

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.

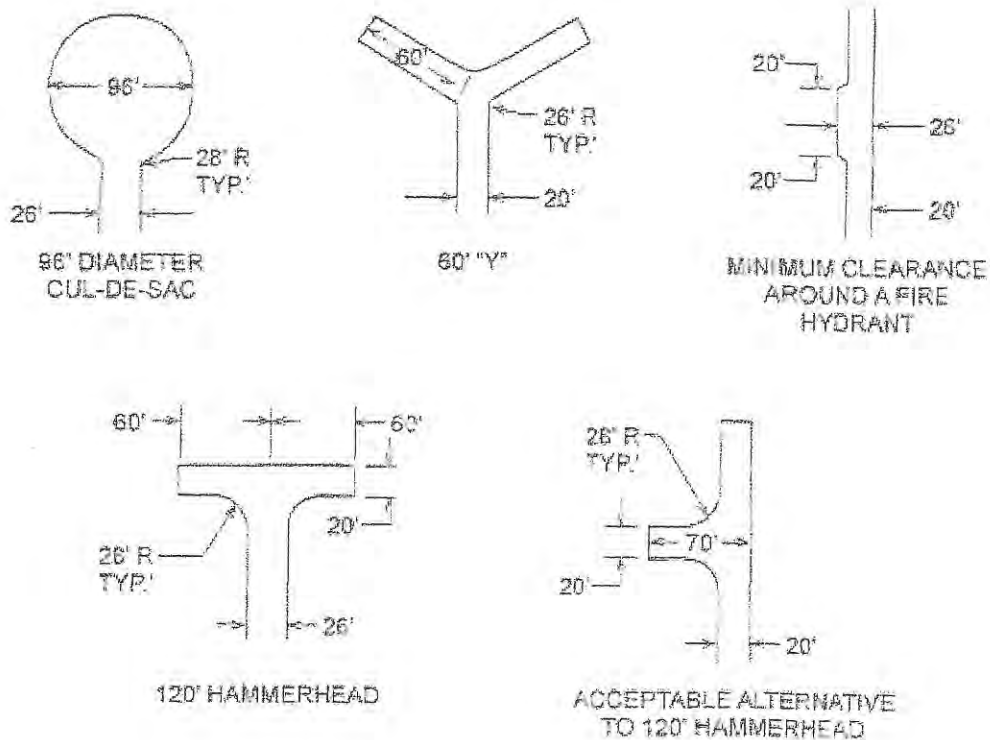


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:

Employee Name
Employee Title

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

ALTERNATIVE: 2 DATE: MAY 06, 2015
SITE PLAN NO: SPR15073
PROJECT TITLE: SITE IMPROVEMENTS
DESCRIPTION: TWO NEW BUILDINGS ONE @ 5,570 SF AND ONE @ 5,000 SF ON 42,000 SF AREA (IL ZONED) (X) (DISTRICT H)
APPLICANT: BJ PERCH CONSTRUCTION INC
PROP OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION: 6913 W PERSHING CT
APN(S): 081-150-022

COMMERCIAL BIN SERVICE

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

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

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

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

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES , SOLID WASTE WILL BE NOTIFIED.

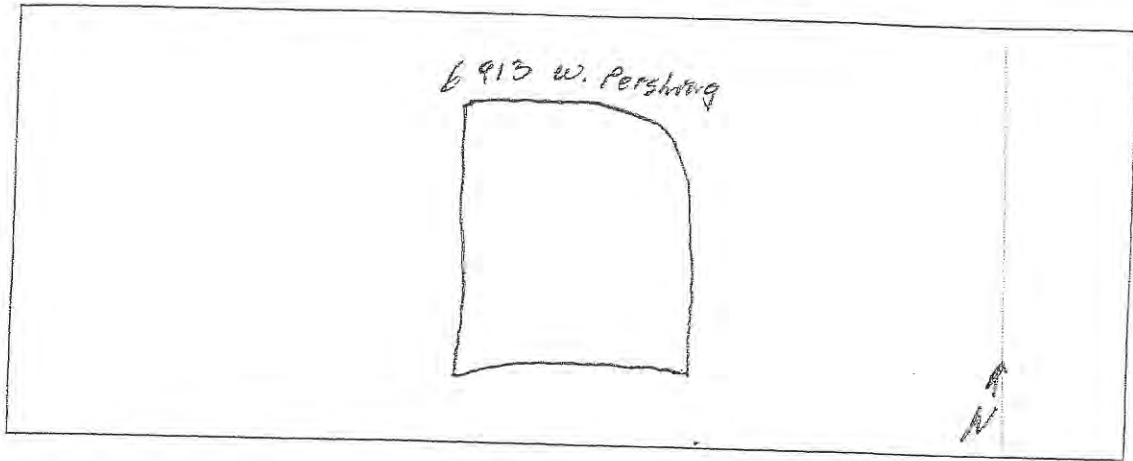
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 5-5-15

Site Plan Review # 15073


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: May 6, 2015

SITE PLAN NO: 2015-073
 PROJECT TITLE: SITE IMPROVEMENTS
 DESCRIPTION: TWO NEW BUILDINGS ONE @ 5,570 SF AND ONE @ 5,000 SF ON 42,000 SF AREA (IL ZONED) (X) (DISTRICT H)
 APPLICANT: BJ PERCH CONSTRUCTION INC
 PROP. OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
 LOCATION TITLE: 6913 W PERSHING CT
 APN TITLE: 081-150-022
 GENERAL PLAN: Light Industrial
 EXISTING ZONING: IL – (Light Industrial)

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

Project Requirements

- Variance to Setbacks
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/06/2015

1. A variance to the required 40-foot setback along Shirk Street is required. At this time, staff does not know if the required findings can be made given the surrounding development complies with the 40-foot setback.
2. The Variance application requires the applicant to provide their responses to the five findings.
3. Staff supports Engineering and Fire Departments comments regarding the conversion of the drive approach on Shirk Street be converted to an "Emergency Access Only".
4. If the site is to be subdivided, a parcel map is required. Submit the tentative parcel map through the Site Plan Review process. Furthermore, if the site is subdivided, one of the parcels will not have vehicular access to a public right-of-way. A CUP would be required with the parcel map due to the map creating parcels without direct access to a public right-of-way. Shared cross-access agreements will be required.
5. If a block wall does not exist on the south property line, a seven-foot block wall will be required.

Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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

Maximum Building Height: 75 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	40 Feet	40 Feet

> Side abutting residential zone	20 Feet	10 Feet
> Rear	0 Feet	0 Feet
> Rear abutting residential zone	20 Feet	10 Feet

Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.

Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.

Interior roads provide access to parcels within development

Minimum Site Area: 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

Parking: As prescribed in Chapter 17.34

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

Parking:

1. Provide one space per 500 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
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. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. 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. The City has adopted the State Water Efficient Landscape Ordinance. 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 MWELD standards is required indicating that the landscaping has been installed to MWELD 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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. 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.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. 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:

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

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

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

Signature _____

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3	DATE: MAY 6, 2015
SITE PLAN NO.:	15-073
PROJECT TITLE:	SITE IMPROVEMENTS
DESCRIPTION:	TWO NEW BUILDINGS ONE @ 5,570 SF AND ONE @ 5,000 SF ON 42,000 SQ FT AREA (IL ZONED) (DISTRICT H) (X)
APPLICANT:	BJ PERCH CONSTRUCTION INC
PROP OWNER:	CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION:	6913 W PERSHING CT
APN:	081-150-022

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter *onsite as necessary*
- Drive approach size: **25' min.** Use radius return; *Refer to City commercial approach standards*
- Sidewalk: **6'** width; **10'** parkway width at *Shirk*
- 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. **All 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. **see comments**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

- 1. City records indicate an 8" storm drain lateral was installed with subdivision site improvements. Redesign onsite storm drain system to connect to existing stub.***
- 2. An accessible path of travel from the public right-of-way to southern building's entrance is required. Refer to City & ADA standards.***
- 3. Refuse enclosure shall comply with City standard 24' enclosure with concrete apron and gates.***
- 4. A van-accessible stall is required to serve each separate building. Refer to City & ADA standards.***
- 5. The proposed width of driveway from Pershing exceeds width of parking stalls, adjust accordingly.***
- 6. Landscape and irrigation plans shall accompany overall site improvement plans and comply with MWELo regulations. Refer to Planning Dept. conditions of approval. Install street trees on Pershing and Shirk.***
- 7. A 10' parkway is required on Shirk. Realign sidewalk accordingly to be within a 6' sidewalk easement. Easement required with building permit submittal.***
- 8. Proposed building locations are encroaching into existing 40' landscape setback along Shirk. Refer to Planning Dept. for further conditions. Redesign accordingly.***
- 9. The proposed drive approach on Shirk is only supported by City staff if it is for emergency access only. Signage and striping will be necessary to ensure this access point is used for emergency access only.***

10. Development impact fees associated with the land will be assessed at time of site improvement permit. Impact fees associated with building construction will be assessed at time of building permit(s). Impact fee rates are subject to an increase effective June 6, 2015.

11. Building permit plan check and inspection fees apply.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-073
Date: 5/6/2015

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.)

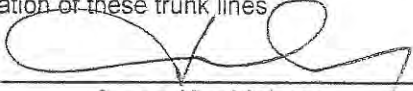
(Fee Schedule Date: 8/15/2014, rates subject to change)
(Project type for fee rates: SITE IMPROVEMENT, SERV.COMM.)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,659/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$21/1000SF
	TREATMENT PLANT FEE: TBD based on use of the buildings
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$137/AC X (19AC/20LOTS) = \$130.15
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$229/AC X (19AC/20LOTS) = \$217.55
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,713/AC X (19AC/20LOTS) = \$1,627.35
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$347/1000SF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 14, 2015

ITEM NO:	3
SITE PLAN NO:	SPR15073
PROJECT TITLE:	SITE IMPROVEMENTS
DESCRIPTION:	TWO NEW BUILDINGS ONE @ 5,570 SF AND ONE @ 5,000 SF ON 42,000 SF AREA (IL ZONED) (X) (DISTRICT H)
APPLICANT:	DJ PERCH CONSTRUCTION INC
PROP. OWNER:	CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION:	6015 W PERSHING CT
APN(S):	081-150-022

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:

- Direct access onto Shirk St not recommended due to arterial status roadway.
 - If permitted, will allow right out only which will require roadway improvements south of site on Shirk St.



Leslie Blair



MEETING DATE July 29, 2015
 SITE PLAN NO. 15-120
 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 COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: July 29, 2015

SITE PLAN NO: 2015-120
PROJECT TITLE: PARCEL MAP
DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO PARCELS FOR SEPARATE BUILDINGS (SEE SITE PLAN 15-073) (IL) (X) (H)
APPLICANT: PERCH BASIL
PROP. OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION TITLE: 6913 W PERSHING CT VISA
APN TITLE: 081-150-022
GENERAL PLAN: Industrial
EXISTING ZONING: I-L – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 07/29/2015

1. A tentative parcel map is required for the proposed subdivision.
2. A Conditional Use Permit, for a Planned Development, is required because the parcel map is proposing to create a parcel with no direct public access to a right-of-way. The drive approach on Shirk Street is for Emergency Use only. This access drive is locked and gated and does not provide unobstructed vehicular access.
3. The development plan was submitted for this site per Site Plan Review No. 2015-073. A variance to the required 40-foot setback along Shirk Street is required for this project. Staff requires all three entitlements (Parcel Map, CUP & Variance) be submitted for this project.
4. Cross-access and shard maintenance agreements are required as part of the parcel map. This requirements will be included as part of the conditions of project approval for the 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: "H" (See Chapter 17.24 For BRP Zoned Sites) [17.30.230]

Maximum Building Height: 75 Feet

Minimum Setbacks:

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

➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

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

Minimum Site Area: 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

Parking: As prescribed in Chapter 17.34

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

Parking:

1. See SPR No. 2015-073 for site development requirements.

Fencing and Screening:

1. See SPR No. 2015-073 for site development requirements

Landscaping:

1. See SPR No. 2015-073 for site development requirements.

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. 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.

Signature

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: JULY 29, 2015

SITE PLAN NO.: 15-120
PROJECT TITLE: PARCEL MAP
DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO PARCELS FOR SEPARATE BUILDINGS (SEE SITE PLAN 15-073) (IL) (X) (H)
APPLICANT: PERCH BASIL
PROP. OWNER: CONWAY JIM & MARLA SUZANNE (TRS FAM TR)
LOCATION: 6913 W PERSHING CT
APN: 081-150-022

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
Easement for sidewalk along Shirk Rd.

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 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. **Run-off to be directed to existing private basin in Pershing.**

- 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: **6'** ft. wide, with **10'** ft. wide parkway on **Shirk**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. Refer to conditions set forth with SPR 15-073

2. Refer to Planning Dept. for required entitlements

3. Shared utility easements will be required through Parcel 1, to serve Parcel 2.

4. Impact fees will be deferred until time of development of each parcel.

5. Parcel 2, if developed first, will be required to complete drive approach and drive aisle improvements for access from Pershing. Refer to access restrictions conditioned with SPR 15-073.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-120
Date: 7/29/2015

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:7/7/2015)
(Project type for fee rates:TBD)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

Park Acquisition Fee

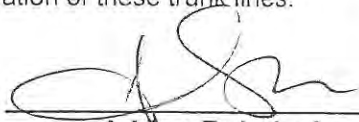
Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

Waterways Acquisition Fee

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

City Reimbursement:

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



Adrian Rubalcaba


Site Plan Review Comments For:

City of Visalia
 Fire Department
 707 W Acequia
 Visalia, CA 93291
 559-713-4261 *office*
 559-713-4808 *fax*

SITE PLAN NO: SPR15120
 PROJECT TITLE: PARCEL MAP
 DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO PARCELS FOR SEPARATE BUILDINGS (SEE SITE PLAN 15-073) (L) (X) (H)
 APPLICANT: PERCH BASIL
 PROP OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TI
 LOCATION: 6913 W PERSHING CT
 APN(S): 081-150-022

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 are served 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.

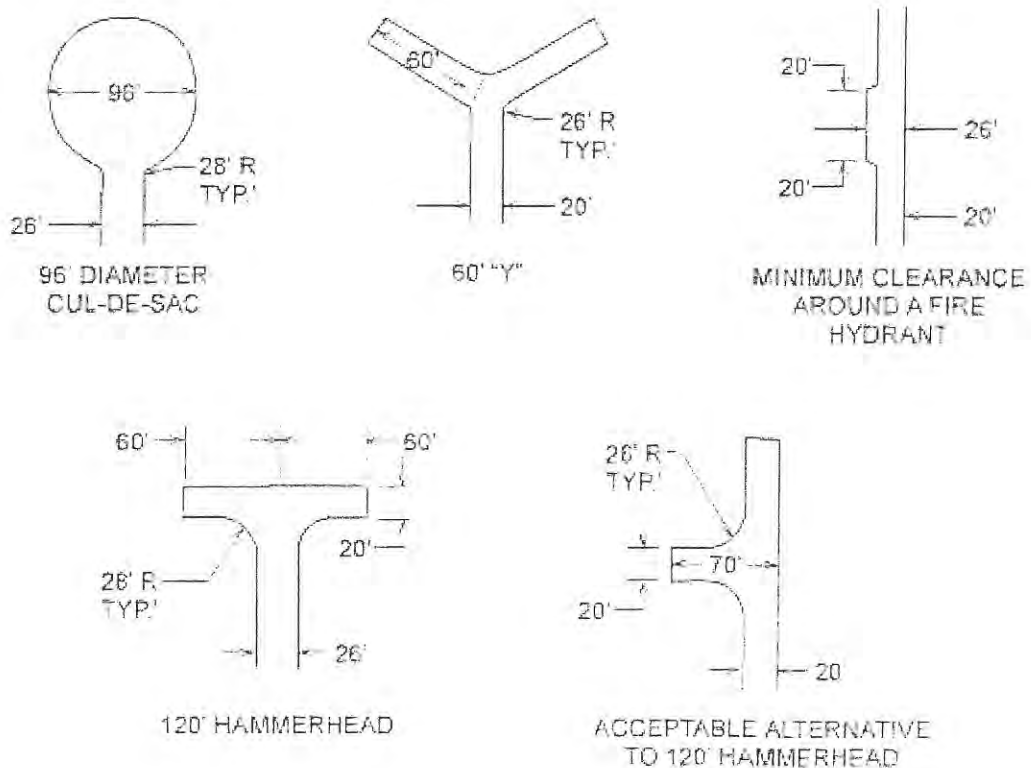


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 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

ITEM NO: 4 DATE: 9 / 9 / 2015
 SITE PLAN NO: SPR15120
 PROJECT TITLE: PARCEL MAP
 DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO
 PARCELS FOR SEPARATE BUILDINGS (SEE SITE
 PLAN 15-073) (IL) (X) (H)
 APPLICANT: PERCH BASIL
 PROP OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
 LOCATION: 6913 W PERSHING CT
 APN(S): 081-150-022

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:

 Visalia Police Department

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4 DATE: July 29, 2015
SITE PLAN NO: SPR15120
PROJECT TITLE: PARCEL MAP
DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO
PARCELS FOR SEPARATE BUILDINGS (SEE SITE
PLAN 15-073) (IL) (X) (H)
APPLICANT: PERCH BASIL
PROP OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION: 6913 W PERSHING CT
APN(S): 081-150-022

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 am demolltion 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 \$3.36 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: _____

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

FILE NO. 2 DATE: JULY 29, 2019
PROJECT PLAN NO: SPR15120
PROJECT TITLE: PARCEL MAP
DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO PARCELS FOR SEPARATE BUILDINGS (SEE SITE PLAN 15-073) (IL) (X) (H)
APPLICANT: PERCH BASIL
PROP OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION: 6913 W PERSHING CT
APN(S): 081-150-022

COMMERCIAL BIN SERVICE

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

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

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

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

INSURE ENCLOSURE MEETS CITY STANDARD R-3 OR R-4. ENCLOSURE TO BE RELOCATED ON PROPERTY FOR DIRECT STAB ACCESS. POSSIBLE LOCATION SOUTH END PARKING LOT

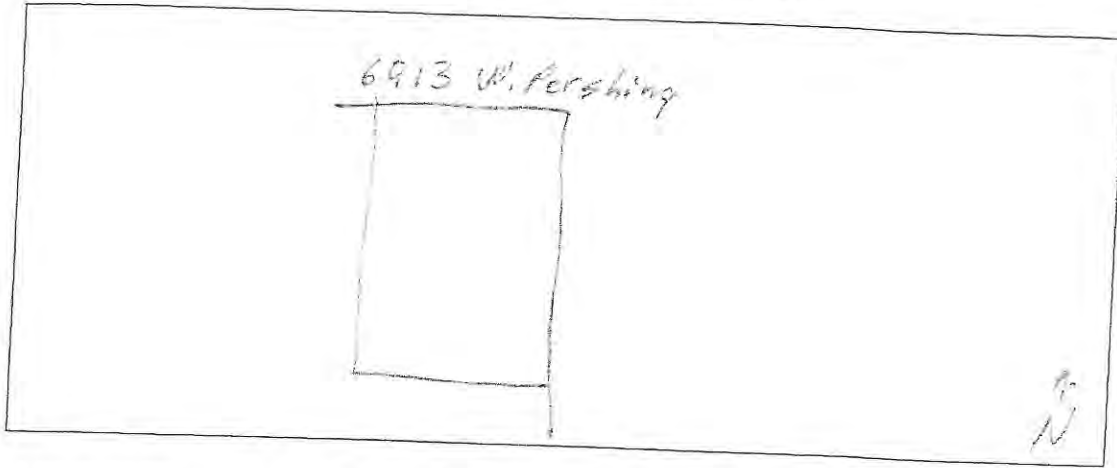
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 7-28-15

Site Plan Review # 15120


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

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 29, 2015

ITEM NO: 4
SITE PLAN NO: SPR15120
PROJECT TITLE: PARCEL MAP
DESCRIPTION: DIVIDE LOT 21 PERSHING COURT INTO TWO PARCELS FOR SEPARATE BUILDINGS (SEE SITE PLAN 15-073) (IL) (X) (H)
APPLICANT: PERCH BASIL
PROP. OWNER: CONWAY JIM L & MARLA SUZANNE (TRS FAM TR)
LOCATION: 6913 W PERSHING CT
APNS: 081-150-022

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:

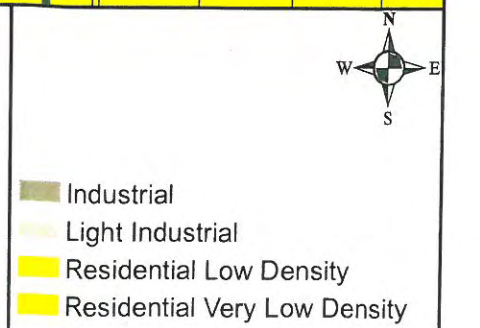
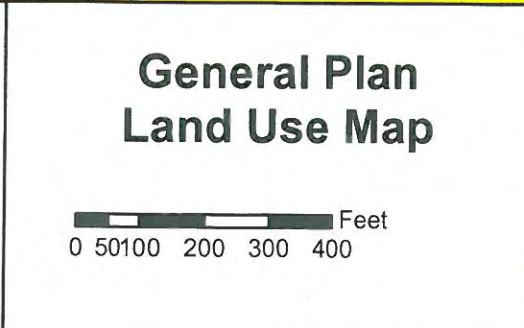
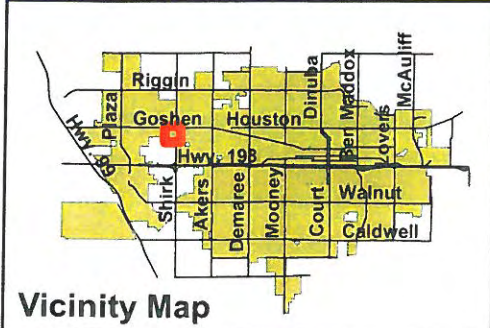
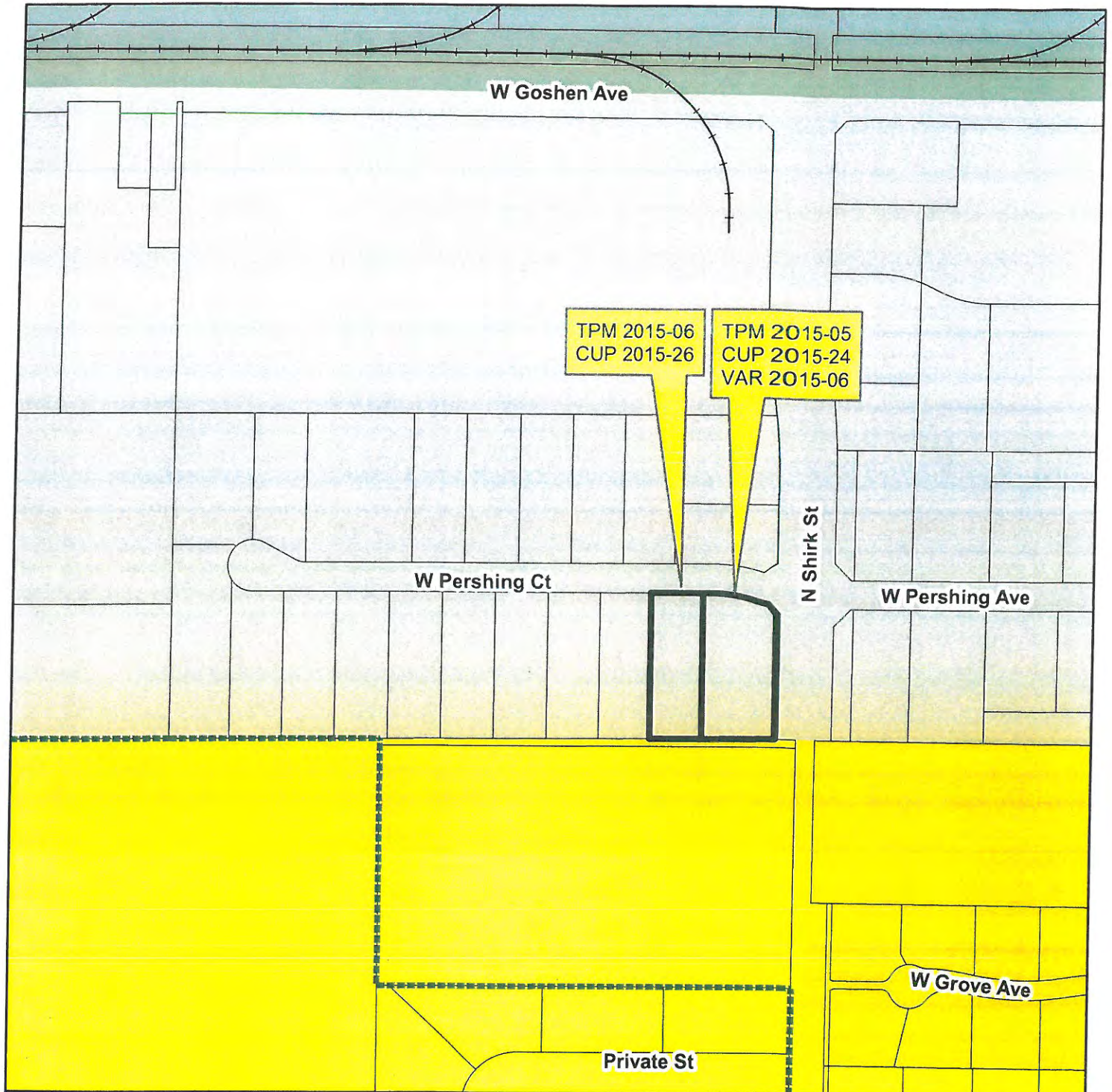
- Access limited on Shirk to right in and right out only.
- Road improvements need to be extended south of the southerly driveway on Shirk.



Leslie Blair

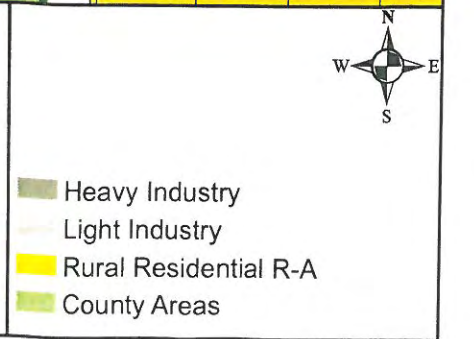
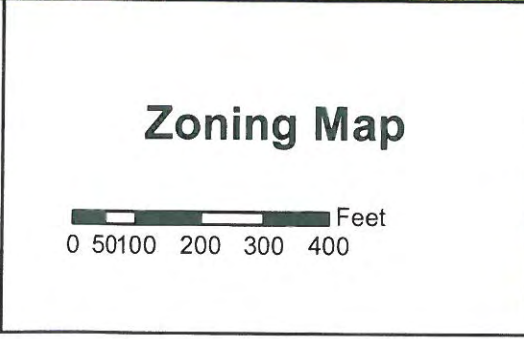
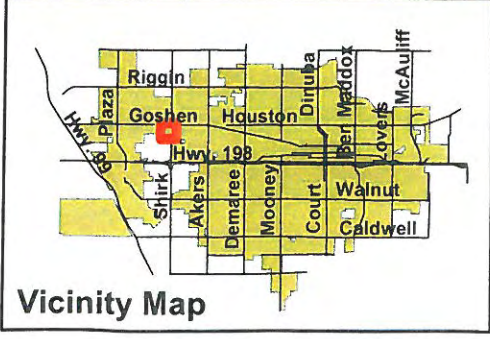
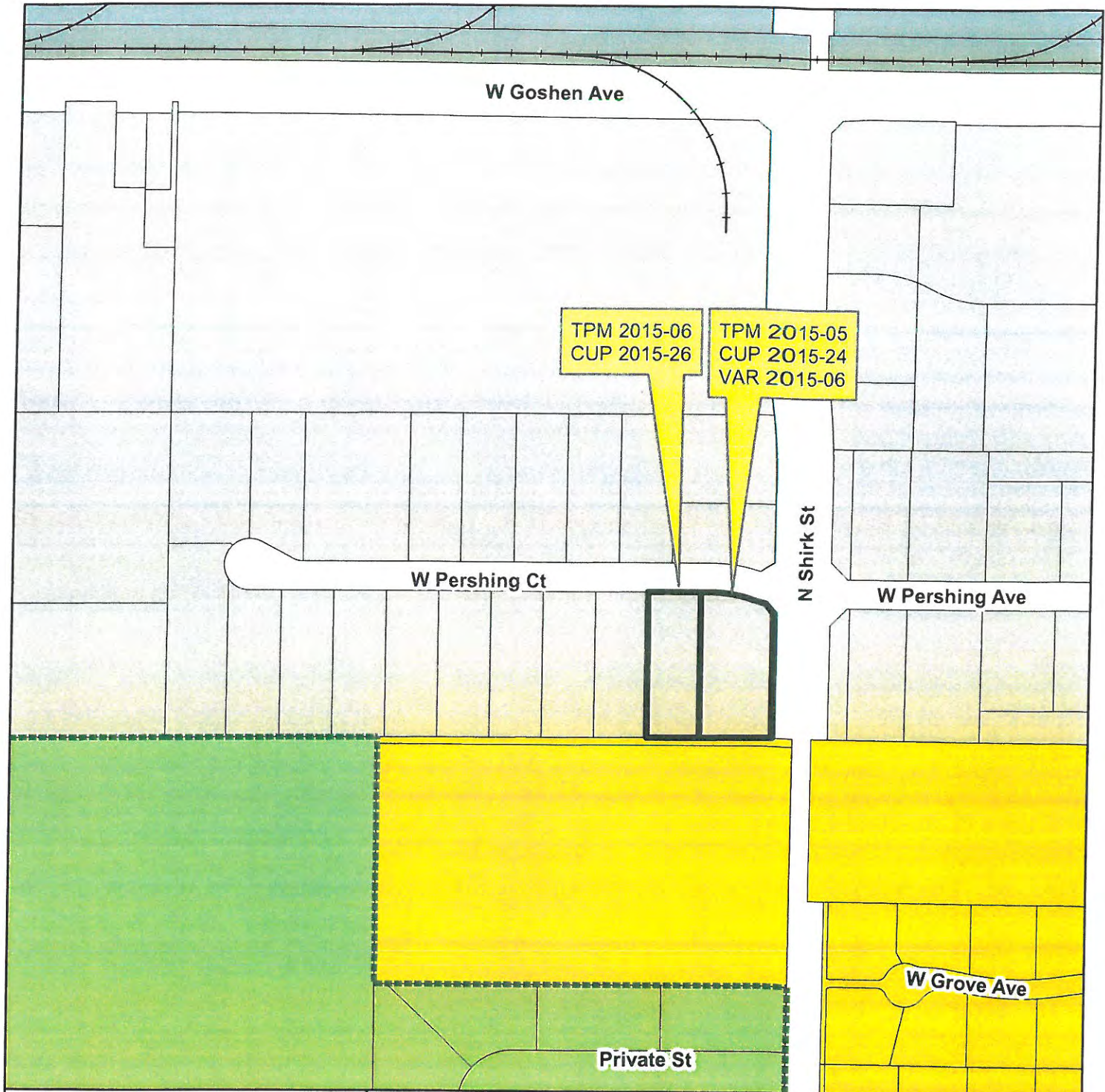
Tentative Parcel Map No. 2015-05 / Conditional Use Permit No. 2015-24 / Variance No. 2015-06
Tentative Parcel Map No. 2015-06 / Conditional Use Permit No. 2015-26

The project is located on the south side of Pershing Avenue west of Shirk Street. (APN: 081-150-021, 022)



Tentative Parcel Map No. 2015-05 / Conditional Use Permit No. 2015-24 / Variance No. 2015-06
Tentative Parcel Map No. 2015-06 / Conditional Use Permit No. 2015-26

The project is located on the south side of Pershing Avenue west of Shirk Street. (APN: 081-150-021, 022)



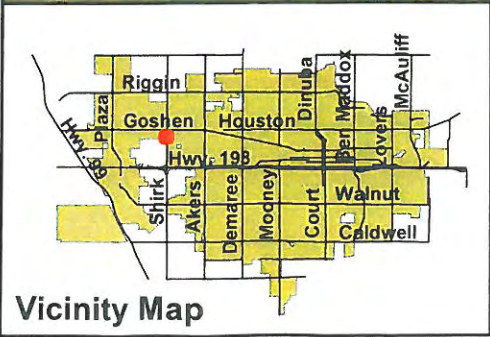
Tentative Parcel Map No. 2015-05 / Conditional Use Permit No. 2015-24 / Variance No. 2015-06
Tentative Parcel Map No. 2015-06 / Conditional Use Permit No. 2015-26

The project is located on the south side of Pershing Avenue west of Shirk Street. (APN: 081-150-021, 022)



TPM 2015-06
CUP 2015-26

TPM 2015-05
CUP 2015-24
VAR 2015-06



Vicinity Map

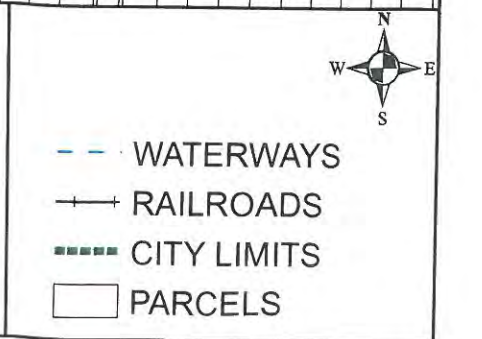
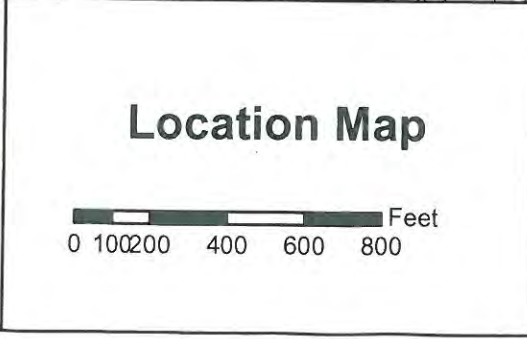
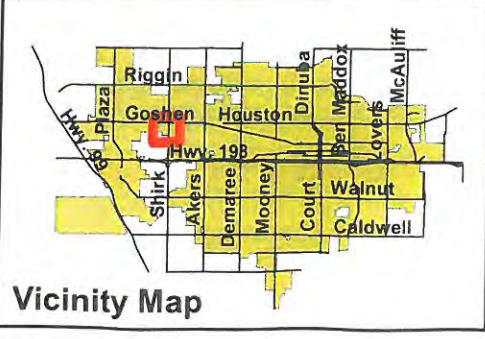
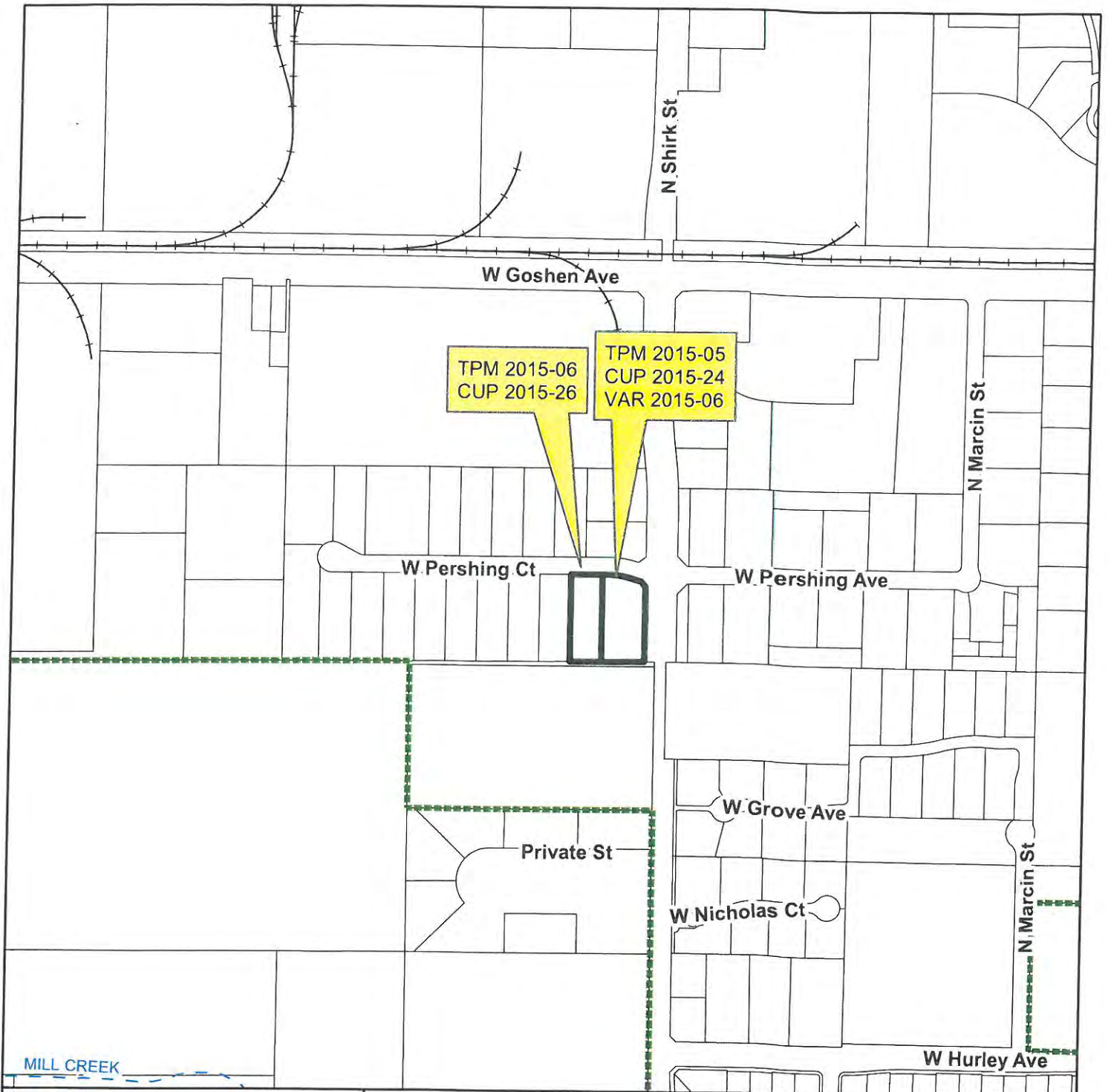
Aerial Photo
Photo Taken March 2014

0 25 50 100 150 200 Feet

- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Tentative Parcel Map No. 2015-05 / Conditional Use Permit No. 2015-24 / Variance No. 2015-06
Tentative Parcel Map No. 2015-06 / Conditional Use Permit No. 2015-26

The project is located on the south side of Pershing Avenue west of Shirk Street. (APN: 081-150-021, 022)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 28, 2015

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

SUBJECT: Conditional Use Permit No. 2015-25: A request by Mark Chamberlin to allow a 6,000 sq. ft. indoor baseball training facility in the IL (Light Industrial) zone. The site is located at 6707 W. Goshen Ave. (APN: 085-340-077).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-25 based on the findings and conditions in Resolution No. 2015-45. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-30 based on the findings and conditions in Resolution No. 2015-45.

PROJECT DESCRIPTION

Conditional Use Permit No. 2015-25 is a request by Mark Chamberlin to allow the establishment of a 6,000 square foot indoor baseball training facility within an existing building in the Light Industrial (I-L) zone. The site is located at 1139 N. Century Street. The proposed baseball facility will occupy the entire 6,000 sq. ft. building, as shown in Exhibit "A". There are no exterior improvements proposed for this project.

The floor plan in Exhibit "B" shows the proposed use of the building with four batting cages, an open area, and offices. The Operational Statement in Exhibit "C" provides the proposed scope of the business, which would comprise up to three coaches and four students at one time. The facility could be used up to 7 days a week. The hours of operation will be Monday through Friday, 3:00 pm to 9:00 pm, and Saturday and Sunday 10:00 am to 5:00 pm. All clients are seen by appointment only, no walk-up customers will be allowed.

The site may be accessed from Century or Nevada Streets, and contains a 12 stall parking lot and 6,000 sq. ft. building.

BACKGROUND INFORMATION

General Plan Land Use Designation: Light Industrial

Zoning: I-L (Light Industrial)

Surrounding Land Use and Zoning: North: I-L (Light Industrial) / Vacant
South: I-L (Light Industrial) / Vacant
East: I-L (Light Industrial) / shops/warehouses
West: I-L (Light Industrial) / Vacant

Environmental Review:

Categorical Exemption No. 2015-51 Class 15305

Special Districts:

Design District "H"

Site Plan:

2015-124

RELATED PLANS & POLICIES

Conditional Use Permit No. 2014-30 was approved by the Planning Commission on December 8, 2014 to allow a Baseball School in an existing 4,000 sq. ft. building in the Light Industrial (IL) zone at 6804 W. Pershing Avenue.

Conditional Use Permit No. 2012-11 was approved by the Planning Commission on March 26, 2012 to allow a 3,200 sq. ft. baseball training facility at 6747 W. Pershing Avenue.

Conditional Use Permit No. 2008-08, a 10,000 sq. ft. indoor baseball training facility, for Mark Chamberlin, at 6707 W. Goshen Avenue, was approved by the Planning Commission on March 24, 2008.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2015-25, as conditioned, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

Land Use Compatibility

Indoor baseball training facilities are similar in nature to the "Other Recreational Facilities" category in the Zoning Ordinance Matrix. "Other Recreational Facilities" are listed as conditional uses in the I-L zone. See attached summary of related plans and policies for CUP requirements.

Staff has concluded that the proposed project would not have an adverse impact upon the adjacent existing or future users in the area based upon the operational statement. The use is limited due to the fact that it is by appointment only, and is not a general baseball facility open to the public during routine hours. This limits the numbers of clients coming to the site at one time.

Staff has also not identified any hazardous materials or conditions in the Light Industrial area which would adversely impact the proposed facility.



Based upon the operational statement in Exhibit "C", the use of the facility will be limited to three coaches and four students, which would be consistent with vehicle trips generated by other users in the light industrial zone.

Parking

There are 12 parking stalls which would adequately serve the proposed use based upon the operational statement. The facility would operate with an average of three coaches and four clients.

Environmental Review

The requested action is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-51).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-51).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-124.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "B".
3. That the facility be operated consistent with the Operational Statement in Exhibit "C". Changes to the operational statement shall be submitted to the City Planner for approval.
4. That walk-in customers shall not be allowed use of the facility.
5. That any retail associated with this use be incidental to the primary use and not be intended to draw retail customers to the site.
6. That building signage shall be applied for and issued under a separate building permit.
7. That all federal, state, regional, and city codes and ordinances be met.

8. 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. 2015-25.

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 220 N. Santa Fe Street, Visalia, CA 93292. 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
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Visalia Zoning Ordinance – Title 17 of the Visalia Municipal Code

Chapter 17.38 (Conditional Use Permits)

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional 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.

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. 2015-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-30, A REQUEST BY MARK CHAMBERLIN TO ALLOW A 6,000 SQ. FT. INDOOR BASEBALL TRAINING FACILITY IN THE IL (LIGHT INDUSTRIAL) ZONE. THE SITE IS LOCATED AT 6707 W. GOSHEN AVE. (APN: 085-340-077)

WHEREAS, Conditional Use Permit No. 2015-25, is a request by Mark Chamberlin to allow a 6,000 sq. ft. indoor baseball training facility in the IL (Light Industrial) zone. The site is located at 6707 W. Goshen Ave. (APN: 085-340-077); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 28, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-25, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-51).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-124.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "B".
3. That the facility be operated consistent with the Operational Statement in Exhibit "C". Changes to the operational statement shall be submitted to the City Planner for approval.
4. That walk-in customers shall not be allowed use of the facility.
5. That any retail associated with this use be incidental to the primary use and not be intended to draw retail customers to the site.
6. That building signage shall be applied for and issued under a separate building permit.
7. That all federal, state, regional, and city codes and ordinances be met.
8. 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. 2015-25.

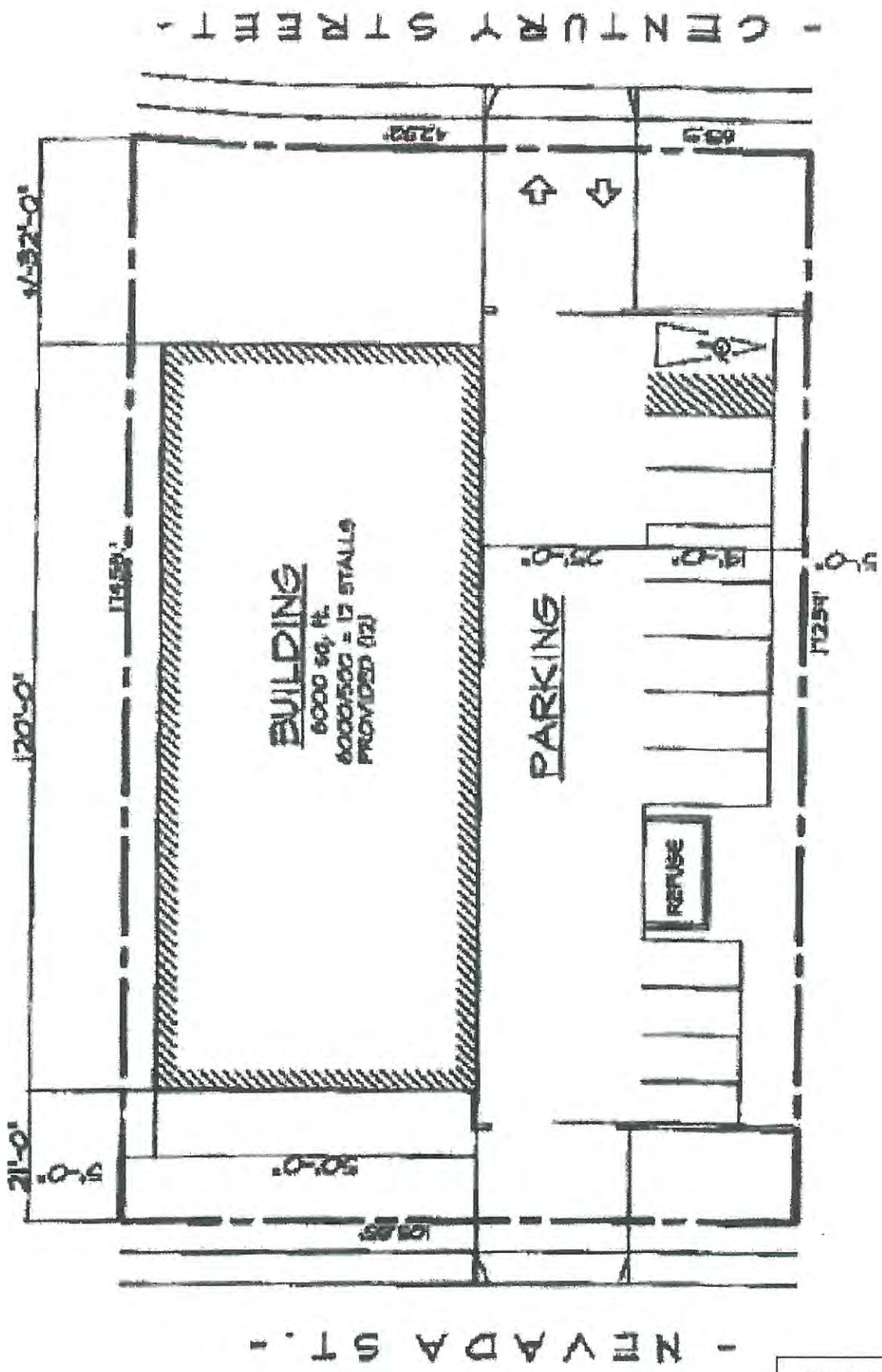
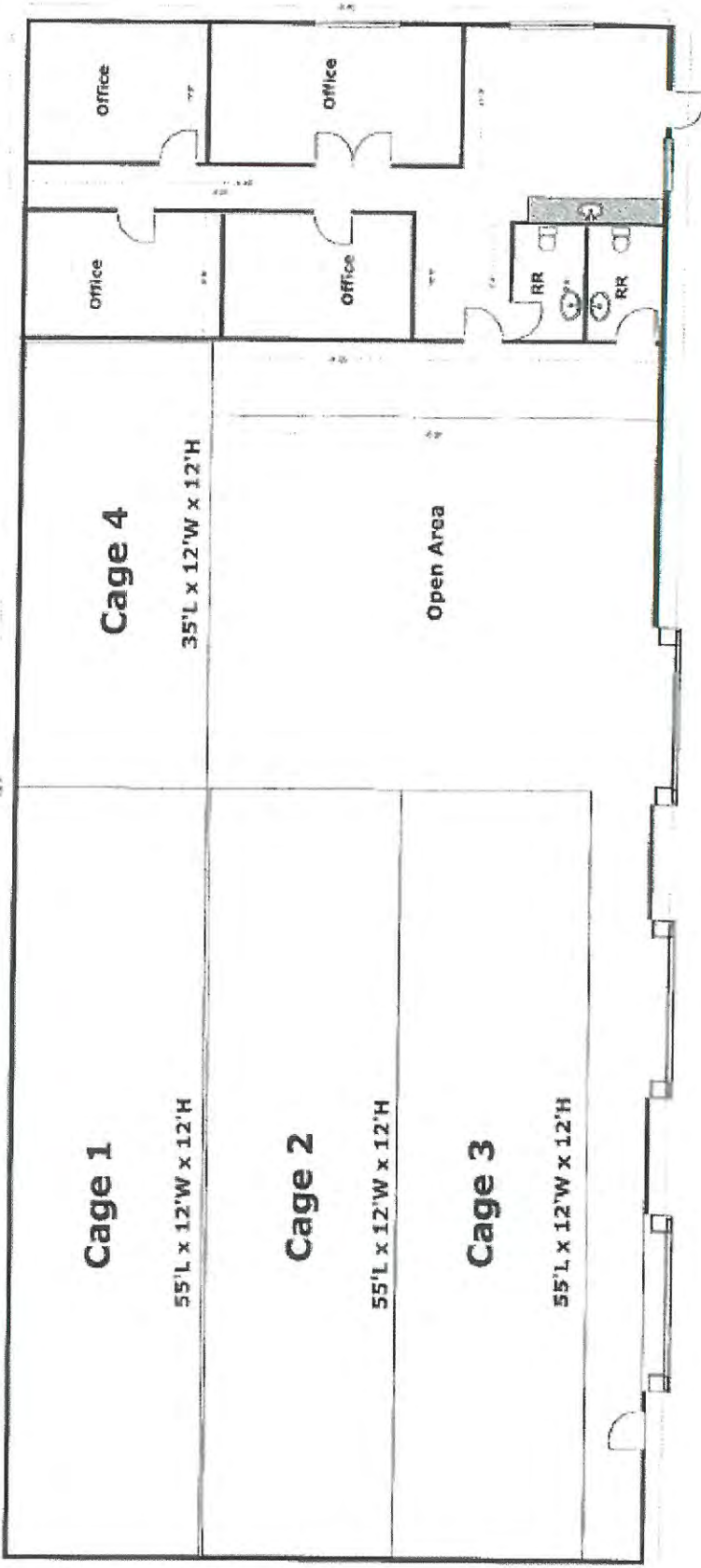


EXHIBIT - A



Operational Statement

Chamberlin Baseball Academy, owned by Mark Chamberlin, is an indoor baseball and softball facility that is designed to increase your skills and give you that competitive edge. We specialize in individual instruction, but also offer group lessons (maximum of 6), speed and agility classes and much more. All lessons are by appointment only, no walk-ins. Players work on hitting, fielding, and pitching focusing on fundamentals. Players range from T-Ball age to adult.

Max coaches at one time = 3

Max clients at one time = 4

Hours of operation:

M-F 3:00 pm to 9:00 pm

Saturday and Sunday 10:00 am to 5:00 pm



MEETING DATE August 5, 2015
SITE PLAN NO. 15-124
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 <i>MINOR CUP</i> | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 2

DATE: August 05, 2015

SITE PLAN NO: SPR15124
PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN AND EXISTING 6000 SF BUILDING (IL) (X) (H)
APPLICANT: CHAMBERLIN MARK
PROP OWNER: BOSMAN SANDRA
LOCATION: 1139 N CENTURY ST
APN(S): 081-100-061

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 are served 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.

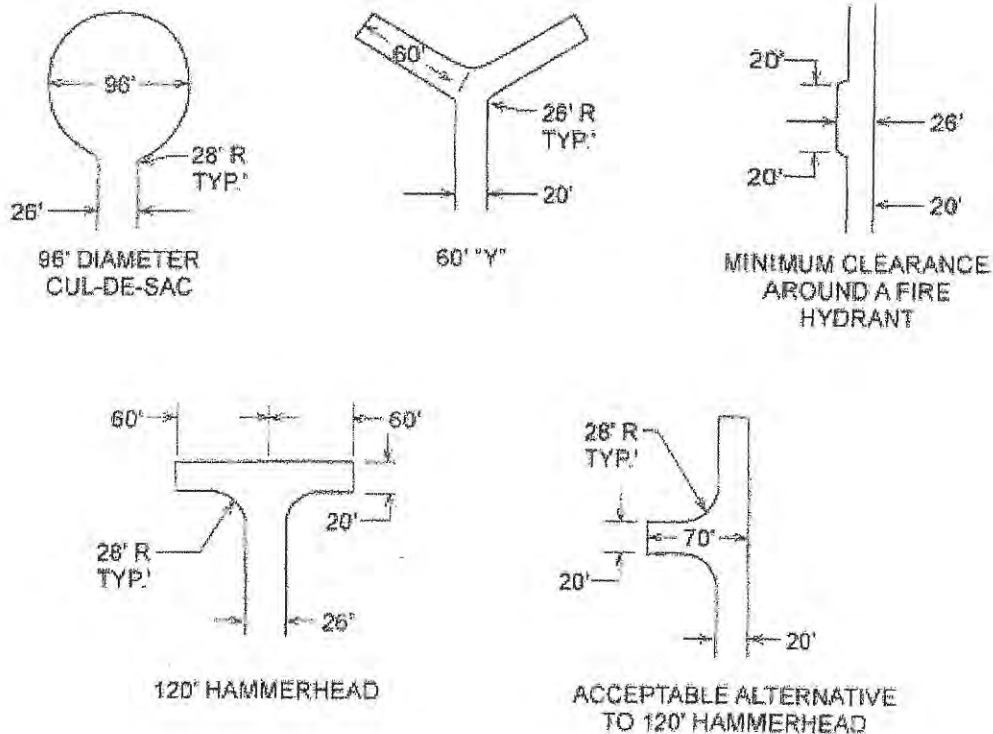


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND


- 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 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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: AUGUST 5, 2015

SITE PLAN NO.: 15-124
PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY
IN AN EXISTING 6000 SF BUILDING (IL) (X) (H)
APPLICANT: CHAMBERLIN MARK
PROP OWNER: BOSMAN SANDRA
LOCATION: 1139 N CENTURY ST
APN: 081-100-061

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required. **FOR ANY WORK NECESSARY 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. City permit records indicate the building has not been approved for "Final" acceptance. Further coordination with the Building Dept. is required to satisfy outstanding issues prior to new occupancy.***
- 2. The proposed operational impact, per the provided Operational Statement, is comparable with the previous use therefore no further impact fees will be assessed.***
- 3. Building permit plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-124
Date: 8/5/2015

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.)

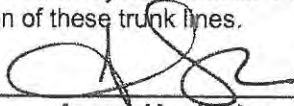
(Fee Schedule Date:7/7/2015)
(Project type for fee rates:SERV COMM)

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

Reimbursement:

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



 Jason Huckieberry
 ADRIAN RUBALCABA

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 5, 2015

ITEM NO: 2
SITE PLAN NO: SPR15124
PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN AND EXISTING 6000 SF BUILDING (IL) (X) (H)
APPLICANT: CHAMBERLIN MARK
PROP. OWNER: BOSMAN SANDRA
LOCATION: 1139 N CENTURY ST
APN(S): 081-100-061

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

ITEM NO: 2

DATE: August 05, 2015

SITE PLAN NO:

SPR15124

PROJECT TITLE:

CHAMBERLIN BASEBALL ACADEMY

DESCRIPTION:

BASEBALL PRACTICE AND TRAINING FACILITY IN AND EXISTING 6000 SF BUILDING (IL) (X) (H)

APPLICANT:

CHAMBERLIN MARK

PROP OWNER:

BOSMAN SANDRA

LOCATION:

1139 N CENTURY ST

APN(S):

081-100-061

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 5, 2015

SITE PLAN NO: 2015-124
 PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
 DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN AND EXISTING
 6000 SF BUILDING (IL) (X) (H)
 APPLICANT: CHAMBERLIN MARK
 PROP. OWNER: BOSMAN SANDRA
 LOCATION TITLE: 1139 N CENTURY ST
 APN TITLE: 081-100-061
 GENERAL PLAN: Industrial
 EXISTING ZONING: I-L – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

Project Requirements

- Additional Information as Needed
- Conditional Use Permit for indoor recreational use in the Light Industrial zone.

PROJECT SPECIFIC INFORMATION: 07/29/2015

1. Provide a detailed operation statement. The operational statement shall indicate the number of employees and/or trainers that may help out at the training facility. Include average age of attendees, this provides information to staff in determining if adequate parking is available on-site.
2. Indicate the maximum number of persons that could be trained at this facility during the day.
3. Provide floor plan of this operation. Floor plan shall depict how many batting cages are provided, pitching mounds, drill instruction areas, etc.
4. Provide a site plan that clearly depicts the building being used for the use and the parking area associated with the building.
5. This use does require a discretionary hearing in front of the Planning Commission. The indoor recreational use requires the submittal and approval of a Conditional Use Permit.
6. Any proposed signage requires a separate sign permit. Signage shall comply with the Sign Standards for Design District "H".

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

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

Maximum Building Height: 75 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	40 Feet	40 Feet

➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

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

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

Parking: As prescribed in Chapter 17.34

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

Parking:

1. Provide one parking space per 500 square feet of gross floor area. (See Zoning Ordinance Section 17.34.020.E.5)
2. Provide one handicapped space. (See Zoning Ordinance Section 17.34.030.H)

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. 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.

Signature

City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 2 DATE: August 05, 2015
 SITE PLAN NO: SPR15124
 PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
 DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN AND EXISTING 6000 SF BUILDING (IL) (X) (H)
 APPLICANT: CHAMBERLIN MARK
 PROP OWNER: BOSMAN SANDRA
 LOCATION: 1139 N CENTURY ST
 APN(S): 081-100-061

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 Code 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: _____

Chuck Clark 8/4/15

 Signature

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

COMMERCIAL BIN SERVICE

DATE: 08/15/2014
SITE PLAN NO: SPR15124
PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN
AND EXISTING 6000 SF BUILDING (L) (X) (H)
APPLICANT: CHAMBERLIN MARK
PROP OWNER: BOSMAN SANDRA
LOCATION: 1139 N CENTURY ST
APN(S): 081-100-061

- 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

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2 DATE: August 05, 2015
SITE PLAN NO: SPR15124
PROJECT TITLE: CHAMBERLIN BASEBALL ACADEMY
DESCRIPTION: BASEBALL PRACTICE AND TRAINING FACILITY IN
AND EXISTING 6000 SF BUILDING (IL) (X) (H)
APPLICANT: CHAMBERLIN MARK
PROP OWNER: BOSMAN SANDRA
LOCATION: 1139 N CENTURY ST
APN(S): 081-100-061

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 – ¾ 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

J. R. Kuyler

AUTHORIZED SIGNATURE

8-3-15

DATE

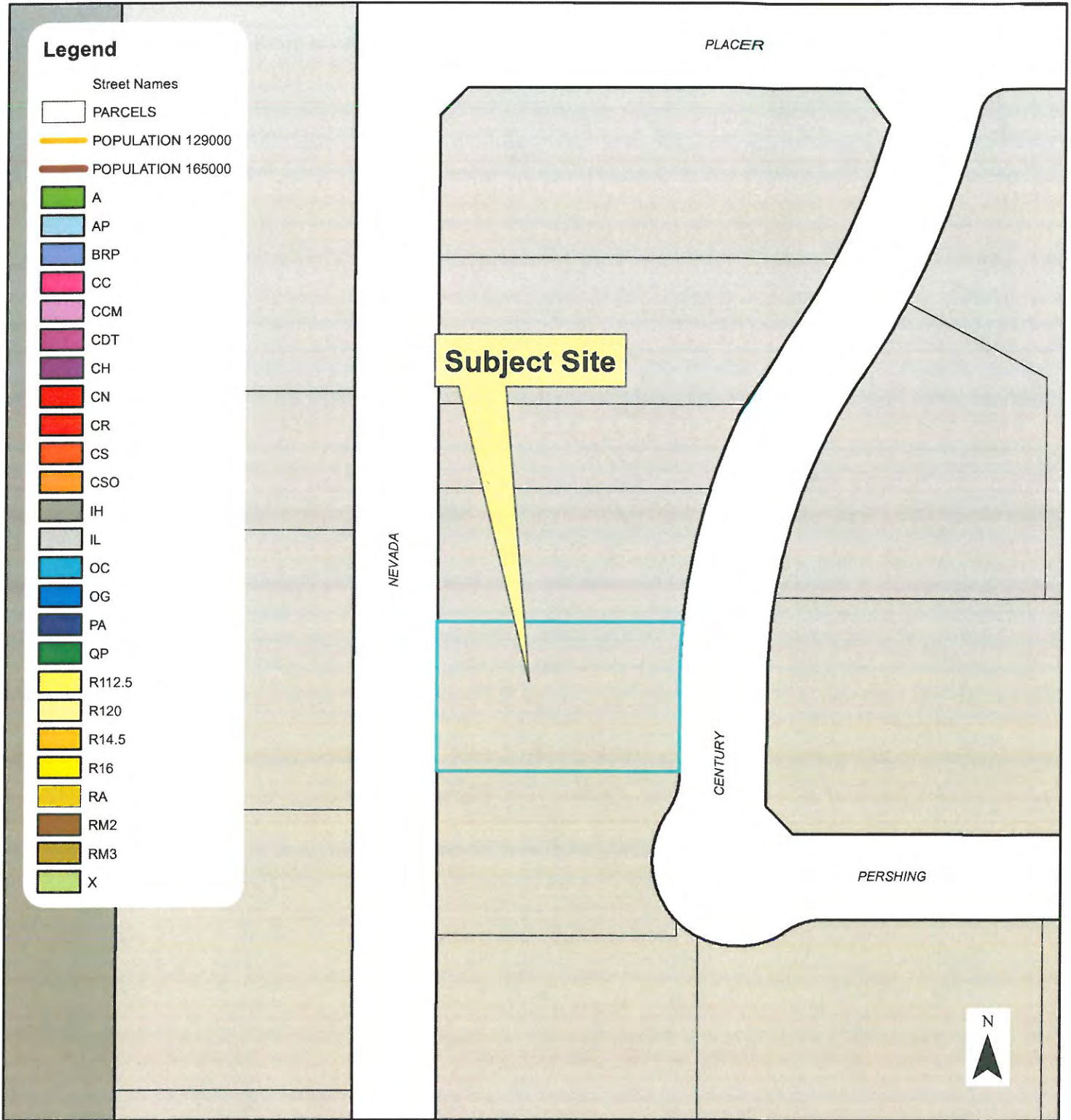
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

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

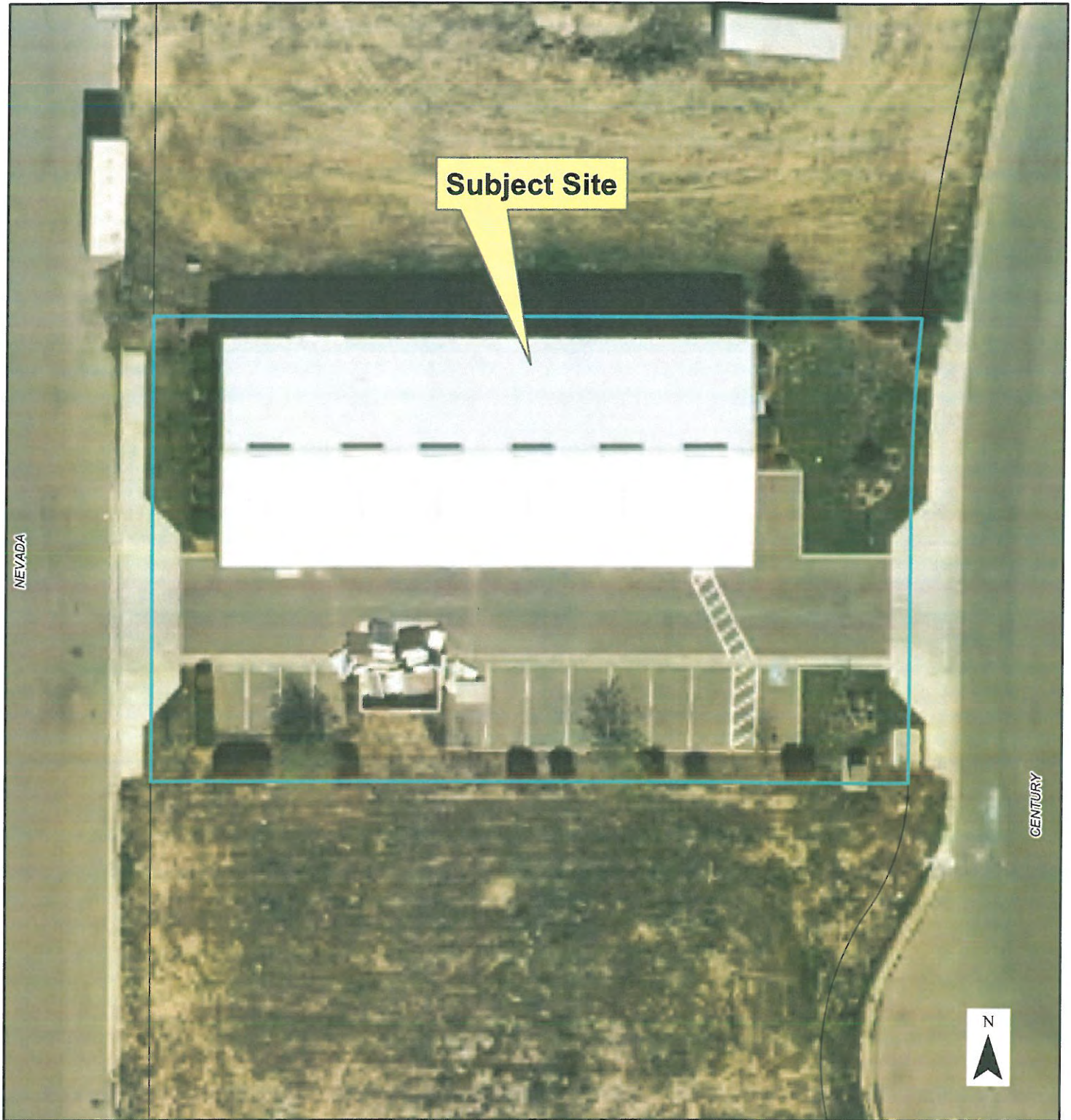
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

City of Visalia



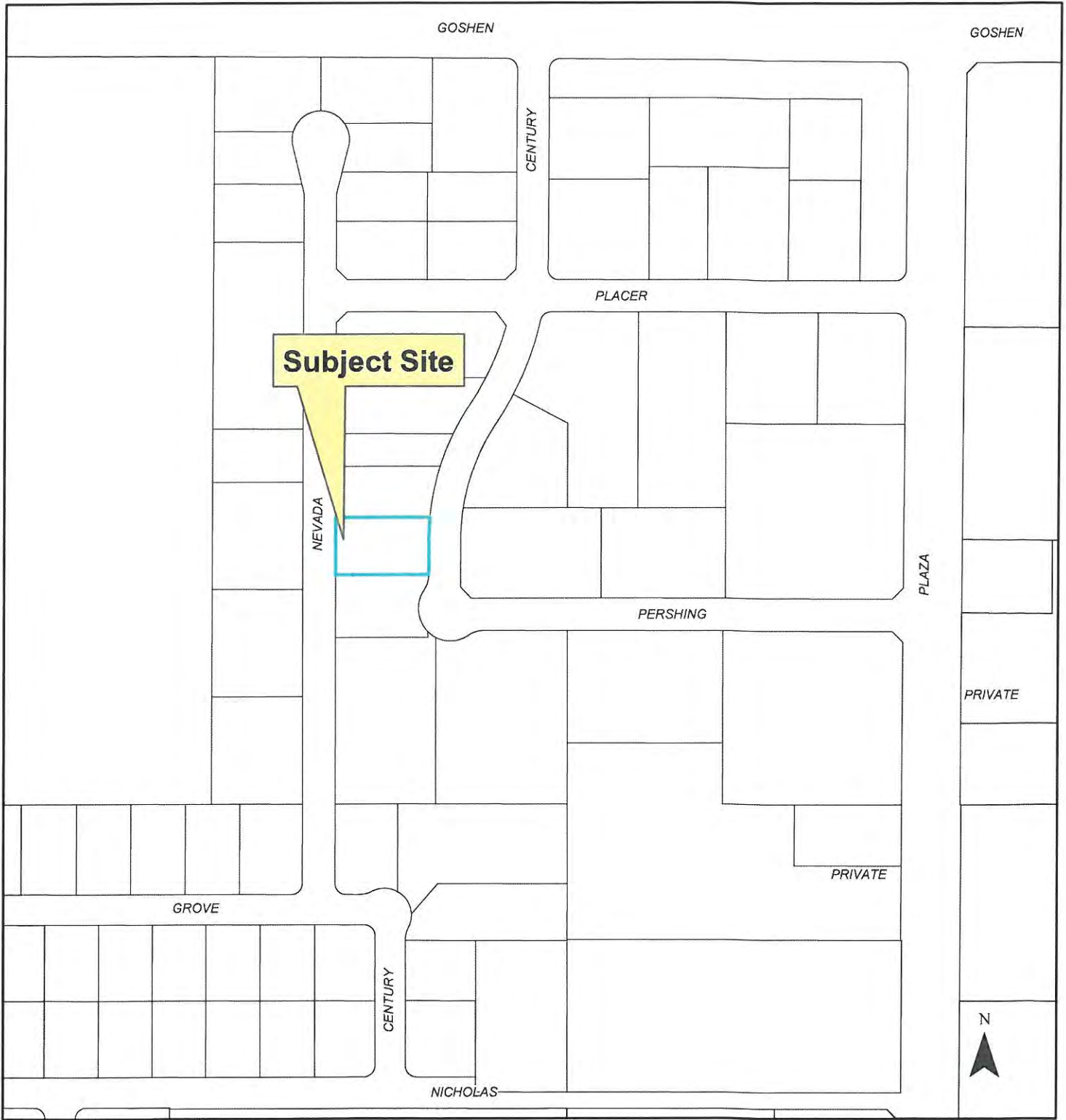
Zoning Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 28, 2015

PROJECT PLANNER: Brandon Smith, Senior Planner (713-4636)

Exception No. 2015-07: A request by City of Visalia to allow an exception to the maximum wall height in the required street side yard of an existing multi-family dwelling complex in the Multi-family Residential (R-M-2) zone. The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030)

Staff Note: *This project was legally advertised as Variance No. 2015-07 and later determined by staff to be a request for Exception. The project has been retitled Exception No. 2015-07 with no change to project description. Both Variances and Exceptions are regulated in Chapter 17.42 of the Visalia Municipal Code.*

STAFF RECOMMENDATION

Staff recommends approval of Exception No. 2015-07 based on the findings and conditions in Resolution No. 2015-47.

Staff's recommendation is based on the conclusion that the proposed exception meets the required criteria for exceptions found in Zoning Ordinance Chapter 17.42, and the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to recommend approval of Exception No. 2015-07 based upon the findings and conditions in Resolution No. 2015-47.

PROJECT DESCRIPTION

The City of Visalia is requesting a City standard block wall and wrought iron fence with pilasters at a height of 6'-8" on property along the east side of the future extension of Burke Street.

The wall and fence are associated with the Burke Street road extension project planned to break ground in the near future. Burke Street is designated as a collector roadway from St. Johns Parkway to Tulare Avenue, although the street was built as a cul-de-sac on the south side of Houston Avenue which prevents a southerly connection to Roosevelt Avenue. The City will be eliminating the existing cul-de-sac configuration and extending the street approximately 300 feet in length to provide a through connection.

The wall/fence is being located along the side of an existing multi-family development complex owned by the



Housing Authority of the County of Tulare. The site is a single 6.91-acre parcel that has its front yard along Houston Avenue and its street side yard along Burke. The Zoning Ordinance's standard requirement is that walls above three feet in height in the R-M zones be located outside of the required ten foot side yard of a corner lot. Wrought iron fences are exempt from the setback requirement. The proposed wall/fence is proposed at property line due to the absence of setback area between the street alignment and existing improvements.

The improvements will consist of a 125 foot long block wall to provide a barrier between the street and the fronts of existing multi-family dwelling units, and a 116 foot long wrought iron fence to provide a barrier between the street and the drive aisle and carports. The wall and fence, along with existing and future improvements, are shown in Exhibit "A".

The new street alignment will require the relocation of an existing drive approach about 150 feet to the south. Access to the carport stalls from the former drive approach will come from the south.

The objective of the wall is to help address concerns – namely privacy and noise – expected with the new street layout and frontage adjacent to the existing multi-family dwelling units and carport structures. Findings for the exception have been prepared by the City of Visalia Engineering Division as Exhibit "C", and letter of support has been provided by the Housing Authority as Exhibit "D".

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium Density
Zoning:	R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area)
Surrounding Zoning and Land Use	North: R-M-2 (Multi-family Residential) / Multi-family residential South: C-S (Service Commercial) / Service commercial (fabrication, wholesale) East: R-M-2 (Multi-family Residential) / Multi-family residential West: R-M-2 (Multi-family Residential) & C-S (Service Commercial) / Duplexes, vacant lot
Environmental Review:	Categorical Exemption No. 2015-46
Site Plan:	Site Plan Review No. 2015-116

RELATED PLANS AND POLICIES

The proposed project is consistent with applicable plans and policies of the Land Use Element and the Zoning Ordinance. See attached summary of related plans and policies.

RELATED PROJECTS

In 2010 the Planning Commission approved Variance No. 2010-07, a request by the WM Lyles Company for a six-foot high block and wrought iron wall on property line after roadway dedication along the Plaza Street frontage. The variance to setbacks was requested as a result

of the Plaza Street road widening project which entailed purchasing right-of-way along the property's frontage, which resulted in an approximately 10 foot building setback after dedication.

PROJECT EVALUATION

Staff finds that the requested exception to fence setbacks to be consistent with the Zoning Ordinance based upon the findings contained in this staff report.

Criteria for Exceptions

The strict and literal application of the setback requirements allows for a three-foot high solid wall with an additional foot of open fence material along the street side property line on Burke Street, or up to a seven-foot high solid wall when located at least ten feet from the street side property line. The requested exception to setbacks is to allow a 6'-8" high wall along the street side property line.

In this case, the proposed wall and fence with a ten foot setback from property line is not achievable based on the placement of a new street alignment where development already exists. The property owner contends (see Exhibit "D") that the fence and wall are needed to address privacy and noise impacts associated with the new street alignment.

The Planning Commission may grant exceptions to Zoning Ordinance regulations pertaining to fences and walls if certain criteria are found applicable according to Zoning Ordinance Section 17.42.100. The City Engineering Division has addressed these criteria in a statement attached as Exhibit "C". The criteria along with staff's summary of the analysis are as follows:

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

The proposed block wall aesthetically matches sections of wall found elsewhere on the site. The wall would help to improve public safety by preventing trespassing and deterring possible theft.

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

The wall does not cause an obstruction to visibility for any public signs, pedestrians, or streets. The Housing Authority owns all property in the vicinity east of Burke Street and thus will not interfere with adjacent properties.

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

The proposed block wall aesthetically matches sections of wall in design, color, texture, height, and materials, found elsewhere on the site.

Staff supports the explanation of the Exception's meeting of the criteria as found in Exhibit "C".

Fence and Wall Features

The block wall will be a City standard block, conforming to the Engineering design standard included as Exhibit "E" and matching the appearance of existing sections of block wall as shown in the photos included as Exhibit "F".

The photos and the site plan show that pilaster columns will be included in the wall, evenly spaced approximately 15 to 20 feet apart. On the outside of the block wall and the wrought iron fence between the structure and the Burke Street extension, one gallon containers of Boston ivy will be planted at approximately 16-foot intervals.

The block wall will include two pedestrian gates, shown in Exhibit "A" on the existing walkways, to provide access between the street and the existing apartments.

Solid Waste Enclosure

A solid waste enclosure serving the multi-family dwellings in this vicinity will be relocated as part of the Burke Street construction. The enclosure located north of the carport stalls south of the existing cul-de-sac will become inaccessible by the new road alignment and will be moved immediately north of the new drive approach. The enclosure will be located immediately behind the wrought iron fence on property line abutting Burke Street and within the required setback.

Staff finds that the enclosure can be located within the required setback adjacent to the street based on Zoning Ordinance Section 17.16.130, if City staff deems that no other appropriate location for an enclosure exists on the property. Staff has made this finding as part of the item's review at Site Plan Review. The enclosure is preferred at this location since it allows for solid waste trucks to directly stab into the enclosure and since the location is not in close proximity to existing residential units.

Fences on West Side of Burke Street

The west side of the Burke Street extension has existing duplex residences with covered parking in front. Some units facing the existing cul-de-sac have 6-foot tall wrought iron fences on property line that will be adjusted to the new street alignment.

Acoustical Analysis

An initial study and negative declaration were previously prepared and adopted as the environmental documentation required for the Burke Street extension, not including the proposed wall and fence. Included in the analysis were a separate acoustical analysis and traffic impact study.

The acoustical analysis concluded that the Burke Street extension will comply with the applicable City of Visalia noise level standards with regards to adjacent residences, not taking into account inclusion of the proposed block wall. The analysis did not require any mitigation for traffic noise.

Environmental Review

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-46) Section 15305 includes minor alterations in land use limitations which do not result in a change of land use or density.

RECOMMENDED FINDINGS

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

4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-46).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the wall along the Burke Street frontage be developed in substantial compliance with the site plan in Exhibit "A", and that the wall be developed in substantial compliance with the City of Visalia standard concrete block wall detail in Exhibit "E".
2. That all other city codes and ordinances be met.
3. That the applicant submit to the City of Visalia, a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2015-07, prior to the issuance of any building permits for this project.

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan with existing improvements overlay
- Exhibit "B" – Site Plan
- Exhibit "C" – Findings Prepared by Engineering Division
- Exhibit "D" – Letter of support by Housing Authority of the County of Tulare
- Exhibit "E" – City of Visalia standard concrete block wall detail
- Exhibit "F" – Pictures of proposed block wall elsewhere on site
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

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 220 N. Santa Fe Street, Visalia, CA 93292. 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.

RELATED PLANS AND POLICIES

Zoning Ordinance

Chapter 17.36: FENCES, WALLS AND HEDGES

Section 17.36.040 Multiple-family residential.

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or a required side yard on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height is at least fifty (50) percent open.

B. Wrought Iron Fences. A decorative open metal fence of wrought iron or tubular steel (not chain link) not exceeding seven feet in height shall be permitted along the front and street side property lines or within the front yard and street side yard setback areas of multi-family uses. This subsection does not authorize solid walls or fences composed of woven wire (chain link), wood, or other materials other than open metal wrought iron or tubular steel. A post or pilaster consisting of masonry, brick, or other solid material not exceed 18 inches square and seven feet tall may be used to support a wrought iron or tubular steel fence at a minimum distance of six feet between the posts or pilasters.

C. Exceptions may be granted in accordance with Chapter 17.42. (Ord. 2002-06 § 3 (part), 2002: prior code § 7515)

Chapter 17.42: VARIANCES AND EXCEPTIONS

Section 17.42.010 Variance purposes.

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

Section 17.42.020 Exception purposes.

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

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

Section 17.42.030 Variance powers of city planning commission.

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

Section 17.42.040 Exception powers of city planning commission.

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

- A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;
- B. Downtown building design criteria, pursuant to Section 17.58.090;
- C. Fences, walls and hedges; and
- D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;
- E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

Section 17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

- 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
- 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
- 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

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

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

Section 17.42.100 Exception action of the city planning commission.

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

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

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

RESOLUTION NO. 2015-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING EXCEPTION NO. 2015-07: A REQUEST BY CITY OF VISALIA TO ALLOW AN EXCEPTION TO THE MAXIMUM WALL HEIGHT IN THE REQUIRED STREET SIDE YARD OF AN EXISTING MULTI-FAMILY DWELLING COMPLEX IN THE MULTI-FAMILY RESIDENTIAL (R-M-2) ZONE. THE SITE IS LOCATED ON THE EAST SIDE OF THE BURKE STREET EXTENSION BETWEEN ROOSEVELT AND HOUSTON AVENUES. (APN: 094-140-030)

WHEREAS, Exception No. 2015-07 is a request by City of Visalia to allow an exception to the maximum wall height in the required street side yard of an existing multi-family dwelling complex in the Multi-family Residential (R-M-2) zone. The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on September 28, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds Exception No. 2015-07, is consistent with the Chapter 17.42 (Variances and Exceptions) of the Municipal 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 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, Environmental Document No. 2015-46.

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

The proposed block wall aesthetically matches sections of wall found elsewhere on the site. The wall would help to improve public safety by preventing trespassing and deterring possible theft.

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

The wall does not cause an obstruction to visibility for any public signs, pedestrians, or streets. The Housing Authority owns all property in the vicinity east of Burke Street and thus will not interfere with adjacent properties.

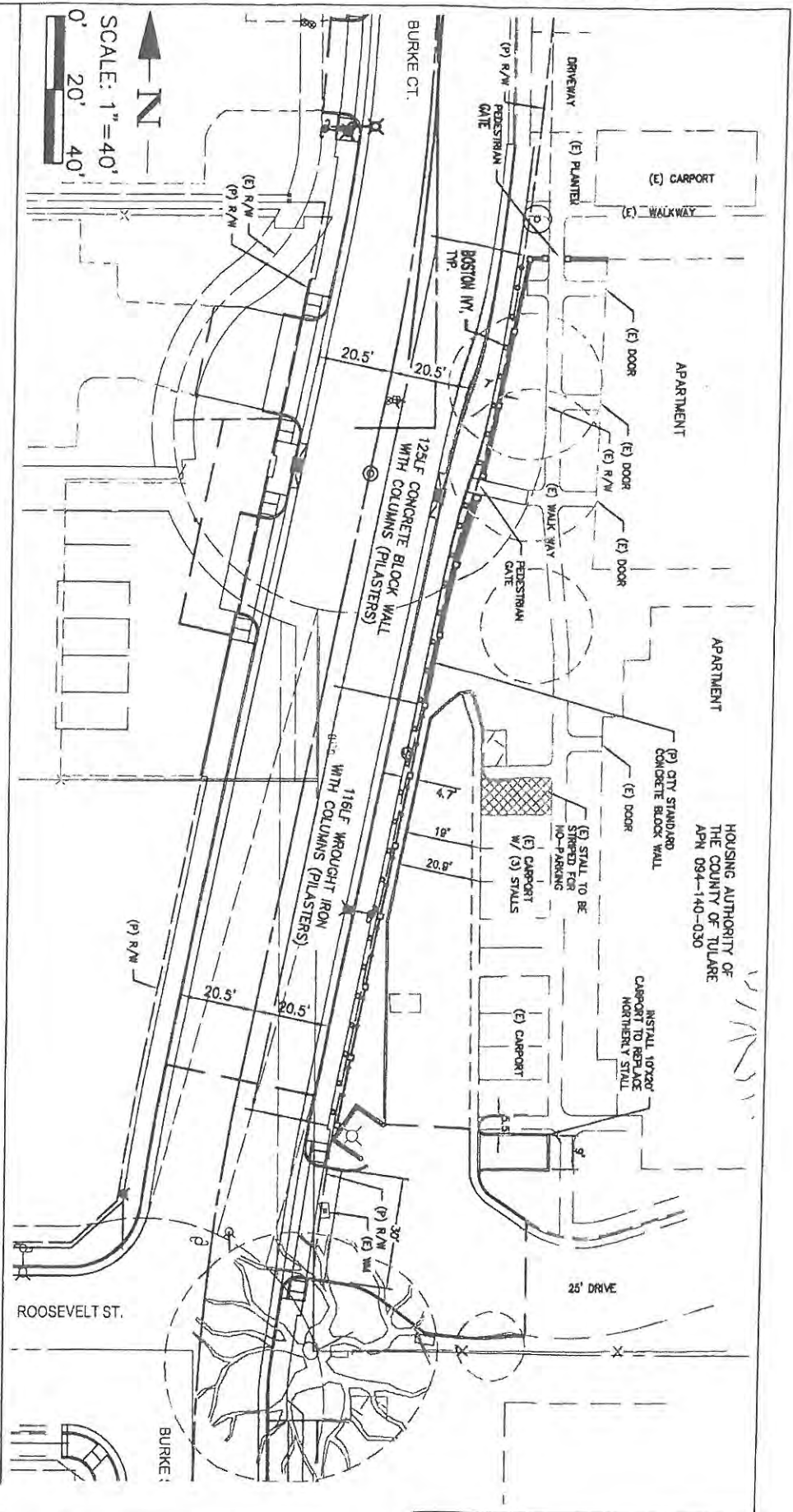
3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

The proposed block wall aesthetically match sections of wall in design, color, texture, height, and materials, found elsewhere on the site.

4. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-46).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Exception No. 2015-07, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Sections 17.42.040 17.42.100 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the wall along the Burke Street frontage be developed in substantial compliance with the site plan in Exhibit "A", and that the wall be developed in substantial compliance with the City of Visalia standard concrete block wall detail in Exhibit "E".
2. That all other city codes and ordinances be met.
3. That the applicant submit to the City of Visalia, a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2015-07, prior to the issuance of any building permits for this project.

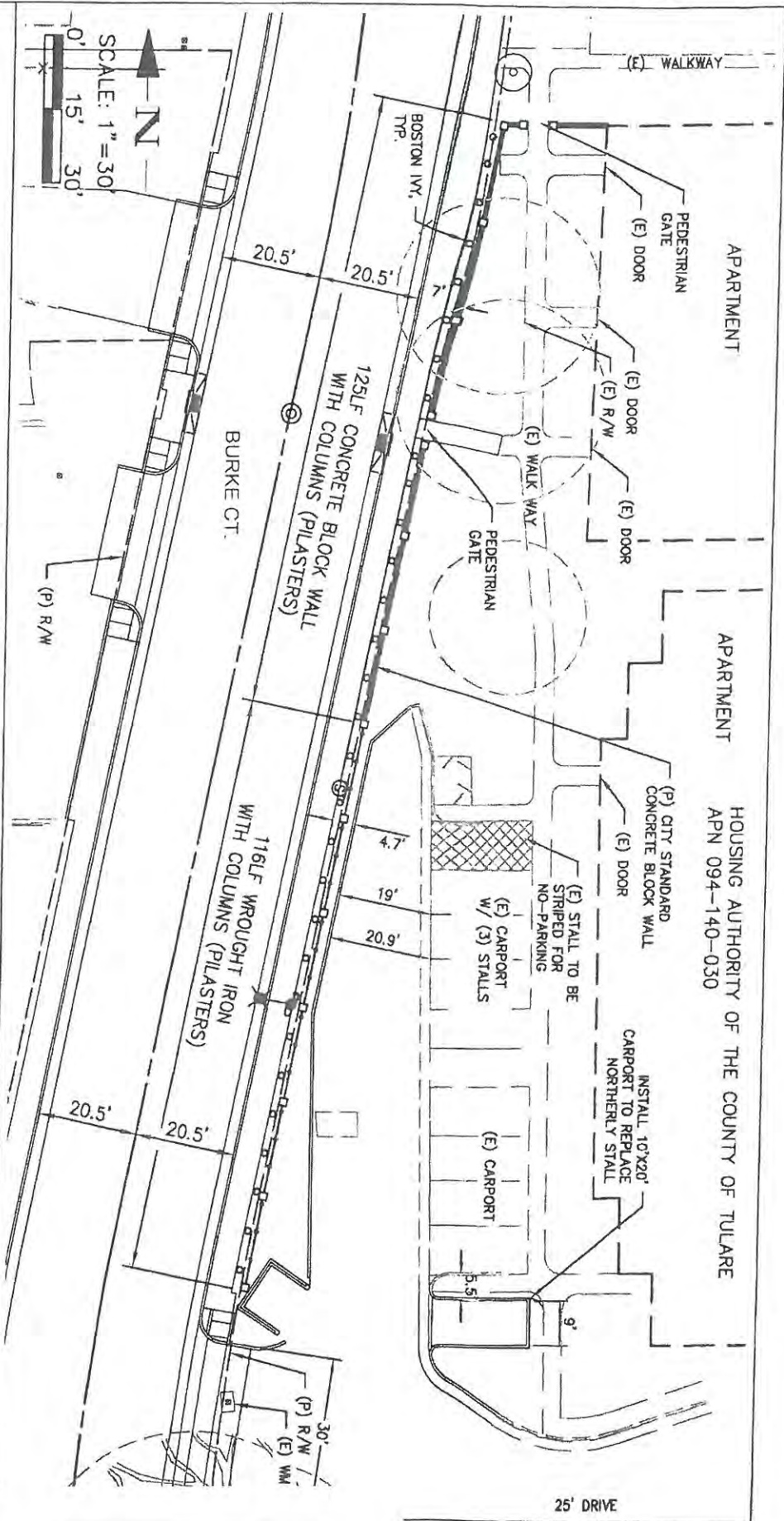


LEGEND

- BOSTON IVY, 1 GAL. @ 16'-0" ON CENTER. PLACED BETWEEN PROPOSED BLOCK WALL AND SIDEWALK
- SPACE PILASTERS @ 15'-20', EVENLY SPACED

**SCHEMATIC LAYOUT FOR
BURKE ST. EXTENSION
REQUEST FOR EXCEPTION TO
ZONING ORDINANCE 17.36.040B**

Exhibit "A"



LEGEND

- BOSTON IVY, 1 GAL. @ 16'-0" ON CENTER. PLACED BETWEEN PROPOSED BLOCK WALL AND SIDEWALK
- SPACE PILASTERS @ 15'-20', EVENLY SPACED

**SCHEMATIC LAYOUT FOR
BURKE ST. EXTENSION
REQUEST FOR EXCEPTION TO
ZONING ORDINANCE 17.36.040B**

Exhibit "B"

Community Development Department



To: Planning Commission
From: Rebecca Keenan
CC: Nick Mascia, file
Date: August 6, 2015
Re: Burke Street, Request for an Exception to Zoning Code 17.36.040B

Following are the findings which provide an explanation to the block wall request for the Housing Authority of the County of Tulare Parcel, located along the new alignment of Burke Street.

1. That the granting of the exception will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity.
 - a. No detriment to public health – the proposed material for the block wall would match the existing requirements found in the most current City Standard Details. The materials are commonly used for block walls throughout Visalia.
 - b. No detriment to public safety or welfare – The proposed block wall would prevent trespassing and possible theft to the residents. The block wall would enhance security, while still being accessible to emergency service personnel by the new 30' wide driveway to be constructed at the south end of the property and through two new pedestrian gates at the north of the project.
 - c. Not materially injurious to the property or improvements in the vicinity – There is currently a block wall at the north end of the Housing Authority parcel. The new wall in the project vicinity would aesthetically match the existing block wall. As the existing block wall does, the new segment will help maintain the integrity of the property and the safety of the tenants.
2. That the granting of the exception will not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.
 - a. Will not interfere with traffic safety – The new block wall will not cover any public signs, visibility for drivers, or pedestrians. In addition to the block wall, the project will also install a segment of wrought iron fencing along the street frontage (see site plan layout exhibit). The new block wall will be set back, behind the new sidewalk, in the same alignment as the new wrought iron fence.
 - b. Will not interfere with adjacent properties – The new block wall will be installed on the Housing Authority property, along a portion of the new Burke Street frontage. The Housing Authority owns the parcel north and south of the new block wall.
3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color texture) –
 - a. The new block wall will aesthetically match the existing block wall located on the north end of the property. The design, color, texture, height, texture and materials will be similar to the existing block wall.

Exhibit "C"



Housing Authority
of the
County of Tulare

August 12, 2015

Planning Commissioners
707 W. Acequia Avenue
Visalia, CA 93291

Dear Planning Commissioners,

I am writing in support of the City of Visalia's application to the Planning Commission for an Exception to Zoning Ordinance 17.36.040B, permitting a seven foot wrought iron fence along the front yard setback area of multi-family uses. The City of Visalia has a project to extend the existing Burke Court south, to tie-in to Roosevelt Street, creating a much needed north-south connection. The project will require that a portion of the existing Housing Authority parcel along Burke Court, be converted to a City of Visalia public street.

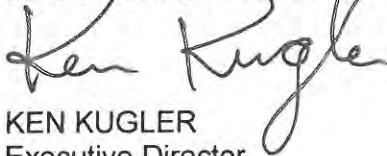
The Housing Authority of the County of Tulare has coordinated with City staff to develop a mutually acceptable layout. As part of the coordination, the Housing Authority held a community meeting with the affected residents in the units. The residents agreed to the proposed layout, and requested that a City Standard Block Wall (6'-8" tall) be installed along a portion of the new street frontage. The City of Visalia incorporated that request into the final layout, now submitted to the Planning Commission for consideration. The block wall will provide sufficient privacy from the new street, to address concerns raised by the residents. In addition, the new block wall will address any perceived concerns regarding potential vehicle noise from the new street.

As the Executive Director for the Housing Authority of the County of Tulare, I genuinely appreciate the efforts of the City of Visalia to improve circulation around the project area, while addressing resident concerns. Therefore, I urge the Planning Commissioners to approve the requested exemption to Zoning Code 17.36.040B, and allow the construction of the new block wall.

If you have any questions or concerns please feel free to contact me at (559) 627-3700, extension 114.

Yours Truly,

HOUSING AUTHORITY OF THE COUNTY OF TULARE



KEN KUGLER
Executive Director

KK/yg

MW/Houston&Burke/PlanningCommisssionSupportLetter.docx

ADMINISTRATIVE
OFFICE
5140
West
Cypress
Avenue
P.O. Box 791
Visalia, CA
93279
(559) 627-3700
FAX (559) 733-0169
WEB SITE: www.hatc.net
TTY: 800-735-2929

DINUBA
OFFICE
1435
South
College
Avenue
P.O. Box 925
Dinuba, CA
93618
(559) 591-4286
FAX (559) 591-1823

VISALIA
OFFICE
1138
South
Crenshaw
C
)
{
{
|

TULARE
OFFICE
210
South
Sacramento

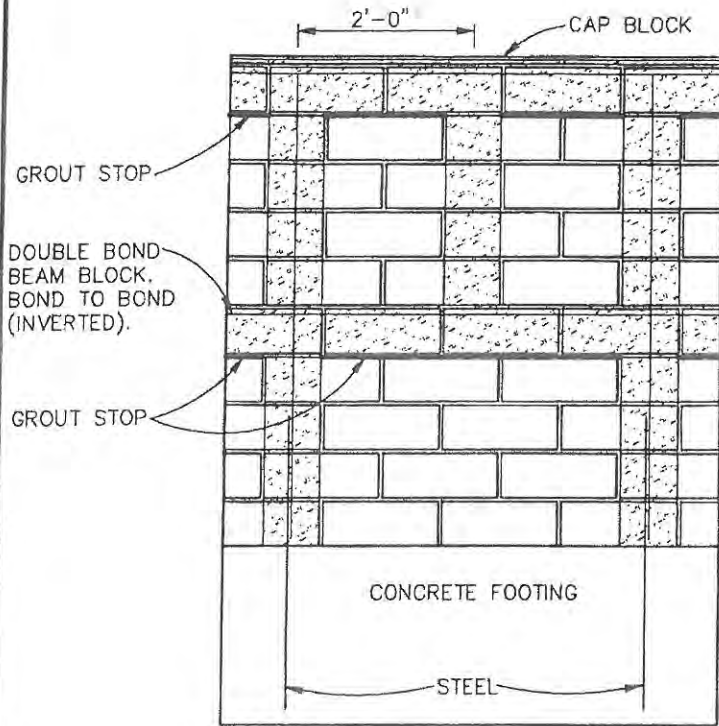
PORTERVILLE
OFFICE
290
North
Fourth
Street

LINNELL
FARM LABOR
CENTER
1436-3
North
Mariposa
Avenue
Visalia, CA
93277
(559) 747-0732
FAX (559) 747-6528

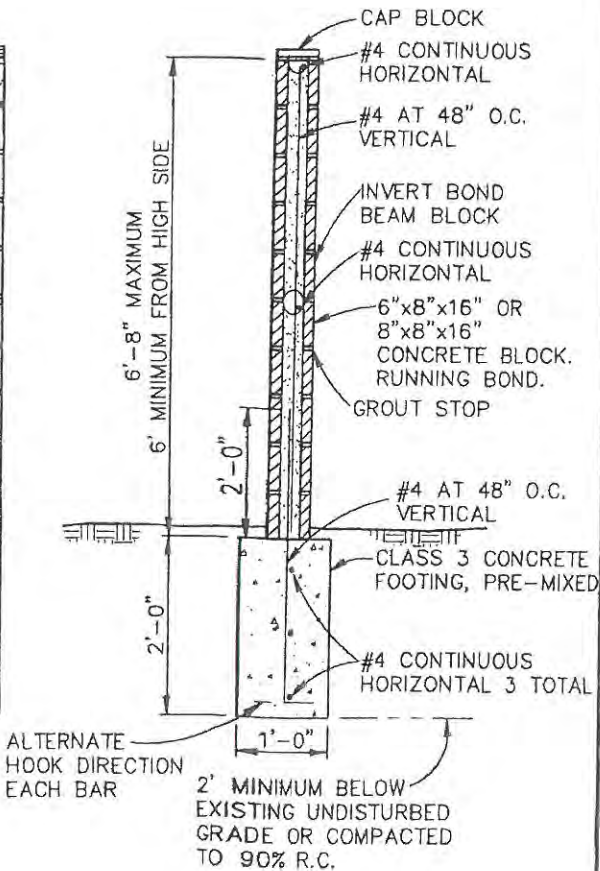
WOODVILLE
FARM LABOR
CENTER
16153
Road 192
Mail
Route 1, Box 180
Porterville, CA
93257
(559) 784-4030
FAX (559) 782-1411


Exhibit "D"

3
-9148



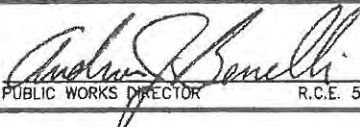
ELEVATION



 GROUT FILLED CELLS

NOTES:

1. ALL MASONRY SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
2. REINFORCING BARS SHALL BE ASTM GRADE 40 DEFORMED STEEL AND SHALL BE CLEAN OF DIRT AND RUST BEFORE PLACEMENT.
3. GROUT SHALL BE PLACED AT LOCATION OF VERTICAL AND HORIZONTAL REINFORCING BARS AS SHOWN ABOVE.
4. WALL THICKNESS SHALL BE EITHER 6" OR 8".
5. ELEVATION DIFFERENCE BETWEEN SIDES OF THE FENCE SHALL BE 6" MAXIMUM.
6. FOOTING REINFORCING STEEL SHALL HAVE A MINIMUM OF 2" CLEAR COVERAGE.

APPROVED BY:  3/3/08
 PUBLIC WORKS DIRECTOR R.C.E. 50022 DATE

CITY OF VISALIA
 DESIGN & IMPROVEMENT STANDARDS

CONCRETE BLOCK WALL DETAIL

Exhibit "E"

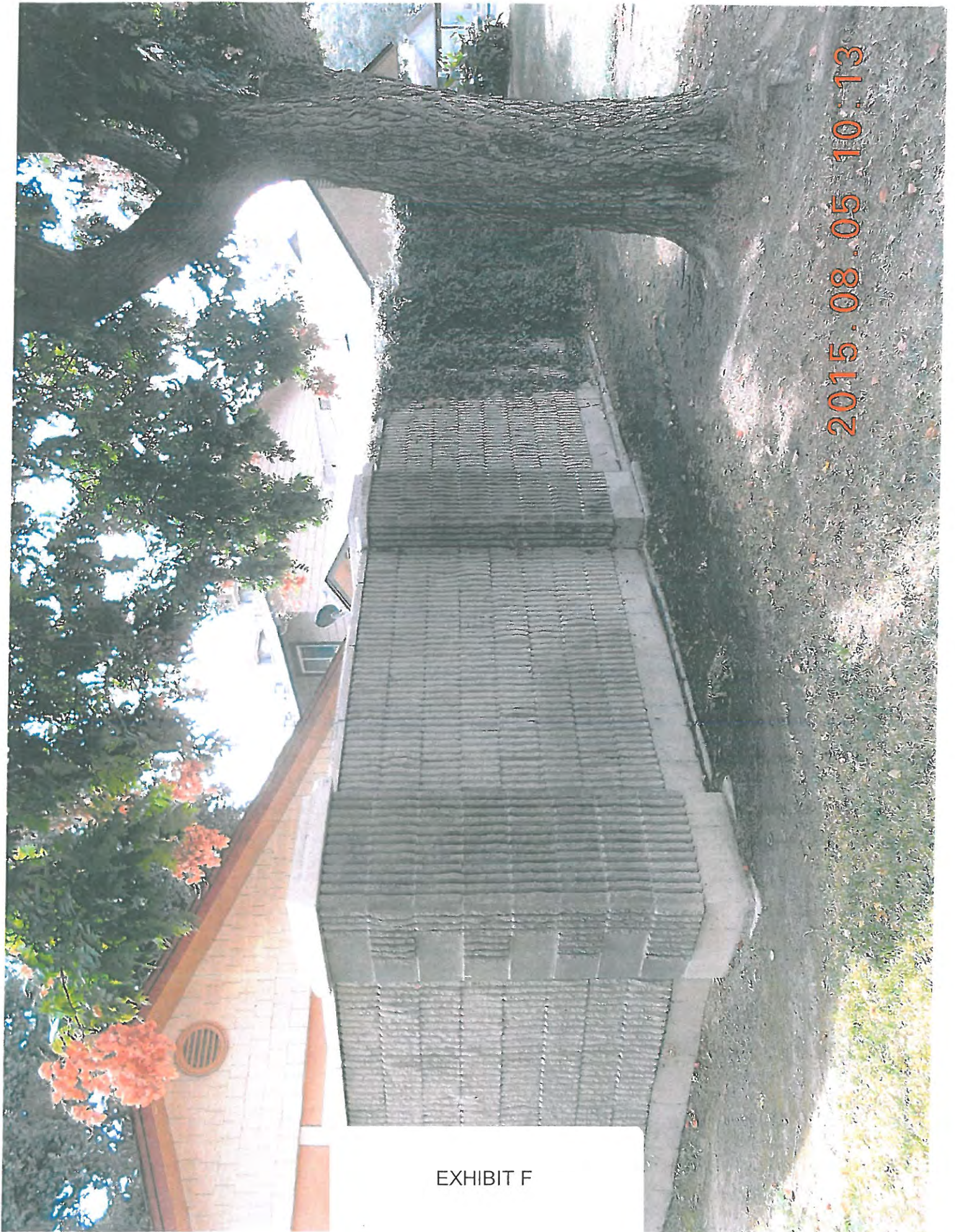


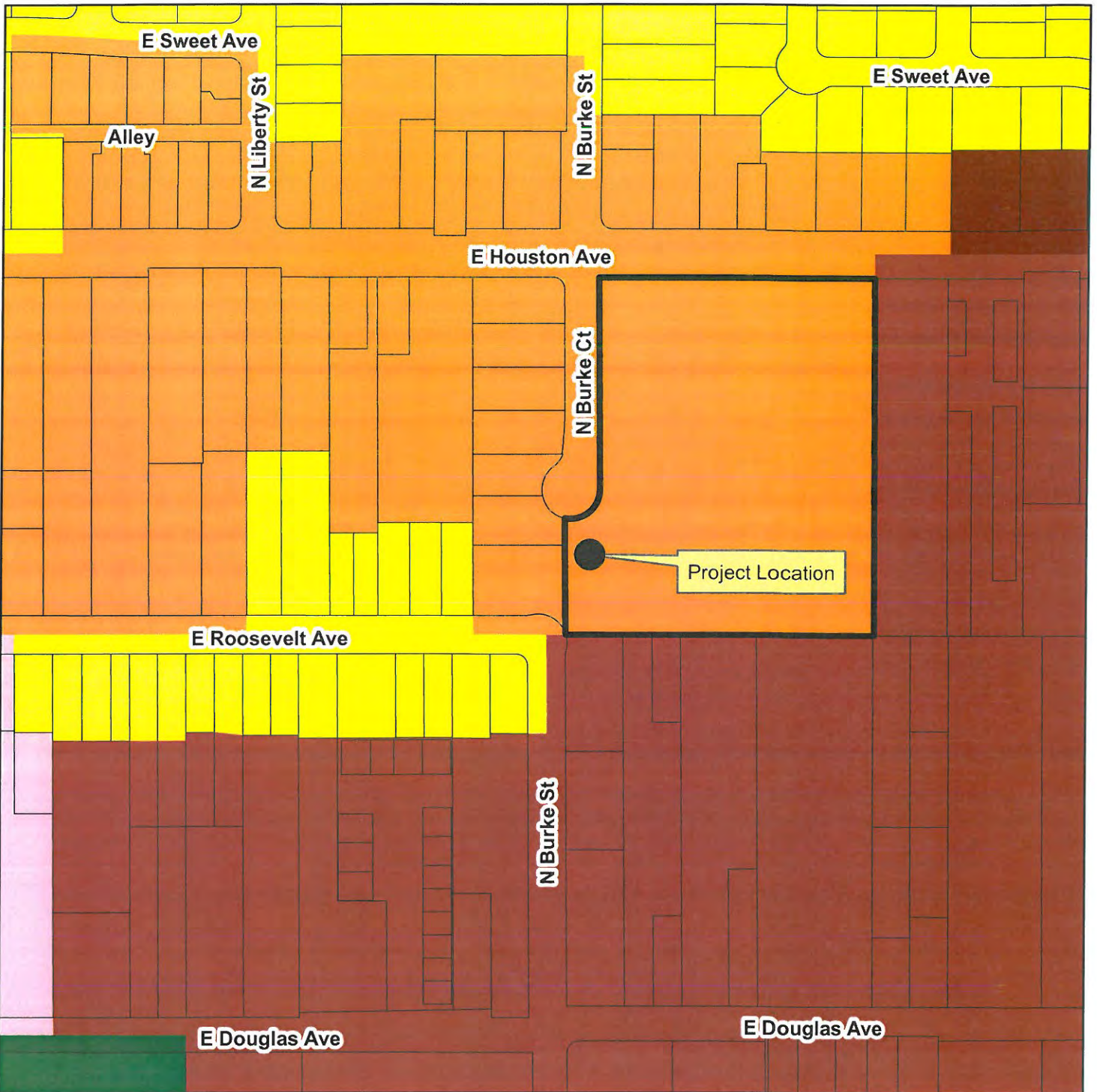
EXHIBIT F



2015.08.05 10:12

Exception No. 2015-07

The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030)

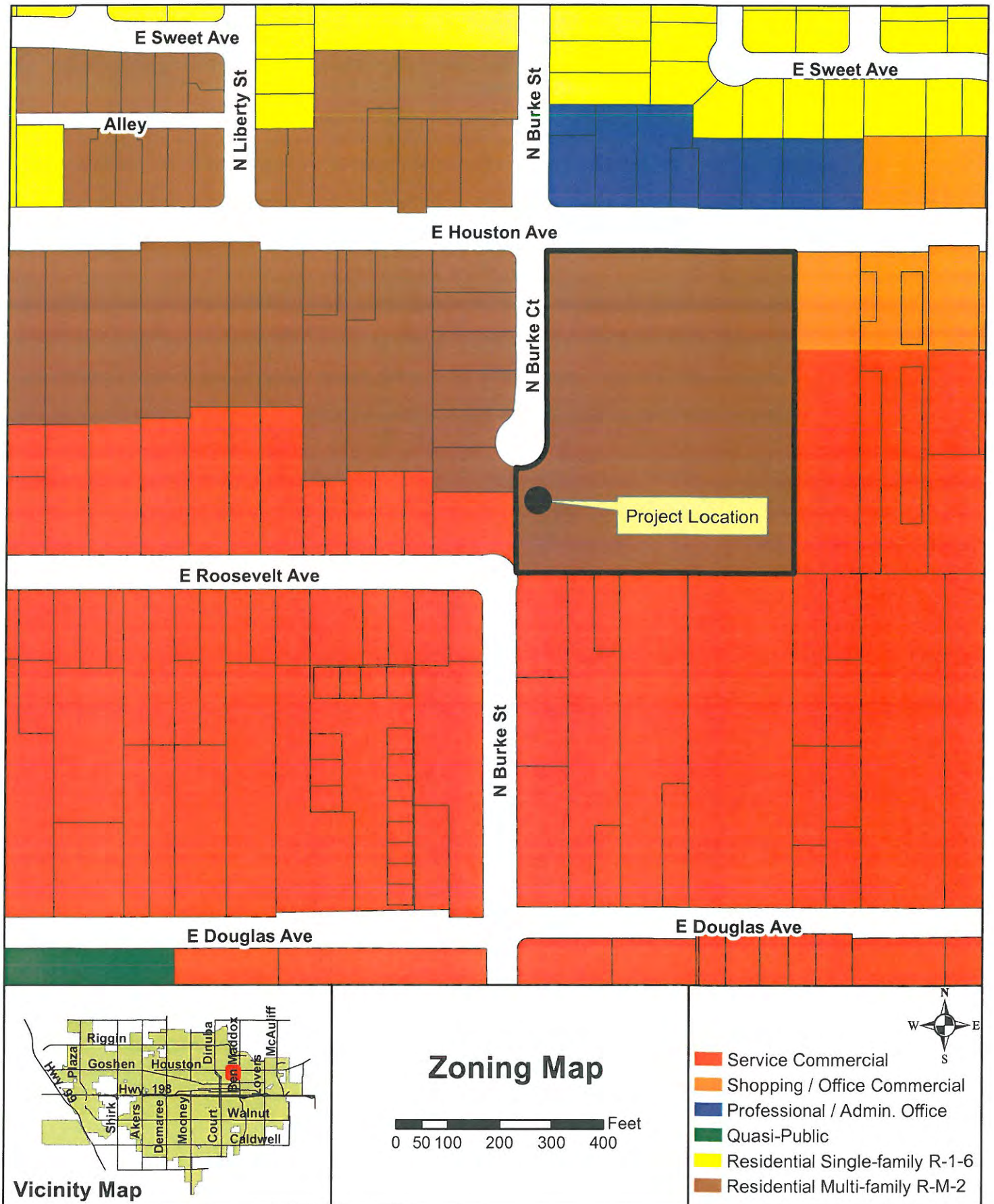


General Plan Land Use Map



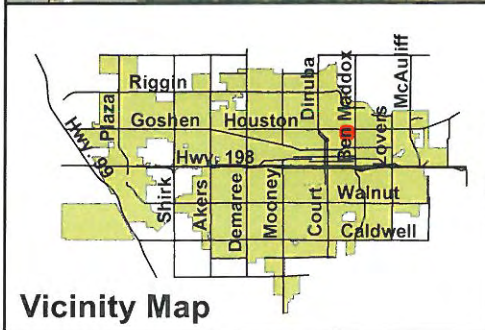
Exception No. 2015-07

The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030)



Exception No. 2015-07

The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030)



Vicinity Map

Aerial Photo

Photo Taken March 2014



Exception No. 2015-07

The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030)

