

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, JUNE 8, 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
  - Time Extension for River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2015-15: A request by Iglesia De Cristo Church, Carlos and Magnolia Serrano – agents, to allow a church in the CS (Service Commercial) zone. The site is located at 602 S. Bridge Street. (APN: 097-074-005) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-24
6. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2015-17: A request by Grand Shangrila International, Inc., to construct a new 59,972 square foot five-story Holiday Inn Express with 104 rooms on a 3.68-acre parcel in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of West Cypress Avenue, just west of Akers Street. (APN: 087-450-022)  
The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-34
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS FRIDAY, JUNE 18, 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](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 13, 2015**

# City of Visalia

## **Memo**



To: Planning Commission

From: *JS* Brandon Smith, Senior Planner *BS*

Date: June 8, 2015

Re: Time Extension for River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54

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### **RECOMMENDATION**

Staff recommends that the Planning Commission approve a one-year time extension of River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54, to expire on August 14, 2016.

### **BACKGROUND**

On August 14, 2006, the Visalia Planning Commission approved River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54 through adoption of Resolution Nos. 2006-85 and 86. The tentative subdivision map was a request to divide 42.9 acres into 156 lots for single-family residential development while the Conditional Use Permit (CUP) was a request to allow a Planned Residential Development in the R-1-6 zone. The project site is located south of St. Johns Parkway and north of Houston Avenue, beginning 900 feet east of McAuliff Avenue. River Run Ranch Units 1-4 are located to the west and northwest.

Improvement Plans for Unit 5 of the subdivision were previously approved and a large percentage of improvements (including streets and curbs) were installed on-site. Improvement Plans for Units 6 and 7 of the subdivision have not been submitted.

### **STATE LEGISLATURE TIME EXTENSIONS**

The expiration date for the Tentative Subdivision Map and CUP was originally set to expire on August 14, 2008, two years from the date of approval by the Planning Commission. On July 15, 2008, the California State Legislature passed Senate Bill 1185 which provided a statewide one-year time extension to all active tentative subdivision maps in the wake of the economic downturn. Subsequent legislative bills (Assembly Bills 333, 208, and 116) were approved in 2009, 2011, and 2013 that each provided for two-year extensions and pushed map expiration dates into 2015 or later. The bills pushed the expiration date for the River Run Ranch Map and CUP to August 14, 2015. At this time it is uncertain if the State will be introducing new legislation for the maps that would otherwise begin expiring this year, despite that land prices and economic conditions have only recovered modestly in recent years.

## **REQUEST**

The proponents of the Tentative Subdivision Map and CUP have therefore submitted a written request dated May 14, 2015, for a two-year time extension. Time extensions may be granted pursuant to Section §66452.6 of the Subdivision Map Act (SMA) and Section 17.38.030 of the Zoning Ordinance for a maximum of three years. This would be the first time extension granted under these codes for the Tentative Subdivision Map and CUP.

Staff recommends that only a one-year time extension be granted at this time in keeping with the City's practice of recommending time extensions only one year at a time. The extension request, if approved by the Planning Commission for one year, will extend the expiration date of the Tentative Subdivision Map and CUP from August 14, 2015 to August 14, 2016.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date to file final subdivision maps or to file for another extension. If the request is denied, the applicant would have to re-file a new tentative subdivision map application for any lots that are not finalized prior to expiration.

## **ATTACHMENTS**

1. Letter of Request for the Time Extensions
2. Approved Resolution No. 2006-085 for CUP No. 2005-54
3. Approved Resolution No. 2006-086 for Subdivision Map No. 5505
4. Tentative Subdivision Map / CUP Site Plan
5. Location Map



June 1, 2015

Josh McDonnell, AICP  
Assistant Community Development Director/City Planner  
City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291

**Re: Time Extension for Tentative Subdivision Map No. 5505 and  
Conditional Use Permit No. 2005-54  
River Run Ranch, Units 5-7**

Dear Mr. McDonnell,

On behalf of our client, Mr. Darren Dyt, we are formally requesting a time extension for the previously approved Tentative Subdivision Map for River Run Ranch, Units 5-7 No. 5505 and Conditional Use Permit No. 2005-54. Mr. Dyt purchased the property and has the intention to develop and extend the life of the Tentative Subdivision Map.


Our understanding is that the current map will expire on August 14, 2015. We would request a 2 year extension.

We look forward to discussing further.

Best regards,



Matthew Ainley, PE  
4Creeks, Inc.



Darren Dyt  
Property Owner

**Visalia Office**  
324 S. Santa Fe St. Ste. A  
Visalia, California 93292  
P: (559) 802.3052  
F: (559) 802.3215

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**Porterville Office**  
681 W. Morton Ave., Suite D  
Porterville, California 93257  
P: (559) 781. 0102  
F: (559) 781.6840

[www.4-creeks.com](http://www.4-creeks.com)

RESOLUTION NO 2006-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING A REQUEST BY DLF COMPANY TO ALLOW A PLANNED RESIDENTIAL DEVELOPMENT IN THE R-1-6 (SINGLE FAMILY RESIDENTIAL, 6,000 SQUARE FOOT MINIMUM) ZONE. THE PROJECT SITE IS LOCATED ON VISALIA PARKWAY, BETWEEN ST. JOHNS PARKWAY AND HOUSTON AVE., CITY OF VISALIA, COUNTY OF TULARE. (APNS 103-020-053,54,55, 103-440-001, 103-450-015, AND PARCEL 3860).

**WHEREAS**, Conditional Use Permit No. 2005-54: A request by DLF Company to allow a Planned Residential Development in the R-1-6 (Single Family Residential, 6,000 square foot minimum) Zone. The project site is located on Visalia Parkway, between St. Johns Parkway and Houston Ave., City of Visalia, County of Tulare. (APNs 103-020-053,54,55, 103-440-001, 103-450-015, and Parcel 3860); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 14, 2006; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Section 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**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2006-074 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia approves the proposed conditional use permit based on the following specific findings and based on the evidence presented:

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

- The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed 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 an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2006-074 is hereby adopted.
  4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the Conditional Use Permit on the real property herein described in accordance with the terms of this resolution under the provisions of Section 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review 2005-024D
2. That the site be developed substantially consistent with the site plan shown in Exhibit "A" and the Design Booklet, Exhibit "B", both attached herein; except that the plan shall be revised to reconfigure the following lots:
  - a. Lots 42 and 110 shall have a minimum net lot size of 5,000 sq.ft.
  - b. Lots 23, 34, 42, 53, 54, 107, 108, 111, and 132 shall have a minimum side setback of five feet, and shall be limited to one-story heights.
3. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.



4. That the curbs of all cul-de-sacs shall be painted red to preclude on street parking.
5. That all applicable City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2005-55.
7. That Conditional Use Permit No. 2005-54 shall be null and void unless Tentative Subdivision Map No 5505 is approved.

Commissioner Logan offered the motion to this resolution. Commissioner Pérez seconded the motion and it carried by the following vote:

AYES: Commissioners Logan, Pérez, Peck, Segrue, Salinas  
NOES:  
ABSTAINED:  
ABSENT:

STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

ATTEST: Fred Brusuelas, AICP  
Community Development Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2006-85, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on August 14, 2006.



Fred Brusuelas, AICP  
Community Development Assistant Director



Sam Logan, Chairperson



RESOLUTION NO 2006-86

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING RIVER RUN RANCH PHASES 5-7 TENTATIVE SUBDIVISION MAP NO. 5505, A REQUEST BY DLF COMPANY TO DIVIDE 42.9 ACRES INTO 156 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT SITE IS LOCATED ON VISALIA PARKWAY, BETWEEN ST. JOHNS PARKWAY AND HOUSTON AVE., CITY OF VISALIA, COUNTY OF TULARE. (APNS 103-020-053,54,55, 103-440-001, 103-450-015, AND PARCEL 3860.

**WHEREAS**, River Run Ranch Phases 5-7 Tentative Subdivision Map No. 5505, is a request by DLF Company to divide 42.9 acres into 156 single-family residential lots. The project site is located on Visalia Parkway, between St. Johns Parkway and Houston Ave., City of Visalia, County of Tulare. (APNs 103-020-053, 54, 55, 103-440-001, 103-450-015, and Parcel 3860); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on August 14, 2006; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED** that Negative Declaration No. 2006-074 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2006-074 is hereby adopted.

4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code. The site does not contain any riparian habitat, sensitive natural communities, or wetlands, and does not contain any known sensitive, threatened, or endangered species.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia and subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-024D.
2. That the final map be developed in substantial compliance with the approved tentative subdivision map shown in Exhibit "A", attached herein; except that the following lots shall be redesigned as follows:
  - a. Lots 42 and 110 shall have a minimum net lot size of 5,000 sq. ft.
  - b. Lots 23, 34, 42, 53, 54, 107, 108, 111, and 132 shall have a minimum side setback of five feet, and shall be limited to one-story heights.
  - c. The applicant shall offer for dedication the future right-of-way for Visalia Parkway, between St. Johns Parkway and Houston Avenue.
3. That Tentative Subdivision Map No 5505 shall be null and void unless Conditional Use Permit No. 2005-54 is approved.
4. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
5. That the curbs of all cul-de-sacs shall be painted red to preclude on street parking.
6. That all other City codes and ordinances be met.

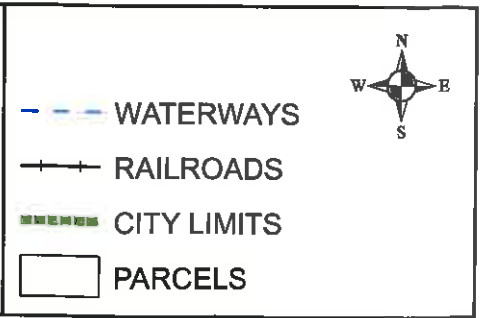
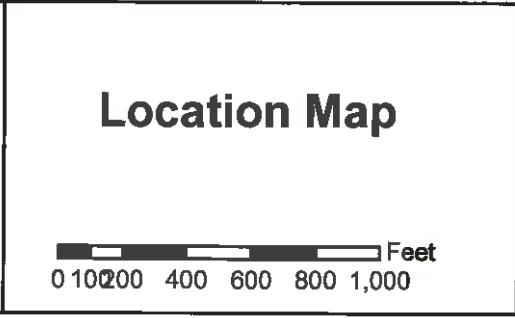
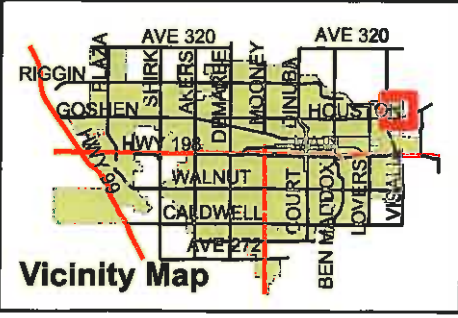
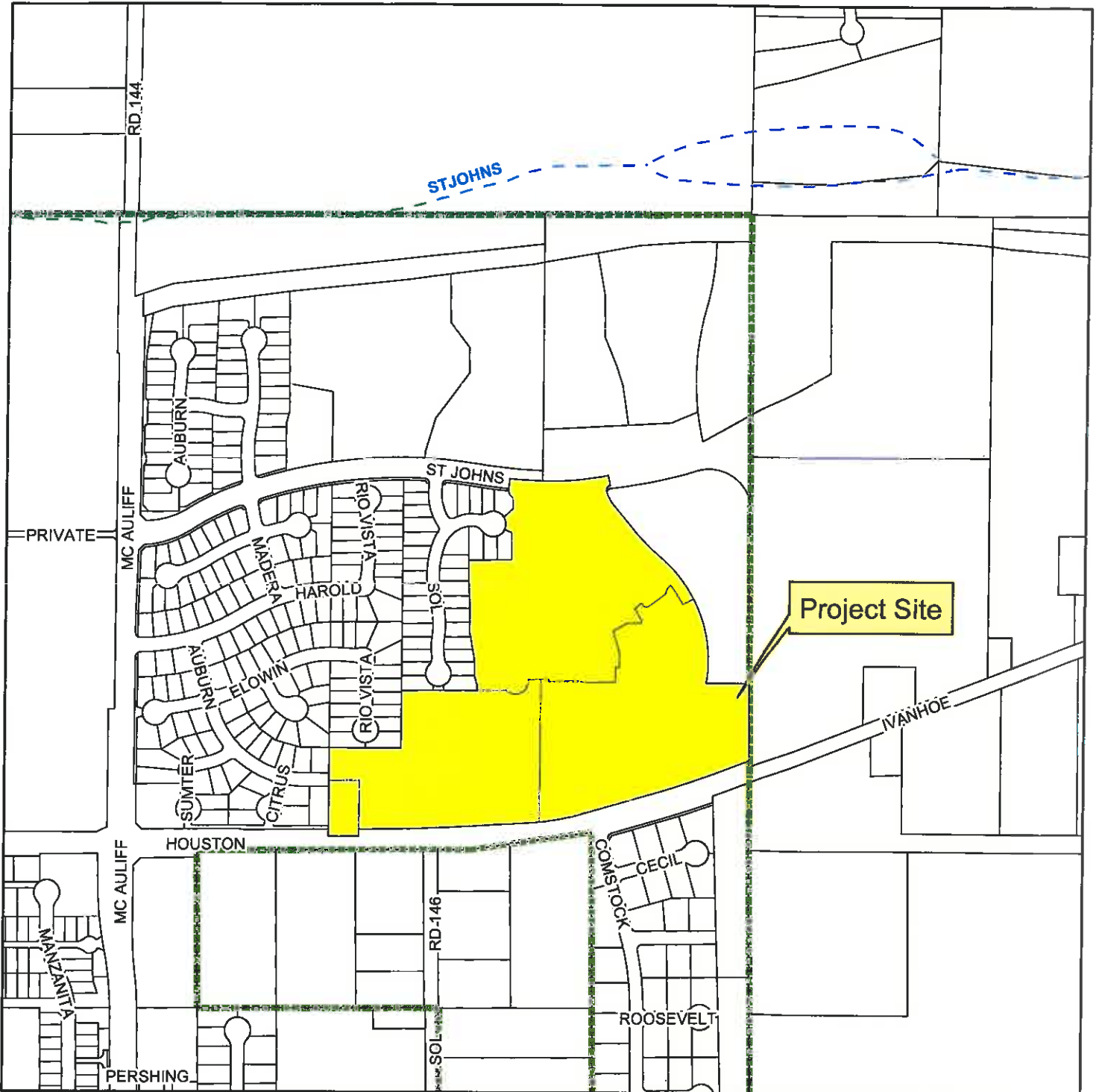
Commissioner Logan offered the motion to this resolution. Commissioner Pérez seconded the motion and it carried by the following vote:

AYES: Commissioners Logan, Pérez, Peck, Segrue, Salinas  
NOES:  
ABSTAINED:  
ABSENT:



# Tentative Subdivision Map No. 5505 & CUP No. 2005-54 Time Extension Request

The project site is located south of St. Johns Parkway and north of Houston Avenue, beginning 900 feet east of McAuliff Avenue.







# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 8, 2015

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

**SUBJECT:** Conditional Use Permit No. 2015-15: A request by Iglesia De Cristo Church, Carlos and Magnolia Serrano – agents, to allow a church in the CS (Service Commercial) zone. The site is located at 602 S. Bridge Street. (APN: 097-074-005)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-15 based upon the findings and conditions listed in Resolution No. 2015-24.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-15 based on the findings and conditions in Resolution No. 2015-24.

## PROJECT DESCRIPTION

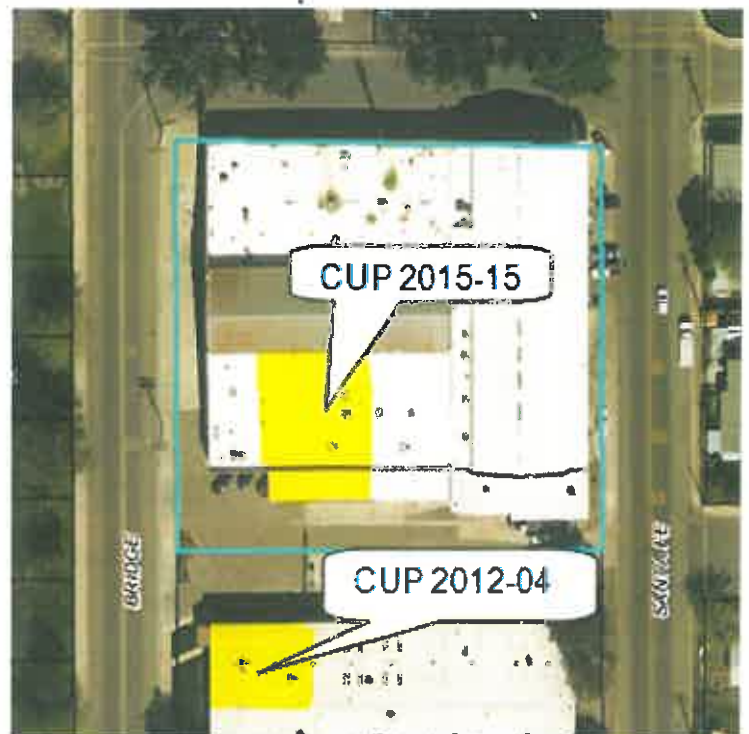
This conditional use permit is a request to establish a religious facility for the Iglesia De Cristo Church at 602 S. Bridge Street. The subject site is approximately 6,000 sq. ft. of an existing 51,000 sq. ft. warehouse building as shown in Exhibit "A".

This church was previously approved as CUP 2012-04 by the Planning Commission on January 23, 2012, just across the parking lot to the south. The church notes that it moved to this location not knowing that they would need to establish a use permit for the location.

The facility will operate as previously approved on Sunday mornings and afternoons, and two weekday evenings. The sanctuary occupancy would be 121 seats.

The facility includes a general assembly room, classrooms, and nursery as show in exhibit "B". Exhibit "C" provides photos of the existing sanctuary which is currently in use.

Parking would be provided in the existing lot, which was used for the previous use permit. The parking lot contains 20 stalls plus an additional 57 stalls in the lot to the south, which is available for overflow parking.



## **BACKGROUND INFORMATION**

|                                   |  |
|-----------------------------------|--|
| General Plan Land Use Designation | Commercial Mixed Use   |
| Zoning                            | CS (Service Commercial)  |
| Surrounding Land Use and Zoning   | North: R-1-6 (Multiple and Single Family)<br>South: CS (Service Commercial)<br>East: CDT (office)<br>West: R-M -2/3 (Multiple and Single Family) |
| Special Districts                 | Design District "C"  |
| Environmental Review              | Categorical Exemption No. 2015-32, Class 5   |
| Site Plan                         | 2015-032   |

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED ACTIONS**

**CUP No. 2012-04** - The Planning Commission approved this use permit for the church across the parking lot at 650 S. Bridge Street on January 23, 2012. The church moved across the parking lot to this site without knowing they needed to get a new conditional use permit.

## **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 subject site is designated Service Commercial which allows church facilities with up to 200 seat sanctuaries as conditionally permitted in the zone. The subject site is part of an existing 51,000 sq. ft. service commercial building. The balance of the building is vacant at this time, but has had other service commercial uses in it.

The site is adjacent to Washington Elementary School on the west side and other service commercial buildings to the south. As previously mentioned, the church was located across the parking lot to the south. While the buildings are service commercial in nature, there are other transitional uses such as a children's learning center along with storage and automotive repair uses facing Santa Fe Street on the east side of the complex.

Staff finds the proposed religious facility to be consistent with the intent of the Service Commercial land use designation and the surrounding educational, residential and related service commercial uses at this location. Based upon the limited use, the facility appears to be compatible with the adjacent uses with respect to parking demand during the evening/weekend church hours of operation.

### Hours of Operation

Sunday mornings – 7 am to noon

Two Evenings – 6 pm to 10 pm

Office Hours – Varies seven days a week, currently no permanent office staff

Classrooms and Nursery – only used during Sunday and evening services/activities

Special Events – Weddings, holidays and related activities would occur mostly during the weekends.

These hours of operation and the related activities are the same as the previous use permit for this church across the parking lot. Staff has included a condition requiring Site Plan Review for the addition of sanctuary seating, changes in the hours of operation, or changes to the types of activities.

### Occupancy

Staff has included a condition which limits the sanctuary to the 121 seats as shown in Exhibit “B”. The total combined occupancy for the sanctuary, assemblage area, classrooms, and nursery will be established by the Building and Fire Departments.

### Access and Circulation

The subject site parking lot has direct access to Bridge Street. Through the Site Plan Review process, no additional parking or access improvements were identified.

### Parking

Churches have a parking requirement of one stall for every four permanent seats or one parking stall for every 30 square feet of assembly area, whichever is greater. The plan in Exhibit “B” indicates seating for 121 persons, which would require 31 stalls based upon one per every four seats. The parking lot has 20 stalls, with an additional 57 stalls in the parking lot approximately 150 feet south of the primary church site. The congregation currently consists of approximately 50 members, wherein the 121 seats in the sanctuary are in anticipation of future growth.

Staff is recommending that the Planning Commission approve the use permit with the use of the existing parking facilities based upon a maximum of 121 seats in the sanctuary. Should the facility need more sanctuary seating, desire a change in the hours of operation, or types of activities, the request would go through Site Plan Review to determine if an amendment or finding of consistency is required to this use permit.



Staff has included a condition requiring that the parking shown in Exhibit “A” on the subject site and two properties to the south be provided for the duration of this use permit through a shared



parking agreement. The minimum required parking for this facility is 31 stalls based upon the 121 permanent seats.

### Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-32) and is included as a finding in Resolution No. 2015-24.

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-32)

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2015-032.
2. That that the sanctuary seating be limited to 121 seats as shown in Exhibit "B". Additional seating or a change in the uses or hours of operation would require Site Plan Review prior to the changes to determine if an amendment to this use permit is needed.
3. That the facility be operated/maintained consistent with the site plan and floor plan shown in Exhibits "A" and "B".
4. That the minimum required parking (31 parking stalls), as illustrated in Exhibit "A", located on parcels APN 097-074-005, 097-074-004, and 097-074-003, be permanently provided for the use of the church during the duration of CUP No. 2015-15 through the recordation of a shared parking agreement.
5. That the facility operates consistent with the Hours of Operation provided in this staff report.
6. That all signage go through appropriate review and permitting process.

7. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-15 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state and city laws, codes and ordinances be met.
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. 2015-15.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within five working days following the date of a decision by the Planning Commission on a conditional use permit application. An appeal shall be in writing and shall be filed with the appropriate fee to the City Clerk at 707 W. Acequia Ave., Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record.

### Attachments:

- Related Plans and Policies
- Resolution No. 2015-24
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Interior photos
- Site Plan Review No. 2015-032
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## **RELATED PLANS AND POLICIES**

### **Conditional Use Permits**

#### **17.38.010 Purposes and powers**

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

#### **17.38.020 Application procedures**

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

#### **17.38.030 Lapse of conditional use permit**

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

#### **17.38.040 Revocation**

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

### **17.38.050 New application**

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

### **17.38.060 Conditional use permit to run with the land**

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

### **17.38.065 Abandonment of conditional use permit**

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

### **17.38.070 Temporary uses or structures**

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

### **17.38.080 Public hearing--Notice**

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

### **17.38.090 Investigation and report**

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

### **17.38.100 Public hearing--Procedure**

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

### **17.38.110 Action by planning commission**

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

### **17.38.120 Appeal to city council**

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

### **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. 2015-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-15, A REQUEST BY IGLESIA DE CRISTO CHURCH, CARLOS AND MAGNOLIA SERRANO – AGENTS, TO ALLOW A CHURCH IN THE CS (SERVICE COMMERCIAL) ZONE, LOCATED AT 602 S. BRIDGE STREET. (APN: 097-074-005).

**WHEREAS**, Conditional Use Permit No. 2015-15, is a request by Iglesia De Cristo Church, Carlos and Magnolia Serrano – agents, to allow a church in the CS (Service Commercial) zone, located at 602 S. Bridge Street. (APN: 097-074-005); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 8, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-15 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-32)

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the



terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2015-032.
2. That that the sanctuary seating be limited to 121 seats as shown in Exhibit "B". Additional seating or a change in the uses or hours of operation would require Site Plan Review prior to the changes to determine if an amendment to this use permit is needed.
3. That the facility be operated/maintained consistent with the site plan and floor plan shown in Exhibits "A" and "B".
4. That the minimum required parking (31 parking stalls), as illustrated in Exhibit "A", located on parcels APN 097-074-005, 097-074-004, and 097-074-003, be permanently provided for the use of the church during the duration of CUP No. 2015-15 through the recordation of a shared parking agreement.
5. That the facility operates consistent with the Hours of Operation provided in this staff report.
6. That all signage go through appropriate review and permitting process.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-15 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state and city laws, codes and ordinances be met.
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. 2015-15.

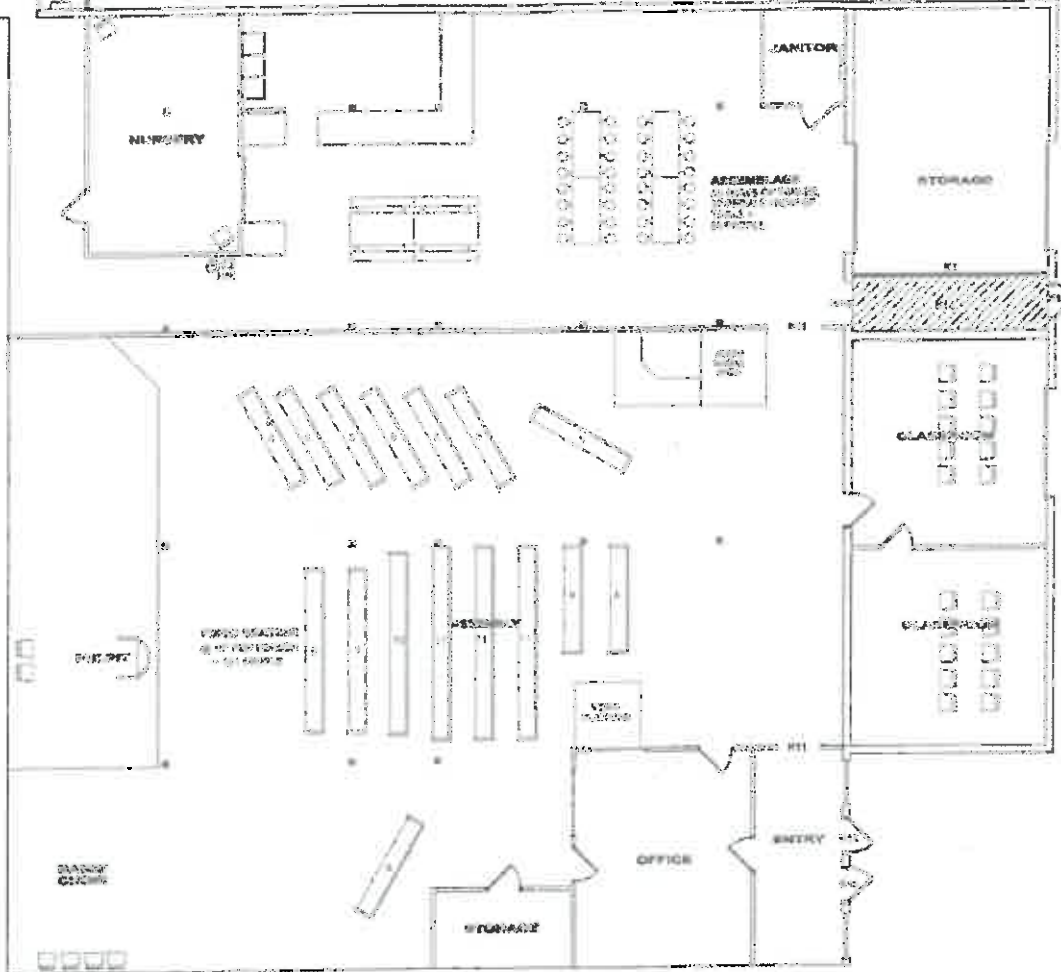




# Floor Plan

## KEYNOTE LEGEND

- K1 CONCRETE FLOOR
- K2 ASBESTOS REMOVAL
- K3 NEW E.G. LIGHTING
- K4 NEW WIRE & CABLE
- K5 NEW PARTS BRACKET
- K6 NEW WIRE TRAYS
- K7 NEW WIRE TRAYS
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## PROPOSED FLOOR PLAN

DATE: 11/11/11

**Exhibit "C"**



**Exhibit "C"**



MEETING DATE 3/4/2015  
SITE PLAN NO. 15-032  
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 Minor Conditional Use Permit

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

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 4, 2015

SITE PLAN NO: 2015-032  
PROJECT TITLE: IGLESIA DE CRISTO  
DESCRIPTION: CHURCH REMODEL, CONDITIONAL USE PERMIT & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,449 SF AREA (CS ZONED) (DISTRICT C)  
APPLICANT: HUGHES TOM  
PROP. OWNER: ELMBRIDGE PROPERTIES LP  
LOCATION TITLE: 602 S BRIDGE ST  
APN TITLE: 097-074-005  
GENERAL PLAN: CS (Service Commercial)  
EXISTING ZONING: CS (Service Commercial)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: 03/04/2015**

1. A Conditional Use Permit is required for the proposed Church in the C-S zone.
2. Church's in the C-S zone are subject to Line No. 63 of the Zone Matrix, which limits the number of seats up to 200.
3. Provide a detailed site plan that delineates the parking stalls to be used by the Church. The site is limited on the number of parking stalls provided on this property. However, the property to the south, which is owned by the same property owner, is developed in a manner that appears to lend itself to shared parking between both properties. Provide a copy of the recorded parking agreement between both properties or provide a parking analysis on how the church's parking demands will be met.
4. The site plan shall depict all parking fields to be used by the church during main operating hours.
5. Please include information on church current membership count and expected build-out count, services days and hours and attendance. Also include all other activities occurring within the floor area both during church service hours and non-church service hours (e.g.- commercial day care, bible study classes, meal preparations, etc.).
6. Provide information regarding gates and accessibility to the parking areas during church service hours.
7. Provide copies of the floor plan with the CUP application.

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

**Design District: "C" [17.30.180]**

**Maximum Building Height: 50 Feet**

**Minimum Setbacks:**

|                                  | <b>Building</b> | <b>Landscaping</b> |
|----------------------------------|-----------------|--------------------|
| ➤ Front                          | 15 Feet         | 15 Feet            |
| ➤ Side                           | 0 Feet          | 5 Feet*            |
| ➤ Street side on corner lot      | 15 Feet         | 10 Feet            |
| ➤ Side abutting residential zone | 15 Feet         | 5 Feet             |
| ➤ Rear                           | 0 Feet          | 5 Feet*            |
| ➤ Rear abutting residential zone | 10 Feet         | 5 Feet             |

\*(Except where building is on property line)

**Minimum Site Area:** 6,000 square feet

**Parking:** As prescribed in Chapter 17.34

**Parking:**

1. Provide 1 space per every four permanent seats in the main assembly room. (see Zoning Ordinance Section 17.34.020 D1).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
9. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

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 \_\_\_\_\_





ITEM NO: 3

DATE: March 04, 2015

SITE PLAN NO: SPR15032  
PROJECT TITLE: IGLESIA DE CRISTO  
DESCRIPTION: CHURCH REMODEL, CONDITIONAL USE PERMIT & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,449 SF AREA (CS ZONED) (DISTRICT C)  
APPLICANT: HUGHES TOM  
PROP OWNER: ELMBRIDGE PROPERTIES LP  
LOCATION: 602 S BRIDGE ST  
APN(S): 097-074-005



**The following comments are applicable when checked:**

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

**General:**

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

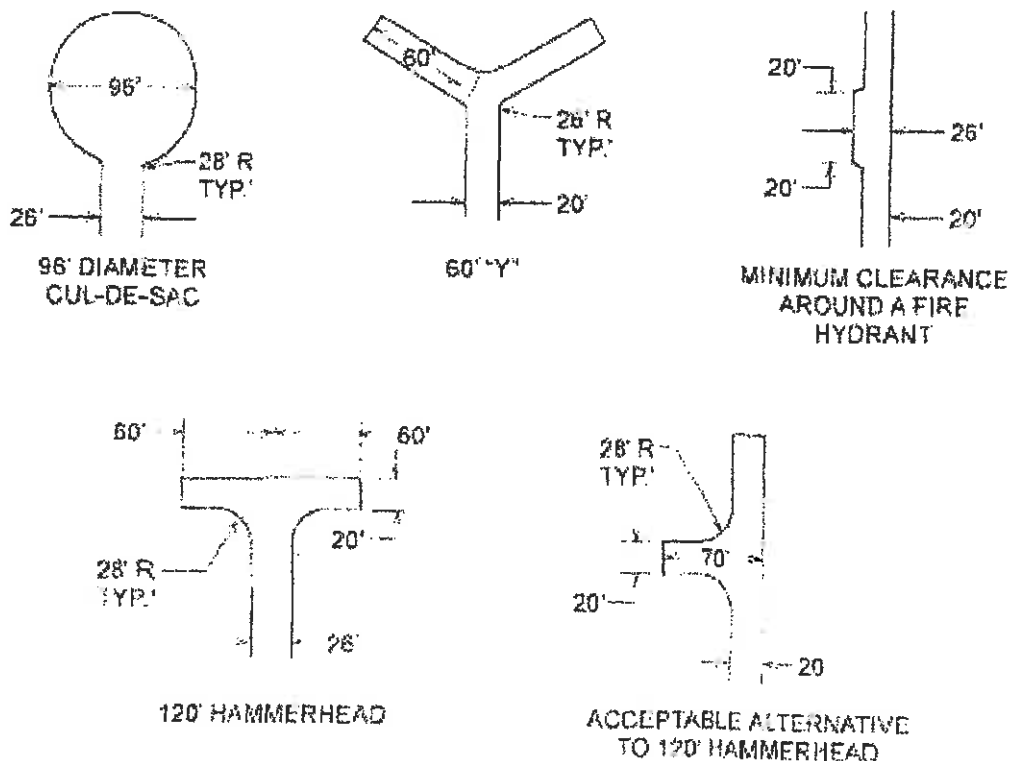
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the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

**Water Supply:**

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

**Emergency Access:**

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



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

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

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

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

**Fire Protection Systems:**

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

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

**Special Comments:**

FIRE ALARM REQUIREMENTS, PER CFC 2013.

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 4, 2015

SITE PLAN NO: 2015-032  
PROJECT TITLE: IGLESIA DE CRISTO  
DESCRIPTION: CHURCH REMODEL, CONDITIONAL USE PERMIT & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,449 SF AREA (CS ZONED) (DISTRICT C)  
APPLICANT: HUGHES TOM  
PROP. OWNER: ELMBRIDGE PROPERTIES LP  
LOCATION TITLE: 602 S BRIDGE ST  
APN TITLE: 097-074-005  
GENERAL PLAN: CS (Service Commercial)  
EXISTING ZONING: CS (Service Commercial)

---

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 03/04/2015**

1. A Conditional Use Permit is required for the proposed Church in the C-S zone.
2. Church's in the C-S zone are subject to Line No. 63 of the Zone Matrix, which limits the number of seats up to 200.
3. Provide a detailed site plan that delineates the parking stalls to be used by the Church. The site is limited on the number of parking stalls provided on this property. However, the property to the south, which is owned by the same property owner, is developed in a manner that appears to lend itself to shared parking between both properties. Provide a copy of the recorded parking agreement between both properties or provide a parking analysis on how the church's parking demands will be met.
4. The site plan shall depict all parking fields to be used by the church during main operating hours.
5. Please include information on church current membership count and expected build-out count, services days and hours and attendance. Also include all other activities occurring within the floor area both during church service hours and non-church service hours (e.g.- commercial day care, bible study classes, meal preparations, etc.).
6. Provide information regarding gates and accessibility to the parking areas during church service hours.
7. Provide copies of the floor plan with the CUP application.

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

---

**Design District: "C" [17.30.180]**

**Maximum Building Height: 50 Feet**



**Minimum Setbacks:**

|                                  | <b>Building</b> | <b>Landscaping</b> |
|----------------------------------|-----------------|--------------------|
| ➤ Front                          | 15 Feet         | 15 Feet            |
| ➤ Side                           | 0 Feet          | 5 Feet*            |
| ➤ Street side on corner lot      | 15 Feet         | 10 Feet            |
| ➤ Side abutting residential zone | 15 Feet         | 5 Feet             |
| ➤ Rear                           | 0 Feet          | 5 Feet*            |
| ➤ Rear abutting residential zone | 10 Feet         | 5 Feet             |

\*(Except where building is on property line)

**Minimum Site Area:** 6,000 square feet

**Parking:** As prescribed in Chapter 17.34

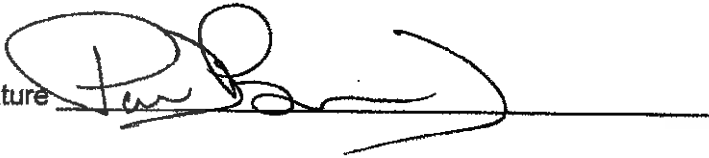
**Parking:**

1. Provide 1 space per every four permanent seats in the main assembly room. (see Zoning Ordinance Section 17.34.020 D1).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
9. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

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

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

Signature

A handwritten signature in black ink, appearing to be "J. [unclear]", written over a horizontal line.

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: MARCH 4, 2016

SITE PLAN NO.: 15-032  
PROJECT TITLE: IGLESIA DE CRISTO  
DESCRIPTION: CHURCH REMODEL, CONDITIONAL USE PERMIT, & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,449 SF AREA (R16 ZONED) (HISTORIC)

APPLICANT: HUGHES TOM  
PROP OWNER: ELMBRIDGE PROPERTIES LP  
LOCATION: 602 S BRIDGE ST  
APN: 097-074-005

**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. ANY WORK IN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact 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. Ensure van-accessible stall is closest to the building (business) entrance; shall comply with ADA and City standards. An accessible path of travel from the stall to the building entrance is also required.**
- 2. The proposed Church use will incur impact fees. Previous Service Commercial use will be applied as a credit towards the overall fee assessment; refer to Page 3 for impact fee summary. Impact fees are due at time of building permit issuance.**
- 3. Building permit plan check and inspection fees apply.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 15-032  
Date: 3/4/2015

**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.)**

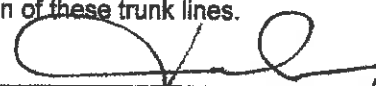
(Fee Schedule Date:8/15/2014)  
(Project type for fee rates:CHURCH)

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

| <u>FEE ITEM</u>   | <u>FEE RATE</u>  |
|---|--|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee |  |
| <input checked="" type="checkbox"/> Transportation Impact Fee | $\$2,727 - (\$1,659\text{CR}) = \$1,068$<br>$\$1,068/1000\text{SF} \times 7.6 = \$8,116.80$<br>Less 25% Infill Credit (\$2,029) =<br><b>\$6,088 total TIF</b>                              |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee   | $\$6/\text{SEAT} \times 200 - (\$159.60\text{CR}) =$<br><b>\$1,040.40</b><br><br><b>TREATMENT PLANT FEE:</b><br>$\$14/\text{SEAT} \times 200 - (\$387.60\text{CR}) =$<br><b>\$2,412.40</b> |
| <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.

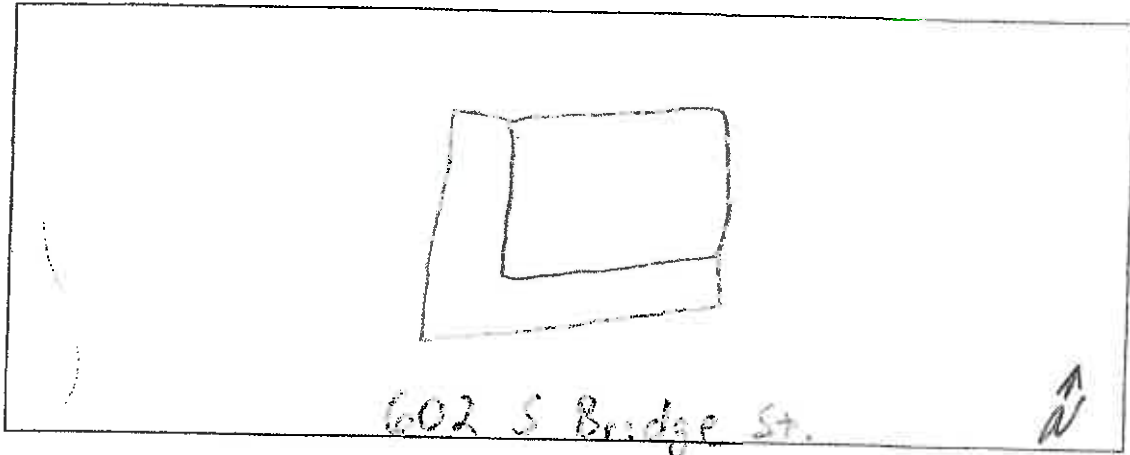
  
 \_\_\_\_\_  
**Jason Huckleberry**

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

Date: 3-3-15

Site Plan Review # 15032

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: no oaks

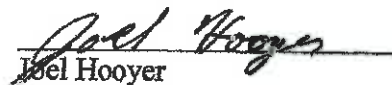
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Joel Hooyer  
Parks and Urban Forestry Supervisor  
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

ITEM NO: 3

DATE: March 04, 2015

SITE PLAN NO:

SPR15032

PROJECT TITLE:

IGLESIA DE CRISTO

DESCRIPTION:

CHURCH REMODEL, CONDITIONAL USE PERMIT & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,449 SF AREA (CS ZONED) (DISTRICT C)

APPLICANT:

HUGHES TOM

PROP OWNER:

ELMBRIDGE PROPERTIES LP

LOCATION:

602 S BRIDGE ST

APN(S):

097-074-005

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

### Site Plan Review Comments



No Comment at this time.



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



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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure or 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

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 3                      DATE: March 04, 2015  
SITE PLAN NO:                  SPR15032  
PROJECT TITLE:                IGLESIA DE CRISTO  
DESCRIPTION:                 CHURCH REMODEL, CONDITIONAL USE PERMIT &  
   CHANGE FROM STORAGE TO ASSEMBLY IN 51,764  
   SF BUILDING ON 66,449 SF AREA (CS ZONED)  
   (DISTRICT C)  
APPLICANT:                    HUGHES TOM  
PROP OWNER:                 ELMBRIDGE PROPERTIES LP  
LOCATION:                      602 S BRIDGE ST  
APN(S):                      097-074-005

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT \_\_\_\_\_
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¼ HP. MAXIMUM \_\_\_\_\_
- SUBMISSION OF A DRY PROCESS DECLARATION \_\_\_\_\_
- NO SINGLE PASS COOLING WATER IS PERMITTED \_\_\_\_\_
- OTHER \_\_\_\_\_
- SITE PLAN REVIEWED – NO COMMENTS

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

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

*Jan. R. Kim*

\_\_\_\_\_  
AUTHORIZED SIGNATURE

3-2-15

\_\_\_\_\_  
DATE

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

**COMMERCIAL BIN SERVICE**

SITE PLAN NO: SPR15032  
PROJECT TITLE: IGLESIA DE CRISTO  
DESCRIPTION: CHURCH REMODEL, CONDITIONAL USE PERMIT &  
CHANGE FROM STORAGE TO ASSEMBLY IN 51,764  
SF BUILDING ON 66,449 SF AREA (CS ZONED)  
(DISTRICT C)  
APPLICANT: HUGHES TOM  
PROP OWNER: ELMBRIDGE PROPERTIES LP  
LOCATION: 602 S BRIDGE ST  
APN(S): 097-074-005

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



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 ENCLOSURE OK

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 4, 2015

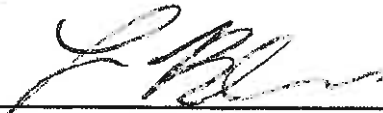
|                |  |
|----------------|--|
| ITEM NO:       | 3  |
| SITE PLAN NO:  | SPR15032   |
| PROJECT TITLE: | IGLESIA DE CRISTO  |
| DESCRIPTION:   | CHURCH REMODEL, CONDITIONAL USE PERMIT & CHANGE FROM STORAGE TO ASSEMBLY IN 51,764 SF BUILDING ON 66,249 SF AREA (CE ZONED) (DISTRICT C) |
| APPLICANT:     | HUGHES TOM   |
| PROP. OWNER:   | ELMBRIDGE PROPERTIES LP  |
| LOCATION:      | 602 S BRIDGE ST  |
| AP#(S):        | 057-074-005  |

**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.

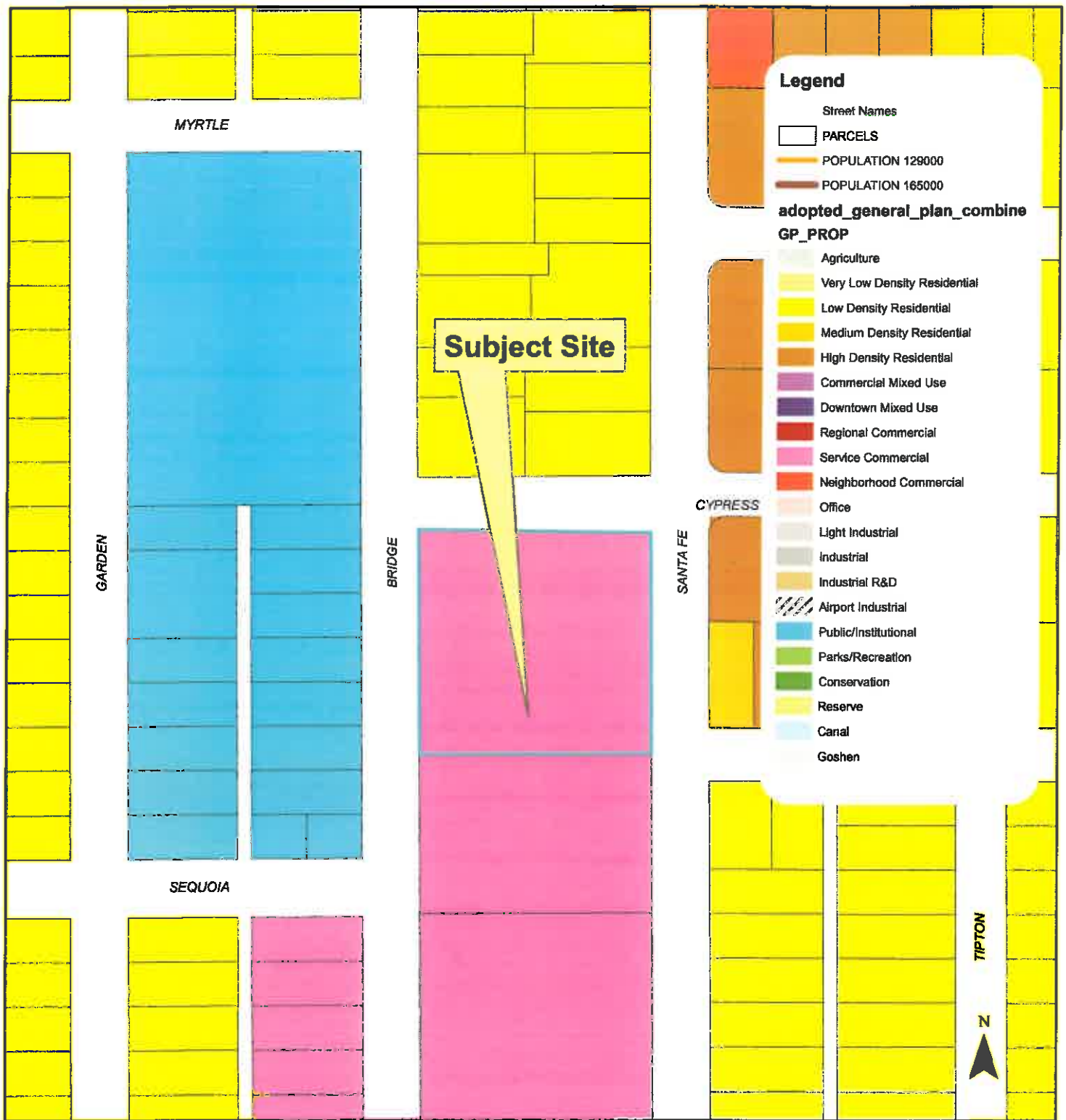
**Additional Comments:**

- Is there adequate parking?



\_\_\_\_\_  
Leslie Blair

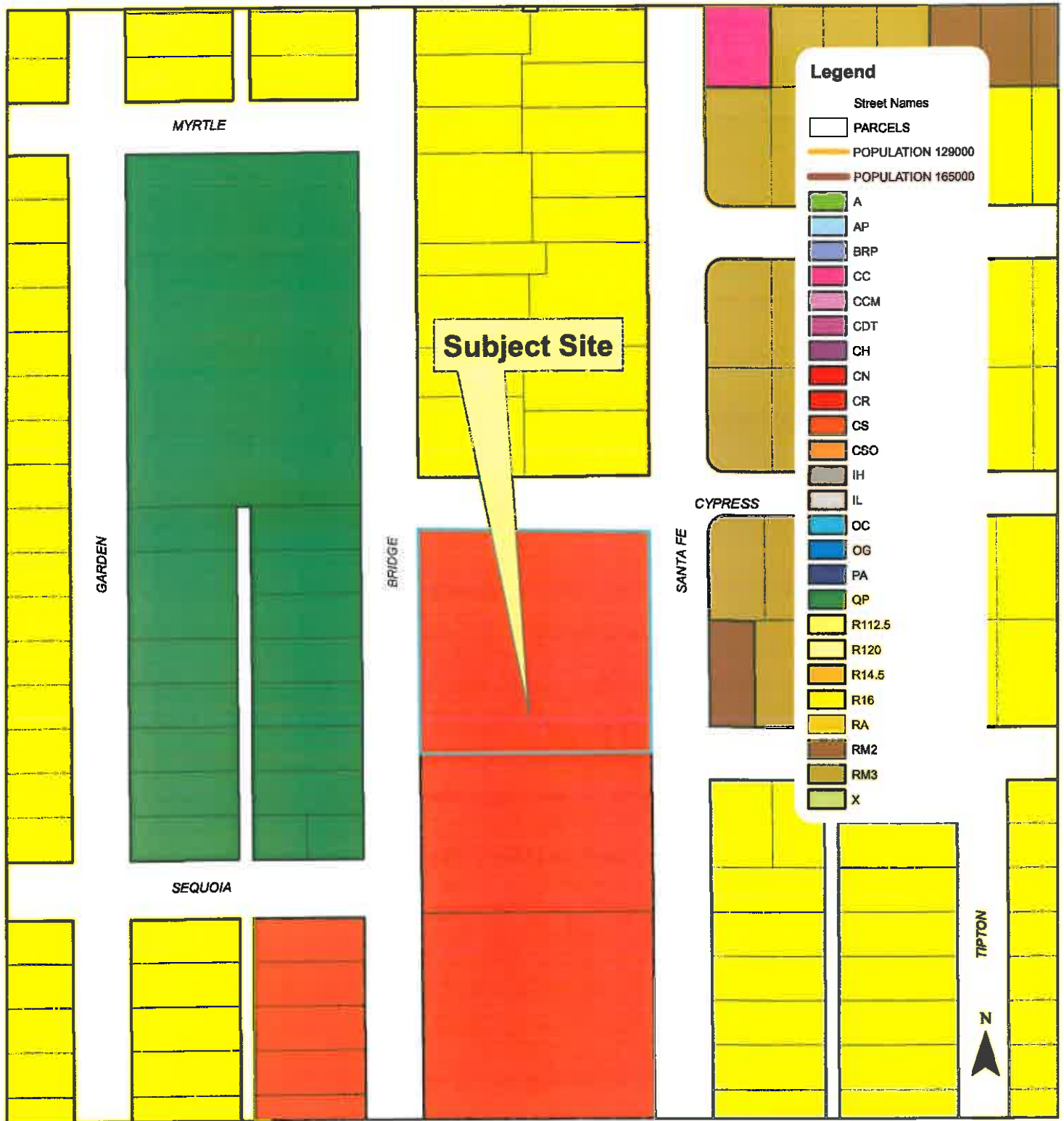
# City of Visalia



# Land Use Designations

CUP 2015-15

# City of Visalia



## Zoning Designations

CUP 2015-15

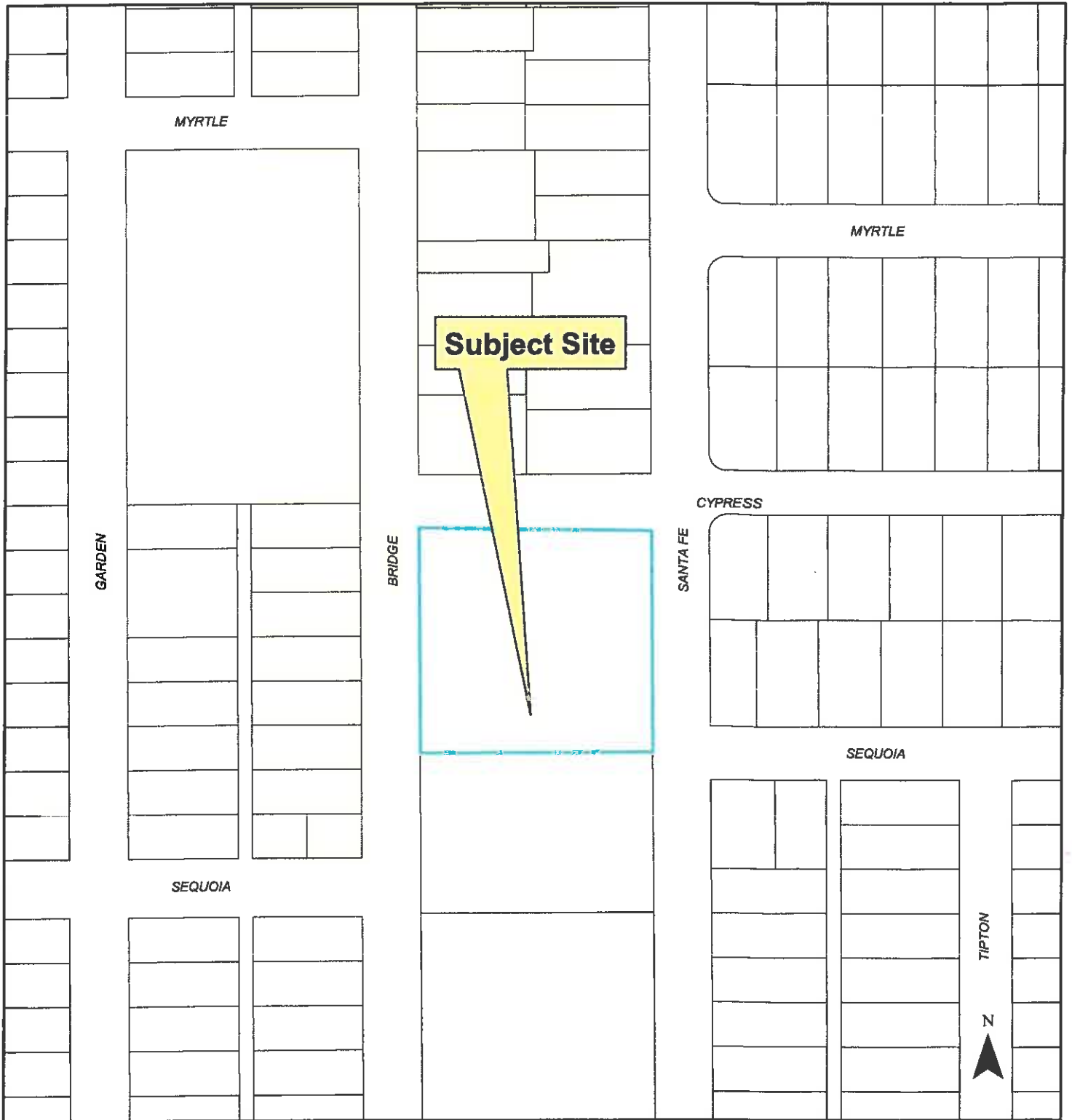
# City of Visalia



## Aerial Photo

CUP 2015-15

# City of Visalia



## Location Map

CUP 2015-15





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 8, 2015

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

**SUBJECT:** Conditional Use Permit No. 2015-17: A request by Grand Shangrila International, Inc., to construct a new 59,972 square foot five-story Holiday Inn Express with 104 rooms on a 3.68-acre parcel in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of West Cypress Avenue, just west of Akers Street. (APN: 087-450-022)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-17, based upon the findings and conditions in Resolution No. 2015-26. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning Ordinance and Design Guidelines for the Village West Commercial Shopping Center.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-17 based on the findings and conditions in Resolution No. 2015-26.

## PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request to construct a new 59,972 square foot five-story Holiday Inn Express (see Exhibit "A"). The hotel site will be developed on 1.96-acres of an overall 3.68-acre site. The parcel is part of the Village West Shopping Center. The site is located on the south side of West Cypress Avenue, west of the Akers/Cypress intersection where West Cypress Avenue terminates at the Persian Ditch.

The hotel entrance, which is located under a Porte-cochere, is located along the north building façade (see Exhibit "A"). Hotel amenities include an outdoor pool, meeting room, lobby/lounge, breakfast buffet and dining area, business center, fitness room, vending area, sundry shop and guest laundry. This information is depicted on the floor plan (see Exhibit "C") for the hotel.

## BACKGROUND INFORMATION

|                                    |  |
|------------------------------------|--|
| General Plan Land Use Designation: | Commercial Mixed Use   |
| Zoning:                            | C-SO (Shopping / Office Commercial)  |
| Surrounding Land Uses and Zoning:  | North: C-SO (Shopping / Office Commercial) / Adventure Park                  |
|                                    | South: QP (Quasi-Public) / Central Valley Christian School                   |
|                                    | East: County / fallow property, proposed site for Sierra Village development |
|                                    | West: C-SO (Shopping / Office Commercial) /                                  |

Central Valley Regional Center Offices

Environmental Review: Categorical Exemption No. 2015-34  
Special Districts: Design District "F" & Design Guidelines for the Village West Commercial Shopping Center  
Site Plan: 2009-071

**RELATED PROJECTS**

Village West Commercial Development

General Plan Amendment No. 2000-16, General Plan Amendment No. 2000-14, Change of Zone No. 2000-17, Zone Text Amendment No. 2000-15, Specific Plan Amendment No. 2000-13, Conditional Use Permit No. 2002-04, Variance No. 2002-01 and Tentative Parcel Map No. 2002-01 were approved by the City Council on April 1, 2002. These multiple discretionary entitlements were approved to facilitate the development of the Village West Commercial Shopping Center, which included the Adventure Park, hotel, gas station, fast food and sit down restaurants.

Conditional Use Permit No. 2009-42, was a request by M.S. Walker and Associates to construct an 87,670 square foot four-story Residence Inn by Marriott Hotel on the subject site. The Planning Commission approved the project on January 25, 2010. The applicant never pursued the project and the CUP expired on January 25, 2012.

**PROJECT EVALUATION**

Staff recommends approval of the Conditional Use Permit No. 2015-17, as conditioned, based on the project's consistency with the General Plan, Zoning Ordinance and Design Guidelines for the Village West Commercial Shopping Center.

**Land Use Compatibility**

Hotels are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located within the Village West Commercial Shopping center, which is developed with commercial and offices uses such as Adventure Park, La Quinta Hotel, fast food restaurants and general office uses.

The proposed hotel site was identified in the Master CUP site plan for the Village West Commercial Shopping center with a large commercial and/or office development. The site plan at that time was conceptual and several of the proposed uses originally identified in the Master CUP site plan moved with the development of the shopping center.

Staff concludes that the proposed hotel is consistent in nature and character with the existing uses surrounding the project site. Staff has concluded that the proposed hotel will be compatible and complementary to the surrounding area.

## **Parking**

Hotels are required to provide one parking space for each guest room and one parking space for each two employees per shift regularly employed by the hotel. Based on the number of rooms and employees as stated in the Operational Statement (see Exhibit "B"), a total of 108 parking spaces are required. The site is proposing to construct a parking field that can accommodate 105 parking spaces as depicted in Exhibit "A". The applicant contends, per their operational statement, (see Exhibit "B") that number of spaces provided adequately serves their hotel development because business travelers typically check out or leave the hotel for work before 8:00 a.m. This leaves parking spaces available for housekeeping staff that start work after 8:00 a.m.

Staff recommends the Planning Commission approve Condition No. 4 requiring the site be developed to provide the required minimum 108 parking stalls. Providing the required onsite parking reduces the burden of requiring employees to park on the street when the parking field for the hotel is being utilized fully during weekends and peak seasons. The additional three stalls can be accommodated onsite by either constructing stalls east of the Holiday Inn Express in the future Phase 2 area or by restriping the parking lot to include some compact stalls.

## **Building Elevations**

Exhibits "D" and "E" provide typical building elevations proposed for the Holiday Inn-Express hotel. The elevations depict a flat roof, stucco siding and coarse stone cladding. Staff has included Condition No. 3 of the Conditions of Approval for CUP No. 2015-17, requiring that the building elevations be developed consistent with those provided in Exhibits "D" through "E".

## **Fencing & Landscaping**

A seven-foot wrought iron fence will be installed along the west property line abutting the Persian Ditch. In addition, a six-foot block wall is required along the south property line. This block wall is required to match the existing block wall located to the east of the site.

Street tree landscaping placement along Cypress Avenue will be established with double rows of trees that reinforce the boulevard planting scheme intended under the Architectural Design Guidelines for the Village West Commercial Shopping Center (see Exhibits "F" & "G"). Furthermore, the applicant will provide riparian landscaping along the Persian Ditch consistent with the City of Visalia's waterway guidelines.

On 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 State law will be accomplished by self-certification of the final landscape and irrigation plans by the applicant's landscape architect and/or contractor.

## **Street Improvements**

Ingress and egress to the site will be from West Cypress Avenue. The applicant will be required to construct curb, gutter and sidewalks across the frontage of their property. The applicant is also required to pay a proportionate share for the Cypress Avenue culvert. The collection of these monies from development within the Village West Shopping Center will provide funding for the future extension of Cypress Avenue to the west.

Improvements to the Akers/Cypress intersection have facilitated dual left-turn lanes on southbound Akers Street and the widening of Cypress Avenue, east of Akers Street. The dual left-turn lanes have improved the flow of traffic through the intersection during periods of high volume traffic.

### **Phasing**

The applicant is proposing to develop 1.96-acres of the overall 3.68-acre site as depicted on Exhibit "A". Exhibit "A" depicts a future hotel building east of the Holiday Inn-Express. During the Site Plan Review process, the applicant indicated that they do not have any intentions on developing a specific hotel use for this area. In the event that a development is proposed, the applicant/owner will be required to submit for Site Plan Review.

As proposed, the hotel development will provide adequate vehicular ingress and egress, parking, solid waste enclosures and landscaping as required per City Zoning and Engineering Standards and as depicted on Exhibit "A".

### **Sign Program**

The applicant has provided sign detail elevations for the proposed Holiday Inn Express hotel (see Exhibit "H"). The sign program identifies three primary signs affixed to the north, east and west building facades. The sign program is consistent with the sign standards of both the Zoning Ordinance and the West Village Shopping Center Design Standards. The proposed 138 square feet of sign area is within the allowable 150 square feet permitted in Design District "F".

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-34).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

## **RECOMMENDED FINDINGS**

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

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-34).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2014-158.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and the operational statement, Exhibit "B".
3. That the Holiday Inn Express be developed in substantial compliance with the elevations shown in Exhibits "D" and "E".
4. That the site be developed to provide 108 parking spaces based on the Zoning Ordinance Parking Requirements for Hotels as stated in Section 17.34.020.A.4.
5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. The landscape plan shall include the riparian landscaping as identified in the Village West Architectural Design Guidelines. In addition, landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
6. That a seven (7) foot high concrete block wall be constructed along the south property line as depicted in Exhibit "A".
7. That a seven (7) foot wrought iron fence be installed along the west property line as depicted in Exhibit "A".
8. All new building signage shall require a separate building permit.
9. That all applicable federal, state and city laws, codes and ordinances be met.
10. 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. 2015-17.

### **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](http://www.ci.visalia.ca.us) or from the city clerk.

**Attachments:**

- Related Plans & Policies
- Resolution No. 2015-26
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Floor Plan (1<sup>st</sup> Floor)
- Exhibits "D" & "E" – Holiday Inn Express Elevations
- Exhibit "F" – Landscape Plan
- Exhibit "G" – Fence Detail
- Exhibit "H" – Sign Program for Holiday Inn Express
- Exhibit "I" – Floor Plans (2<sup>nd</sup> – 5<sup>th</sup> floors)
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map



## **Related Plans & Policies**

### **Conditional Use Permits**

#### **17.38.010 Purposes and powers.**

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

#### **17.38.020 Application procedures.**

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

#### **17.38.030 Lapse of conditional use permit.**

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

#### **17.38.040 Revocation.**

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

### **17.38.050 New application.**

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

### **17.38.060 Conditional use permit to run with the land.**

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

### **17.38.065 Abandonment of conditional use permit.**

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

### **17.38.070 Temporary uses or structures.**

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

**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-17, A REQUEST BY GRAND SHANGRILA INTERNATIONAL, INC., TO CONSTRUCT A NEW 59,972 SQUARE FOOT FIVE-STORY HOLIDAY INN EXPRESS WITH 104 ROOMS ON A 3.68-ACRE PARCEL IN THE C-SO (SHOPPING / OFFICE COMMERCIAL) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF WEST CYPRESS AVENUE, JUST WEST OF AKERS STREET (APN: 087-450-022)

**WHEREAS**, Conditional Use Permit No. 2015-17, is a request by Grand Shangrila International, Inc., to construct a new 59,972 square foot five-story Holiday Inn Express with 104 rooms on a 3.68-acre parcel in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of West Cypress Avenue, just west of Akers Street (APN: 087-450-022); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 8, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-17, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

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

- The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The site is located within the Village West Commercial Shopping center, which has been urbanized with commercial and offices uses such as Adventure Park, Quintana Hotel, fast food restaurants and general office uses. The proposed hotel site was identified in the Master CUP site plan for the Village West Commercial Shopping with a large commercial and/or office development. The site plan at that time was conceptual with several of the proposed uses originally identified in the Master CUP site plan changing with the development of the shopping center. The proposed hotel is consistent in nature and character with the existing uses surrounding the project site.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is located within the Village West Commercial Shopping center, which has been urbanized with commercial and offices uses such as Adventure Park, Quintana Hotel, fast food restaurants and general office uses. The proposed hotel site was identified in the Master CUP site plan for the Village West Commercial Shopping with a large commercial and/or office development. The site plan at that time was conceptual with several of the proposed uses originally identified in the Master CUP site plan changing with the development of the shopping center. The proposed hotel is consistent in nature and character with the existing uses surrounding the project site.
3. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2015-34).

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

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2014-158.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and the operational statement, Exhibit "B".
3. That the Holiday Inn Express be developed in substantial compliance with the elevations shown in Exhibits "D" and "E".
4. That the site be developed to provide 108 parking spaces based on the Zoning Ordinance Parking Requirements for Hotels as stated in Section 17.34.020.A.4.

5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. The landscape plan shall include the riparian landscaping as identified in the Village West Architectural Design Guidelines. In addition, landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
6. That a seven (7) foot high concrete block wall be constructed along the south property line as depicted in Exhibit "A".
7. That a seven (7) foot wrought iron fence be installed along the west property line as depicted in Exhibit "A".
8. All new building signage shall require a separate building permit.
9. That all applicable federal, state and city laws, codes and ordinances be met.
10. 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. 2015-17.





# **PRIME GROUP**

## **CONSTRUCTION, INC.**

**Date:** May 20, 2015

**To:** **Paul Bernal**  
Associate Planner  
City of Visalia / Planning Division  
315 E. Accquia Avenue, Visalia CA

**Project:** **Proposed Holiday Inn Express Visalia**  
5625 W Cypress Avenue, Visalia 93277

**Re:** **Project Description & Statement of Operations**

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### **PROJECT DESCRIPTION**

The applicant proposes to build a 5-Story 104-Key Holiday Inn Express hotel by IHG (InterContinental Hotels Group).

The proposed hotel will have 5 levels of Type III-A wood framing above grade construction, fully-sprinklered per NFPA 13, with a total building area of 59,972 SF. Hotel amenities include an outdoor pool, meeting room, lobby/lounge, breakfast buffet and dining area, business center, fitness room, vending area, sundry shop and guest laundry.

The façade will feature signature elements consistent with the brand identity of Holiday Inn Express prototype – illuminated brand signage, Holiday Inn Express Blue Lighting, porte-cochere that provides a welcoming entry portal, and stone veneer.

### **STATEMENT OF OPERATIONS**

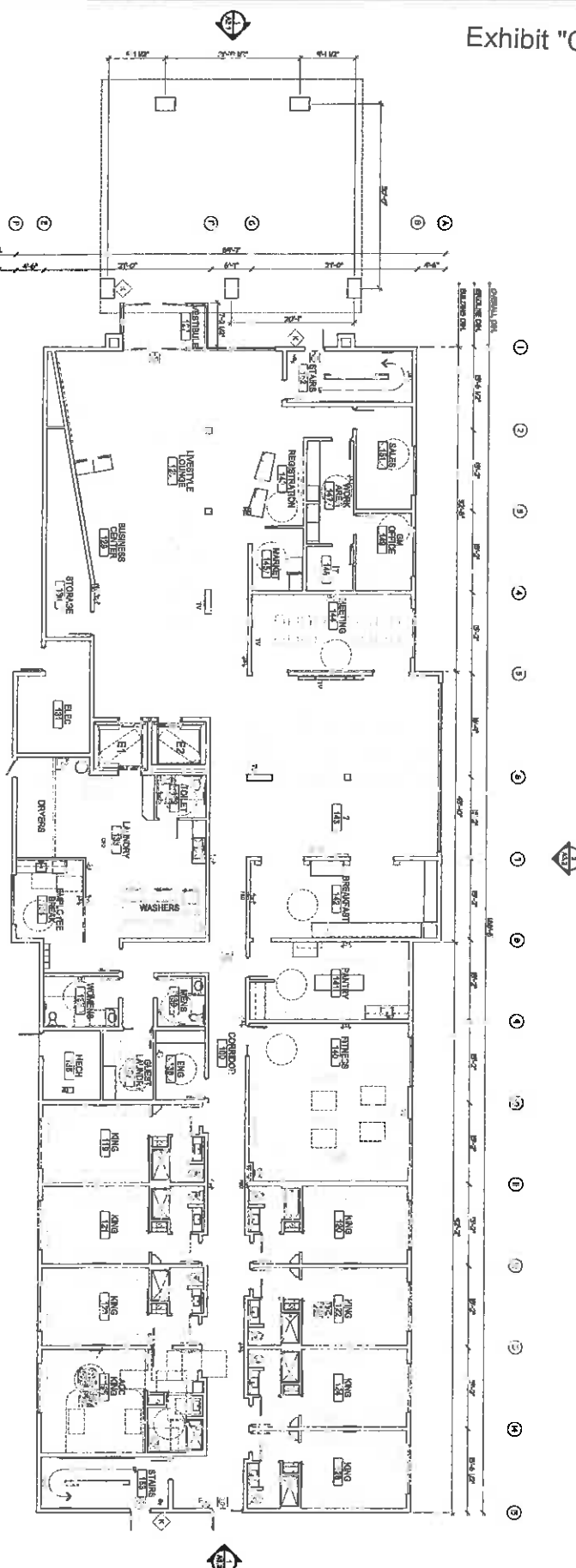
Holiday Inn Express is a mid-priced hotel chain offering limited services which cater to business travelers and short-term stays.

Industry standard is 16 rooms per cleaning person, so during daytime, there will be 7 cleaning people when the hotel has a full house. There will be at least 1 front desk clerk 24/7. Business travelers typically check out or leave the hotel for work before 8:00 AM. During daytime, the hotel will virtually have no guests parking their vehicles. This is when the General Manager and housekeeping shift starts.

Therefore, it is reasonable to conclude that due to hourly variations in parking demand, the 1:1 guest room parking ratio is more than adequate to serve the parking demands of the hotel.

Exhibit "C"

FIRST FLOOR PLAN



**QUEST ROOM COUNT & MIX SUMMARY**

| ROOM TYPE | NO. | ACC. | NO. | ACC. | NO. | ACC. | NO. | ACC. | NO. | ACC. | TOTAL |
|-----------|-----|------|-----|------|-----|------|-----|------|-----|------|-------|
| 1ST FLOOR | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 8     |
| 2ND FLOOR | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 8     |
| 3RD FLOOR | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 8     |
| 4TH FLOOR | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 8     |
| 5TH FLOOR | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 1   | 1    | 8     |
| TOTAL     | 5   | 5    | 5   | 5    | 5   | 5    | 5   | 5    | 5   | 5    | 40    |

**MOBILITY & COMMUNICATION FEATURE QUEST ROOMS**

| DESCRIPTION           | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | FOURTH FLOOR | FIFTH FLOOR | TOTAL |
|-----------------------|-------------|--------------|-------------|--------------|-------------|-------|
| COMMUNICATION FEATURE | 2           | 2            | 2           | 2            | 2           | 12    |

NOTE: - ALL ROOMS SHOWN ARE TO BE CONSIDERED AS MOBILITY & COMMUNICATION ROOMS. ROOMS SHOWN IN THIS SUMMARY ARE NOT TO BE CONSIDERED AS MOBILITY & COMMUNICATION ROOMS. ROOMS SHOWN IN THIS SUMMARY ARE NOT TO BE CONSIDERED AS MOBILITY & COMMUNICATION ROOMS.

**LEGEND**

- ROOM NUMBER
- DOOR
- WALL
- CEILING
- FLOOR
- STAIR
- ELEVATOR
- MECHANICAL
- PLUMBING
- ELECTRICAL
- TELEPHONE
- TELEVISION
- INTERNET
- WIRELESS
- MOBILE
- COMMUNICATION
- MOBILITY
- COMMUNICATION

Sheet Title: 1st Floor Plan  
 Date: 11/15/18  
 A2.1

Project: HOLIDAY INN EXPRESS VISALIA  
 5625 W Cypress Ave, Visalia CA 93277  
 Owner: Grand Shangri-la International, Inc.

PRIME GROUP  
 CONSTRUCTION, INC.  
 Design-Build Specialists

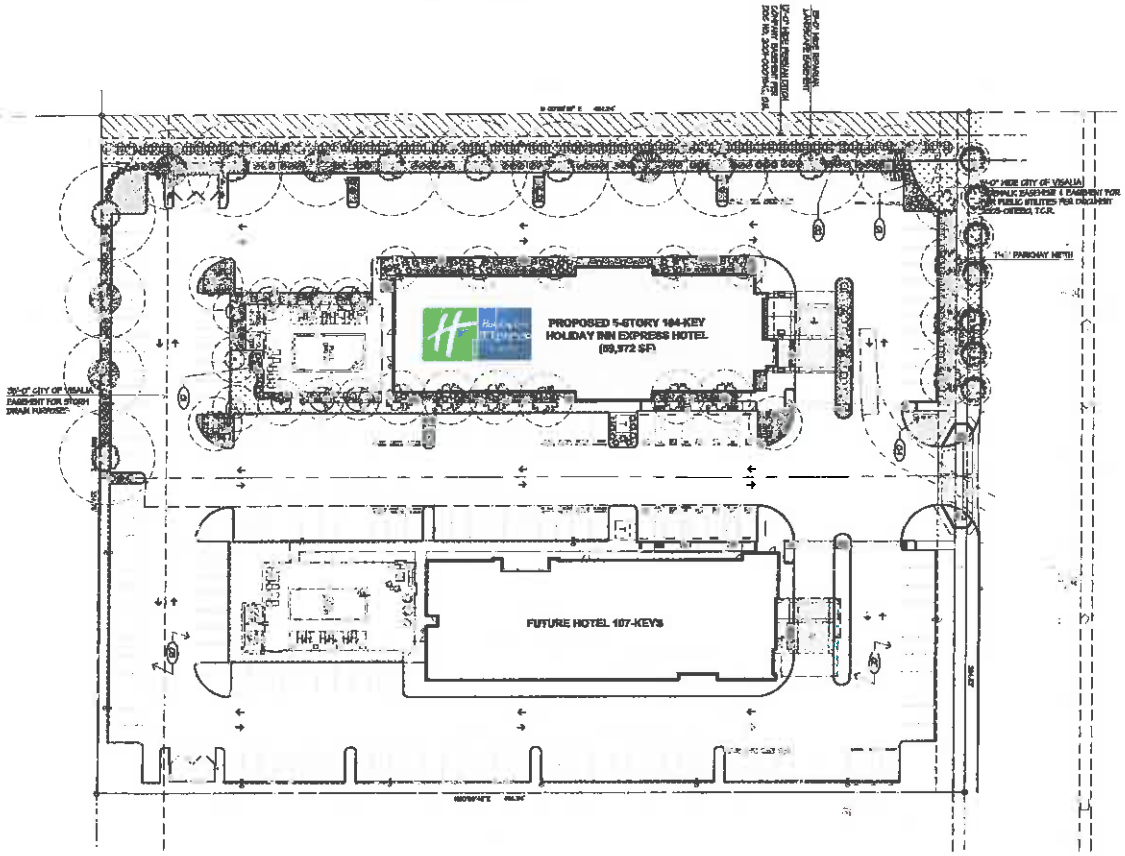






# Exhibit "F"

## CONCEPTUAL LANDSCAPE PLAN



1" = 30'-0"

0' 15' 30' 45' 60'

### PLANT LEGEND:

NOTE: Quantities are approx. (Refer to Plan)

#### TREES:

- 1. 10' - 12' TALL, 4" DBH, 10' SPREAD, 10' LIFE
- 2. 12' - 15' TALL, 4" DBH, 12' SPREAD, 12' LIFE
- 3. 15' - 20' TALL, 4" DBH, 15' SPREAD, 15' LIFE
- 4. 20' - 25' TALL, 4" DBH, 20' SPREAD, 20' LIFE
- 5. 25' - 30' TALL, 4" DBH, 25' SPREAD, 25' LIFE
- 6. 30' - 35' TALL, 4" DBH, 30' SPREAD, 30' LIFE
- 7. 35' - 40' TALL, 4" DBH, 35' SPREAD, 35' LIFE
- 8. 40' - 45' TALL, 4" DBH, 40' SPREAD, 40' LIFE
- 9. 45' - 50' TALL, 4" DBH, 45' SPREAD, 45' LIFE
- 10. 50' - 55' TALL, 4" DBH, 50' SPREAD, 50' LIFE

#### SHRUBS: NOTE QTY OF DBH AND SPREAD REFER TO PLAN

- 1. 10' - 12' TALL, 4" DBH, 10' SPREAD, 10' LIFE
- 2. 12' - 15' TALL, 4" DBH, 12' SPREAD, 12' LIFE
- 3. 15' - 20' TALL, 4" DBH, 15' SPREAD, 15' LIFE
- 4. 20' - 25' TALL, 4" DBH, 20' SPREAD, 20' LIFE
- 5. 25' - 30' TALL, 4" DBH, 25' SPREAD, 25' LIFE
- 6. 30' - 35' TALL, 4" DBH, 30' SPREAD, 30' LIFE
- 7. 35' - 40' TALL, 4" DBH, 35' SPREAD, 35' LIFE
- 8. 40' - 45' TALL, 4" DBH, 40' SPREAD, 40' LIFE
- 9. 45' - 50' TALL, 4" DBH, 45' SPREAD, 45' LIFE
- 10. 50' - 55' TALL, 4" DBH, 50' SPREAD, 50' LIFE

#### PROPOSED GROUNDCOVER

- 1. ASPHALT
- 2. CONCRETE
- 3. GRASS
- 4. SAND
- 5. SOIL

#### VINES

- 1. WOOD VINE
- 2. CLIMBING VINE

#### SOD

- 1. WARM SEASON TURF - B. 10' x 12' x 1/2"

#### WARM SEASON TURF CALCULATIONS

- 1. TOTAL LANDSCAPE AREA = 28,834 SQ. FT.
- 2. 40% WARM SEASON TURF AREAS CALC. = 11,534 SQ. FT.
- 3. 40% WARM SEASON TURF AREAS CALC. = 10,717 SQ. FT.

### PROJECT SUMMARY

PROJECT: HOLIDAY INN EXPRESS HOTEL  
 LOCATION: 5625 W. CYPRESS AVE., VISALIA, CA 93277  
 OWNER: GRAND SHANGRI LA INTERNATIONAL, INC.

#### SITE SUMMARY

LOT AREA: 103,850 SQ. FT.  
 LOT DIMENSIONS: 1,100' x 935'  
 ZONING: M-10 (MEDIUM DENSITY RESIDENTIAL)  
 PROJECT AREA: 28,834 SQ. FT.  
 TOTAL DEVELOPMENT AREA: 103,850 SQ. FT.

#### UTILITIES

WATER: 12" DUCTILE IRON PIPE (DIP) MAIN, 12" DUCTILE IRON PIPE (DIP) SERVICE LINE.  
 SEWER: 12" DUCTILE IRON PIPE (DIP) MAIN, 12" DUCTILE IRON PIPE (DIP) SERVICE LINE.  
 GAS: 12" DUCTILE IRON PIPE (DIP) MAIN, 12" DUCTILE IRON PIPE (DIP) SERVICE LINE.  
 ELECTRICITY: 12" DUCTILE IRON PIPE (DIP) MAIN, 12" DUCTILE IRON PIPE (DIP) SERVICE LINE.

#### VICINITY MAP

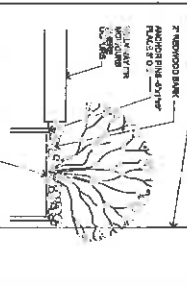


#### LANDSCAPE PLAN NOTES

1. TREES SHALL BE SPACED AS PER SPECIFICATIONS.
2. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
3. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
4. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
5. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
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11. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
12. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
13. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
14. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
15. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.

#### LANDSCAPE PLAN KEYNOTES

- 1. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 2. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 3. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 4. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 5. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 6. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 7. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 8. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 9. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 10. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 11. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 12. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 13. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 14. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.
- 15. ALL TREES SHALL BE PLANTED AT THE END OF THE ROW.



#### LANDSCAPE CLOTH

**PRIME GROUP CONSTRUCTION, INC.**  
 2015 W. CYPRESS AVE., VISALIA, CA 93277  
 (562) 433-8888  
[www.primegroupconstruction.com](http://www.primegroupconstruction.com)

Project: **HOLIDAY INN EXPRESS VISALIA**  
 5625 W Cypress Ave., Visalia CA 93277  
 Owner: Grand Shangri La International, Inc.

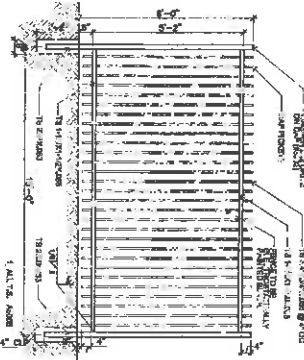
Drawn: [Name]  
 Checked: [Name]  
 Date: [Date]

Scale: 1" = 30'-0"

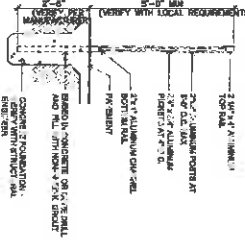
Sheet: LP1.0



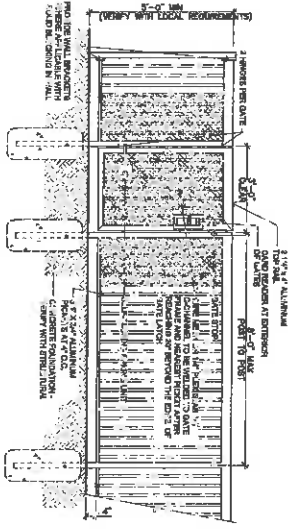
# Exhibit "G"



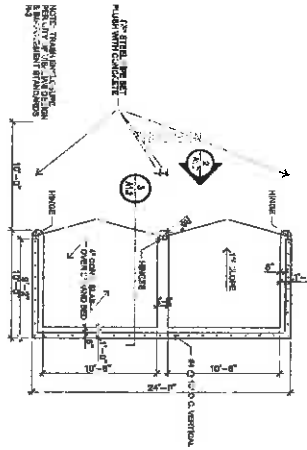
4 WROUGHT IRON FENCE ELEVATION



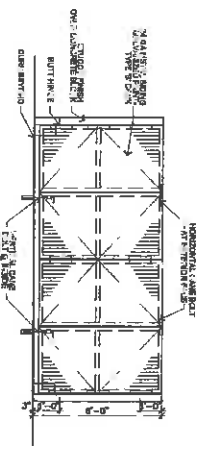
5 POOL FENCE SECTION



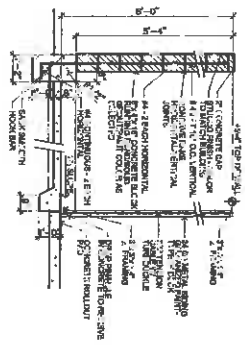
6 POOL FENCE ELEVATION (FROM OUTSIDE)



1 TRASH ENCLOSURE PLAN



2 TRASH ENCLOSURE ELEVATION



3 TRASH ENCLOSURE SECTION

- GENERAL NOTES**
1. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  2. TRASH ENCLOSURE SHALL BE CONCRETE FOUNDATION.
  3. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  4. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  5. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  6. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  7. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  8. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  9. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.
  10. TRASH ENCLOSURE SHALL BE 10' HIGH AND 10' WIDE.

**PRIME GROUP**  
CONSTRUCTION, INC.  
1875 S. MAIN ST. SUITE 100  
VISALIA, CA 93277  
TEL: 559.238.1111  
WWW.PRIMEGROUPCONSTRUCTION.COM

**HOLIDAY INN EXPRESS VISALIA**  
5625 W Cypress Ave, Visalia CA 93277  
Owner: Grand Shangri-la International, Inc.

**A1.2**

Sheet Title: 5625 W Cypress Ave  
Drawn: L. E. Brown  
Date: 8/1/2018  
Scale: 1/8" = 1'-0"

Exhibit "H"



# Holiday Inn Express Visalia

5625 W Cypress Ave, Visalia CA 93277

## Sign Program for Conditional Use Permit

Revised May 27, 2015

Submitted by:  
Prime Group Construction, Inc.  
3045 Wilson Rd  
Bakersfield, CA 93304  
(661) 832-1790





## Family of Signs

### Building Signs

### Secondary Signs

### Building Letters



| Sign Model | XLS-LM-3        | XLS-LM-4          | XLS-LM-5           | XLS-LM-6       | XLS-LM-7       | XLS-LM-8       | XLS-LM-9           | XLS-LM-10          |
|------------|-----------------|-------------------|--------------------|----------------|----------------|----------------|--------------------|--------------------|
| A          | 3'-1" [914]     | 4'-1" [1245]      | 5'-1" [1549]       | 6'-1" [1854]   | 7'-1" [2159]   | 8'-1" [2464]   | 9'-1" [2769]       | 10'-1" [3073]      |
| B          | 23'-2" [7053]   | 30'-6 1/2" [9300] | 38'-3 1/2" [11446] | 45'-9" [13945] | 53'-3" [16231] | 60'-9" [18517] | 68'-3 1/2" [20815] | 75'-9 1/2" [23101] |
| C          | 1'-6 1/4" [494] | 2'-0" [610]       | 2'-6" [762]        | 3'-0" [914]    | 3'-6" [1067]   | 4'-0" [1219]   | 4'-5 3/4" [1385]   | 4'-11 3/4" [1558]  |
| Sign H     | 48" [1219]      | 64" [1626]        | 80" [2033]         | 96" [2440]     | 112" [2847]    | 128" [3254]    | 144" [3661]        | 160" [4068]        |

\* Face color is designated by appending a "W" for white faces or a "D" for dark faces

† Area is determined by bounding box around graphics

IHG recommends dropping the "& Suites" portion of building lettersets on smaller sign models. This allows for larger Holiday Inn Express letters. See pages 21-26.

Linear Layout with Monogram  
Building Letters



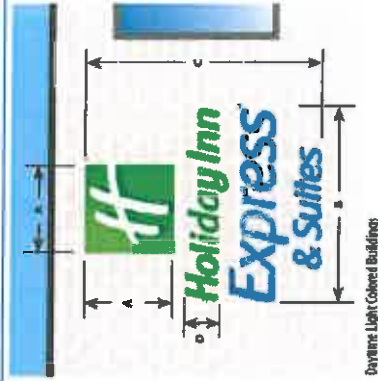


## Family of Signs

### Building Signs

### Secondary Signs

### Building Letters



| Sign Model             | XLS-SM-3         | XLS-SM-4        | XLS-SM-5         | XLS-SM-4           | XLS-SM-4        | XLS-SM-7        | XLS-SM-8          | XLS-SM-9          | XLS-SM-10         |
|------------------------|------------------|-----------------|------------------|--------------------|-----------------|-----------------|-------------------|-------------------|-------------------|
| A                      | 3'-1" [914]      | 4'-1" [1245]    | 5'-1" [1549]     | 6'-1" [1854]       | 8'-1" [2464]    | 7'-1" [2159]    | 8'-1" [2464]      | 9'-1" [2769]      | 10'-1" [3073]     |
| B                      | 7'-0 1/2" [2146] | 9'-4" [2845]    | 11'-7" [3531]    | 13'-10 1/2" [4229] | 16'-2" [4928]   | 16'-2" [4928]   | 18'-5 1/2" [5626] | 20'-8 1/2" [6312] | 23'-0" [7010]     |
| C                      | 1'-4 1/4" [354]  | 1'-1" [330]     | 1'-9 1/2" [429]  | 1'-6" [381]        | 1'-2 1/2" [635] | 1'-2 1/2" [635] | 2'-1" [635]       | 2'-7 1/2" [790]   | 2'-4" [635]       |
| D                      | 1'-2 1/4" [362]  | 1'-6 3/4" [476] | 1'-11 1/2" [597] | 2'-4" [711]        | 2'-8 1/2" [826] | 2'-8 1/2" [826] | 3'-1" [940]       | 3'-5 3/4" [1060]  | 3'-10 1/2" [1181] |
| sq ft / m <sup>2</sup> | 45 [4.18]        | 79 [7.24]       | 122 [11.33]      | 175 [16.26]        | 237 [22.02]     | 300 [28.01]     | 389 [36.14]       | 479 [44.50]       |                   |

\* Face color is designated by appending a "W" for white faces or a "D" for dark faces  
 † Area is determined by bounding box around graphics

IHG recommends dropping the "Express" portion of building lettersets on smaller sign models. This allows for larger Holiday Inn Express letters. See pages 21-26.

Stacked Layout with Monogram  
 Building Letters

**Section 6: Electrical and Anchoring Requirements for Holiday Inn Express**

**Electrical Requirements for Holiday Inn Express**

| <b><u>Monogram</u></b>                  | <b>3' - 1"</b>            | <b>4' - 1"</b>            | <b>5' - 1"</b>            | <b>6' - 1"</b>            | <b>7' - 1"</b>            | <b>8' - 1"</b>            | <b>9' - 1"</b>            | <b>10' - 1"</b>           |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| <b>Holiday Inn Express</b>              | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v |
| <b>Holiday Inn Express &amp; Suites</b> | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v |

|   |                           |                           |                           |                           |                           |                           |                           |                           |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| <b><u>Lettersets</u></b><br><small>(White and Dark faces)</small> | <b>3' - 1"</b>            | <b>4' - 1"</b>            | <b>5' - 1"</b>            | <b>6' - 1"</b>            | <b>7' - 1"</b>            | <b>8' - 1"</b>            | <b>9' - 1"</b>            | <b>10' - 1"</b>           |
| <b>Holiday Inn Express</b>  | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v |
| <b>Holiday Inn Express &amp; Suites</b>                           | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v | (2) - 20 amp circuit 120v |

| <b><u>Pylon Signs</u></b>               | <b>&lt;= 20'0"</b>        | <b>&gt;= 20'0"</b>        |
|---|---------------------------|---------------------------|
| <b>Holiday Inn Express</b>              | (1) - 20 amp circuit 120v | (1) - 20 amp circuit 120v |
| <b>Holiday Inn Express &amp; Suites</b> | (1) - 20 amp circuit 120v | (2) - PS-138 circuit 120v |

- All directional signs require (1) 20 amp circuit 120v
- Requirements for highway signs to be determined on a case by case basis



**Anchoring Requirements for Holiday Inn Express Signage**

**Backing for monograms and lettersets – 3/4" plywood**

| <b><u>Monogram</u></b>                  | <b>3' - 1"</b>   | <b>4' - 1"</b>   | <b>5' - 1"</b>   | <b>6' - 1"</b>   | <b>7' - 1"</b>   | <b>8' - 1"</b>   | <b>9' - 1"</b>   | <b>10' - 1"</b>  |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Holiday Inn Express</b>              | (4) - 1/4" bolts | (4) - 1/4" bolts | (4) - 3/8" bolts | (4) - 3/8" bolts | (4) - 1/2" bolts | (6) - 1/2" bolts | (6) - 1/2" bolts | (6) - 1/2" bolts |
| <b>Holiday Inn Express &amp; Suites</b> | (4) - 1/4" bolts | (4) - 1/4" bolts | (4) - 3/8" bolts | (4) - 3/8" bolts | (4) - 1/2" bolts | (6) - 1/2" bolts | (6) - 1/2" bolts | (6) - 1/2" bolts |

**Lettersets:** All Brands- All Sizes – All letters are mounted separately and require a minimum of (3) – 1/4" diameter mounting bolts per letter.

\*This is subject to change for larger letters or larger signs.

**Pylon Signs:** Anchor Bolts vary by design.

**Directional Signs:** All brands – all varieties – Anchorage varies by design

**Highway Signs:** All brands – all varieties – Anchorage varies by design.











MEETING DATE 11/12/2014  
SITE PLAN NO. 14-158  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

*Site Plan Review Committee*





MEETING DATE 11-12-14  
SITE PLAN NO. 14-158  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

*Site Plan Review Committee*





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

ITEM NO: 3

DATE: **November 12, 2014**

SITE PLAN NO: SPR14158  
PROJECT TITLE: HOLIDAY INN EXPRESS  
DESCRIPTION: NEW 59,972 SF 5-STORY, FULLY SPRINKLERED  
HOLIDAY INN ON 1.97 ACRES (CSO ZONED) (AE)  
(DISTRICT F)  
APPLICANT: CHANG ALFRED  
PROP OWNER: GRAND SHANGRILA INTERNATIONAL INC  
LOCATION: 5625 W CYPRESS AVE  
APN(S): 087-450-022

**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 2 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:  
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

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

**Emergency Access:**

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

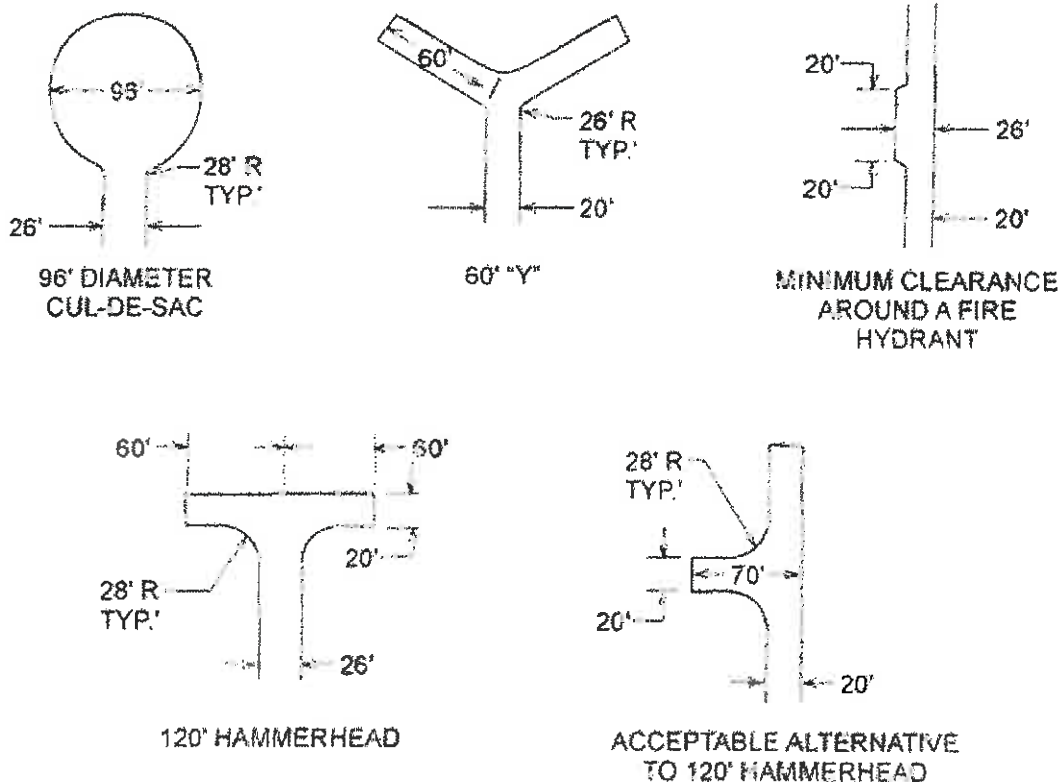


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

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

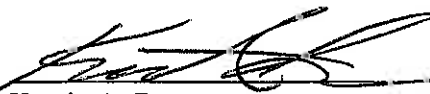
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments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

**Fire Protection Systems:**

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

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

**Special Comments:**

  
Kurtis A. Brown  
Assistant Fire Marshal



# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 12, 2014

SITE PLAN NO: 2014-158  
PROJECT TITLE: HOLIDAY INN EXPRESS  
DESCRIPTION: NEW 59,972 SF 5-STORY, FULLY SPRINKLERED HOLIDAY INN ON 1.97 ACRES (CSO ZONED) (AE) (DISTRICT F)  
APPLICANT: CHANG ALFRED  
PROP. OWNER: GRAND SHANGRILA INTERNATIONAL INC  
LOCATION TITLE: 5625 W CYPRESS AVE  
APN TITLE: 087-450-022  
GENERAL PLAN: CSO – Shopping / Office Commercial  
EXISTING ZONING: CSO – Shopping / Office Commercial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

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

### **PROJECT SPECIFIC INFORMATION: 11/12/2014**

1. A Conditional Use Permit is required for the five-story hotel. Provide elevations and operational statement with CUP submittal.
2. The site is located in Design District "F" which has a maximum 50-foot building height requirement. Based on the applicant's request to construct a hotel with a maximum height of 56-feet to the parapet, staff will incorporate the minor deviation to the height requirement as part of the CUP analysis and consideration by the Planning Commission.
3. Building signage is not allowed above the parapet or roofline of the hotel. Elevations shall note this requirement.
4. Compliance with the Village West Development standards is required. Development standards were established per the master site planning of this parcel in addition to surrounding properties. \*Please refer to building and landscaping requirements found on Page 2.
5. Wrought Iron Fence is required along the west property line abutting Persian Ditch. Fence shall drop-down to four feet in height when located within the required landscape area along Cypress Avenue.
6. A seven (7) foot high concrete block wall is required along the south property line.
7. Main drive aisle shall be constructed to allow for two-way traffic.
8. Cross access will be required if the property is subdivided resulting in one access driveway.
9. All building signage shall comply with the Village West Development standards.
10. Street tree landscaping placement along Cypress Avenue will be a formal "Alle" (double row of trees) that reinforce the boulevard planting scheme intended under the Architectural Design Guidelines for the Village West Commercial Shopping Center.

## 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.

**\* Building Setbacks Established per Village West Design Guidelines:**

|                        |  |
|------------------------|--|
| Cypress Street         | 15' Minimum  |
| Persian Ditch          | 5' Minimum from the edge of the riparian landscaping |
| Southern property line | 35' Public Utility Easement (P.U.E.)                 |
| Side yard              | 5' Minimum   |
| Rear yard              | 5' Minimum   |
| Interior Parcels       | Varied building and landscaping setbacks             |

**\* Landscaping Setbacks Established per Village West Design Guidelines:**

|                |  |
|----------------|--|
| Cypress Street | 15' Minimum (6' sidewalk and 9' landscaping) from the Public Right-of-Way                          |
| Persian Ditch  | 13' of riparian landscaping plus 5' minimum from the fence at the edge of the riparian landscaping |
| Side yard      | 5' Minimum   |
| Rear Yard      | 5' Minimum   |

**Parking:**

1. Parking shall be provided at one parking stall per guestroom, plus one additional space per employee. Additional spaces are required if banquet rooms or restaurants are provided at rate of one space per 100 square feet. (See Village West Development Standards).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

**Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be

discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

### **Landscaping:**

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

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

### **Lighting per Village West Development Standards:**

Illumination of the Village is important for the safety and security of the pedestrian, cyclist and the motorist. The quality of the lighting needs to be maintained throughout the center and reinforced through the consistent use height, spacing, color and type of fixture used in the common area.

1. Parking lot lighting: Pole mounted high-pressure sodium light fixtures, shall have shielded light source. Maximum height of fixtures to be 30 feet above grade, with dark bronze anodized aluminum finish.
2. Pedestrian Walkway lighting: Decorative pole mounted lights in the areas of pedestrian travel.
3. Accent lighting: Small ground and wall mounted spotlights, illuminating the landscaping and building features is encouraged. The light source shall be concealed when the fixture exceeds 150 watts.

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

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

Signature

A handwritten signature in black ink, appearing to read "Paul Brown", is written over a horizontal line. The signature is stylized with large, overlapping loops.

ITEM NO: 3

DATE: November 12, 2014

SITE PLAN NO:

SPR14158

PROJECT TITLE:

HOLIDAY INN EXPRESS

DESCRIPTION:

NEW 59,972 SF 5-STORY, FULLY SPRINKLERED  
HOLIDAY INN ON 1.87 ACRES (CSO ZONED) (AE)  
(DISTRICT F)

APPLICANT:

CHANG ALFRED

PROP OWNER:

GRAND SHANGRILA INTERNATIONAL INC

LOCATION:

5625 W CYPRESS AVE

APN(S):

087-450-022

# City of Visalia Police Department

303 S. Johnson St.  
Visalia, Ca. 93292  
(559) 713-4370

## Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:  
*IF ALCOHOL SALES, TO COMPLY WITH EXISTING  
ABC POLICIES / PROCEDURES  
FOR APPLICATION*

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 12, 2014

ITEM NO: 3  
SITE PLAN NO: SPR14158  
PROJECT TITLE: HOLIDAY INN EXPRESS  
DESCRIPTION: NEW 59,972 SF 5-STORY, FULLY SPRINKLERED HOLIDAY INN ON 1.97 ACRES (CSO ZONED)  
(AE) (DISTRICT F)  
APPLICANT: CHANG ALFRED  
PROP. OWNER: GRAND SHANGRILA INTERNATIONAL INC  
LOCATION: 5625 W CYPRESS AVE  
APN(S): 087-450-022

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

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

**Additional Comments:**

•



\_\_\_\_\_  
Leslie Blair





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: NOVEMBER 12, 2014

SITE PLAN NO.: 14-158  
PROJECT TITLE: HOLIDAY INN EXPRESS  
DESCRIPTION: NEW 59,972SF 5-STORY HOTEL ON 1.97 ACRES  
(CSOT ZONED) (AE)  
APPLICANT: CHANG ALFRED  
PROP OWNER: GRAND SHANGRILA INTERNATIONAL INC  
LOCATION: 5625 W CYPRESS AVE  
APN: 087-450-022

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with \_\_\_\_\_ radius;

Install curb;  gutter

Drive approach size: *Per City Standard*  Use radius return;

Sidewalk: **6' width, connection to east property line required with first phase of development 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. *If necessary*

Deed required prior to issuing building permit;

City Encroachment Permit Required. **For 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.
- 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 be in full compliance with ADA requirements for accessibility, including accessibility to the public right of way.***
- 2. Surfaces not improved and subject to future development (future hotel site to the east) shall be appropriately barricaded to prevent driving and parking on unimproved surfaces.***
- 3. Project to pay it's portion of the future ditch culvert crossing (See previous site plan review comments SPR 09-071)***
- 4. All parking to be designed and built per City standards***
- 5. Trash enclosure location shall be approved by the Solid Waste division***
- 6. Development impact fees will apply***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 14-158  
Date: 11/12/2014

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

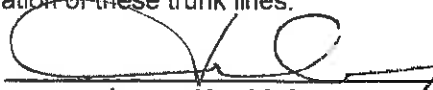
(Fee Schedule Date: 8/15/2014)  
(Project type for fee rates: Retail/Hotel)

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            | \$2,105 per room                    |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee              | \$66 per room                       |
|  | <b>Sewer Treatment Plant Fee:</b>   |
|  | \$281 per room (assuming no dining) |
| <input checked="" type="checkbox"/> Sewer Front Foot Fee                 | \$39.00 per LF of frontage          |
| <input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee              | \$5,874 per acre                    |
| <input type="checkbox"/> Park Acq/Dev Fee                                |                                     |
| <input type="checkbox"/> Northeast Specific Plan Fees                    |                                     |
| <input checked="" type="checkbox"/> Waterways Acquisition Fee            | \$4,312 per acre                    |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Police     | \$7,830 per acre                    |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Fire       | \$1,713 per acre                    |
| <input checked="" type="checkbox"/> Public Facility impact Fee           | \$107 per room                      |
| <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