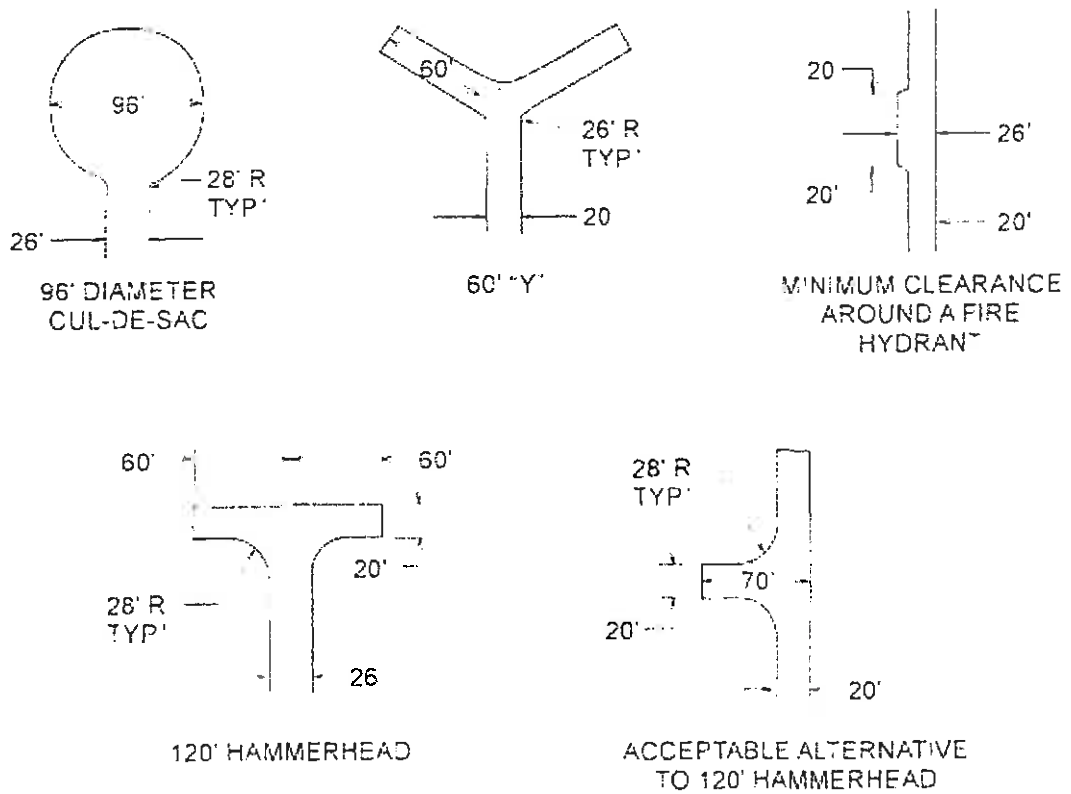
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the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

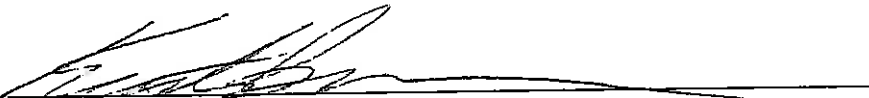
In any and all new One- or two-family dwellings residential developments regardless or the number of units, street width shall be a minimum of 36 feet form curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments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

Fire Protection Systems:

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

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

Special Comments:



Kurtis A. Brown
Assistant Fire Marshal

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14110
PROJECT TITLE: UPPER ROOM CHURCH
DESCRIPTION: UPPER ROOM CHURCH IN EXISTING 4,038 SF
BUILDING ON 8,262 SF AREA (CDT ZONED) (AE)
(DISTRICT B)
APPLICANT: MOLINA JOSE JESUS & MIREYBA
PROP OWNER: MOLINA JOSE JESUS & MIREYBA
LOCATION: 110 NE 1ST AVE
APN(S): 094-091-013

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

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

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

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

EXISTING SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

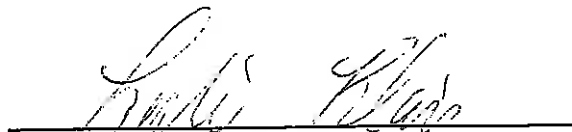
August 5, 2014

ITEM NO:	1
SITE PLAN NO:	SPR14110
PROJECT TITLE:	UPPER ROOM CHURCH
DESCRIPTION:	UPPER ROOM CHURCH IN EXISTING 4,000 SF BUILDING ON 8,252 SF AREA (ODT ZONED) (AE) (DISTRICT B)
APPLICANT:	MOLINA JOSE JESUS & MIREYBA
PROP. OWNER:	MOLINA JOSE JESUS & MIREYBA
LOCATION:	110 NE 1ST AVE
APN(S):	034-091-013

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: 1 DATE: AUGUST 6, 2014

SITE PLAN NO.: 14-110
PROJECT TITLE: UPPER ROOM CHURCH
DESCRIPTION: UPPER ROOM CHURCH IN EXISTING 4,038 SF BUILDING ON 8,262 SF AREA (CDT ZONED) (AE) (DISTRICT B)
APPLICANT: MOLINA JOSE JESUS & MIREYBA
PROP OWNER: MOLINA JOSE JESUS & MIREYBA
LOCATION: 110 NE 1ST AVE
APN: 094-091-013

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; _____ parkway width at
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. Accessibility to the building to be addressed (may include new or upgraded van accessible stall); coordinate with Building Dept.

2. Building permit plan check and inspection fees apply.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-110
Date: 8/6/2014

**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:CHURCH)

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

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

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 6, 2014

SITE PLAN NO: 2014-110
PROJECT TITLE: UPPER ROOM CHURCH
DESCRIPTION: UPPER ROOM CHURCH IN EXISTING 4,038 SF BUILDING ON 8,262 SF AREA (CDT ZONED) (AE) (DISTRICT B)
APPLICANT: MOLINA JOSE JESUS & MIREYBA
PROP. OWNER: MOLINA JOSE JESUS & MIREYBA
LOCATION TITLE: 110 NE 1ST AVE
APN TITLE: 094-091-013

General Plan: CDT – Central Business District
Existing Zoning: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP)
- Operational Statement
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 08/06/2014

1. A CUP is required for the church.
2. Provide any documentation that may identify a shared parking agreement with the adjoining properties.
3. Clearly depict the number of seats used in the main assembly area.
4. Provide an operational statement that details hours of operations, number of meetings held throughout the week, and number of congregation members.
5. The City Planner is reviewing the permit history on the site to determine the parking credit established for the building given that the parcel is fully developed without providing onsite parking.
6. If a parking credit is established but is less than the number required for the church use, a Variance to parking or an Administrative Adjustment requesting a 20% parking reduction may be applied for. However, the filing of these applications does not constitute an automatic approval and/or guarantee staff support. Staff will analyze the parking reduction request to determine the impact on the area.

CITY GENERAL PLAN CONSISTENCY

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

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

Building

Landscaping

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

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Parking for this church shall be provided at one parking space per every four permanent seats. Staff is reviewing permit history for this building to determine the parking credit established for this building (see Zoning Ordinance Section 17.34.020).

Landscaping:


1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
2. 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)

Signage: [see Zoning Ordinance Section 17.48]

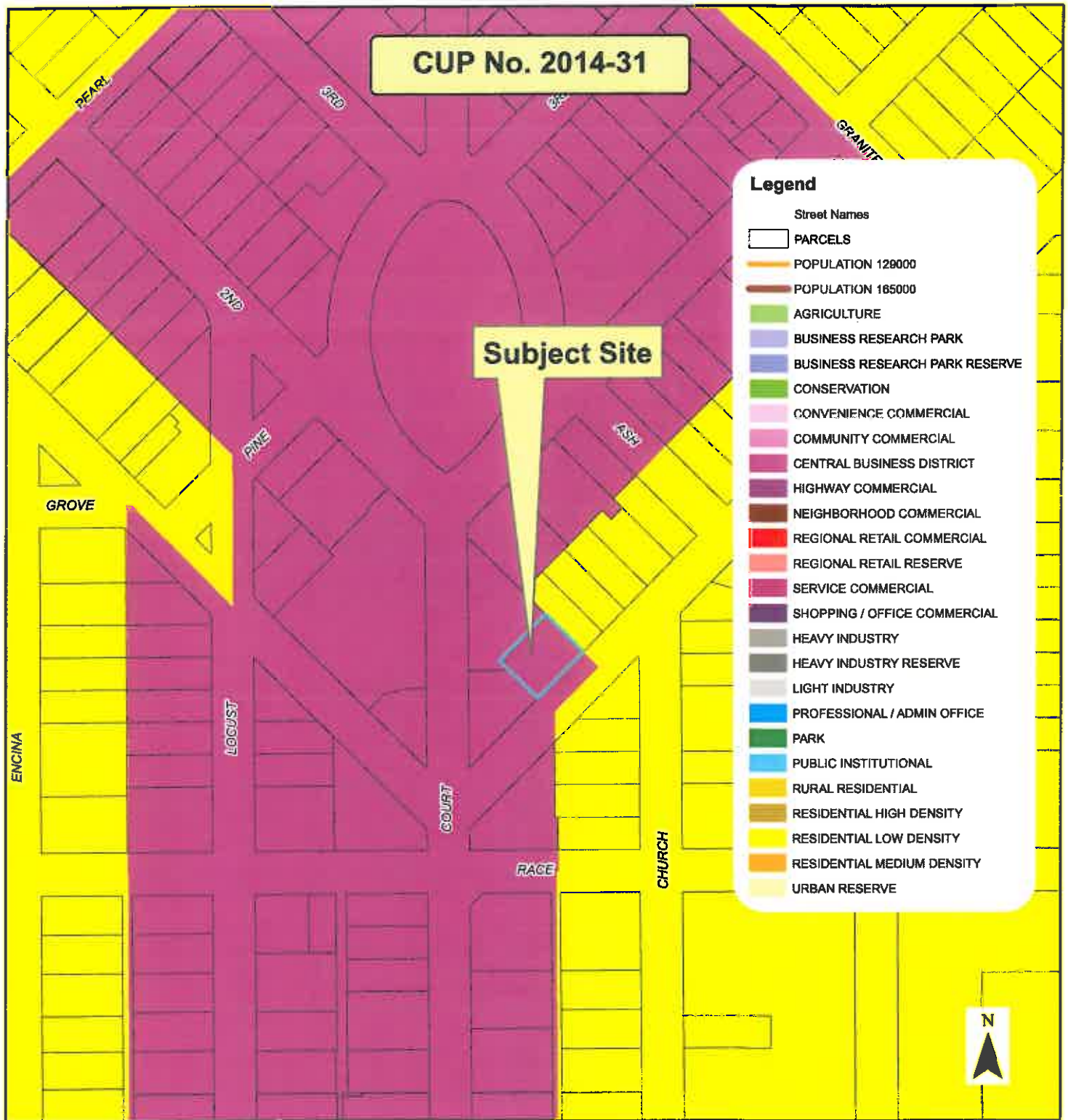
1. All signs require a building permit.

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

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

Signature 

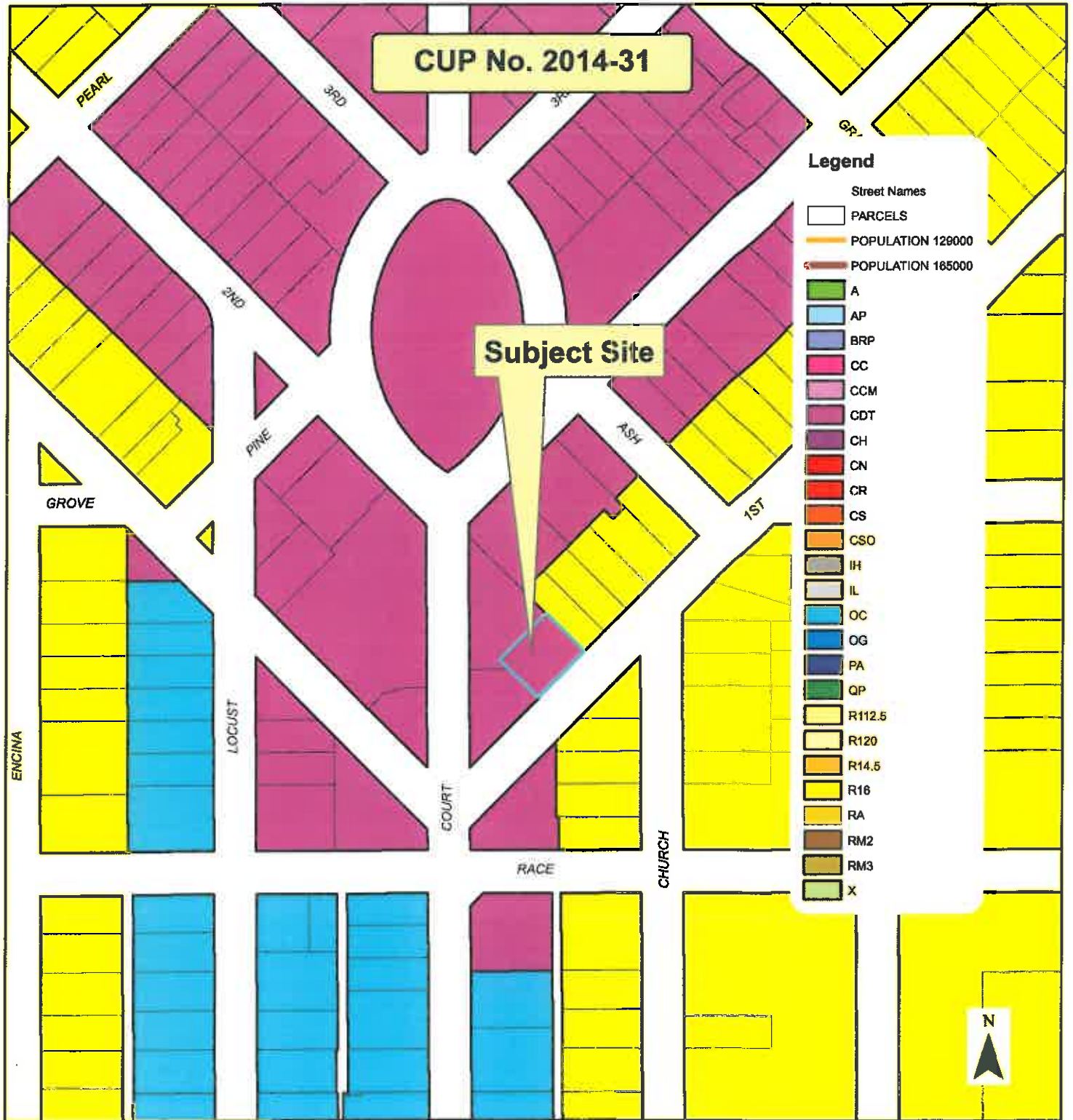
City of Visalia



Land Use Designations

0 45 90 180 270 360 Feet

City of Visalia



Zoning Designations



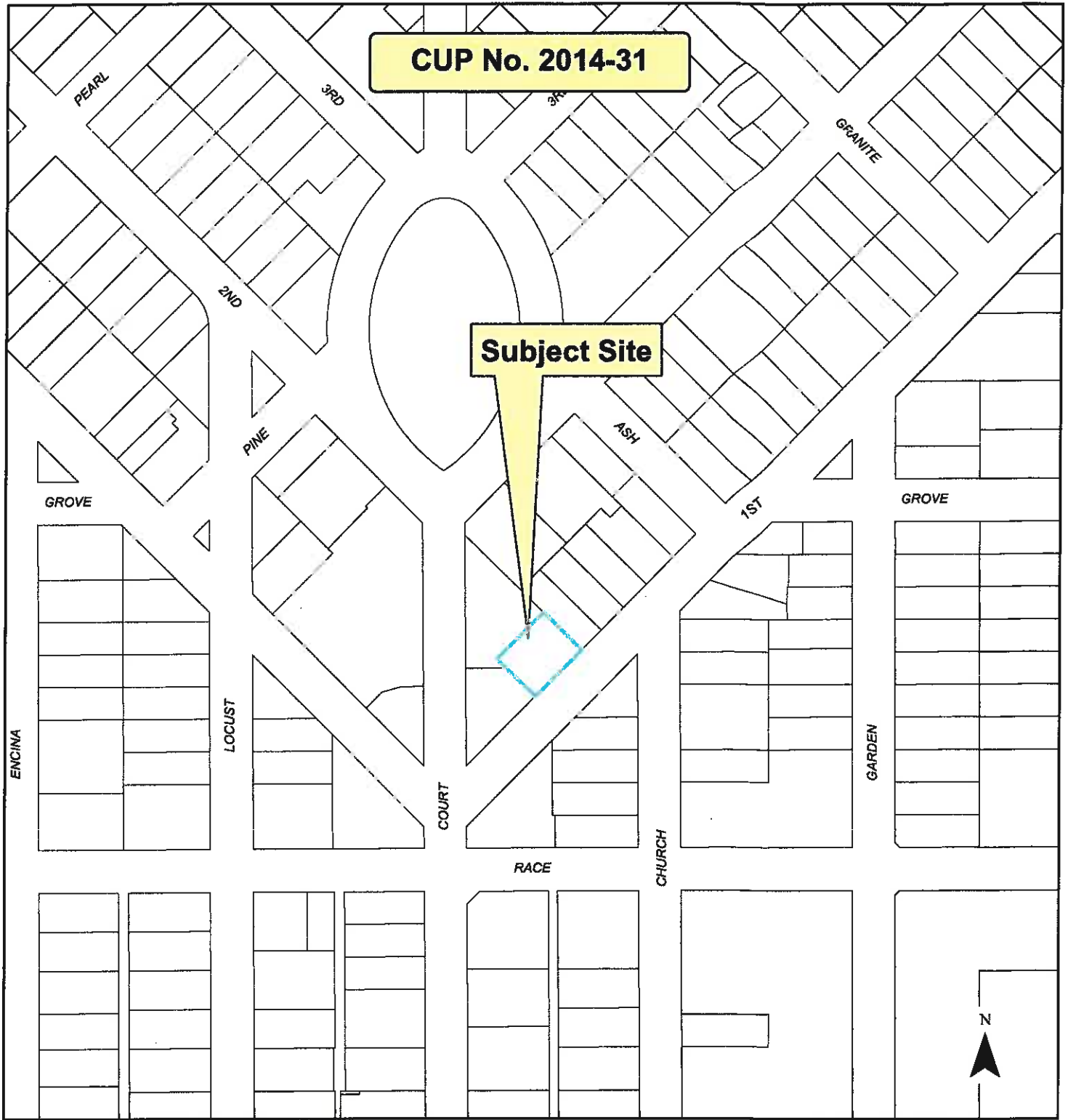
City of Visalia



Aerial Photo

0 10 20 40 60 80 Feet

City of Visalia



Location Map

