



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 26, 2015

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

SUBJECT: 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)

STAFF RECOMMENDATION

Staff recommends approval of Variance No. 2015-08, as conditioned, based upon the findings and conditions in Resolution No. 2015-53. Staff's recommendation is based on the conclusion that the required findings for granting the variance and exception can be met and the recommendation is consistent with past fence exception/variance approvals.

RECOMMENDED MOTION

I move to approve Variance No. 2015-08, based on the findings and conditions in Resolution No. 2015-53.

PROJECT DESCRIPTION

The project applicant is requesting a Variance entitlement that includes a variance to setback regulations and parking regulations and an exception to fence height regulations on property in the R-1-6 (single-family residential) zone, as illustrated in Exhibit "A". The applicant has prepared findings for the variance and exception in Exhibit "B". This site contains a five unit multiple family residential structure which is a legally-existing non-conforming use in the R-1-6 zone.

The variance is for:

- a reduction in the street side yard setback along West Street from 10 feet to 0 feet for placement of a new trash enclosure, and
- a reduction in the on-site parking space requirements from 8 spaces to 2 spaces (the site currently has 3 to 5 spaces).

The exception is to allow:

- a six-foot tall chain link fence in the street side yard setback along West Street, wherein chain link fences are limited to four feet in height. The requested action would allow the replacement of the existing four-foot high chain link fence with the six-foot high chain link fence. The new six-foot high fence would be located in the same general location as the existing four-foot high fence, generally at or behind the property lines along the street frontages.

The applicants are requesting this entitlement as part of a rehabilitation of the existing multi-family residence on the site that entails meeting local and state codes and regulations. The new trash enclosure meets the City’s design standard and requirements for solid waste truck accessibility. An existing on-site parking lot will be reduced from three to five spaces to two spaces to accommodate the trash enclosure and a handicap-accessible parking space. The fence is to increase security for tenants and to maximize the usable open space in the rear yard, as stated in their findings.

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-6 (Low Density Residential)
Surrounding Zoning and Land Use	North: R-1-6 (Single Family Residence) / Apartments South: R-1-6 (Single Family Residence) / Apartments East: R-1-6 (Single Family Residence) / Apartments West: R-1-6 & R-1-4.5 (Single Family Residence) / Apartments
Environmental Review	Categorical Exemption No. 2015-53
Design District	N/A
Site Plan	Site Plan Review No. 2015-076

RELATED PROJECTS

Exception No. 2015-02: Approved on April 13, 2015, allowing a six-foot high chain link fence in the front setback along NW 2nd and West Streets, in the Single Family Residential (R-1-6) zone. The site is located 405 NW 2nd Avenue, directly to the north on the same block as the subject site.

PROJECT EVALUATION

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



West St. and Strawberry St.

Corner Visibility

The proposed fence was reviewed as Site Plan Review No. 2015-076, wherein Engineering and Traffic Safety found the proposed trash enclosure together with the open fence type at the

requested setback and height would not visibly obstruct the corner for vehicular or pedestrian users. There are no dedications of right-of-way required with the proposed action.

R-1-6 Zone Development Standards

The site is located within the R-1-6 zone, which requires a minimum 15-foot front setback along NW 2nd Street (considered as the front property line since it is the more narrow frontage on a corner lot) and a 10-foot street side setback along Strawberry Street and West Street for “open” fences (chain link & wrought iron) over four feet high. The site currently has a four-foot high chain link fence along the West Street property line that will be replaced with a six-foot high chain link fence. Wrought iron fencing is being installed as a four-foot tall decorative fence along the Strawberry Street frontage.

Non-Conforming Multiple Family Units

This site was developed with the existing multiple family units several decades ago and subsequently down-zoned to R-1-6 in the 1991 Land Use Element Update and 1993 City-wide re-zoning.

Zoning Ordinance Section 17.36.040 allows for multiple-family residential zoned properties to have decorative open metal (wrought iron) fences up to seven feet tall in a front or street side yard. The section does not provide for wood, chain link, or block fences in these property line locations. If this site was zoned R-M-2, they would be permitted to construct a wrought iron fence up to seven feet tall without the need of an exception. The applicant is requesting the fence exception due to the site’s zoning of R-1-6 and the desired fence type of chain link.

The site is currently non-conforming with regard to the trash enclosure. The site does not have a designated location or a proper enclosure for the trash bin. As shown in the above photo, the trash enclosure sits exposed along the Strawberry Street frontage. The proposed trash enclosure would provide a City standard trash enclosure for the site.

The site also is deficient with regards to parking. Multiple-family residences require 1.5 on-site parking spaces per unit. The 5-unit complex therefore requires eight parking spaces. The single parking lot accessed off Strawberry Street contains three to five spaces that are substandard and unstriped, and is being requested to be reduced to two spaces including one handicap accessible stall.

Variance Findings for Trash Enclosure & Parking

Zoning Ordinance Section 17.42.030 allows the Planning Commission to grant variances to regulations pertaining to setbacks and off-street parking facilities. Section 17.42.090 allows the Planning Commission to grant a variance provided that five findings can be made. The applicant has prepared findings in Exhibit “B” which provides explanations to back up the five findings.

Staff has reviewed and concurs with the applicant’s prepared findings below:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance. **The strict interpretation of the parking, trash bin enclosure, and fencing setback is difficult and unnecessary hardship inconsistent with the objectives of the zoning ordinance. The site is an existing property and SHE is attempting to improve the area while managing the challenges presented with the parking, trash bin enclosure, and fencing setback.**

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. **The property involved is a 5 unit apartment complex on a residential lot fronting on three streets. The lot is a challenging triangular shape with limited space to redesign the desired amenities.**

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone. **The parking and trash bin enclosure requirements would cover the entire site leaving a limited open space for the tenants use.**

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. **The granting of this variance would enable the property owner to upgrade the site, consistent with other properties in the same zone and would not constitute a grant of special privilege. SHE is voluntarily improving the site, including new sidewalks and ADA ramps.**

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. **The granting of this variance would not be detrimental in any way to the public safety or injurious to property in the area. The variance allows for a better design of the trash enclosure which removes it from the street and allows the trucks to pull in an access the dumpsters. This design actually improves safety in the area.**

Exception Criteria for Fence

Zoning Ordinance Section 17.42.040 allows the Planning Commission to grant exceptions to regulations pertaining to fences. Section 17.42.100 allows the Planning Commission to grant an exception to fence height or location provided that three certain criteria are applicable. The applicant has prepared findings in Exhibit "B" which provides explanations to back up the three criteria.

Staff has reviewed and concurs with the applicant's prepared explanations below:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity: **The variance for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.**

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties: **The granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties. Police had no negative comments about the fence at site plan review.**

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture). **The fence will be a 6' tall [chain link] fence that is attractive and well maintained. The fence in the front of the property along Strawberry will be an attractive 4' wrought iron fence. Overall, the property will be substantially improved when this work is complete.**

Fencing on Adjacent Properties

A review of the adjacent properties across from the site found that about half of the properties in the surrounding vicinity have fencing in the front yard setback areas consisting of chain link or wrought iron. While staff would recommend a wrought iron fence as the preferred type in this location, the proposed chain link is also supported by staff. Wrought iron fencing is being installed as a four-foot tall decorative fence along the Strawberry Street frontage.

Good Neighbor Policies

The Planning Division is requiring that the owners of the multi-family residential complex prepare and enter into an operational management plan that enforces all provisions of the model good neighbor policies. The requirement is included as Condition of approval No. 5 and in the Planning Division Site Plan Review Comments.

Entering into an operational management plan is required for all development in the R-M zone, and is included as a condition of approval here because the property is an existing complex being rehabilitated for occupancy in the R-1-6 zone.

Environmental Review

The project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, due to the project being a minor alteration to land use limitations (i.e. variances) that does not result in a change in land use or density. (Categorical Exemption No. 2015-53).

RECOMMENDED FINDINGS

Staff recommends the Planning Commission make the following findings for approval of the requested variance and exception:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

The strict interpretation of the parking, trash bin enclosure, and fencing setback is difficult and unnecessary hardship inconsistent with the objectives of the zoning ordinance. The site is an existing property and SHE is attempting to improve the area while managing the challenges presented with the parking, trash bin enclosure, and fencing setback.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

The property involved is a 5 unit apartment complex on a residential lot fronting on three streets. The lot is a challenging triangular shape with limited space to redesign the desired amenities.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The parking and trash bin enclosure requirements would cover the entire site leaving a limited open space for the tenants use.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

The granting of this variance would enable the property owner to upgrade the site, consistent with other properties in the same zone and would not constitute a grant of special privilege. SHE is voluntarily improving the site, including new sidewalks and ADA ramps. The variance for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.

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

The variance allows for a better design of the trash enclosure which removes it from the street and allows the trucks to pull in an access the dumpsters. This design actually improves safety in the area. The exception for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.

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

Police had no negative comments about the fence at site plan review.

7. That the fence exception proposal becomes an integral part of the existing site development.

The fence will be a 6' tall chain link fence that is attractive and well maintained. The fence in the front of the property along Strawberry will be an attractive 4' wrought iron fence. Overall, the property will be substantially improved when this work is complete.

8. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-53)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site's trash enclosure, parking spaces, and six-foot tall chain link fence be located in substantial compliance with the site plan shown in Exhibit "A".
2. That the height of the chain link fence shown in Exhibit "A" along West Street is limited to six feet.
3. That building permits be obtained for the installation of the trash enclosure and fence.
4. That the requirements of Site Plan Review No. 2015-076 be met.
5. That prior to occupancy, the site shall comply with the requirement for preparing and entering into an operational management plan that enforces all provisions of the model good neighbor polices as described in Visalia Municipal Code Section 17.16.190.
6. That all applicable federal, state and city laws, codes 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 Variance No. 2015-08.

Attachments:

- Related Plans and Policies
- Resolution No. 2015-53
- Exhibit "A" – Site Plan
- Exhibit "B" – Applicant's Variance and Exception Findings

- Site Plan Review No. 2015-075
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

RELATED PLANS AND POLICIES

Chapter 17.36 (Excerpt) FENCES, WALLS, and HEDGES

17.36.040 Multiple-family residential.

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

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

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

Chapter 17.42 (Excerpts) VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

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

17.42.020 Exception purposes.

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

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

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard,

side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

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

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

17.42.090 Variance action of the city planning commission.

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

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

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

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

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

17.42.100 Exception action of the city planning commission.

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

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

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

RESOLUTION NO. 2015-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Variance No. 2015-08 is 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); and

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

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2015-08, as conditioned by staff, to be in accordance with Chapter 17.42 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 of the City of Visalia 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 strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

The strict interpretation of the parking, trash bin enclosure, and fencing setback is difficult and unnecessary hardship inconsistent with the objectives of the zoning ordinance. The site is an existing property and SHE is attempting to improve the

area while managing the challenges presented with the parking, trash bin enclosure, and fencing setback.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

The property involved is a 5 unit apartment complex on a residential lot fronting on three streets. The lot is a challenging triangular shape with limited space to redesign the desired amenities.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The parking and trash bin enclosure requirements would cover the entire site leaving a limited open space for the tenants use.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

The granting of this variance would enable the property owner to upgrade the site, consistent with other properties in the same zone and would not constitute a grant of special privilege. SHE is voluntarily improving the site, including new sidewalks and ADA ramps. The variance for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.

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

The variance allows for a better design of the trash enclosure which removes it from the street and allows the trucks to pull in an access the dumpsters. This design actually improves safety in the area. The exception for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.

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

Police had no negative comments about the fence at site plan review.

7. That the fence exception proposal becomes an integral part of the existing site development.

The fence will be a 6' tall chain link fence that is attractive and well maintained. The fence in the front of the property along Strawberry will be an attractive 4' wrought iron fence. Overall, the property will be substantially improved when this work is complete.

8. 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. 2015-53)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2015-08, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Sections 17.42.090 and 17.42.100 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site's trash enclosure, parking spaces, and six-foot tall chain link fence be located in substantial compliance with the site plan shown in Exhibit "A".
2. That the height of the chain link fence shown in Exhibit "A" along West Street is limited to six feet.
3. That building permits be obtained for the installation of the trash enclosure and fence.
4. That the requirements of Site Plan Review No. 2015-076 be met.
5. That prior to occupancy, the site shall comply with the requirement for preparing and entering into an operational management plan that enforces all provisions of the model good neighbor polies as described in Visalia Municipal Code Section 17.16.190.
6. That all applicable federal, state and city laws, codes 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 Variance No. 2015-08.



Strawberry Street Apartments Request for Variance

Response to September 22, 2015 Letter Requesting Additional Information

- The 8.5"x11" site plan is difficult to read, does not appear to provide complete information, and is missing the keynote information. **See attached site plan.**
- How many parking spaces are currently on the site? **There are currently approximately 3-5 parking spaces on the site. It is hard to say exactly because the parking lot is substandard and not stripped for parking. In addition, there are no handicap spaces. SHE is electing to improve the parking lot and add stripping and signage for the handicap accessible space. If the project stays on schedule and construction bids are on budget, Self-Help Enterprises will add sidewalks, handicap accessible truncated domes on the corners, the new parking lots and trash enclosure, and more attractive fencing to improve the site.**
- The Variance findings submitted with the application are lacking in the level and detail of the analysis provided. The findings should include analysis that justifies why the solid waste enclosure couldn't be placed elsewhere and why additional parking couldn't be placed on the site. **The Strawberry Street Apartments are existing units that were built in approximately 1969. Self-Help Enterprises (SHE) acquired the site through a loan from the City, and the rehabilitation is also being funded with HOME funds through the City. The goal of the project is to 1) provide affordable housing in Visalia, 2) improve a blighted property and help stabilize the neighborhood, and 3) work with CSET and FSTC to house formerly homeless households. SHE attended multiple meetings with City staff to determine the best location for the solid waste enclosure. Solid Waste requested an enclosure that is large enough to pick up the trash receptacles with the truck (instead of staff rolling them out) and Planning wanted to preserve the parking. The project was delayed due to this conflict in policy priorities. Also, the site is nonconforming and a challenging shape to make improvements. It was determined that the trash enclosure is a high priority as it reduces risk for the City, eliminates the visual blight of having the dumpster on the street, and can be easily accessed by the residents and secured. There is street parking along the site and the units are small (1- and 2-bedroom) so the project does not serve large families. There is no other cost effective or design feasible solution for parking on-site.**

The five required Variance findings are as follows.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance. **The strict interpretation of the parking, trash bin enclosure, and fencing setback is difficult and unnecessary hardship inconsistent with the objectives of the zoning ordinance. The site is an existing property and SHE is attempting to improve the area while managing the challenges presented with the parking, trash bin enclosure, and fencing setback.**

Exhibit "B"



2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. **The property involved is a 5 unit apartment complex on a residential lot fronting on three streets. The lot is a challenging triangular shape with limited space to redesign the desired amenities.**
 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone. **The parking and trash bin enclosure requirements would cover the entire site leaving a limited open space for the tenants use.**
 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. **The granting of this variance would enable the property owner to upgrade the site, consistent with other properties in the same zone and would not constitute a grant of special privilege. SHE is voluntarily improving the site, including new sidewalks and ADA ramps.**
 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. **The granting of this variance would not be detrimental in any way to the public safety or injurious to property in the area. The variance allows for a better design of the trash enclosure which removes it from the street and allows the trucks to pull in an access the dumpsters. This design actually improves safety in the area.**
- The request for fence at property line only requires that the three Exception criteria be made as opposed to the five Variance findings. Please submit a separate sheet that describes how the fence request meets the three Exception criteria:
 1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity: **The variance for the fence actually improves a blighted property, brings investment to north Visalia, and is not detrimental to public health in any way.**
 2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties: **The granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties. Police had no negative comments about the fence at site plan review.**
 3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture). **The fence will be a 6' tall wood fence that is attractive and well maintained. The fence in the front of the property along Strawberry will be an attractive 4' wrought iron fence. Overall, the property will be substantially improved when this work is complete.**



MEETING DATE August 26, 2015
SITE PLAN NO. 15-076
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION <i>Variance</i> | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 26, 2015

SITE PLAN NO: 2015-076 **RESUBMITTAL**
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: AQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX
ON 11,208 SF AREA (R16 ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP. OWNER: NGUYEN CHI THANH
LOCATION TITLE: 101 STRAWBERRY ST
APN TITLE: 094-044-002
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – (Single-Family Residential 6,000 sq. ft. min. lot area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Variance Application
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 08/26/2015

1. A Variance application is required for the following: trash enclosure location in the required 10-ft. side yard setback, 6-ft. fence along the west property line, and the reduction of the two parking stalls.
2. The applicant is required to provide written responses to the five Variance findings found on Page 5 of the Variance Application.
3. See previous comments below regarding Good Neighbor Policies.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 05/13/2015

4. Staff has concerns regarding the location of the proposed trash along West Street. Staff's primary concern is the trash enclosure location can become a public nuisance for illegal dumping activities given its location to the street. Staff recommends an alternative to trash service be discussed with the Solid Waste Division.
5. If the trash enclosure is pursued, staff recommends the enclosure and trash bins be locked at all times thereby limiting access to the enclosures to only the tenants of the units.
6. Any fence located on the east and west property lines in excess of three feet for a solid fence or in excess of four feet for a chain-link or wrought iron fence requires the filing and approval by the Planning Commission for an Exception to the fence height requirements.
7. A six-foot fence, setback five-feet from the east and west property lines (i.e., NW Second St. and N. West Street) would not require an Exception to fence height.
8. No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition.
9. The site shall comply with the Good Neighbor Policies (see below).

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.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition.
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. It is highly recommended that bicycle rack(s) be provided on site plan.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the**

project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).

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

Lighting:

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

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed:

F. Tenant Agreement - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.
6. All tenants shall read and receive a copy of the Tenant Agreement.

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

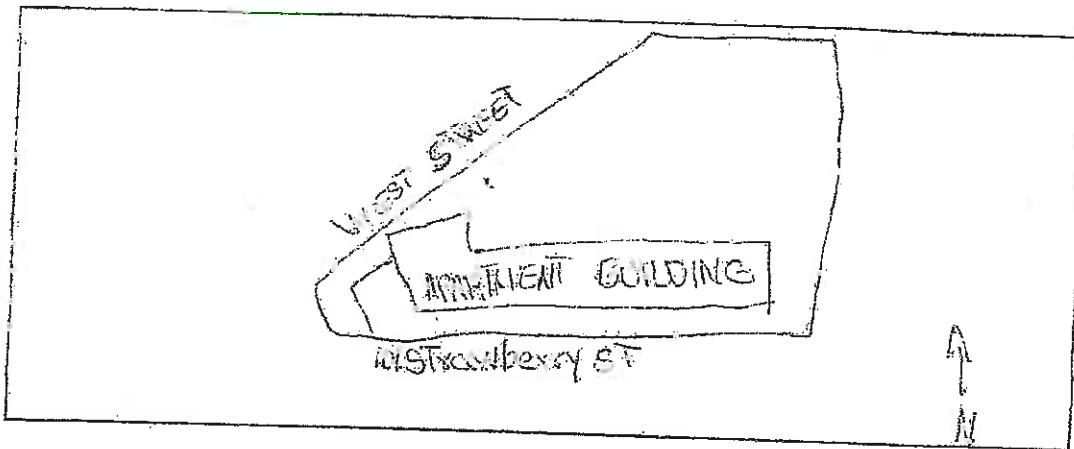
A handwritten signature in black ink, appearing to be "J. Smith", written over a horizontal line.

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

Date: 5-11-15

Site Plan Review # 15076

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
Joel Hooyer

Parks and Urban Forestry Supervisor

559 713-4295

Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

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

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

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

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES SOLID WASTE WILL NEED TOBE NOTIFIED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 26, 2015

ITEM NO:	23
SITE PLAN NO:	SPR15076
PROJECT TITLE:	EXISTING MULTI FAMILY
DESCRIPTION:	AQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-FLEX ON 11,206 SF AREA (R16 ZONED) (AE)
APPLICANT:	SELF HELP ENTERPRISES
PROP. OWNER:	NGUYEN CHI THANH
LOCATION:	101 STRAWBERRY ST
APN(S):	084-044-002

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

ITEM NO: 3 DATE: August 26, 2015
SITE PLAN NO: SPR15076 **RESUBMIT**
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF
EXISTING FIVE-PLEX ON 11,200 SF AREA (R16
ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 064-044-002

Site Plan Review Comments

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

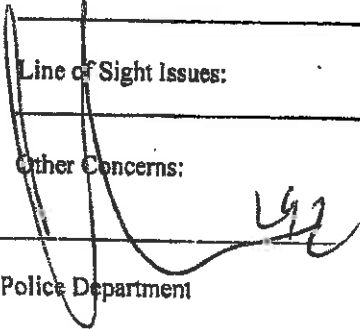
- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Visalia Police Department



City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 3 DATE: August 26, 2015
 SITE PLAN NO: SPR15076 RESUBMIT
 PROJECT TITLE: EXISTING MULTI FAMILY
 DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-FLEX ON 11,208 SF AREA (R16 ZONED) (AE)
 APPLICANT: SELF HELP ENTERPRISES
 PROP OWNER: NGUYEN CHI THANH
 LOCATION: 101 STRAWBERRY ST
 APN(S): 094-044-0J2

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2306 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 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. Moreno 8/26/15 Date:
 Signature

ITEM NO: 3

DATE: August 26, 2015



Site Plan Review Comments For:

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

SITE PLAN NO: SPR15076 **RESUBMIT**
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX ON 11,208 SF AREA (R16 ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 094-044-002

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

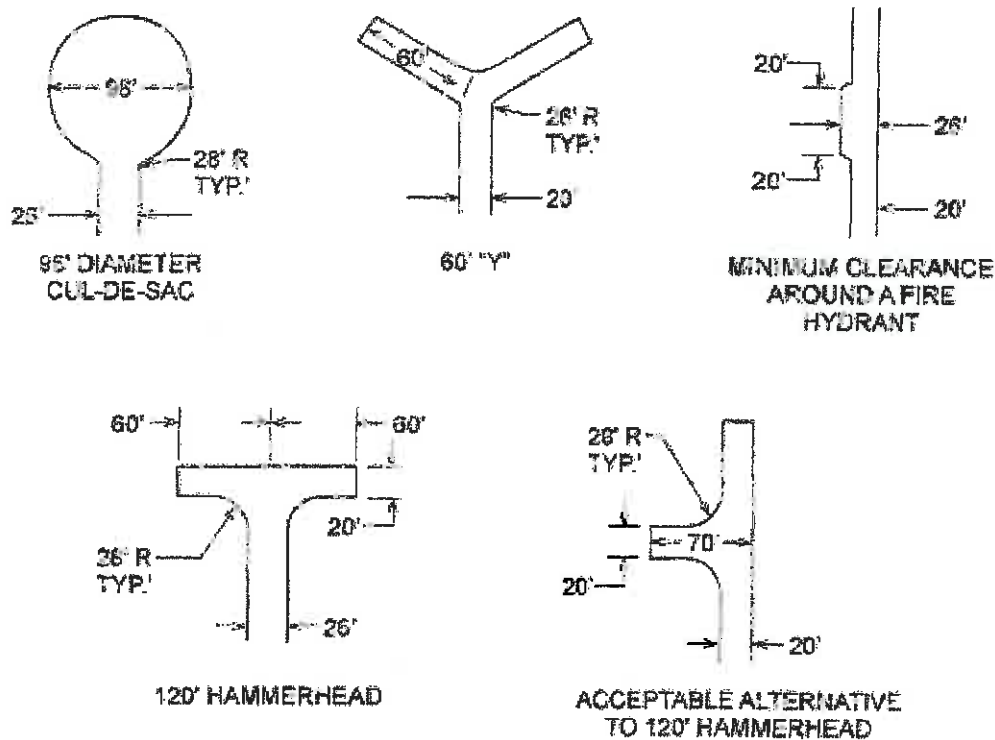
Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



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

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:

2013 CFC D103.5

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


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

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:

-



Maribel Vasquez
Fire Inspector

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: AUGUST 26, 2015

SITE PLAN NO.: 15-076 RESUBMITTAL
 PROJECT TITLE: EXISTING MULTI-FAMILY
 DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX ON 11,208 SF AREA (R16 ZONED) (AE)

APPLICANT: SELF HELP ENTERPRISES
 PROP OWNER: NGUYEN CHI THANH
 LOCATION: 101 STRAWBERRY ST
 APN: 094-044-002

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius; **MODIFIED RAMP AT WEST & STRAWBERRY ST**
- Install curb; gutter
- Drive approach size: **18' MIN.** Use radius return; **REFER TO CITY STD "MULTI-FAMILY"**
- Sidewalk: **5'** width; parkway width at **WEST & STRAWBERRY FRONTAGES**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **ALL WORK IN PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- 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. **SEE ADDITIONAL COMMENTS**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **SEE ADDITIONAL COMMENTS**
- 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. The existing ramp at NW Second & Strawberry is within Caltrans right of way. Coordination with Caltrans may be necessary if working within their right of way.

2. The proposed drive approaches are not drawn in compliance with City standards; there is a required 4' min. width sidewalk that meanders behind approach. Refer to "Multi-Family" drive approach City standards, redesign as necessary.

3. The proposed ramp at West & Strawberry will require a modified version of the 20' radius City standard ramp return. Ramp shall comply with current ADA standards.

4. There is an existing drain inlet located within curb return on West & Strawberry. A new drain inlet lid and grate may be necessary to install new curb ramp return.

5. Refuse enclosure to include City std. gates and concrete apron. Design of apron within drive way shall comply with refuse apron construction specifications.

6. Proposed fence installation along Strawberry St may be located as shown on site plan and within the public right of way based upon the following findings:

- The right of way is setback from curb whereby installing the fence on property line severely limits/reduces the front yard of the development.

- Maximizing the recreational space on the 5 unit multi-family parcel is essential to the development

6. Building permit plan check and inspection fees apply.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-076 RESUBMITTAL**

Date: **8/26/2015**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**7/7/2015**)

(Project type for fee rates:**MULTI-FAMILY**)

Existing uses may qualify for credits on Development Impact Fees. **MULTI-FAMILY**

<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



MEETING DATE 5/13/2015
SITE PLAN NO. 15-076
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS _____

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

MEETING DATE MAY 13, 2015
SITE PLAN NO. 15-076
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. *POSSIBLE "EXCEPTION" TO BE FILED WITH PLANNING DIVISION DEPENDENT UPON FENCE LOCATION!*

- Your plans must be reviewed by:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: May 13, 2015
SITE PLAN NO: SPR15076
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF
EXISTING FIVE-PLEX ON 11,208 SF AREA (R16
ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 09-044-002

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone 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:

Permit req'd for a 7'-Fence! (Any fence over 6'-0")

Chude Clark 5/12/15
Signature Date

ITEM NO: 1

DATE: May 13, 2015

SITE PLAN NO:

SPR15076

PROJECT TITLE:

EXISTING MULTI FAMILY

DESCRIPTION:

AQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX ON 11,208 SF AREA (R16 ZONED) (AE)

APPLICANT:

SELF HELP ENTERPRISES

PROP OWNER:

NGUYEN CHI THANH

LOCATION:

101 STRAWBERRY ST

APN(S):

094-044-002



Site Plan Review Comments For

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

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 5005.1.1(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)*

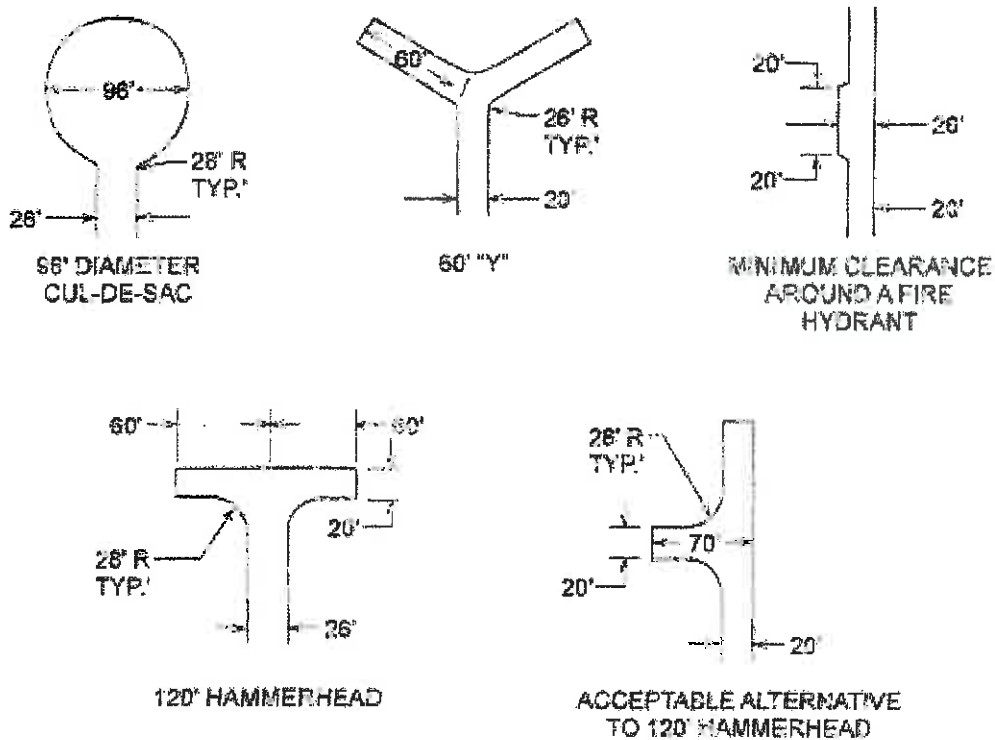
Emergency Access:

- 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:

- REQUIRE LOCKS FOR COMMERCIAL DUMPSTERS.



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 13, 2015

SITE PLAN NO: 2015-076
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: AQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX
ON 11,298 SF AREA (R16 ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP. OWNER: NGUYEN CHI THANH
LOCATION TITLE: 101 STRAWBERRY ST
APN TITLE: 094-044-002
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – (Single-Family Residential 6,000 sq. ft. min. lot area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/13/2015

1. Staff has concerns regarding the location of the proposed trash along West Street. Staff's primary concern is the trash enclosure location can become a public nuisance for illegal dumping activities given its location to the street. Staff recommends an alternative to trash service be discussed with the Solid Waste Division.
2. If the trash enclosure is pursued, staff recommends the enclosure and trash bins be locked at all times thereby limiting access to the enclosures to only the tenants of the units.
3. Any fence located on the east and west property lines in excess of three feet for a solid fence or in excess of four feet for a chain-link or wrought iron fence requires the filing and approval by the Planning Commission for an Exception to the fence height requirements.
4. A six-foot fence, setback five-feet from the east and west property lines (i.e., NW Second St. and N. West Street) would not require an Exception to fence height.
5. No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition.
6. The site shall comply with the Good Neighbor Policies (see below).

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.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
> Front	15 Feet	15 Feet
> Front Garage (garage w/door to street)	22 Feet	22 Feet
> Side	5 Feet	5 Feet
> Street side on corner lot	10 Feet	10 Feet
> Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. No existing use of land or structure shall be deemed to be a non-conforming use solely because of the lack of off-street parking facilities or used for off-street parking and off-street loading at the time of the adoption of this chapter shall not be reduced in a capacity to less than the number of spaces or berths prescribed in this chapter or reduced in area to less than the minimum standards prescribed in this chapter. Where an existing use is expanded, the parking requirements of this chapter shall apply only to the addition.
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. It is highly recommended that bicycle rack(s) be provided on site plan.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping

in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)

4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).

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

Lighting:

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

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

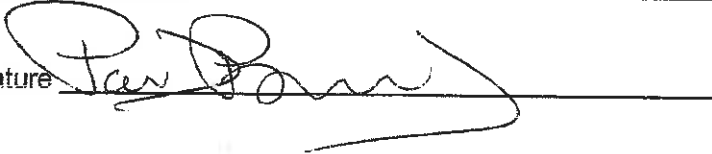
1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
 4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- E. **Parking** - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.
- F. **Tenant Agreement** - The tenant agreement for the complex must contain the following:
1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 5. Standards of behavior for tenants that could lead to eviction.
 6. All tenants shall read and receive a copy of the Tenant Agreement.

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

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

Signature _____

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

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

COMMERCIAL BIN SERVICE

ITEM NO: 1 DATE: May 13, 2015
SITE PLAN NO: SPR15076
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF
EXISTING FIVE-PLEX ON 11,208 SF AREA (R16
ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 094-044-002

- No comments.
- Same comments as 25
- 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.

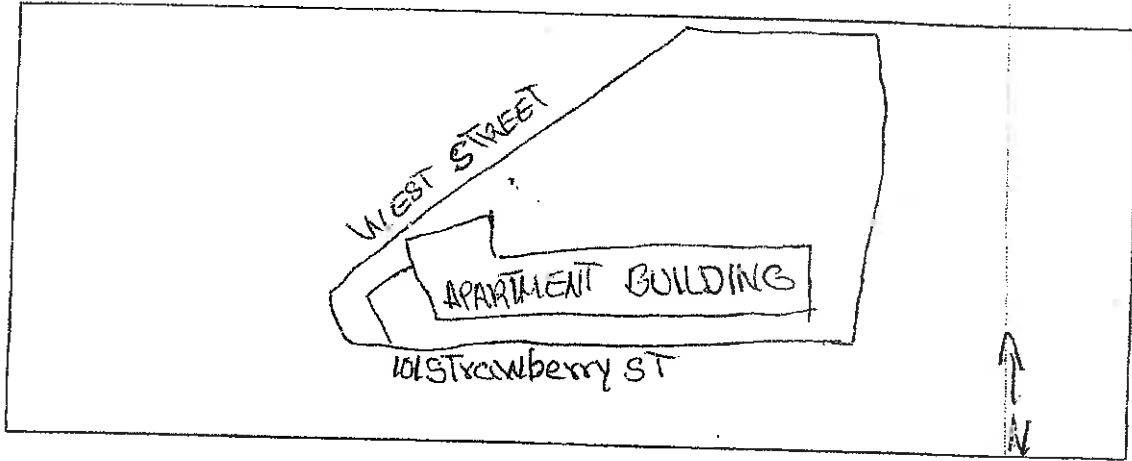
X

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

AN R-4 BIN ENCLOSURE WITH A REAR TENANT ENTRY DOOR WILL WORK GOOD FOR PROPERTY.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Email: jhooyer@ci.visalia.ca.us

ITEM NO: 1

DATE: May 13, 2015

SITE PLAN NO:

SPR15078

PROJECT TITLE:

EXISTING MULTI FAMILY

DESCRIPTION:

AQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX ON 11,208 SF AREA (R16 ZONED) (AE)

APPLICANT:

SELF HELP ENTERPRISES

PROP OWNER:

NGUYEN CHI THANH

LOCATION:

101 STRAWBERRY ST

APN(S):

094-044-002

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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: May 13, 2015
SITE PLAN NO: SPR15076
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: AQUISITION AND MINOR IMPROVEMENTS OF
EXISTING FIVE-PLEX ON 11,208 SF AREA (R16
ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 094-044-002

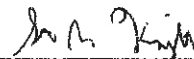
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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



AUTHORIZED SIGNATURE

5-11-15

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MAY 13, 2015

SITE PLAN NO.: 15-076
PROJECT TITLE: EXISTING MULTI-FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF
EXISTING FIVE-PLEX ON 11,208 SF AREA (R16
ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN: 094-044-002

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius; **MODIFIED RAMP AT WEST & STRAWBERRY ST**

Install curb; gutter

Drive approach size: **18' MIN.** Use radius return; **REFER TO CITY STD "MULTI-FAMILY"**

Sidewalk: **5' width**; _____ parkway width at **WEST & STRAWBERRY FRONTAGES**

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required. ALL WORK IN PUBLIC RIGHT-OF-WAY

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-076
Date: 5/12/2015

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

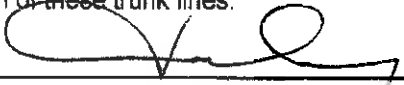
(Fee Schedule Date: 8/15/2014)
(Project type for fee rates: MULTI-FAMILY)

Existing uses may qualify for credits on Development Impact Fees. MULTI-FAMILY

<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

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 13, 2015

ITEM NO: 1
SITE PLAN NO: SPR15076
PROJECT TITLE: EXISTING MULTI FAMILY
DESCRIPTION: ACQUISITION AND MINOR IMPROVEMENTS OF EXISTING FIVE-PLEX ON 11,206 SF AREA (R10 ZONED) (AE)
APPLICANT: SELF HELP ENTERPRISES
PROP. OWNER: NGUYEN CHI THANH
LOCATION: 101 STRAWBERRY ST
APN(S): 094-044-002

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

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

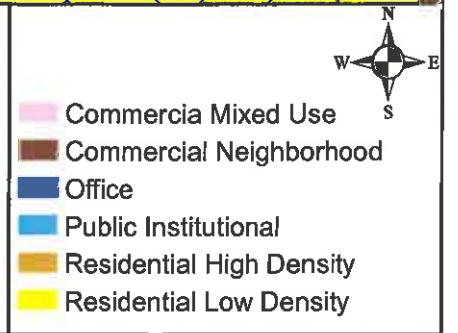
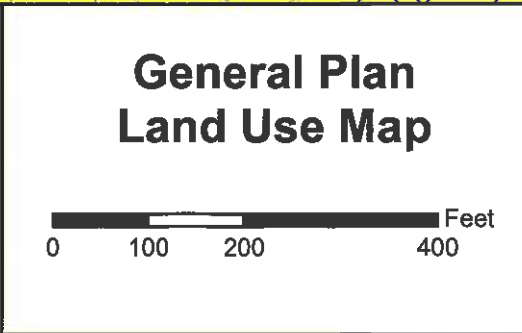
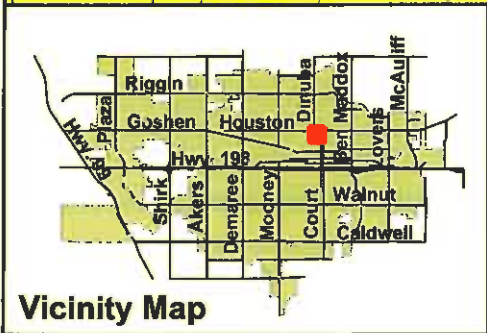
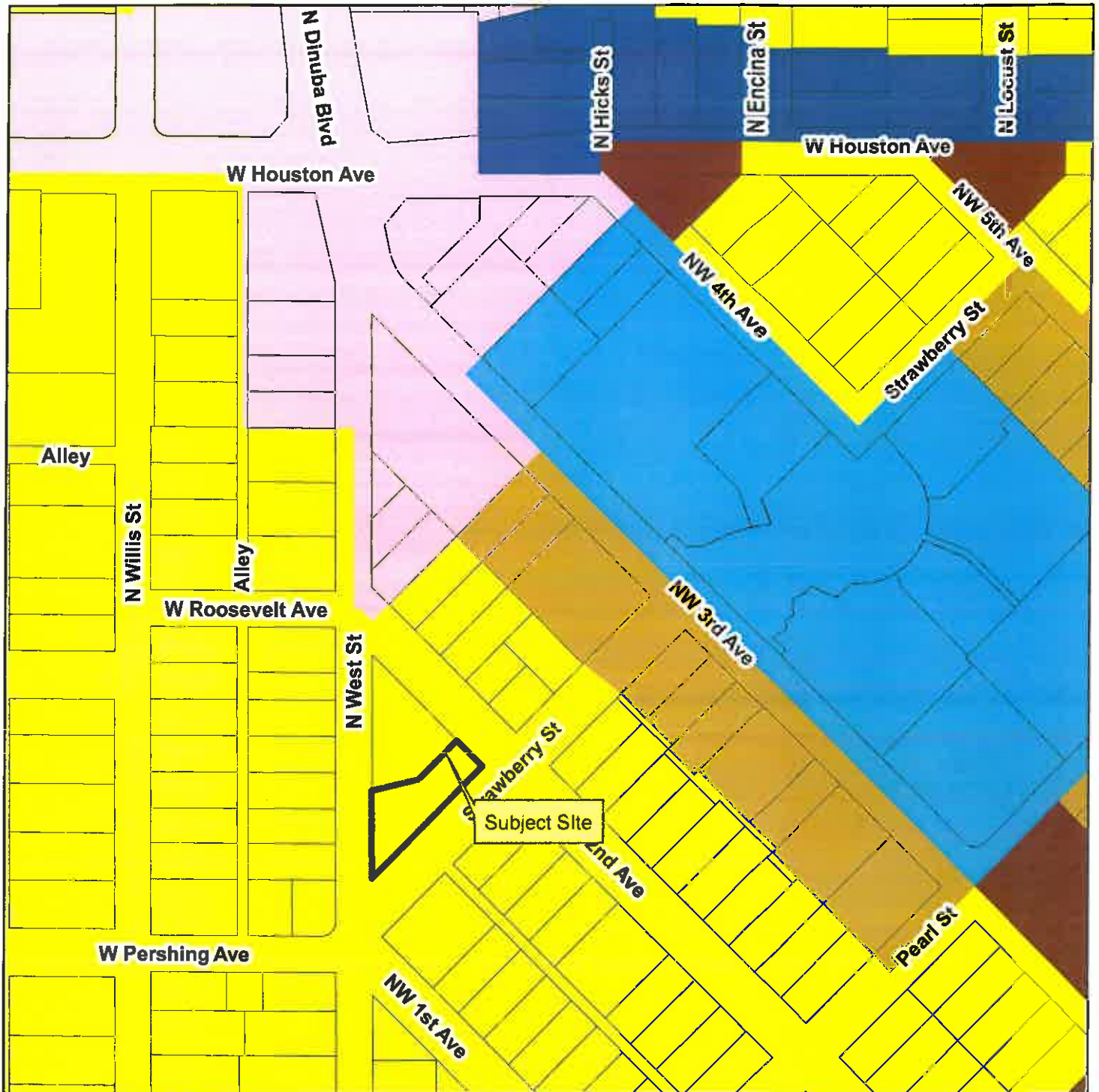
Additional Comments:



Leslie Blair

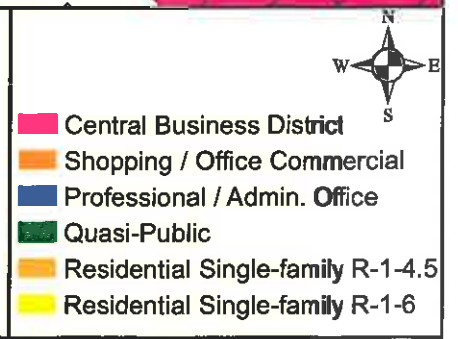
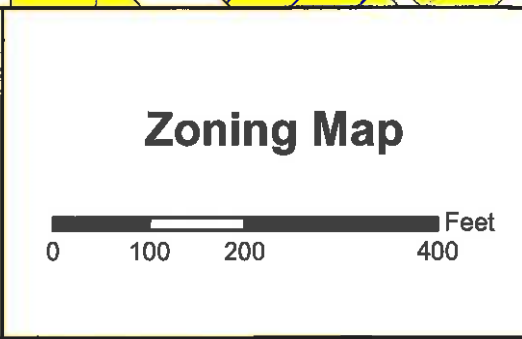
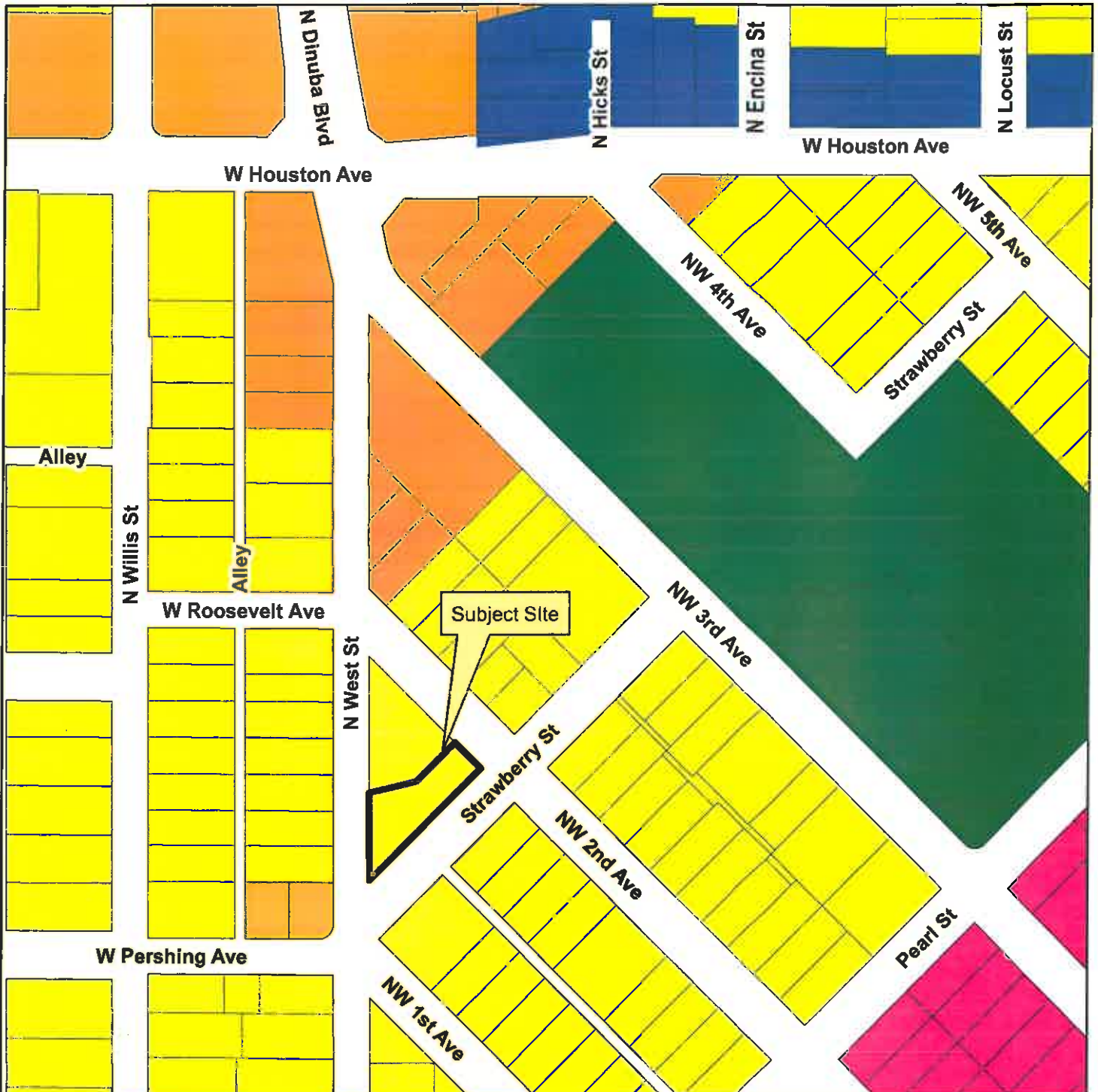
Variance No. 2015-08

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)



Variance No. 2015-08

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)



Variance No. 2015-08

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)



Vicinity Map

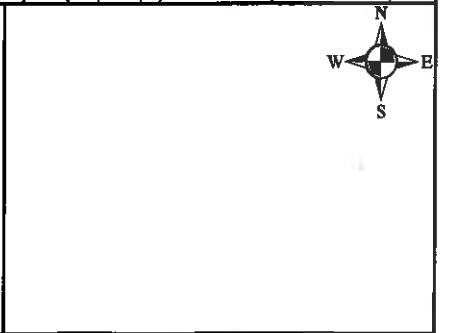
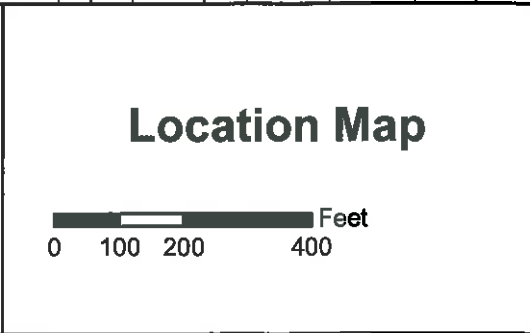
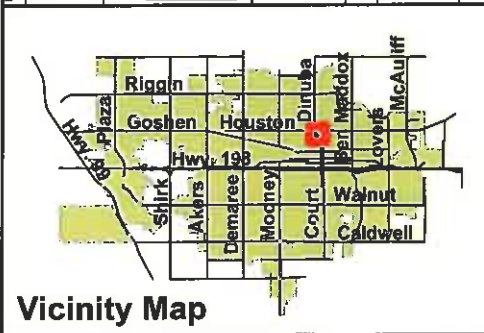
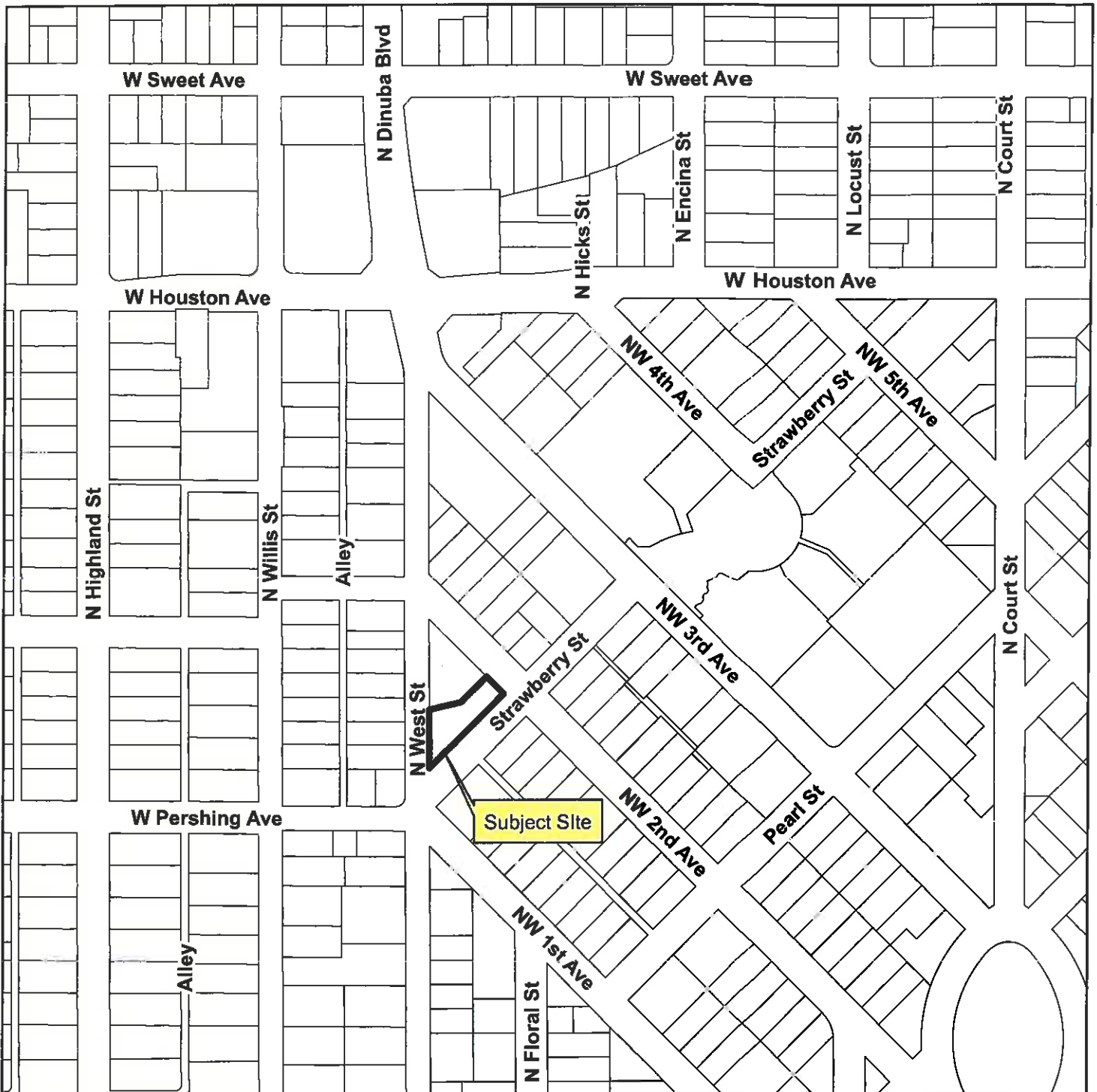
Aerial Photo

Photo Taken March 2014



Variance No. 2015-08

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)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 26, 2015

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

SUBJECT: 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).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-30, as conditioned, based upon the findings and conditions in Resolution No. 2015-55. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-30 based on the findings and conditions in Resolution No. 2015-55.

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to allow live entertainment and dancing in a retail store in the CDT zone. Located at 514 E. Main Street, the site has a 7,000 sq. ft. building with Amigo Row occupying approximately 4,500 sq. ft. on the Main Street frontage and the remaining 2,500 sq. ft. occupied by The Planing Mill restaurant at the back, as illustrated in Exhibit "A".

The floor plan in Exhibit "B" shows the proposed layout for events with a stage and an audience space of approximately 35 by 25 feet on the main retail floor, which would be cleared of goods for events. The operational statement in Exhibit "C" indicates that there would be one to four events a month, with most of them in the evening hours, though there may be occasions when events could occur in the daytime. No alcohol sales or consumption would occur in conjunction with the events, which will be open to persons of all ages.

A security plan is included in Exhibit "D". During events security staff will be monitoring admittance to the event and the maximum occupancy for the event. The applicant is requesting a maximum occupancy of 99 persons; the final maximum occupancy (not to exceed 99) will be established by the Building and Fire Departments.



The site is shared with the adjoining restaurant to the north, and the Philly's restaurant to the east, and the Radiant Church to the northeast. There is a common courtyard seating area between the buildings and a parking lot on the north side.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Downtown
Zoning:	CDT (Central Business District Retail Zone)
Surrounding Zoning and Land Use	North: CDT / Restaurant South: CDT/ Thrift Store & Service Commercial East: CDT / Restaurant West: CDT / Parking Lot
Environmental Review:	Categorical Exemption No. 2015-59 Class 15305
Special Districts:	Design District "DRD" Downtown Design Standards
Site Plan:	2015-046

RELATED PLANS & POLICIES

See attached Related Plans and Policies

RELATED PROJECTS

- **Conditional Use Permit No. 2015-05** was approved for wine tasting with live music in the C-DT (Central Business District Retail) zone at 115 E. Main Street.
- **Conditional Use Permit No. 2014-28** was approved for a 4,622 square foot restaurant with live entertainment in the C-DT (Central Business District Retail) zone. The site is located at 124 W. Main Street.

PROJECT EVALUATION

Land Use Compatibility

The Visalia Zoning Matrix identifies live entertainment as a conditional use in the CDT zone, and requires the submittal and approval of a CUP application. Through the CUP process, potential land use impacts can be addressed, thereby ensuring compatibility between the proposed use and existing surrounding uses. Adjacent land uses include restaurants, retail and a parking lot. Potential conflicts related to light and noise are discussed below.

Staff has concluded that the proposed live entertainment will not have a negative impact on surrounding uses if operated in accordance with the conditions of this use permit. The conditions are crafted to ensure a safe environment for patrons and employees, along with the protection of the adjacent land uses. Failure to comply with these conditions, or a significant number of verified nuisance violations of noise, lighting, litter or related actions, may result in a Planning Commission hearing and potential revocation of their CUP.



Operational Statement

The operational statement in Exhibit "C" indicates that events would be 1 to 4 times a month with no alcohol sales or consumption within the event. Persons of all ages would be attending the events.

<p>Operational Statement Hours of Operation</p>
--

Live Entertainment

6:00pm to 11:00pm (may be some afternoon entertainment)

1 – 4 times a month

No alcohol sales or consumption inside the event

All ages are welcome to events

Retail Store (Amigo Row)

12:00 noon to 4:00 pm

Tuesday through Saturday

Parking

Staff found that the proposed live entertainment venue as described herein is an ancillary use to the building and site, and that no additional parking is required. The project site shares a 24 stall parking lot with the Planing Mill restaurant and the Radiant Church. The 4,500 sq. ft. of the building occupied by Amigo Row has a parking credit of 15 stalls (one stall per 300 sq. ft. for retail). The Planing Mill is generally open during the times of the proposed events, and utilizes a portion of the parking lot. The overall site includes the Radiant Church which has additional parking credits and would not be operating at full capacity during most of the live entertainment events.

Temporary Generator

Events may require the use of an off-site generator which would be located in the adjacent private parking lot to the west of the site. Staff has included a condition requiring that prior to any live entertainment events requiring the generator, that a letter/agreement from the property owner be placed in the CUP file allowing the use of the site for the generator. Staff has also included in the condition, that any other location for the generator will require property owner approval and an inspection by the Building or Fire Department.

Restrooms

The restrooms at the Radiant Church will be made accessible during all live entertainment events at Amigo Row. The applicant has included a path of travel shown in Exhibit "E". A condition has been include requiring the restroom availability for the proposed use.

Visalia Police Department Review

The Visalia Police Department has reviewed the proposed project though the Site Plan Review process and will work with the applicant on the Security Plan in Exhibit "D". The applicant is required to have an approved Security Plan prior to any events authorized by this use permit. Much of the language pertaining to alcohol has been removed from the security plan for this venue since there will be no alcohol sales or consumption inside the venue.

Site Security

Trained security personal as approved by the Police Department will be provided on site during and after any live entertainment activities. Site security shall be maintained on both the interior and exterior of the facility. This would include the parking lot and public sidewalks directly adjacent to the site frontages. A security plan is required to be provided to the Visalia Police Department along with contact information for responsible parties to address any issues.

Noise

This site is subject to the Community Noise Standards and regulations found in the Municipal Code Chapter 8.36. Noise level standards are provided in Section 8.36.040 for fixed noise sources such as a nightclub. The project will be required to maintain these standards for their site, including the parking lot and areas of common use by their patrons.

The standards for noise adjacent to residential land uses, which are classified as "noise sensitive" land uses shall apply. There are currently no residential units in the immediate vicinity of the proposed live music venue. These standards will apply as the area transitions into Downtown and Commercial Mixed Use, which may include the establishment of residential units in the area.

Noise complaints may be viewed as a violation of this conditional use permit and may result in additional enforcement actions including fines or the revocation of this conditional use permit.

Lighting

There are currently no residential units in the immediate vicinity of the proposed live music venue that would be affected by lighting generated from the proposed use.

Conditional Use Permit Revocation Process

Pursuant to Visalia Municipal Code Section 17.38.040, a failure by the owner/operator to comply with the conditions of project approval will result in a Notice of Conditional Use Permit Suspension Order to Cease and Desist. The City of Visalia has the authority to automatically suspend a Conditional Use Permit (CUP) for failure to comply with the condition(s) of the permit. Upon suspending a CUP the Planning Commission shall hold a public hearing within 60 days, in accordance with the Public Hearing Notice procedures, and if not satisfied that the regulations, general provisions, or conditions are being complied with, may revoke the permit, or take action as may be necessary to ensure compliance with the regulations, general provisions, or condition(s).

Environmental Review

The requested action is considered a minor alteration in land use limitations as provided in the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15305, and is therefore Categorically Exempt from a full environmental review. (Categorical Exemption No. 2015-59).

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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-59)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed and maintained in substantial conformance with the floor plan in Exhibit "B".
2. That the hours of operation for live entertainment be consistent with the Operational Statement in Exhibit "C, and maximum occupancy shall not exceed 99 persons total in the building.
3. That the requirements of Site Plan Review No. 2015-046 shall be met.
4. That the restrooms at the Radiant Church building be made available during all live entertainment events at Amigo Row. The path of travel shall be clearly indicated and maintained free of obstructions.
5. That prior to any live entertainment events requiring a generator, that a letter from the property owner be placed in the CUP file allowing the use of the site for the generator. That any other location for the generator will require property owner approval and an inspection by the Building or Fire Department.
6. That the project will be required to maintain the noise standards identified in Section 8.36.040 of the Visalia Municipal Code for their site, including the parking lot and areas of common use by their patrons.
7. That all event advertising shall conform to City codes and ordinances.
8. There shall be no adult entertainment as defined in Visalia Municipal Code Section 17.63, including no lingerie/bathing suit shows.
9. During entertainment and/or dancing, the operator shall regularly maintain the area under their control in an effort to prevent loitering of persons about the premises. No alcoholic beverages shall be consumed within the Amigo Row portion of the building during live entertainment events.
10. During live entertainment and/or dancing the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.
11. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business.

12. The parking lot and public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any nightclub activities.
13. That the maximum occupancy limit shall be posted and not exceeded.
14. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-30 run with the land. The owner operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators who shall be subject to all of the conditions herein unless amended or revoked.
15. That all applicable federal, state and city laws, codes and ordinances be met.
16. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
17. All exterior doors shall remain closed at all times when the premises are providing entertainment or music. Doors may not solely consist of a screen door or ventilated security door.
18. Patrons shall use only the main entrances of the business to enter and exit except in the event of an emergency.
19. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
20. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2015-30, Visalia Municipal Code Section No. 17.38.040.
21. That the owner/operator shall prepare and implement an approved Security Plan that includes the following prior to any events authorized through this use permit:
 - a) Prior to any type of entertainment or dancing identified in this use permit the owner/operator shall prepare and submit to the District Commander a security plan for approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents of the Security Plan shall be incorporated as conditions of approval of CUP. The owner/operator shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for providing both the District Commander and the Planning Department a copy of the approved security plan.
 - b) Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
 - c) Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
 - d) Identify all managers of the establishment and their contact telephone numbers.
 - e) Confirm that all employees shall be trained to recognize and report emergencies to the manager on duty and to emergency services if needed.
 - f) Confirm that first aid supplies are available, and that operational fire extinguishers are provided per code requirements.
 - g) Confirm that if a fire alarm is required by code, that it is monitored by a recognized service company.

- h) Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building, the parking lot and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582,26.
- i) Confirm that the security personnel shall regularly monitor the parking lot (if applicable) and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
- j) The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
- k) The applicant shall maintain a copy of the current Security Plan and CUP conditions of approval on the premises and shall present the Security Plan immediately upon request by a peace officer or code enforcement personnel.
- l) During times that security guards are required they must be able to provide the number of persons in the building when requested.
- m) If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.
- n) In the event the physical security plan is withdrawn or revoked, no live or recorded entertained or dancing shall occur until such time as a security plan which has been approved by the Police Department and City Planner is in effect.

22. 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. 2015-30.

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 and Policies & Community Noise Standards
- Resolution No. 2015-55

- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Security Plan
- Exhibit "E" – Restroom Path of Travel
- Site Plan Review Comments/Conditions
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2015-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2015-30, is 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); 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; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-30, 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, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-59).

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 and maintained in substantial conformance with the floor plan in Exhibit "B".
2. That the hours of operation for live entertainment be consistent with the Operational Statement in Exhibit "C, and maximum occupancy shall not exceed 99 persons total in the building.
3. That the requirements of Site Plan Review No. 2015-046 shall be met.
4. That the restrooms at the Radiant Church building be made available during all live entertainment events at Amigo Row. The path of travel shall be clearly indicated and maintained free of obstructions.
5. That prior to any live entertainment events requiring a generator, that a letter from the property owner be placed in the CUP file allowing the use of the site for the generator. That any other location for the generator will require property owner approval and an inspection by the Building or Fire Department.
6. That the project will be required to maintain the noise standards identified in Section 8.36.040 of the Visalia Municipal Code for their site, including the parking lot and areas of common use by their patrons.
7. That all event advertising shall conform to City codes and ordinances.
8. There shall be no adult entertainment as defined in Visalia Municipal Code Section 17.63, including no lingerie/bathing suit shows.
9. During entertainment and/or dancing, the operator shall regularly maintain the area under their control in an effort to prevent loitering of persons about the premises. No alcoholic beverages shall be consumed within the Amigo Row portion of the building during live entertainment events.
10. During live entertainment and/or dancing the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.
11. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business.
12. The parking lot and public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any nightclub activities.
13. That the maximum occupancy limit shall be posted and not exceeded.
14. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-30 run with the land. The owner operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators who shall be subject to all of the conditions herein unless amended or revoked.
15. That all applicable federal, state and city laws, codes and ordinances be met.

16. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
17. All exterior doors shall remain closed at all times when the premises are providing entertainment or music. Doors may not solely consist of a screen door or ventilated security door.
18. Patrons shall use only the main entrances of the business to enter and exit except in the event of an emergency.
19. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
20. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2015-30, Visalia Municipal Code Section No. 17.38.040.
21. That the owner/operator shall prepare and implement an approved Security Plan that includes the following prior to any events authorized through this use permit:
 - a) Prior to any type of entertainment or dancing identified in this use permit the owner/operator shall prepare and submit to the District Commander a security plan for approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents of the Security Plan shall be incorporated as conditions of approval of CUP. The owner/operator shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for providing both the District Commander and the Planning Department a copy of the approved security plan.
 - b) Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
 - c) Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
 - d) Identify all managers of the establishment and their contact telephone numbers.
 - e) Confirm that all employees shall be trained to recognize and report emergencies to the manager on duty and to emergency services if needed.
 - f) Confirm that first aid supplies are available, and that operational fire extinguishers are provided per code requirements.
 - g) Confirm that if a fire alarm is required by code, that it is monitored by a recognized service company.
 - h) Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building, the parking lot and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.
 - i) Confirm that the security personnel shall regularly monitor the parking lot (if applicable) and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.

- j) The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
 - k) The applicant shall maintain a copy of the current Security Plan and CUP conditions of approval on the premises and shall present the Security Plan immediately upon request by a peace officer or code enforcement personnel.
 - l) During times that security guards are required they must be able to provide the number of persons in the building when requested.
 - m) If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.
 - n) In the event the physical security plan is withdrawn or revoked, no live or recorded entertained or dancing shall occur until such time as a security plan which has been approved by the Police Department and City Planner is in effect.
22. 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. 2015-30.

Exhibit "A"

AMIGO ROW

324 E. Popo Street
 92333-5126

OPENING PARCEL 2 OF PARCEL MAP NO. 12421 (SHEET 1) OF 2

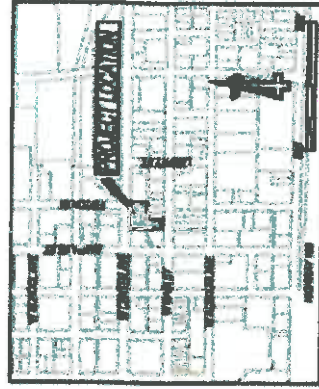
MARCH 2023

SITE DATA:

APN: 004-423-024
 AREA: 0.06 AC. ±
 CURRENT ZONING: R-1
 DESIGN: 2017-01-10
 EXISTING USE: RESTAURANT/ARTICLE STORE
 PROPOSED USE: RESTAURANT/ARTICLE STORE
 WATER SERVICE: CITY OF VISALIA
 WASTE SERVICE: VISALIA WATER
 STORM SERVICE: CITY OF VISALIA
 GAS SERVICE: THE GAS COMPANY
 ELEC. SERVICE: SOUTHERN CALIFORNIA
 TELEPHONE: TELEPHONE
 FLOOD ZONE: X-100 02

BUILDING AND PARKING:

EAST PARKING: 23 STALLS
 TOTAL: 23 STALLS
 ACCESSIBLE PARKING SPACES: 1 STALLS
 EAST ACCESSIBLE PARKING SPACES: 1 STALLS
 TOTAL: 1 STALLS



VICINITY MAP

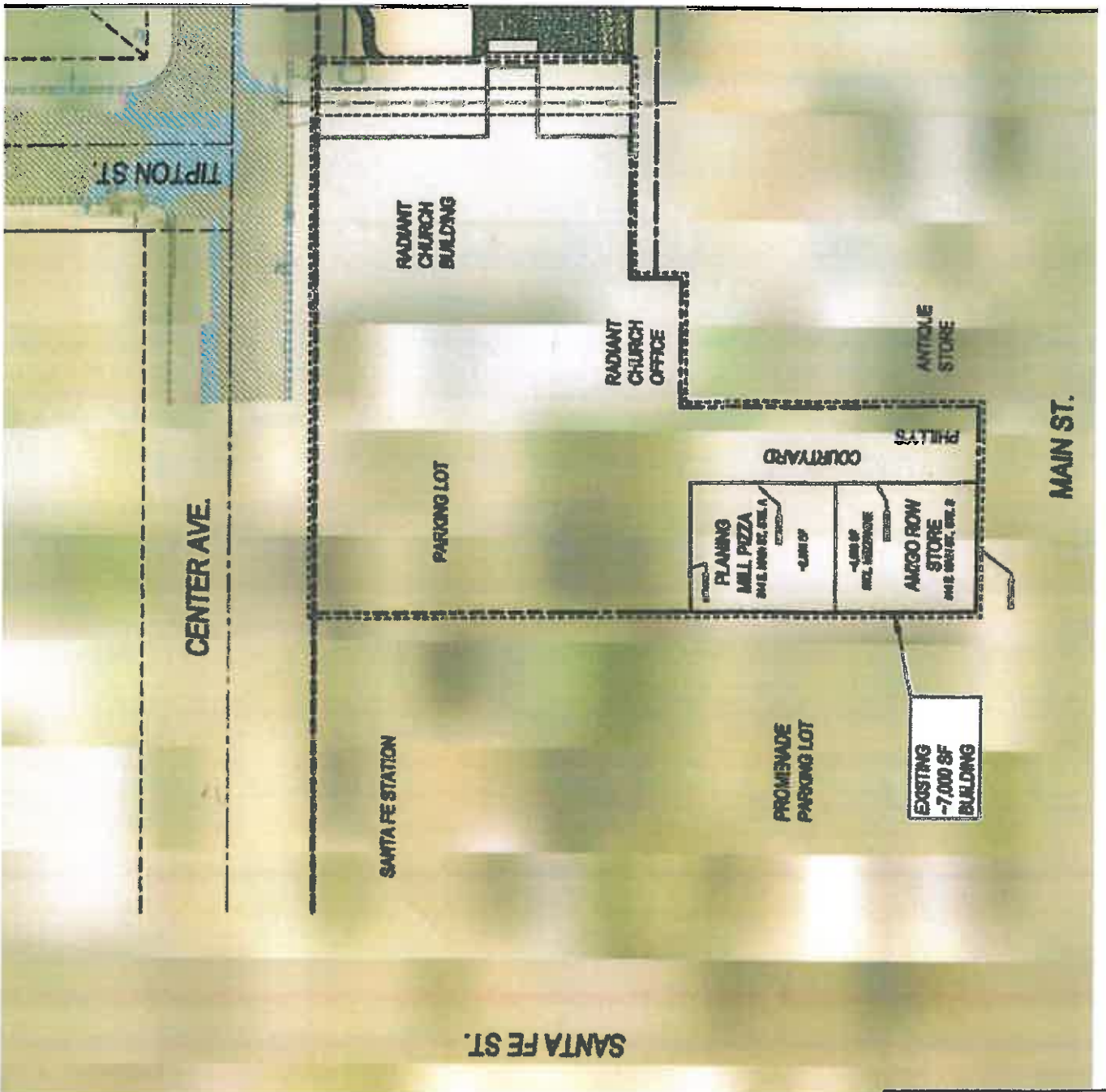


Exhibit "A"

Exhibit "C"



AMIGO ROW
514 E MAIN ST
VISALIA, CA 93292



OPERATIONAL STATEMENT - EVENTS

Concerning the live all-ages entertainment events:

Predicted Number of Events: 1-4 per month

Anticipated Days: events will primarily take place on Friday or Saturday but could occur on a weekday periodically. Weekday events would be the exception.

Event Hours: most all-ages shows will take place between 6pm and 11pm but there will be instances where shows would take place during the store's operating hours.

Security: See attached Security Plan.

Number of Occupants: due to building code constraints we will allow no more than 99 individuals inside the Amigo Row store during events. This includes event attendees, any band members, store staff and security team members.

Patio Area: temporary stanchions will be set up by Planing Mill Pizzeria during events to partition the patio space. Security detail will ensure concert attendees and Planing Mill patrons stay separated during any event. Planing Mill Pizza has intentions to sell pizza by the slice to event attendees and will have a booth set up that will allow them to monitor traffic through the patio area. Planing Mill patrons who are 21+ will receive a bracelet on the night of an event that will help Planing Mill staff and event security distinguish restaurant patrons and concert attendees.

Interior Space: The Amigo Row salesfloor is approximately 48x38 feet. For events, clothing racks and fixtures will be moved either off the floor to storage areas or to the perimeter of the room to create a central space in the middle of the building. See included floor plans.

Bathrooms: event attendees will have access to the bathroom facilities at Radiant Church (515 E Center Ave). Access will be gained by walking through the patio to the entrance of the Radiant Church sanctuary that faces the Planing Mill/Radiant parking lot. See attached **Bathroom Route**.

Generator: A portable generator will be used to provide supplemental power during live events. The portable generator will be on a trailer parked in the lot on the corner of Main St and Santa Fe.

- Manufacturer = Powr-Gard 45Kw
- Dimensions = 62"x150"x80" (WxLxH).
- Horsepower = 85hp
- Noise/dBa = 58dBa

Exhibit "D"



AMIGO ROW
514 E MAIN ST
VISALIA, CA 93292



SECURITY PLAN - EVENTS

Concerning the live all-ages entertainment events:

Designated Contact Person:

Taylor Armerding
(p) 559.627.0777
(c) 559.679.8030

Manager on Duty:

A manager on duty (MOD) will be available during event hours and will be responsible for monitoring and controlling the behavior of patrons.

MOD Contact List

Taylor Armerding: 559.679.8030
Aaron Gomes: 559.331.0045

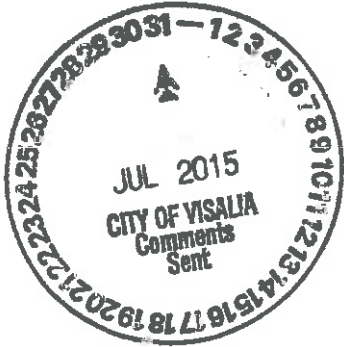
Additional Terms:

- first aid supplies and fire extinguishers will be available in the office space in Amigo Row at all times.
- Burglar and Fire alarms are monitored by Matson Alarm Company 24 hours a day, 7 days a week.
- Due to occupancy limits, 4-5 security personnel will be assigned to each event and will monitor patron behavior as well as exterior locations with a pattern of traffic (parking lot, side walk, courtyard).
- Amigo Row will correct any safety/security problems or plan violations as soon as possible after receiving communication from the Visalia Police Department.
- A copy of this security plan and the associated Conditional Use Permit will be maintained on the premises of Amigo Row and will be available upon request.
- Security guards will be responsible to provide the number of persons in the building when requested.
- Security personnel will be responsible for helping distinguish Planing Mill Pizzeria patrons from Amigo Row event attendees.
- Security personnel will be responsible for ensuring Amigo Row event attendees have access and a safe route to and from the bathrooms inside Radiant Church.

Exhibit "E"

Amigo Row
Live Events - Bathroom Route





MEETING DATE July 22, 2015
 SITE PLAN NO. 15-046
 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-CUP PARK/RECREATION
 - HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: JULY 22, 2015

SITE PLAN NO.: 15-046 RESUBMITTAL
PROJECT TITLE: AMIGO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL
AGE CONCERTS IN EXISTING 4,500SF BUILDING
APPLICANT: TAYLOR AMERDING
PROP OWNER: CH-RADIANT CHURCH INC
LOCATION: 514 E MAIN ST
APN: 094-231-024

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.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

- 1. Comply with Building Dept. conditions regarding bathroom accessibility.**
- 2. Comply with Fire Dept. conditions of approval.**
- 3. Comply with Conditional Use Permit requirements set forth by the Planning Dept.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-046 RESUBMITTAL**

Date: **7/22/2015**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: **7/7/2015**)

(Project type for fee rates:)

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.



Adrian Rubalcaba

ITEM NO: 4

DATE: July 22, 2015

SITE PLAN NO:

SPR15-0-3

RESUBMIT

PROJECT TITLE:

AMIGO ROW

DESCRIPTION:

VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CITY ZONED) (AE) (DISTRICT DRD)

APPLICANT:

ARMERDING TAYLOR

PROP OWNER:

CH-RA DIANT CHURCH INC

LOCATION:

514 E MAIN ST

APN(S):

094-23 1-024



Site Plan Review Comments For:

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

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)*

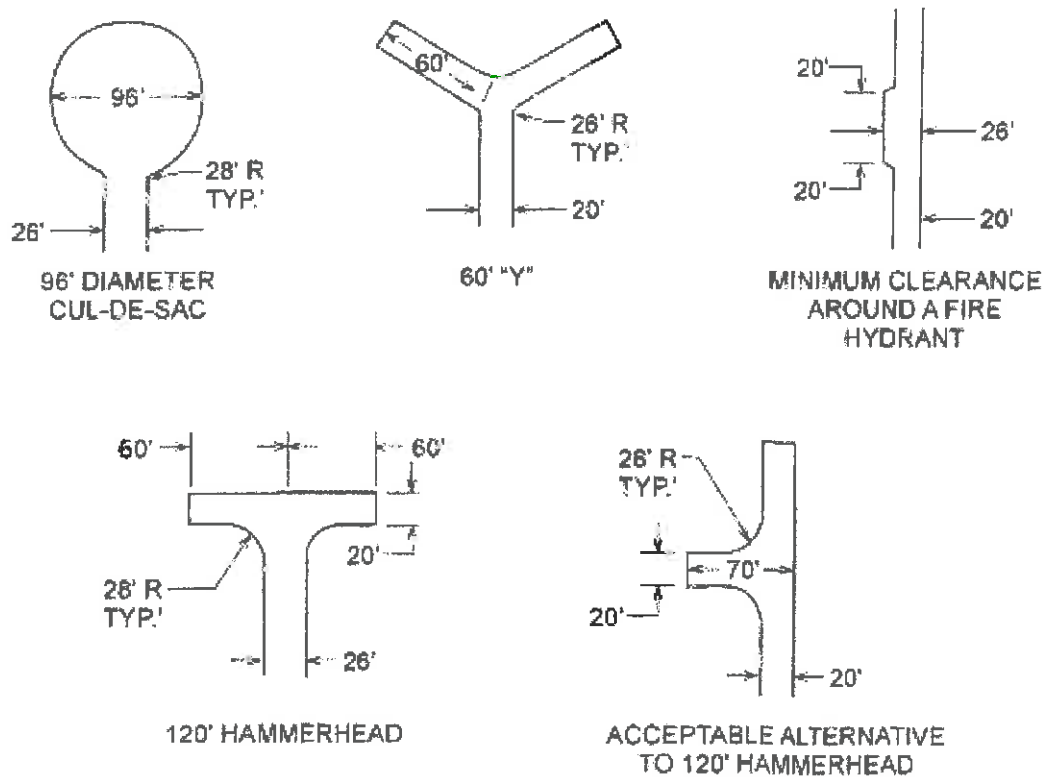
Emergency Access:

- 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:

- SPRINKLER SYSTEM REQUIRED IF THE OCCUPANT LOAD IS GREATER THAN 99.



Maribel Vasquez
Fire Inspector

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

DATE: JULY 22, 2016
SITE PLAN NO: SPR: 6046
PROJECT TITLE: MISO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP OWNER: CH-RADIANT CHURCH INC
LOCATION: 514 E MAIN ST
APN(S): 094-231-024

COMMERCIAL BIN SERVICE

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

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



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



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

EXISTING TRASH PLACEMENT OK

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: July 22, 2015

SITE PLAN NO: 2015-046 RESUBMITTAL
PROJECT TITLE: AMIGO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP. OWNER: CH-RADIANT CHURCH INC
LOCATION TITLE: 514 E MAIN ST
APN TITLE: 094-231-024
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: CDT (Central Business District)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for Live Entertainment
- Detailed Operational Statement
- Parking District "A"
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 07/22/2015

1. The applicant shall provide proof that the property owner of the parking lot to the west has provided use of their parking lot. A letter signed by this property owner shall stipulate the use of their property for use of locating a generator in the parking lot shall be clearly stated in their letter. This letter and/or a recorded agreement shall be submitted with the CUP application.
2. A security plan is required and shall be formally reviewed by the appropriate City staff including the Police Department prior to operating live events (see Security Plan information below). The security plan shall describe in detail the types of security measures being undertaken and standards for managing the security measures.
3. Provide the manufacture information for the generator. This information shall include the horsepower associated with this generator and the noise calculations and/or dBa readings for this generator. The generator is subject to the City's Noise Ordinance (see below).
4. Provide additional information in the operational statement on the anticipated days that live entertainment will be provided (i.e., Fridays, Saturdays, etc.).
5. Clarify the information on partitioning the outdoor patio area. The site plan exhibit shall depict the partition/fence in the patio area when live entertainment events are being held. Identify if security will be stationed along this partition.
6. Expand on the "Bathroom" information contained in the operational statement. It should be clearly stated access to these bathrooms located in the Radiant Church building will be achieved by walking around the block to the Radiant Church Building.
- 7.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 03/25/2015

1. The City Planner has determined that a Conditional Use Permit for Live Entertainment is required for Amigo Row's special events.
2. The operational statement does not provide enough information regarding the live entertainment events. The operational statement shall address the following; number events offered monthly, event hours, how security is provided at the doors/patio area, number of patrons permitted to congregate in courtyard during live entertainment events, number of occupants allowed in the building, information on the proposed partition limiting access in the courtyard area, any additional information that helps in clearly identify how special events are controlled by the business owner(s).
3. Provide a detailed floor plan of the building depicting how the interior building space is utilized during live entertainment events.
4. Staff has concerns regarding the request to bring portable restroom facilities onto an adjacent property during live entertainment events. Staff's initial position is to not support this request. Staff would recommend the applicant upgrade their bathrooms to accommodate their patrons or look at using bathroom facilities located in the church building (Radiant Church).
5. The site plan exhibit needs to depict the size and location of the generator proposed to be located on the adjoining parking lot west of the Amigo Row building.
6. Provide proof that the property owner of the parking lot to the west has provided use of their parking lot. A letter from the property owner stipulating to the use of their property for events and use of locating a generator in the parking lot needs to be clearly stated in their letter. This letter and/or a recorded agreement may be required as part of the CUP application.
7. Any proposed new signage requires a separate sign permit and is required to comply with the Downtown Retail Design District standards.
8. Provide written and signed proof that Radiant Church is allowing the use of the parking lots during live entertainment events.

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 credits were established for this building based on the prior retail use.
-

Security Plan

1. That the owner/operator shall prepare and implement an approved security plan that includes the following:
 - a) Prior to any type of entertainment or dancing identified in this use permit the owner/operator shall prepare and submit to the District Commander a security plan for approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents of the security plan shall be incorporated as conditions of approval of CUP. The owner/operator shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for providing both the District Commander and the Planning Division a copy of the approved security plan.

- b) Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
- c) Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
- d) Identify all managers of the establishment and their contact telephone numbers.
- e) Confirm that all ~~bartenders and other~~ employees shall be trained to recognize the symptoms of an obviously intoxicated patron, ~~to refuse serving alcoholic beverages to obviously intoxicated patrons,~~ and to report emergencies to the manager on duty and to law enforcement.
- f) Confirm that first aid supplies and operational fire extinguishers are located in the building or the manager's office.
- g) Confirm that the burglar and fire alarm is monitored by a security company 24 hours a day, seven days a week.
- h) Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building, the parking lot and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.
- i) Confirm that the security personnel shall regularly monitor the parking lot (if applicable) and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
- j) The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
- k) The applicant shall maintain a copy of the current security plan and CUP conditions of approval on the premises and shall present the security plan immediately upon request by a peace officer or code enforcement personnel.
- l) During times that security guards are required they must be able to provide the number of persons in the building when requested.
- m) If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.
- n) In the event the physical security plan is withdrawn or revoked, no live or recorded entertainment or dancing shall occur until such time as a security plan which has been approved by the Police Department and City Planner is in effect.

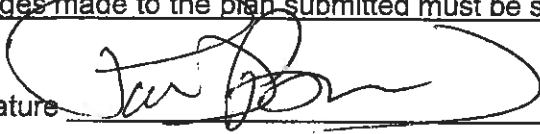
Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at: www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project Staff may determine it appropriate to review the proposed project for potential Noise Ordinance conformity. If it is determined that the proposed project may not meet the Noise Ordinance a Noise Study may be required prior to public hearing on the project.

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 be "Jan [unclear]", written over a horizontal line. The signature is enclosed in a large, hand-drawn oval.

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

ITEM NO: 4 DATE: July 27 2015
SITE PLAN NO: SPR17048 RESIDENT
PROJECT TITLE: AM130 R.O.W.
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL-GE
CONCERTS IN EXISTING 4,500 SF PORTION OF
BUILDING ON 37,486 SF AREA (CDT ZONED) (4E)
(DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP OWNER: CH-RADIANT CHURCH INC
LOCATION: 514 E MAIN ST
APN(S): 094-231-024

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:

City of Visalia
Building: Site Plan
Review Comments

SITE PLAN NO: SPR15048 RE: MIT
PROJECT TITLE: AMIGO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CITY ZONED) (AE) (DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP OWNER: CH-RADIANT CHURCH INC
LOCATION: 514 E MAIN ST
API(S): 094-231-024

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____

City of Visalia

**Building: Site Plan
Review Comments**

G. FERRERO

Signature

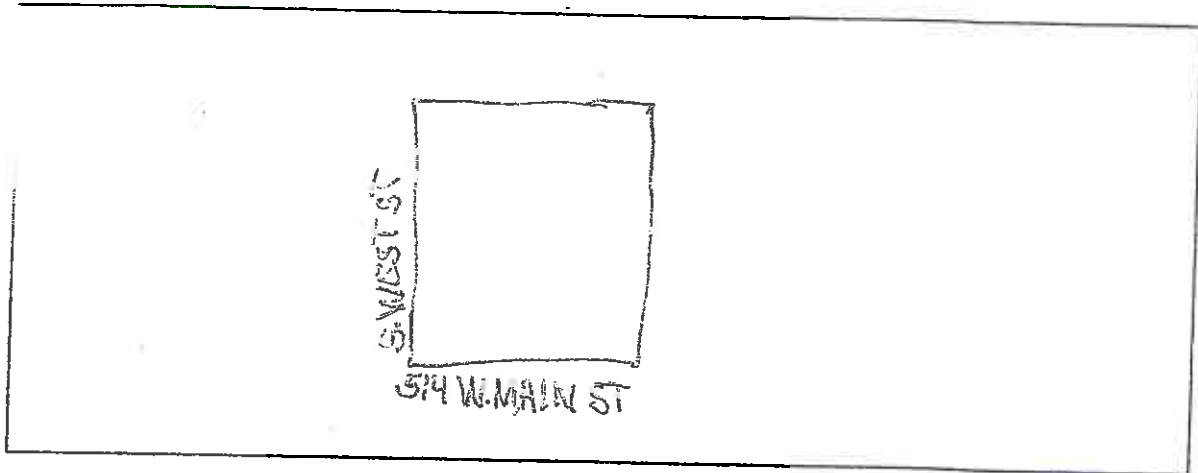
Date: 7-22-15

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

Date: 3-23-15

Site Plan Review # 15-046

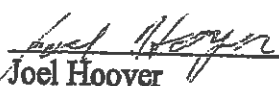
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 22, 2015

ITEM NO: <u>4</u>	RESUBMTL
SITE PLAN NO:	SPR15046
PROJECT TITLE:	AMIGO ROW
DESCRIPTION:	VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT DRD)
APPLICANT:	ARMERDING TAYLOR
PROP. OWNER:	CH-RADIANT CHURCH INC
LOCATION:	514 E MAIN ST
APN(S):	094-231-024

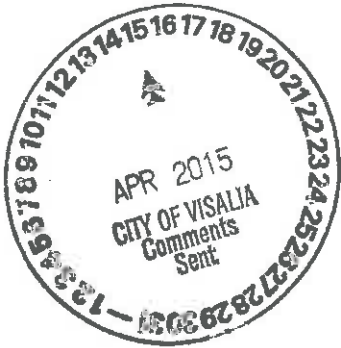
THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- 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 Questionnaire required.

Additional Comments:

e


Leslie Blair



MEETING DATE 3/25/2015
SITE PLAN NO. 15-046
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS _____

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



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

ITEM NO: 6 DATE: March 25, 2015

SITE PLAN NO: SPR 15046
 PROJECT TITLE: AMIGO ROW
 DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT DRD)
 APPLICANT: ARMERDING TAYLOR
 PROP OWNER: CH-RADIANT CHURCH INC
 LOCATION: 514 E MAIN ST
 APN(S): 094-231-024

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

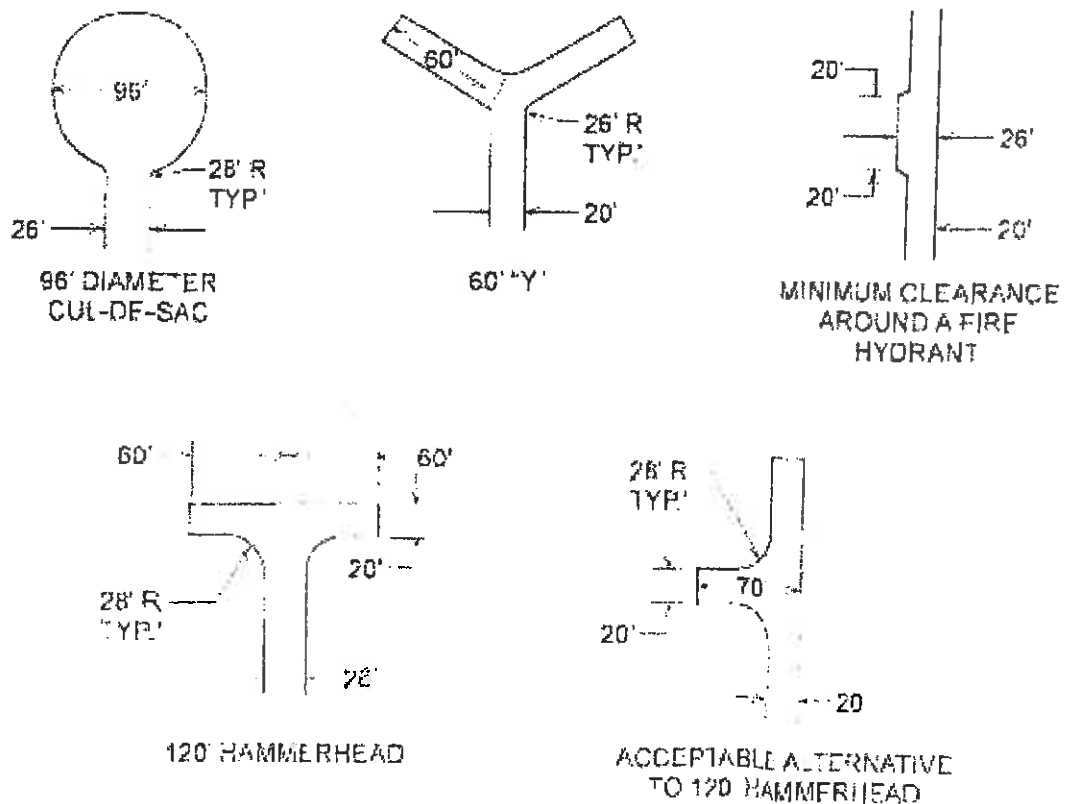


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUNDS

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

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

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

Fire Protection Systems:

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

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

Special Comments:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 25, 2015

SITE PLAN NO: 2015-046
PROJECT TITLE: AMIGO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP. OWNER: CH-RADIANT CHURCH INC
LOCATION TITLE: 514 E MAIN ST
APN TITLE: 094-231-024
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: CDT (Central Business District)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for Live Entertainment
- Detailed Operational Statement
- Parking District "A"
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/25/2015

1. The City Planner has determined that a Conditional Use Permit for Live Entertainment is required for Amigo Row's special events.
2. The operational statement does not provide enough information regarding the live entertainment events. The operational statement shall address the following; number events offered monthly, event hours, how security is provided at the doors/patio area, number of patrons permitted to congregate in courtyard during live entertainment events, number of occupants allowed in the building, information on the proposed partition limiting access in the courtyard area, any additional information that helps in clearly identify how special events are controlled by the business owner(s).
3. Provide a detailed floor plan of the building depicting how the interior building space is utilized during live entertainment events.
4. Staff has concerns regarding the request to bring portable restroom facilities onto an adjacent property during live entertainment events. Staff's initial position is to not support this request. Staff would recommend the applicant upgrade their bathrooms to accommodate their patrons or look at using bathroom facilities located in the church building (Radiant Church).
5. The site plan exhibit needs to depict the size and location of the generator proposed to be located on the adjoining parking lot west of the Amigo Row building.
6. Provide proof that the property owner of the parking lot to the west has provided use of their parking lot. A letter from the property owner stipulating to the use of their property for events and use of locating a generator in the parking lot needs to be clearly stated in their letter. This letter and/or a recorded agreement may be required as part of the CUP application.
7. Any proposed new signage requires a separate sign permit and is required to comply with the Downtown Retail Design District standards.

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.

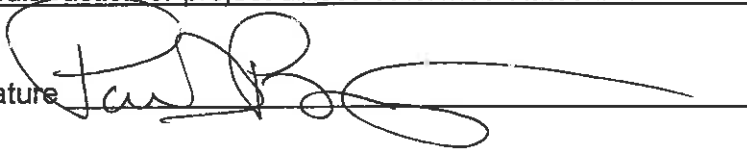
Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking credits were established for this building based on the prior retail use.

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

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

Signature

A handwritten signature in black ink, appearing to be "Jan R.", written over a horizontal line.

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

ITEM NO: 9 DATE: 08/01/2014
SITE PLAN NO: SPR15046
PROJECT TITLE: AMIGO ROW
DESCRIPTION: VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE
CONCERTS IN EXISTING 4,500 SF PORTION OF
BUILDING ON 37,486 SF AREA (CDT ZONED) (AE)
(DISTRICT DRD)
APPLICANT: ARMERDING TAYLOR
PROP OWNER: CH-RADIANT CHURCH INC
LOCATION: 514 E MAIN ST
APN(S): 094-231-024

COMMERCIAL BIN SERVICE

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

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

Roll off compactor's must be 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 SERVICE OK.

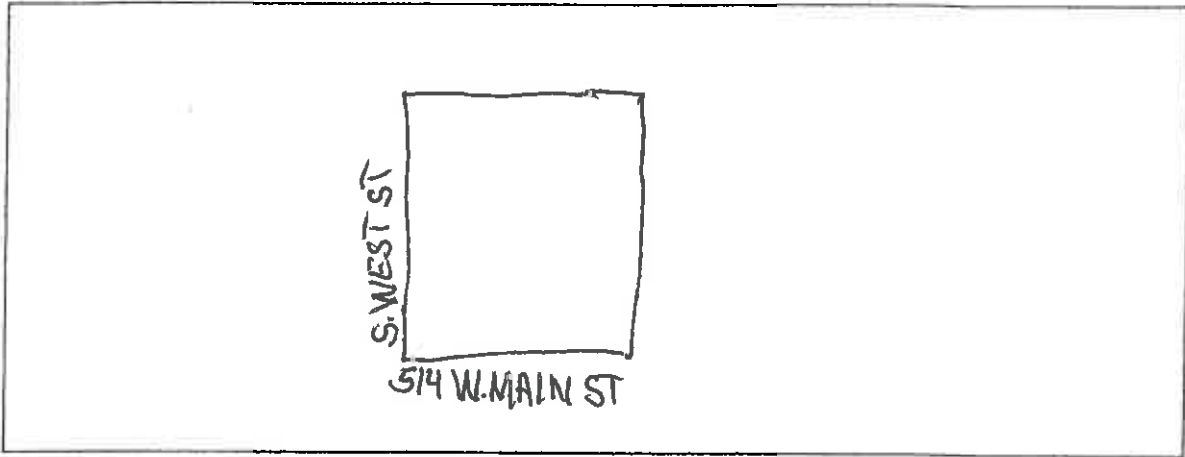
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 3-23-15

Site Plan Review # 15-046


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 25, 2015

ITEM NO: 6	120-670-012
SITE PLAN NO:	SPR15046
PROJECT TITLE:	AMIGO ROW
DESCRIPTION:	VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500 SF PORTION OF BUILDING ON 37,486 SF AREA (CDT ZONED) (AE) (DISTRICT ORD)
APPLICANT:	ARMERDING TAYLOR
PROP. OWNER:	CH-RADIANT CHURCH INC
LOCATION:	514 E MAIN ST
APN(S):	094-031-024

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 Questionnaire required.

Additional Comments:

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Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6	DATE: MARCH 25, 2015
SITE PLAN NO.:	15-046
PROJECT TITLE:	AMIGO ROW
DESCRIPTION:	VINTAGE RETAIL SHOP WITH PERIODIC ALL AGE CONCERTS IN EXISTING 4,500SF BUILDING
APPLICANT:	TAYLOR AMERDING
PROP OWNER:	CH-RADIANT CHURCH INC
LOCATION:	514 E MAIN ST
APN:	094-231-024

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.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

1. Comply with building comments regarding ADA accessibility and Planning comments regarding a required Conditional Use Permit for proposed concerts.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-046**

Date: **3-25-2015**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: **8/15/2014**)

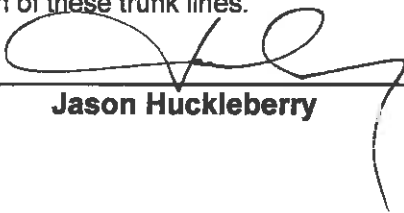
(Project type for fee rates:)

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

<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.



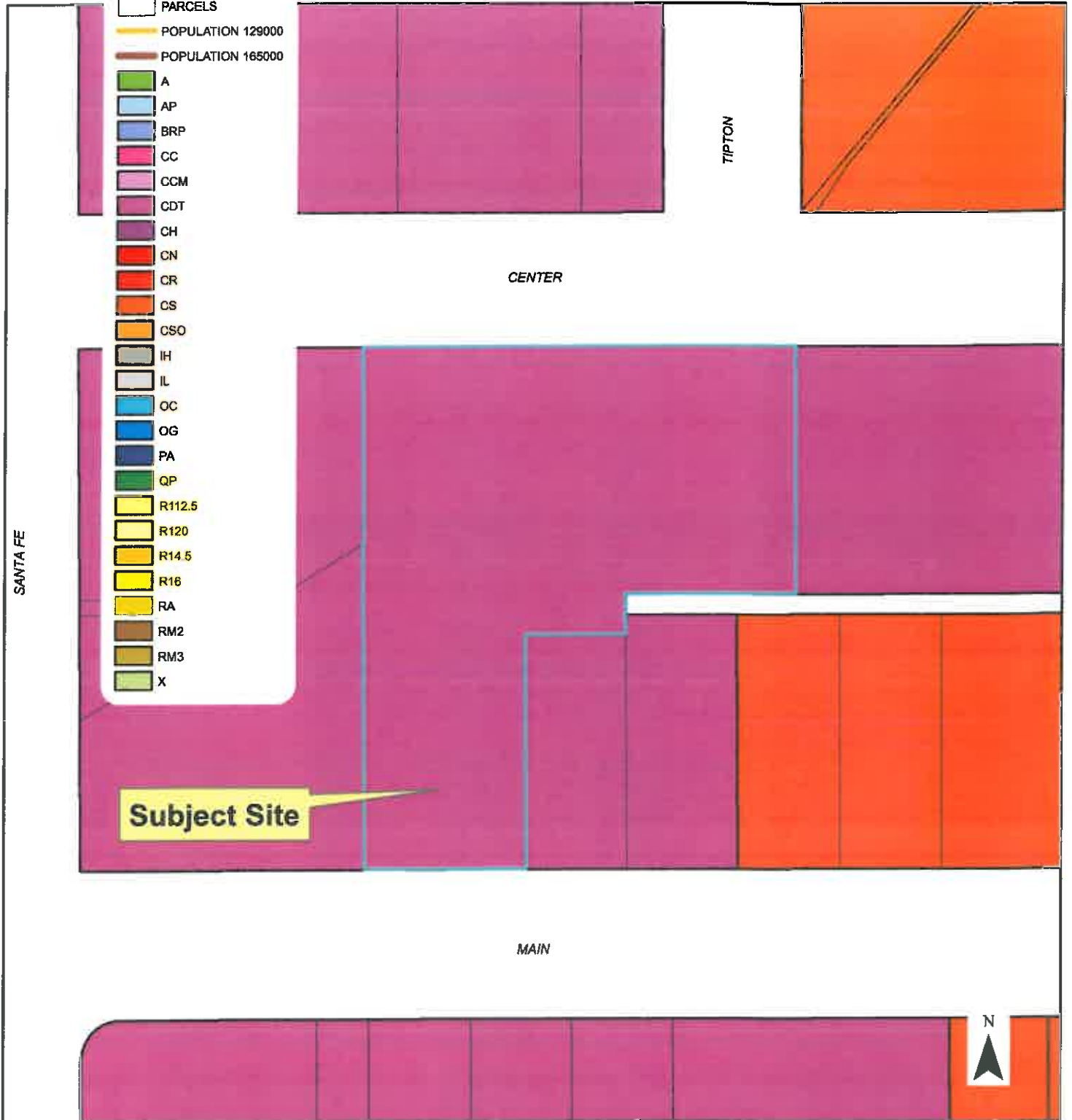
Jason Huckleberry

City of Visalia

Legend

Street Names

- PARCELS
- POPULATION 129000
- POPULATION 165000
- A
- AP
- BRP
- CC
- CCM
- CDT
- CH
- CN
- CR
- CS
- CSO
- IH
- IL
- OC
- OG
- PA
- QP
- R112.5
- R120
- R14.5
- R16
- RA
- RM2
- RM3
- X



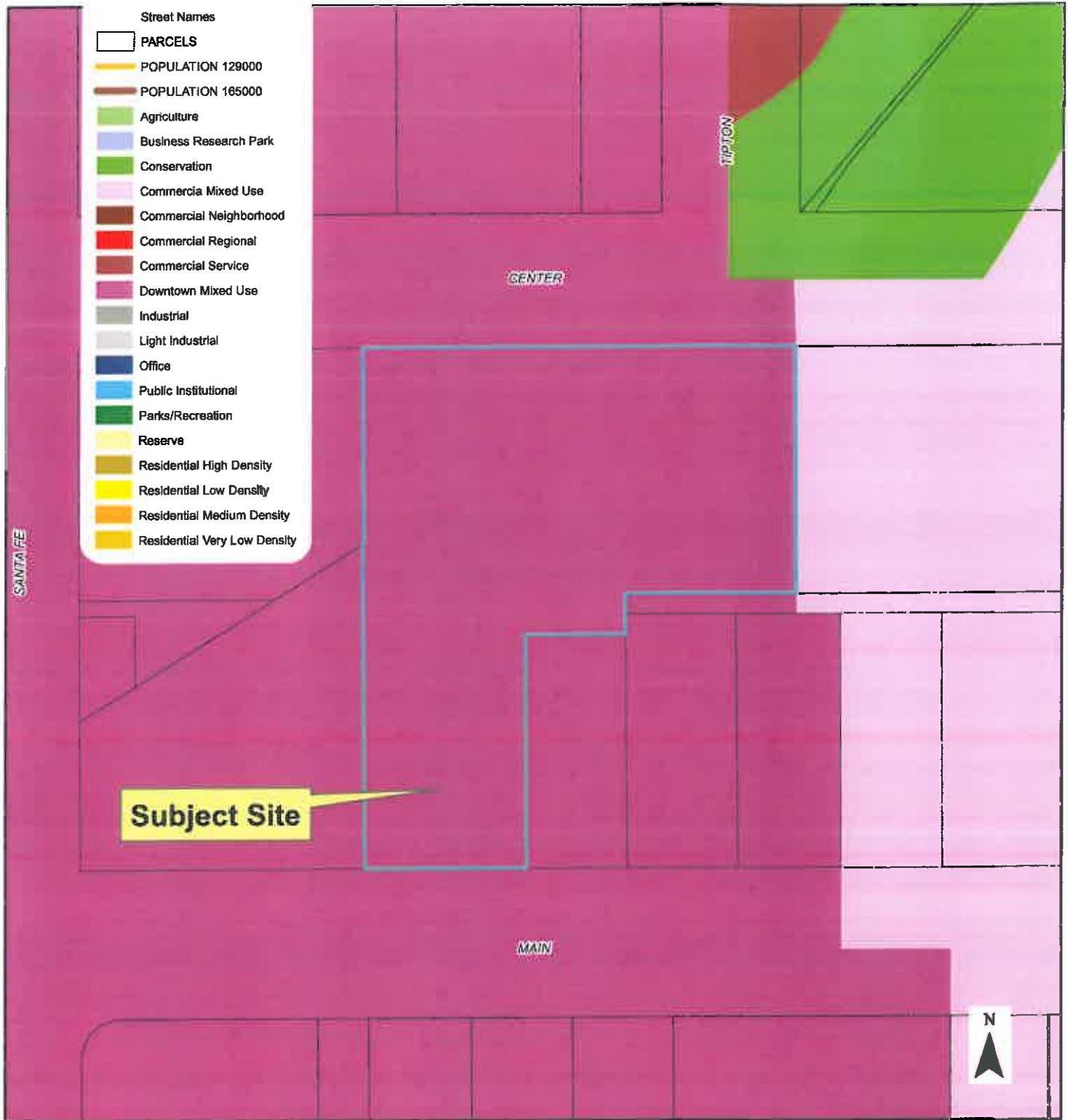
Zoning Designations

CUP 2015-30

City of Visalia

Legend

- Street Names
- PARCELS
- POPULATION 129000
- POPULATION 165000
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density



Land Use Designations

CUP 2015-30

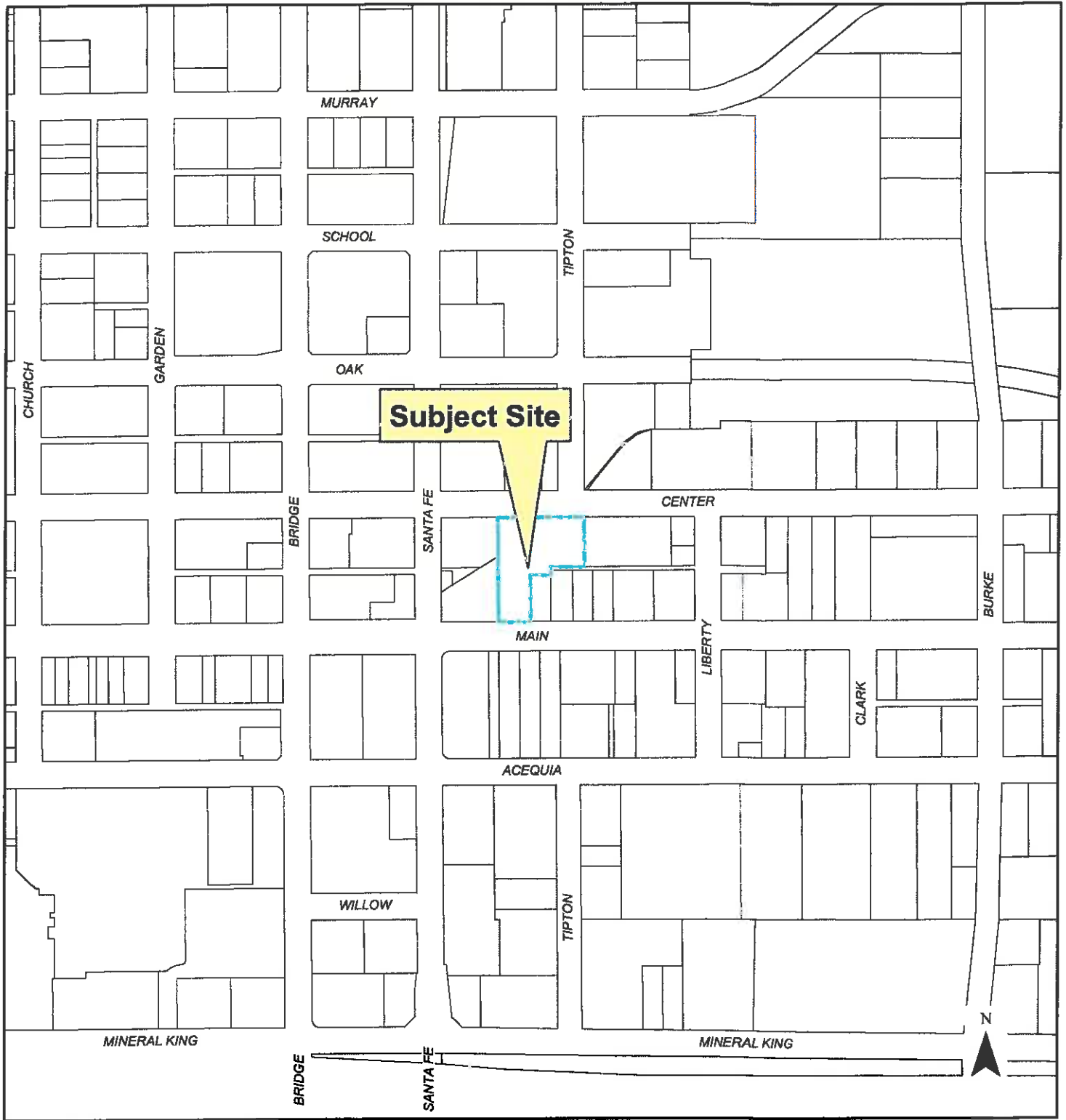
City of Visalia



Aerial Photo

CUP 2015-30

City of Visalia



Location Map

CUP 2015-30