

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

TUESDAY, MAY 26, 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

- Amended Resolution No. 2015-27 for Municipal Code Amendment No. 2015-06, Keeping Chickens in the R-1 and R-1-4.5 Zone Districts

5. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2015-10: a request by Quail Park Retirement Village, LLC for an amendment to Conditional Use Permit No. 2000-04, to construct a 13-unit addition to a senior citizen assisted living residential development on 10,650 square feet in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone. The site is located 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-21

6. PUBLIC HEARING – Andy Chamberlain

a. Conditional Use Permit No. 2015-08: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels, with one parcel not having public street vehicular access, in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-25

b. Tentative Parcel Map No. 2015-02: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057). The

project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-25

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2015-14: A request by Boingo's Academy to amend their Conditional Use Permit by increasing the number of children for their daycare operations in a 4,995 square foot building in the in the IL (Light Industrial) zone. The site is located at 7137 West Pershing Court (APN: 081-150-015). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-27

8. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2015-03: A request by Raj Verma, Ayan Hospitality, LLC, to allow an amendment to Conditional Use Permit No. 2007-39 which adopted a master-planned development on 29 acres in the Business Research Park (BRP) zone, and to allow the development of a 95-room, 68,455 sq. ft. hotel on 2.66 acres in the BRP zone. The project site is located at the northwest corner of Plaza Drive and Crowley Street (APN: 081-160-002, 003). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2007-096 was adopted.

9. 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 FRIDAY, JUNE 5, 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, JUNE 8, 2015

City of Visalia



To: Planning Commission

From: Paul Scheibel

Date: May 26, 2015

Re: Amended Resolution No. 2015-27 for Municipal Code Amendment No. 2015-06, Keeping Chickens in the R-1 and R-1-4.5 Zone Districts

Attached is the Amended Resolution reflecting the Planning Commission's vote to recommend denial of the Municipal Code Amendment.

Attachment:

Resolution No. 2015-27, Amended

RESOLUTION NO. 2015-27
AMENDED BY THE PLANNING COMMISSION
FOR RECOMMENDATION OF DENIAL

RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING DENIAL OF
MUNICIPAL CODE AMENDMENT NO. 2015-06: A
REQUEST BY THE CITY OF VISALIA TO ALLOW CHICKEN
KEEPING IN THE R-1-6 AND R-1-4.5 SINGLE-
FAMILY RESIDENTIAL ZONE DISTRICTS

WHEREAS, Municipal Code Amendment No. 2015-06, is a request by the City of Visalia to allow chicken keeping in the R-1-6 and R-1-4.5 Zone Districts; and

WHEREAS, Visalia Municipal Code Title 06 (Animals) and Title 17 (Zoning), set forth certain regulations regarding animal keeping; and

WHEREAS, the City Council of the City of Visalia has directed that an Ordinance to allow chicken keeping be initiated and brought forth through the public hearing process; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on May 11, 2015, to consider the adoption of said Municipal Code Amendment and concluded said hearing on that date; and

WHEREAS, the Planning Commission of the City of Visalia finds Municipal Code Amendment No. 2015-06 to be in accordance with Section 17.44.070 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 of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends denial of Municipal Code Amendment No. 2015-06, based on the following specific findings and evidence presented:

1. That the proposed Municipal Code Amendment is inconsistent with the intent of the General Plan, and may be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because evidence presented in said public hearing did not adequately address concerns for the protection of such animals from improper keeping practices, ensure for safety of public roadways due to said animals roaming on the public right-of-

ways, and for avoidance of the potential nuisance effects on adjacent properties if the Ordinance were adopted as presented..

2. That the proposed Municipal Code is not inconsistent with any other Element of the General Plan.
3. That the project is Categorical Exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines pursuant to CEQA Guidelines Section 15305, and Notice of Exemption No. 2015-29 has been prepared for this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends denial of Municipal Code Amendment No. 2015-06, as provided in Attachment "A", of this Resolution.

ATTACHMENT "A"

Title 17 (Zoning)

Chapter 17.04.030 Definitions.

"Household pets" means animals, **including hens (as provided in Chapter 6.08) and** ~~or~~ birds ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine or ruminant animals, pigs, predatory wild animals, **roosters**, ducks, geese, turkeys, pigeons (except as provided in Chapter 17.32), game birds, fowl which normally constitute an agricultural use, poisonous reptiles, and bees. Rodents and rabbits shall not exceed four per property.

Chapter 17.16.020 P (R-M-) Multi-Family Residential Zones

17.16.020 Permitted uses. In the P(R-M) multi-family residential zone, permitted uses include:

I. The keeping of household pets (**except hens**), subject to the definition of household pets set forth in Section 17.04.030;

Title 6 (Animals)

Chapter 6.04.010 Definitions.

"Hen" means any female chicken.

"Rooster" means any male chicken.

Chapter 6.08.150 Keeping of Hens

Notwithstanding any other provision of this chapter, it shall be permissible to keep Hens in single-family residential zones only, subject to the following requirements:

- A. No more than four (4) Hens shall be allowed on a lot; and**
- B. No Roosters shall be allowed pursuant to this section;**
- C. Hens shall be contained within the rear yard of the lot at all times;**
- D. Coops or enclosures shall not be located closer than ten (10) feet to any property line, and no closer than fifteen (15) feet to any habitable living space on an adjacent lot;**



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 26, 2015

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

SUBJECT: **Conditional Use Permit No. 2015-10:** a request by Quail Park Retirement Village, LLC for an amendment to Conditional Use Permit No. 2000-04, to construct a 13-unit addition to a senior citizen assisted living residential development on 10,650 square feet in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone. The site is located 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-10, as conditioned, based upon the findings and conditions in Resolution No. 2015-19. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-10 based on the findings and conditions in Resolution No. 2015-19.

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to allow expansion of a building to facilitate 13 assisted-living studio units in the Quail Park senior citizen residential development in the R-1-6 zone. The existing Quail Park development consists of independent and assisted living units and was approved by CUP in 2000. The Quail Park senior care facility is located on the west side of Linwood Street between Myrtle and Cypress Avenues, and the proposed building expansion will be on the north side of the campus, near Myrtle Avenue. The dwelling units will be affiliated with the Enhanced Assisting Living (EAL) complex on the campus, expanding the total number of studio units in the EAL center from 12 to 25.

The site plan (Exhibit "A") shows that the 7,419 square foot expansion will consist of a four-walled building connected to an existing building on the east side by a foyer. The floor plan (Exhibit "B") shows that primary access to the building will be through the foyer, and secondary access will be on the north and south sides. Each studio unit will consist of a single room, closet, bathroom, and one shower stall shared by every two units. In addition to the studio units, the building will include a central activity room, nurse's station, and laundry room. The facility will utilize existing vehicular access drives and parking facilities located to the south and east.

As described in the operational statement attached as Exhibit "D", the facility will provide an enhanced level of residential services for persons in need of a higher level of care and supervision.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
Surrounding Zoning and Land Use	North: R-1-6 / Myrtle Avenue, single-family residences South: R-M-2 / Independent living senior housing units East: R-M-2 / Assisted living senior housing units West: R-1-6 / Single-family residences
Environmental Review:	Categorical Exemption No. 2015-21
Special Districts:	N/A
Site Plan:	2014-134

RELATED PLANS & POLICIES

See separate Municipal Ordinance chapters pertaining to Conditional Use Permits.

RELATED PROJECTS

Conditional Use Permit No. 2000-04, a request by Kaweah Delta Health Care District for a senior housing development for independent and assisted living (a.k.a. Quail Park), and **Variance No. 2000-02**, a request for a variance to the standard 25-foot front yard setback and standard 30-foot building height limit, were approved by the Planning Commission on March 27, 2000. The Quail Park project was developed south and east of the project site.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The site is zoned R-1-6 (Single-family residential) and the existing Quail Park senior citizen development is zoned R-M-2 (Multi-family residential). Residential development designed for seniors is a conditional use in the R-1-6 and R-M-2 zones per Visalia Municipal Code Sections 17.12.040.J and 17.16.020.M. As part of the Conditional Use Permit review process, setbacks and densities are evaluated for this type of residential development to ensure compatibility with surrounding land uses.

The site previously had a single-family residence facing Myrtle Avenue that was removed in approximately 2010 after the property was purchased by Quail Park. Property to the east that has frontage onto Myrtle Avenue was developed uniformly as part of the original Quail Park project. Parcels directly to the north and west are developed with single-family residences.

The property to the east was developed with conditions (contained in Conditional Use Permit No. 2000-04) to ensure compatibility between the one and two-story buildings and the residences on the north side of Myrtle Avenue. These conditions included the planting of Sequoia Redwood trees, street trees, and a combination wrought iron and block fence.

The project gives extra consideration towards its interface with the surrounding single-family neighborhood by maintaining a single-story height and standard front yard setback along Myrtle Avenue. The project will not have a fence interface along Myrtle Avenue unlike property to the east since the building will include an entry door facing Myrtle. This door is intended to provide a secondary / emergency access to the building, which will have its primary entrance through the existing building connected to the east.

Density

The existing Quail Park development is comprised of the following number of residences and required parking spaces based on the applicant's parking analysis (Exhibit "E") and the staff report for CUP No. 2000-04:

Main Lodge (assisted living)	95 beds	32 spaces
Row Housing (independent living units facing Cypress Ave)	12 units	18 spaces
Enhanced Assisted Living (assisted living / group care)	12 beds	4 spaces
<u>Proposed Expansion to E.A.L.</u>	<u>13 beds</u>	<u>5 spaces</u>
TOTAL	132 beds / units	59 spaces

The larger developed Quail Park site is designated Residential Medium Density on the General Plan Land Use Diagram. The project site is designated Residential Low Density. Medium Density Residential provides for a density range of 10 to 15 dwelling units per acre. The addition of the proposed 13 units on the site along with the 119 beds/units in the Quail Park development will result in 132 beds/units on 7.12 acres and an overall density of 18.5 units per acre. Although this is above the density range for Low and Medium Density Residential, staff does not consider the impact significant since most of the units are assisted living units that share common amenities. In addition, the development as a whole has been designed to be compatible with and not result in direct impacts to surrounding residences.

Parking

The parking requirement for group care facilities is one parking space for each three beds. For senior citizen housing developments, the requirement is one parking space per dwelling unit. The above analysis for Density gives a breakdown of beds in group care facilities and independent living units along with required parking spaces. The Quail Park development provides 80 parking spaces, which is 21 spaces above the required amount of parking. The applicant has also provided a separate parking analysis attached as Exhibit "E" that further supports that the parking demands will be met on-site.

Setbacks

The project is located on a parcel in the R-1-6 zone that opens to and is adjacent to other single-family residences in the R-1-6 zone. The parcel will utilize setbacks that conform to R-1-6 zone standards where it is adjacent to other like-zoned properties.

Staff is recommending that the standard R-1-6 zone building setbacks be applied to the site as Condition of Approval No. 7. This includes a 15-foot setback from Myrtle Avenue right-of-way consistent with the front yard setback requirement and a 5-foot side yard setback to the west.

The setback along Myrtle Avenue is shown as 13' 7" on the proposed site plan, requiring approval of an Administrative Adjustment for a less than 20% deviation from the standard.

The applicant intends to process a lot line adjustment to remove the parcel lines to the south and east and conjoin the lot with the Quail Park site.

Access and Street Improvements

Ingress and egress to the site is from Cypress Avenue. There are no improvements necessary to access drives or parking surfaces. The site's frontage along Myrtle Street has curb and gutter and will receive a sidewalk, landscaping, and street trees upon development.

Walls / Fences

The site has existing block walls along the south and east property line that will be removed upon development. A new block wall will be constructed northwest of the site to connect the existing block wall along Myrtle Street with the north face of the building. A new block wall will also be constructed along the west property line adjacent to a single-family residence.

Environmental Review

This project is considered Categorical Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project (Categorical Exemption No. 2015-21).

Projects determined to meet this classification consist of in-fill development meeting a series of conditions, including consistency with applicable General Plan policies and Zoning regulations, no more than five acres, ability to be adequately served by existing utilities and infrastructure, the site having no value as habitat for threatened, rare, or endangered species, and not resulting in any significant environmental effects.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-21).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-134.
2. That the addition to the senior citizen assisted living residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", and floor plan shown in Exhibit "B", and elevation plan shown in Exhibit "C".

3. That the site be operated in substantial compliance with the operational statement shown in Exhibit "D".
4. That except as otherwise stated in this Conditional Use Permit, all conditions of Conditional Use Permit No. 2000-04 shall remain applicable to the adjoining senior citizen assisting living residential development.
5. That these units shall only be inhabited by senior citizens (age 55 or older).
6. That all landscaping, including the landscaping in the private back yard areas, shall be commonly maintained.
7. That the following minimum building setbacks be established, excepting as otherwise approved or conditionally approved through an Administrative Adjustment:
 - 15 feet from the Myrtle Avenue right-of-way;
 - 5 feet from west property line.
8. That an attached canopy, stairs, and an egress ramp are permitted within the 15-foot setback along Myrtle Avenue as shown in the elevation plan as Exhibit "C".
9. That a 6'-8" high block wall be constructed along the west side of the site.
10. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
11. Provide street trees along Myrtle Avenue per the City's Street Tree Ordinance.
12. That all applicable federal, state, regional, and city policies and ordinances be met.
13. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-10, prior to the issuance of any building permits for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevation Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – Parking Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policy:

LU-P-52 Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

LU-P-55 Update the Zoning Ordinance to reflect the Low Density Residential designation on the Land Use Diagram for development at 2 to 10 dwelling units per gross acre, facilitating new planned neighborhoods and infill development in established areas.

This designation is intended to provide for single-family detached housing with densities typical of single-family subdivisions. Duplex units, townhouses, and small-lot detached housing may be incorporated as part of Low Density Residential developments. Development standards will ensure that a desirable single-family neighborhood character is maintained.

Zoning Ordinance

Chapter 17.12: R-1 Single-Family Residential Zone

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- J. Residential development specifically designed for senior housing;

Chapter 17.34: Off-street Parking and Loading Facilities

17.34.020 Schedule of off-street parking space requirements.

- A. Residential.
 1. Single-family dwelling: two parking spaces (one covered) per unit;
 2. Multi-family dwelling: 1.5 parking spaces per dwelling unit for all multi-family developments with the

following exceptions:

- a. One parking space per dwelling unit for senior citizen housing developments. Senior citizen means a person of fifty-five (55) years of age or older. Senior citizen housing development shall be defined as a multi-family project wherein the units are made available solely to senior citizens,

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 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 uses 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.

17.38.110 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. 2015-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-10, A REQUEST BY QUAIL PARK RETIREMENT VILLAGE, LLC FOR AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 2000-04, TO CONSTRUCT A 13-UNIT ADDITION TO A SENIOR CITIZEN ASSISTED LIVING RESIDENTIAL DEVELOPMENT ON 10,650 SQUARE FEET IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED 4715 W. MYRTLE AVENUE, ON THE SOUTH SIDE OF MYRTLE AVENUE 700 FEET WEST OF LINWOOD STREET. (APN: 087-041-003)

WHEREAS, Conditional Use Permit No. 2015-10, is a request by Quail Park Retirement Village, LLC for an amendment to Conditional Use Permit No. 2000-04, to construct a 13-unit addition to a senior citizen assisted living residential development on 10,650 square feet in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone. The site is located 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-10, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use 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,

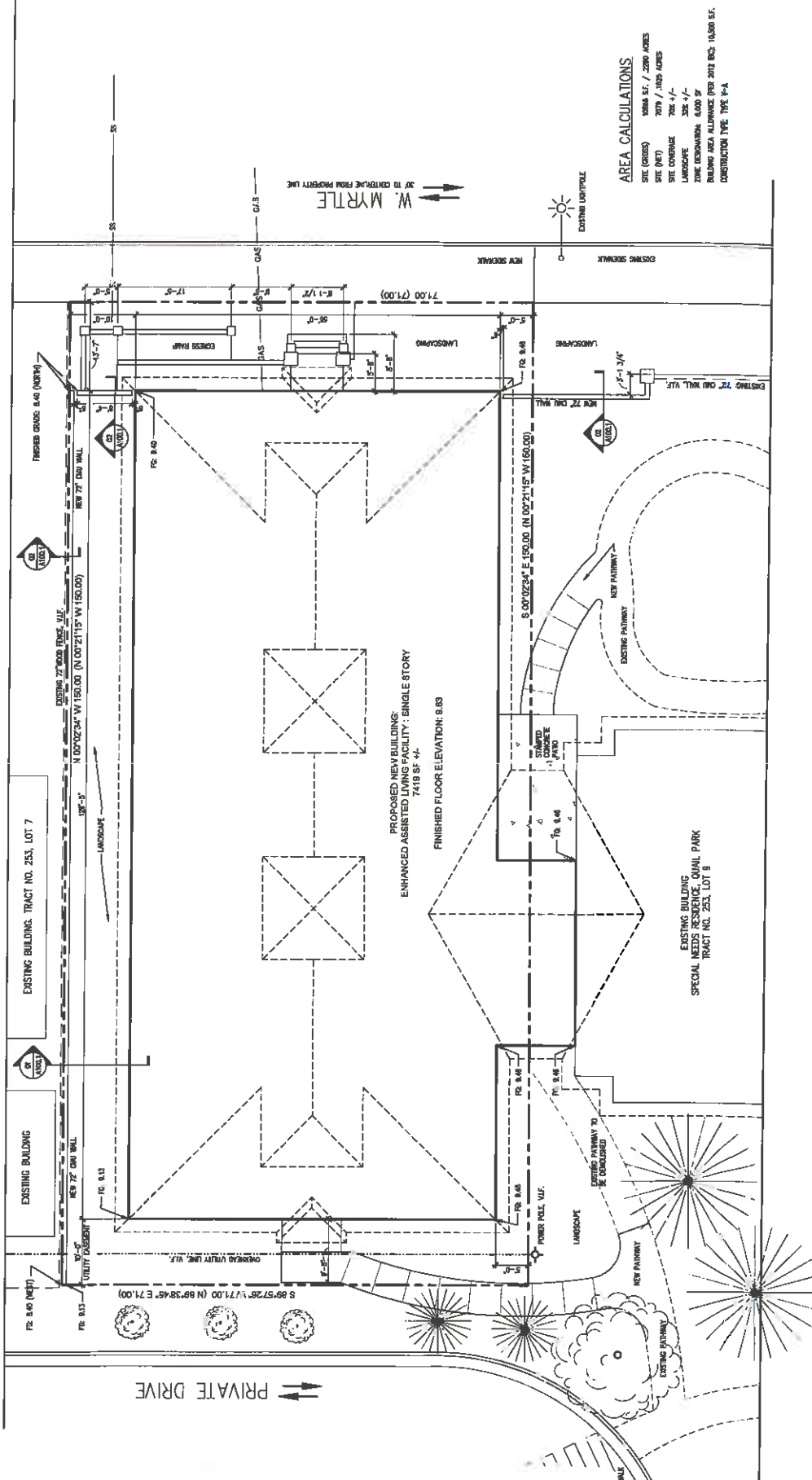
safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

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. 2015-21).

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-134.
2. That the addition to the senior citizen assisted living residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", and floor plan shown in Exhibit "B", and elevation plan shown in Exhibit "C".
3. That the site be operated in substantial compliance with the operational statement shown in Exhibit "D".
4. That except as otherwise stated in this Conditional Use Permit, all conditions of Conditional Use Permit No. 2000-04 shall remain applicable to the adjoining senior citizen assisting living residential development.
5. That these units shall only be inhabited by senior citizens (age 55 or older).
6. That all landscaping, including the landscaping in the private back yard areas, shall be commonly maintained.
7. That the following minimum building setbacks be established, excepting as otherwise approved or conditionally approved through an Administrative Adjustment:
 - 15 feet from the Myrtle Avenue right-of-way;
 - 5 feet from west property line.
8. That an attached canopy, stairs, and an egress ramp are permitted within the 15-foot setback along Myrtle Avenue as shown in the elevation plan as Exhibit "C".
9. That a 6'-8" high block wall be constructed along the west side of the site.
10. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
11. Provide street trees along Myrtle Avenue per the City's Street Tree Ordinance.
12. That all applicable federal, state, regional, and city policies and ordinances be met.
13. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-10, prior to the issuance of any building permits for this project.

Exhibit "A"



AREA CALCULATIONS

SITE (GROSS)	10864 SF / 249.9 ACRES
SITE (NET)	7079 / 162.5 ACRES
SITE COVERAGE	70% +/-
LANDSCAPE	32% +/-
TRAFFIC IMPROVEMENT	0.000 SF
BUILDING AREA ALLOWANCE (PER 2012 IBC)	10,500 SF
CONSTRUCTION TYPE	TYPE I-A

A100
SITE PLAN
DATE: 02.11.15

CORBEL NW
DANIEL BRUGGEL, P.E. | 206.295.0017
10000 UNIVERSITY AVENUE, SUITE 100
SEATTLE, WA 98103

QUAIL PARK ENHANCED ASSISTED LIVING
4715 W. MYRTLE, VISALIA, CA 93277

SHORE FOR PLUM CHECK	CELLS
SHORE FOR RENEW	CELLS
SHORE TO HUBS	CELLS
SHORE FOR RENEW	CELLS
SHORE FOR RENEW	CELLS
SHORE FOR RENEW	CELLS
SHORE FOR RENEW	CELLS
SHORE FOR RENEW	CELLS
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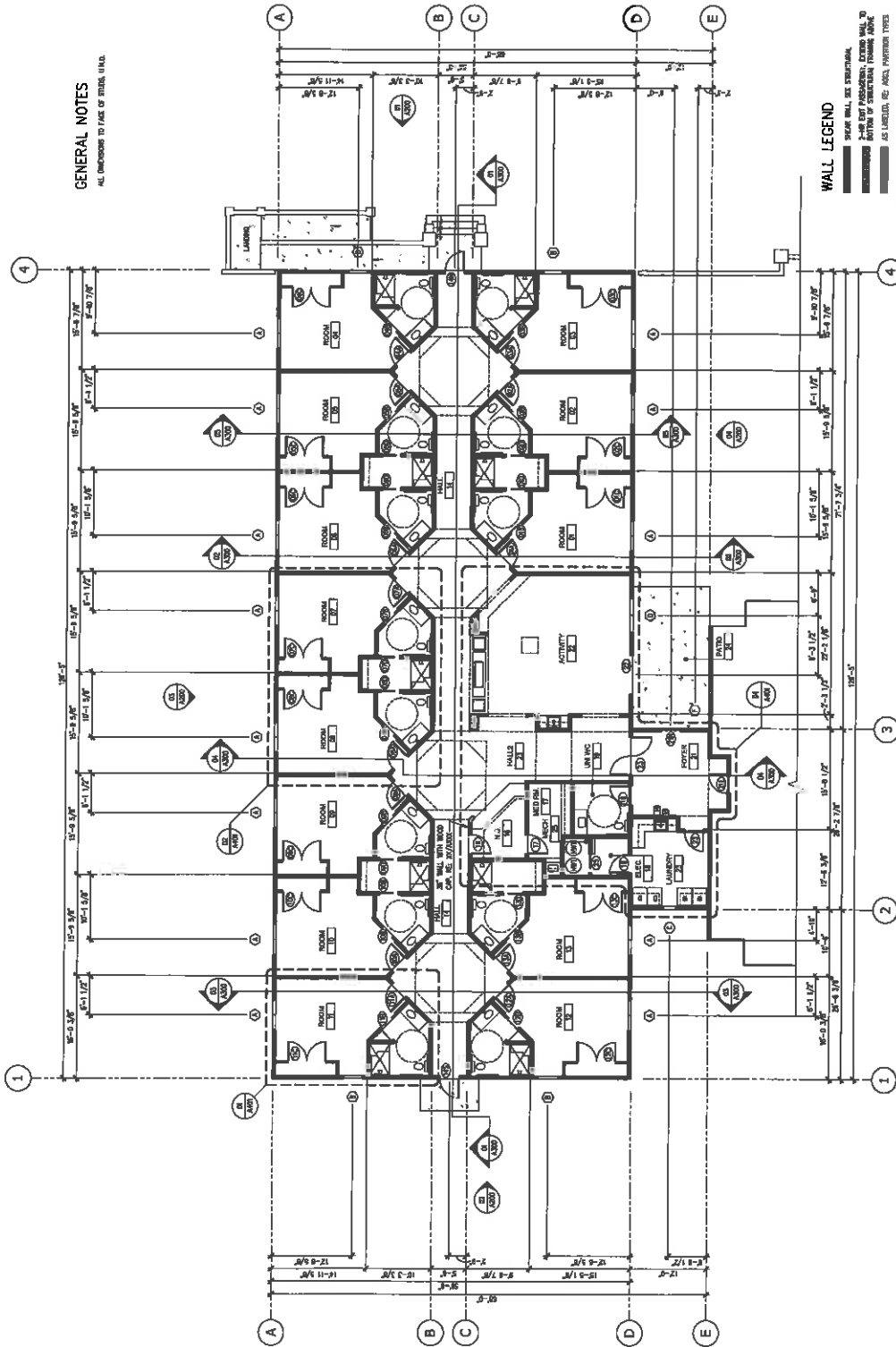


CITY PLUM CHECK

FLOORPLAN

A101

GENERAL NOTES
 ALL DIMENSIONS TO FACE OF STEEL UNLESS NOTED OTHERWISE.



WALL LEGEND

- SIGMA WALL, SEE EXEMPTION.
- PERMITS REQUIRED. EXISTING WALL TO BE DEMOLISHED. EXISTING WALL TO BE RECONSTRUCTED.
- AS LABELED. (C) ADA PARTITION TYPES.
- EXPOSED WALL, NLT.

FLOOR PLAN | 01 | N

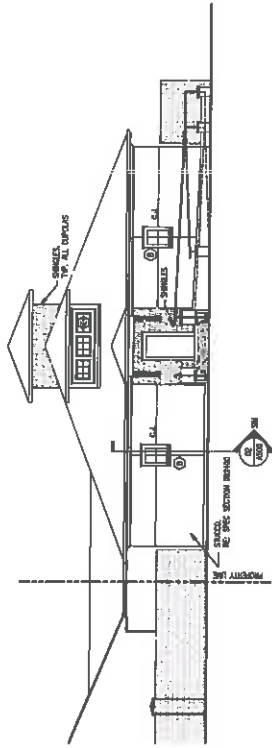
Exhibit "B"



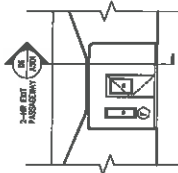
CITY PLAN CHECK

EXTERIOR ELEVATIONS

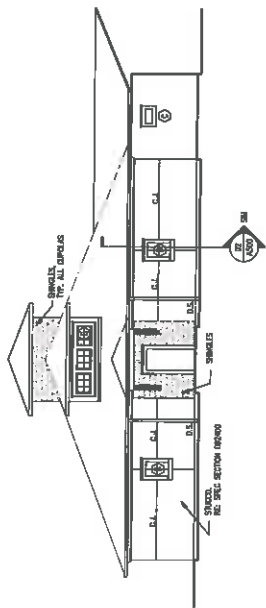
A-200



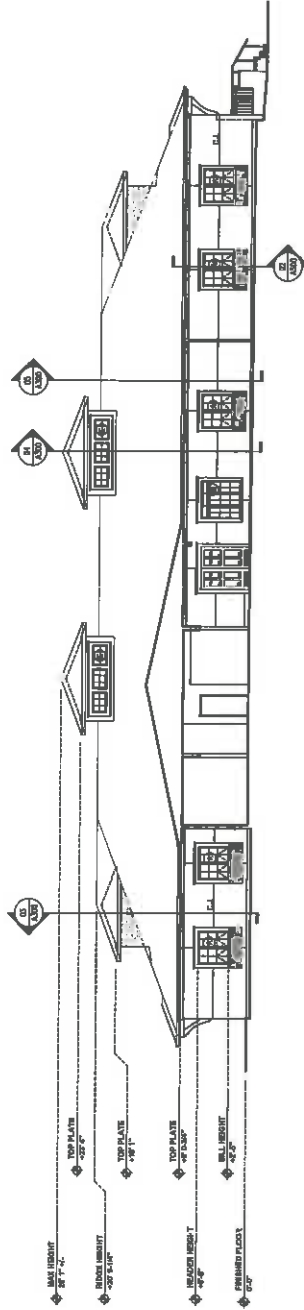
EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



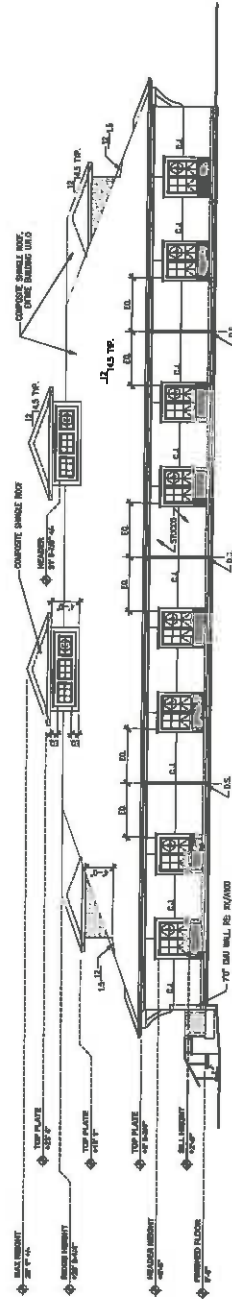
NORTH PATIO WALL ELEVATION
1/8" = 1'-0"



EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



EXTERIOR ELEVATION EAST
1/8" = 1'-0"



EXTERIOR ELEVATION WEST
1/8" = 1'-0"

Exhibit "C"

Operational Statement

Quail Park Retirement Village, LLC Functional Plan

It is the intent of LivingCare Lifestyles; DBA Quail park Retirement Village to expand the Enhanced Assisted Living Building from 12 studio units to 25 studio units.

1. **Types of Residents Admitted**

Enhanced Assisted Living (25 studio licensed apartments in a separate building on the campus), those requiring assistance with their Activities of Daily Living that are in need of higher care and supervision than more routine Assisted Living residents.

2. **Services Offered**

The following services will be provided:

Enhanced Assisted Living – lower functioning residents Activities of Daily Living.

Residents are assessed at move in and then a care plan is written, if required. Enhanced Assisted Living residents will be assessed every six months or upon change of condition. All residents will have a care plan designed for them.

Residents are assessed using our Assessment Tool which evaluates and scores the resident in the following areas:

- a. Hearing
- b. Vision
- c. Communication Needs
- d. Mobility and ability/assist with Transfer
- e. Fall Risk
- f. Dressing
- g. Grooming
- h. Bathing
- i. Toileting
- f. Dining/Dietary needs
- g. Health Maintenance
- h. Smoking
- i. Nursing Services
- j. Cognitive/Behavior Support
- k. Activities
- l. Environmental: Housekeeping & Laundry
- m. Medications

In addition, all residents will be assessed and scored using the Mini-Mental State Examination (MMSE) which will examine the resident's cognitive skills in the following:

- a. Orientation
- b. Registration
- c. Attention and Calculation
- d. Recall
- e. Language

Exhibit "D"

Finally, all residents, with the assistance of family/relatives, will assist the community in completing a thorough, multi-page Resident Personal History and Preferences Profile to include:

- a. Personal History
- b. Personal Preferences
- c. Activity Preferences

3. **Activities Provided**

Activities are the responsibility of the Life Enhancement Department. See 5(e) below. The activities programs are developed by the Life Enhancement staff with input from the residents residing in the community. The activities will be designed to provide intellectual stimulation, physical exercise, artistic expression, socialization and to meet the spiritual needs of the residents.

4. **Transportation**

Transportation is provided 5 days per week and scheduled according to the demands of the resident population. Two days per week are for scheduled medical appointments and the remaining days will be for outings, shopping, trips and/or other resident directed activities. An 18-passenger bus with a wheel chair lift gate will provide the transportation. The driver will be appropriately trained and licensed to meet all the requirements of the State of California.

5. **Staffing**

Community staffing will include department managers, leads, licensed professionals and front line staff. Staffing patterns are designed to allow for the safe, efficient and effective provision of services to the residents residing in the community. Staffing patterns by each department is described below.

a. Administration: This includes the Full Time Executive Director who has overall responsibility for the operation of the community. The department managers report to this individual. Supporting the Executive Director is a Full Time Business Manager (M-F) who does the basic accounting for the Community and a Full Time Human Resources Manager (M-F) that manages Human Resource and Payroll functions of the Community.

b. Marketing: This includes Two Full Time Community Relations Directors whose schedule will vary. These individuals will be responsible for community outreach and marketing the Community to prospective residents.

c. Dietary: This department will be managed by the Executive Chef. This is a full time position with responsibility of the overall supervision and direction of the cooking staff. The kitchen staff consists of Cooks in the kitchen area. Allocated hours per week by position are as follows:

Cooks	56hours per week
-------	------------------

Executive Chef provides and monitors residents special diet requirements.

d. Housekeeping: This department reports the Director of Engineering, but also has a Full Time Lead Housekeeper directs this department. Housekeeping is scheduled to clean resident rooms weekly.

e. Life Enhancement (Activities): This department plans and executes activities for Enhanced Assisted Living.

f). Enhanced Assisted Living: This department will report to a Licensed Vocational Nurse and managed day-to-day by a Full Time Licensed Vocational Nurse and Lead Caregiver. Certified Medication assistants will be utilized to assist residents in taking their medications. the licensed vocational nurse will administer medications to those residents who require it. Caregivers will provide supervision in addition to support with Activities of Daily living. Staffing ratios in this department will be 2 to 12 during the day, 2 to 12

in the early evening and 2 to 12 on the night shift. However, these ratios will change as the residents' needs change based on their most current assessment.

g. **Engineering:** This department is directed by a Full Time Director of Engineering and provides all preventative and ongoing maintenance for the Community. In addition, there is a second Full Time maintenance assistant who will provide weekday and weekend coverage for maintenance related issues.

All staffing, in all departments is regularly evaluated based on the needs of residents and to appropriately schedule the work load of employees.

Training will take place at both initial Orientation of new employees and through an ongoing required training program. Training for Orientation is as follows:

- a. Abuse Reporting – ‘Your legal duty’; video and test
- b. Resident Rights; video
- c. Hazard Communication Program
- d. Fire Safety Video
- e. Emergency Preparedness
- f. Fire Extinguisher Training
- g. Exit Alarms/Delayed Egress
- h. Evacuation Routes
- i. Eye Washing Stations and Use
- j. Emergency Call System Training, Use & Response
- k. Standard Precautions
 - i. Infection Control; video
 - ii. Blood Borne Pathogens; video
 - iii. Hand Washing
 - iv. Universal Precautions
 - v. Use of PPE; video
 - vi. First Aid Kits
 - vii. Blood Spill Kits and PPE
- l. Safety & Health
 - i. General Safety; video
 - ii. Back/Lifting Safety; video
- m. CPR Training
- n. HIV/Aids

Ongoing Annual Training is as follows (or as often as determined necessary):

- a. Promoting Resident Dignity, Elder Abuse & Resident Rights
- b. For Residents with Dementia
 - i. Effective Communication Methods for Persons with Dementia
 - ii. Food Service
 - iii. Health Complications
 - iv. Psychosocial Needs
 - v. Agitation and Aggression
 - vi. Intimacy Issues
- c. End of Life Issues and the Role of Hospice
- d. Inappropriate Behaviors & Therapeutic Interventions
- e. Medication Technician Training
- f. OSHA
 - i. Work Place Safety
 - ii. Bloodborne Pathogens & Standard Precautions
- g. ADL's Training

- i. Basic First Aid for Skin
- ii. Incontinence Care
- iii. Transfers and Repositioning
- iv. Vital Signs
- v. Change of Condition
- h. Sexual Harassment

6. Resident Rooms

Enhanced Assisted Living will consist of a 25 studio units in a separate building, the units surround a central core for dining, activities and has a private courtyard accessible by the residents at their convenience. Each unit has a private bathroom with a barrier free shower. In addition, each unit has adequate storage and a small refrigerator for personal food items. However, 3 meals and snacks are provided in the dining area. All windows will have blinds. All bathrooms and bedrooms will have emergency pull cords, the emergency call system will have the option for remote pendants or wrist bands. Ceilings will be 9 feet and finishes are high quality. Lighting has been designed to aid those with vision impairment. Doors are lockable and key control is strictly observed to provide residents with maximum security. Each room has controllable and dedicated heating and air conditioning that can be controlled by the resident. Basic Cable Television will be provided to the resident and connections for personal telephone are provided. Laundry is included in the services and provided by the care staff.

7. Types of Rooms

Room types will consist of the following:

Enhanced Assisted Living
_studios with private bath & shower

8. Laundry Service

Provided

Residents in the Enhanced Assisted Living have their laundry done for them by the care staff.

10. Medication Storage and Use

Storage

Medications are stored in Medication Rooms that are locked with limited access by approved personnel for those residents unable to manage and administer their own medications. The Medication Rooms have individual storage areas for each resident's medications. Refrigeration is provided for medications requiring refrigeration. A sink with hot and cold water is provided. Used sharps are in an approved sharp's container and a qualified vendor is contracted to regularly pick up the sharp's container. Narcotics are tightly monitored and audited regularly by both the nursing staff and by home office nursing staff.

Use

Administration of medications is by qualified and trained personnel either Medication Technicians or nursing staff. Medications are passed in the resident rooms or in the assisted living office. Documentation in the resident file in the assisted living office of medications passed is completed as soon after the medication is passed as is practical.

11. Communication System

The Community has a land line telephone system with an adequate number of phone lines available to serve the operating needs of the community and to insure ease of access by family members. In addition, there is an emergency call system that is located in the common areas and the resident rooms for the purpose of responding to residents or others in need. Staff have pagers and "walkie talkies" in order to communicate with

one another, communicate with other departments and respond to residents when the emergency call system is activated. The med-tech on duty is also equipped with a cell phone-in order to have quick access to call 911 should emergency services be needed.

12. Security Systems

The Community will feature several security features.

Campus Access

The community is served by a limited and is fenced on three sides.

Emergency Call – Enhanced Assisted Living

A state-of-the-art Emergency Call system is utilized to respond to residents when in need of assistance. The system is monitored 24-hours per day by trained and qualified staff.

Video Surveillance

Video surveillance of the property includes remote outdoor areas. Resident rooms or other areas of privacy will not be video monitored.

Security

There will be an adequate number of overnight staff on duty and are trained in all manner of emergency response procedures including intruder response, fire, earthquake, power outages, and other emergencies.

13. Outdoor Spaces

Enhanced Assisted Living

The Community is located on a 6 acre campus that has extensive outdoor gardens, walk ways and activities. A limited access courtyard features sitting areas and decorative landscaping. A secure, walled 1500 square foot outdoor garden featuring seating and wandering areas that are interactive for the residents.

Project: ENHANCED ASSISTED LIVING (EAL) OF QUAIL PARK
Subject: C.U.P. for Construction of EAL Expansion Building
Date: February 26, 2015

VISALIA, CALIFORNIA

INTRODUCTION: PARKING SUMMARY AND NEED

The following Parking Analysis for the above named Project has been conducted on behalf of the Facility Developer, Quail Park Retirement Village, LLC. The purpose of the Analysis is to provide the City of Visalia reasonable justification for approving the Project's Parking Plan on a constrained Site.

It has been established elsewhere in the C.U.P. by others; Developer, its local development partner, various consultants and more importantly, a backlog of occupancy requests by potential residents who need the enhanced assisted living services the EAL will provide, that an expansion of the current facility is in demand and in the interest of the Community and its Senior Residents.

The acquisition of the property adjacent to the existing EAL building is ideal for the annexation of a new building, with a connector to the existing building to provide a convenient access for staff and residents between the two buildings. However, the expansion site is relatively small in land area and presents a challenge to the incorporation of more on-site parking, beyond what is currently there.

Our proposal for the development of the expansion building and associated parking addresses the statutory parking requirements of this Zone (R1-6), and in accord with the requirements and needs of the Residents and Staff of this facility.

PARKING AND TRANSPORTATION ANALYSIS

See adjacent reference Sketch for approximate configuration & location of On-site parking

(SKETCH PREPARED BY EAL STAFF)

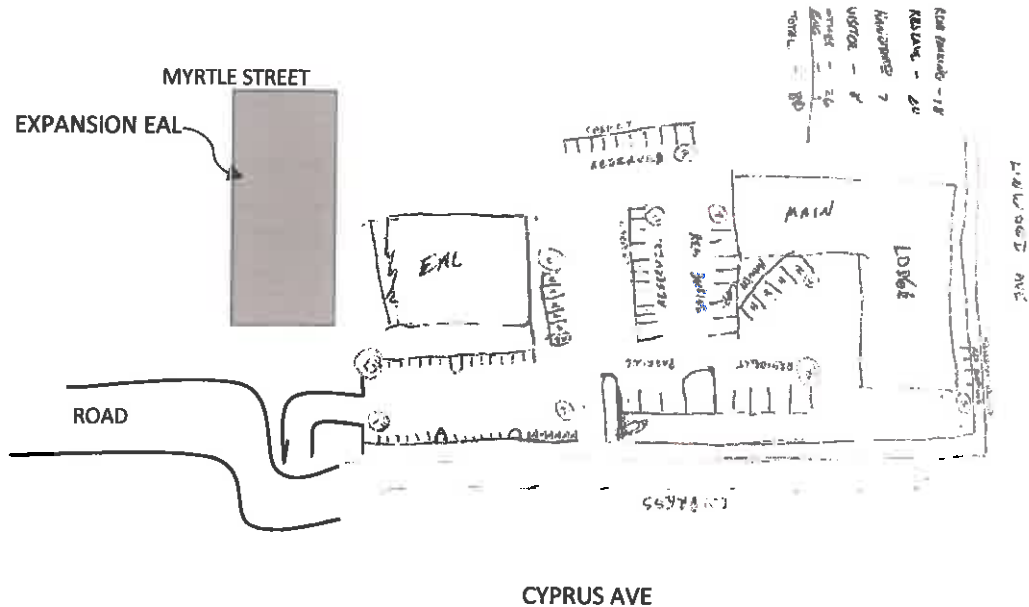


Exhibit "E"

PARKING & TRANSPORTATION ANALYSIS

EXISTING PARKING = 80 SPACES

Private Bus Service Capacity: = 18 Persons

REQUIRED PARKING PER VISALIA MUNICIPAL CODE CHAPTER 17.34 & CUP 2000-04

- 1) Lodge: = 1 space/3 beds = 36
- 2) Row Houses: = 1.5 space/dwelling = 18
- 3) Existing EAL: Use Group Care designation = 1space/3 beds = 5
- 4) Expansion EAL: = 1space/3beds = 5

TOTAL REQUIRED = 64 SPACES
 TOTAL AVAILABLE = 80 SPACES
 EFFECTIVE PARKING SURPLUS = 16 SPACES

CA TITLE 24: TABLE 11B-208.2

ADA PARKING REQUIREMENTS = 4 SPACES
 (4 TO 100 O.A. SPACES)
 EXISTING ADA SPACES = 7 SPACES, O.K.

REFERENCE VISALIA CITY

Municipal Code Section 17.34.050: Shared parking.

The planning commission and city council may grant an exception to the total number of spaces required when the joint users of a parking facility have divergent needs with respect to daytime versus nighttime use, or weekdays versus Saturdays or Sundays. Conditions for allowing shared parking are:

- A. The buildings and uses shall be within three hundred (300) feet of the nearest point by walking distance within a parking facility to said building or use;
- B. The applicant shall show there is no conflict in the principal operating hours of the buildings or uses;
- C. A shared parking agreement between the principal parties and the city shall be entered into which restrict the shared parking area to a parking use only. (Prior code § 7499)

PROPOSAL

- 1) In reference to consideration of Section Title 17.34.050 A. City Municipal Code, we have met the requirement of buildings and uses of expansion building to be within 300 ft. of the parking area, and adjacent to the combined building's main entrance.
- 2) In reference to Section Title 17.34: It has been established by EAL Staff that there will be no conflict in the principal operating hours of the building or its uses.
- 3) Finally, if there is still a variance of interpretation of the Visalia Ordinance(s), we would like to add the Private Bus in operation by this facility as a supplemental effective count of 18 parking spaces.

(PROPOSAL, CONT'D)

Furthermore, there will be two shifts; day and evening, with no overlap for parking needs between shifts.

- 4) The residents of the existing EAL facility and the expanded EAL are physically impaired due to age and mobility, and are generally not a population of individuals that independently drive. For that reason a bus was recently acquired that would be able to drive residents as they need.

SUMMARY

We feel we have created a viable and responsive parking analyses and proposal that will be suitable to the needs of the EAL community, its neighboring community, and is within the context of the the City of Visalia's Zoning Code.

Sincerely,



Daniel E.J. Broggel, AIA



MEETING DATE 10/08/2014
SITE PLAN NO. 14-134
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.
 Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS This project requires a Conditional Use Permit

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



Site Plan Review Committee



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: October 08, 2014

SITE PLAN NO:

SPR14134

PROJECT TITLE:

QUAIL PARK RETIREMENT VILLAGE

DESCRIPTION:

13 UNIT RETIREMENT ADDITION ON VACANT 10,650 SF PARCEL (R-16 ZONED) (AE)

APPLICANT:

BJ PERCH CONSTRUCTION

PROP OWNER:

QUAIL PARK RETIREMENT VILLAGE LLC

LOCATION:

4715 W MYRTLE AVE

APN(S):

087-041-003

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*

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

Water Supply:

Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*

No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.

There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)

Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

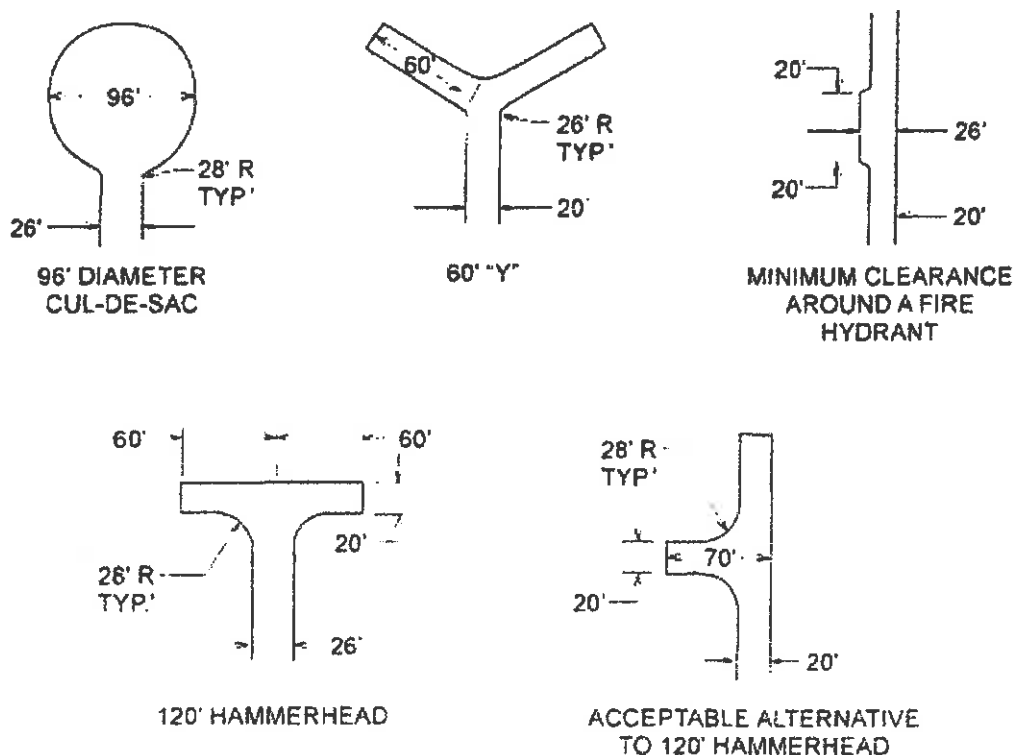
Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



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



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

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)



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

Fire Protection Systems:



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



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

Special Comments:

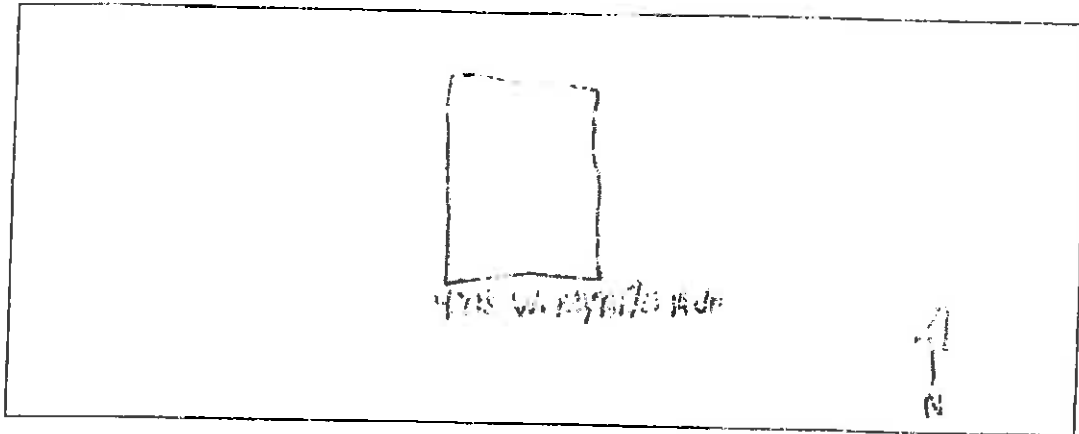


Maribel Vasquez
Fire Inspector

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

Date: 10-7-11
Site Plan Review # 11-184

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____

Joel Hooyer
Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 8, 2014

SITE PLAN NO: 2014-134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT 10,650 SF PARCEL (R-16 ZONED) (AE)
APPLICANT: BJ PERCH CONSTRUCTION
PROP. OWNER: QUAIL PARK RETIREMENT VILLAGE LLC
LOCATION TITLE: 4715 W MYRTLE AVE
APN TITLE: 087-041-003
GENERAL PLAN: RLD – Residential Low Density
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment
- Administrative Adjustment
- Operational Statement
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 10/08/2014

1. A Conditional Use Permit is required for the expansion of the long-term care facility.
2. A Lot Line Adjustment is required to adjust the property line between the existing and new building.
3. The building setback along Myrtle Avenue is 15-feet measured from property line. The site plan for the CUP shall reflect the front yard setback requirement.
4. Provide parking calculations for the entire development. This information will help to determine if the additional 13 beds meet the onsite parking requirements for this use.
5. A seven-foot block wall is required along the west property line that abuts the existing residential house to the west of the project site.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

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

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

Parking:

1. Provide three parking per each bed (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

Fencing and Screening:

1. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: West property line
2. 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. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).

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)

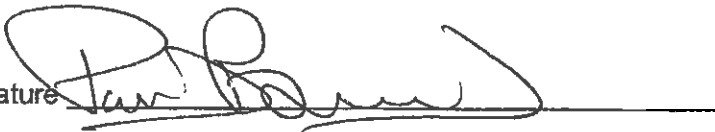
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2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light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

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

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

Signature 

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 8, 2014

ITEM NO: 1
SITE PLAN NO: SPR14134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT 10,650 SF PARCEL (R-16 ZONED) (A5
APPLICANT: BJ PERCH CONSTRUCTION
PROP. OWNER: QUAIL PARK RETIREMENT VILLAGE LLC
LOCATION: 4715 W MYRTLE AVE
APN(S): 087-041-003

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

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

Additional Comments:

•



Leslie Blair

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

ITEM NO: 1 DATE: October 08, 2014
SITE PLAN NO: SPR14134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT 10,650
 SF PARCEL (R-16 ZONED) (AE)
 BJ PERCH CONSTRUCTION
APPLICANT: QUAIL PARK RETIREMENT VILLAGE LLC
PROP OWNER: QUAIL PARK RETIREMENT VILLAGE LLC
LOCATION: 4715 W MYRTLE AVE
APN(S): 087-041-003

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:
BW 12702 198

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT 10,650 SF PARCEL (R-16 ZONED) (AE)
BJ PERCH CONSTRUCTION
APPLICANT:
PROP OWNER: QUAIL PARK RETIREMENT VILLAGE LLC
LOCATION: 4715 W MYRTLE AVE
APN(S): 087-041-003

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

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

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

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

EXISTING REFUSE SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: OCTOBER 8, 2014

SITE PLAN NO.: 14-134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT
10,650 SF PARCEL
APPLICANT: BJ PERCH CONSTRUCTION
PROP OWNER: QUAIL PARK RETIREMENT VILLAGE LLC
LOCATION: 4715 W MYRTLE AVE
APN: 087-041-003

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **Remove existing, unsued appraoqch and convert to barrier curb/gutter** Use radius return;
- Sidewalk: **Match existing pattern to east and west** width; parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. For all work within City Right of Way**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. 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. Lot Line Adjustment will be necessary to eliminate the parcel line between the existing and proposed building. Permits for construction will not be issued until a recorded lot line adjustment has been provided to the Building Division.

2. Project to adhere to ADA requirements

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-134
Date: 10-8-2014

**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:8-15-14)
(Project type for fee rates:Senior/Assisted Living - 0.24 Acres)

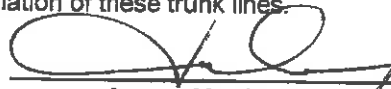
Existing uses may qualify for credits on Development Impact Fees. **1 Single Family Dwelling (SFD)**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,750 per unit Credit: 1 SFD (\$4,808) = \$17,942 Total (at 13 units) with infill credit (25%) = \$13,456.50
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	Treatment Plant: \$264 per resident Credit: \$709 SFD = \$2,723 Total (at 13 residents)
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,140 per acre Credit: \$3,158 per acre = \$475.68 Total
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,773 per acre Credit: \$2,318 per acre = \$349.20 Total
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,950 per acre Credit: \$1,567 per acre = \$571.92 Total
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$55 per bed Credit: SFD \$516 = \$199 Total (at 13 beds)
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.

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



Jason Huckieberry

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025
Date: October 8, 2014

Revised

3-5-15

SITE PLAN NO: 2014-134
PROJECT TITLE: QUAIL PARK RETIREMENT VILLAGE
DESCRIPTION: 13 UNIT RETIREMENT ADDITION ON VACANT 10,650 SF PARCEL (R-16 ZONED) (AE)
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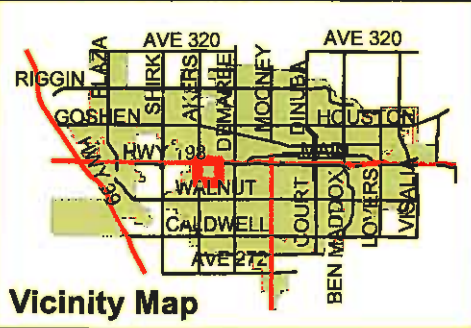
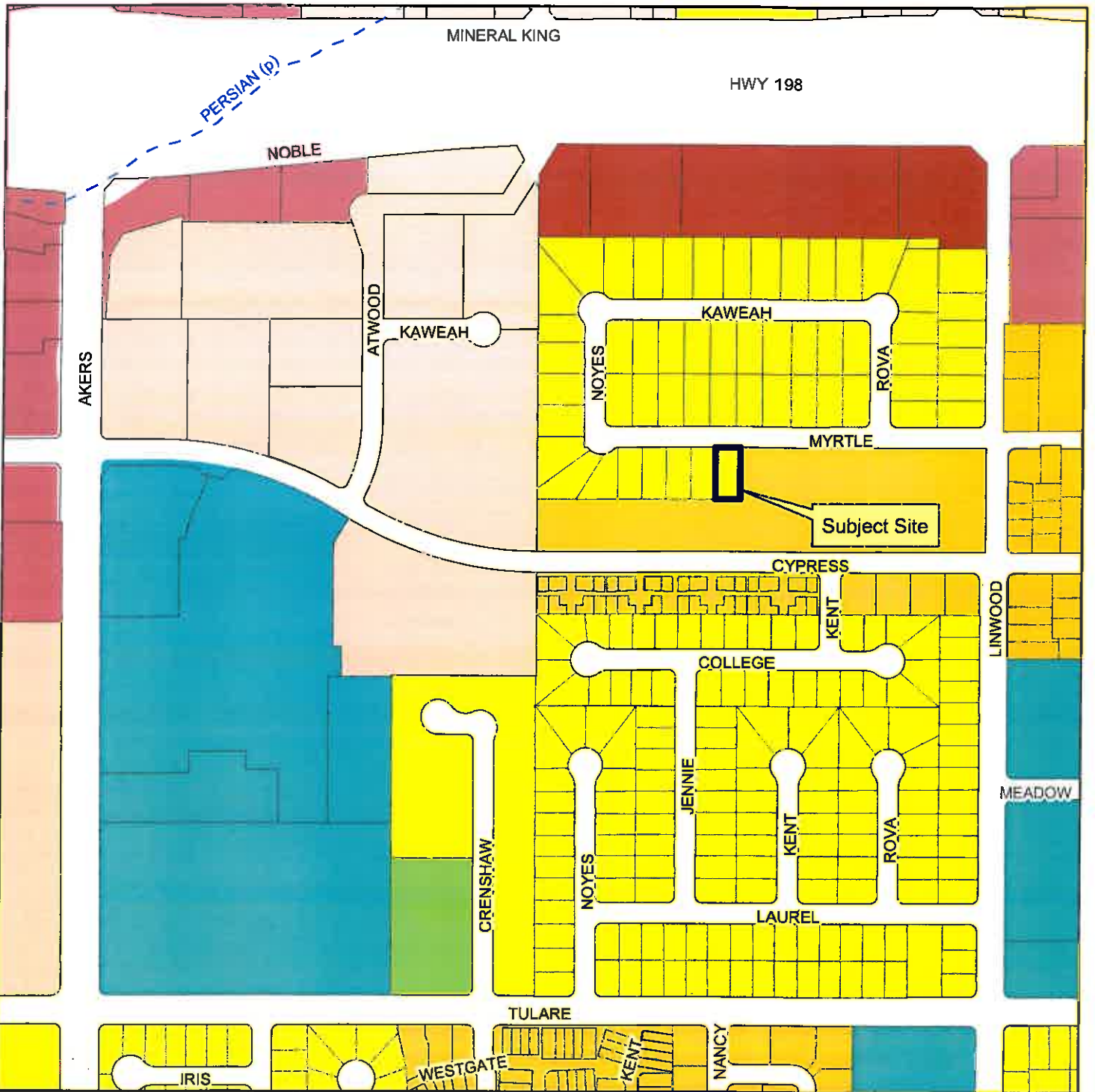
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NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature  _____

Conditional Use Permit No. 2015-10

The site is located at 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003)



General Plan Land Use Map

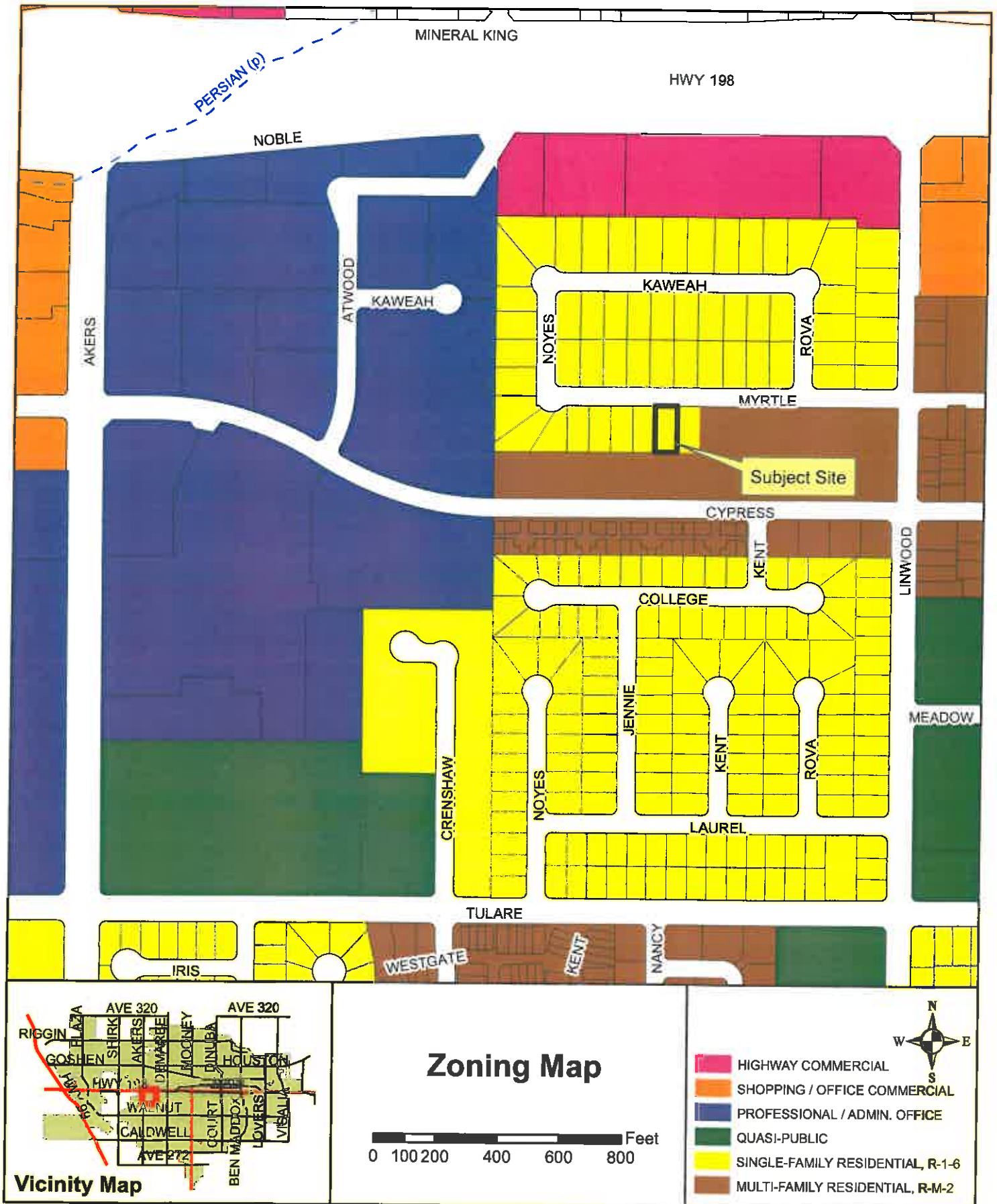


- Low Density Residential
- Medium Density Residential
- Commercial Mixed Use
- Regional Commercial
- Office
- Public/Institutional
- Parks/Recreation



Conditional Use Permit No. 2015-10

The site is located at 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 26, 2015

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

SUBJECT: Conditional Use Permit No. 2015-08: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels, with one parcel not having public street vehicular access, in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057).

Tentative Parcel Map No. 2015-02: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057).

STAFF RECOMMENDATION

Conditional Use Permit No. 2015-08

Staff recommends approval of Conditional Use Permit No. 2015-08, as conditioned, based upon the findings and conditions in Resolution No. 2015-16. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, and Zoning Ordinance.

Tentative Parcel Map No. 2015-02

Staff recommends approval of Tentative Parcel Map No. 2015-02, as conditioned, based on the findings and conditions in Resolution No. 2015-17. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-08, based on the findings and conditions in Resolution No. 2015-16.

I move to approved Tentative Parcel Map No. 2015-02, based on the findings and conditions in Resolution No. 2015-17.

PROJECT DESCRIPTION

The requested use permit and parcel map would divide the subject site into two parcels as shown in Exhibit "A". Proposed Parcel No. One would be 20,246 sq. ft. and Parcel No. Two would be 15,676 sq. ft. The site is currently developed with a 3,418 sq. ft. office building on the east side and a vacant building pad on the west side. The site also contains an access drive, 26 parking stalls, and landscaping, which will remain as seen in Exhibit "A".

The proposed division of property would facilitate the development of the vacant building pad. The requested conditional use permit would allow for the creation of a parcel without public street access as a planned development. As presented, the parking will meet the parking demand for the existing building and the future building, which will be developed to meet the available parking based upon use and size.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Office Garden and Conservation
Zoning:	OG (Office Garden)
Surrounding Land Use and Zoning:	North: R-1-6 Single Family Residential South: State Route 198 East: OG (Office Garden) – Persian Ditch West: CH (Highway Commercial) / Restaurant
Environmental Review:	Categorical Exemption No. 2015-25
Special Districts:	N/A
Site Plan Review No:	2014-198 & 2015-027

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Variance No. 2003-12, a variance to front and rear setbacks was approved by the Planning Commission in 2003.

PROJECT EVALUATION

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

Conditional Use Permit No. 2015-08

The creation of parcels without vehicular access to a public street requires a Planned Development which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access, lot size and related bulk and yard requirements. The existing building, access drive and landscaping on the site have established the development pattern shown in Exhibit "A". Proposed Parcel No. Two would have no access directly to Mineral King Avenue, excepting through the existing access drive across proposed Parcel No. One.



Architectural Theme

The project has been conditioned to require that the new building be architecturally consistent/compatible with the existing building.

Shared Access

Both proposed parcels would share the common access drive along the north side of the site. This provides access to the existing office development to the west which has access to Mineral King Avenue and Akers Street through the adjoining Courtyard development. The map would provide shared access for both parcels. Staff has included a condition requiring a Common Area Maintenance agreement. This is to assure uniform maintenance rather than relying upon an individual property owner who may choose to defer needed maintenance. The Common Area Maintenance agreement shall specify the common areas such as the access drive, parking, landscaping and all similar infrastructure. The agreement shall specify how the areas will be maintained, and the property owner responsibilities.

Parking

Site parking was developed with the first building to the east. The parking will accommodate the existing and proposed office buildings.

Turnaround Easement

The map includes the existing turnaround easement in favor of the Persian Ditch operators. The easement facilitates the ability to get equipment into and out of the Persian Ditch for routine ditch maintenance.

Bus Stop

Through the Site Plan Review process, the Transit Department identified the need for a new bus stop along the Mineral King frontage approximately 100 feet east of the of the west property line on proposed Parcel No. One. This would consist of a pad and potential shelter, but not a turn-out. It would be installed with the permit for future development on proposed Parcel No. One.

Valley Oak Trees

The site contains several Valley Oak Trees which would not be affected by this parcel map or subsequent development of proposed Parcel No. One.

Sign Program

The site is within the Office Garden zoning designation, which provides for one monument sign and building signage, in combination up to 30 square feet total. As a planned development the site may have a combined sign program. The existing monument sign was developed to accommodate multiple users, and may be utilized for signage for the future building. Staff is recommending Condition No. 6, which would limit the site to the existing monument sign, and allow for each building to have up to 30 square feet of building mounted sign area each. This would provide uniform sign areas on the site.

There is a nonconforming sign facing the adjacent access drive to the west. Staff has included a condition that the sign be removed prior to the recordation of the final map. It may be replaced with a directory sign facing west, in a monument style similar to the primary monument sign, up to four feet tall with 2 sq. ft. of sign area per tenant in each building.

Tentative Parcel Map No. 2015-02

The tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The minimum parcel size in Design District "F" is three acres, unless

approved as a part of a Planned Development or similar master plan. The underlying development pattern in Exhibit "A" with shared access, parking, landscaping, and building areas, and the parcel map constitute a Planned Development which allows the proposed parcel sizes.

Shared Access, Cross Access and Maintenance Agreement

The map shows the underlying development pattern from the proposed use permit which includes shared access. The shared access point and internal cross access will require a shared access and maintenance agreement to be established as a part of the map. This has been included as a condition for CC&R's for these areas to be recorded prior to or with the parcel map.

Environmental Review

This project, the use permit and tentative map, are considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-025).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2015-08

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use 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 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-25).

Tentative Parcel Map No. 2015-02

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed parcel sizes of less than three acres are consistent with the Office Garden zoning and Design District "F" standards since they are part of a planned development established through Conditional Use Permit No. 2015-08.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-25).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2015-08

1. That the project be developed in substantial compliance with the site plan in Exhibit "A".
2. That the existing development pattern with buildings (existing and future), access drive, parking, landscaping, and setbacks represents a planned development.
3. That the site be developed consistent with the comments and conditions of Site Plan Review Nos. 2014-198 and 2015-027.
4. That the conditions of Variance No. 2003-12 shall be met.
5. That the future building be architecturally consistent with the existing building.
6. That the sign program for the site provides for one monument sign as exists on the site, and that both buildings are eligible for a maximum of 30 sq. ft. of sign area each, subject to the sign ordinance which may provide greater signage area and standards. That the nonconforming sign facing the adjacent access drive to the west be removed prior to the recordation of the final map. It may be replaced with a directory sign facing west, in a monument style similar to the primary monument sign, up to four feet tall with 2 sq. ft. of sign area per tenant in each building.
7. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as access drive and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-08 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-08, prior to the issuance of any building permit for this project.
10. That all applicable federal, state, regional, and city policies and ordinances be met.

Tentative Parcel Map No. 2015-02

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the Tentative Parcel Map shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2014-198 and 2015-027, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-08 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled. That Tentative Parcel Map No. 2015-02 shall be null and void unless Conditional Use Permit No. 2015-08 is approved.

4. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as access drive and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-02, prior to the issuance of any building permits for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2015-16 (Conditional Use Permit No. 2015-08)
- Resolution No. 2015-17 (Tentative Parcel Map No. 2015-02)
- Exhibit "A" – Tentative Parcel Map and Site Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity 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)

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)

TENTATIVE PARCEL MAP

THIS MAP IS A PART OF THE OFFICIAL COUNTY OF LOS ANGELES, CALIFORNIA PARCEL MAP NO. 10000, DATED 10/10/00, FILED IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF LOS ANGELES, CALIFORNIA, PARCEL MAP NO. 10000, DATED 10/10/00, PAGE 204.

PREPARED BY: **ANDERSON AND ASSOCIATES, INC.**
 2000 WEST HUNTERS AVENUE, SUITE 100, BURBANK, CALIFORNIA 91502

PREPARED FOR: **MARCO SCHE**
 2000 WEST HUNTERS AVENUE, SUITE 100, BURBANK, CALIFORNIA 91502

APPROVED PARCEL NO. 10000-00000

DATE: 03/28/00



Parcel No.	Area	Area (sq. ft.)	Area (sq. ft.)
1	Lot 1	10,000	10,000
2	Lot 2	10,000	10,000
3	Lot 3	10,000	10,000
4	Lot 4	10,000	10,000
5	Lot 5	10,000	10,000
6	Lot 6	10,000	10,000
7	Lot 7	10,000	10,000
8	Lot 8	10,000	10,000
9	Lot 9	10,000	10,000
10	Lot 10	10,000	10,000



ONE SHEET ONLY

RESOLUTION NO. 2015-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-03, A REQUEST BY ARM PROPERTIES/MARC SCHUIL - PROPERTY OWNER, TO SUBDIVIDE A 35,922 SQ. FT. PARCEL INTO TWO PARCELS, WITH ONE PARCEL NOT HAVING PUBLIC STREET VEHICULAR ACCESS, IN THE OFFICE GARDEN (OG) ZONE. THE PROJECT SITE IS LOCATED AT 5020 W. MINERAL KING AVENUE (APN: 85-130-057).

WHEREAS, Conditional Use Permit No. 2015-08, is a request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels, with one parcel not having public street vehicular access, in the Office Garden (OG) zone. The project site is located at 5020 W. Mineral King Avenue (APN: 85-130-057); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-08, 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 project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-25).

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, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-25).

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

1. That the project be developed in substantial compliance with the site plan in Exhibit "A".
2. That the existing development pattern with buildings (existing and future), access drive, parking, landscaping, and setbacks represents a planned development.
3. That the site be developed consistent with the comments and conditions of Site Plan Review Nos. 2014-198 and 2015-027.
4. That the conditions of Variance No. 2003-12 shall be met.
5. That the future building be architecturally consistent with the existing building.
6. That the sign program for the site provides for one monument sign as exists on the site, and that both buildings are eligible for a maximum of 30 sq. ft. of sign area each, subject to the sign ordinance which may provide greater signage area and standards. That the nonconforming sign facing the adjacent access drive to the west be removed prior to the recordation of the final map. It may be replaced with a directory sign facing west, in a monument style similar to the primary monument sign, up to four feet tall with 2 sq. ft. of sign area per tenant in each building.
7. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as access drive and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-08 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-08, prior to the issuance of any building permit for this project.
10. That all applicable federal, state, regional, and city policies and ordinances be met.

RESOLUTION NO 2015-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-02, A REQUEST BY ARM PROPERTIES/MARC SCHUIL - PROPERTY OWNER, TO SUBDIVIDE A 35,922 SQ. FT. PARCEL INTO TWO PARCELS, WITH ONE PARCEL NOT HAVING PUBLIC STREET VEHICULAR ACCESS, IN THE OFFICE GARDEN (OG) ZONE DISTRICT. THE SITE IS LOCATED AT 5020 W. MINERAL KING AVENUE (APN: 85-130-057)

WHEREAS, Tentative Parcel Map No. 2015-02 is a request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels, with one parcel not having public street vehicular access, in the Office Garden (OG) zone district. The site is located at 5020 W. Mineral King Avenue (APN: 85-130-057); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2015; and,

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

WHEREAS, 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. 2015-25).

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

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed parcel sizes of less than three acres are consistent with the Office Garden zoning and Design District "F" standards since they are part of a planned development established through Conditional Use Permit No. 2015-08.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-25).

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

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the Tentative Parcel Map shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2014-198 and 2015-027, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-08 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled. That Tentative Parcel Map No. 2015-02 shall be null and void unless Conditional Use Permit No. 2015-08 is approved.
4. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as access drive and perimeter landscaping, project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-02, prior to the issuance of any building permits for this project.



MEETING DATE 2/25/2015
SITE PLAN NO. 15-027
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 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



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 25, 2015

SITE PLAN NO: 2015-027
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS ON 35,918 SF
AREA (OG ZONED) (X/AE) (DISTRICT F)
APPLICANT: SCHUIL MARC
PROP. OWNER: ARM PROPERTIES
LOCATION TITLE: 5020 W MINERAL KING AVE
APN TITLE: 085-130-057
GENERAL PLAN: C & O (Conservation & Office)
EXISTING ZONING: OG (Office Garden)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit (CUP) for Planned Development
- Reciprocal Cross-Access Agreement / Shared Parking Agreement
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 02/25/2015

1. A Parcel Map and CUP is required for the proposed subdivision of this parcel.
2. The CUP for a Planned Commercial Development is required because propose Parcel 2 does not have direct access to a public street. Parcel 2 is assessable via a shared driveway with proposed Parcel 1.
3. A Shared Vehicular Access easement is required with the proposed tentative parcel map.
4. Based on prior Site Plan Review approvals (SPR No. 2003-090 & SPR No. 2014-198), parking is to be provided based on the existing building being occupied for general office uses, and the new building to be occupied by a medical office.
5. A shared parking agreement is required if the two sites cannot provide their required parking within the parcel development. See Parking Requirements below for each building.

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: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	30 Feet	30 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 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: 3 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Parking for the 3,418 sq. ft. office building is required to have 14 spaces (one space per 250 sq. ft. of office building area). The proposed medical office building at 2,077 sq. ft. shall require 10 parking spaces. Based on both uses, a total of 24 parking spaces are required (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

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, written over a horizontal line. The signature is stylized and appears to consist of several loops and a long horizontal stroke at the end.

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: FEBRUARY 25, 2015

SITE PLAN NO.: 15-027
 PROJECT TITLE: TENTATIVE PARCEL MAP
 DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS ON 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F)

APPLICANT: SCHUIL MARC
 PROP. OWNER: ARM PROPERTIES
 LOCATION: 5020 W MINERAL KING AVE
 APN: 085-130-057

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
 - Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
 - Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
 - The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
 - A preconstruction conference is required prior to the start of any construction.
 - Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan. **ANY WORK IN PUBLIC RIGHT-OF-WAY**
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is

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

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Refer to SPR 14-198 conditions of approval. Impact fees will be due at time of Parcel 2 development.**
- 2. Previous SPR 03-90 and entitlements include the requirement of access rights through existing private drive to the west. Indicate on map the underlying recorded documentation. Access rights are required if not previously obtained.**
- 3. Parcel map plan check fees apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-027
Date: 2/25/2015

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

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

(Fee Schedule Date:8/15/2014)
(Project type for fee rates:PARCEL MAP)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

Park Acquisition Fee

Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

Waterways Acquisition Fee

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

City Reimbursement:

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



Jason Huckleberry

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

ITEM NO: 3 DATE: February 25, 2015
SITE PLAN NO: SPR15027
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS
ON 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F)
SCHUIL MARC
APPLICANT: ARM PROPERTIES
PROP OWNER: ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN(S): 085-130-057

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 L98 



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

ITEM NO: 2

DATE: February 25, 2015

SITE PLAN NO: SPR15027
 PROJECT TITLE: TENTATIVE PARCEL MAP
 DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS ON 35,918 SF AREA (OG-ZONED) (WAE) (DISTRICT F) SCHUL MARC
 APPLICANT: ARM PROPERTIES
 PROP OWNER: 5020 W MINERAL KING AVE
 LOCATION: 085-130-057
 APN(S):

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2013 CFC 505.1
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) 2013 CFC 506.1
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. 2013 CFC 1011
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply 2013 California Building Code Table 508.4 and Table 602.

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

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

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310.*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

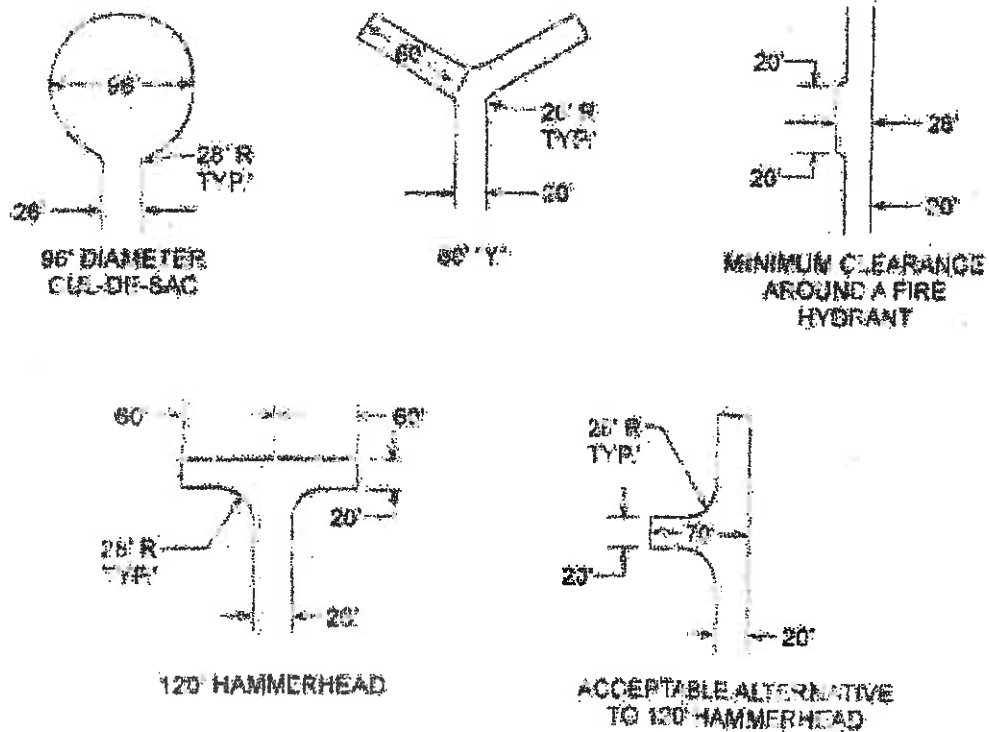


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Assequia 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 Vassalia Municipal Code 16.36.120(7)*

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

Special Comments:



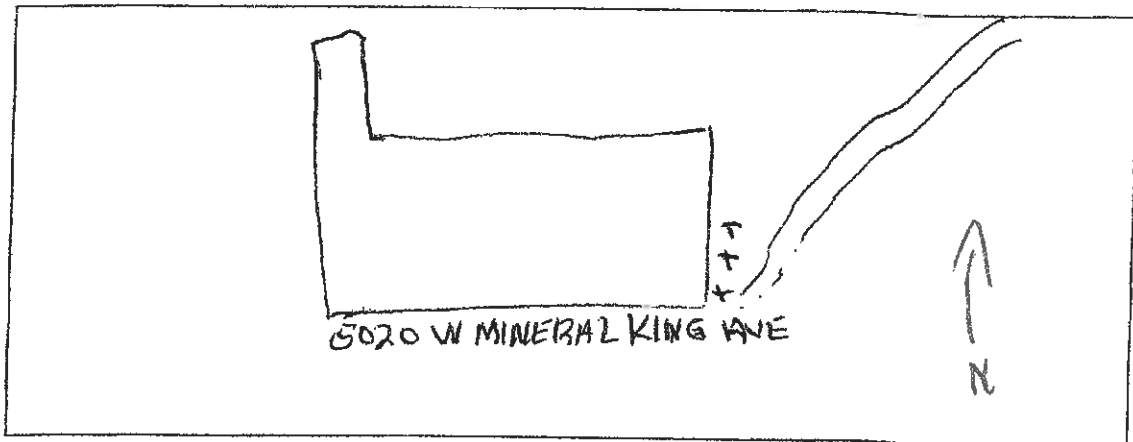
Kurtis A. Brown
Assistant Fire Marshal

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

Date: 2/24/15

Site Plan Review # 15-027

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: 3 VALLEY OAK

1 - 4.5" DBH

1 - 5.5" DBH

1 - 6" DBH

Joel Hooyer
Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

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

COMMERCIAL BIN SERVICE

ITEM NO: 2
SITE PLAN NO: SPR15027
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS ON 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F) SCHUIL MARC
APPLICANT: ARM PROPERTIES
PROP OWNER: 5020 W MINERAL KING AVE
LOCATION: 085-130-057
APN(S):

No comments.

Same comments as as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.

ALL refuse enclosures must be R-3 or R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards

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

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

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

EXISTING REFUSE SERVICE AND ENCLOSURE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 25, 2015

ITEM NO: 3
SITE PLAN NO: SPR15027
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 2 PARCELS ON 35,918 SF AREA. (OG ZONED) (X/AE)
(DISTRICT F)
APPLICANT: SCHUL, MARC
PROP. OWNER: ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN(S): 085-130-057

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



MEETING DATE 1/7/2015
SITE PLAN NO. 14-198
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 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 COMMENTS

TRANSIT DIVISION

ITEM NO. 5 DATE: January 7, 2015

SITE PLAN NO.: SPR14198
DR CHAUDHRI OFFICE BUILDING
NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF ARE
(OG ZONED) (X/AE) (DISTRICT F)
ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN: 085-130-057

NOTES

Please be advised that a new bus stop will need to be installed according to City of Visalia bus stop standards at the following location:

- ◆ On the north side of Mineral King Avenue, between 25' and 100' east of west property line.

This bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990.

For more information, please contact the Transit Division at 713-4100.



Monty A. Cox
Transit Manager



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

ITEM NO: 5

DATE: January 07, 2015

SITE PLAN NO: SPR14198
PROJECT TITLE: DR CHAUDHRI OFFICE BUILDING
DESCRIPTION: NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F) ARM PROPERTIES
APPLICANT: ARM PROPERTIES
PROP OWNER: ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN(S): 085-130-057

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)*

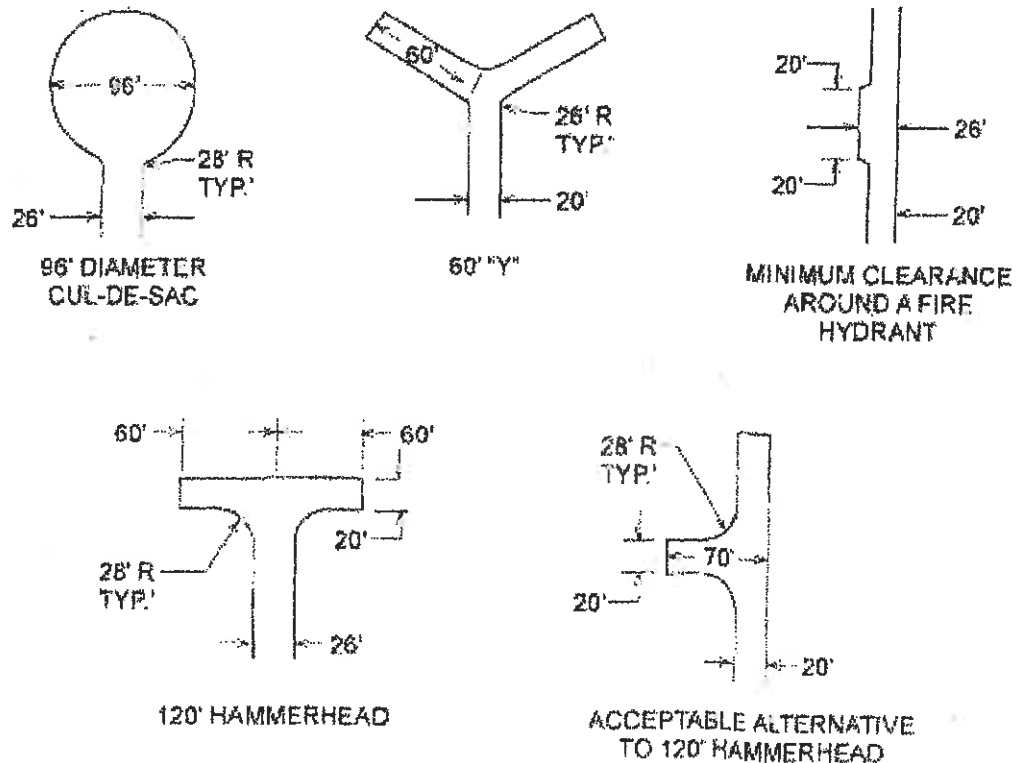
Emergency Access:

- ☒ 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

Paul Bernal, Planning Division (559) 713-4025

Date: January 7, 2015

SITE PLAN NO: 2014-198
PROJECT TITLE: DR CHAUDHRI OFFICE BUILDING
DESCRIPTION: NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F)
APPLICANT: ARM PROPERTIES
PROP. OWNER: ARM PROPERTIES
LOCATION TITLE: 5020 W MINERAL KING AVE
APN TITLE: 085-130-057
GENERAL PLAN: C & PAO (CONSERVATION & PROFESSIONAL / ADMIN. OFFICE)
EXISTING ZONING: OG (OFFICE GARDEN)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Detailed site plan
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 01/07/2015

1. The proposed medical office building is consistent with the original site plan development reviewed and approved in 2003. Variance No. 2003-12 was approved allow for the reduction to the required front yard building/landscape setbacks along Mineral King Avenue and the rear landscape setback.
2. The site meets the parking demands for both the existing office and the proposed medical office.
3. The proposed medical office building shall be architecturally compatible with the existing office building.
4. Comply with all conditions of Variance No. 2003-12.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan.

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	30 Feet	30 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 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: 3 acres

Parking: As prescribed in Chapter 17.34

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

Parking:

1. Provide 10 spaces based on one space per 200 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).

Landscaping:

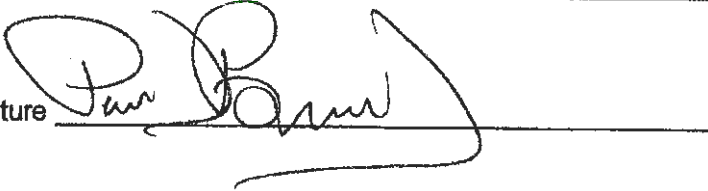
1. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified 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. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

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

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

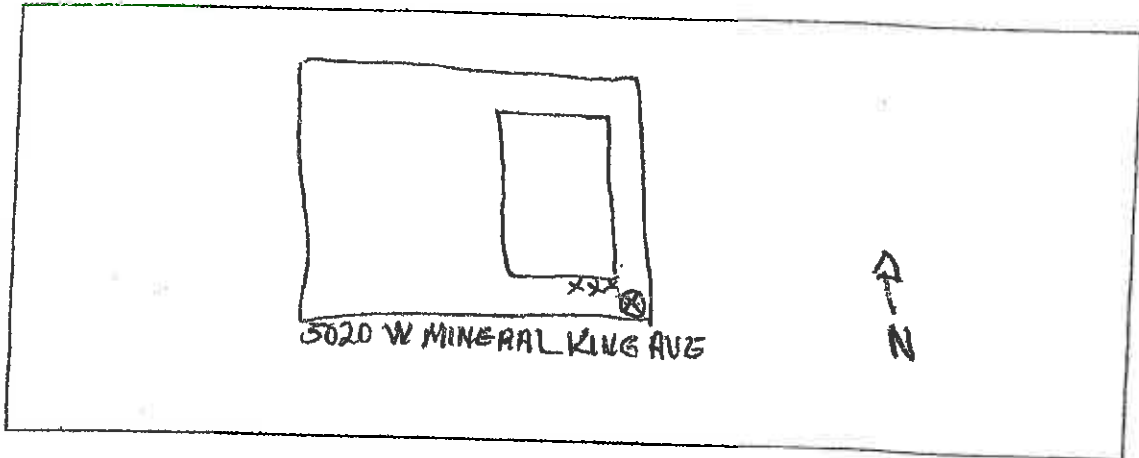
Signature  _____

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

Date: 1-6-15

Site Plan Review # 14-198

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

Please plot and protect all Valley Oak Trees.

Landscape along parkway to be planted by developer and maintained by a maintenance district.

All drainage from curb and gutter along streets to be connected to storm drain system.

All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.

Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: 3-(5" VALLEY OAK TREES

1-(52" VALLEY OAK TREE


Joel Hooyer

Parks and Urban Forestry Supervisor

559 713-4295

Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 5 DATE: JANUARY 7, 2015

SITE PLAN NO.: 14-198
 PROJECT TITLE: DR CHAUDRI OFFICE BUILDING
 DESCRIPTION: NEW 2,077sf BUILDING ON PORTION OF 35,918 SF AREA (OG ZONED)

APPLICANT: ARM PROPERTIES
 PROP OWNER: ARM PROPERTIES
 LOCATION: 5020 W MINERAL KING AVE
 APN: 085-130-057

SITE PLAN REVIEW COMMENTS

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

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. *if any*
- 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. Project to comply with ADA regulations. Accessible parking stall needs to be reconfigured to comply with ADA.**
- 2. Provide an accessible path of travel to public right of way.**
- 3. Impact fees apply to proposed development**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-198
Date: 1/7/2015

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: Medical office)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,168 per acre
<input checked="" type="checkbox"/> Transportation Impact Fee	\$12,932 per 1,000sf of building
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$88 per 1,000sf of building
	Treatment Plant fee - \$209 p/1,000sf of building
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,140 per acre
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,773 per acre
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,186 per acre
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,713 per acre
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$611 per 1,000sf of building
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Jason Huckleberry

#3

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 5 DATE: January 7, 2015

SITE PLAN NO.: SPR14198
DR CHAUDHRI OFFICE BUILDING
NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF ARE
(OG ZONED) (X/AE) (DISTRICT F)
ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN: 085-130-057

NOTES

Please be advised that a new bus stop will need to be installed according to City of Visalia bus stop standards at the following location:

- ◆ On the north side of Mineral King Avenue, between 25' and 100' east of west property line.

This bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990.

For more information, please contact the Transit Division at 713-4100.



 Monty A. Cox
 Transit Manager

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

COMMERCIAL BIN SERVICE

ITEM NO: 2 DATE: JANUARY 17, 2012
SITE PLAN NO: SPR14198
PROJECT TITLE: DR CHAUDHRI OFFICE BUILDING
DESCRIPTION: NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF AREA (OG ZONED) (XAE) (DISTRICT F)
APPLICANT: ARM PROPERTIES
PROP OWNER: ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN(S): 085-130-057

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

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

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

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

EXISTING REFUSE SERVICE AND ENCLOSURE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 7, 2015

ITEM NO: 5
SITE PLAN NO: SPR14198
PROJECT TITLE: DR CHAUDHRI OFFICE BUILDING
DESCRIPTION: NEW 2,077 SF BUILDING ON PORTION OF 35,918 SF AREA (OG ZONED) (X/AE) (DISTRICT F)
APPLICANT: ARM PROPERTIES
PROP. OWNER: ARM PROPERTIES
LOCATION: 5020 W MINERAL KING AVE
APN(S): 085-130-057

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.

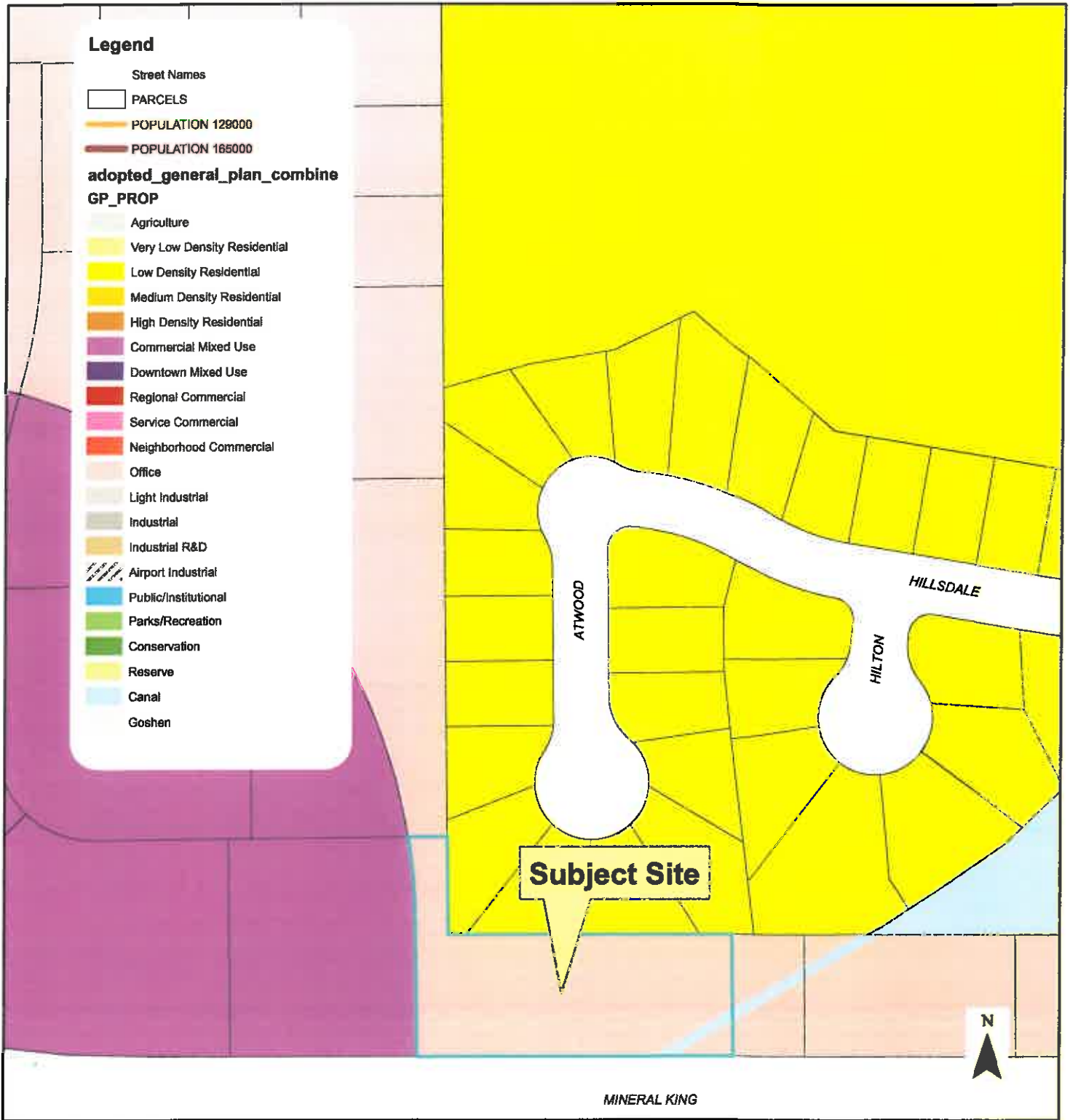
Additional Comments:

•



Leslie Blair

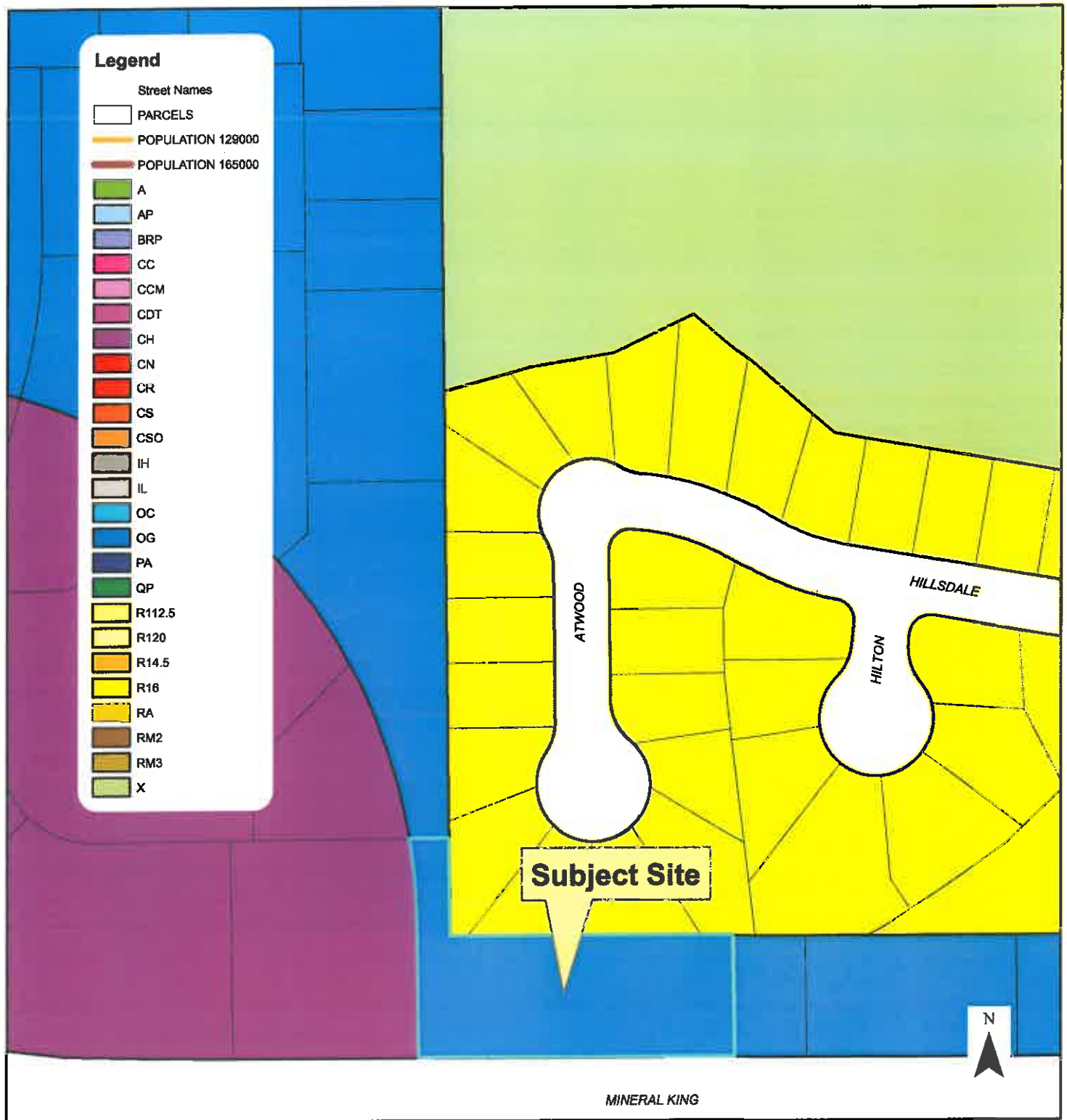
City of Visalia



Land Use Designations

CUP 2015-08
TPM 2015-02

City of Visalia



Zoning Designations

CUP 2015-08
TPM 2015-02

City of Visalia



Location Map

CUP 2015-08
TPM 2015-02

City of Visalia



1 inch = 50 feet



Aerial Photo

CUP 2015-08
TPM 2015-02



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 26, 2015

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

SUBJECT: Conditional Use Permit No. 2015-14: A request by Boingo's Academy to amend their Conditional Use Permit by increasing the number of children for their daycare operations in a 4,995 square foot building in the in the IL (Light Industrial) zone. The site is located at 7137 West Pershing Court (APN: 081-150-015).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-14, as conditioned, based upon the findings and conditions in Resolution No. 2015-23. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-14, as conditioned, based on the findings and conditions in Resolution No. 2015-23.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2015-14 is a request to amend a previously approved CUP for a daycare facility (CUP No. 2009-09). The amendment is seeking to increase the number of infants, toddlers and preschool children currently permitted at the Boingo's Academy daycare facility located at 7137 West Pershing Court (see Exhibit "A"). The applicant, as stated in their Operational Statement (see Exhibit "B"), is seeking approval of 90 children within the daycare facility. The operational statement states their previous CUP (CUP No. 2009-09) is approved for 24 children, but is operating with an enrollment of 70 children. Please note, CUP No. 2009-09 authorized the daycare facility to have 10 to 14 children based on the applicant's operational statement (see Exhibit "E").

Staff has provided additional analysis under the section heading "Boingo's CUP Approval History" that clarifies the number of children permitted by each of the approved CUP's for the various children activities offered by Boingo's Bounce House, Inc. and Boingo's Academy. These two businesses are located on the same property but operate in separate buildings. Boingo's Bounce House Inc., is located in Building "A" (7131 W. Pershing Ct.) while Boingo's Academy is located in Building "B" (7137 W. Pershing Ct.) as depicted on Exhibit "A".

The site (see Exhibit "A") is developed with two identical 4,995 square foot metal buildings, and 26 parking spaces. Boingo's Academy is located in Building "B" and operates Monday through Friday from 7:30 a.m. to 5:00 p.m. with up to eight employees. Boingo's Academy offers daycare services for infants, toddlers, and preschool children. The floor plan (see Exhibit "C") depicts the six classrooms located in Building "B" and the applicant has noted the number of children existing/proposed within each classroom. The number of children in each classroom is as follows:

Classroom	Classification	Number of Children
Classroom 1	Toddlers	12
Classroom 2	2 yrs.	17
Classroom 3	Infant Center	12
Classroom 4	Toddlers/Infants	20
Classroom 5	3 yrs.	12
Classroom 6	4 yrs.	17
Total		90

The Planning Commission approved CUP No. 2009-09, on February 9, 2009, approving the daycare use within Building "B".

BACKGROUND INFORMATION

General Plan Land Use Designation: Light Industrial
Zoning: I-L – (Light Industrial)
Surrounding Land Use and Zoning North: I-L – (Light Industrial) / Pershing Ct. & Integrated Care Systems
South: County / Agriculture
East: I-L – (Light Industrial) / LifeCare Solutions
West: I-L – (Light Industrial) / Roman Electric
Environmental Review: Categorical Exemption No. 2015-27
Special Districts: Downtown Retail Design District (DRD)
Site Plan: 2015-008

RELATED PROJECTS

Conditional Use Permit 2007-34 was a request by Orley Enterprise to establish an indoor Children's birthday party facility in a 4,992 square foot building located at 7131 West Pershing Court. The Planning Commission approved the CUP on August 27, 2007.

Conditional Use Permit No. 2009-09 was a request by Laura Ancheta to establish a daycare in 4,998 square foot building located at 7137 West Pershing Court. The Planning Commission approved the CUP on February 9, 2009.

Conditional Use Permit No. 2014-18 was a request by Laura Ancheta to establish an after school program for 60 children during off-peak hours of the Boingo's Birthday Party facility located at 7131 West Pershing Court. The Planning Commission approved the CUP June 23, 2014.

PROJECT EVALUATION

Staff recommends approval of CUP No. 2015-14, amending CUP No. 2009-09, subject to limiting the maximum number of children in the daycare facility to not exceed 70 children, and subject to the conditions of project approval for CUP No. 2015-14. This recommendation is based on the site's available parking as well as project consistency with the General Plan and the Zoning Ordinance. As described in the Land Use Compatibility discussion below, staff is recommending that the project be approved for 70 children, not 90 children as requested by the applicant.

Land Use Compatibility

Boingo's Academy daycare (Building "B") has been operating onsite since 2009 based on the approval of CUP No. 2009-09. As part of the CUP approval, conditions were established based on the applicant's operational statement, which noted only 10 to 14 children would be enrolled in the daycare (see Exhibit "E" Operational Statement for CUP No. 2009-09). The applicant, through their own admission, informed staff that the daycare is currently operating with an enrollment of up to 70 children and now seeks approval of up to 90 children (i.e., infants, toddlers, preschool).

During the Site Plan Review (SPR) process, staff noted concerns related to parking and traffic circulation based on the number of children the applicant is requesting. In addition, staff noted concerns with the building's occupancy rating. These issues are a result of the combination of both the daycare (Building "B") and afterschool program (Building "A") operating simultaneously at peak drop-off and pick-up hours for each use, which could have a significant impact to the onsite parking field.

Staff, including the Chief Building Official, conducted a site inspection on Wednesday April 29, 2015, between the hours of 2:30 p.m. to 4:00 p.m. Staff observed the daily traffic activity along West Pershing Court, including vehicles entering and exiting the Boingo's site. In addition, staff walked through the daycare facility to review building occupancy. Staff noted that 95 percent of the onsite parking stalls were being utilized and did not perceive significant impacts to onsite traffic circulation. The building inspection for the daycare facility resulted in the Chief Building Official noting various building related items that need to be properly permitted. These building permit corrections are discussed in the "Building Permit Requirement" section of this report (see below). Staff also researched calls for service and code enforcement complaints issued to this site. A review of this information determined that no complaints have been generated for this business.

The applicant, through their daily operations, has demonstrated that drop-off and pick-up times for the daycare facility are staggered throughout the morning and afternoon, which helps in reducing the number of vehicles onsite during the a.m. and p.m. peak periods. In addition, during the school year, children attending the afterschool program are transported to the site by company vans, which also limit the number of vehicle trips generated to the site in the afternoon. The afterschool program operates from 2:30 p.m. to 5:30 p.m. during the school year and from 8:00 a.m. to 5:30 p.m. during summer break and holidays. The applicant has also indicated that some of the daycare clients have siblings that attend the afterschool program, which aides in reducing the number of vehicles to the site during peak periods.

The analysis of the information provided by the applicant, and the site inspection conducted by staff, has resulted in staff recommending the Planning Commission approve an increase to the number of children enrolled in the daycare facility to 70 children. Staff has included Condition No. 2, for the Planning Commission's consideration. This condition would legitimize the current daycare enrollment but sets the maximum number of children within the daycare facility to 70 children. Staff's conclusion on supporting the increase of children from the original CUP approval of 10 to 14 children is based on the following:

- 1) The daily operation of the daycare facility has demonstrated their onsite parking and traffic circulation adequately serve their clientele. Sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking that surrounding businesses utilize for the benefit of their business needs.
- 2) The daycares staggered drop-off and pick-up times reduce the number of vehicles onsite during peak periods. Staggered hours are implemented in an effort to lessen impacts to the site and surrounding businesses.
- 3) The daycares drop-off and pick-up operating measures ensure that at all times children are being supervised by either a parent or staff person thereby limiting potential conflicts that might arise if children were allowed to be dropped off and enter the facility unsupervised.

Staff does not support the applicants request to allow for an increase of up 90 children in the daycare facility. Limiting the daycare to 70 children, combined with the 60 children permitted for the afterschool program in Building "A", results in a total of 130 children being onsite during afternoon operating hours, and all day during summer break and holidays. The owner has demonstrated the ability to operate the site in a manner that is not detrimental to the surrounding businesses or customers of the daycare facility, but increases beyond this total may exacerbate concerns regarding offsite parking and traffic congestion on Pershing Court west of Shirk Street.

The City has long recognized the importance of protecting the industrial park from intrusions of uses that are not compatible with industrial uses. Daycare facilities, which are sensitive uses given the clientele, can be compatible in industrial areas subject to proper conditions and control measures, which can negate potential land use conflicts. Land Use Policy LU-P-101 states, "*As part of industrial developments, allow secondary uses such as restaurants, cafes, small convenience stores and day care facilities, to serve area employees.*" Boingo's Academy provides employees of the industrial park with an opportunity to enroll their children in a daycare facility within close proximity to their place of employment.

Bonigo's CUP Approval History

During the SPR process, it became apparent to staff that the number of children currently on site is significantly greater than the numbers originally identified in the operational statement approved for CUP No. 2009-09. Staff researched all of the approved CUP's related to children activities operating onsite (both Buildings "A" and "B") in an effort to gauge potential land use and parking impacts that could arise given the number of children that are and/or could be onsite during peak operating hours.

Staff's research identified three Conditional Use Permits that were approved for the site. The following is a brief overview for each of the CUP's.

CUP No. 2007-34

This was the first CUP approved for the site. This CUP was a request to establish a Children's birthday party facility (Boingo's Bounce House) located at 7131 West Pershing Court (Building "A"). The accompanying operational statement, which was conditioned as part of the CUP approval stated that the facility office is open during the week from 9:00 a.m. to 5:00 p.m. and primary activity times are Friday evening, and all day Saturday and Sunday. The facility is for scheduled parties only. The birthday party facility is intended for children between the ages of 2 to 15 years. The CUP allows two birthday parties to occur at the same time and a maximum of 32 children at one time (as stated per the Operational Statement). The Planning Commission approved the CUP on August 27, 2007.

CUP No. 2009-09

CUP No. 2009-09 was a request to establish a daycare facility (i.e., Boingo's Academy) at 7137 West Pershing Court (Building "B"). The operational statement approved for this CUP identified 10 to 14 children per day with 2 to 8 employees for the daycare facility. The 4,995 square foot space was utilized for two classrooms, restrooms, a children's play area and an office. In addition, a 250 square foot outdoor play area was provided between the existing Boingo's Bounce House building and the daycare facility to meet outdoor play area standards required by the State of California Community Care Licensing Board. The daycare facility operates Monday through Friday from 7:30 a.m. to 5:00 p.m. and is not open during the Boingo's Bounce House birthday party facility operating hours. The Planning Commission approved the CUP on February 9, 2009, subject to complying with the operational statement. There is no record of a use permit amendment increasing the number of children beyond the 10 to 14 as originally stated in the operational statement.

CUP No. 2014-18

CUP No. 2014-18 was a request to establish an afterschool program within Building "A" (7131 West Pershing Court) during the off hours of the Boingo's Bounce House Birthday Party operation. The afterschool program was approved for up to 60 children, subject to not operating at the same time as the Boingo's birthday party activities. The after school child care program provides transportation for most of the children from school to the facility where parents would then begin to pick up children between 2:30 p.m. through 5:30 p.m. The applicant indicated that some of the existing daycare clients and the proposed after school child care clients are siblings thereby reducing the number of vehicles trips by parents to the site.

The applicant has stated in the operational statement (see Exhibit "B") that although the Planning Commission approved this CUP for up to 60 children the State of California Community Care Licensing Board has restricted the number of children to 28 kids in Building "A". This is due to the lack of bathroom facilities currently provided in this building. The number of children can be increased up to 60 children, as permitted per the approved CUP, subject to the applicant constructing additional restroom facilities within Building "A".

Building Permit Requirement

A result of the April 29 building and site inspection was to clarify building occupancy for the daycare facility based on the information provided by the applicant during the SPR process. The applicant informed staff that they believed they could increase the number of children within the daycare because they were complying with the State of California Community Care Licensing Board licensing requirements. The applicant/owner used the numbers derived by California Community Care Licensing that ultimately resulted in the increase of children beyond the numbers allowed per the approved CUP No. 2009-09 (see Exhibit "E").

A review of the tenant improvement permit for Building "B", issued in 2009 per Building Permit No. B090512, (see Exhibit "F") established the Building Occupancy for this building at 154 persons. The combination of staff and children in Building "B" comply with the building occupancy rating for this building.

The building and site inspection also resulted in the Chief Building Official identifying minor building modifications that were never permitted. The building modifications that require a building permit include:

- The construction of a wall partition between the lounge and lobby.
- The installation of a wall partition and door located in the hallway leading to the classrooms.
- The installation of two exterior exiting doors installed in Classrooms 2 and 5 along the east wall of Building "B",
- The construction of a steel canopy structure along the east side of the building.
- The requirement to obtain an electrical permit to install three illuminated "Exiting Signs" over the door in the hallway, and above the two "Exiting" doors in Classrooms 2 and 5.
- The requirement to install panic hardware on pedestrian gates along the emergency path of egress east of the building.

The floor plan for Building Permit B090512 (see Exhibit "F") identifies the building modifications as noted above. All the items identified by the Chief Building Official can be corrected with the submittal and approval of a Tenant Improvement Plan, and subject to the issuance of a building permit.

The site inspection also resulted in staff identifying two storage structures that were not legally permitted. These two storage structures are detached and located south of Building "B" (see Exhibit "D"). The storage shed identified as "Structure 1" requires a separate building permit and cannot be included as part of the tenant improvement plan. The second storage container, "Structure 2", is a Mervyn's freight truck (axel and wheels removed). This container cannot be permitted and therefore is required to be removed from the site.

Although the building corrections noted above do not require the approval of the CUP, staff recommends including these items as part of the conditions of project approval for CUP No. 2015-14. Condition Nos. 6a. through 6f., and Condition Nos. 7 and 8 address the building permit requirements for the building and site. The inclusion of the building corrections as part of the CUP provides constructive notice to the applicant that these issues need to be resolved in a timely manner. Failure to comply with the building permit requirements will result in this matter being turned over to the City's Code Enforcement Division.

The applicant was informed of the building permit requirements and stated that they will be submitting building plans in an effort to obtain the proper building permits.

Parking and Access

Section 17.34.020.C.1 of the Zoning Ordinance specifies that parking for this type of use be provided at one parking space per employee and one parking space for every 10 children. Based on the activities of this site, staff concludes the existing 26 parking stalls can adequately serve the daycare use subject to limiting the number of children as recommended by staff.

The potential for overflow parking to be on the street during peak activities may occur but is not typical of the daily routine for the facility. The drop-off and pick-up times are staggered and typically do not result in overflow parking impacts. The daycare and afterschool facility is anticipated to not significantly impact the parking since the pick-up times would remain staggered throughout the afternoon. In addition, it is typical to see a modest percentage of the children having siblings at the afterschool program facility which reduces the number of vehicles on site that may picking up two to three children at a time.

Environmental Review

The project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-27). Projects determined to meet this classification are characterized as operation, repair, maintenance, or minor alteration of existing structures not expanding existing uses.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The daily operation of the daycare facility has demonstrated their onsite parking and traffic circulation adequately serve their clientele. Sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking that surrounding businesses utilize for the benefit of their business needs. The daycares staggered drop-off and pick-up times reduce the number of vehicles onsite during peak periods. Staggered hours are implemented in an effort to lessen impacts to the site and surrounding businesses. In addition, the daycares drop-off and pick-up operating measures ensure that at all times children are being supervised by either a parent or staff person thereby limiting potential conflicts that might arise if children were allowed to be dropped off and enter the facility unsupervised.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The daily operation of the daycare facility has demonstrated their onsite parking and traffic circulation adequately serve their clientele. Sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking that surrounding businesses utilize for the benefit of their business needs. The

daycares staggered drop-off and pick-up times reduce the number of vehicles onsite during peak periods. Staggered hours are implemented in an effort to lessen impacts to the site and surrounding businesses. In addition, the daycares drop-off and pick-up operating measures ensure that at all times children are being supervised by either a parent or staff person thereby limiting potential conflicts that might arise if children were allowed to be dropped off and enter the facility unsupervised.

3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2012-26).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments and conditions in Site Plan Review No. 2014-042.
2. That the daycare facility be limited to 70 children, and be operated consistent with the Operational Statement in Exhibit "B" the Operational Statement approved for CUP No. 2009-09, and any applicable comments and requirements of Site Plan Review No. 2015-042. A request to increase the number of children beyond the maximum limit at this daycare facility shall require submittal through the Site Plan Review process and filing of a subsequent CUP amendment. The State of California Community Care Licensing Board does not have the approval authority to grant an increase to the number of children beyond the limits approved for this Conditional Use Permit.
3. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A".
4. That the conditions of Conditional Use Permit No. 2009-09 shall apply.
5. That the maximum occupancy limit shall be established by the Visalia Building Department and Fire Marshal based upon the building permit and related information, and shall be posted and not exceeded.
6. That a tenant improvement permit shall is required for the following items:
 - a) Obtain a permit for the wall partition between the lounge and lobby,
 - b) Obtain a permit for the door located in the hallway leading to the classrooms,
 - c) Obtain a permit for the two exiting doors installed in Classrooms 2 and 5 along the east wall of the building,
 - d) Obtain a permit for the canopy structure east of the building.
 - e) Obtain an electrical permit to install three illuminated "Exiting Signs" with one sign above the door in the hallway, and above the two exiting doors in Classrooms 2 and 5.
 - f) Install panic hardware for any pedestrian gates along the emergency path of egress east of the building.
7. That a separate building permit for the storage shed located south of Building "B" is required and building plans shall be filed, the plans shall be approved and a building permit shall be obtained in order to keep this storage shed. The freight container shall be removed.

8. That the applicant shall file the necessary building plans within 30 days of the date of this CUP public hearing and shall work diligently toward obtaining the necessary building permits correcting the building violations as identified in Conditions 6a. through 6f., and Condition No. 7. Failure to comply with these conditions shall result in Code Enforcement action.
9. All of the conditions and responsibilities of Conditional Use Permit No. 2015-14 shall run with the land. The property and/or business owner shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators who shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-14.
11. That all other federal and state laws and city codes and ordinances be complied with.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2015-23
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Floor Plan for Building "B" Boingo's Academy
- Exhibit "D" – Storage Structures
- Exhibit "E" – Operational Statement for CUP No. 2009-09
- Exhibit "F" – Floor Plan for Building Permit No. B090512 (Building "B")
- Site Plan Review No. 2015-042
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-14, A REQUEST BY BOINGO'S ACADEMY TO AMEND THEIR CONDITIONAL USE PERMIT BY INCREASING THE NUMBER OF CHILDREN FOR THEIR DAYCARE OPERATIONS IN A 4,995 SQUARE FOOT BUILDING IN THE IL (LIGHT INDUSTRIAL) ZONE. THE SITE IS LOCATED AT 7137 WEST PERSHING COURT (APN: 081-150-015)

WHEREAS, Conditional Use Permit No. 2015-14, is a request by Boingo's Academy to amend their Conditional Use Permit by increasing the number of children for their daycare operations in a 4,995 square foot building in the in the IL (Light Industrial) zone. The site is located at 7137 West Pershing Court (APN: 081-150-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 26, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-14, 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 Categorical Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The daily operation of the daycare facility has demonstrated their onsite parking and traffic circulation adequately serve their clientele. Sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking that surrounding businesses utilize for the benefit of their business needs. The daycares staggered drop-off and pick-up times reduce the number of vehicles onsite during peak periods. Staggered hours are implemented in an effort to lessen impacts to the site and surrounding businesses. In addition, the daycares drop-

off and pick-up operating measures ensure that at all times children are being supervised by either a parent or staff person thereby limiting potential conflicts that might arise if children were allowed to be dropped off and enter the facility unsupervised.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The daily operation of the daycare facility has demonstrated their onsite parking and traffic circulation adequately serve their clientele. Sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking that surrounding businesses utilize for the benefit of their business needs. The daycares staggered drop-off and pick-up times reduce the number of vehicles onsite during peak periods. Staggered hours are implemented in an effort to lessen impacts to the site and surrounding businesses. In addition, the daycares drop-off and pick-up operating measures ensure that at all times children are being supervised by either a parent or staff person thereby limiting potential conflicts that might arise if children were allowed to be dropped off and enter the facility unsupervised.

3. That the project is Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2015-27).

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

1. That the project be developed in substantial compliance with the comments and conditions in Site Plan Review No. 2014-042.
2. That the daycare facility be limited to 70 children, and be operated consistent with the Operational Statement in Exhibit "B" the Operational Statement approved for CUP No. 2009-09, and any applicable comments and requirements of Site Plan Review No. 2015-042. A request to increase the number of children beyond the maximum limit at this daycare facility shall require submittal through the Site Plan Review process and filing of a subsequent CUP amendment. The State of California Community Care Licensing Board does not have the approval authority to grant an increase to the number of children beyond the limits approved for this Conditional Use Permit.
3. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A".
4. That the conditions of Conditional Use Permit No. 2009-09 shall apply.
5. That the maximum occupancy limit shall be established by the Visalia Building Department and Fire Marshal based upon the building permit and related information, and shall be posted and not exceeded.

6. That a tenant improvement permit shall is required for the following items:
 - a) Obtain a permit for the wall partition between the lounge and lobby,
 - b) Obtain a permit for the door located in the hallway leading to the classrooms,
 - c) Obtain a permit for the two exiting doors installed in Classrooms 2 and 5 along the east wall of the building,
 - d) Obtain a permit for the canopy structure east of the building.
 - e) Obtain an electrical permit to install three illuminated "Exiting Signs" with one sign above the door in the hallway, and above the two exiting doors in Classrooms 2 and 5.
 - f) Install panic hardware for any pedestrian gates along the emergency path of egress east of the building.
7. That a separate building permit for the storage shed located south of Building "B" is required and building plans shall be filed, the plans shall be approved and a building permit shall be obtained in order to keep this storage shed. The freight container shall be removed.
8. That the applicant shall file the necessary building plans within 30 days of the date of this CUP public hearing and shall work diligently toward obtaining the necessary building permits correcting the building violations as identified in Conditions 6a. through 6f., and Condition No. 7. Failure to comply with these conditions shall result in Code Enforcement action.
9. All of the conditions and responsibilities of Conditional Use Permit No. 2015-14 shall run with the land. The property and/or business owner shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators who shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-14.
11. That all other federal and state laws and city codes and ordinances be complied with.

Exhibit "B"

SITE PLAN REVIEW REQUEST:

We would like to ask for an adjustment of the numbers of kids in building B on our property.

For the past 6 years we have been licensed by California Licensing for 70 children. 24 of these children are under the age of 2 years old. Many of them are sibling groups ranging from 2 siblings to 4 siblings.

We currently have all children under the age of 5 in Building B. Over 30% of the children are in diapers. We are asking to increase our infant program and the toddler program to 90 which would increase 20 children, all that use diapers. This will have minimal impact on our sewer usage.

We went through Conditional Use Permit to raise the capacity of the front building and were approved. After the process was complete, Licensing came and said we could not do it because our bathroom facilities were not sufficient. Although we have high hopes to one day do a bathroom, we cannot do that at this time.

This should have Minimal impact on our transportation situation. At most it will bring 7-10 more cars to drop off kids and pick them up.

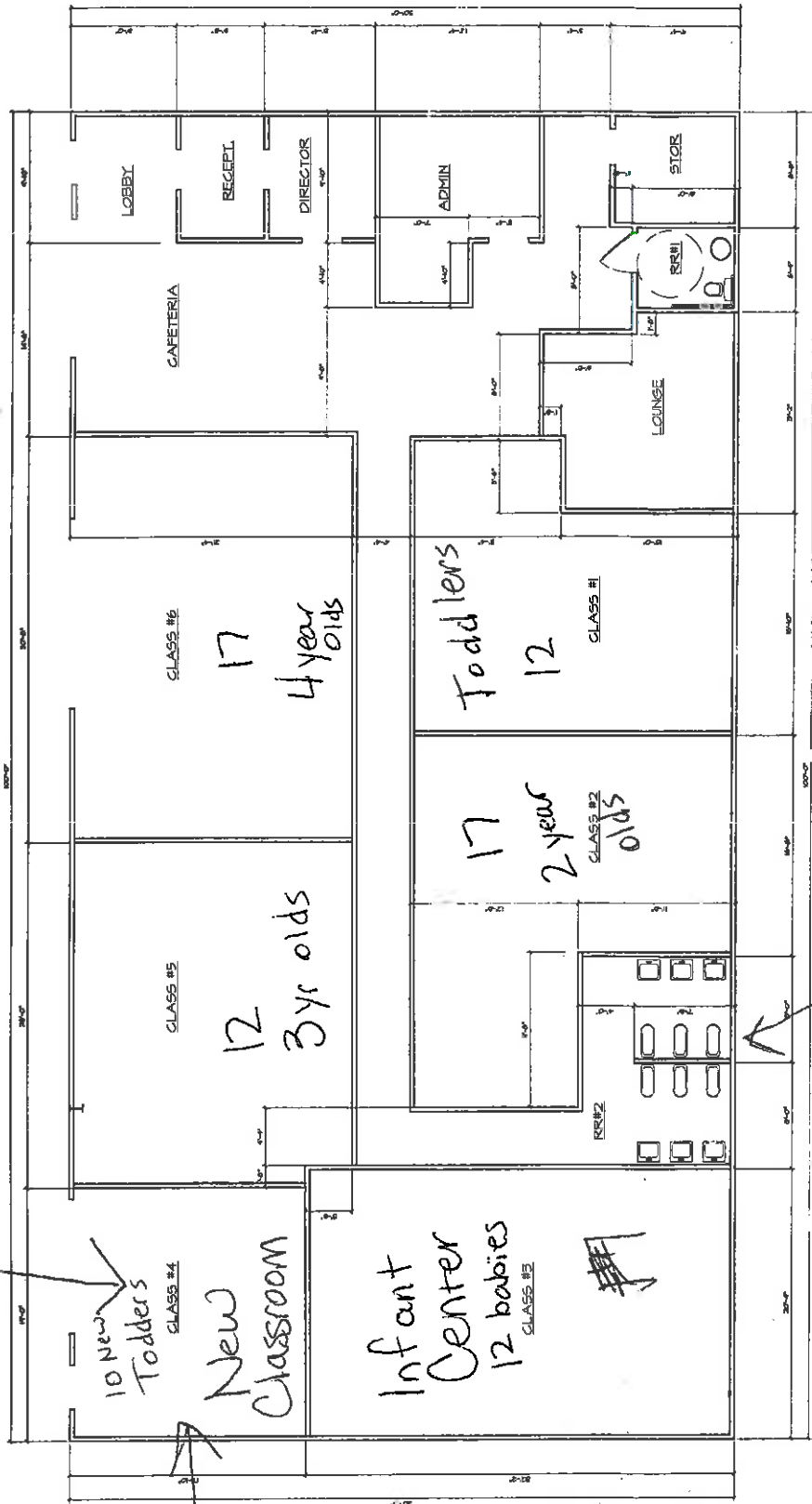
Requesting 10 more infants/Preschool Age split between rooms
 10 more toddlers

Requesting 10 more toddlers

Currently Empty Room

NOTE:
 CONCRETE FLOOR FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 ALL FLOOR FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 ALL FLOOR FINISHES TO BE FINISHED WITH POLISHED CONCRETE.

GENERAL NOTES:
 1. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 2. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 3. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 4. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 5. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 6. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 7. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 8. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 9. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.
 10. PROVIDE A 10% OVERSIGHT AND FINISHES WITH FINISHES TO BE FINISHED WITH POLISHED CONCRETE.



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

BUILDING B

FLOOR PLAN

Restrooms

Conditional Use Permit No. 2015-14

APN: 081-150-015



Exhibit "D"



Proposed Business Plan

Boingo's Academy will fill a much needed commercial daycare, pre-school and after school program in the Northwest part of Visalia. We would propose to run a licensed daycare with up to 14 children. There is a limited number of commercial daycare institutions in Visalia and waiting lists at almost every day care. Meanwhile, the NW light industrial area of Visalia is filled with working mom's and dad's that have a need for this type of service. We have had numerous requests for this type of service as we have been out in the community marketing for our existing Children's Birthday Party Facility.

Location

Boingo's will be located in a light industrial center on the Northwestern outskirts of Visalia, California. The actual operation for Boingo's Academy would take place in the back 4998 square foot building (building B). This particular "light industrial" area is very different than the typical light industrial area. The entire park has mandatory 25 foot store fronts, which makes the appeal of the area very child friendly and it has more of a "retail" look to it. The current companies that are located in this park do not use heavy machinery and/or equipment trucks making it a very pleasant industrial park. There is currently a child's dance studio and a medical facility also located in this park (many of the women in the medical facility have expressed interest in having their children be enrolled in our pre-school!

Operations

The Primary business operating hours will be Mon-Fri from 6:30-5:00. This is exact opposite for the operating hours for the existing Building A.

Safety

There will be many safety measures included in our business plan including bracelets identifying the children and matching the bracelets of the adults that are bringing them in. The front door is guarded at all times by a receptionist and we will have cameras located throughout the facility. All employees will be CPR and SAFETY certified. I am a credentialed school teacher with an administrative credential and am well aware of all safety issues related to children.

PLAYGROUND

I will be required to have an outdoor play area for the children for at least 45 minutes a day. I have a 250 sq ft area between the buildings that has been reserved for a small playground. There will be a fence around the playground area so the children do not have access to the parking lot. There is a door in Building B to take the children to and from the playground.

Traffic Impact

When considering parking needs, please remember that this is a drop off facility. The children are dropped off at staggered times throughout the morning and picked up in the same manner. We will save 6-8 parking spots in our parking lot for parents to park. They will bring their children in the building and then leave. We will require 2-8 staff members depending on our size. There are plenty of spaces for staff parking and drop off.

We actually believe that our facility will lower the traffic in our areas and to and from the city's center, as numerous parents that work in this area, currently drive back and forth into the city of Visalia to drop their children at various daycares.

The following is a visual look at the hours of operation for the two buildings. As you can see, there will not be much overlap between the two building.

	Boingo's Parties	Boingo's Academy
Mon	not open	7am-5pm
		2-4 staff members
Tues	not open	7am-5pm
		2-4 staff members
Wed	not open	7am-5pm
		2-4 staff members
Thu	not open	7am-5pm
		2-4 staff members
Fri	5-9pm	7am-5pm
		2-4 staff members
Sat	9am-9pm	not open
	5-10 staff members	
Sun	9am-9pm	not open
	5-10 staff members	

BLDG B CLASS ROOM IMPROVEMENTS FOR VISUAL CALIF. BOINGOS

SHEET B-1 OF BUILDING B RESUBMIT 8/20/08

Permit No. B090512

GENERAL NOTES:

1. PROVIDE ALL DETAILS AND CONNECTIONS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA PLUMBING CODE (CPC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFC) AND THE CALIFORNIA SAFETY CODE (CSC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE (CEC) AND THE CALIFORNIA GREEN BUILDING CODE (CGBC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR QUALITY CODE (CAQC) AND THE CALIFORNIA WATER CODE (CWC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDMARK PRESERVATION ACT (LMPA) AND THE CALIFORNIA HISTORIC PRESERVATION ACT (HPA).

FLOOR PLAN NOTES:

1. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
2. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
3. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
4. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
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7. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
8. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
9. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.
10. CLASS ROOMS SHALL BE PROVIDED WITH ONE (1) EXIT AND ONE (1) ENTRANCE.

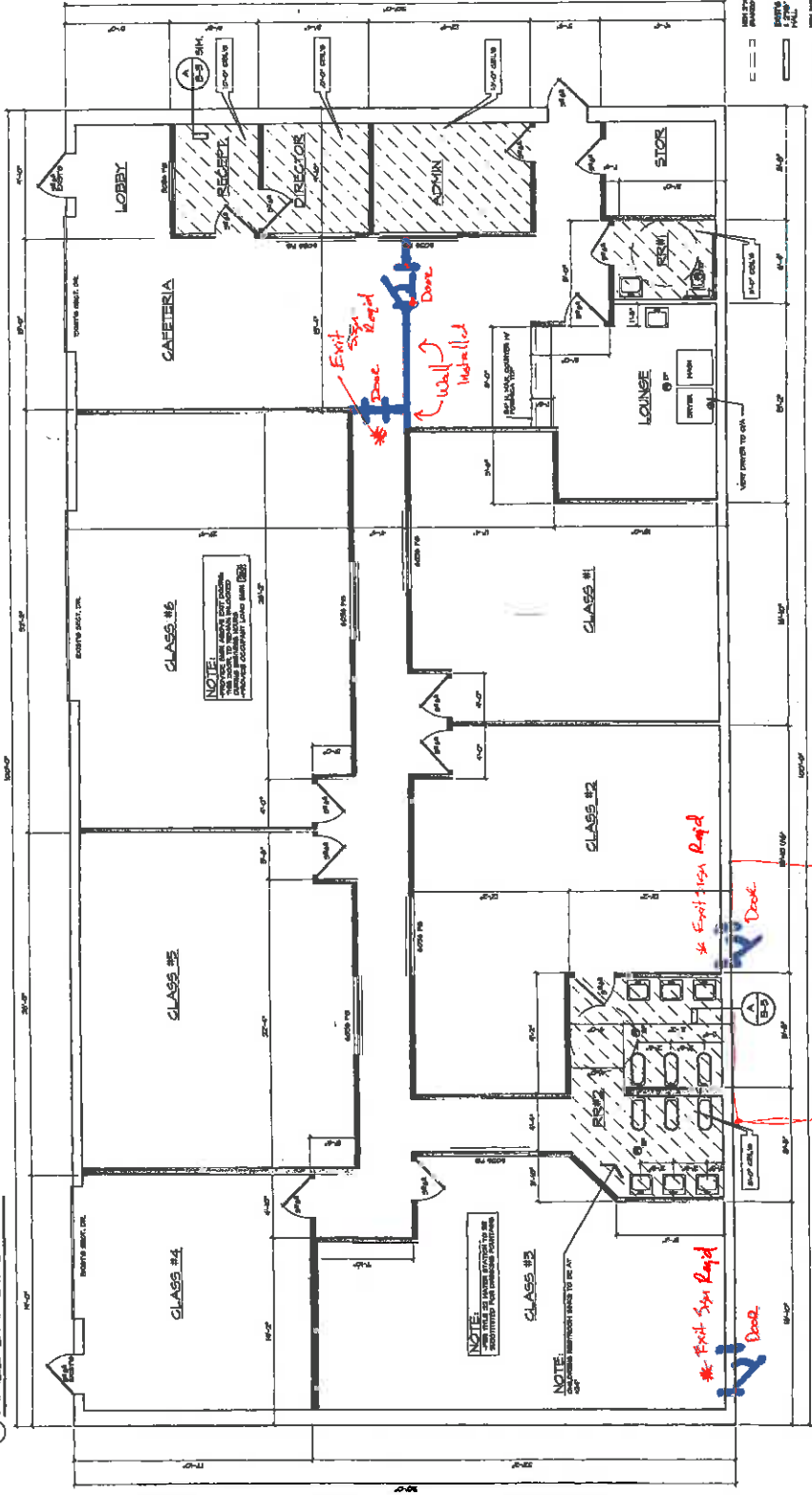
WALL BRACING

SEE DETAIL WALL BRACING FOR INTERSECTION OF WALLS AND CEILING.

SEE DETAIL WALL BRACING FOR INTERSECTION OF WALLS AND FLOOR.

SEE DETAIL WALL BRACING FOR INTERSECTION OF WALLS AND PARTITION WALL.

NO.	DESCRIPTION	QUANTITY	UNIT
1	WALL BRACING	4	EA
2	WALL BRACING	4	EA
3	WALL BRACING	4	EA
4	WALL BRACING	4	EA
5	WALL BRACING	4	EA
6	WALL BRACING	4	EA
7	WALL BRACING	4	EA
8	WALL BRACING	4	EA
9	WALL BRACING	4	EA
10	WALL BRACING	4	EA



Canopy (Requires Permit)

FLOOR PLAN FLOOR AREA: 6000 sq. ft.

BUILDING B

Building Permit No. B090512 Building "B"



MEETING DATE 4/8/2015
SITE PLAN NO. 15-042
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

- ADDITIONAL COMMENTS** Conditional Use Permit Amendment

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



MEETING DATE APRIL 8, 2015
SITE PLAN NO. 15-042
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.
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Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION *CUP AMEND.* PARK/RECREATION
- HISTORIC PRESERVATION OTHER _____
-

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: April 08, 2015
 SITE PLAN NO: SPR15042 **CONTINUED**
 PROJECT TITLE: BOINGOS BOUNCE HOUSE (no map)
 DESCRIPTION: RELOCATION OF CAPACITY TO ALLOW INCREASE OF CHILDREN IN THE BACK BUILDING AND DECREASE OF CHILDREN IN THE FRONT BUILDING IN EXISTING BUILDINGS ON 33,326 SF AREA (IL ZONED) (X) (DISTRICT H) REFER 14-015
 APPLICANT: ANCHETA LAURA
 PROP OWNER: ANCHETA LAURA
 LOCATION: 7131 W PERSHING CT

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.45 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: Applicant needs to provide site and building plans.

Chuck Clark 4/7/15
 Signature Date



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

ITEM NO: 1 DATE: April 06, 2015
 SITE PLAN NO: SPR15042 **CONTINUED**
 PROJECT TITLE: BOINGOS BOUNCE HOUSE (no map)
 DESCRIPTION: RELOCATION OF CAPACITY TO ALLOW INCREASE
 OF CHILDREN IN THE BACK BUILDING AND
 DECREASE OF CHILDREN IN THE FRONT BUILDING
 IN EXISTING BUILDINGS ON 33,326 SF AREA (IL
 ZONED) (X) (DISTRICT H) REFER 14-015
 APPLICANT: ANCHETA LAURA
 PROP OWNER: ANCHETA LAURA
 LOCATION: 7131 W PERSHING CT

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2013 CFC 304.3.3
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

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

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

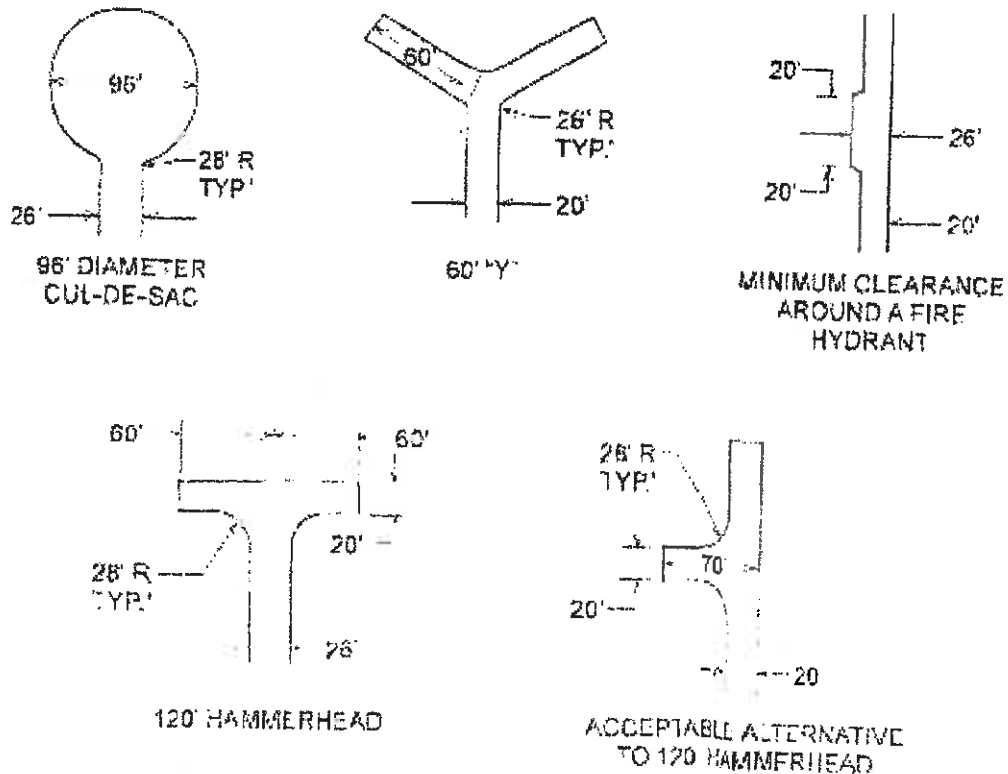


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUNDS


- 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:

- SEE FIRE DEPARTMENT COMMENTS PROVIDED PREVIOUSLY ON MARCH 24, 2015.



Maribel Vasquez
Fire Inspector

[]

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

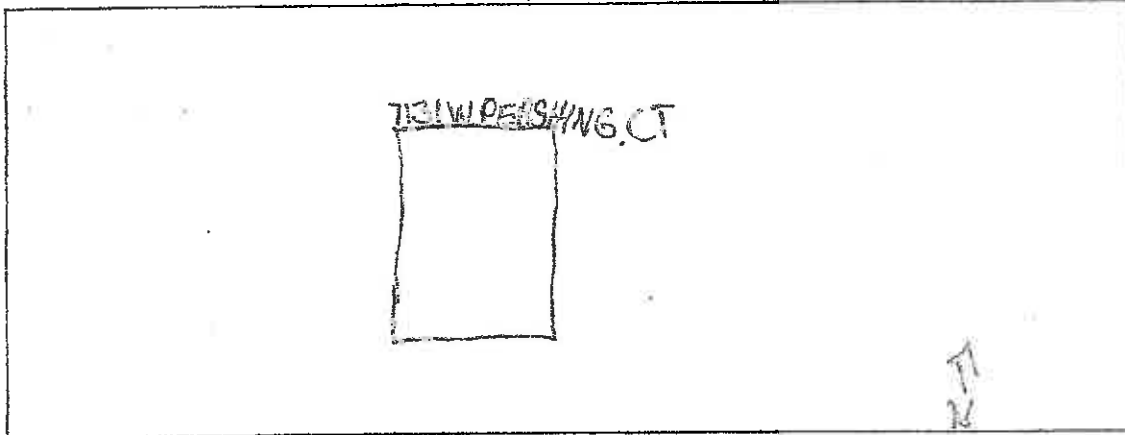
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City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 3-23-15

Site Plan Review # 15-042

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

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

ITEM NO: 1

DATE: April 08, 2015

SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:

SPR15042 **CONTINUED**
BOINGOS BOUNCE HOUSE (no map)
RELOCATION OF CAPACITY TO ALLOW INCREASE
OF CHILDREN IN THE BACK BUILDING AND
DECREASE OF CHILDREN IN THE FRONT BUILDING
IN EXISTING BUILDINGS ON 33,326 SF AREA (IL
ZONED) (X) (DISTRICT H) REFER 14-015
ANCHETA LAURA
ANCHETA LAURA
7131 W PERSHING CT

APPLICANT:
PROP OWNER:
LOCATION:

Site Plan Review Comments



No Comment at this time.



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



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

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

B WINTER L98

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 25, 2015 continued to April 8, 2015

SITE PLAN NO: 2015-042
PROJECT TITLE: BOINGOS BOUNCE HOUSE
DESCRIPTION: RELOCATION OF CAPACITY TO ALLOW INCREASE OF CHILDREN IN THE BACK BUILDING AND DECREASE OF CHILDREN IN THE FRONT BUILDING IN EXISTING BUILDINGS ON 33,326 SF AREA (IL ZONED) (X) (DISTRICT H) REFER 14-015
APPLICANT: ANCHETA LAURA
PROP. OWNER: ANCHETA LAURA
LOCATION TITLE: 7131 W PERSHING CT
APN TITLE: 081-150-015
GENERAL PLAN: Light Industrial
EXISTING ZONING: IL (Light Industrial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Previous Approved CUP's:

1. **CUP No. 2007-34:** Boingo's Birthday Party Facility. Approved for 32-40 kids during events in Building "A".
2. **CUP No. 2009-09:** Daycare in Building "B". Approved for 10-14 kids per applicants Op. Statement and as conditioned by PC.
3. **CUP No. 2014-18:** Building "A". Approved afterschool program for up to 60 kids.

Project Requirements

- Amendment to Conditional Use Permit(s)
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/25/2015 cont. to 04/08/2015

1. The City Planner has reviewed the applicant's site plan and additional material and has determined a CUP amendment is required for the increase to 90 children for the daycare facility.
2. A review of the daycare CUP approved for this property identifies the daycare, per CUP No. 2009-09, was approved for 10-14 children. The applicant has stated that they currently have up to 70 children at the daycare facility.
3. The applicant should provide a traffic count/study demonstrating any parking impacts that may or may not occur with the number of children requested.
4. Provide a detailed operational plan and identify the number of children that are on site during both afterschool program activities and the daycare facility.
5. Provide a floor plan for the daycare. If additional work is required inside the daycare building, a building permit is required.

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

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

Maximum Building Height: 75 Feet

Minimum Setbacks:

Building

Landscaping

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

*Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.
 Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.
 Interior roads provide access to parcels within development*

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

Parking: As prescribed in Chapter 17.34

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

Parking:

1. Kindergarten and nursery schools: one parking space for each employee plus one parking space for each ten children (see Zoning Ordinance Section 17.34.020).

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

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

Signature

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 8, 2015

ITEM NO:	21
SITE PLAN NO:	SPR15042
PROJECT TITLE:	BOINGOS BOUNCE HOUSE
DESCRIPTION:	RELOCATION OF CAPACITY TO ALLOW INCREASE OF CHILDREN IN THE BACK BUILDING AND DECREASE OF CHILDREN IN THE FRONT BUILDING IN EXISTING BUILDINGS ON 20,325 SF AREA (IL ZONED) (X) (DISTRICT II) REFER 14-015
APPLICANT:	ANCHETA LAURA
PROP. OWNER:	ANCHETA LAURA
LOCATION:	7101 W PERSHING CT
APN(S):	061-150-015

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 Questionnaire required.

Additional Comments:

- What is the traffic circulation for pick-up and drop-off?



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: APRIL 8, 2015

SITE PLAN NO.: 15-042
PROJECT TITLE: BOINGOS BOUNCE HOUSE
DESCRIPTION: RELOCATION OF CAPACITY TO ALLOW INCREASE OF CHILDREN IN BACK BUILDING AND DECREASE OF CHILDREN IN THE FRONT BUILDING IN EXISTING BUILDINGS ON 33,326 SF AREA (IL ZONED) (X) (DISTRICT H) REFER 14-015

APPLICANT: ANCHETA LAURA
PROP OWNER: ANCHETA LAURA
LOCATION: 7131 W PERSHING CT
APN: 081-150-015

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 Encroachment Tech. at 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. City records indicate there are outstanding Fire Alarm permits that will need to be rectified immediately. Further coordinate with Building Department.***
- 2. The increase in child capacity will incur sanitary sewer impact fees for each additional child. Previously approved Conditional Use Permits permitted a total number of 80 children (60 max. for front building and 20 max. for rear). The total number of children as requested in the provided operational statement is 118; the difference will be used to calculate sewer impact fees due. Refer to page 3 for fee summary. Applicant to submit a detailed accounting of operation to reflect the percentage of infant and toddlers for consideration of reduction of the sewer impacts associated with the facility.***
- 3. Refer to Planning Dept. for further operational conditions.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-042
Date: 4/8/2015

**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.)**

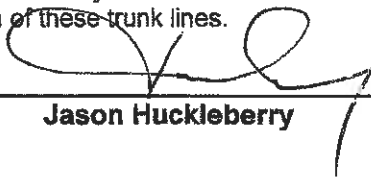
(Fee Schedule Date:8/15/2014)
(Project type for fee rates:DAYCARE)

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 checked="" type="checkbox"/> Trunk Line Capacity Fee	\$16/STUDENT X 38 = \$608
	TREATMENT PLANT FEE:
	\$27/STUDENT X 38 = \$1,026
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Jason Huckleberry



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

ITEM NO: 2 DATE: March 25, 2015

SITE PLAN NO: SPR15042

PROJECT TITLE: BOINGOS BOUNCE HOUSE

DESCRIPTION: RELOCATION OF CAPACITY TO ALLOW INCREASE OF CHILDREN IN THE BACK BUILDING AND DECREASE OF CHILDREN IN THE FRONT BUILDING IN EXISTING BUILDINGS ON 33,326 SF AREA (IL ZONED) (X) (DISTRICT H) REFER 14-015

APPLICANT: ANCHETA LAURA

PROP OWNER: ANCHETA LAURA

LOCATION: 7131 W PERSHING CT

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.*

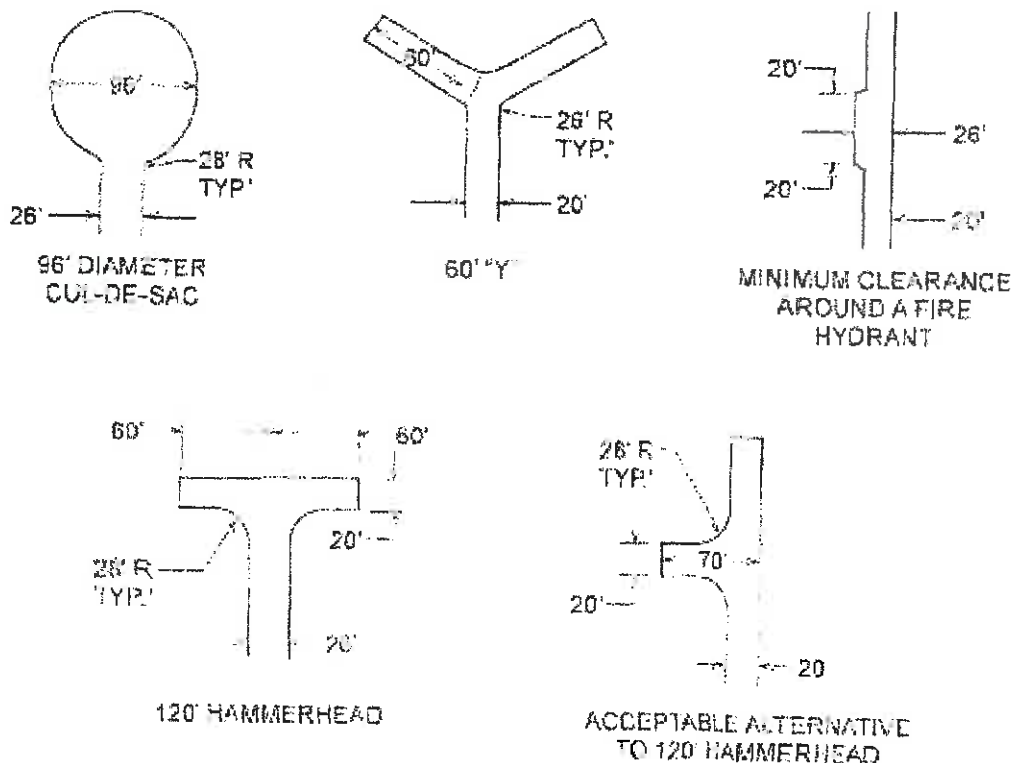
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the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

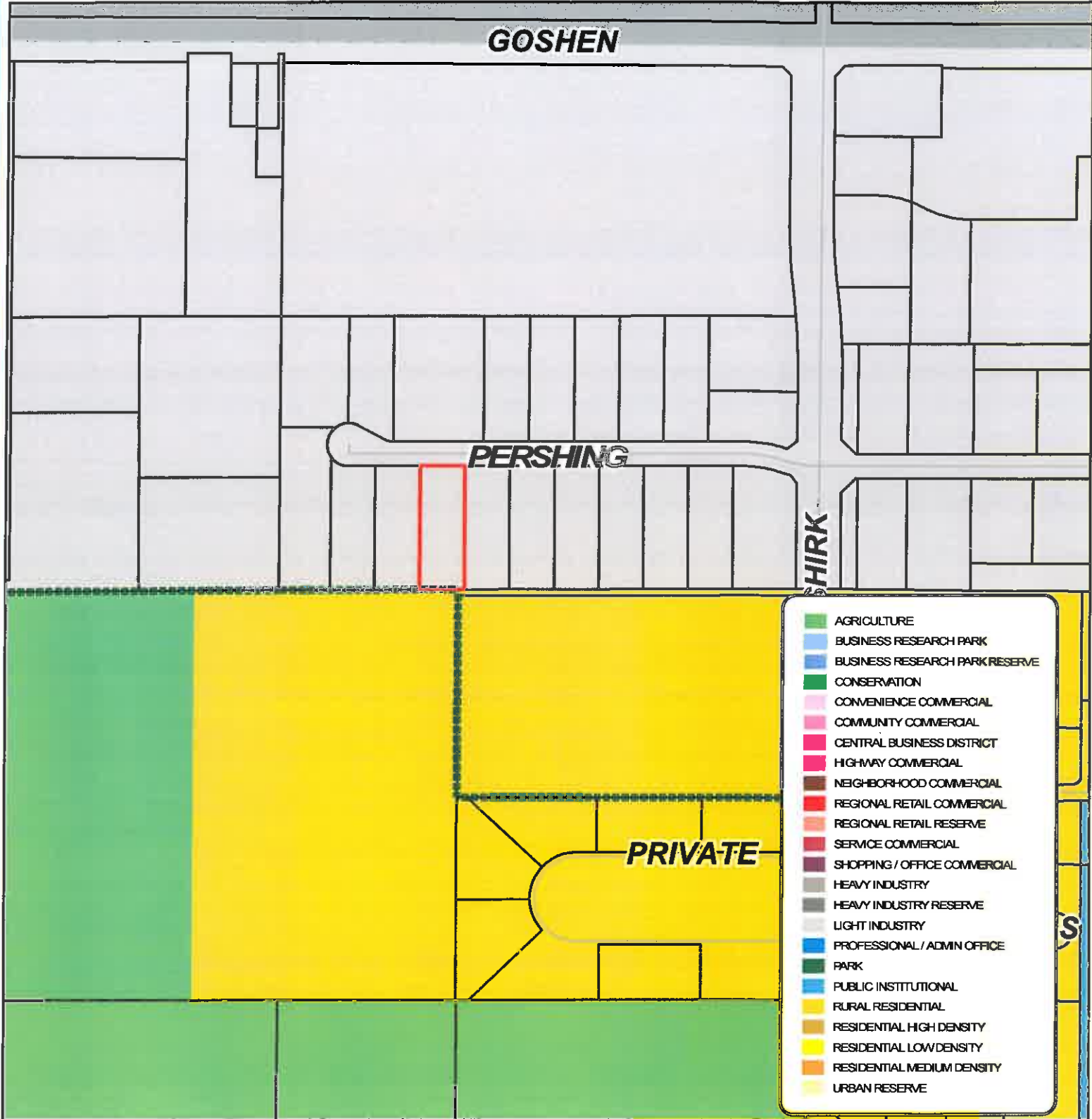
Special Comments:



Maribel Vasquez
Fire Inspector

Conditional Use Permit No. 2015-14

APN: 081-150-015

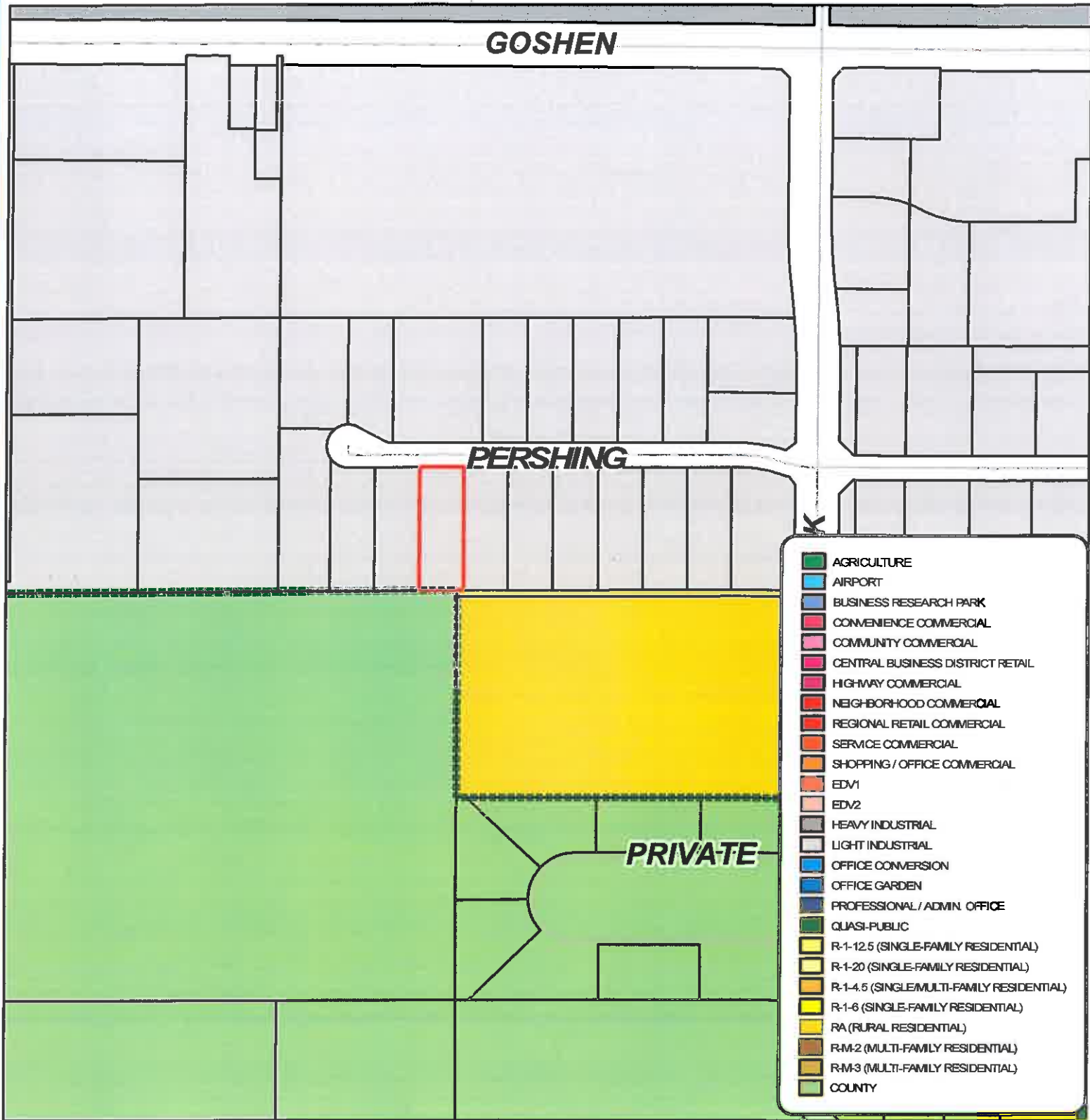


General Plan Land Use Map



Conditional Use Permit No. 2015-14

APN: 081-150-015



Zoning Map



Conditional Use Permit No. 2015-14

APN: 081-150-015

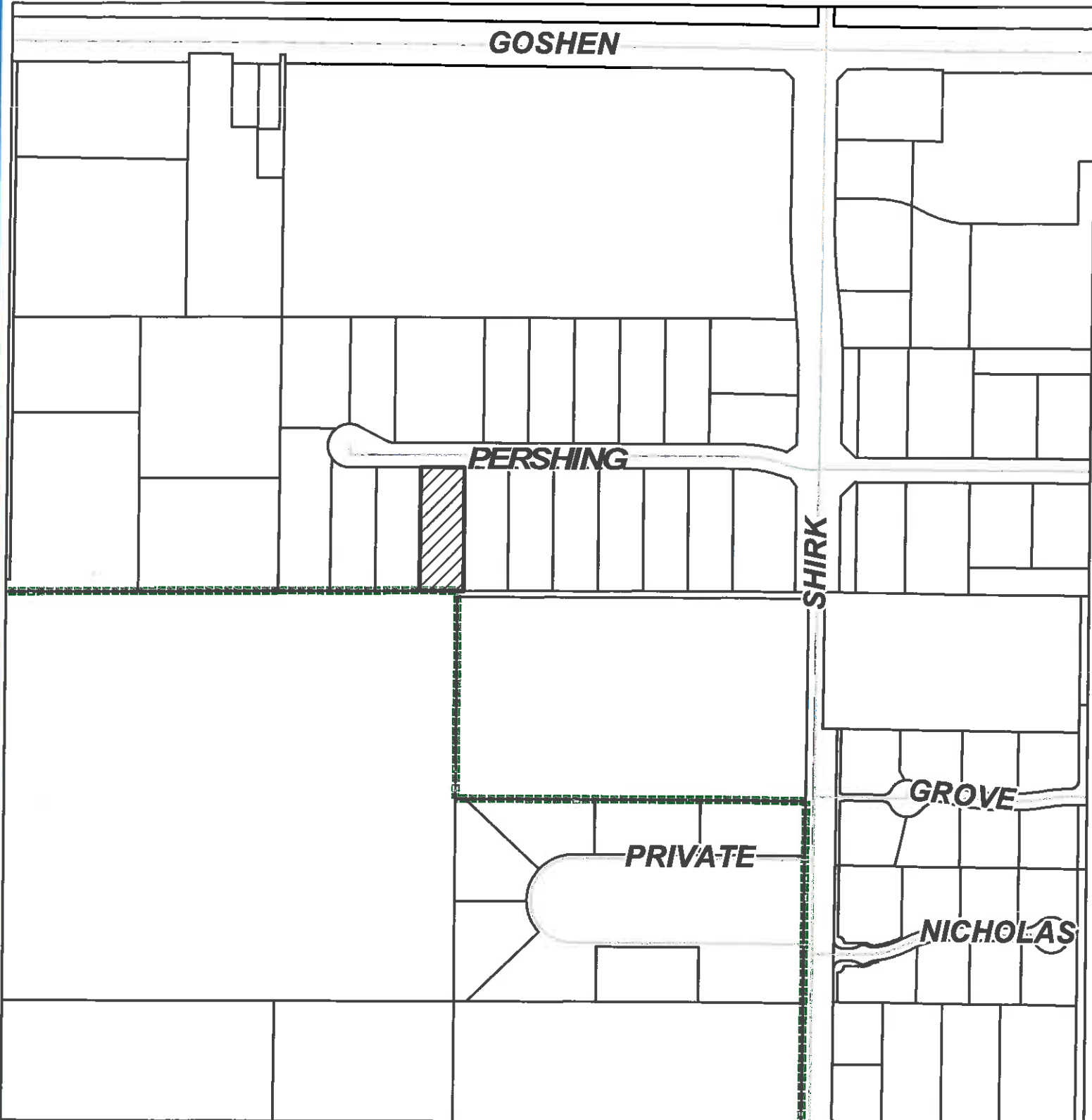


Aerial Map



Conditional Use Permit No. 2015-14

APN: 081-150-015



Vicinity Map

