

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, JANUARY 11, 2016; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - Finding of Consistency No. 2016-001, a request by the City of Visalia Fire Department to install a new 2,000 square foot solar / carport structure at the new Fire Station No. 53 located at 5025 West Walnut Avenue, the southwest corner of West Walnut Avenue and South Atwood Street (APN: 119-650-027).
5. PUBLIC HEARING – Brandon Smith
Variance No. 2015-10: A request by Kaweah Delta Health Care District / The Lifestyle Center (Commercial Neon Inc., agent), for a variance to the maximum sign copy area in the PA (Professional / Administrative Office) Zone to allow a new wall mounted sign. The site is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street. (APN: 087-290-037) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-78
6. PUBLIC HEARING – Andy Chamberlain
Tentative Parcel Map No. 2015-09: A request by First Christian Church of Visalia to divide a 7.5 acre parcel into two parcels in the Single Family Residential (R-1-6) zone. This site is located at 1023 N. Chinowth Street (APN 085-390-042). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-77

7. PUBLIC HEARING – Paul Bernal

Zone Text Amendment No. 2015-09: A request by the City of Visalia to remove the quantitative threshold requiring a conditional use permit related to the number of employees initially employed in new industries as required per Zoning Use Matrix Line No. 463 (Business which Initially Employ more than 750 employees) from the Zoning Code Section 17.18.050, of the City's Municipal Zoning Code, City-wide. The City Environmental Coordinator has made the determination that this Zone Text Amendment will not result in a significant environmental impact based upon the Program Environmental Impact Report (SCH No. 2010041078) prepared for the City of Visalia General Plan. The Environmental Impact Report prepared for the General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JANUARY 21, 2016 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 8, 2016

City of Visalia



To: Planning Commission

From: Paul Bernal, Principal Planner
(713-4025)

Date: February 10, 2014

Re: Finding of Consistency No. 2016-001, a request by the City of Visalia Fire Department to install a new 2,000 square foot solar / carport structure at the new Fire Station No. 53 located at 5025 West Walnut Avenue, the southwest corner of West Walnut Avenue and South Atwood Street (APN: 119-650-027).

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the 2,000 square foot solar / carport modular structure. The fire station was previously approved per Conditional Use Permit No. 2014-22.

DISCUSSION

The City of Visalia Fire Department is requesting to construct a 2,000 square foot metal solar / carport structure at the new Fire Station No. 53 site. Solar panels will be installed on the roof of this structure. This new structure will be located south of the fire station building, 53-feet north of the south property line as depicted in the attached Exhibit "A".

The Planning Commission approved the fire station on August 24, 2014. Conditional Use Permit No. 2014-22 was a request to construct a 7,031 square foot building. The new fire station is designed for two fire engines, visitor lobby, offices, dining, and sleeping accommodations for fire personal.

Staff recommends that the metal canopy structure approved as depicted on Exhibit "A". This recommendation is based on the finding that there will be no impacts of this new structure beyond the impacts associated with the existing fire station.

ATTACHMENTS

- Exhibit "A" – Site Plan Exhibit for Metal Canopy Structure
- Exhibit "B" – Site Plan Exhibit for CUP No. 2014-22
- Exhibit "C" – Elevation of Metal Structure
- Aerial Map

SPURCE PLATE & BOLT TABLE

Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	0	A325	1.000	3.00	8"	3/4"	1'-11 3/4"
SP-2	4	4	0	0	A325	0.750	2.25	8"	5/8"	1'-11 3/4"

FLANGE BRACE: Both Side (U.N.)
 FB:xxD(1): xx=length(in)
 D - FB2-C-16

MEMBER SIZE TABLE

MARK	MEMBER	LENGTH	WEIGHT
RF-2-1	W14X43	20'-6 7/16"	946
RF-2-2	W10X51	36'-11 7/8"	1276
RF-2-3	W12X26	14'-1"	333

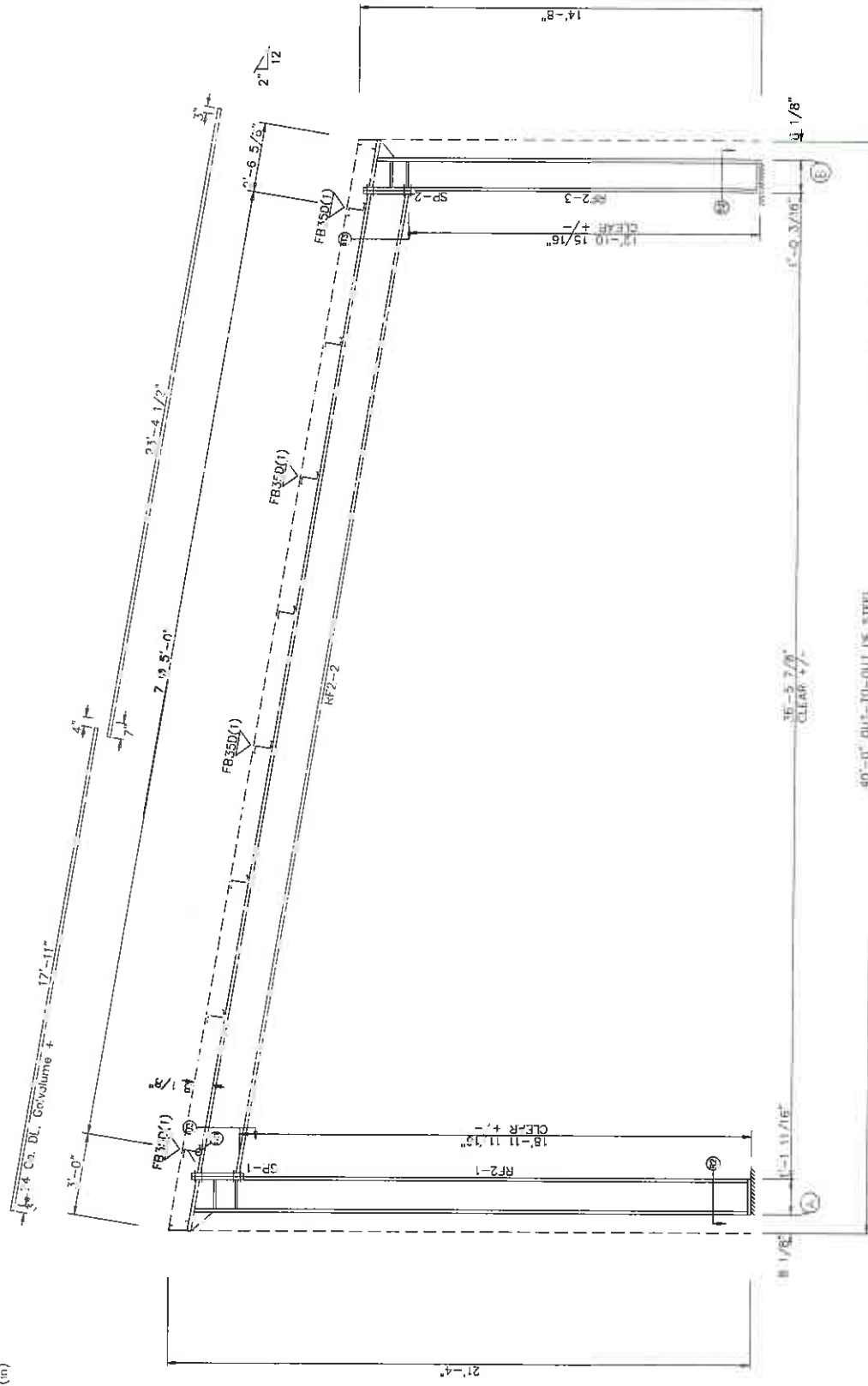


Exhibit "C"

RIGID FRAME ELEVATION: FRAME LINE 2

		PROJECT: VFD 555 DATE: 12/23/15 SCALE: N.T.S. SHEET NO: 02 OF 11
DESCRIPTION: RIGID FRAME ELEVATION DRAWING: Residential Street Garage LOCATION: JBB DESIGNED BY: JBB CHECKED BY: JBB	DATE: 12/23/15 SCALE: N.T.S. SHEET NO: 02 OF 11	PROJECT: VFD 555 DATE: 12/23/15 SCALE: N.T.S. SHEET NO: 02 OF 11

Finding of Consistency No. 2016-001

APN: 119-650-027



Aerial Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 11, 2016

PROJECT PLANNER: Brandon Smith
Phone No.: 713-4636, Email: brandon.smith@visalia.city

SUBJECT: Variance No. 2015-10: A request by Kaweah Delta Health Care District / The Lifestyle Center (Commercial Neon Inc., agent), for a variance to the maximum sign copy area in the PA (Professional / Administrative Office) zone to allow a new wall mounted sign. The site is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street. (APN: 087-290-037)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2015-10 based upon the conditions and findings in Resolution No. 2015-64. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2015-10, based on the findings and conditions in Resolution No. 2015-64.

PROJECT DESCRIPTION

The applicant is requesting a variance to the maximum sign area allowance for the PA (Professional / Administrative Office) zone in conjunction with a request for a new wall-mounted sign on the Lifestyle Center fitness center, as illustrated in Exhibits "A" and "B". The applicant has submitted written findings in support of the request in Exhibit "D".

The sign regulations for occupants in the PA zone allow one square foot of sign area for each two feet of linear occupancy frontage to a maximum of thirty (30) square feet. Signs may be freestanding or wall mounted, or a combination of both. The Lifestyles Center building's occupancy frontage allows for the full 30 square feet of sign copy area. The occupant currently has two identical freestanding signs at 14 square feet each for a total of 28 square feet (see site plan attached as Exhibit "C"). These signs are single-sided signs facing towards the Cypress Avenue frontage.

The proposed wall-mounted sign will be 31 square feet, bringing the total amount of on-site signage to 59 square feet. The wall sign will be located on the front façade of the building, situated 200 feet from the Cypress Avenue right-of-way.

The applicant's request is based primarily upon the findings that the use functions as a fitness facility in a zoning designation primary containing medical-oriented facilities, and the importance of visually identifying the building to the public.

BACKGROUND INFORMATION

General Plan Land Use Designation	Public Institutional
Zoning	PA (Professional / Administrative Office)
Surrounding Zoning and Land Use	North: PA / Cypress Avenue, professional offices South: PA / Cypress Rehabilitation Center East: PA / Sequoia Regional Cancer Center and Cypress Imaging Center West: PA / Sequoia Prompt Care
Environmental Review	Categorical Exemption No. 2015-78
Special District	Design District "F"
Site Plan Review	N/A

RELATED PROJECTS

Variance No. 2002-13, approved by the Planning Commission on November 25, 2002, was a similar request for additional signage in the PA zone for the Sequoia Regional Cancer Center and Cypress Imaging Center, located immediately east of the site. The request was a variance to the maximum amount of signage in the PA zone, and allowed two wall-mounted and two freestanding signs totaling 102 square feet of combined signage.

Conditional Use Permit No. 94-13, approved by the City Council on September 6, 1994, allowed for the subject fitness center (i.e. Lifestyle Center) to locate in the PA zone. The CUP included no conditions pertaining to the amount or location of signage.

PROJECT EVALUATION

Staff Analysis / Recommendation

The subject site is located in the PA zone, which allows up to 30 square feet of combined sign copy area per occupancy. The applicant is requesting a new wall-mounted sign in addition to the two existing single-sided freestanding signs already on the site, as shown in Exhibit "C" and the photos below. The combined sign area for the freestanding and wall-mounted signs is 59 square feet.



Free-standing sign on Northeast corner



Free-standing sign on Northwest corner

The applicant has provided five findings for the variance in Exhibit "D". The staff recommendation to approve the variance for a maximum 59 square feet of signage is based upon the applicant's proposed findings and additional findings made by staff that largely pertain to the large size of the building and improving accessibility to the site.

Staff further finds that the size of the property and scale of the fitness center is atypical of most properties in the PA zone. Given that the subject site is a fitness center in a zoning designation primarily intended for professional and medical office uses, this use draws a greater amount of customer traffic than most offices. These points further support the request for additional signage in the sense that the signage would assist with building identification and directing vehicle traffic on-site.

Comparison of other wall sign variances

Staff has often considered and the Planning Commission has previously approved sign variance requests for large-scale uses in the PA zone. A similar variance request for multiple wall-mounted and freestanding signs totaling 102 square feet was approved in 2002 at the Kaweah Delta-owned cancer center and imaging center to the east. The Cigna building on the west side of Akers was also approved in 2000 and 2001 with building signs and monument signs totaling approximately 194 square feet.

Planning Commission Variance Findings

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided variance findings in Exhibit "D" intended to justify their goal of increased signage. The applicant's findings along with staff's analysis and additional findings where applicable is given 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;*

Applicant: Barring the allowance of a new wall sign would create a practical difficulty in The Lifestyle Center's ability to convey the fact that a publically-accessible fitness center exists on a property that might otherwise be generally viewed as a strictly medically-oriented facility. It is important that the Center be able to visually identify itself to the public as something other than a standard medical building.

Analysis: Concur with applicant. The Lifestyle Center fitness center is an established use with a high level of customer traffic accessing the site. The uniqueness of the use in the zone combined with the large size and scale of the building present a practical difficulty or unnecessary hardship in giving identification to the building with the limited amount of signage allowed by 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;*

Applicant: As the only medically-based fitness facility operating in Visalia, the Lifestyle Center functions unlike any other facility in this same zoning district, an exceptional and extraordinary circumstance for a building in this zone.

Analysis: Concur with applicant. Again, staff further finds that the subject property and building are larger than typical office developments in the PA zone. The site also has multiple access

drives into the site and has cross access to other buildings in the development, which constitute exceptional or extraordinary circumstances related to the need for more signage.

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;

Applicant: No other facilities of The Lifestyle Center's type currently operate in the City, so no claim can be made that owners of other properties classified in the same zoning district enjoy privileges denied the Center. However, the disallowance of a variance would deny it the opportunity to more clearly identify itself as the unique community asset it is, alone among all medically-related operations in the City.

Analysis: Concur with applicant. Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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;

Applicant: No special privilege would be granted The Lifestyle Center with the allowance of this variance. It would simply give the public the opportunity to better identify this location as something beyond a typical medical facility.

Analysis: Concur with applicant. Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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.

Applicant: The public and/or surrounding properties would in no way be harmed by the granting of a variance. The sign in question is of modest size and attractive design, featuring diffused lighting. It is only meant to better describe and identify the location to passersby and the general public.

Analysis: Concur with applicant. The granting of a variance to allow additional signage as proposed is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed total amount of signage exceeds the maximum allowed by the code but is less signage than has been granted to other nearby properties.

Environmental Review

The project is considered Categorical Exempt under Section 15305 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2015-78)

RECOMMENDED FINDINGS

1. That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Barring the allowance of a new wall sign would create a practical difficulty in The Lifestyle Center's ability to convey the fact that a publically-accessible fitness center exists on a property that might otherwise be generally viewed as a strictly medically-oriented facility. It is important that the Center be able to visually identify itself to the public as something other than a standard medical building.

The Lifestyle Center fitness center is an established use with a high level of customer traffic accessing the site. The uniqueness of the use in the zone combined with the large size and scale of the building present a practical difficulty or unnecessary hardship in giving identification to the building with the limited amount of signage allowed by 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 to other properties classified in the same zone.

As the only medically-based fitness facility operating in Visalia, the Lifestyle Center functions unlike any other facility in this same zoning district, an exceptional and extraordinary circumstance for a building in this zone.

Furthermore, the subject property and building are larger than typical office developments in the PA zone. The site also has multiple access drives into the site and has cross access to other buildings in the development, which constitute exceptional or extraordinary circumstances related to the need for more signage.

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

No other facilities of The Lifestyle Center's type currently operate in the City, so no claim can be made that owners of other properties classified in the same zoning district enjoy privileges denied the Center. However, the disallowance of a variance would deny it the opportunity to more clearly identify itself as the unique community asset it is, alone among all medically-related operations in the City.

Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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.

No special privilege would be granted The Lifestyle Center with the allowance of this variance. It would simply give the public the opportunity to better identify this location as something beyond a typical medical facility.

Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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 public and/or surrounding properties would in no way be harmed by the granting of a variance. The sign in question is of modest size and attractive design, featuring diffused lighting. It is only meant to better describe and identify the location to passersby and the general public.

The granting of a variance to allow additional signage as proposed is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or

improvements in the vicinity. The proposed total amount of signage exceeds the maximum allowed by the code but is less signage than has been granted to other nearby properties.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-78).

RECOMMENDED CONDITIONS OF APPROVAL

1. That signage approved through Variance No. 2015-10 shall be developed consistent with Exhibits "A", "B", and "C".
2. That additional signage approved through Variance No. 2015-10 shall be a maximum of 31 square feet of building sign copy on the north elevation of The Lifestyle Center building, in addition to the existing freestanding signage on-site.
3. That any additional signage on the subject site shall conform to Zoning Ordinance Chapter 17.48.
4. All building signage shall require a separate building permit.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2015-10, prior to the issuance of any sign permits for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 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
- Resolution No. 2015-64
- Exhibit "A" – Elevation View with super-imposed wall mounted sign
- Exhibit "B" – Proposed wall mounted sign
- Exhibit "C" – Site plan
- Exhibit "D" – Applicant's Variance Findings
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.42

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)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;

4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;

5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;

6. Additional information as required by the historic preservation advisory board;

7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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 § 7559)

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or 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. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

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)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

Zoning Ordinance Chapter 17.48

SIGNS

17.48.070 Sign regulations for zones.

The following sign standards are designated by zones and shall apply to every existing zone and future new zoning classification hereafter created in the city. The zones are as designated by the zoning ordinance and the official zoning map of the city:

D. Signing in P-PA and P-OG Zones (Except Design District G). One square foot of sign area is permitted for each two feet of linear occupancy frontage to a maximum of thirty (30) square feet. Sign may be freestanding or wall mounted, or a combination of both. If freestanding, the sign shall not exceed a height of six feet. Each office building is permitted twelve (12) square feet of sign area, regardless of occupancy frontage.

RESOLUTION NO. 2015-64

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2015-10: A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT / THE LIFESTYLE CENTER (COMMERCIAL NEON INC., AGENT), FOR A VARIANCE TO THE MAXIMUM SIGN COPY AREA IN THE PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE TO ALLOW A NEW WALL MOUNTED SIGN. THE SITE IS LOCATED AT 5105 W. CYPRESS AVENUE, ON THE SOUTH SIDE OF CYPRESS AVENUE 400 FEET EAST OF AKERS STREET. (APN: 087-290-037)

WHEREAS, Variance No. 2015-10 is a request by Kaweah Delta Health Care District / The Lifestyle Center (Commercial Neon Inc., agent), for a variance to the maximum sign copy area in the PA (Professional / Administrative Office) Zone to allow a new wall mounted sign. The site is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street. (APN: 087-290-037); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on January 11, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2015-10, 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 finding based on the evidence presented:

1. That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Barring the allowance of a new wall sign would create a practical difficulty in The Lifestyle Center's ability to convey the fact that a publically-accessible fitness center exists on a property that might otherwise be generally viewed as a strictly medically-oriented facility. It is important that the Center be able to visually identify itself to the public as something other than a standard medical building.

The Lifestyle Center fitness center is an established use with a high level of customer traffic accessing the site. The uniqueness of the use in the zone combined

with the large size and scale of the building present a practical difficulty or unnecessary hardship in giving identification to the building with the limited amount of signage allowed by 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 to other properties classified in the same zone.

As the only medically-based fitness facility operating in Visalia, the Lifestyle Center functions unlike any other facility in this same zoning district, an exceptional and extraordinary circumstance for a building in this zone.

Furthermore, the subject property and building are larger than typical office developments in the PA zone. The site also has multiple access drives into the site and has cross access to other buildings in the development, which constitute exceptional or extraordinary circumstances related to the need for more signage.

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

No other facilities of The Lifestyle Center's type currently operate in the City, so no claim can be made that owners of other properties classified in the same zoning district enjoy privileges denied the Center. However, the disallowance of a variance would deny it the opportunity to more clearly identify itself as the unique community asset it is, alone among all medically-related operations in the City.

Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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.

No special privilege would be granted The Lifestyle Center with the allowance of this variance. It would simply give the public the opportunity to better identify this location as something beyond a typical medical facility.

Several other land uses in the PA zone and surrounding vicinity have similar characteristics as the subject site and have been granted variances for additional signage.

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 public and/or surrounding properties would in no way be harmed by the granting of a variance. The sign in question is of modest size and attractive design, featuring diffused lighting. It is only meant to better describe and identify the location to passersby and the general public.

The granting of a variance to allow additional signage as proposed is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed total amount of signage exceeds the

maximum allowed by the code but is less signage than has been granted to other nearby properties.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-78).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2015-10, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That signage approved through Variance No. 2015-10 shall be developed consistent with Exhibits "A", "B", and "C".
2. That additional signage approved through Variance No. 2015-10 shall be a maximum of 31 square feet of building sign copy on the north elevation of The Lifestyle Center building, in addition to the existing freestanding signage on-site.
3. That any additional signage on the subject site shall conform to Zoning Ordinance Chapter 17.48.
4. All building signage shall require a separate building permit.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2015-10, prior to the issuance of any sign permits for this project.



November 18, 2015

Brandon Smith
City of Visalia Planning Division
315 E. Acequia Ave.
Visalia, CA 93291

Project: The Lifestyle Center, a division of Kaweah Delta Health Care District
5105 W. Cypress Ave.
Visalia, CA 93277
RE: Zoning variance for building signage

To Mr. Smith and Whom It May Concern,

I am writing to request a variance in the City's current zoning code that would allow the installation of one new sign at Kaweah Delta Health Care's Lifestyle Center. The variance would allow for a 31.2 square foot sign consisting of halo-illuminated channel lettering to be mounted on the north-facing wall of the building approximately 200' from Cypress Avenue.

The new sign would be in addition to 28 square feet of existing signage, represented in two freestanding monuments approximately 340' apart on the northeast and northwest corners of the property along Cypress. As you know, the current code allows for just 30 total square feet of signage on properties in this zone.

As a unique hybrid facility, The Lifestyle Center helps to improve and maintain the health and well-being of people in and around the south Valley in a medically-supervised environment. Considering the unobtrusive location of the proposed sign and the special function of this facility, we think this is a warranted and reasonable request for variance.

Required reasoning and analysis:

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

Barring the allowance of a new wall sign would create a practical difficulty in The Lifestyle Center's ability to convey the fact that a publicly-accessible fitness center exists on a property that might otherwise be generally viewed as a strictly medically-oriented facility. It is important that the Center be able to visually identify itself to the public as something other than a standard medical building.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other properties classified in the same zoning district.

As the only medically-based fitness facility operating in Visalia, the Lifestyle Center functions unlike any other facility in this same zoning district, an exceptional and extraordinary circumstance for a building in this 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 zoning district.

No other facilities of The Lifestyle Center's type currently operate in the City, so no claim can be made that owners of other properties classified in the same zoning district enjoy privileges denied the Center. However, the disallowance of a variance would deny it the opportunity to more clearly identify itself as the unique community asset it is, alone among all medically-related operations in the City.

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 zoning district.

No special privilege would be granted The Lifestyle Center with the allowance of this variance. It would simply give the public the opportunity to better identify this location as something beyond a typical medical facility.

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 public and/or surrounding properties would in no way be harmed by the granting of a variance. The sign in question is of modest size and attractive design, featuring diffused lighting. It is only meant to better describe and identify the location to passersby and the general public.

Thank you for the opportunity to make this request. If you have any questions, please don't hesitate to contact me.

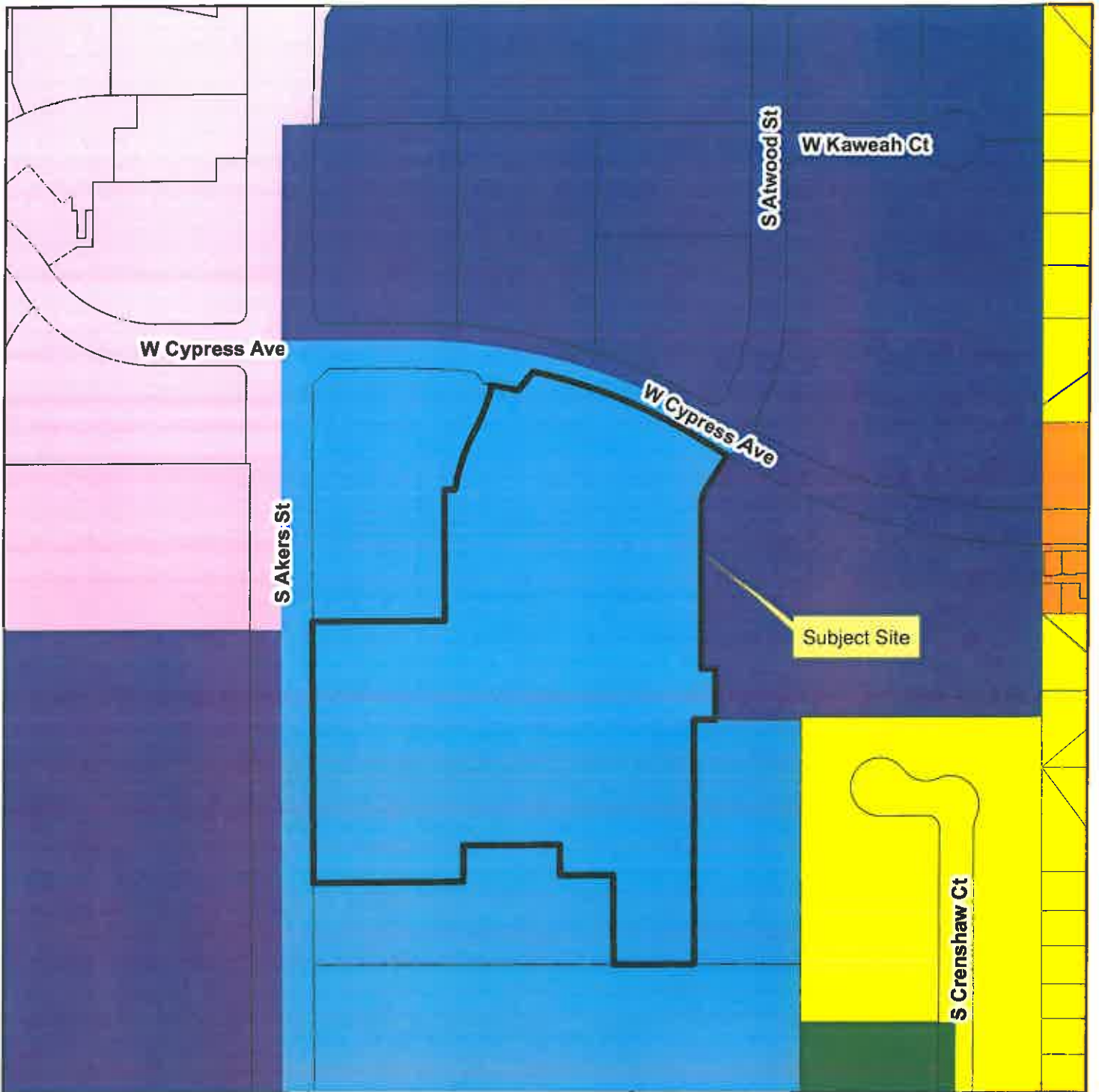
Sincerely,



Jeff Long
Project Manager
CNI Signmakers

Variance No. 2015-10

The project area is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street.
(APN: 087-290-037)



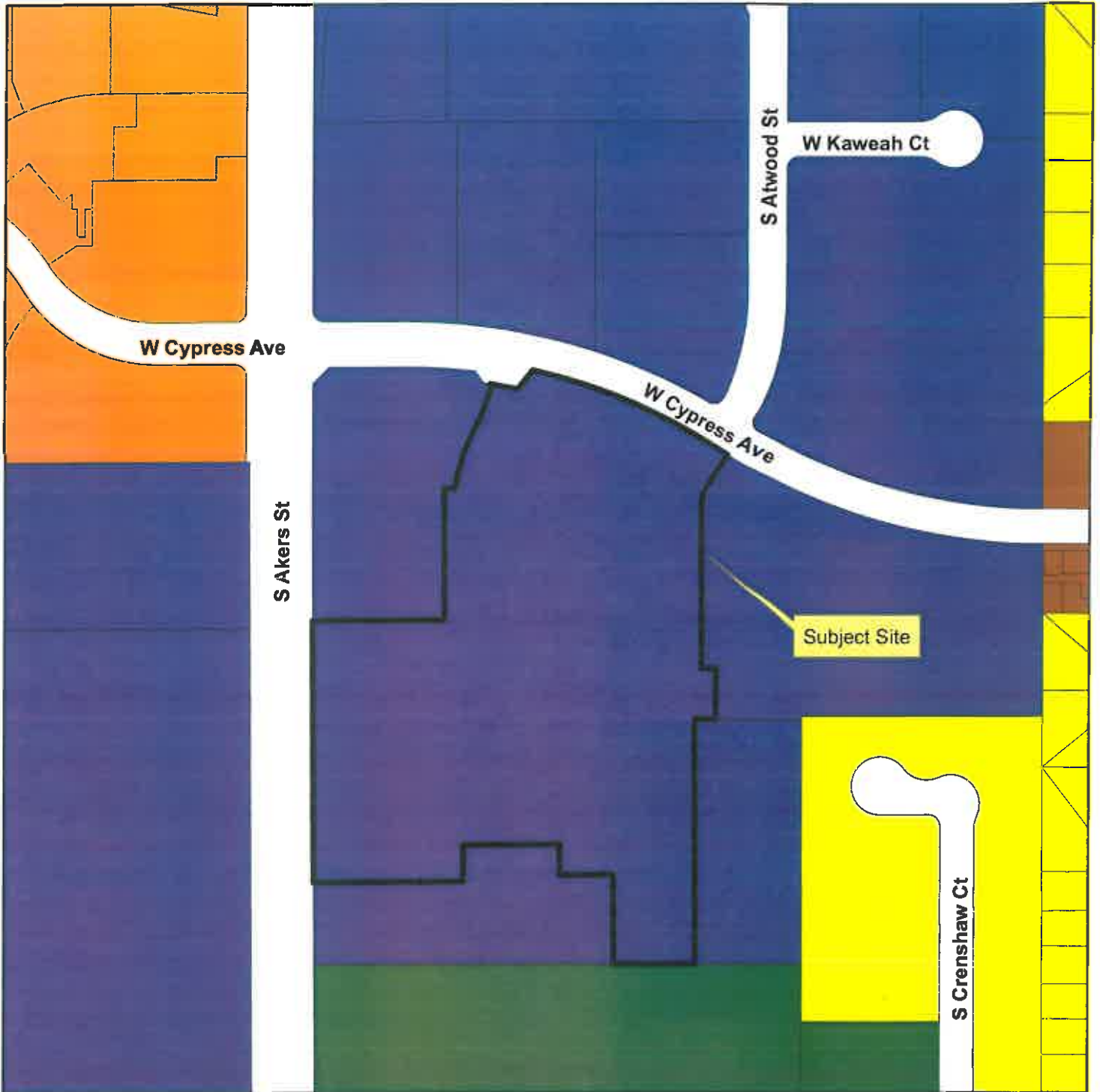
General Plan Land Use Map



- Commercial Mixed Use
- Office
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density

Variance No. 2015-10

The project area is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street.
(APN: 087-290-037)



Zoning Map



- Shopping / Office Commercial
- Professional / Admin. Office
- Quasi-Public
- Residential Single-family R-1-6
- Residential Multi-family R-M-2

Variance No. 2015-10

The project area is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street.
(APN: 087-290-037)



Vicinity Map

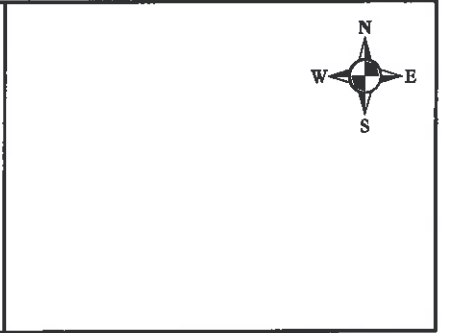
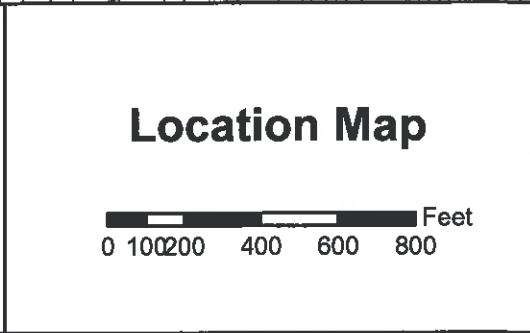
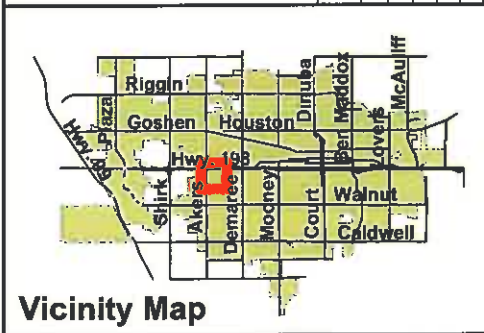
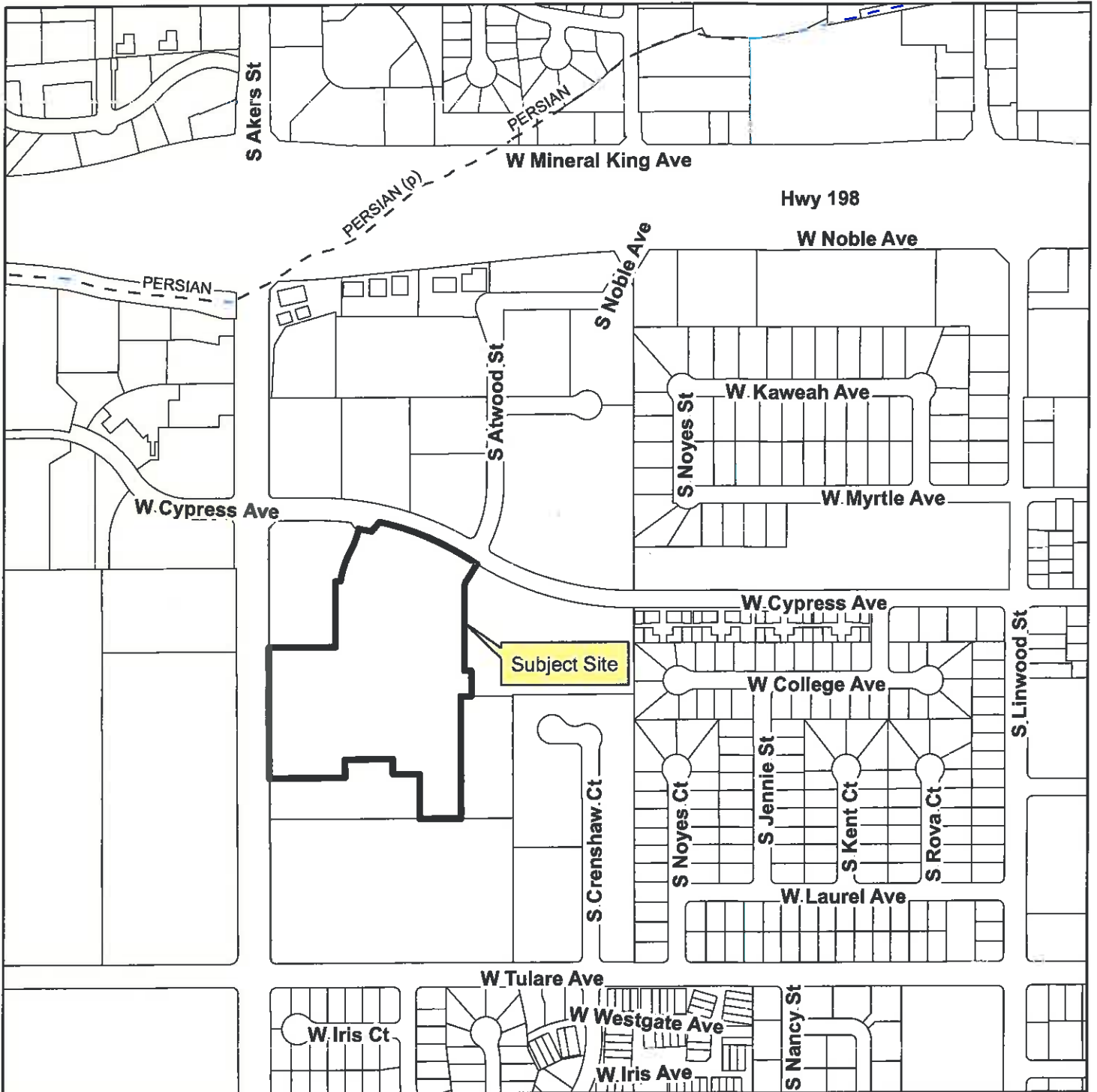
Aerial Photo

Photo Taken March 2014



Variance No. 2015-10

The project area is located at 5105 W. Cypress Avenue, on the south side of Cypress Avenue 400 feet east of Akers Street.
(APN: 087-290-037)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 11, 2016

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

SUBJECT: **Tentative Parcel Map No. 2015-09:** A request by First Christian Church of Visalia to divide a 7.5 acre parcel into two parcels in the Single Family Residential (R-1-6) zone. The site is located at 1023 N. Chinowth Street (APN 085-390-042).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2015-09, as conditioned, based upon the findings and conditions in Resolution No. 2015-65. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning & Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2015-09, based on the findings and conditions in Resolution No. 2015-65.

PROJECT DESCRIPTION

This is a request to divide a 7.5 acre parcel into two parcels as shown in Exhibit "A". Proposed Parcel No. One is 1.95 acres at the west side of the site, and Parcel No. Two is 5.55 acres on the east side of the site which contains the existing First Christian Church building and parking. Parcel No. One would have frontage along Douglas Avenue, and along the east side of Rono Court. Parcel No. Two would maintain the property's existing frontage along Chinowth Street and Douglas Avenue.

The site has full public improvements along Chinowth and Douglas, and curb and gutter along Rono. The existing improvements on Douglas and Rono are provided through easements on a previous parcel map. The proposed map would dedicate the existing easement right-of-way areas for the streets.

The proposed parcel line runs adjacent to the existing church parking lot and would provide approximately 6 feet of landscape setback parking area as shown in Exhibit "B". There is no development proposed as a part of this map.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Single Family Residential)
Surrounding Zoning and Land Use:	North: R-M-2 (Medium Density Residential) South: R-1-6 (Single Family Residential) East: R-1-6 (Single Family Residential) West: R-1-6 (Single Family Residential)
Environmental Review:	Categorical Exemption No. 2015-77 (Class 15)
Site Plan:	Site Plan Review No. 2015-169

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Parcel Map No 83-3 created the subject site, separating it from the residential areas to the north and west in 1983.

Conditional Use Permit No. 1037 was approved in 1986 for the First Christian Church and parking lot.

PROJECT EVALUATION

Staff supports the tentative parcel map, as conditioned, based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinance policies for approval of tentative parcel maps.

Land Use Compatibility

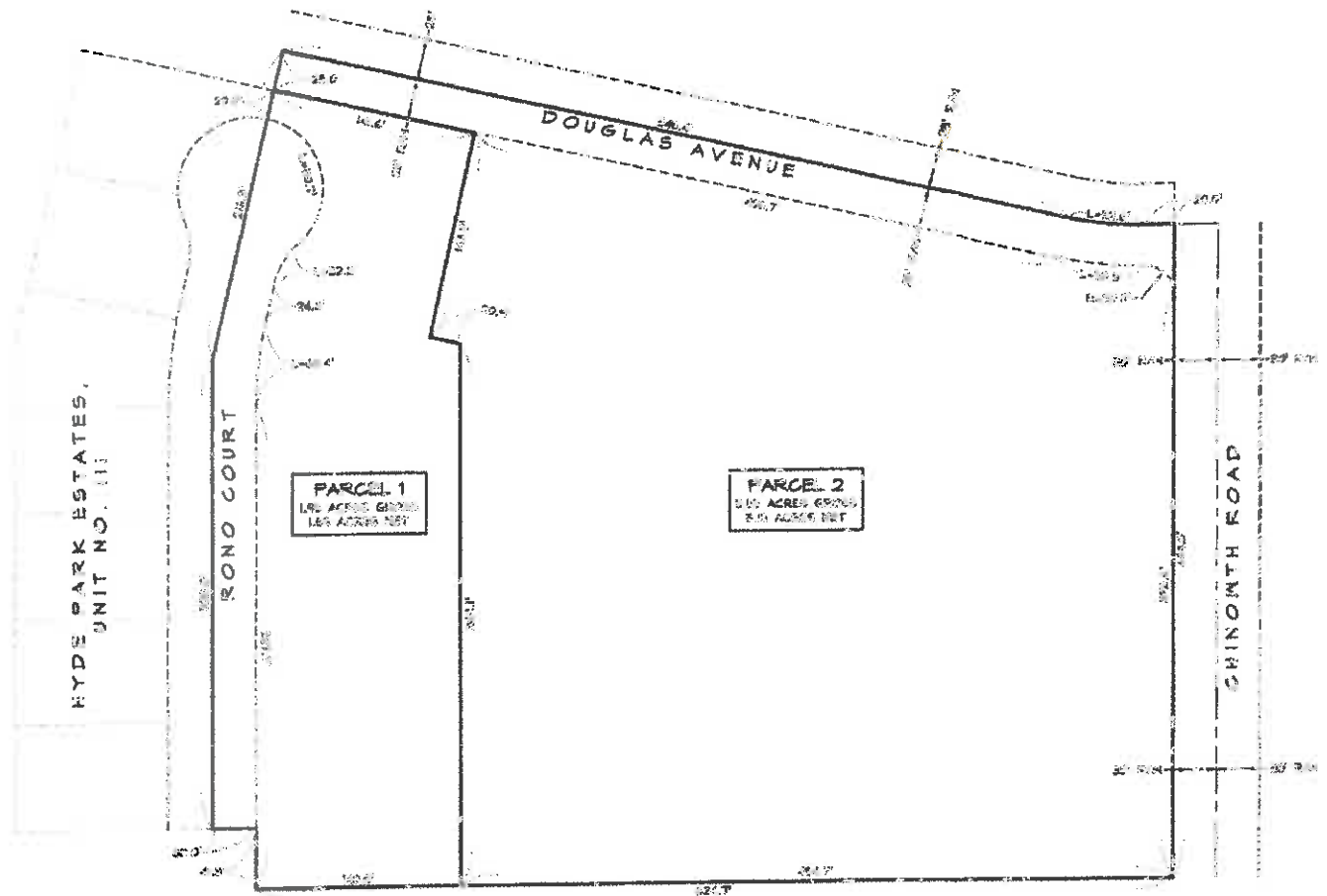
Staff has determined that the proposed division of property is compatible with General Plan policies and the Zoning and Subdivision/Parcel Map Ordinance. The project site is located in a residential area, with the proposed parcel sizes adequate for the existing church use on Proposed Parcel No. Two. Proposed Parcel No. One is sized to allow future division into residential parcels similar to those already found along Rono Court. There is no further subdivision or development proposed as a part of this action.

Site Improvements

Full curb, gutter and sidewalk exist along Chinowth and Douglas, with street paving and gutter existing along Rono Court. No additional physical improvements are required as a part of this map. The Douglas and Rono right-of-way areas would be dedicated as a part of this map since they are easements on a previous parcel map.



**Looking north on
Rono Court**



Environmental Review

A property division resulting in four or fewer parcels is categorically exempt. Therefore, the project is considered Categorical Exempt under Section 15315 (Minor Land Divisions) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-77)

RECOMMENDED FINDINGS

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map would be consistent with similar divisions of property for religious uses in the R-1-6 (Single Family Residential) zone.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-77).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-169.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That all dedications and related requirements as identified by the City of Visalia Engineering Department through Site Plan Review No. 2015-169 be met.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-09.

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
- Resolution No. 2015-65
- Exhibit "A" – Tentative Parcel Map
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

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

16.28.080 Appeals.

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

16.28.090 Time limit on tentative parcel map.

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

16.04.040 Appeals.

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

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

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.

RESOLUTION NO 2015-65

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-09, A REQUEST BY FIRST CHRISTIAN CHURCH OF VISALIA TO DIVIDE A 7.5 ACRE PARCEL INTO TWO PARCELS IN THE SINGLE FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 1023 N. CHINOWTH STREET (APN 085-390-042).

WHEREAS, Tentative Parcel Map No. 2015-09 is a request by First Christian Church of Visalia to divide a 7.5 acre parcel into two parcels in the Single Family Residential (R-1-6) zone. The site is located at 1023 N. Chinowth Street (APN 085-390-042); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on January 11, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.28 of the Subdivision 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 FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map would be consistent with similar divisions of property for religious uses in the R-1-6 (Single Family Residential) zone.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-77).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.28 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-169.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That all dedications and related requirements as identified by the City of Visalia Engineering Department through Site Plan Review No. 2015-169 be met.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-09.

TENTATIVE PARCEL MAP

THIS MAP IS PREPARED FOR THE CITY OF VADIA, CALIFORNIA, AND IS SUBJECT TO THE CITY OF VADIA'S ZONING ORDINANCES AND THE CITY OF VADIA'S GENERAL ORDINANCES AND ORDINANCES IN THE CITY OF VADIA, COUNTY OF YUBA, STATE OF CALIFORNIA.

SEPTEMBER 2008

PREPARED BY: **NEL ZERLANG - LAND SURVEYOR**
 1000 S. 1ST ST. SUITE 100, YUBA, CA 95901 (916) 924-1111

PREPARED FOR: **FIRST CHRISTIAN CHURCH OF VADIA**
 1000 S. 1ST ST. SUITE 100, YUBA, CA 95901 (916) 924-1111

ADDRESS: **PARCEL NO. 022-140-040**

ZONE: SINGLE FAMILY RESIDENTIAL FLOOD ZONE AE



PROJECT NO.	022-140-040
OWNER	FIRST CHRISTIAN CHURCH OF VADIA
DATE	SEPTEMBER 2008
CITY	CITY OF VADIA
COUNTY	COUNTY OF YUBA
STATE	STATE OF CALIFORNIA
PREPARED BY	NEL ZERLANG, LAND SURVEYOR
SCALE	AS SHOWN

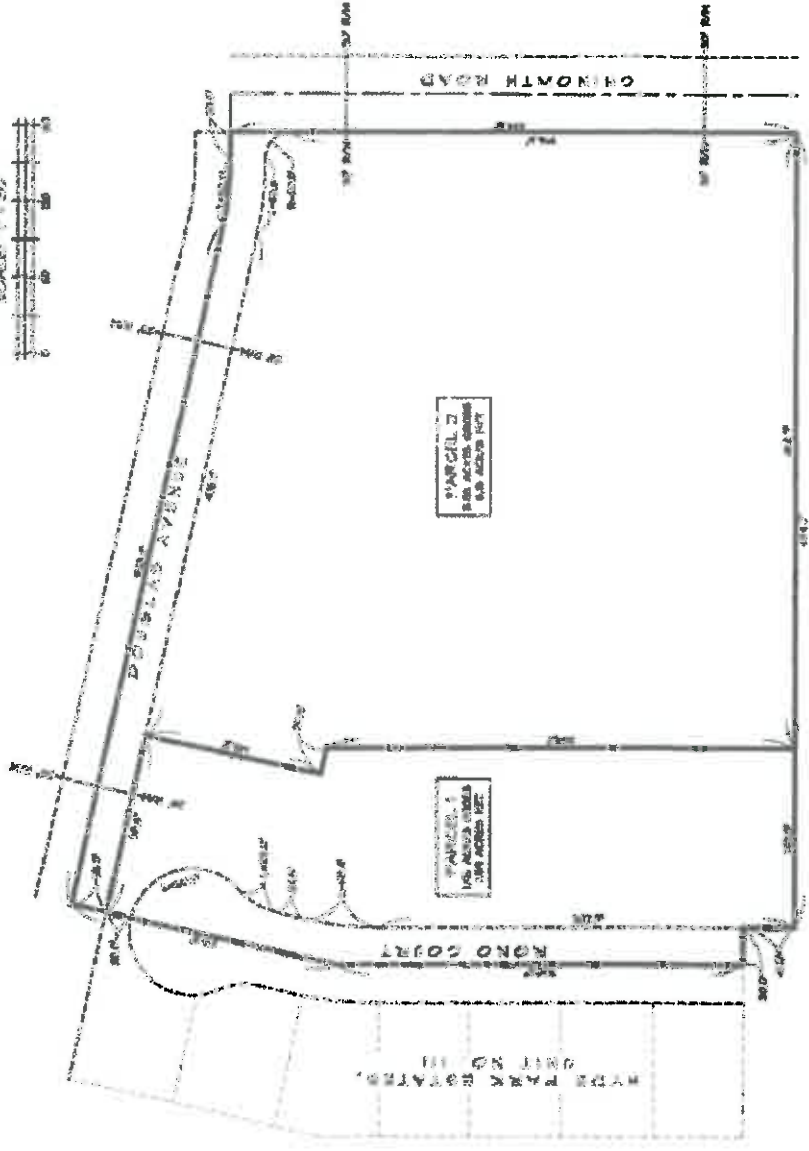


Exhibit - B

TENTATIVE PARCEL MAP

THIS MAP IS PREPARED FOR THE CITY OF GAITHERSBURG, MARYLAND, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER.

PREPARED BY: NEL ZERLANG - LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

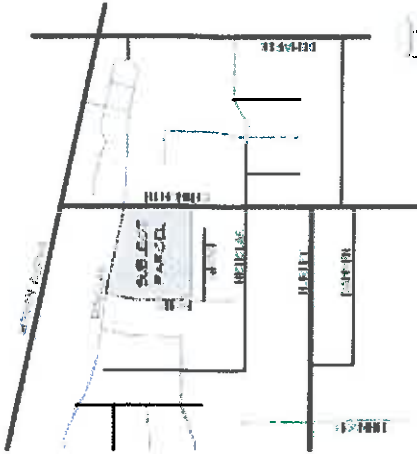
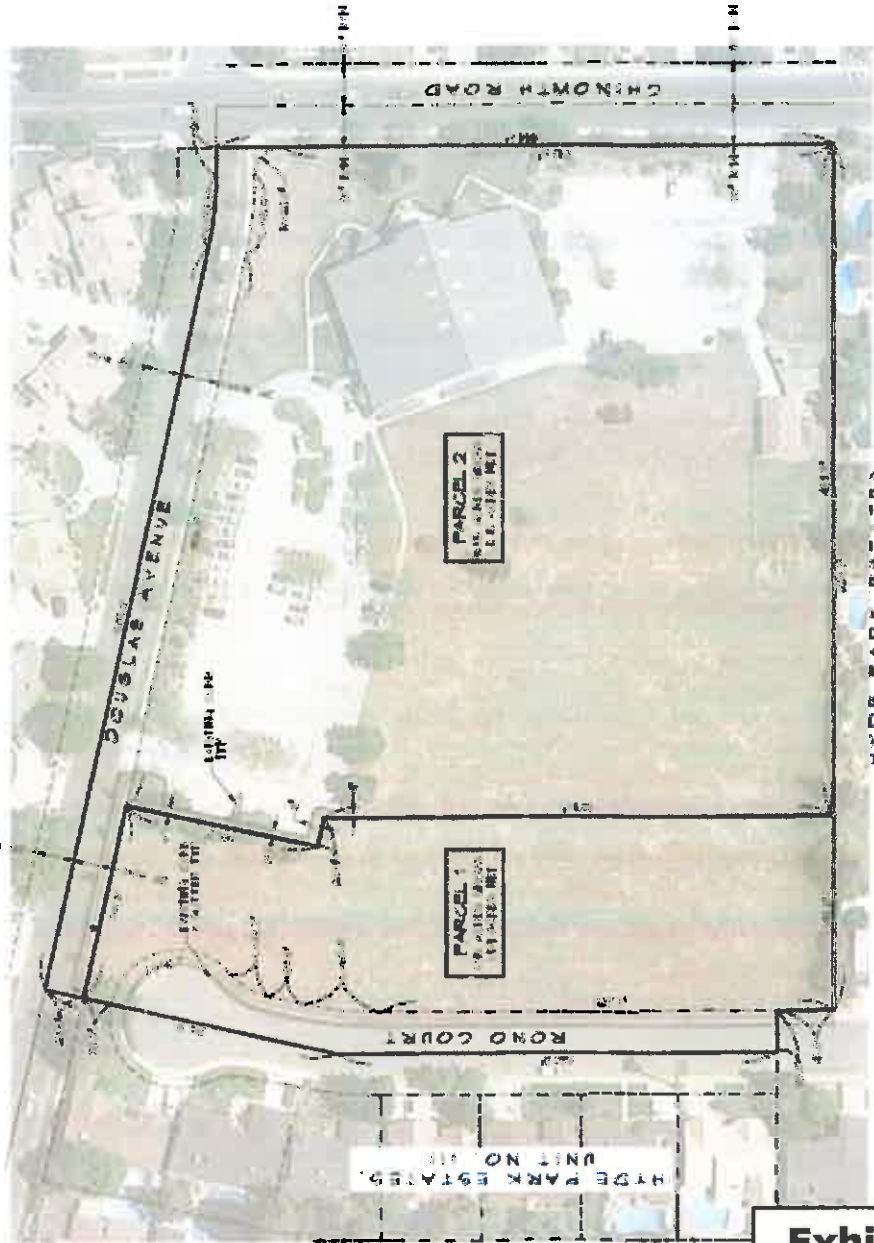
PREPARED FOR: FIRST CHRISTIAN CHURCH OF VIRGINIA

ASSESSOR'S PARCEL NO.: 088-390-042

ZONE: SINGLE FAMILY RESIDENTIAL FLOOD ZONE: XAE



OWNER	SELF
DEVELOPER	REAR 1.5 FT
PREPARED BY	SAUL THE RIVER DRIVE
DATE	11/1/2014
FILE NO.	11/1/2014
FILE NO.	11/1/2014
FILE NO.	11/1/2014
FILE NO.	11/1/2014



VICINITY MAP

Exhibit - B



MEETING DATE November 18, 2015
SITE PLAN NO. 15-169
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 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL REDEVELOPMENT

PLANNING COMMISSION

PARCEL MAP 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

Paul Bernal, Planning Division (559) 713-4025

Date: November 18, 2015

SITE PLAN NO: 2015-169
PROJECT TITLE: FIRST CHRISTIAN CHURCH TENTATIVE SUBDIVISION MAP
DESCRIPTION: SUBDIVIDING A PARCEL FROM THE EXISTING FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY (R-1-6) (AE)
APPLICANT: ZERLANG NEIL
PROP. OWNER: CH-FIRST CHRISTIAN OF VISALIA
LOCATION TITLE: 1023 N CHINOWTH ST
APN TITLE: 085-390-042
GENERAL PLAN: LDR – Low Density Residential
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 11/12/2015

1. A tentative parcel map is required for this two-parcel subdivision.
2. Curb, gutter and sidewalk improvements along the Parcel 1 Rono Ct. street frontage can be deferred with the subsequent tentative subdivision map filing or any future development of Parcel 1.
3. Staff map require a solid block fence along that portion of the parking lot area adjacent to any new SFR's. This determination on requiring a block wall will be reviewed with any development plan submitted with the tentative parcel map.
4. An adequate landscaping buffer should be considered between the church's existing parking lot along Douglas Ave. and any future residential lots proposed if Parcel 1 is further subdivided.

- 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.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: NOVEMBER 18, 2015

SITE PLAN NO.: 15-169
PROJECT TITLE: FIRST CHRISTIAN CHURCH TENTATIVE
SUBDIVISION MAP
DESCRIPTION: SUBDIVIDING A PARCEL FROM THE EXISTING
FIRST CHRISTIAN CHURCH OF VISALIA
PROPERTY (R16) (AE)
APPLICANT: ZERLANG NEIL
PROP. OWNER: CH-FIRST CHRISTIAN OF VISALIA
LOCATION: 1023 N CHINOWTH OF VISALIA
APN: 085-390-042

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
ADDL R.O.W MAY BE REQUIRED AT NORTHEAST CORNER OF PARCEL 2
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is

required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

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

Additional Comments:

- 1. Required Improvements are deferred until future parcel development.***
- 2. Impact fees associated with development are deferred until future parcel development.***
- 3. Comply with City and State regulations for subdividing within a high-risk flood plain area.***

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 18, 2015

ITEM NO:	3
SITE PLAN NO:	SPR15169
PROJECT TITLE:	FIRST CHRISTIAN CHURCH TENTATIVE SUBDIVISION MAP
DESCRIPTION:	SUBDIVIDING A PARCEL FROM THE EXISTING FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY (F-1-6) (AE)
APPLICANT:	ZERLANG NEIL
PROP. OWNER:	CH-FIRST CHRISTIAN OF VISALIA
LOCATION:	1025 N CHINOWTH ST
APN(S):	085-390-042

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

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

Additional Comments:

•



Leslie Blair



Site Plan Review Comments For:
City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 3

DATE: November 18, 2015

SITE PLAN NO: SPR15169
PROJECT TITLE: FIRST CHRISTIAN CHURCH TENTATIVE
DESCRIPTION: SUBDIVIDING A PARCEL FROM THE EXISTING
FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY
(R-1-B) (AE)
APPLICANT: ZERLANG NEIL
PROP OWNER: CH-FIRST CHRISTIAN OF VISALIA
LOCATION: 1023 N CHINOWTH ST
APN(S): 085-390-042

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)*

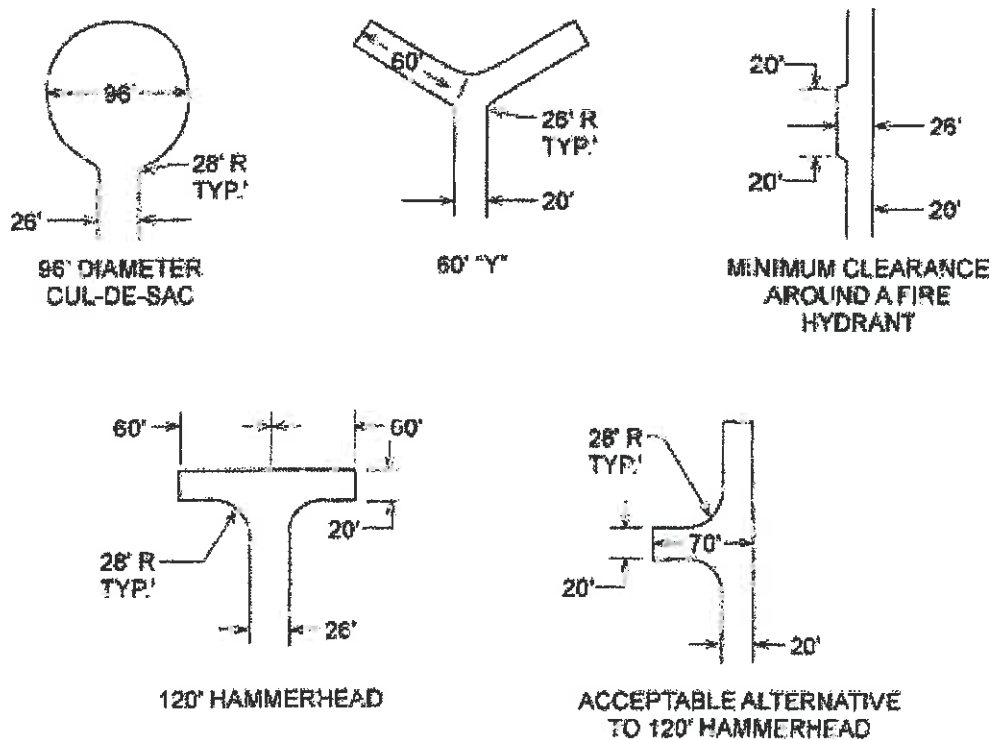
Emergency Access:

- 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

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

COMMERCIAL BIN SERVICE

ITEM NO: 2

DATE: November 18, 2015

SITE PLAN NO: SPR15169
PROJECT TITLE: FIRST CHRISTIAN CHURCH TENTATIVE
DESCRIPTION: SUBDIVIDING A PARCEL FROM THE EXISTING
FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY
(R-1-6) (AE)
APPLICANT: ZERLANG NEIL
PROP OWNER: CH-FIRST CHRISTIAN OF VISALIA
LOCATION: 1023 N CHINOWTH ST
APN(S): 085-390-042

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

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

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

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

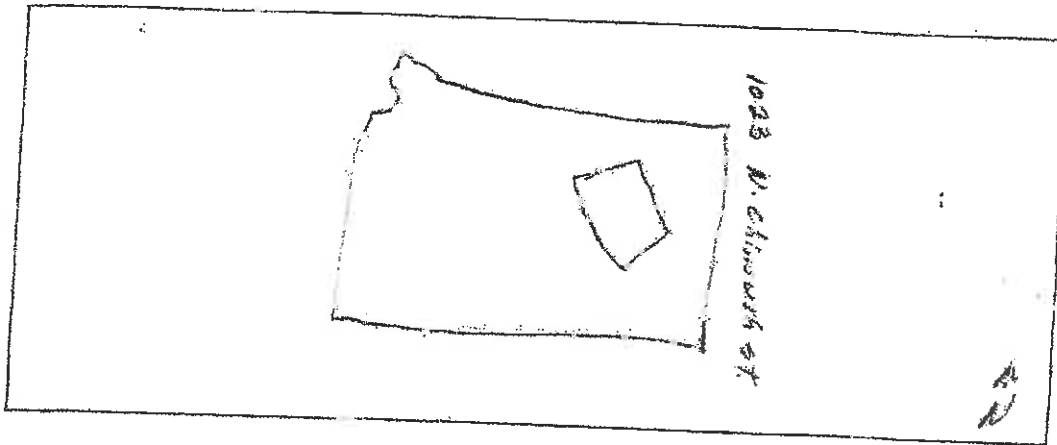
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 11-17-15

Site Plan Review # 15169


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

City of Visalia
Building: Site Plan
Review Comments

DATE: **November 18, 2015**
SITE PLAN NO: **SPR15169**
PROJECT TITLE: **FIRST CHRISTIAN CHURCH TENTATIVE**
DESCRIPTION: **SUBDIVIDING A PARCEL FROM THE EXISTING**
FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY
(R-1-6) (AE)
APPLICANT: **ZERLANG NEIL**
PROP OWNER: **CH-FIRST CHRISTIAN OF VISALIA**
LOCATION: **1023 N CHINOWTH ST**
APN(S): **085-390-042**

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * 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: NO COMMENTS

Del Pina 11/18/15

ITEM NO: 3

DATE: November 18, 2015

SITE PLAN NO:

SPR15169

PROJECT TITLE:

FIRST CHRISTIAN CHURCH TENTATIVE

DESCRIPTION:

SUBDIVIDING A PARCEL FROM THE EXISTING
FIRST CHRISTIAN CHURCH OF VISALIA PROPERTY
(R-1-6) (AE)

APPLICANT:

ZERLANG NEIL

PROP OWNER:

CH-FIRST CHRISTIAN OF VISALIA

LOCATION:

1023 N CHINOWTH ST

APN(S):

085-390-042

City of Visalia Police Department

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

Site Plan Review Comments

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

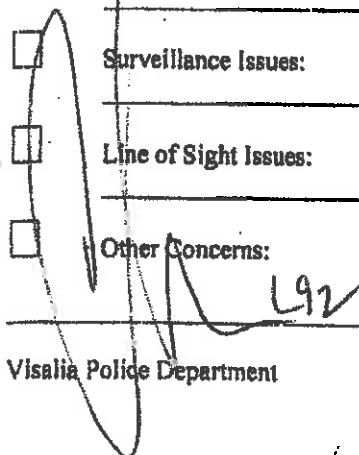
- Traffic Concerns:

- Surveillance Issues:

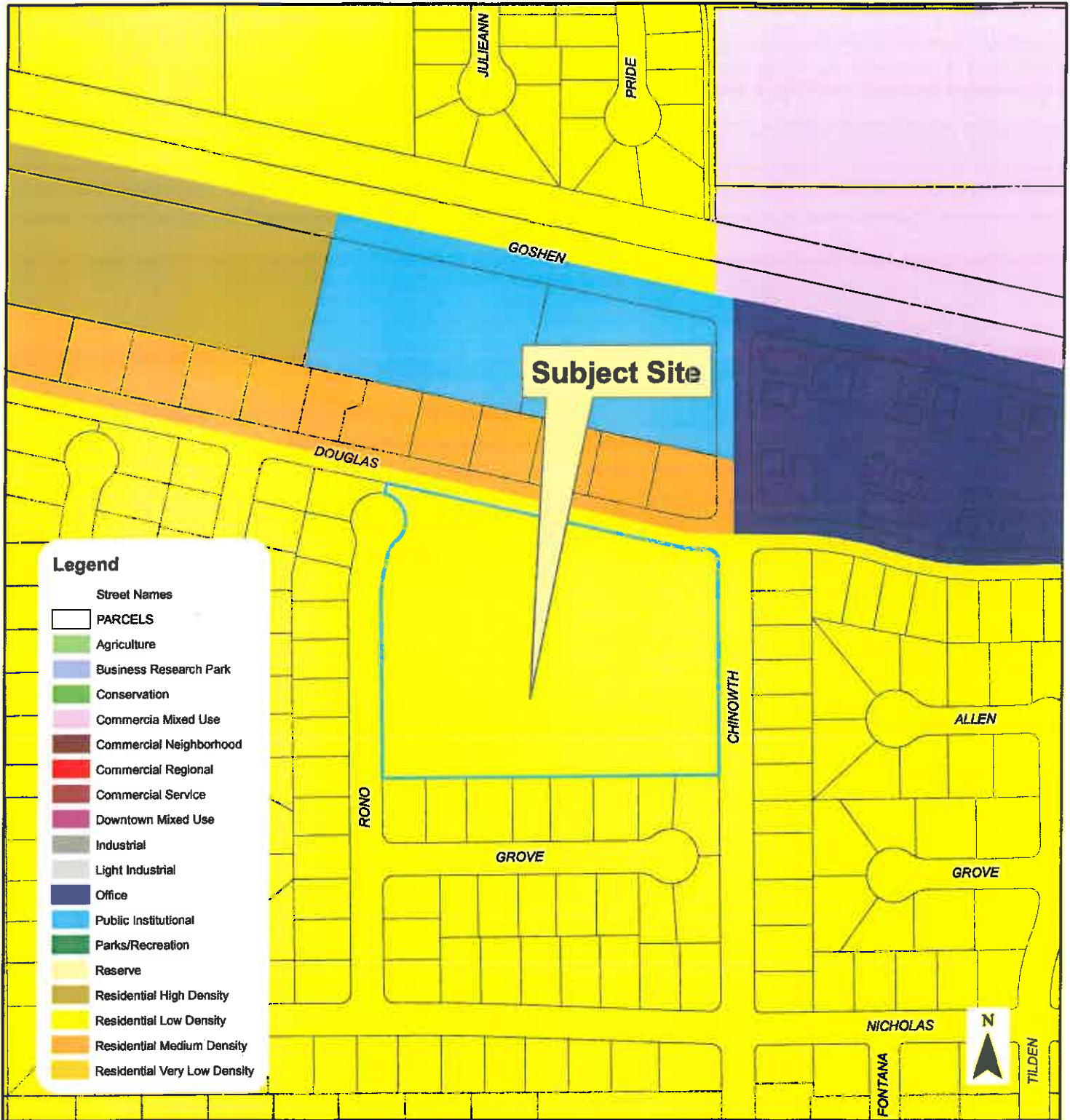
- Line of Sight Issues:

- Other Concerns:

Visalia Police Department



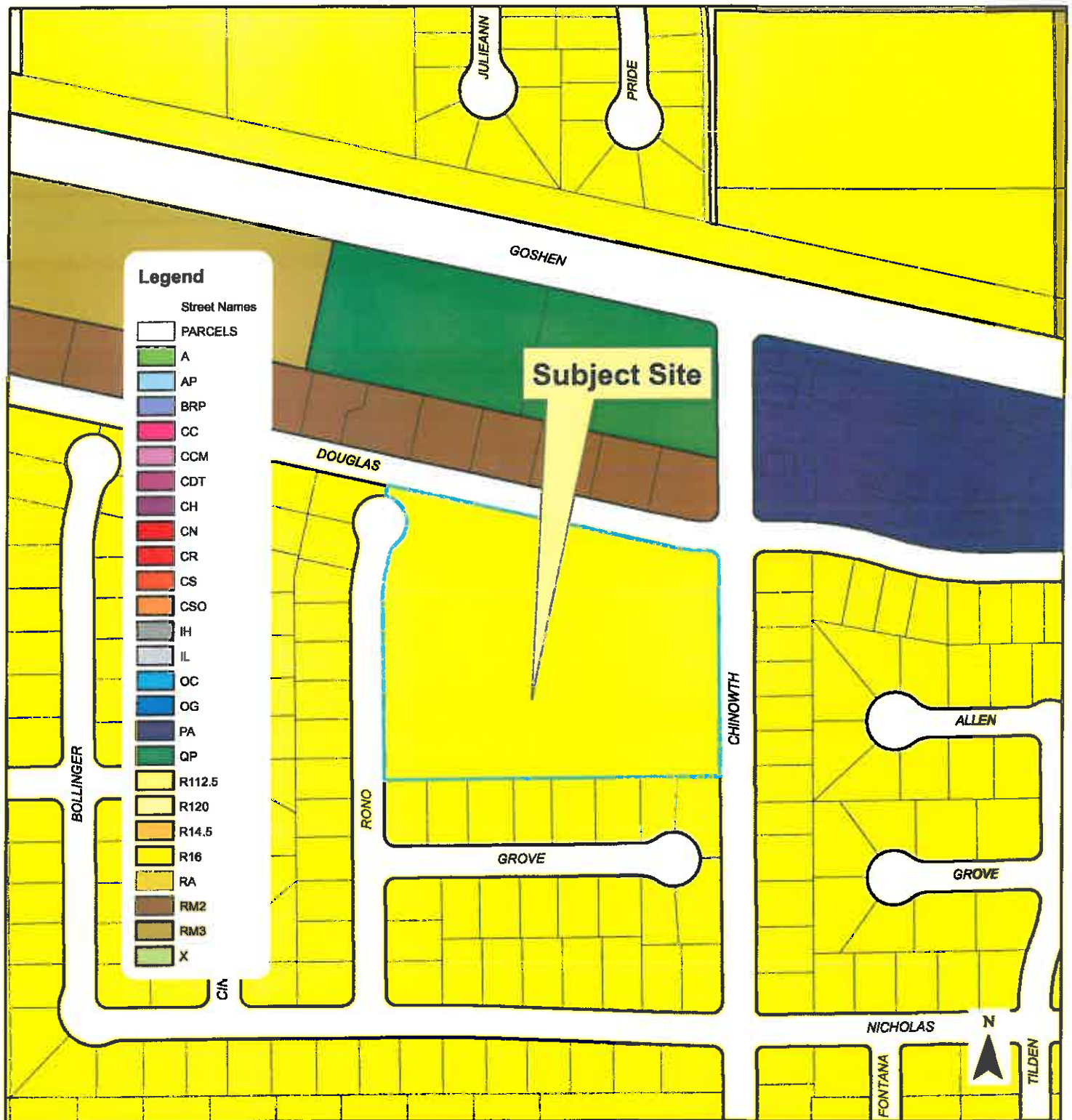
City of Visalia



Land Use Designations

TPM 2015-09

City of Visalia



Zoning Designations

TPM 2015-09

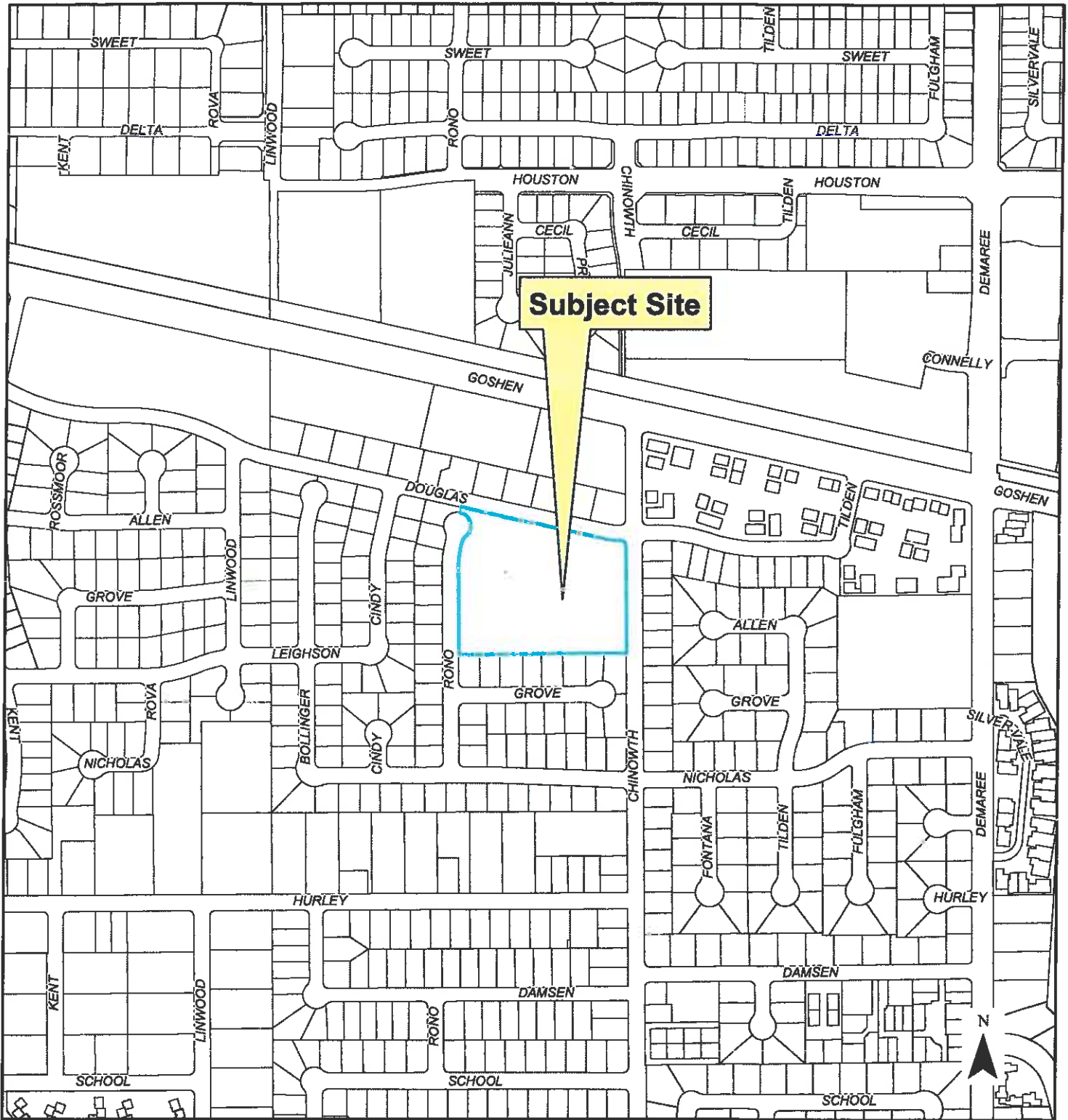
City of Visalia



Aerial Photo

TPM 2015-09

City of Visalia



Location Map

TPM 2015-09



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 11, 2016

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025

SUBJECT: Zone Text Amendment No. 2015-09: A request by the City of Visalia to delete the quantitative threshold requiring a conditional use permit related to the number of employees initially employed in new industries as required per Zoning Use Matrix Line No. 463 (Business which Initially Employ more than 750 employees) from the Zoning Code Section 17.18.050, of the City's Municipal Zoning Code, City-wide.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation of approval to the City Council for Zone Text Amendment No. 2015-09 based on the conclusion that numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia.

RECOMMENDED MOTION

I move to recommend approval of Zone Text Amendment No. 2015-09 by adoption of Resolution No. 2015-66.

PROJECT DESCRIPTION

The proposed Zone Text Amendment, if approved, would eliminate Zone Matrix Line No. 463, which requires a Conditional Use Permit (CUP) for businesses which "initially employ more than 750 employees" in the C-R (Regional Retail Commercial), C-DT (Central Business District), O-G (Office Garden), P-A (Professional / Administrative Office), B-R-P (Business Research Park), I-L (Light Industrial) and I-H (Heavy Industrial) zones (see Figure 1 below).

Figure 1

Master List Zone District		COMMERCIAL							OFFICE				INDUSTRIAL		
		C-C	C-N	C-SO	C-CM	C-R	C-DT	C-H	C-S	OG	PA	B-R-P	OC	I-L	I-H
460	OTHER														
461	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	P	P	P	P	P	P	P	P	P	P	P	P	P
462	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	C	C	C	C	C	C	C	C	C	C	C	C	C
463	Businesses which Initially Employ more than 750 employees					C	C			C	C	C		C	C
464	Emergency Shelters													P	
465	Single Room Occupancy (SRO) units						C	C							

Items which are specifically listed would not be included in a "general" category and uses will be limited to those zones which have the item listed as "permitted" or "conditional" P - Permitted C - Conditional T - Temporary

This Zoning Ordinance requirement was established to implement Land Use Policy 3.7.10 of the 1991 General Plan. General Plan Land Use Policy 3.7.10, states:

Policy 3.7.10: Ensure the efficient physical, economic and cultural assimilation of major industries and employees into the community. An individual prospective industry should initially employ no more than 750 employees. Prospective industries which initially employ more than 750 employees may be approved through a conditional use permit. Approval of the Conditional Use Permit should be based on the following findings:

- 1. Significant community social and economic benefit.*
- 2. Employment of existing unemployed or under employed City residents.*
- 3. Site location and land use compatibility.*
- 4. Existing or planned availability of housing in the Community.*

Staff's research on the origins, purpose and intent regarding this policy and CUP requirement did not produce any specific references that would provide explanation for its function or necessity. It can potentially be concluded the policy and zoning provisions were adopted due to concerns that projects of this scale could create collateral impacts such as imbalances in housing availability and prices, deficiencies in backbone roads or utility infrastructure or public services that should be addressed through the CUP process. However, this policy was not carried forward in the newly adopted General Plan.

A review of all Conditional Use Permits processed by the City did not yield a project that was subject to the requirement of Line No. 463 of the Zone Matrix.

RELATED PROJECTS

The City Council directed staff to prepare and process a Zone Text Amendment to eliminate Line No. 463 (Businesses which Initially Employ more than 750 employees) from Section 17.18.050 of the Zone Matrix, at their December 7, 2015 public meeting.

PROJECT EVALUATION

Removal of Zone Matrix Line No. 463

Staff's recommendation to eliminate Line No. 463 is based on concerns that numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia. Eliminating this CUP requirement will be consistent with the recently adopted General Plan Update.

The City's newly adopted General Plan does not contain policies that identify a quantifiable employee threshold requiring additional entitlement review and specific findings prior to approval. Staff concludes the 1991 General Plan Land Use Policy 3.7.10, and Zoning Ordinance requirement have largely been alleviated in the intervening years to a degree where an otherwise "Permitted" use, regardless of the number of initial employees, would not incur potentially adverse community impacts to housing availability, deficiencies in roads, utility infrastructure, or public services that would need to be addressed thru an additional level of discretionary entitlement review.

A determination of adequacy and compatibility of an otherwise “Permitted” project initially employing over 750 persons could reasonably be made without the necessity of going through a discretionary entitlement review process such as a CUP. Additionally, retaining Line No. 463 would be a disincentive to new large employers and would be contrary to adopted General Plan policies that promote new and large business development. Requiring a conditional use permit for businesses with large employee counts puts Visalia at competitive disadvantage to successfully recruit major industries in the near term future.

The objectives and land use policies for Economic Development that promote an overall improvement to the business climate, regardless of “employment counts”, include:

- *LU-O-5: Recruit regional-serving retail, healthcare, technology, warehousing and distribution, and agricultural-related industries.*
- *LU-P-1: Work to capture emerging market sectors and technologies to enhance Visalia's economic base, through incentives and other business attraction strategies.*
- *LU-P-3: Annually monitor economic trends to identify emerging industries and new market opportunities, so City policies and strategies can be proactive and timed to market changes.*

Through the City’s Site Plan Review (SPR) process, staff identifies development requirements to ensure projects are compatible with surrounding land uses and pedestrian and vehicle traffic have adequate access to the site from a structural and functional standpoint. Moreover, each project reviewed by the SPR committee must pay development impact fees based on building square footage and acreage ensuring that each project “pays its way” with respect to needed public infrastructure regardless of employee size.

Strategic Update to the Subdivision and Zoning Ordinances

The City is currently in the process of a Strategic Update to the Subdivision and Zoning Ordinances, which will bring consistency between those ordinances and the recently adopted General Plan. The Planning Commission, serving as the Technical Advisory Committee (TAC) to this update, held a kickoff meeting on October 12, 2015. Although not specifically identified and/or stated during the kickoff meeting, the deletion of Line No. 463 from the Zoning Matrix was foreseeable due to its inconsistency with recently adopted General Plan policies.

Given current market trends, and heighten interest from businesses looking to establish facilities in Visalia; staff has concluded that it would be in Visalia’s best interest to “fast-track” the removal of this zoning requirement ahead of the strategic zoning ordinance update. The Subdivision and Zoning Ordinances update is underway, but is anticipated to take nine months to complete. Deleting Line No. 463 positions Visalia to be economically competitive in recruiting new businesses to the area resulting in new job opportunities for residents of Visalia.

Environmental Review

California Environmental Quality Act Section 15183(a) mandates that projects, which are consistent with the general plan policies for which an Environmental Impact Report (EIR) was certified, shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The City Environmental Coordinator has made the determination that this Zone Text Amendment will not result in a significant environmental impact based upon the Program Environmental Impact Report (SCH No. 2010041078) prepared for the City of Visalia General Plan. The Environmental Impact Report prepared for the General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

RECOMMENDED FINDINGS

1. That the proposed Zone Text Amendment is consistent with the intent of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The City's newly adopted General Plan does not contain policies that identify a quantifiable employee threshold requiring additional entitlement review and specific findings prior to approval. The numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia.
2. That the proposed Zone Text Amendment is not inconsistent with any other Element of the General Plan. The City's newly adopted General Plan does not contain policies that identify a quantifiable employee threshold requiring additional entitlement review and specific findings prior to approval. The numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia.
3. The City Environmental Coordinator has made the determination that this Zone Text Amendment will not result in a significant environmental impact based upon the Program Environmental Impact Report (SCH No. 2010041078) prepared for the City of Visalia General Plan. The Environmental Impact Report prepared for the General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

APPEAL INFORMATION

The Planning Commission's recommendation on Zone Text Amendment No. 2015-09 are advisory only and are automatically referred to the City Council for final action.

Attachments:

- Resolution No. 2015-66, recommending approval of Zone Text Amendment No. 2015-09

RESOLUTION NO. 2015-66

RESOLUTION OF THE VISALIA PLANNING COMMISSION RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 2015-09, A REQUEST BY THE CITY OF VISALIA TO DELETE THE QUANTITATIVE THRESHOLD REQUIRING A CONDITIONAL USE PERMIT RELATED TO THE NUMBER OF EMPLOYEES INITIALLY EMPLOYED IN NEW INDUSTRIES AS REQUIRED PER ZONING USE MATRIX LINE NO. 463 (BUSINESS WHICH INITIALLY EMPLOY MORE THAN 750 EMPLOYEES) FROM THE ZONING CODE SECTION 17.18.050, OF THE CITY'S MUNICIPAL ZONING CODE

WHEREAS, Zone Text Amendment No. 2015-09, is a request by the City of Visalia to delete the quantitative threshold requiring a conditional use permit related to the number of employees initially employed in new industries as required per Zoning Use Matrix Line No. 463 (Business which Initially Employ more than 750 employees) from the Zoning Code Section 17.18.050, of the City's Municipal Zoning Code; and

WHEREAS, the City Council at their December 7, 2015 meeting, directed staff to prepare and process the Zone Text Amendment to eliminate Line No. 463 (Businesses which Initially Employ more than 750 employees) from Section 17.18.050 of the Zone Matrix; and

WHEREAS, the Planning Commission of the City of Visalia, after a ten (10) day duly published notice, held a public hearing on January 11, 2016 to consider the Zone Text Amendment before said Commission; and

WHEREAS, the Planning Commission of the City of Visalia finds Zone Text Amendment No. 2015-09 to be in accordance with Section 17.44.070 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 City's Environmental Coordinator made the determination that the Zone Text Amendment will not result in a significant environmental impact based upon the Program Environmental Impact Report (SCH No. 2010041078) prepared for the City of Visalia General Plan. The Environmental Impact Report prepared for the General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

NOW, THEREFORE BE IT RESOLVED that the Visalia Planning Commission recommends the approval of Zone Text Amendment No. 2015-09, as shown in Attachment "A" of this Resolution, based on the following findings:

1. That the proposed Zone Text Amendment is consistent with the intent of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The City's newly adopted General Plan does not contain policies that identify a quantifiable employee threshold requiring additional entitlement review and specific findings prior to approval. The numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia.

2. That the proposed Zone Text Amendment is not inconsistent with any other Element of the General Plan. The City's newly adopted General Plan does not contain policies that identify a quantifiable employee threshold requiring additional entitlement review and specific findings prior to approval. The numerical thresholds tied to employee counts as established in the Zoning Ordinance are arbitrary and contrary to current General Plan policies that promote new and large business development in the City of Visalia.
3. The City Environmental Coordinator has made the determination that this Zone Text Amendment will not result in a significant environmental impact based upon the Program Environmental Impact Report (SCH No. 2010041078) prepared for the City of Visalia General Plan. The Environmental Impact Report prepared for the General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014.

ATTACHMENT "A"

[Deletions (Strikethroughs)]

AMENDING TITLE 17, SECTION 17.18.050 LINE NO. 463 OF THE ZONE MATRIX OF THE VISALIA MUNICIPAL CODE PERTAINING TO THE CONDITIONAL USE PERMIT REQUIREMENT FOR BUSINESSES WHICH INITIALLY EMPLOY MORE THAN 750 EMPLOYEES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

Section 1 – Amendment of Chapter 17.18 pertaining to Planned Commercial Zones. Section 17.18.050 (Zoning Use Matrix) Line 463 (Businesses which Initially Employ more than 750 employees) of Chapter 17.18 (Planned Commercial Zones) of Title 17 (Zoning) is hereby amended as follows: Section 17.18.050 List of uses as permitted (P), conditional (C), and temporary Conditional (T).

Master List Zone District		COMMERCIAL							OFFICE				INDUSTRIAL		
		C-C	C-N	C-SO	C-CM	C-R	C-DT	C-II	C-S	OG	PA	B-R-P	OC	I-L	I-H
460	OTHER														
461	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	P	P	P	P	P	P	P	P	P	P	P	P	P
462	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	C	C	C	C	C	C	C	C	C	C	C	C	C
463	Businesses which Initially Employ more than 750 Employees					C	C			C	C	C		C	C
464	Emergency Shelters													P	
465	Single Room Occupancy (SRO) units						C	C							

Items which are specifically listed would not be included in a "general" category and uses will be limited to those zones which have the item listed as "permitted" or "conditional" P - Permitted C - Conditional T -Temporary

Section 2: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstances, is or any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not effect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 3: Construction. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section 4: Effective Date. This Ordinance shall take effect thirty days after its adoption.

Section 5: Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.