

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Lawrence Segrue, Chris Gomez

MONDAY, JULY 13, 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
 - No items on the Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
Tentative Parcel Map No. 2015-03: A request by Joe Gong property owner, to divide an existing 14.58 acre parcel into three parcels totaling 13.75 acres, 21,080 sq. ft. and 15,800 sq. ft. in the Commercial Shopping Office (CSO) zone. Located in the Northside Shopping Center at the southwest corner of Dinuba Boulevard and Ferguson Avenue (APN 090-280-016, 090-270-030). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-38
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2015-18: A request by Cameron Creek Marketplace, LLC to amend Conditional Use Permit No. 2005-22, which adopted a master plan for a neighborhood shopping center on 15.5-acres in the Planned Neighborhood Commercial (P-N-C) zone, and to allow the development of a 3,037 square foot Jack in the Box fast-food restaurant with a drive-thru lane. The Jack in the Box restaurant is proposed to be constructed at the southwest corner of West Caldwell Avenue and South Court Street (APN: 126-870-003). The revised fast food restaurant site plan has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the previously approved Negative Declaration No. 2005-56. The project, as proposed, is consistent with the California Environmental Quality Act (CEQA).

7. PUBLIC HEARING – Brandon Smith

Variance No. 2015-04: A request by Gateway Plaza Partners, L.P., to allow a variance to the maximum sign areas associated with building and freestanding signs in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located at the southwest corner of Mooney Boulevard and Caldwell Avenue. (APN: 126-041-055, 063) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-37

8. PUBLIC HEARING –Paul Scheibel

Conditional Use Permit No. 2015-04: A request by DMM Faour (dba Red Island) to establish a business that includes retail sales, phone card sales, vaping products, computer work station rental, seasonal promotional sweepstakes, and for playing computer based games of skill in the CR (Regional Commercial) Zone District. The project site is located at 2917 South Mooney Boulevard (APN: 121-090-068) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-39

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Status Report on General Plan Buildout
- Roland Soltesz's Farwell

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, JULY 23, 2015, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 10, 2015



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 13, 2015

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

SUBJECT: Tentative Parcel Map No. 2015-03: A request by Joe Gong property owner, to divide an existing 14.58 acre parcel into three parcels totaling 13.75 acres, 21,080 sq. ft. and 15,800 sq. ft. in the Commercial Shopping Office (CSO) zone. Located in the Northside Shopping Center at the southwest corner of Dinuba Boulevard and Ferguson Avenue (APN 090-280-016, 090-270-030).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2015-03, as conditioned, based on the findings and conditions in Resolution No. 2015-36. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approved Tentative Parcel Map No. 2015-03, based on the findings and conditions in Resolution No. 2015-36.

PROJECT DESCRIPTION

The proposed parcel map would divide an existing 14.58 acre parcel into three parcels consisting of 13.75 acres, 21,080 sq. ft. and 15,800 sq. ft. The site is the Northside Shopping Center, at the southwest corner of Dinuba Boulevard and Ferguson Avenue. The action would create two satellite parcels along the Dinuba Boulevard frontage which are currently unimproved areas surrounded by shopping center improvements. Each of these parcels has an existing shopping center trash enclosure on them which are used by the shopping center and would be used by the new parcels.

The balance of the site, 13.75 acres, would remain as the primary shopping center site. The existing 1.37 acre parcel on the corner of Dinuba and Ferguson would not be affected by the proposed action. This parcel is fully developed with a CVS Pharmacy and acts as a part of the shopping center. The proposed parcels along the Dinuba Boulevard frontage would be developed consistent with the Northside Shopping Center Master Plan shown in Exhibit "B".

BACKGROUND INFORMATION

General Plan Land Use Designation: Mixed Use Commercial
Zoning: CSO (Commercial Shopping Office)
Surrounding Zoning and Land Use: North: CSO (Commercial Shopping Office)
South: CSO (Commercial Shopping Office)
East: CSO (Commercial Shopping Office)
West: R-M-2 & R-1-6 (Medium and Low Density Residential)

Environmental Review:

Categorical Exemption No. 2015-38

Site Plan:

Site Plan Review No. 2015-036

Design District:

B

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

CUP No. 2004-51 was approved by the Planning Commission on January 10, 2005. The approval established a shopping center master plan for the southwest corner of Dinuba Boulevard and Ferguson Avenue. The center has a common architectural theme along with shared parking, access and a sign program.

PROJECT EVALUATION

Staff supports the requested parcel map which would eliminate the existing property line which divides the shopping center in half, and the creation of the two vacant pad parcels. The proposed actions are consistent with the Northside Shopping Center Master Plan.

Land Use Compatibility

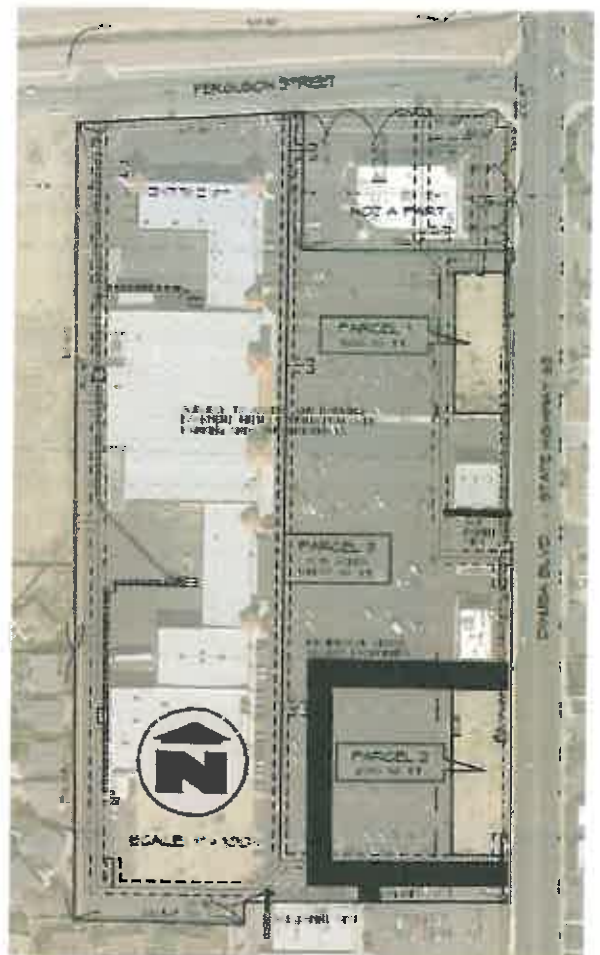
The pads will be developed consistent with the Northside Shopping Center Master Plan. The proposed parceling actions do not change the existing land use for the shopping center.

Proposed Parcels

Parcel No. 1 is a 15,800 sq. ft. vacant area along the Dinuba Boulevard frontage towards the north end of the shopping center. The only shopping center improvement on the vacant parcel is the common trash enclosure which faces to the inside of the shopping center.

Parcel No. 2 is a 21,080 sq. ft. /vacant area located along the Dinuba Boulevard frontage at the south end of the shopping center. The only shopping center improvement on the vacant parcel is the common trash enclosure which faces to the inside of the shopping center.

Parcel No. 3 consists of the combination of the two existing parcels (9.51 ac. and 5.08 ac.) which comprise the Northside Shopping Center. While the parcels have separate APN's (Assessor's Parcel Number's) they are considered a single parcel split between two different Assessor Book pages. This map illustrates them as one parcel, though the County Assessor may still split it between two Assessor Book pages resulting in two separate APN numbers. The map shows an existing reciprocal access easement adjacent to Parcel No. 2 as a solid black line over the main drive aisles. This easement is in favor of the parcel to the south which contains Tulare County governmental offices.



Site Improvements

No site improvements are required as a part of this map. Improvements would be required at the time building permits are issued for the subject parcels.

Map Dedications and Street Improvements

No map dedications or street improvements are required as a part of this map. All of the right-of-way improvements were done with the original development of the shopping center.

Shared Parking, Access, and Maintenance

The proposed parcels are a part of the Northside Shopping Center and currently share the parking, access, and maintenance requirements for the shopping center. A condition has been included requiring that the shared access, parking and maintenance agreements be certified or amended to assure inclusion of the new property configuration in the shopping center shared agreements. This would be done prior to or in conjunction with the recordation of the final map.

Proposed Parcels No. 1 and No. 2 would not be provided independent vehicular access points to Dinuba Boulevard with this map. The new parcels will be required to use the existing vehicle access points provided for the shopping center.

Architectural Theme

The Northside Shopping Center Master Plan, CUP No. 2004-51, has been conditioned to require that new buildings in the center meet the architectural standards established through the Master Plan.

Signage

The proposed parcels are a part of the Northside Shopping Center and would be subject to the existing sign program, which allows building signage, but no new monument signs.

Environmental Review

A property division resulting in four or fewer parcels with a remainder is Categorically Exempt under Section 15315 (Minor Land Divisions) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-38)

RECOMMENDED FINDINGS

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel would be consistent with similar divisions of property in the Commercial Shopping Office (CSO zone) designation.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-38).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-036.

2. That the site be parceled in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That the proposed parcels remain subject to the Northside Shopping Center Master Plan and sign program.
4. That that the shard access, parking and maintenance agreements be certified or amended to assure inclusion of the new property configuration in the shopping center shared agreements. This shall be done prior to or in conjunction with the recordation of the final map.
5. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-03.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council regarding a Planning Commission decision may be submitted within ten days following the date of a decision by the Planning Commission.

An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2015-36
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Northside Shopping Center Master Plan
- Exhibit "C" – TPM Larger Version
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.04.040 Appeals.

A. Planning Commission Actions. The subdivider or any interested person adversely affected may appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten days after the action which is the subject of the appeal. An appeal shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. Hearing of Appeals. Upon the filing of such an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal. Within ten days following the conclusion of the hearing, the city council shall render written decision on the appeal. (Prior code § 9015)

**RESOLUTION NO 2015-36
AMENDED BY THE PLANNING COMMISSION**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-03, A REQUEST BY JOE GONG PROPERTY OWNER, TO DIVIDE AN EXISTING 14.58 ACRE PARCEL INTO THREE PARCELS TOTALING 13.75 ACRES, 21,080 SQ. FT. AND 15,800 SQ. FT. IN THE COMMERCIAL SHOPPING OFFICE (CSO) ZONE. THE SITE IS LOCATED IN THE NORTHSIDE SHOPPING CENTER AT THE SOUTHWEST CORNER OF DINUBA BOULEVARD AND FERGUSON STREET (APN 090-280-016, 090-270-030)

WHEREAS, Tentative Parcel Map No. 2015-03 is a request by Joe Gong property owner, to divide an existing 14.58 acre parcel into three parcels totaling 13.75 acres, 21,080 sq. ft. and 15,800 sq. ft. in the Commercial Shopping Office (CSO) zone. The site is located in the Northside Shopping Center at the southwest corner of Dinuba Boulevard and Ferguson Street (APN 090-280-016, 090-270-030); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 13, 2015; and,

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

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-38).

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

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel would be consistent with similar divisions of property in the Commercial Shopping Office (CSO zone) designation.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-38).

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-036.
2. That the site be parceled in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That the proposed parcels remain subject to the Northside Shopping Center Master Plan and sign program.
4. That that the shard access, parking and maintenance agreements be certified or amended to assure inclusion of the new property configuration in the shopping center shared agreements. This shall be done prior to or in conjunction with the recordation of the final map.
5. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-03.

Exhibit - "C"

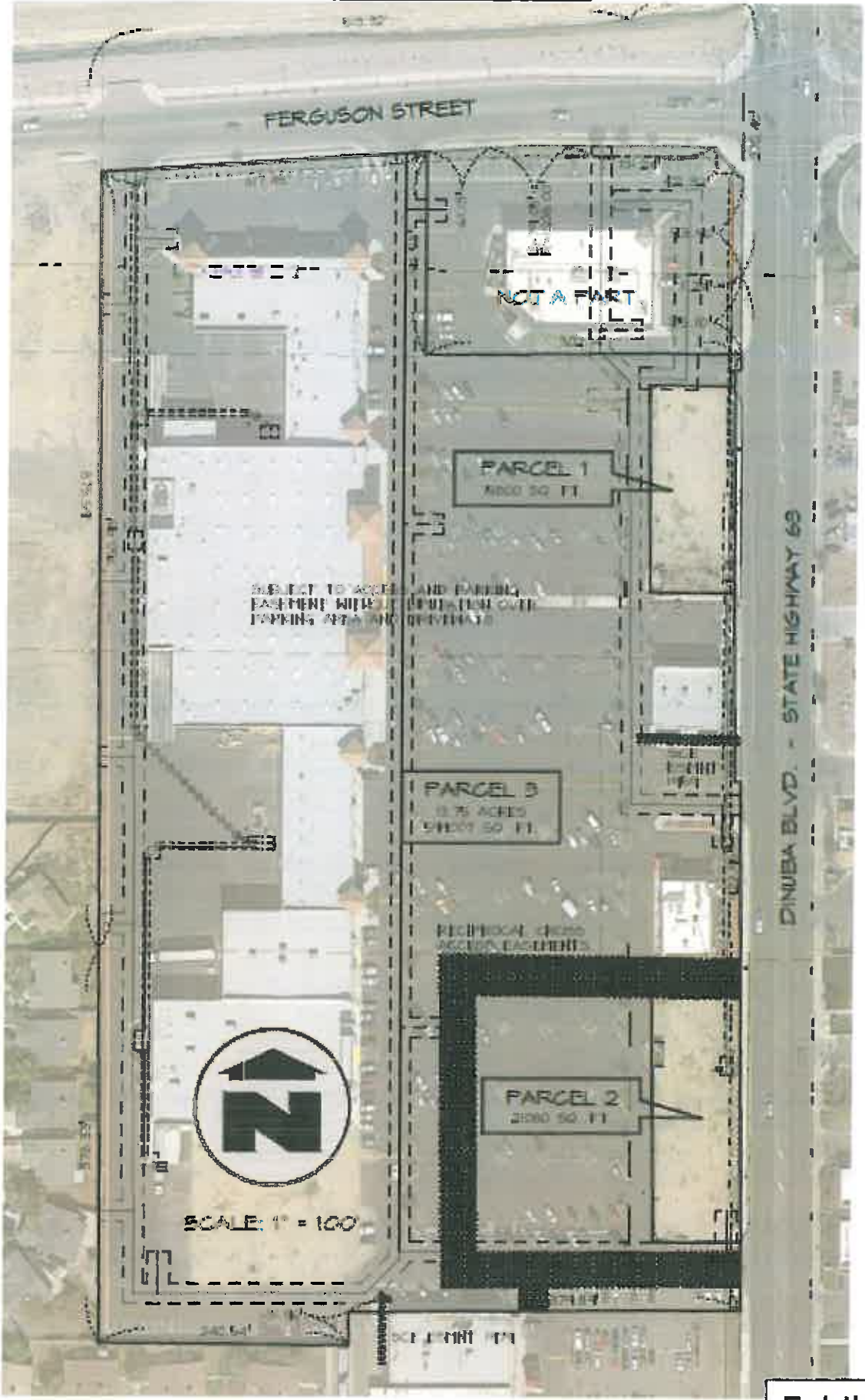


Exhibit - "C"



MEETING DATE 3/11/2015
SITE PLAN NO. 15-036
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 Tentative Parcel Map

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



Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 2

DATE: March 11, 2015

SITE PLAN NO:

SPR15036

PROJECT TITLE:

TENTATIVE PARCEL MAP

DESCRIPTION:

TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 14.58 ACRES (CSO ZONED) (X/AE) (DISTRICT B)

APPLICANT:

ZERLANG NEIL

PROP OWNER:

FAIRWAY PROPERTIES NORTHSIDE LLC

LOCATION:

2025 N DINUBA BLVD

APN(S):

090-280-016

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____

G. FERREO

Signature

Date: 3-10-15



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

ITEM NO: 2

DATE: March 11, 2015

SITE PLAN NO: SPR15036
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 14.58 ACRES (CSO ZONED) (X/AE) (DISTRICT B)
APPLICANT: ZERLANG NEIL
PROP OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION: 2025 N DINUBA BLVD
APN(S): 090-280-016

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

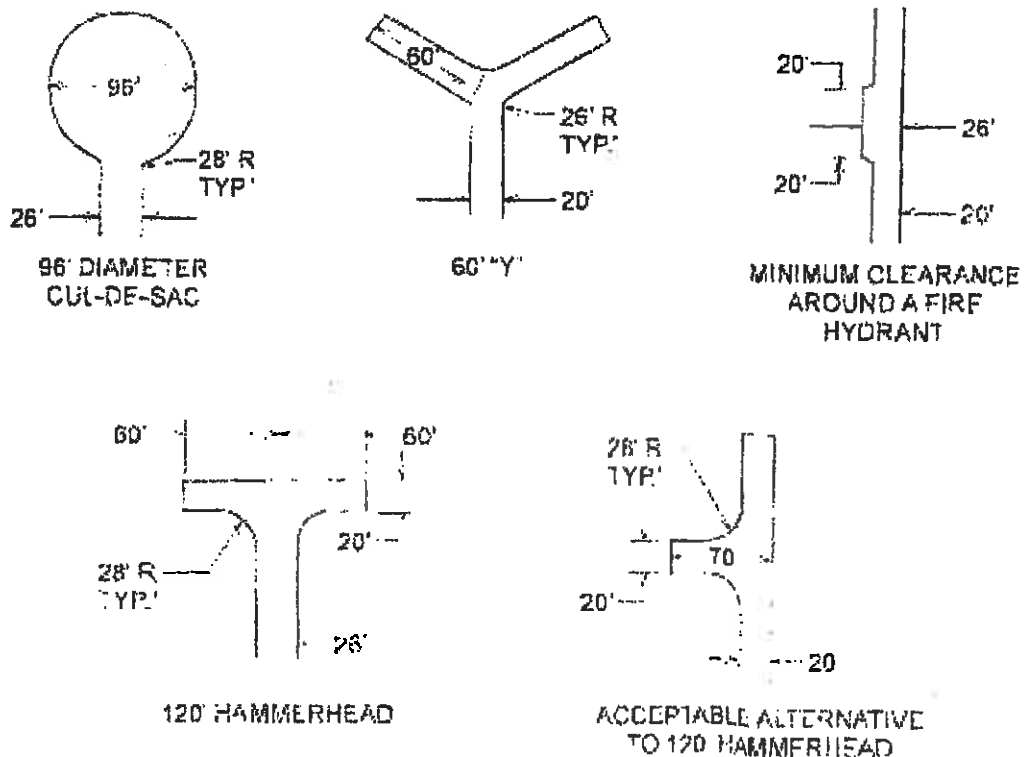
- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. 2013 CFC 3312
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:

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

 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

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



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

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

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

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

Fire Protection Systems:

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

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

Special Comments:



Maribel Vasquez
Fire Inspector

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: MARCH 11, 2015

SITE PLAN NO.: 15-036
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 3
PARCELS ON 14.58 ACRES (CSO ZONED) (X/AE)
(DISTRICT B)
APPLICANT: ZERLANG NEIL
PROP. OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION: 2025 N DINUBA BLVD
APN: 090-280-016

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Parcel development subject to current City standards.**
- 2. Impact fees will be due at time of each parcel development.**
- 3. Parcels 1 & 2 shall share common access and parking with Parcel 3; establish with map.**
- 4. Additional access points onto Dinuba is prohibited, refer to further conditions by Caltrans.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-036
Date: 3/11/2015

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

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

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

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 11, 2015

ITEM NO: 2
SITE PLAN NO: SPR15036
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 14.58 ACRES (CSO ZONED) (UAE)
(DISTRICT B)
APPLICANT: ZERLANG NEIL
PROP. OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION: 2025 N DINUBA BLVD
APN(S): 090-280-016

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

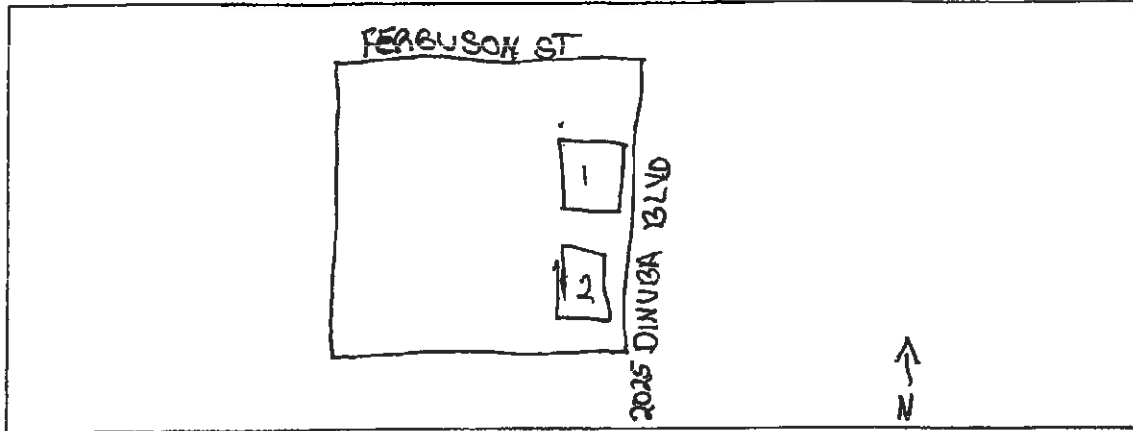
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis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

Additional Comments:



Leslie Blair


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 11, 2015

SITE PLAN NO: 2015-036
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 14.58 ACRES
(CSO ZONED) (X/AE) (DISTRICT B)
APPLICANT: ZERLANG NEIL
PROP. OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION TITLE: 2025 N DINUBA BLVD VISA
APN TITLE: 090-280-016
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-SO (Shopping / Office Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/11/2015

1. A Tentative Parcel Map is required.
2. The shopping center's CC&R's may need to be revised to reflect the future parcels.
3. Future development of proposed Parcels 1 & 2 is subject to the approved development plan for the Northside Shopping Center.
4. There is no development plan associated with this parcel map.

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

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

*(Except where building is on property line)

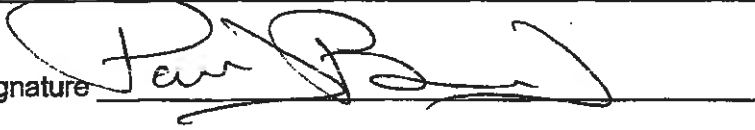
Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

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 "Jerr B...", is written over a horizontal line. The signature is stylized and cursive.

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR15036
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 3 PARCELS
ON 14.58 ACRES (CSO ZONED) (X/AE) (DISTRICT B)
APPLICANT: ZERLANG NEIL
PROP OWNER: FAIRWAY PROPERTIES NORTHSIDE LLC
LOCATION: 2025 N DINUBA BLVD
APN(S): 090-280-016

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

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

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

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

EXISTING REFUSE ENCLOSURE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

ITEM NO: 2

DATE: March 11, 2015

SITE PLAN NO:

SPR15036

PROJECT TITLE:

TENTATIVE PARCEL MAP

DESCRIPTION:

TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 14.58 ACRES (CSO ZONED) (X/AE) (DISTRICT B)

APPLICANT:

ZERLANG NEIL

PROP OWNER:

FAIRWAY PROPERTIES NORTHSIDE LLC

LOCATION:

2025 N DINUBA BLVD

APN(S):

090-280-016

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:



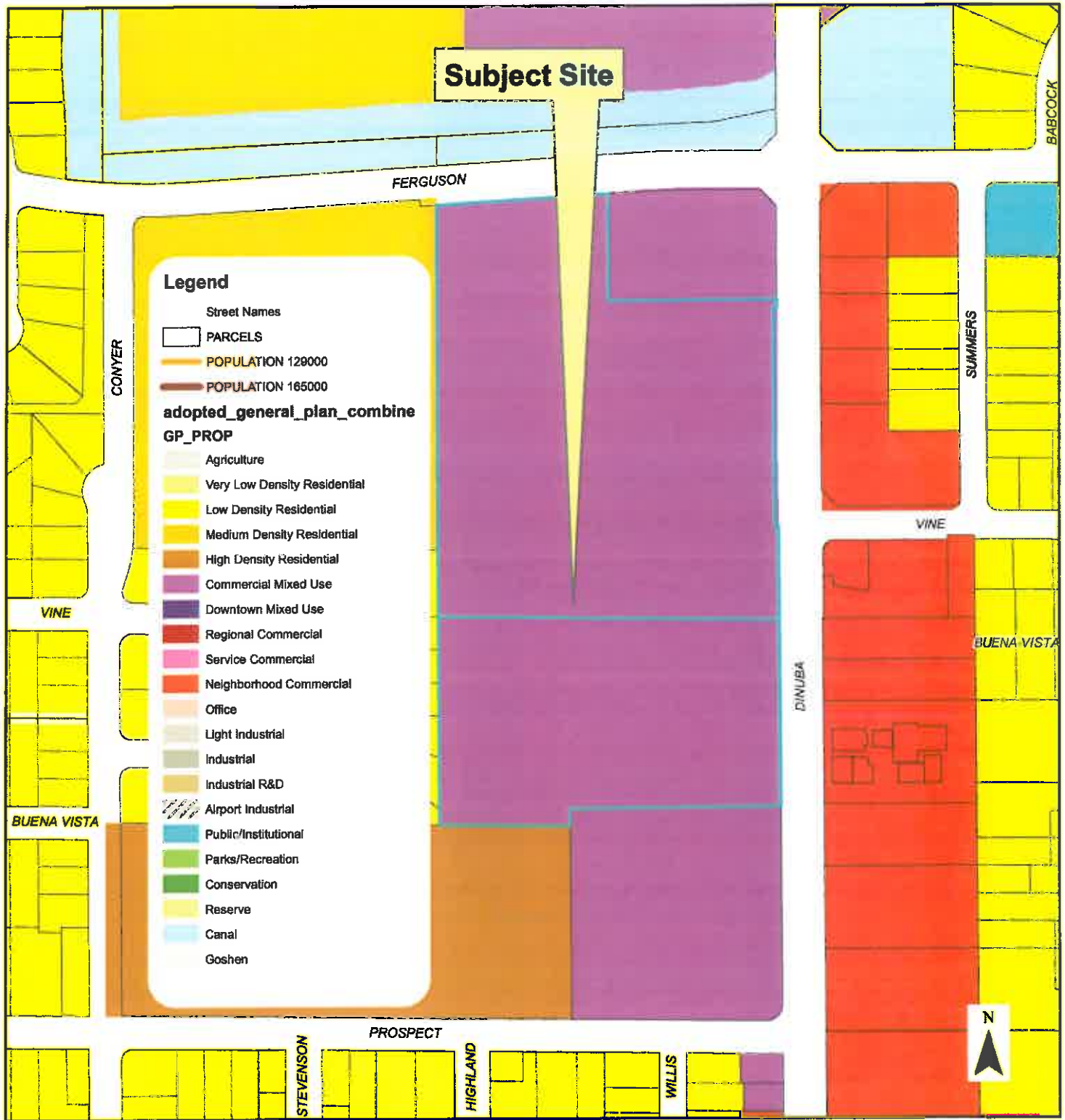
Line of Sight Issues:



Other Concerns:

Visalia Police Department

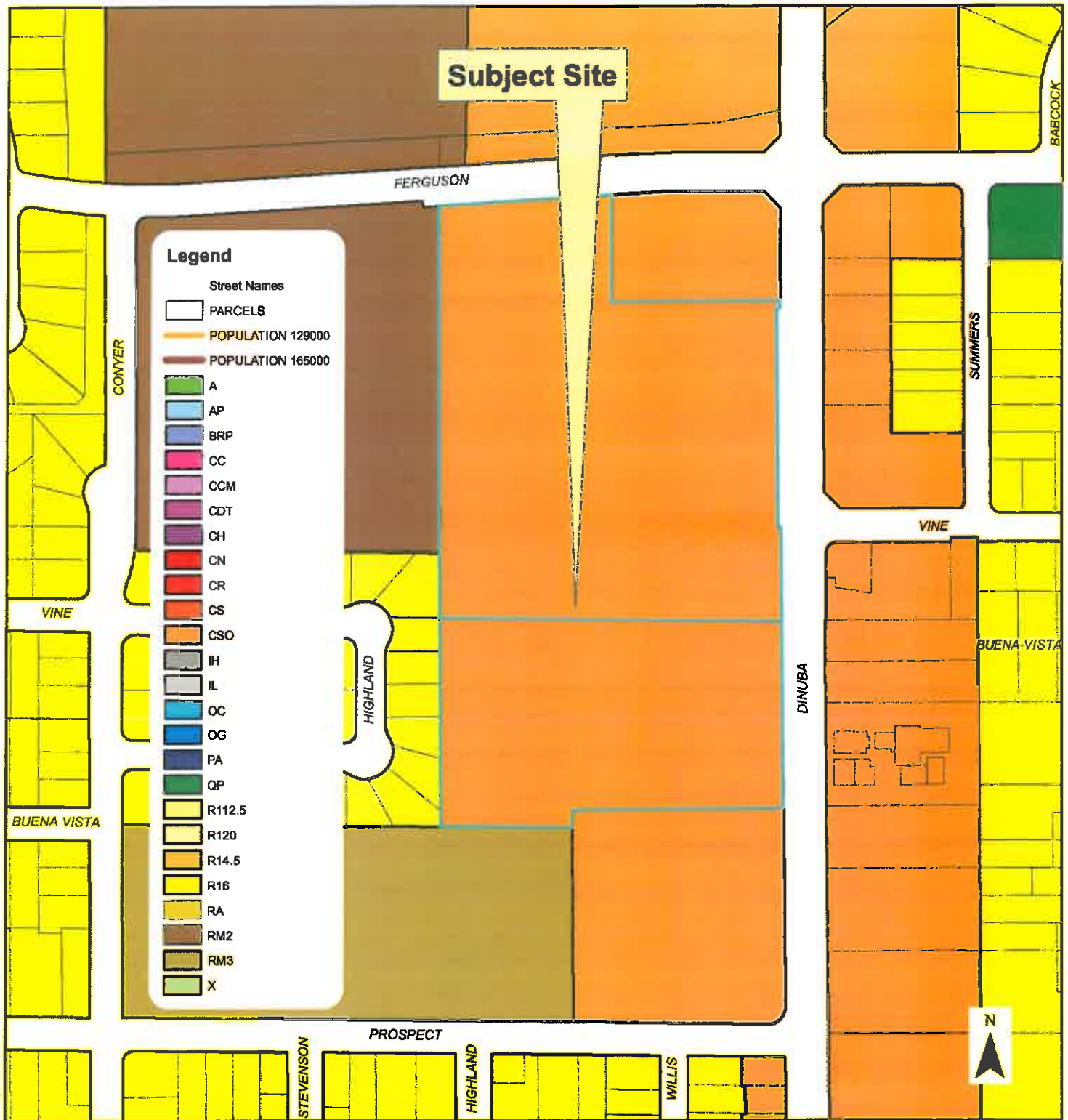
City of Visalia



Land Use Designations

TPM 2015-03

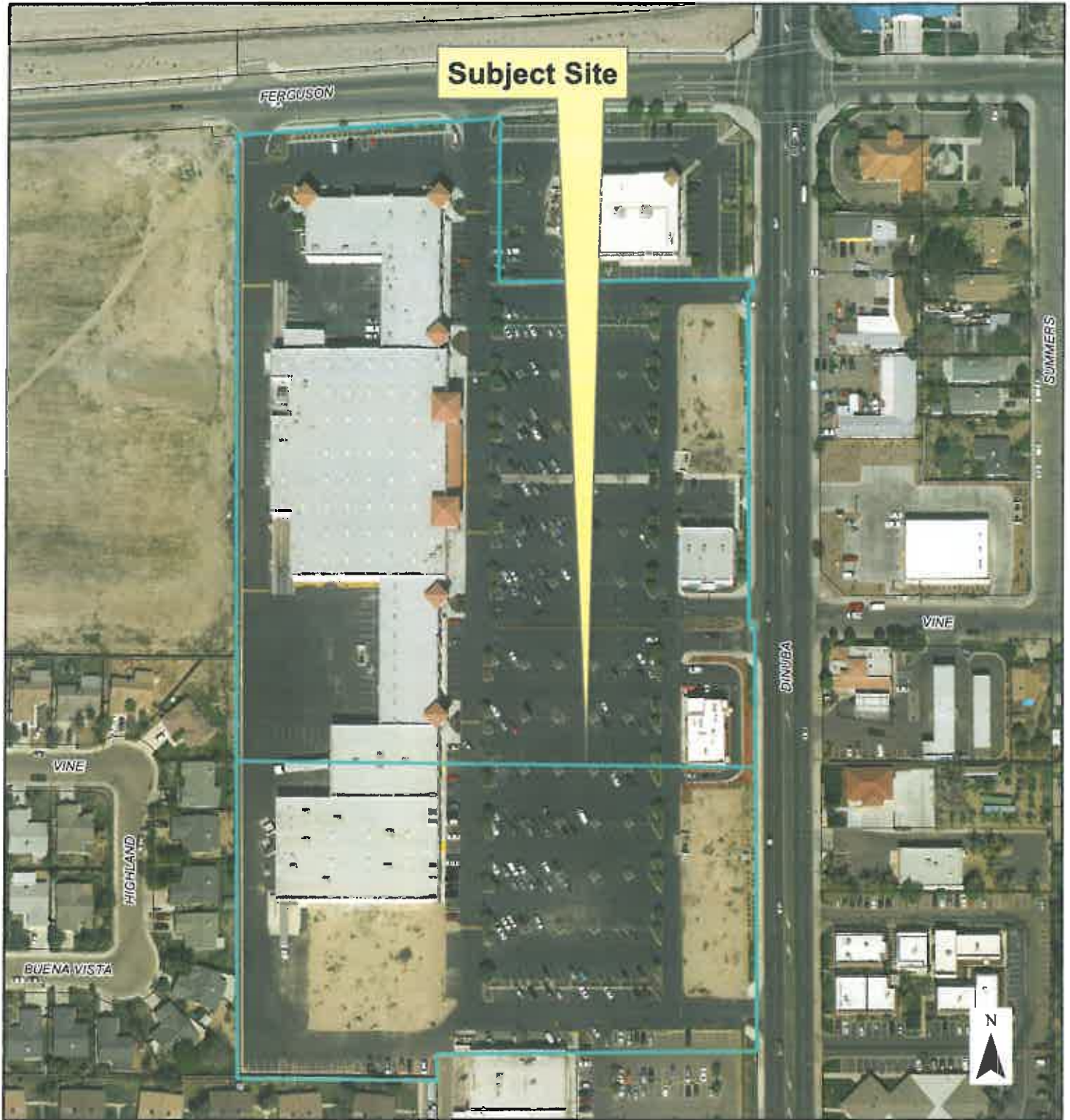
City of Visalia



Zoning Designations

TPM 2015-03

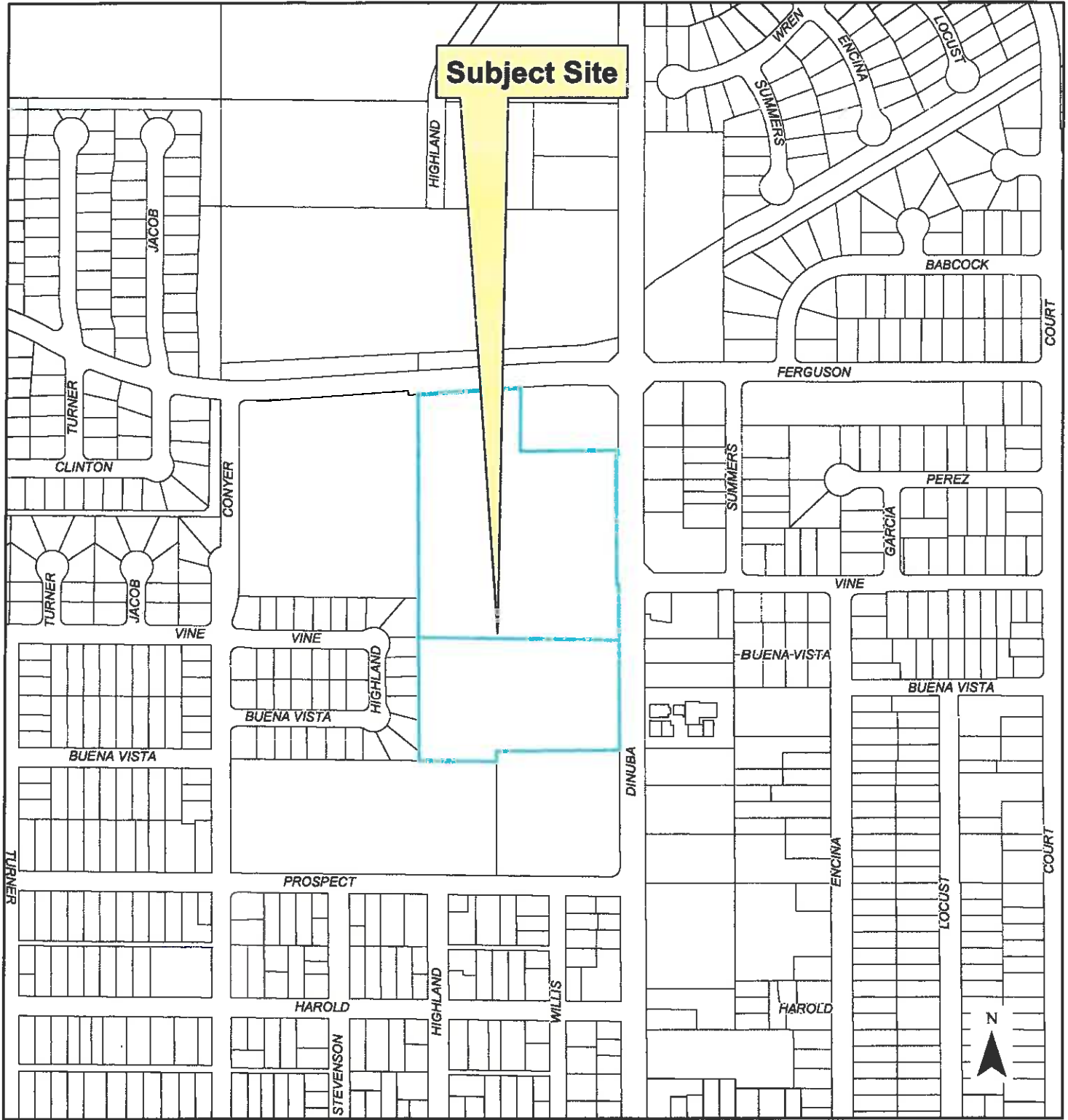
City of Visalia



Aerial Photo

TPM 2015-03

City of Visalia



Location Map

TPM 2015-03