

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, SEPTEMBER 14, 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 Consent Calendar

5. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-23, is a request by the City of Visalia to allow two electronic reader board signs for the Visalia Convention Center, one sign on Mineral King Avenue and the second sign on Acequia Avenue. The signs would replace the existing monument signs which were approved through Variance No. 91-09, in the C-DT (Commercial Downtown) zone. The project site is located at 303 E. Acequia Avenue. (APN: 094-302-016, 20) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-44

6. 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, SEPTEMBER 24, 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, SEPTEMBER 28, 2015



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 14, 2015

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

SUBJECT: Conditional Use Permit No. 2015-23: A request by the City of Visalia to allow two electronic reader board signs for the Visalia Convention Center, one sign on Mineral King Avenue and the second sign on Acequia Avenue. The signs would replace the existing monument signs which were approved through Variance No. 91-09, in the C-DT (Commercial Downtown) zone. The project site is located at 303 E. Acequia Avenue. (APN: 094-302-016, 20)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-23, as conditioned, based upon the findings and conditions in Resolution No. 2015-46. Staff's recommendation is based on the conclusion that the request is consistent with the City's General Plan, and Zoning Ordinance.

RECOMMENDED MOTION

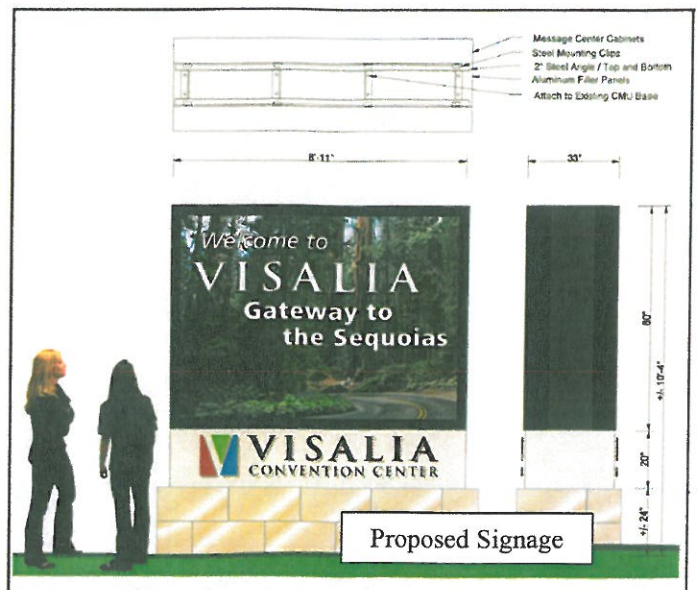
I move to approve Conditional Use Permit No. 2015-23 based on the findings and conditions in Resolution No. 2015-46.

PROJECT DESCRIPTION

The City of Visalia is requesting approval of a conditional use permit to allow two electronic signs for the Visalia Convention Center. The signs would be located on Mineral King and Acequia Avenues as shown in Exhibit "A". The elevations in Exhibit "B" show the new signs located on top of the existing monument bases, which will remain unchanged. The proposed signs would be identical to each other excepting the Mineral King sign, which would be only one sided since it is a one-way street. The new sign area is 60 square feet per face plus 15 square feet for the fixed – VISALIA CONVENTION CENTER lettering and logo at the bottom, for a total of 75 square feet of sign area per side. This is an increase in allowable sign area over Variance No. 91-09 which originally permitted these signs at 44 sq. ft.

The proposed signs would be approximately 10 feet 4 inches high on both Acequia and Mineral King. The existing Acequia sign is approximately 11 feet 6 inches high, and the Mineral King sign is approximately 9 feet 3 inches high. The result is the Acequia sign would be 1-foot lower, and the Mineral King sign being 1-foot higher.

The signs are for the advertising of events and to provide information for the convention center. They are programmable for change rate and dimmable for intensity. The hours of use could be up to be 24 hours a day, 365 days a year.



BACKGROUND INFORMATION

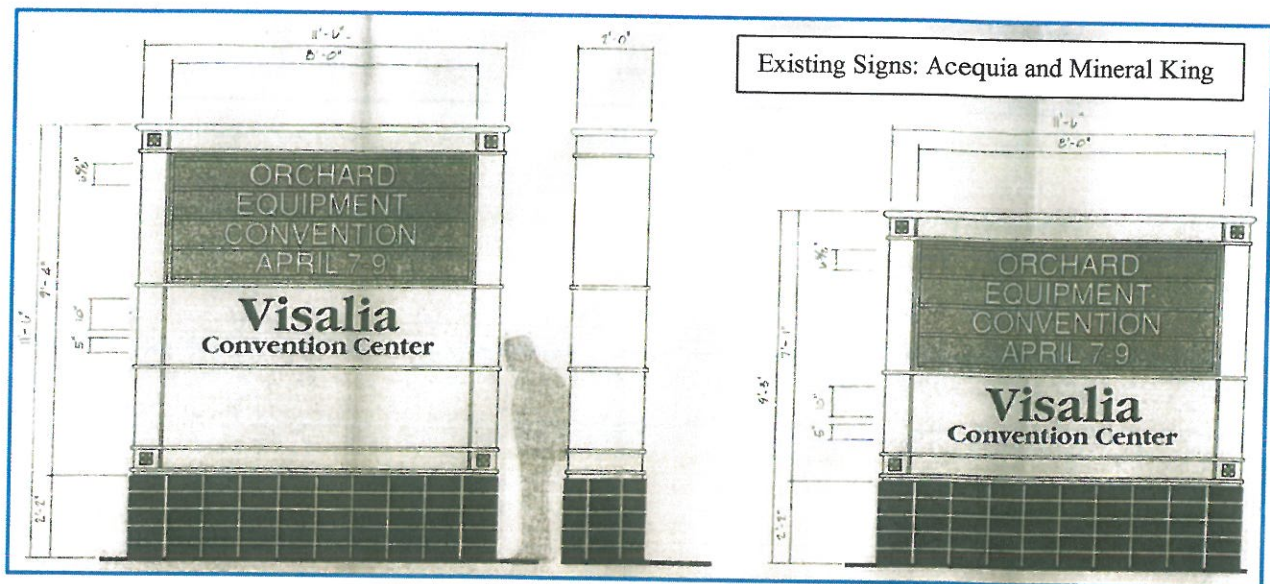
General Plan Land Use Designation	C-DT (Commercial Downtown)
Zoning	C-DT (Quasi Public)
Surrounding Zoning and Land Use	North: C-DT (Commercial Downtown) / Hotel, Parking Structure South: C-DT (Commercial Downtown) / Highway 198 East: C-DT (Commercial Downtown) / Retail West: C-DT (Commercial Downtown) / Hotel, Bank
Environmental Review	Categorical Exemption No. 2015-44
Special Districts:	Design District "D"
Site Plan Review	N/A

RELATED PROJECTS

On June 10, 1991, the Planning Commission approved Variance No. 91-09 allowing two monument signs and two directional signs for the Visalia Convention Center.

On December 12, 2011, the Planning Commission approved Conditional Use Permit No. 2011-29 for Central Valley Christian School to allow an electronic reader board sign with 18 square foot of copy area on a 16-foot tall sign at their school campus in the Q-P zone.

On April 23, 2012, the Planning Commission approved Conditional Use Permit 2012-16 for an electronic reader board sign 12 feet tall with 11 sq. ft. of sign area for St. Paul's School at 6101 W. Goshen Avenue.



PROJECT EVALUATION

Staff Recommendation

Staff is recommending approval of the requested changes to the Visalia Convention Center signs based upon the unique role the Convention Center plays in the community. It operates as a public facility and provides the largest variety of meeting and entertainment spaces in the

region. The ability to have electronic messaging instead of the existing reader board with lettering, which has to be changed by hand, would significantly increase the flexibility to provide a variety of Convention Center information. In addition, community based messaging such as locations to get sand bags during flooding or dates for the Christmas Parade may also utilize the signs in a limited fashion.

Background

This application for electronic signs is being processed as a conditional use permit based upon the recent processing of electronic signs in the QP zone for schools as conditional use permits.

In 2012 at a City Council Worksession, Council determined that there should be consideration given to an amendment to allow electronic signs for uses similar to the schools which had been using them for several years. Staff began the preparation of a sign ordinance amendment in 2012. During the scoping and review of the potential amendment, it was determined that the action should be rolled into the comprehensive sign ordinance amendment which was being contemplated.

The comprehensive sign ordinance amendment has been undergoing the adoption process, with Planning Commission approval in 2015, and anticipated Council adoption by the end of 2015. The revisions include allowances for electronic signs through the conditional use permit process.

During the approval of the CVC electronic sign, the Planning Commission noted for the record its approval was limited to that particular sign application where the use of the electronic sign by a school was for the benefit of providing “public service” information to parents, students, and teaching staff rather than for the sole intent of advertising a service or “retail product”. The Planning Commission’s findings to support such a request were limited to such signage in the Quasi-Public zone for uses that only advertise community based events. By regulating animated signs in this fashion, the City is not allowing this “digital signage” in a “wide open” manner, but rather acknowledging that animated signs have a place in the community for the benefit of the community.

Visalia Convention Center

The requested signs are to replace the existing Convention Center monument signs on Acequia and Mineral King Avenues.

Acequia Avenue Sign

The existing Acequia Avenue sign is a double sided sign with 28 sq. ft. of message board and 16 sq. ft. of fixed Convention Center lettering per side, and a height of approximately 11 feet 6 inches. The proposed sign would be double sided with 60 square feet per face plus 15 square feet of fixed Convention Center lettering per side, and an approximate height of 10 feet 4 inches, which is a reduction in height of over one-foot.

	Existing	Existing	Proposed	Proposed
	Sq. Ft.	Height	Sq. Ft.	Height
Acequia Sign (Double sided)	(28+16) 44 sq. ft.	11'-6"	(60+15) 75 sq. ft.	10'-4"
Mineral King Sign (Single sided)	(28+16) 44 sq. ft.	9'-3"	(60+15) 75 sq. ft.	10'-4"

Mineral King Avenue Sign

The existing Mineral King Avenue sign is a single sided sign with 28 sq. ft. of message board and 16 sq. ft. of fixed Convention Center lettering per side, and a height of approximately 9 feet 3 inches. The proposed sign would be single sided (facing east into traffic) with 60 square feet per face plus 15 square feet of fixed Convention Center lettering per side, and an approximate height of 10 feet 4 inches, which is an increase in height of over one-foot.

The overall size of the signs would be similar to the existing structures, with about a one-foot height decrease in one and one-foot increase in the other. The width of the signs would be reduced from 11.5 feet to approximately 9 feet. The proposed signs would be mounted on the existing monument bases. The only significant change is in the sign area, which generally doubles in size from 28 to 60 sq. ft.

Electronic Sign Standards

No standards for electronic signs have been established at this time. Both of the previous approvals included the following:

- That the sign have a light sensing device that will continuously adjust the brightness as ambient light conditions change.
- Electronic signs shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.

Staff has included these conditions into Resolution No. 2015-46, to limit the potential impacts from undesirable light and glare on the adjacent hotel which is 90 feet from the Acequia Avenue sign. The hotel represents a light sensitive land use, with room windows facing onto Acequia Avenue. The limit on hours of operation is only applied to the Acequia Avenue sign since the Mineral King Avenue sign does not face any hotel or residential living areas.

Change Rate and Animation – The proposed sign is capable of full animation and split second change rates which can be controlled. The previous electronic sign approvals did not condition the change rate of the signs since they were basic LED lettering systems for messages which need to be displayed long enough to be read. The draft sign ordinance does include a limit on change rates of once every six seconds. This would prohibit the use of the proposed signs for any type of animation. Staff has included this condition in Resolution No. 2015-46.

Environmental Review

The requested action is considered to be Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-44). Projects determined to meet this classification consist of the alteration of public or private structures.

RECOMMENDED FINDINGS

The Planning Commission is required to make findings for approval of a Conditional Use Permit.

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, or materially injurious to properties or improvements in the vicinity.
3. That the Visalia Convention Center provides the largest variety of meeting and entertainment spaces in the community, which would be served by the ability to have electronic messaging to provide information to the public, along with the ability to provide community based messaging.
 4. That conditions limiting the change rate and hours of operation for the requested electronic signs is necessary and reasonable to ensure for findings 1 and 2 of this resolution.
 5. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-44)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the signs be installed at the existing monument sign locations, and that the signs be developed in substantial compliance with the elevation shown in Exhibit "B".
2. That the sign have a light sensing device that will continuously adjust the brightness as ambient light conditions change.
3. That the Acequia Avenue electronic sign shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.
4. That the use of the signs for animation is prohibited, and that the maximum change rate is once every six (6) seconds.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-16, prior to the issuance of any building permit for this project

APPEAL INFORMATION

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

Attachments:

- Summary of Related Plans & Policies
- Resolution No. 2015-46

- Exhibit "A" – Site Plan – Existing Sign Locations
- Exhibit "B" – Elevation of Electronic Reader Board
- Exhibit "C" – Existing Signs
- Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch

RELATED PLANS AND POLICIES

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. 2015-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-23, A REQUEST BY THE CITY OF VISALIA TO ALLOW TWO ELECTRONIC READER BOARD SIGNS FOR THE VISALIA CONVENTION CENTER, ONE SIGN ON MINERAL KING AVENUE AND THE SECOND SIGN ON ACEQUIA AVENUE. THE SIGNS WOULD REPLACE THE EXISTING MONUMENT SIGNS WHICH WERE APPROVED THROUGH VARIANCE NO. 91-09, IN THE C-DT (COMMERCIAL DOWNTOWN) ZONE. THE PROJECT SITE IS LOCATED AT 303 E. ACEQUIA AVENUE. (APN: 094-302-016, 20)

WHEREAS, Conditional Use Permit No. 2015-23, is a request by the City of Visalia to allow two electronic reader board signs for the Visalia Convention Center, one sign on Mineral King Avenue and the second sign on Acequia Avenue. The signs would replace the existing monument signs which were approved through Variance No. 91-09, in the C-DT (Commercial Downtown) zone. The project site is located at 303 E. Acequia Avenue. (APN: 094-302-016, 20); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 14, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-23, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

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

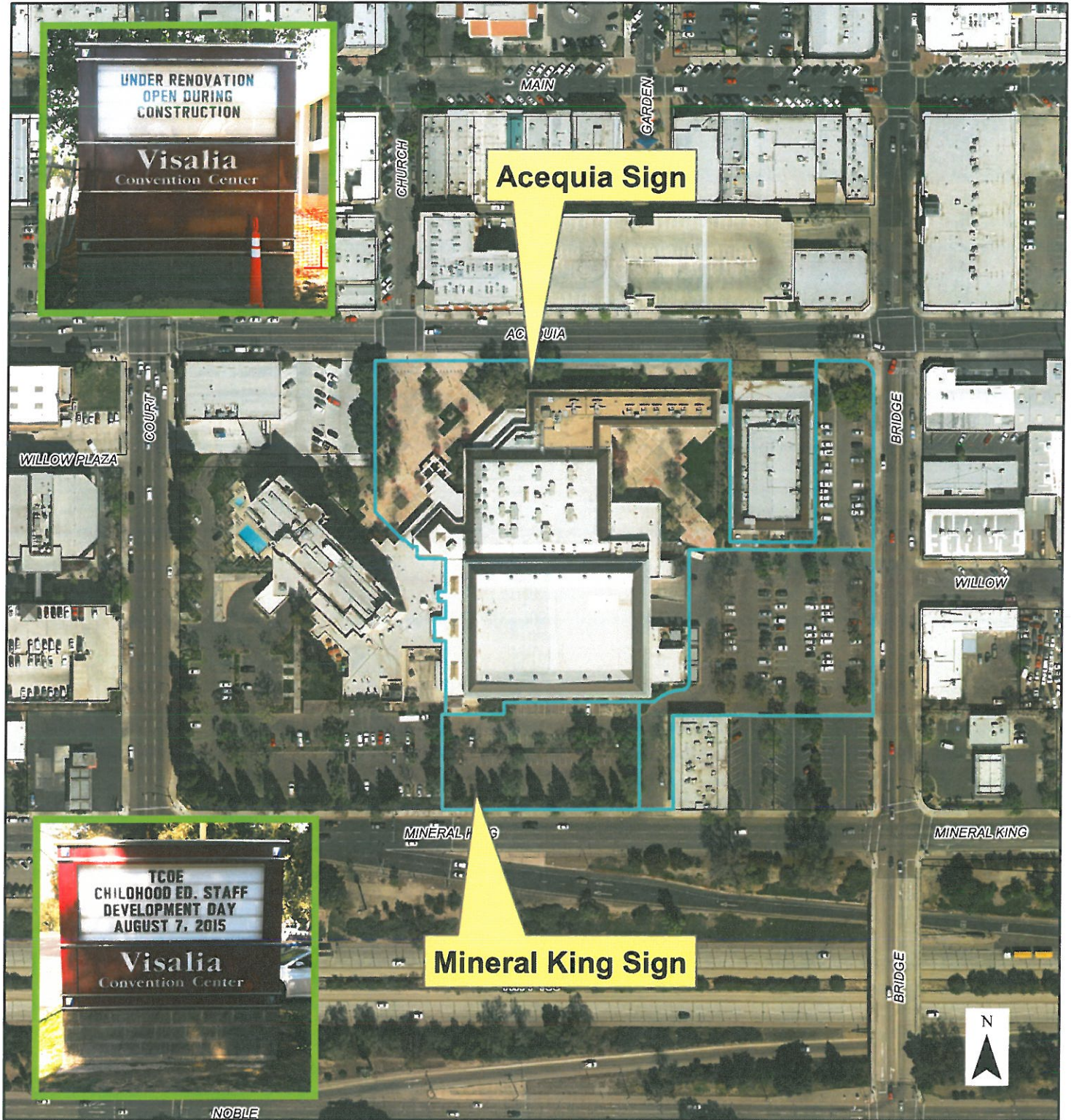
safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the Visalia Convention Center provides the largest variety of meeting and entertainment spaces in the region, which would be served by the ability to have electronic messaging to provide information to the public, along with the ability to provide community based messaging.
4. That conditions limiting the change rate and hours of operation for the requested electronic signs is necessary and reasonable to ensure for findings 1 and 2 of this resolution.
5. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-44)

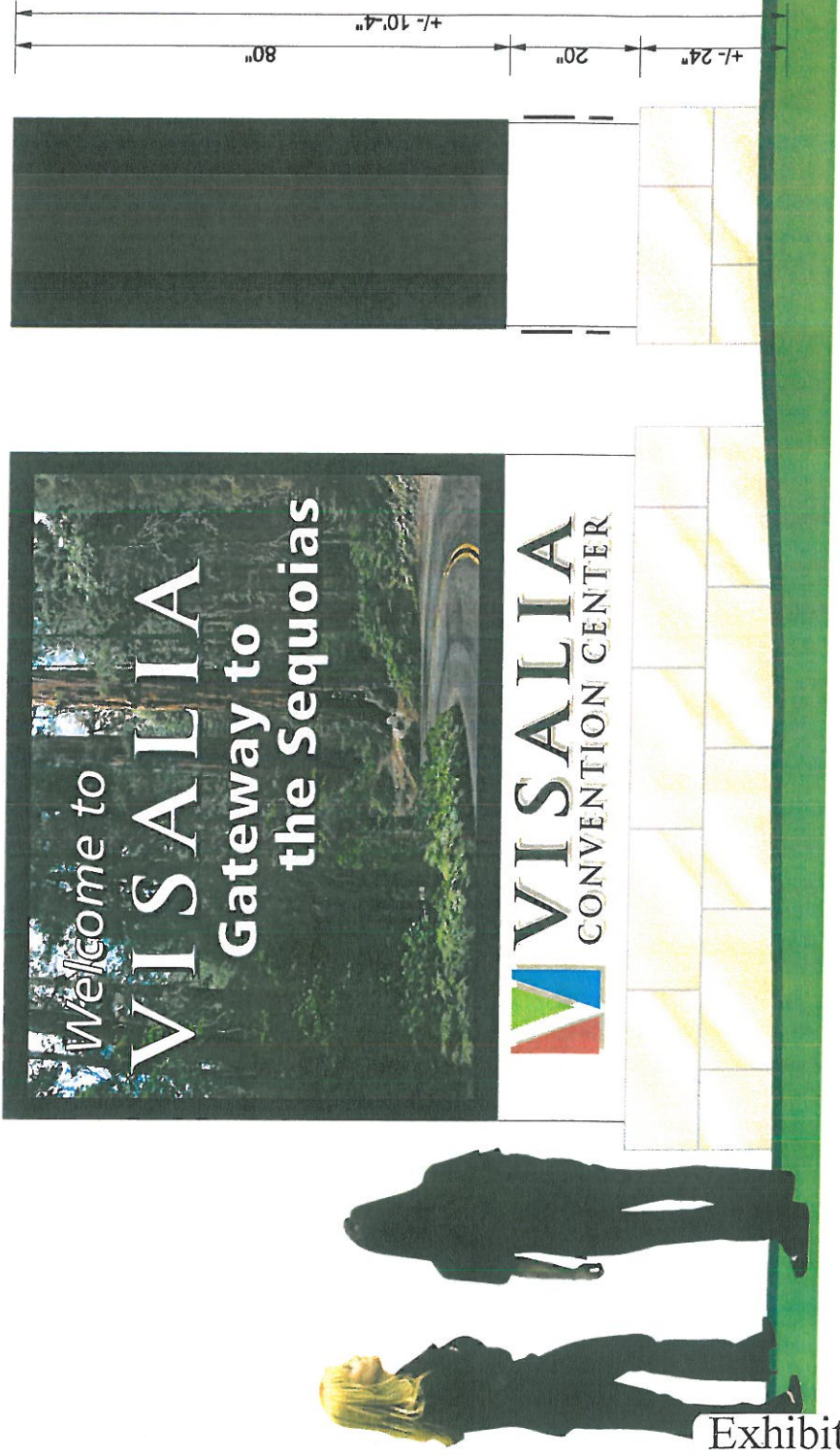
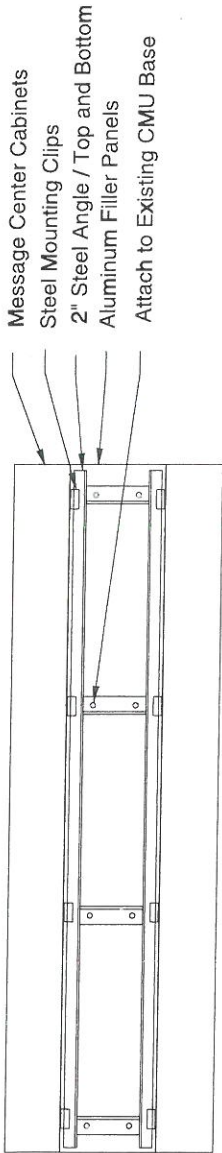
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the signs be installed at the existing monument sign locations, and that the signs be developed in substantial compliance with the elevation shown in Exhibit "B".
2. That the sign have a light sensing device that will continuously adjust the brightness as ambient light conditions change.
3. That the Acequia Avenue electronic sign shall not be illuminated between the hours of 10:00 p.m. and 5:00 a.m.
4. That the use of the signs for animation is prohibited, and that the maximum change rate is once every six (6) seconds.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-16, prior to the issuance of any building permit for this project.

City of Visalia



Existing Signs and Locations



Client Information
 Contact David Barnhart
 Company Johnston Contracting
 Address _____
 Phone 432-9070
 Fax 432-9077
 email _____

Description
 Manufacture and install one(1) double sided LED message center sign with steel poles and structure, Daktronics 20mm Galaxy Pro GP4 displays, aluminum pedestal with raised router-cut letters and logo, and tile overlay. Sign to connect to existing customer supplied power and data stubbed at sign location.

Materials
 Steel pole structure and carriages.
 Aluminum base and dimensional letters.
 Tile to match building columns.
 Concrete footing.
 Colors and finishes to be determined.

Exhibit "B"

X _____ approved _____ date _____
 As Is Without Change
 With Changes Noted

This original drawing is the exclusive property of A-Plus Signs, Inc., and may not be reproduced, displayed, or distributed without express written consent.

drawn by JWA date 5/27/15 scale NTS
 file johnston_visalia_convention_monument1 rep JA

4379 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 E-mail: design@a-plussigns.com



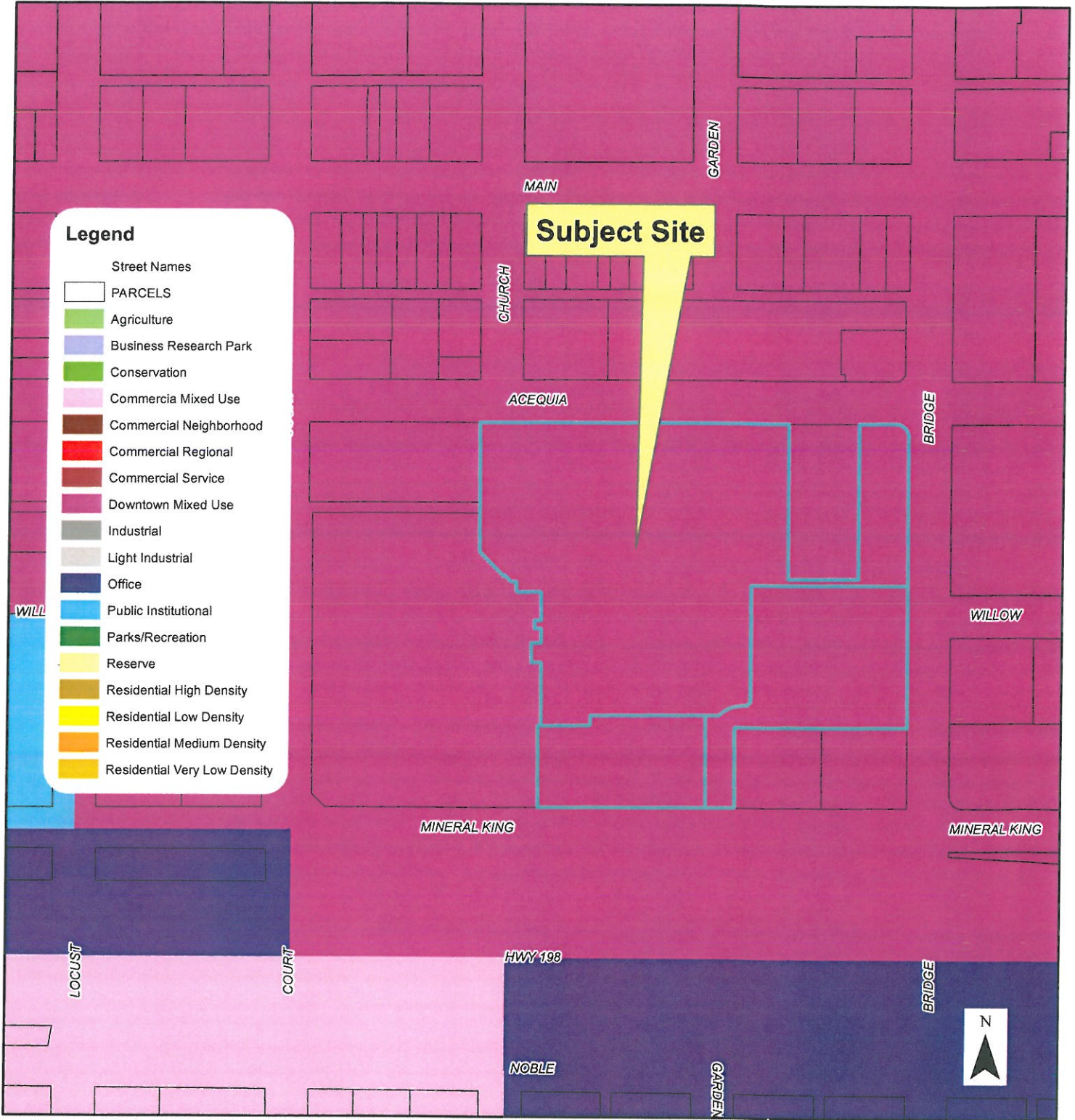
Johnston Contracting
 Visalia Convention Center LED Sign
 303 E. Acequia Ave, Visalia, CA 93291

Exhibit "B"



EXISTING MARQUEE SIGN LOCATED ON ACEQUIA AVENUE

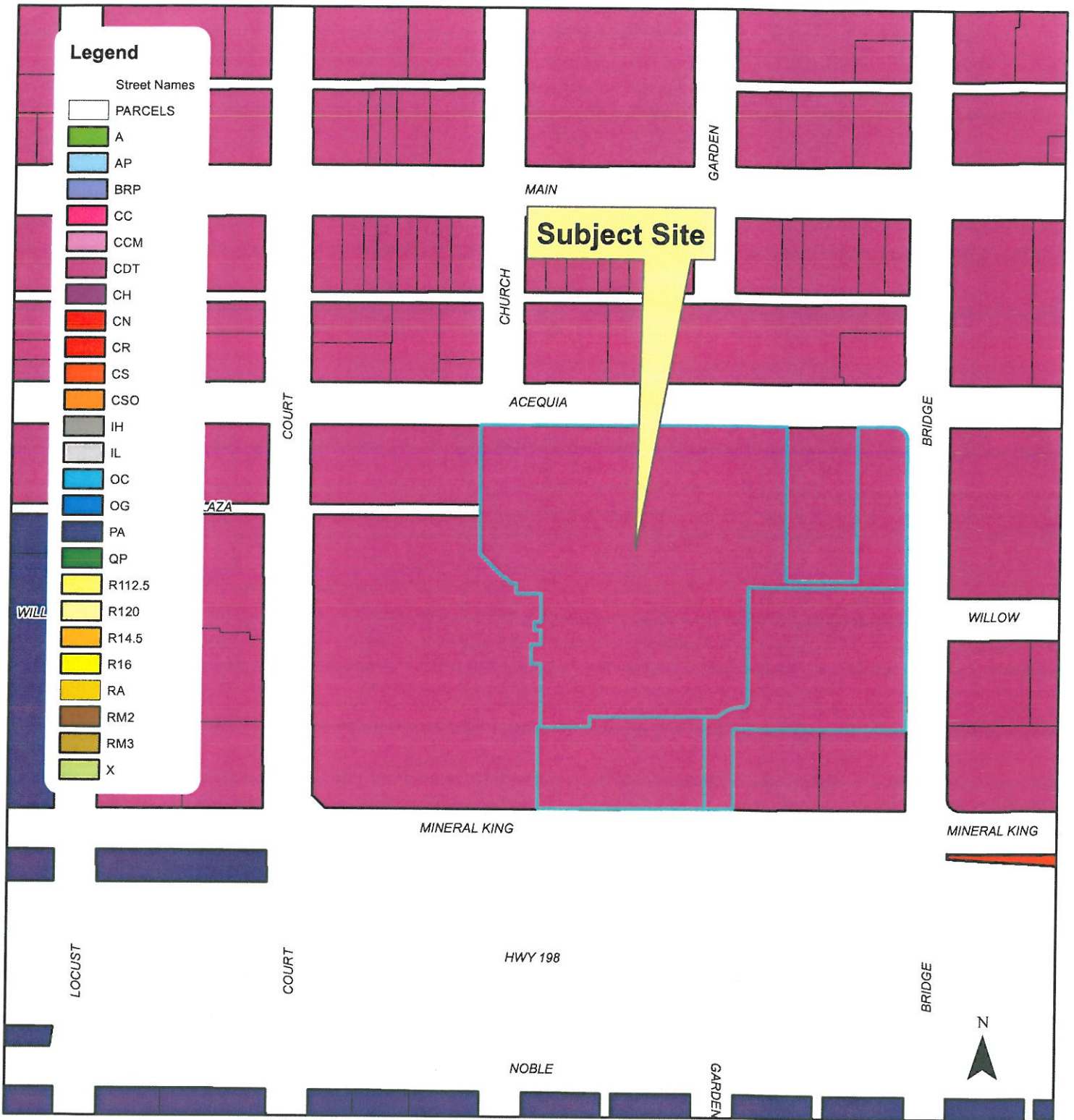
City of Visalia



Land Use Designations

CUP 2015-23

City of Visalia



Zoning Designations

CUP 2015-23

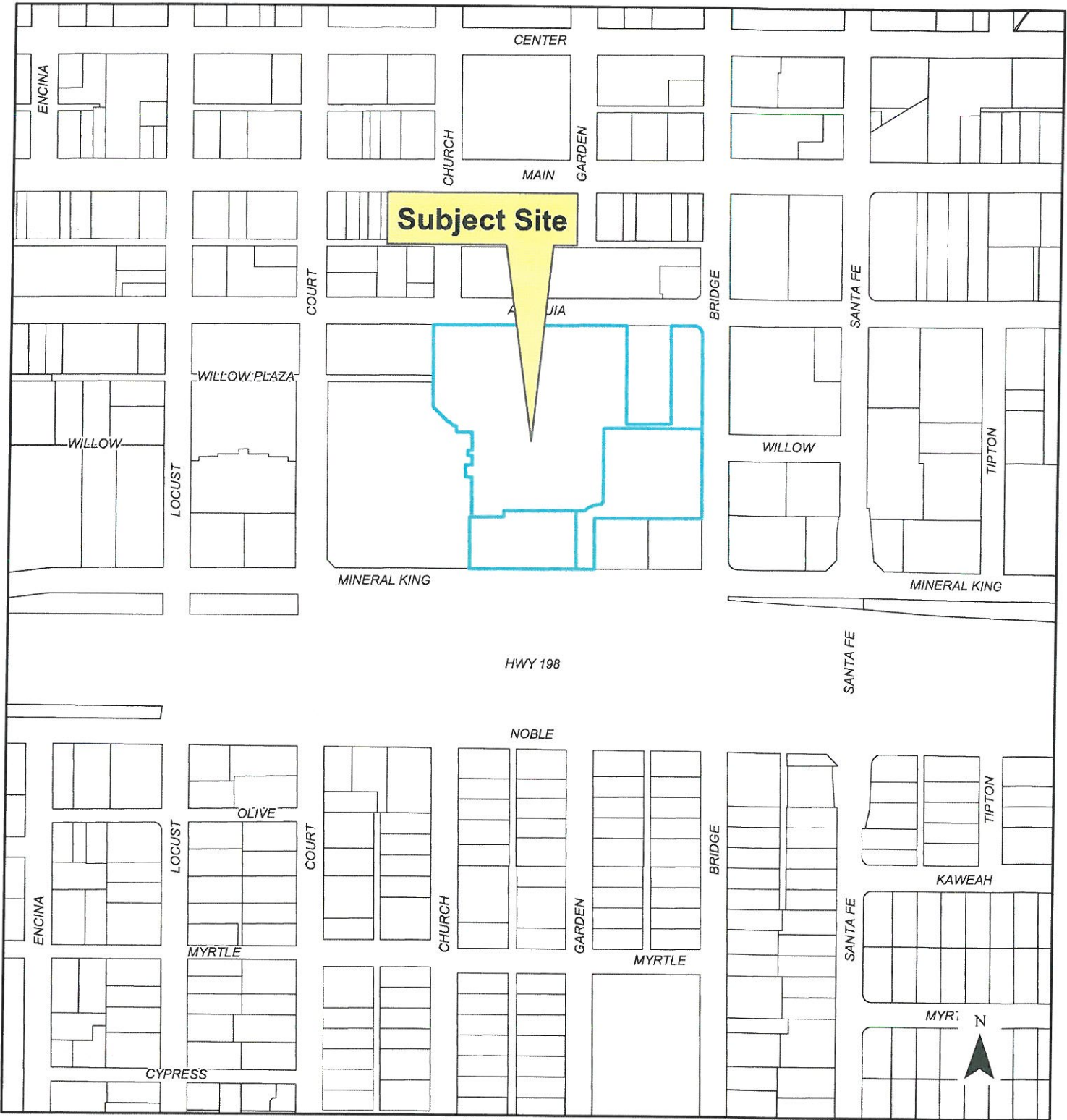
City of Visalia



Aerial Photo

CUP 2015-23

City of Visalia



Location Map

CUP 2015-23