

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, OCTOBER 26, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
 - No items on Consent Calendar
5. PUBLIC HEARING –Andy Chamberlain
Conditional Use Permit No. 2015-29: A request by the Bethlehem Center, applicant (Karen Macklin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 611 W. Main Street (APN: 093-196-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-55
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2015-28: A request by Hallaian Properties, applicant (RREF II-WPG Visalia, LLC, property owner) to establish a planned unit development for the creation of a lot without public street frontage in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-52
7. PUBLIC HEARING – Brandon Smith
Variance No. 2015-08: A request by Self-Help Enterprises to allow a variance to the street side yard requirement and parking space requirements and an exception to the maximum fence height in the required street side yard, in association with the rehabilitation of a multi-family dwelling complex in the Single-family Residential (R-1-6)

zone. The site is located at 101, 105, 109, 113, and 117 Strawberry Street, on the north side of Strawberry Street between N. West Street and NW. 2nd Avenue. (APN: 094-044-002) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-53

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-30: A request by Amigo Row (Radiant Church – property owner) to allow live entertainment in the Commercial Downtown (CDT) Zone. The site is located at 514 E. Main Street. (APN: 094-231-024). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-59

9. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-31: A request by Todd Jones to allow residential buildings and accessory structures in excess of a 10,000 sq. ft. on a residential lot in the Single Family Residential (R-1-6) Zone. The site is located at 2603 E. Goshen Avenue. (APN: 098-060-043, 042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-58

10. PUBLIC HEARING – Andy Chamberlain

- a. Change of Zone No. 2015-06: A request by the Jonathan Cassaday to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36 was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.
- b. Vista Del Sol Estates Tentative Subdivision Map #5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36 was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.
- c. Conditional Use Permit No. 2015-19: A request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36

was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

11. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS FRIDAY, NOVEMBER 5, 2015, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, 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.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 9, 2015



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 26, 2015

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

SUBJECT: Conditional Use Permit No. 2015-29: A request by the Bethlehem Center, applicant (Karen Macklin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 611 W. Main Street (APN: 093-196-015).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-29 based on the findings and conditions in Resolution No. 2015-54. 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. 2015-29 based on the findings and conditions in Resolution No. 2015-54.

PROJECT DESCRIPTION

Conditional Use Permit No. 2015-29 is a request by the Bethlehem Center to allow a thrift store in the CDT (Commercial Downtown) zone. The store will occupy an existing 3,500 sq. ft. building on Main Street. As shown in the Floor Plan in Exhibit "A", there would be typical retail display of new and used goods including furniture and clothing. The store would operate as a regular retail store with hours from 9 am to 6 pm Monday thru Saturday as provided in the Operational Statement in Exhibit "B". The store would be operated by 2 to 5 employees or volunteers. There are no plans for outdoor display or other non-retail activities at the site.

The site has a storefront on Main Street and a side access to a shared four-stall parking lot on the east side. The site does not have its own dedicated parking lot.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Downtown Mixed Use
Zoning:	CDT – Central Business District
Surrounding Land Use and Zoning:	North: CDT / Retail/Office South: CDT / Retail/Office East: CDT / Retail/Vacant West: CDT / Retail/Office
Environmental Review:	Categorical Exemption No. 2015-55 Class 15305
Special Districts:	Design District "DRD"
Site Plan:	2015-139

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

None

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2015-29, as conditioned, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

Land Use Compatibility

Thrift stores greater than 2,000 sq. ft. are a conditional use in the CDT zone; the building is 3,500 sq. ft. and is subject to the conditional use permit process. The subject site has operated as retail and service (upholstery shop) stores in the past. The site is surrounded by retail, restaurant, and office uses. The staff recommendation for approval is based upon the recommend conditions of approval and the subject site being located adjacent to other retail and compatible downtown uses.

Thrift Store Operational Conditions

Staff has included a condition prohibiting the site from providing food and related services to individuals similar to the services provide at the Bethlehem Center on Dinuba Blvd. The conditional use permit under consideration is intended only for the operation of a retail establishment.

There may be occasions when unauthorized donations are left at the site overnight. A condition has been included prohibiting the storage of any goods outside the store, and that all unsolicited donations which may be left at the site must be removed on a daily basis.

Parking

The site does not have its own parking lot, there are 4 parking stalls shared with the building to the east of this site. These are older properties which have retail parking credits and are within the Property Based Improvement District area in downtown, which currently allows the intensification of uses without required additional parking.

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. 2015-55).



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 Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-55).

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. 2015-139.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "B".
3. That the facility be operated as a retail establishment consistent with the Operational Statement in Exhibit "B".
4. That the storage of any goods outside the store is prohibited and all unsolicited donations which may be left at the site must be removed on a daily basis.
5. That no food distribution services shall occur at 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. 2015-29.

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 No. 2015-54**
- **Exhibit "A" – Floor Plan**
- **Exhibit "B" – 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. 2015-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-29, A REQUEST BY THE BETHLEHEM CENTER, APPLICANT (KAREN MACKLIN, PROPERTY OWNER) TO ALLOW A THRIFT STORE IN THE CDT (COMMERCIAL DOWNTOWN) ZONE. THE PROJECT IS LOCATED AT 611 W. MAIN STREET (APN: 093-196-015)

WHEREAS, Conditional Use Permit No. 2015-29, is a request by the Bethlehem Center, applicant (Karen Macklin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 611 W. Main Street (APN: 093-196-015); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-29, 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. 2015-55).

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. 2015-139.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "B".
3. That the facility be operated as a retail establishment consistent with the Operational Statement in Exhibit "B".
4. That the storage of any goods outside the store is prohibited and all unsolicited donations which may be left at the site must be removed on a daily basis.
5. That no food distribution services shall occur at 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. 2015-29.

EXHIBIT - B

Operational Statement

Thrift Store at 611 W. Main Street
Site Plan Review No. 2015-139

Days: Monday thru Saturday

Hours: 9 am to 6 pm

Activity: Retail Thrift Store

Employees: 2-5 (employees and volunteers)

Initial Operating Hours: 12 pm to 4 pm, Tuesday through Saturday



MEETING DATE September 9, 2015
SITE PLAN NO. 15-139
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

PLANNING COMMISSION *MINOR CUP*

HISTORIC PRESERVATION

REDEVELOPMENT

PARK/RECREATION

OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: SEPTEMBER 9, 2015

SITE PLAN NO.: 15-139
PROJECT TITLE: BETHLEHEM CENTER-THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: MACKLIN KAREN L
LOCATION: 611 W MAIN ST
APN: 093-196-015

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: _____ width; parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. ANY WORK NECESSARY IN THE 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 = 0.20%, 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. A tenant improvement will require a building permit, standard plan check and inspection fees apply. Comply with current City standards and CA Building code.

2. Previous building retail uses - proposed thrift store will not incur additional impact fees.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-139
Date: 9/9/2015

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.)

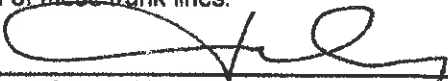
(Fee Schedule Date:9/4/2015)
(Project type for fee rates:RETAIL)

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

<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 Huckleberry



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: 5

DATE: September 09, 2015

SITE PLAN NO: SPR15139
PROJECT TITLE: BETHLEHEM CENTER-THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: MACKLIN KAREN L
LOCATION: 611 W MAIN ST
APN(S): 093-196-015

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.

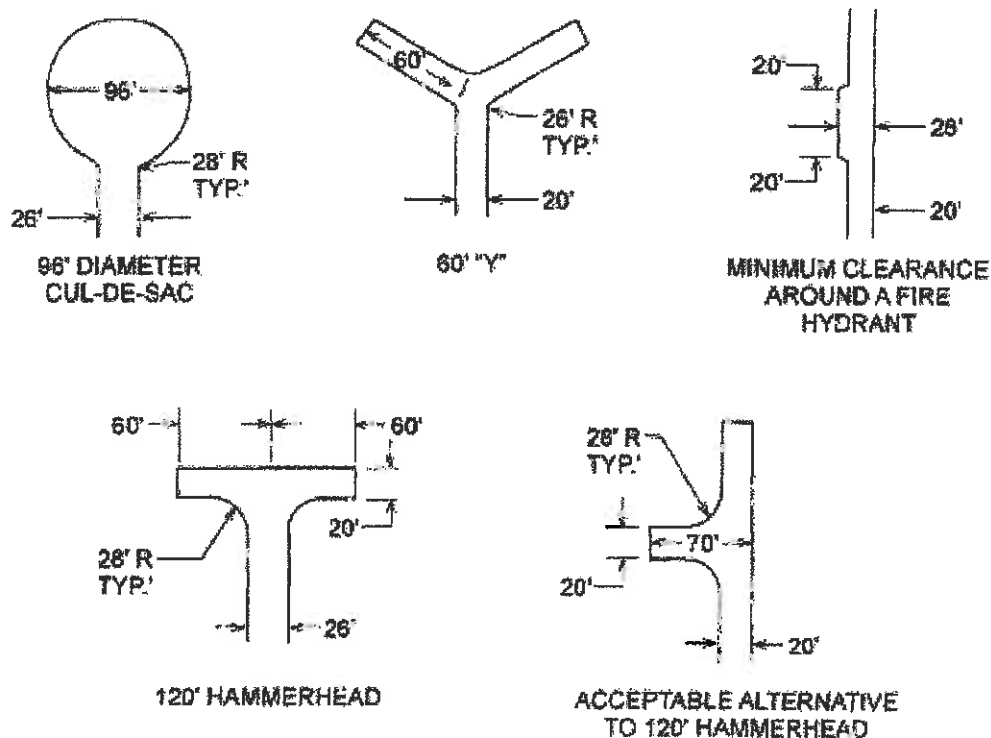


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:

MINIMUM OF TWO EXITS REQUIRED.



Maribel Vasquez
Fire Inspector

ITEM NO: 5 DATE: September 09, 2015
 SITE PLAN NO: SPR15139
 PROJECT TITLE: BETHLEHEM CENTER-THRIFT STORE
 DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
 APPLICANT: GRAHAM MATTHEW
 PROP OWNER: MACKLIN KAREN L
 LOCATION: 611 W MAIN ST
 APN(S): 093-196-015

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

SITE PLAN NO: SPR15139
 PROJECT TITLE: BETHLENEM CENTER-THRIFT STORE
 DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
 APPLICANT: GRAHAM MATTHEW
 PROP OWNER: MACKLIN KAREN L
 LOCATION: 611 W MAIN ST
 APN(S): 093-196-015

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 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 AE * 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: _____

J. M. M. M. 9-8-15 Date:
 Signature

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 9, 2015

SITE PLAN NO: 2015-139
PROJECT TITLE: BETHLENEM CENTER-THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
APPLICANT: GRAHAM MATTHEW
PROP. OWNER: MACKLIN KAREN L
LOCATION TITLE: 611 W MAIN ST
APN TITLE: 093-196-015
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 09/09/2015

1. A Conditional Use Permit is required for the proposed thrift store. Line No. 380 of the Zoning Matrix identifies this use as Conditionally allowed in the CDT zone.
2. Provide a detailed operational statement with the CUP application submittal.
3. All signage is subject to the Downtown Retail Design District standards (see below).
4. Staff will include a condition of the CUP prohibiting the site from providing food services to individuals similar to the services provide at the Bethlehem Center on Dinuba Blvd.
5. The site is located in the PBID area and this project is considered a Change in Use project. Additional Parking requirements will not be assessed.

- 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.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking provided. The site was previously occupied by an upholstery business.

DOWNTOWN RETAIL DESIGN DISTRICT BUILDING DESIGN CRITERIA

Amended April 1996

A. General

The following standards shall apply to all building alterations or new construction within the downtown retail design district

1. Definitions

- a. Owner: Shall mean the person or persons in actual charge of the structure or a portion of the structure. It includes:
 1. The agent or agents of the owner specifically charged with responsibility for maintenance of the structure by a written contractual agreement.

2. The Occupants specifically charged with responsibility for maintenance of the structure by a written contractual agreement.
 3. May, should and preferred are permissive in nature and indicate that compliance is discretionary on the part of the applicant. Where these are not used, compliance is mandatory.
2. Color – section deleted
 3. Signs – signs should contribute to the commercial quality and character of the district. Within the district, the following standards for signage are prescribed:
 - a. Primary Signage
 - 1) Material: Plastic is prohibited as a primary sign material.
 - 2) Size:
 - a. Two (2) square feet of sign area is permitted for each one (1) foot of linear occupancy frontage to a maximum of fifty (50) square feet.
 - b. The sign area as calculated for the occupancy frontage may be used on the occupancy frontage, or may be divided between the occupancy frontage and any other exterior wall. (see DRD for more)
 - 3) Location: Users may choose which exterior side of the building will be used for the purpose of calculating the permitted sign area. The exterior side chosen is the primary occupancy frontage. The building sign so calculated shall be mounted on the primary occupancy frontage.
 - b. On Awnings: A building sign may be affixed to or incorporated as a part of the design of the front valance only of an awning; however, such sign area shall be deducted from that calculated for the exterior building wall to which the awning is attached. Numerals used for the purpose of identifying street addresses need not be deducted from the calculated sign area.
 - c. Street addresses
 - d. Additional signs of a maximum twenty-five percent of the sign area calculated for the primary occupancy frontage will be allowed for each remaining exterior wall, provided that the sign for any given wall does not exceed two square feet per linear foot of the wall length. This subsection does not apply to alley frontages visible from center or Acequia streets.
 - e. Pedestrian oriented sign: one double faced sign not exceeding an area of three (3) square feet per face, to be constructed of wood, with a carved and/or painted logo. Pedestrian oriented signs shall be a minimum of 8 feet above the sidewalk and shall not exceed a maximum height of 12 feet.
 - f. A pedestrian oriented sign may also be affixed to or incorporated into the design of the side valance of awnings which are perpendicular to the store frontage. Both side valances of an awning may be so utilized, however, only one sign face per awning side is allowed. Each sign face shall not exceed three (3) square feet. If this option is chosen, no other pedestrian oriented sign is allowed.
 - g. The building sign area as calculated on the primary occupancy frontage may also be used on the alley frontage for those businesses with direct pedestrian entrances from alleyways, where such entrances and frontages are visible from center or Acequia streets. In no case shall the sign area used on the alley frontage exceed that permitted for the primary occupancy frontage.
 - h. Each building may display a reader board of a maximum area of twenty (20) square feet indicating the name, address and type of business of the businesses within the building. If the reader board is located on a part of the building qualifying as an

occupancy frontage for which sign area is calculated, the sign area used for the reader board shall be deducted from the total permitted for that building.

Reader boards shall be designed as one with each copy panel consisting of similar materials and designs. Permits for reader boards shall not be issued without consent of the property owner.

- i. Within the district, internally illuminated signs are prohibited, with the exception of neon.
 - j. Plastic is prohibited as a primary sign material.
 - k. Each commercial use which has direct pedestrian access through an exterior building wall which is visible from a public right-of-way, shall be allowed at least ten (10) square feet of building sign area, regardless of building occupancy frontage. Commercial uses having a sole access from the interior of any building or from an enclosed lobby or court shall not be allowed the minimum building sign area referred to in this section.
 - l. Permanent signage painted or affixed to the surface of retail display windows shall cover no more than twenty percent (20%) of the display window area and shall be allowed in addition to the calculated building sign area.
 - m. Temporary signs pertaining to special store events or sales lasting no more than thirty (30) days may be painted or affixed to display windows provided that their total area shall not exceed thirty percent (30%) of the window. Such temporary sign or signs shall be removed within seven (7) days of the completion of said event or sale. No permit is required for such temporary sign(s).
4. Awnings – awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, and significant elements of the building's architecture should be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.
5. Prohibited material and elements.
- a. Use of wood siding, cladding or wood shingles, in excess of ten percent (10%) of the total area of any building façade.
 - b. Mansard form roof tiles.
 - c. Unbroken masses of split face, slump stone or concrete unit masonry.
 - d. Use of reflective or mirrored surface cladding, in excess of ten percent (10%) of the total area of any building façade.
 - e. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

B. Renovation

The following criteria should be followed when undertaking the renovation of existing buildings in the district.

1. Facades -

- a. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.

- b. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.
 - c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.
 - d. Where originally constructed façades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, façades and/or architectural details are uncovered, these shall not be recovered.
2. Windows and doors – where they still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of 30 inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This section shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.
 3. Building materials
 - a. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by any synthetic material, asbestos. Or wood shingles, wood or aluminum siding, or any other synthetic materials. Where brick has been painted, repainted in a color which matches the natural color of the brick as closely as possible is preferred. Where brick remains unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.
 - b. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

C. New building standards

The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

1. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.
2. New buildings shall be constructed to within ten percent (10%) of the maximum height of adjacent buildings; however, in no case shall a building exceed fifty (50) feet in height. The scale of new architectural elements should be consistent with that of adjacent structures.
3. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.

4. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of 30 inches above ground level.

D. Maintenance and repair required

Neither the owner of nor the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the planning commission, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to;

- a. The deterioration or decay of exterior walls or other vertical supports;
- b. The deterioration of roofs or other horizontal members;
- c. The deterioration of exterior chimneys;
- d. The extensive deterioration or crumbling of exterior plaster or mortar;
- e. The extensive peeling or chipping of exterior paint;
- f. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions

The person(s) in actual charge of any structure is(are) deemed to be the owner(s) of the structure or any portion thereof, unless the occupant(s) or agent(s) of the owner(s) are specifically charged with the responsibility for maintenance of the structure by a lease or other written contractual agreement between the owner(s) and the occupant(s) or agent(s).

The city's zoning compliance officer, or other designated enforcement official shall serve written notice upon the owner and/or other person in actual charge of any structure deemed to be in violation of these provision. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said conditions be repaired or corrected within an appropriately reasonable period of time. Said notice shall further advise the owner and/or the person in actual charge of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The planning commission shall adopt reasonable rules and regulations comporting with appropriate due process for the notice and conduct of such hearings pursuant to this provision. The planning commission may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such hearing. Should the owner and/or person in actual charge of subject structure fail and/or refuse to request a hearing, should the planning commission determine at the conclusion of such a hearing that there is a violation of this provision, the planning commission shall require that the structure in question be brought into compliance within an appropriately reasonable period of time. Thereafter, any person who fails to comply with the requirements of this provision shall be deemed to be guilty of an infraction and shall be subject to the provisions and penalties provided in the city's ordinance code relating to zoning.

E. Minimum alterations required

At a minimum, all structures and architectural features of structures, including awnings, marquees, and other appurtenances within the district shall conform to the color and repair requirements stated in paragraphs a.1., A.3., And d. Above. Any improvement or architectural feature found not meeting these standards shall be repainted or otherwise changed to reflect appropriate colors and appearance within one (1) year, provided that the estimated cost of bringing a structure into compliance is in excess of \$2000. The colors of cloth or canvas awnings shall be changed by replacement of the awning fabric, rather than painting. The time limits for complying with paragraphs a.1. And d. shall begin to run from the date of adoption of all these building design criteria by the city council. The responsibility for meeting the standards of this paragraph shall rest with the person(s) in actual charge of any structure. The person(s) in actual charge is(are) deemed to be the owner(s) of the structure or any portion thereof, unless the occupant(s) or agent(s) or the owner(s) are specifically charged with responsibility for maintenance of the structure by a lease or other written contractual agreement between the owner(s) and the occupant(s) or agent(s).

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

A handwritten signature in black ink, appearing to read "J. [unclear]", is written over a horizontal line. The signature is stylized and somewhat cursive.

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

COMMERCIAL BIN SERVICE

ITEM NO: 5 DATE: September 09, 2015
SITE PLAN NO: SPR15139
PROJECT TITLE: BETHLENEM CENTER-THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: MACKLIN KAREN L
LOCATION: 611 W MAIN ST
APN(S): 093-196-015

- 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

TYPE OF REFUSE SERVICE NOT INDICATED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 9, 2015

ITEM NO: 5
SITE PLAN NO: SPR15139
PROJECT TITLE: BETHLEHEM CENTER THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DPD)
APPLICANT: GRAHAM MATTHEW
PROP. OWNER: MACKLIN KAREN L
LOCATION: 611 W MAIN ST
APN(S): 093-196-015

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

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

Additional Comments:

•



Leslie Blair

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 5 DATE: September 09, 2015
SITE PLAN NO: SPR15139
PROJECT TITLE: BETHLENEM CENTER-THRIFT STORE
DESCRIPTION: THRIFT STORE (CDT) (AE) (DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: MACKLIN KAREN L
LOCATION: 611 W MAIN ST
APN(S): 093-196-015

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 - 3/4 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



AUTHORIZED SIGNATURE

9-4-15

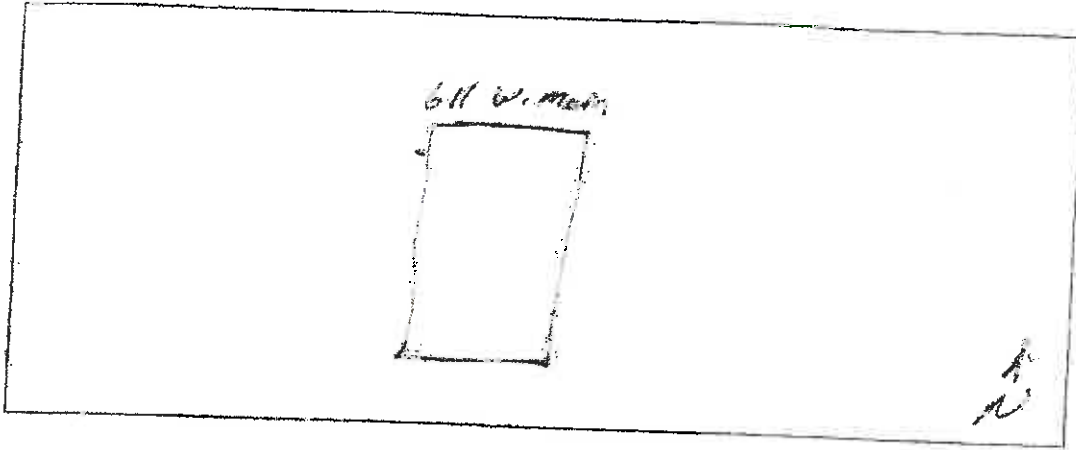
DATE

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

Date: 9-8-16

Site Plan Review # 15139


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

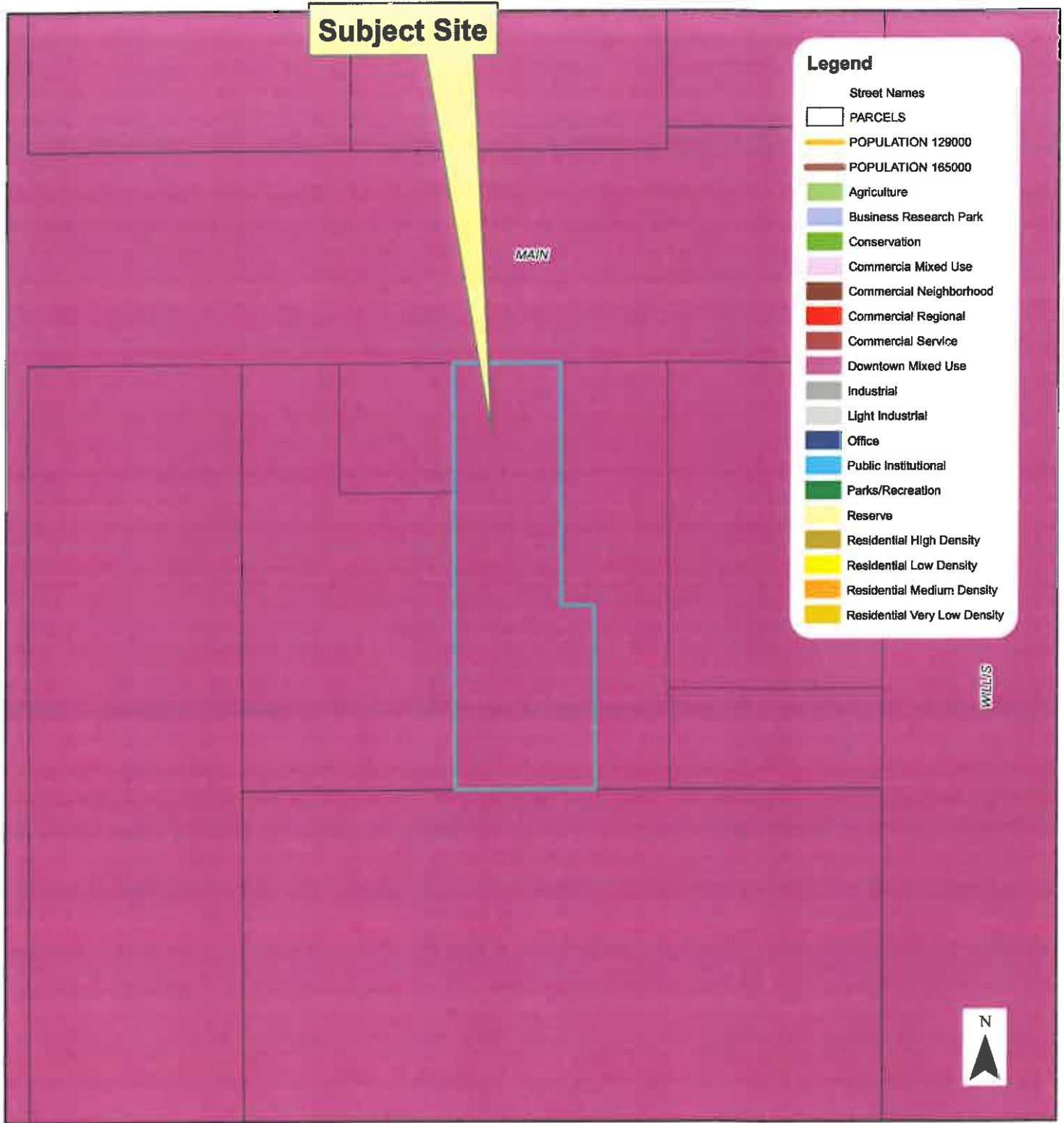
- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public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

Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

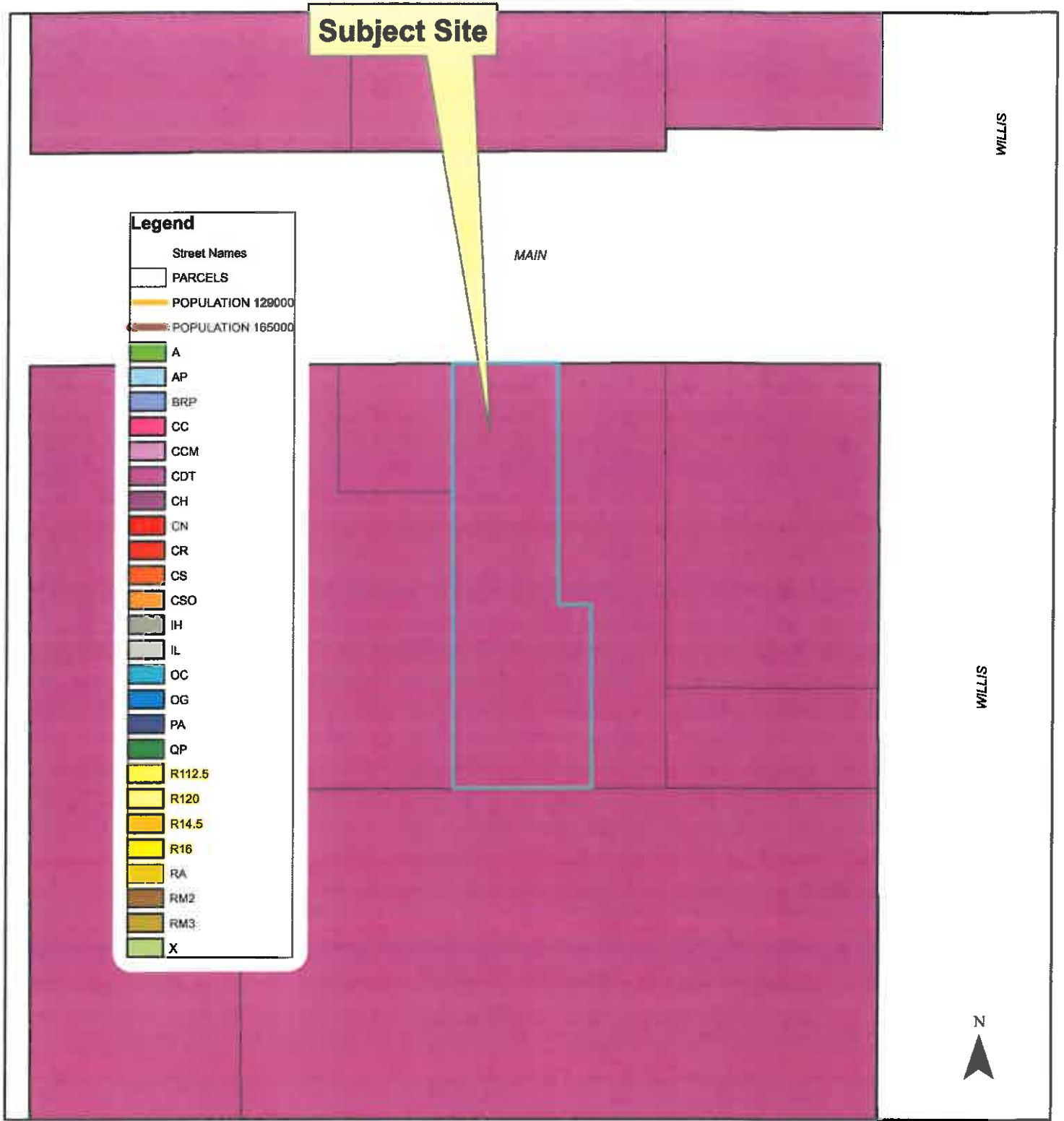
City of Visalia



Land Use Designations

CUP 2015-29

City of Visalia



Zoning Designations

CUP 2015-29

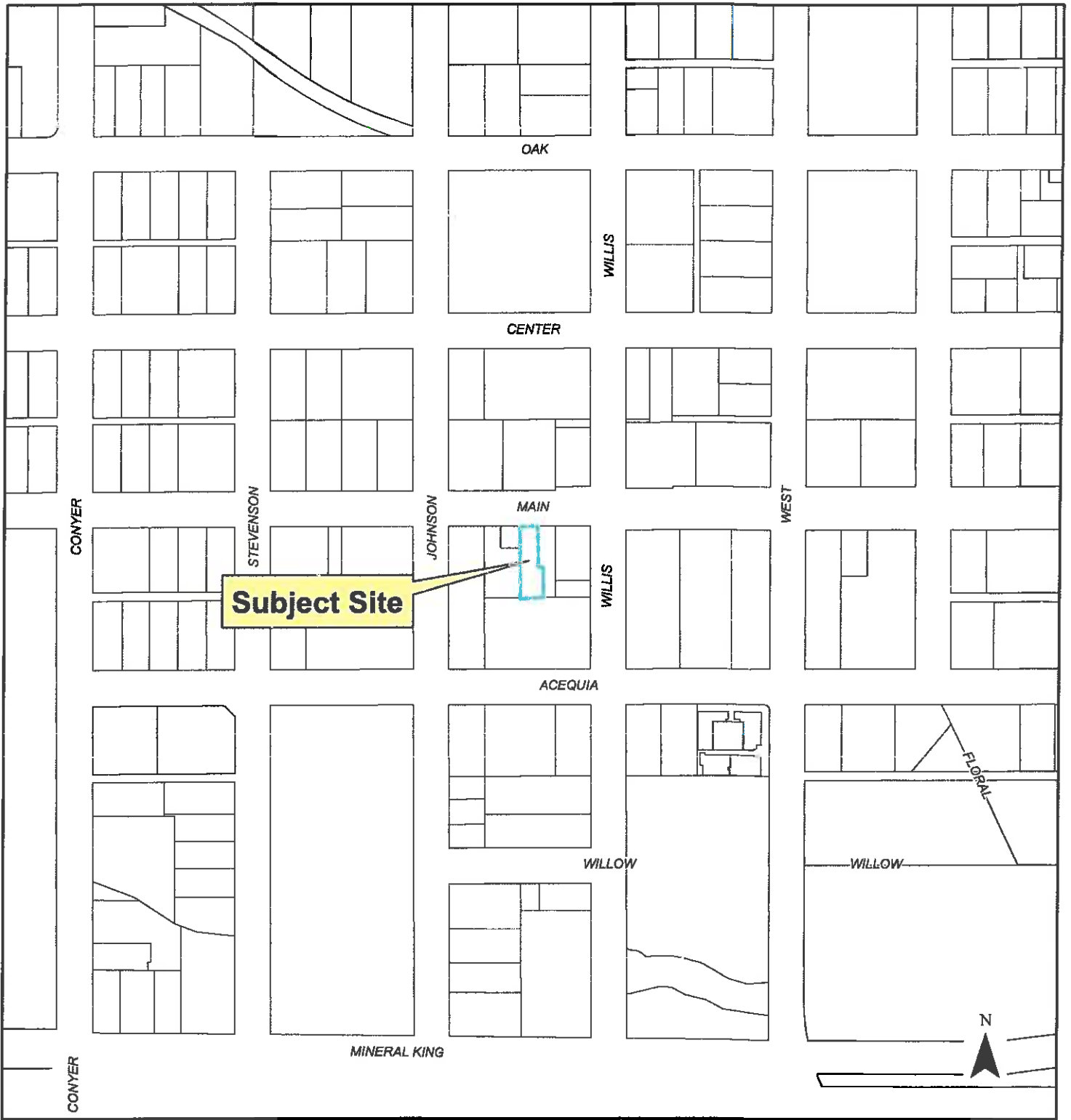
City of Visalia



Aerial Photo

CUP 2015-29

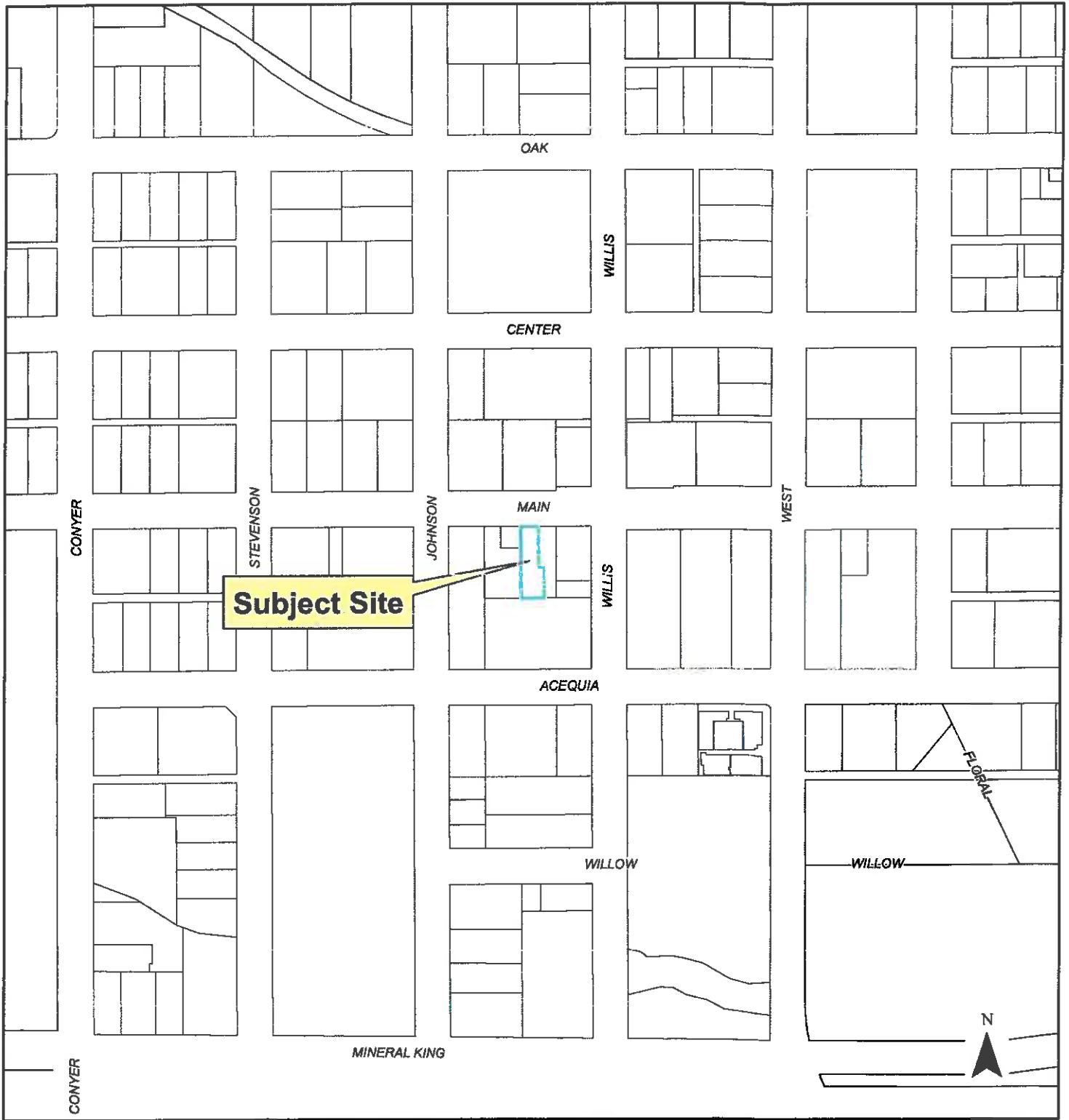
City of Visalia



Location Map

CUP 2015-29

City of Visalia



Location Map

CUP 2015-29



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 26, 2015

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

SUBJECT: Conditional Use Permit No. 2015-28: A request by Hallaian Properties, applicant (RREF II-WPG Visalia, LLC, property owner) to establish a planned unit development for the creation of a lot without public street frontage in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-28, as conditioned, based upon the findings and conditions in Resolution No. 2015-52. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-28, based on the findings and conditions in Resolution No. 2015-52.

PROJECT DESCRIPTION

Conditional Use Permit No. 2015-28 is a request to establish a planned unit development containing a lot without public street frontage, resulting from a lot line adjustment that is currently pending on the site. The lot without public street frontage is depicted as Parcel 1 (being 11,928 sq. ft. in size after the lot line adjustment) on the lot line adjustment map attached as Exhibit "A". The area depicted as Parcel 2 (being 2.03 acres after the lot line adjustment) would pick up public street frontage on Noble Avenue as a result of the lot line adjustment.

Parcel 1 will have access through previously recorded documents which established a common easement for ingress, egress, and parking, applicable to the subject site and the surrounding parcels that comprise the Visalia Marketplace shopping center.

The objective of the planned unit development is to accommodate a new 10,700 sq. ft. retail building on the parcel without public street frontage, as shown in Exhibit "B". The retail building and the future tenant, Dollar Tree discount store, are uses that are permitted by right in the C-SO zone and have been approved by the City's Site Plan Review Committee. The single-tenant building will be developed on vacant land that was previously developed for commercial use and parked from the existing shopping center's parking lot. The building site is currently surrounded on two sides by existing improvements including curb, gutter, sidewalk, and access drives, and would share a wall with an existing commercial building to the west.

BACKGROUND INFORMATION

General Plan Land Use Designation: Commercial Mixed Use
Zoning: C-SO (Shopping / Office Commercial)
Surrounding Land Use and Zoning: North: C-SO / Retail pad building within shopping center
South: R-M-3 (Multi-family Residential) / Apartment dwelling units
East: C-SO / Vacant land within shopping center
West: C-SO / Retail strip building within shopping center
Environmental Review: Categorical Exemption No. 2015-52
Special Districts: Design District 'F'
Site Plan Review No: 2015-093

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

The request is being processed concurrently with Lot Line Adjustment No. 2015-12.

The parcel being adjusted to have no public street frontage is Parcel 10 of Parcel Map No. 4955 (attached as Exhibit "D"), which was reviewed and approved by the Planning Commission on May 8, 2006 as Tentative Parcel Map No. 2006-10. This Parcel Map, a re-subdivision of land within the Visalia Marketplace shopping center, resulted in 11 parcels on the south side of Noble Avenue between Demaree Street and County Center Drive.

PROJECT EVALUATION

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

Planned Development requirement

The creation of a parcel without frontage on a public street requires a Planned Development which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access, lot size, and related bulk and yard requirements.

The development plan attached as Exhibit "B", together with the site plan of the developed Visalia Marketplace shopping center attached as Exhibit "C", illustrate the development and circulation pattern that already exists for the site and is sufficient for the project. The 25-acre shopping center anchored by Save Mart supermarket and K-Mart retail store extends from Demaree Street to County Center Drive and has vehicular access on four sides.

The Site Plan Review committee reviewed the site's proposed development plan and has made the determination that the proposal meets City development standards if carried out with a Lot

Line Adjustment and Planned Development. The planned development meets the minimum site area of five acres for a planned commercial development.

Site Area

The parcel sizes resulting from the proposed project will be 0.27 acres for the non-street fronting parcel and 2.03 acres for the other parcel affected by the lot line adjustment. The minimum parcel size in Design District 'F' is three acres unless approved as a part of an acceptable master plan. The existing development pattern for the Visalia Marketplace shopping center, which will be unaffected by the project and future site development, constitutes an acceptable master plan and planned development which allows the proposed parcel sizes.

Access / Circulation

The non-street fronting parcel will have vehicular access from existing access drives and drive approaches located throughout the shopping center. The closest and most direct point of access is from a drive approach on Noble Avenue immediately to the north.

The shopping center, which dates to the 1960s, contains several covenants and easements that address common access throughout the property. A deed of declaration recorded September 13, 1966 in Book 2674, Page 256 of Official Records at Tulare County, directly addresses the establishment of a reciprocal easement for ingress, egress, and parking. Subsequent declarations, including recorded document nos. 2003-0001965, 2006-0049773, and 2014-0012933, also address access and easements. The covenants and easements run with the land, notwithstanding the parcel maps and lot line adjustments that have also been carried out for the property.

Parking

The shopping center surrounding the parcels contains existing parking spaces developed for previous retail uses on the vacant lots. Parking for the proposed parcel is available and accessible through the recorded covenants and easements already recorded for the site.

Setback Standards for PUD

The site is located within Design District 'F' and is subject to its development standards. Because the planned development will create a parcel without public street frontage, additional development standards must be assigned.

Staff is recommending Condition No. 5 to require the minimum building setbacks as follows based on the parcels shown in Exhibit "A" and the master site development plan in Exhibit "B".

Parcel 1: Zero (0) setback from all property lines

Parcel 2: As follows, based on Design District 'F' standards:

- o Front (Noble Avenue): thirty (30) feet minimum;
- o Side: zero;
- o North and South sides of Parcel 1: outside of twenty (20) feet no build easement;
- o Rear (Campus Avenue): twenty-five (25) feet minimum.

The site shall also be subject to all other design standards for Design District 'F'.

Environmental Review

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-052).

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Design District "F" standards based on the creation of a master development plan.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-52).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the planned development be developed in substantial compliance with the lot line adjustment in Exhibit "A" and the development plan in Exhibit "B".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-093, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-28 shall be null and void unless Lot Line Adjustment No. 2015-12 is approved and recorded.
4. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-28 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
5. That the subject parcels as depicted in Exhibit "A" shall be subject to the following setbacks as measured from property lines:
 - Parcel 1: Zero (0) setback from all property lines
 - Parcel 2: As follows, based on Design District 'F' standards:
 - Front (Noble Avenue): thirty (30) feet minimum;
 - Side: zero;
 - North and South sides of Parcel 1: outside of twenty (20) feet no build easement;
 - Rear (Campus Avenue): twenty-five (25) feet minimum;
6. That all applicable federal, state, regional, and city policies and ordinances be met.
7. 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. 2015-28, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal 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.

Attachments:

- Related Plans & Policies
- Resolution No. 2015-52
- Exhibit "A" – Lot Line Adjustment Map
- Exhibit "B" – Development Plan
- Exhibit "C" – Site map of existing shopping center
- Exhibit "D" – Parcel Map No. 4955, Recorded May 12, 2009
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.18: PLANNED COMMERCIAL ZONES

Section 17.18.010 Purposes.

A. The several types of commercial zones included in this chapter are designed to achieve the following:

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve in a manner consistent with the general plan;

2. Maintain the central business district (CBD - Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;

3. Maintain Visalia's role as the regional commercial center for Tulare, Kings and southern Fresno counties;

4. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;

5. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;

6. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;

7. Maintain commercial land uses which are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;

8. Ensure compatibility with adjacent land uses.

B. The purpose of the individual commercial land use zones are as follows:

3. Planned Shopping/Office Zone--(P-C-SO). The purpose and intent of the planned shopping/ office zone district is to provide areas for a wide range of neighborhood and community level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.

Chapter 17.30: MODIFYING ZONES

Section 17.30.130 Development standards.

A. Site Area. The minimum parcel size for each design district varies according to the development standards. However, this section shall not preclude parcels of less than the required minimum which exist at the time of adoption of this proposal, from securing planned development and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

Section 17.30.210 Development standards--Design district F.

The following development standards shall apply to property located in district F:

A. Building height: fifty (50) feet maximum.

B. Required yards:

1. Front: thirty (30) feet minimum;

2. Side: zero;

3. Street side on corner lot: twenty-five (25) feet minimum;

4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;

5. Rear: zero;

6. Rear yards abutting an R-A, R-1 or R-M district: twenty (20) feet minimum.
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: three acre minimum.
- E. Landscaping:
 1. Front: thirty (30) feet minimum;
 2. Side: five feet minimum (except where a structure is located on a side property line);
 3. Side on a corner lot: twenty-five (25) feet minimum;
 4. Rear: five feet minimum. (Prior code § 7471)

Chapter 17.38: CONDITIONAL USE PERMITS

Section 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)

RESOLUTION NO. 2015-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-28, A REQUEST BY HALLAIAN PROPERTIES, APPLICANT (RREF II-WPG VISALIA, LLC, PROPERTY OWNER) TO ESTABLISH A PLANNED UNIT DEVELOPMENT FOR THE CREATION OF A LOT WITHOUT PUBLIC STREET FRONTAGE IN THE C-SO (SHOPPING / OFFICE COMMERCIAL) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF NOBLE AVENUE APPROXIMATELY 600 FEET EAST OF DEMAREE STREET, IN THE VISALIA MARKETPLACE SHOPPING CENTER. (APN: 095-010-066 & 067)

WHEREAS, Conditional Use Permit No. 2015-28, is request by Hallaian Properties, applicant (RREF II-WPG Visalia, LLC, property owner) to establish a planned unit development for the creation of a lot without public street frontage in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-28, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-52).

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

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

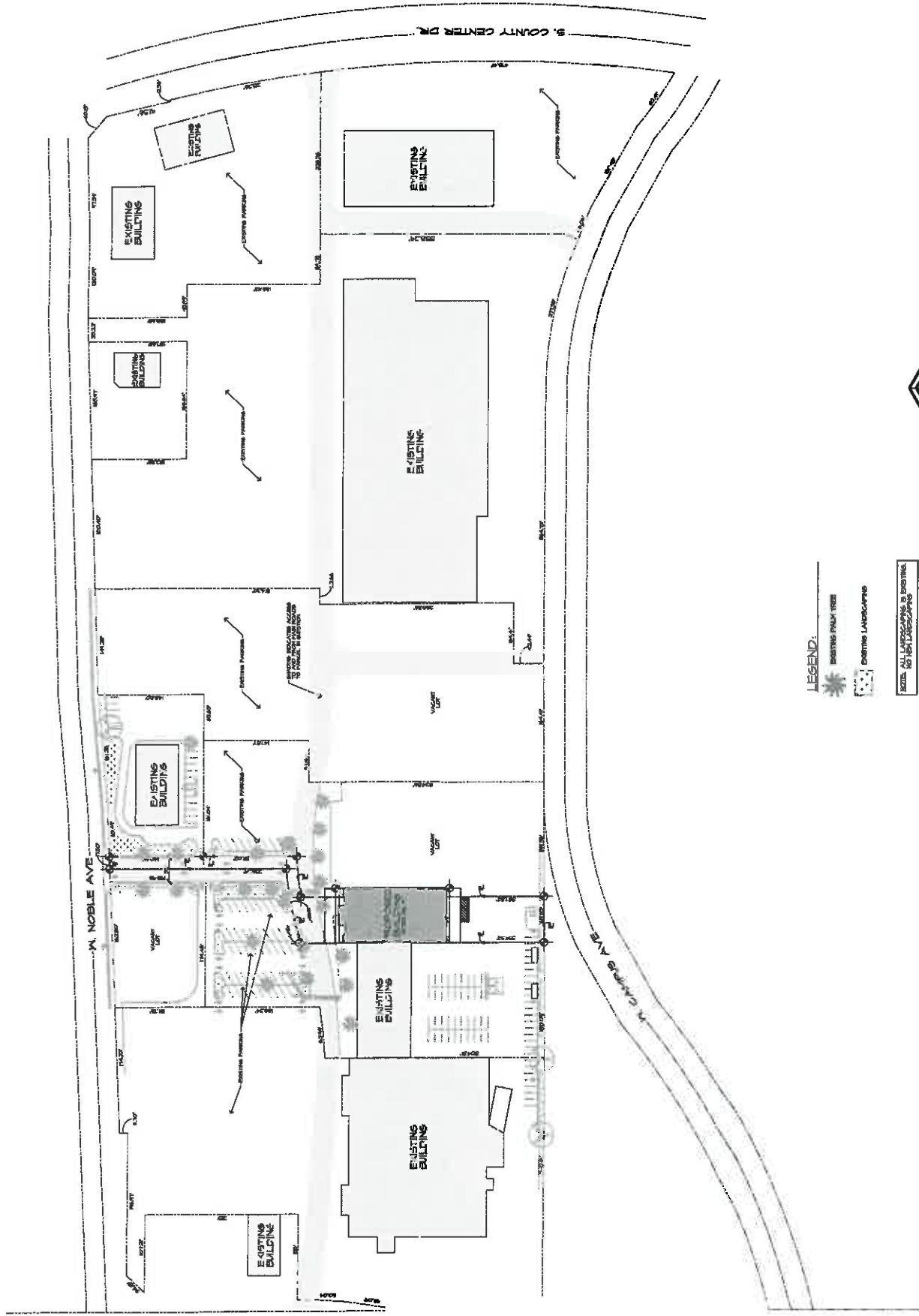
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Design District "F" standards based on the creation of a master development plan.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-52).

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 planned development be developed in substantial compliance with the lot line adjustment in Exhibit "A" and the development plan in Exhibit "B".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-093, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-28 shall be null and void unless Lot Line Adjustment No. 2015-12 is approved and recorded.
4. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-28 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
5. That the subject parcels as depicted in Exhibit "A" shall be subject to the following setbacks as measured from property lines:
 - Parcel 1: Zero (0) setback from all property lines
 - Parcel 2: As follows, based on Design District 'F' standards:
 - o Front (Noble Avenue): thirty (30) feet minimum;
 - o Side: zero;
 - o North and South sides of Parcel 1: outside of twenty (20) feet no build easement;
 - o Rear (Campus Avenue): twenty-five (25) feet minimum;
6. That all applicable federal, state, regional, and city policies and ordinances be met.
7. 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. 2015-28, prior to the issuance of any building permit for this project.

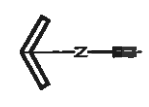
No.	Date/Revision	Date

Date	05/24/16
Scale	1" = 50'-0"
Drawn By	J. JAMES
Job No.	2016000
Proj. No.	16000000
Sheet	A-1a
Revision No.	



LEGEND:

- EXISTING FURNITURE
- EXISTING LANDSCAPING
- EXISTING LANDSCAPING & PROTECTIVE LANDSCAPING



PARCEL ACCESS PLAN

EXHIBIT "C"

OWNER'S STATEMENT

I HEREBY STATE THAT WE ARE THE LEGAL OWNERS OF OR HAVE COME RIGHT TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN WITHIN THE BOUNDARIES OF THIS PARCEL MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY FOR THE MAKING AND FILING OF SAID PARCEL MAP AS SHOWN WITHIN THE BLUE BORDER LINES HEREON.

ANN H. UHLMANN, AS SUCCESSOR TRUSTEE TO LONEL H. UHLMANN, JR., TRUSTEES OF THE UHLMANN CHILDREN'S TRUST DATED OCTOBER 23, 1984

BY: ANN H. UHLMANN, SUCCESSOR TRUSTEE
THE UHLMANN OFFICE, INC., A CALIFORNIA CORPORATION
BY: CHRISTLES E. UHLMANN, PRESIDENT

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }
I, Lynda J. Sahaf, ss Sherman Oaks
BEFORE ME, Lynda J. Sahaf, Notary Public
APPEARED Lynda J. Sahaf
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SHE SUBSCRIBED TO THE WITHIN INSTRUMENT (AUTHORIZED CAPACITY), AND THAT BY
SIGNATURE ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHOM(S) SIGNED, EXECUTED THE INSTRUMENT.

PER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FORGONE PARAGRAPH IS TRUE AND CORRECT

Lynda J. Sahaf
NOTARY PUBLIC
Los Angeles, CA
336
NOTARY COMMISSION EXPIRES November 24, 2009

OWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
I, Lynda J. Sahaf, ss Sherman Oaks
BEFORE ME, Lynda J. Sahaf, Notary Public
APPEARED Lynda J. Sahaf
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
SHE SUBSCRIBED TO THE WITHIN INSTRUMENT (AUTHORIZED CAPACITY), AND THAT BY
SIGNATURE ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF
OF WHOM(S) SIGNED, EXECUTED THE INSTRUMENT.

PER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FORGONE PARAGRAPH IS TRUE AND CORRECT.

Lynda J. Sahaf
NOTARY PUBLIC
Los Angeles, CA
1624231
NOTARY COMMISSION NUMBER

CITY PLANNER'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 10/23/08 AT 5:00 PM.

FRED BRUSUELS, AICP
CITY PLANNER
DATE: 9-5-09

BOARD OF SUPERVISOR'S STATEMENT

I, LEAN ROUSSEAU, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS PROVIDED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

LEAN ROUSSEAU, COUNTY ADMINISTRATIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS
DATE: 5-5-09
BY: William E. Reighardt DEPUTY

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 65474, SUBSECTION (a)(3)(A) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED, AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION, HOLDER OF EASEMENTS FOR POLYMER LINES AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PURPOSES PER THE DOCUMENTS RECORDED OCTOBER 22, 1946, IN BOOK 1216, PAGE 60, JUNE 18, 1963, IN BOOK 2993, PAGE 619, DECEMBER 8, 1970, IN BOOK 2828, PAGE 739, AUGUST 11, 1971, IN BOOK 2960, PAGE 756, NOVEMBER 9, 1973, IN BOOK 3140, PAGE 923, APRIL 11, 1974, IN BOOK 3170, PAGE 491, JUNE 7, 1984, AS INSTRUMENT NO. 2003-10086, OCTOBER 14, 2003, AS INSTRUMENT NO. 2003-10087, OCTOBER 14, 2003, & INSTRUMENT NO. 2003-10088, ALL OF OFFICIAL RECORDS.

CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA PUBLIC UTILITY WATER CORPORATION, HOLDER OF EASEMENTS FOR WATER PIPE LINES AND FACILITIES PURPOSES PER THE DOCUMENTS RECORDED AUGUST 16, 1971, IN BOOK 2801, PAGE 569, AUGUST 30, 1971, IN BOOK 3184, PAGE 57, NOVEMBER 9, 1973, IN BOOK 3140, PAGE 923, APRIL 11, 1974, IN BOOK 3170, PAGE 491, JUNE 7, 1984, AS INSTRUMENT NO. 2003-10086, OCTOBER 14, 2003, AS INSTRUMENT NO. 2003-10087, OCTOBER 14, 2003, & INSTRUMENT NO. 2003-10088, ALL OF OFFICIAL RECORDS.

PACIFIC BELL CORPORATION, HOLDER OF AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES PER THE DOCUMENT RECORDED SEPTEMBER 30, 1986, IN BOOK 4,16 OF OFFICIAL RECORDS AT PAGE 670.



PARCEL MAP 4955

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, ALONG WITH PARCEL 2 OF PARCEL MAP 9222, ACCORDING TO MAP FILED IN BOOK 38 OF PARCEL MAPS AT PAGE 23 OF TULARE COUNTY RECORDS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION AND I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE REPRODUCTION OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

WILLIAM E. REIGHARDT, L.S. 5673
EXPI. 05/08/09
DATE: 5-5-09



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP, AND THAT THE MAP CONFORMS TO ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. IT HAS BEEN COMPILED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

WILLIAM R. CARR, R.C.E. 7897, EXPI. 5/30/09
DATE: 3-24-09



RECORDER'S STATEMENT

DOCUMENT NO. 2009-0028744
FILED THIS 12 DAY OF MAY, 2009, AT 5:00 P.M., IN BOOK 50 OF PARCEL MAPS AT PAGE 60, AT THE REQUEST OF PAUL E. REIGHARDT.
GREGORY B. HARGREAVE
TULARE COUNTY ASSESSOR/CLERK-RECORDER

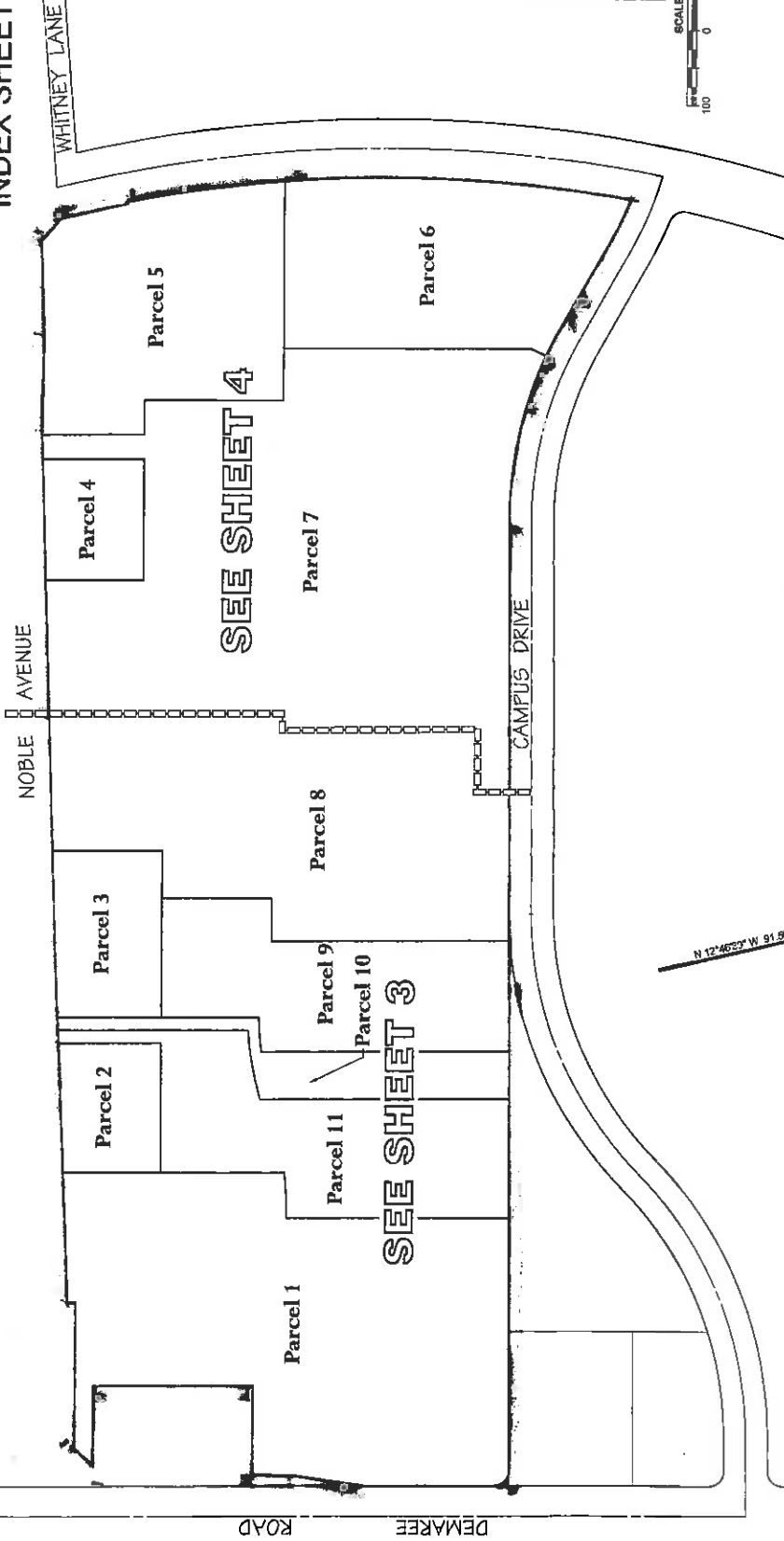
BY: Gregory B. Hargreave
DEPUTY



Exhibit "D"

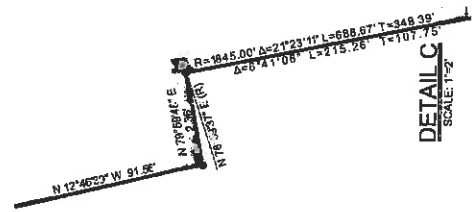
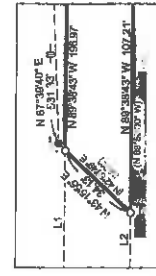
60-09

PARCEL MAP 4955
INDEX SHEET



SEE SHEET 4

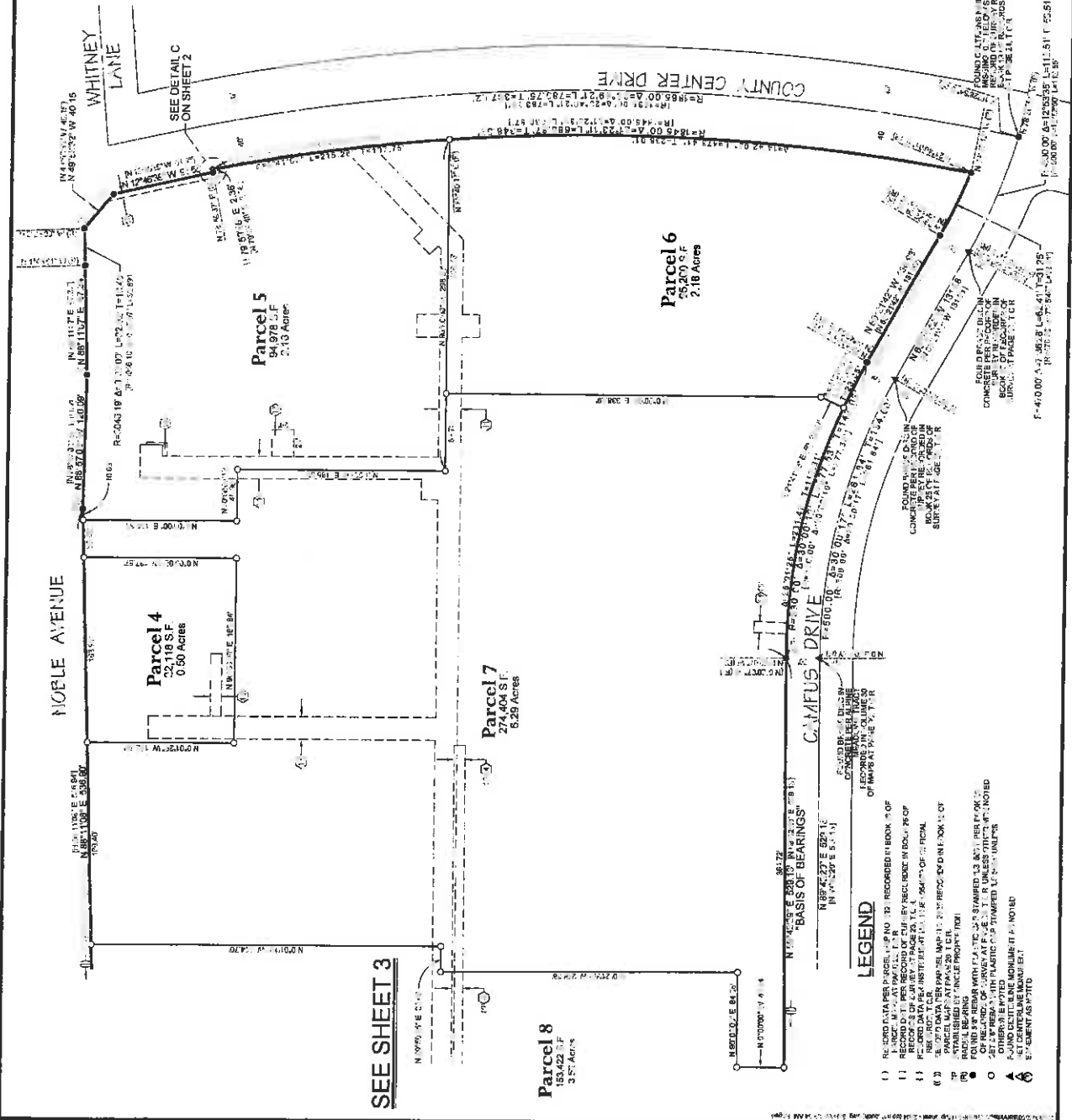
SEE SHEET 3



PARCEL MAP 4955

EASEMENTS

- 1) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA PUBLIC UTILITY, FOR THE CONDUIT AND INCIDENTAL PURPOSES OF THE CONDUIT, RECORDED OCTOBER 21, 1971, IN BOOK 31, PAGE 107, OF OFFICIAL RECORDS OF TULARE COUNTY.
- 2) AN EASEMENT IN FAVOR OF THE CITY OF TULARE FOR A CONCRETE DRIVEWAY, UTILITY EASEMENT AND INCIDENTAL PURPOSES IN THE COUNTY OF TULARE, CALIFORNIA, FOR THE PURPOSES OF OPERATING AND MAINTAINING THE UTILITY AND INCIDENTAL PURPOSES IN THE COUNTY OF TULARE, CALIFORNIA, RECORDED IN BOOK 31, PAGE 107, OF OFFICIAL RECORDS OF TULARE COUNTY.
- 3) A EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA PUBLIC UTILITY, FOR THE CONDUIT AND INCIDENTAL PURPOSES OF THE CONDUIT, RECORDED OCTOBER 21, 1971, IN BOOK 31, PAGE 107, OF OFFICIAL RECORDS OF TULARE COUNTY.
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eda
Engineering & Design
1818 S. Main Street, Suite 100
Tulare, CA 91328
Tel: 819-848-8888
Email: eda@eda.com

PREPARATION DATE: MAY 30, 2007
SHEET 4 OF 4 SHEETS

SEE SHEET 3



MEETING DATE June 24 2015
SITE PLAN NO. 15-093
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS _____

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 24, 2015

SITE PLAN NO: 2015-093
PROJECT TITLE: DOLLAR TREE STORE
DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSO) (X)
(F)
APPLICANT: HALLAIAN CHRISTIAN
PROP. OWNER: RREF II-WPG VISALIA FINANCED PARCELS LLC
LOCATION TITLE: 3533 W NOBLE AVE VISA
APN TITLE: 095-010-068
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-SO – Commercial / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- * Lot Line Adjustment or Parcel Map/CUP (Lot w/o street frontage)
- * Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 06/24/2015

1. The Dollar Tree store is a Permitted Use in the C-SO zone. The building as proposed complies with the development standards of the Visalia Marketplace Shopping Center.
2. The City Planner is reviewing the Lot Line Adjustment request. The primary concern is the LLA results in a parcel not having frontage on a public right-of-way (land-locked parcel). The City Planner is reviewing the procedure required to facilitate this parcel request.
3. The City Planner may require the submittal of a CUP to facilitate the land-locked parcel and/or require the submittal of a Parcel Map and CUP.
4. All signs shall comply the Visalia Marketplace Shopping Center requirements.

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

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
> Front	30 Feet	30 Feet
> Side	0 Feet	5 Feet*
> Street side on corner lot	25 Feet	25 Feet
> Side abutting residential zone	15 Feet	5 Feet
> Rear	0 Feet	5 Feet*
> Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 3 acres

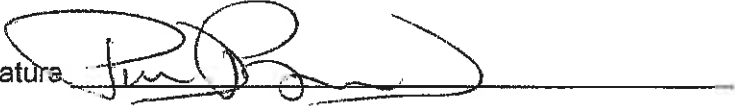
Parking: As prescribed in Chapter 17.34

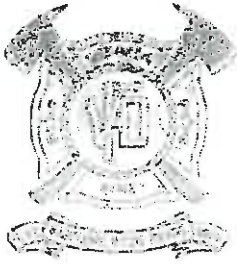
Parking:

1. Parking is provided at one space per 232 square feet of gross floor area. This parking ratio was established per the approval of Variance No. 99-14, approved on August 9, 1999. Caltrans purchased a northern strip of land from the shopping center for the widening of Highway 198 and the addition of Noble Avenue. The loss of land eliminated approximately 300 parking spaces. The request for the variance was caused by the modernization of the area and has provided a special circumstance which limits the amount of available land for parking spaces.
2. Current parking standards for large shopping center is one stall per 225 square feet of building area. The Dollar Tree retail establishment complies with either parking ratio.
3. Provide handicapped space(s) (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.

Signature

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



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: 5

DATE: 24, 2015

SITE PLAN NO: SPR15093
PROJECT TITLE: DOLLAR TREE STORE
DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSO) (X) (F)
APPLICANT: HALLAIAN CHRISTIAN
PROP OWNER: RREF II-W/P/G VISALIA FINANCED PARCELS LLC
LOCATION: 3533 W NOBLE AVE
APN(S): 095-010-068

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)*

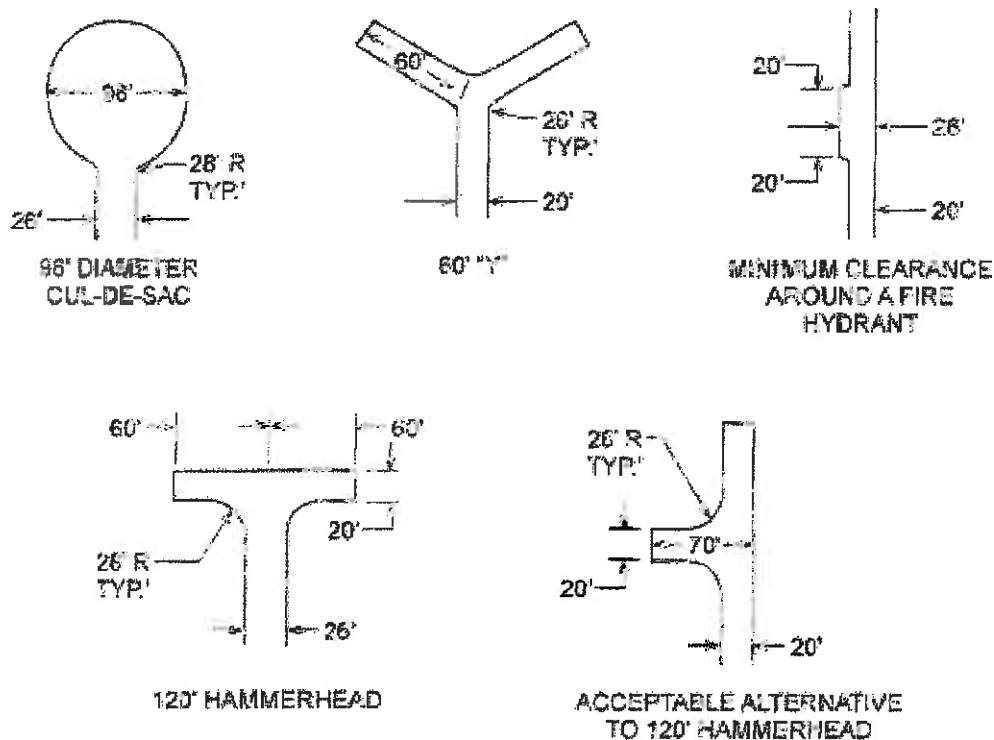
Emergency Access:

- 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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

ITEM NO: 5

DATE: June 24

SITE PLAN NO:

SPR15093

PROJECT TITLE:

DOLLAR TREE STORE

DESCRIPTION:

LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSO) (X) (F)

APPLICANT:

HALLAIAN CHRISTIAN

PROP OWNER:

RREF II-WPG VISALIA FINANCED PARCELS LLC

LOCATION:

3533 W NOBLE AVE

APN(S):

095-010-068

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: JUNE 24, 2015

SITE PLAN NO.: 15-093
PROJECT TITLE: DOLLAR TREE STORE
DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSO) (X) (F)
APPLICANT: HALLAMIAN CHRISTIAN
PROP OWNER: RREF II-WPG VISALIA FINANCED PARCELS LLC
LOCATION: 3533 W NOBLE AVE
APN: 095-010-068

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **AS NECESSARY ONSITE**
- 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; **SEE ADDL COMMENTS**
- 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. Proposed new retail building will not incur additional impact fees due to the demolition of a previous retail building on the parcel. Building permit plan check and inspection fees will apply, due at time of building permit issuance.***
- 2. Any necessary work within the State right-of-way (Noble Ave. and a portion of Demaree St.) will require encroachment permit approval by Caltrans.***
- 3. All storm water run-off shall be directed to the existing onsite storm system.***
- 4. Connection to sanitary sewer shall be directed to existing onsite system.***
- 5. Refer to Planning Dept. procedures and conditions of approval for the proposed Lot Line Adjustment.***
- 6. Accessible stalls and path of travel to the proposed building shall comply with current ADA and City standards. Building permit improvement plans shall incorporate necessary parking lot improvements.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-093

Date: 6/24/2015

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:6/6/2015)

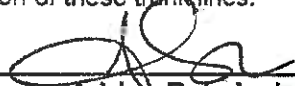
(Project type for fee rates:RETAIL)

Existing uses may qualify for credits on Development Impact Fees. RETAIL

FEE ITEM	FEE RATE
<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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 24, 2015

ITEM NO: 5	
SITE PLAN NO:	38815063
PROJECT TITLE:	DOLLAR TREE STORE
DESCRIPTION:	LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSD) (S) (F)
APPLICANT:	HALLAHAN CHRISTIAN
PROP. OWNER:	BREE B-WPG VISALIA FINANCED PARCELS LLC
LOCATION:	3231 W NOBLE AVE
APNS:	085-010-088

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:

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Leslie Blair

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 5 DATE: June 24, 2015
 SITE PLAN NO: SPR15093
 PROJECT TITLE: DOLLAR TREE STORE
 DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE
 STORE (CSO) (X) (F)
 APPLICANT: HALLAIAN CHRISTIAN
 PROP OWNER: RREF II-WPG VISALIA FINANCED PARCELS LLC
 LOCATION: 3533 W NOBLE AVE
 APN(S): 095-010-068

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. 2302 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 \$151.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.51 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____

G. FERRERO
 Signature

Date: 6-23-15

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

COMMERCIAL BIN SERVICE

ITEM NO. 3 DATE: JUNE 24, 2013

SITE PLAN NO: SPR15093
PROJECT TITLE: DOLLAR TREE STORE
DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE STORE (CSO) (X) (F)
APPLICANT: HALLAIAN CHRISTIAN
PRCP OWNER: RREF II-WPG VISALIA FINANCED PARCELS LLC
LOCATION: 3533 W NOBLE AVE
APN(S): 095-010-068

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.

X

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

EXISTING REFUSE ENCLOSURE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO: 5 DATE: June 24, 2015
SITE PLAN NO: SPR15093
PROJECT TITLE: DOLLAR TREE STORE
DESCRIPTION: LOT LINE ADJUSTMENT AND NEW DOLLAR TREE
 STORE (CSO) (X) (F)
APPLICANT: HALLAIAN CHRISTIAN
PROP OWNER: RREF II-WPG VISALIA FINANCED PARCELS LLC
LOCATION: 3532 W NOBLE AVE
APN(S): 095-010-068

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

St. A. R. Smith

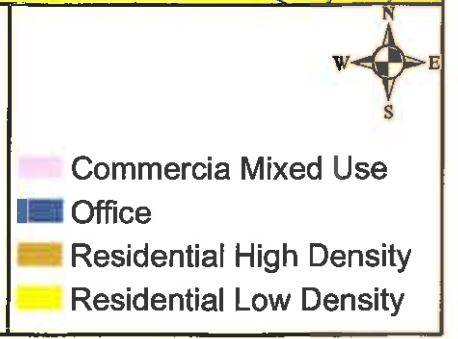
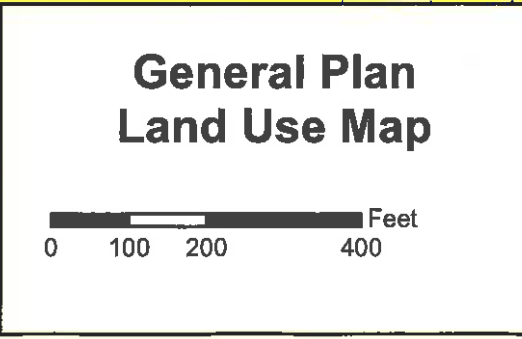
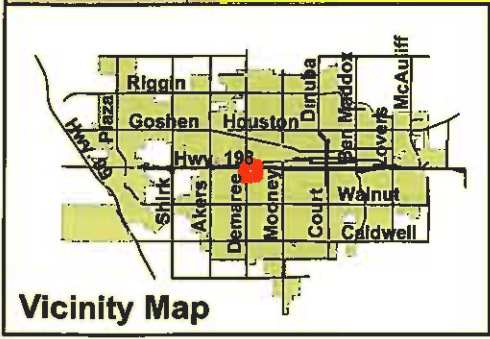
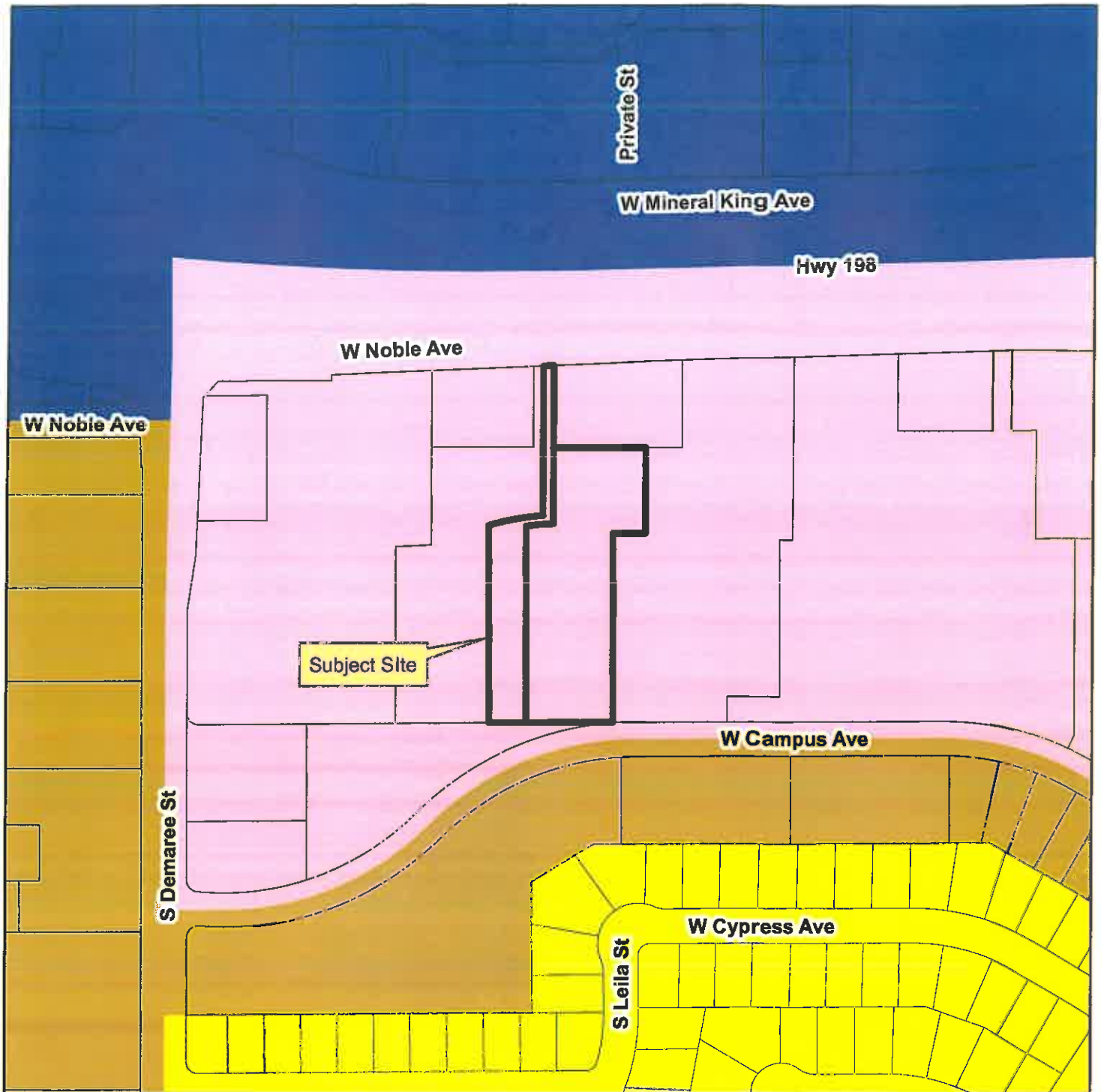
AUTHORIZED SIGNATURE

6-19-15

DATE

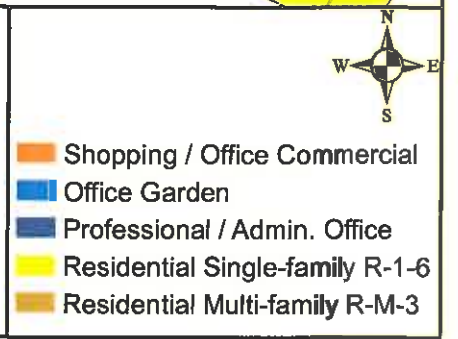
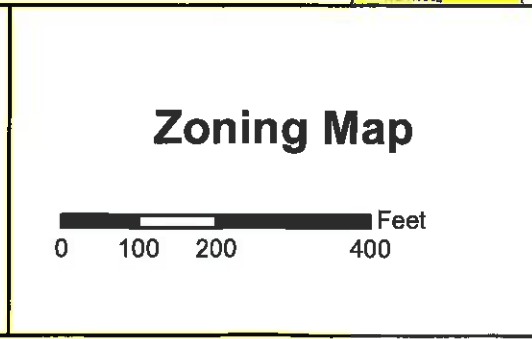
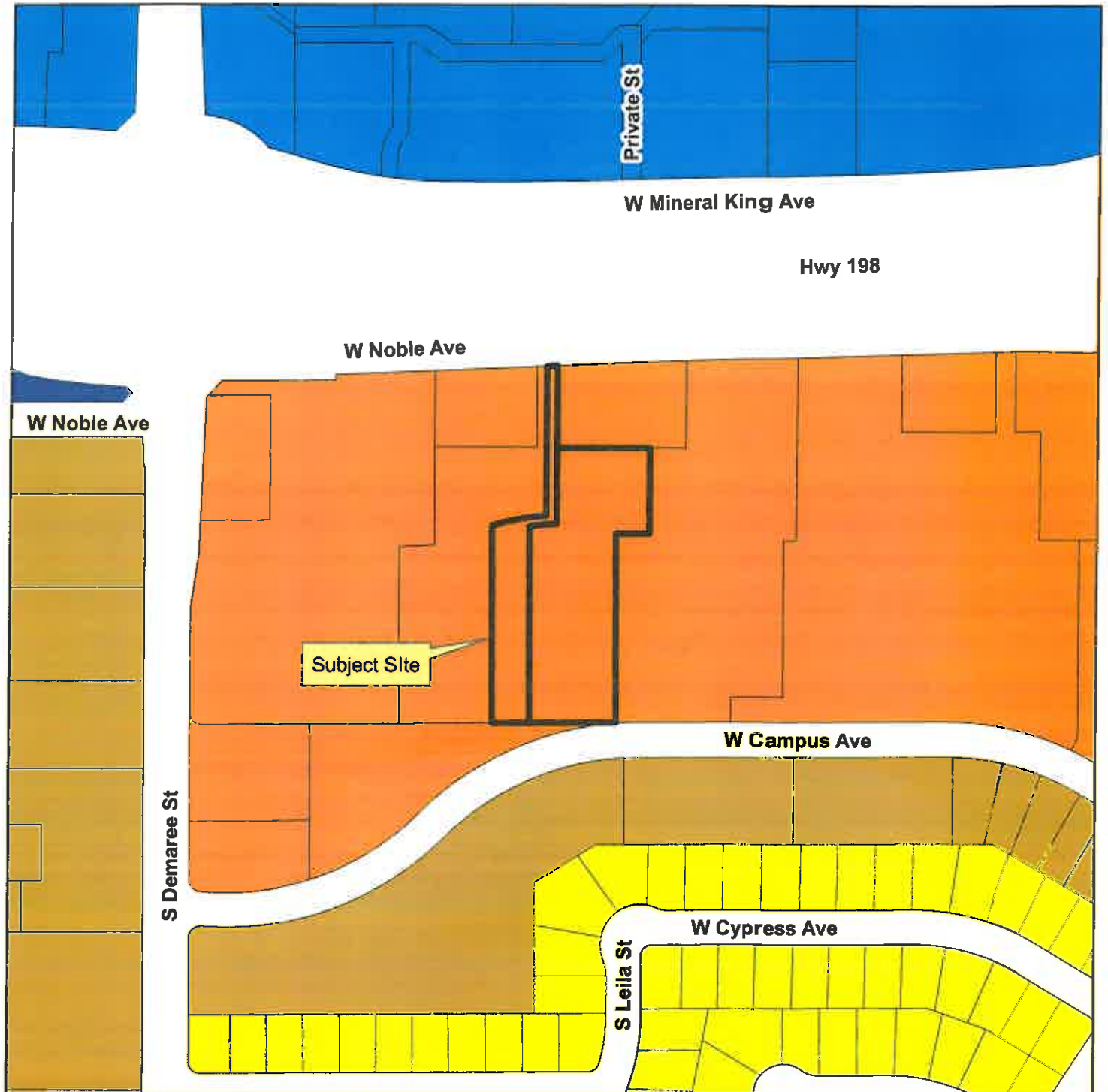
Conditional Use Permit No. 2015-28

The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067).



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Vicinity Map

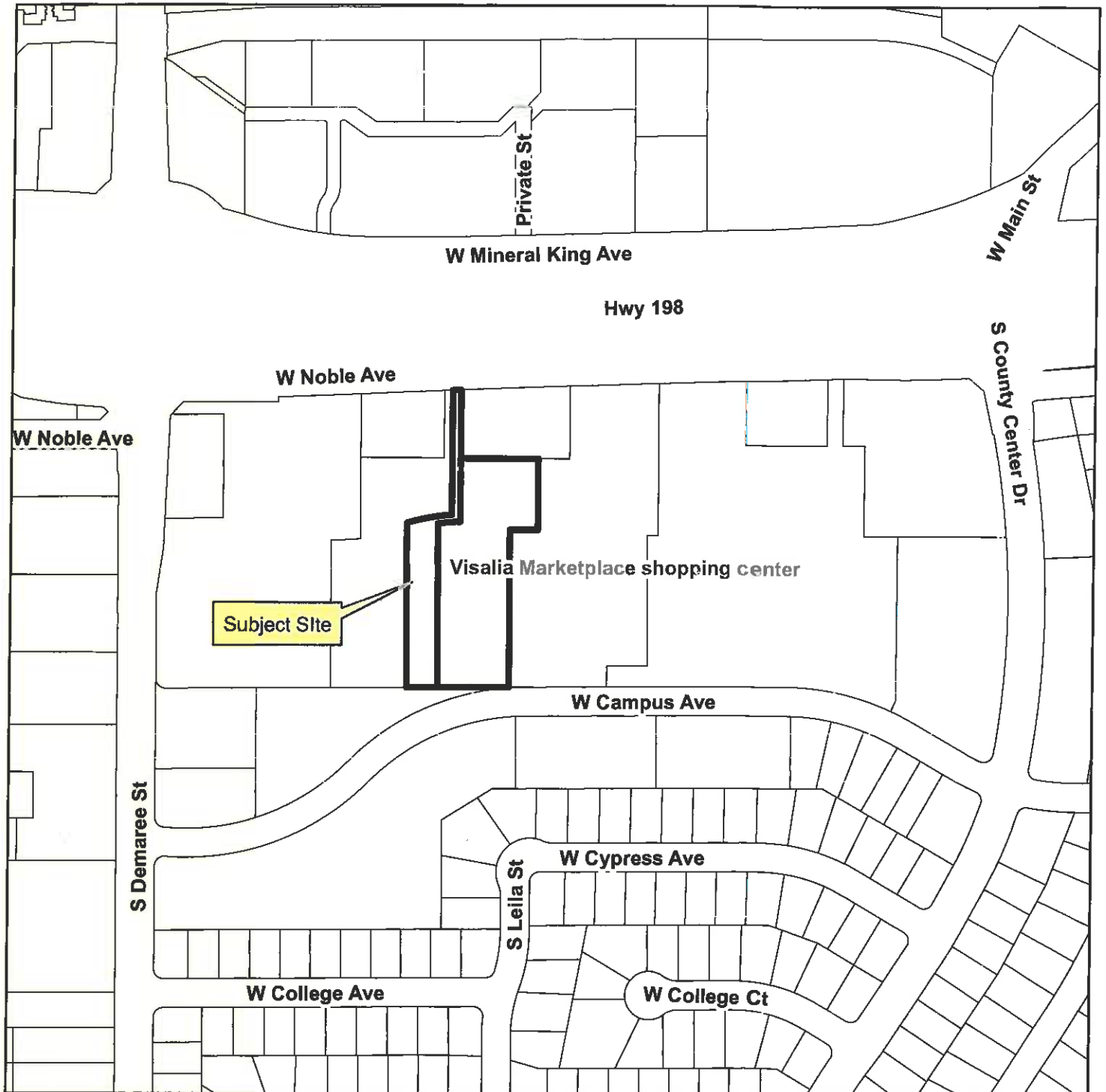
Aerial Photo

Photo Taken March 2014



Conditional Use Permit No. 2015-28

The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067).



Location Map

