

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, APRIL 11, 2016; 5:30 PM WORKSESSION, 7 PM REGULAR MEETING,
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION –Consultant
Subdivision & Zoning Ordinance Update
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2016-01: A request by Victory Outreach Visalia, John Rodriguez - agent, to establish a Women’s Residential Care Facility with 30 beds for women, and 10 beds for male and female staff, and Victory Outreach Church offices, in the Single Family Residential (R-1-6) zone. The site is located at 1627 S. Garden Street (APN 097-271-041). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-02
8. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2016-03: A request by Circus Trix, LLC, Logan Lawrence - agent, to establish a Trampoline Park Recreational Facility, in the Commercial Shopping Office (CSO) zone. The subject site is located at 4335 W. Noble Avenue (APN 087-070-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-06

9. 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, APRIL 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 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 25, 2016



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 11, 2016

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

SUBJECT: Conditional Use Permit No. 2016-01: A request by Victory Outreach Visalia, John Rodriguez - agent, to establish a Women's Residential Care Facility with 30 beds for women, and 10 beds for male and female staff, and Victory Outreach Church offices, in the Single Family Residential (R-1-6) zone. The site is located at 1627 S. Garden Street (APN 097-271-041).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-01, as conditioned, based upon the findings and conditions in Resolution No. 2016-03. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-01, based on the findings and conditions in Resolution No. 2016-03.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-01 is a request by Victory Outreach Visalia, John Rodriguez - agent, to establish a Women's Residential Recovery Home with 30 beds for female clients, and 10 beds for full time male and female staff. This is not a State Licensed facility; it is to be operated as a church facility under the auspices of Victory Outreach Visalia. The facility includes on-site counseling services for residents, and Church offices, along with related living and dining facilities. Located at 1627 S. Garden Street (Exhibit "A"), the existing building was established as a 44 bed senior care facility through Conditional Use Permit No. 767 in 1979. The site has been vacant for approximately ten years. This is a double fronting site with frontages on Garden Street and Church Street, and a 14-stall parking lot on Garden Street.

The building is one story with approximately 9,000 sq. ft. comprised of 24 rooms (bedrooms and offices), with a large visiting room, dining hall and kitchen. The proposed project would not expand the existing facility. The floor plan in Exhibit "B" shows the layout for the facility, which includes 16 bedrooms for clients (30) and live-in staff (10), and 8 rooms for offices and related uses. The client bedrooms have one to four beds, and the live-in staff bedrooms accommodate single and staff couples.

The Operational Statement in Exhibit "C" outlines the program will accommodate a maximum of 30 female clients and up to 10 live-in staff counselors. The program will provide recovery services for non-high risk individuals with drug or alcohol problems.



**Garden Street
Frontage**

The facility will be fully staffed and occupied 24-hours a day, seven days a week with counseling, activities and programs for the clients. The Church offices would be staffed with up to 6 people Monday through Friday; the Church office staff would not be residents at the site.



This facility is intended to be a residential care and recovery facility and will not be a location for meetings, counseling, or church services for persons who do not reside at the site. The clients that reside at this facility will be provided with transportation to appointments, and other client needs that occur off-site. The clients are not permitted to have personal vehicles. The onsite parking is to accommodate the employees of the facility and Church offices. All clients are ambulatory and the facility will operate in a residential manner. The clients may have occasional supervised visits from family and friends.

BACKGROUND INFORMATION

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| General Plan Land Use Designation: | Residential Low Density |
| Zoning: | R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) |
| Surrounding Land Use and Zoning: | <p>North: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Single-family residential homes</p> <p>South: R-1-4.5 (Single-Family Residential 4,500 sq. ft. min. site area) – Single-family residential homes</p> <p>East: R-M-2 & R-M-3 (Multiple-Family Residential) – Single-family residential homes</p> <p>West: PA (Professional Administrative Office) –</p> |

Medical Office Buildings

Environmental Review: Categorical Exemption No. 2016-02
Special District & Design District: N/A
Site Plan Review No: 2015-153

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Conditional Use Permit 2014-23, approved on November 22, 2014, authorized the establishment of a Residential Recovery Facility for 29 men, at 3107 E. Kaweah Avenue for Central Valley Recovery Services.

PROJECT EVALUATION

Staff supports the conditional use permit, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance policies for approval of conditional use permits.

Land Use Compatibility

The project is proposing to redevelop an existing residential care facility site which was originally established in 1979 as a 44 bed senior care facility through Conditional Use Permit No. 767. The facility has been vacant for approximately 10 years and would be re-occupied for rehabilitation and re-entry services. The proposed facility would house 30 female recovery clients and 10 live-in staff and counselors, plus Victory Outreach Church office staff.

The adjacent land uses are single family residential to the north, east and south, and medical offices to the west. As the project was reviewed through the Site Plan Review process, the overall size of the site with ample open space, combined with the previous use as a 44 bed senior care facility led staff to conclude that the proposed residential care facility is a consistent land use, and can be compatible as conditioned through the use permit process.



Similar to other residential recovery or care facilities, staff has included the Good Neighbor Policies, discussed below, as a condition of the use permit. To further ensure neighborhood compatibility, staff has included conditions of approval which call for preventing loitering of clients and staff on adjacent properties. The daily program outlined in Exhibit "C", provides a routine for the clients. Staff has included a condition that the facility operator is to review any changes to the operational statement or program characteristics with staff, to determine if an amendment to this use permit is required, prior to any type of change in the operation or facility.

Staff believes that the proposed recovery facility, as presented and conditioned, can be compatible with the adjacent single family and office land uses.

State Licensing

This is a not a State Licensed facility, it will be operated as a church facility by Victory Outreach Visalia. The operational statement does not include any qualifications for the staff or live-in councilors.

Church Offices

The site will also be used for temporary church offices for Victory Outreach Visalia. The operational statement indicates that the offices would be open from 8am to 5pm Monday through Friday. No date is given for the relocation of the Church offices off of this site.

Facility Parking and Transportation

The existing 14 stall parking lot is accessed from Garden Street, and a service drive is accessed from Church Street with no identified parking. The operational statement indicates that the clients will be prohibited from having vehicles, and that there will be up to two transport vehicles for client services. The Victory Outreach Visalia office staff will have vehicles on the site daily, and overnight for the live-in staff.

Staff has included a condition prohibiting the clients from having personal vehicles on the site, and prohibiting the storage of any unlicensed vehicle upon the site. In addition, staff has included a condition prohibiting the storage of any trailers or items in the parking lot or outside the building. Staff believes the parking lot will be able to accommodate the on-site activities, along with visitors.



Good Neighbor Policy Condition

Staff recommends that the Planning Commission approve conditions that serve as “good neighbor” policies (see Condition No. 12.a. through 12.i. of the Conditions of Project Approval). The inclusion of the Good Neighbor Policies as part of the project’s Conditions of Approval is to ensure that this facility maintains the site and residential structure in a visually compatible manner with respect to the surrounding residential properties. This condition has been applied to several similar facilities located throughout the community. Staff has found that maintaining residentially located facilities in an orderly manner goes along with the intent of integrating these types of uses into neighborhoods in a compatible manner.

Reuse of Existing Structures

As previously mentioned, the site was developed in the late 1970’s as a 44 bed senior care facility. This project would re-establish a residential use in a building which has been vacant for approximately 10 years. Staff supports the reuse of these types of facilities where they can be made compatible through the conditional use permit process.

Visalia Police Department Review

The Visalia Police Department reviewed the applicant’s proposal during the Site Plan Review process, and did not recommend inclusion of any additional conditions/recommendations beyond those identified in the attached resolution.

Conditional Use Permit Revocation

Compliance with all conditions of approval is mandatory. Failure to meet or follow the use permit conditions of approval or related City, State, or Federal regulations or ordinances may result in City staff initiating a revocation process before the Planning Commission. In addition, facilities which operate within the scope of the use permit, but are the subject of nuisance complaints may also be subject to conditional use permit revocation.

The City of Visalia has legally defined “Nuisance” as any public nuisance known at common law or in equity jurisprudence. The City has taken measures to protect its citizens from nuisances by enforcing abatement of the use, which are offensive or annoying to the senses, detrimental to property values and community appearance, an obstruction to or interference with the comfortable enjoyment of adjacent property or premises, or hazardous or injurious to the health, safety or welfare of the general public. This is evident with the City’s effort on bringing businesses into compliance with city standards and closing operations and uses that have contributed to the detriment of the general public.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for approval of minor deviations to allow uses through the conditional use permit process that are consistent with the general plan designation and applicable zoning designations and regulations (Categorical Exemption No. 2015-02).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2016-01

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:

- The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed conditional use permit is compatible with adjacent land uses, subject to compliance with the Operational Statement and Conditions of Project Approval. The daily operating requirements and project conditions, including the “Good Neighbor Conditions” ensure that the facility maintains the residential character and that the site be maintained so that the property does not fall in to a state of disrepair deviating from the natural residential setting that surrounds the facility.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The conditions adopted for the recovery facility ensure that the site is properly maintained and does not fall into a state of disrepair. In addition, the adopted project conditions require the recovery facility to operate in a manner that does not conflict with the surrounding residential neighborhood. Failure to comply with the conditions, including the recovery facility being declared a Public Nuisance would result in staff proceeding with the revocation process for the CUP.
3. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-02).

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| RECOMMENDED CONDITIONS OF APPROVAL |
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Conditional Use Permit No. 2016-01

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2015-153.
2. That the site be developed in substantial compliance with the site plan/floor plan, and elevations shown in Exhibits “A” and “B”.
3. That the women’s recovery facility comply and operate as outlined in the operational statement in Exhibit “C”, and as conditioned per the conditions of approval.
4. That the program is limited to providing recovery services for low-risk female clients. High-risk individuals, as defined by the Department of Social Services and other accredited agencies, are prohibited from receiving housing and counseling services at this site. Registered sex offenders and persons convicted of violent crimes are explicitly prohibited from residing at this facility.
5. That the temporary church offices may not be sub-let for any other office or commercial purposes.
6. That the facility be limited to a maximum of 30 beds for female clients, and 10 beds for the live-in staff and counselors.
7. That prior to any work on the building, a building permit shall be obtained.
8. That the tenants, with the exception of employees and/or live-in staff, are prohibited from bringing personal vehicles to the facility; and the storage of any unlicensed or non-operative vehicle upon the site is prohibited.
9. That the storage of any trailers or items in the parking lot or outside the building is prohibited.

10. That any changes in the operational profile and / or the site of the facility be submitted to the Planning Division for review to determine consistency with the conditional use permit or if an amendment to this use permit would be warranted.
11. That the specific use approved for this property is an alcohol and drug care and recovery facility for a maximum of 30 female clients. No other residential programs or facilities shall be allowed or conducted on the site without prior review and discretionary action(s) if required.
12. That the owner/operator shall be subject to the following "good neighbor" policy conditions:
 - a. All development standards, city codes and ordinances shall be continuously met for this use. Buildings and premises, including paint/siding, roofs, windows, fences, and landscaping shall be kept in good repair. Premises shall be kept free of junk and debris.
 - b. Provide a regular program for the control of infestation by insects, rodents, and other pests.
 - c. Maintain all electrical, plumbing, heating, and other facilities in good working order.
 - d. Maintain all structures in reasonably weather tight condition and good exterior appearance.
 - e. Remove graffiti on the site or in the public right of way in front of the site within 24 hours of it having been observed.
 - f. That the site shall always be maintained in keeping with the residential character of the surrounding neighborhood.
 - g. All on-site landscaping shall be maintained in a well groomed residential character.
 - h. At least one operator of the program shall be available on-site or by phone at all times to respond to management and maintenance issues raised by any concerned individual.
 - i. Provide 24-hour access for Visalia Police Department to facility staff. Staff shall be either on-site or available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
13. That the operator of the facility shall not allow loitering in front of the facility or on the adjacent properties by the clients or staff.
14. That the requirements of the Noise Ordinance for noise sensitive land uses shall be met by this facility.
15. That signs shall be prohibited at this site.
16. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2016-01.
17. That all applicable federal, state and city codes and ordinances be met.
18. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-01.

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

Attachments:

- Related Plans & Policies
- Resolution No. 2016-03
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Synopsis of Proposed Building Modifications
- Exhibit "C" – Operational Statement
- Exhibit "D" – Photos
- Site Plan Review No. 2015-153
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-01 , A REQUEST BY VICTORY OUTREACH VISALIA, JOHN RODRIGUEZ - AGENT, TO ESTABLISH A WOMEN'S RESIDENTIAL CARE FACILITY WITH 30 BEDS FOR WOMEN, AND 10 BEDS FOR MALE AND FEMALE STAFF, AND VICTORY OUTREACH CHURCH OFFICES, IN THE SINGLE FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 1627 S. GARDEN STREET (APN 097-271-041)

WHEREAS, Conditional Use Permit No. 2016-01, is a request by Victory Outreach Visalia, John Rodriguez - agent, to establish a Women's Residential Care Facility with 30 beds for women, and 10 beds for male and female staff, and Victory Outreach Church offices, in the Single Family Residential (R-1-6) zone. The site is located at 1627 S. Garden Street (APN 097-271-041); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-01 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed conditional use permit is compatible with adjacent land uses, subject to compliance with the Operational Statement and Conditions of Project Approval. The daily operating requirements and project conditions, including the "Good Neighbor Conditions" ensure that the facility maintains the residential character and that the site be maintained so that the property does not fall in to a state of disrepair deviating from the natural residential setting that surrounds the facility.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The conditions adopted for the recovery facility ensure that the site is properly maintained and does not fall into a state of disrepair. In addition, the adopted project conditions require the recovery facility to operate in a manner that does not conflict with the surrounding residential neighborhood. Failure to comply with the conditions, including the recovery facility being declared a Public Nuisance would result in staff proceeding with the revocation process for the CUP.
3. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-02).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2015-153.
2. That the site be developed in substantial compliance with the site plan/floor plan, and elevations shown in Exhibits "A" and "B".
3. That the women's recovery facility comply and operate as outlined in the operational statement in Exhibit "C", and as conditioned per the conditions of approval.
4. That the program is limited to providing recovery services for low-risk female clients. High-risk individuals, as defined by the Department of Social Services and other accredited agencies, are prohibited from receiving housing and counseling services at this site. Registered sex offenders and persons convicted of violent crimes are explicitly prohibited from residing at this facility.
5. That the temporary church offices may not be sub-let for any other office or commercial purposes.
6. That the facility be limited to a maximum of 30 beds for female clients, and 10 beds for the live-in staff and counselors.
7. That prior to any work on the building, a building permit shall be obtained.
8. That the tenants, with the exception of employees and/or live-in staff, are prohibited from bringing personal vehicles to the facility; and the storage of any unlicensed or non-operative vehicle upon the site is prohibited.
9. That the storage of any trailers or items in the parking lot or outside the building is prohibited.
10. That any changes in the operational profile and / or the site of the facility be submitted to the Planning Division for review to determine consistency with the conditional use permit or if an amendment to this use permit would be warranted.
11. That the specific use approved for this property is an alcohol and drug care and recovery facility for a maximum of 30 female clients. No other residential programs

or facilities shall be allowed or conducted on the site without prior review and discretionary action(s) if required.

12. That the owner/operator shall be subject to the following "good neighbor" policy conditions:

- a. All development standards, city codes and ordinances shall be continuously met for this use. Buildings and premises, including paint/siding, roofs, windows, fences, and landscaping shall be kept in good repair. Premises shall be kept free of junk and debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests.
- c. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- d. Maintain all structures in reasonably weather tight condition and good exterior appearance.
- e. Remove graffiti on the site or in the public right of way in front of the site within 24 hours of it having been observed.
- f. That the site shall always be maintained in keeping with the residential character of the surrounding neighborhood.
- g. All on-site landscaping shall be maintained in a well groomed residential character.
- h. At least one operator of the program shall be available on-site or by phone at all times to respond to management and maintenance issues raised by any concerned individual.
- i. Provide 24-hour access for Visalia Police Department to facility staff. Staff shall be either on-site or available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

13. That the operator of the facility shall not allow loitering in front of the facility or on the adjacent properties by the clients or staff.

14. That the requirements of the Noise Ordinance for noise sensitive land uses shall be met by this facility.

15. That signs shall be prohibited at this site.

16. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2016-01.

17. That all applicable federal, state and city codes and ordinances be met.

18. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-01.

Exhibit "A"

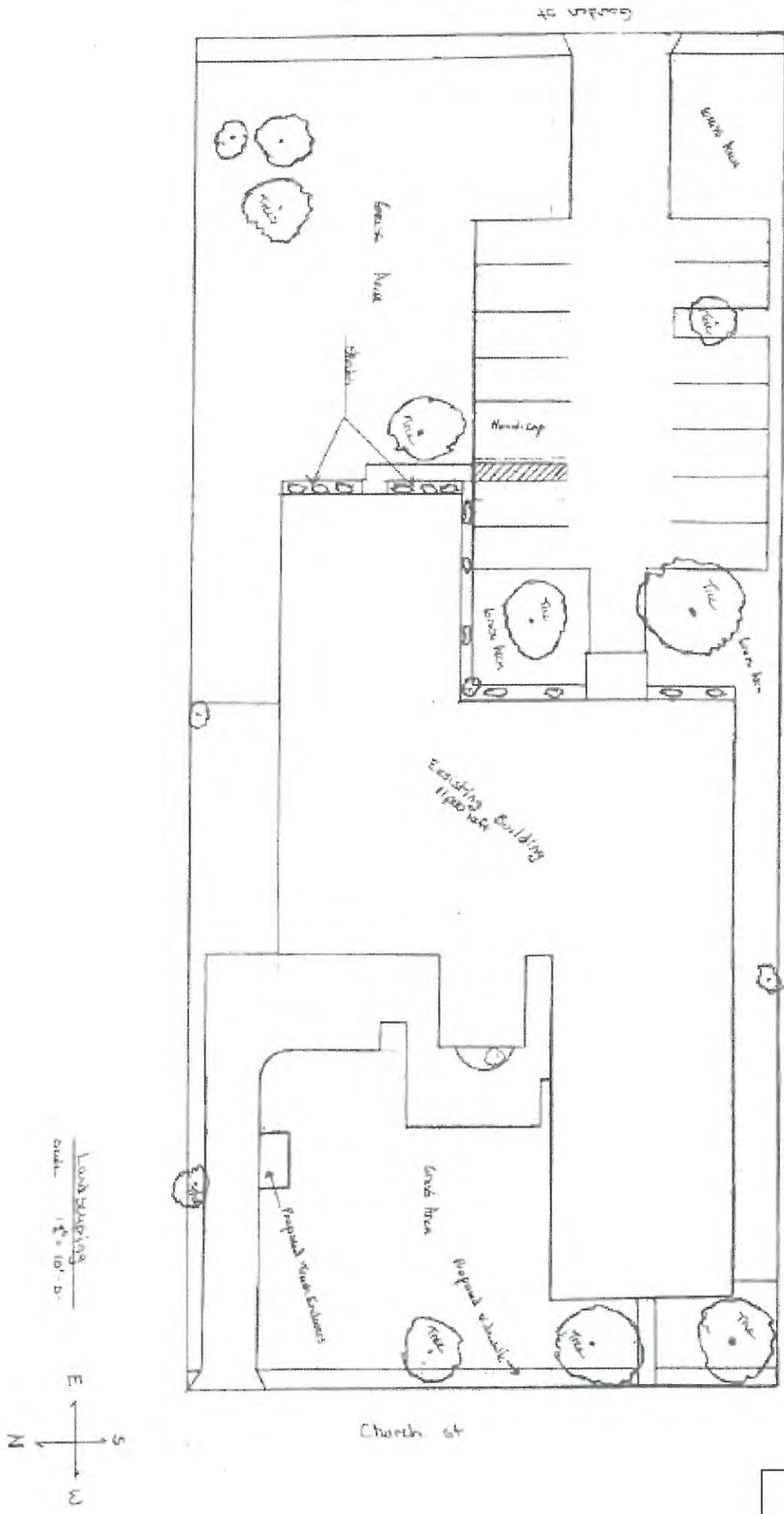


Exhibit "A"

Victory Outreach Visalia

1627 S. Garden St. Visalia CA 93277
559.372.8671
vovisalia@aol.com

2/25/2016

Victory Outreach Visalia Christian Recovery Home Operational Statement (Revised)

This document is to serve as a revision to the Operational Statement for the Conditional Use Permit No. 2016-01. This will address the items mentioned in the letter received from Susan Currier on 24 February 2016.

1. The number of female residents living at the facility will be 20 "clients", 4 live-in councilors (female), and the directors (1 married couple). There will 10 residents who are "re-entry" as well as one married couple who serve as the "over-seers" of the re-entry, and one live-in couple serving as Recovery Home administration staff totaling no more than 40 people at any given time.
2. The residents will not park or store any personal vehicles on the premises (other than staff vehicle).
3. The "clients" will be transported via van or city bus. The nearest bus stop located on Walnut Ave. east of Garden St.
4. There will be 14 parking stalls, no more than 2 "transport" vehicles will be kept on site at any given time with the exception of office staff which do not stay over-night.
5. This facility is not State licensed
6. The individuals who will be housed here are low level individuals, meaning they are not high-risk, nor do they have acute psychiatric, drug, or alcohol dependency issues. The residents are cleared by probation and/or Tulare County Department of Mental Health
7. Individuals with acute psychiatric, drug, and/or alcohol problems will neither be allowed to reside here or receiving counseling here.
8. There will be no general church or prayer services on the site open to non-residents and office staff of the facility. "Special Meetings" will consist of no more than 40 residents.
9. The recovery facility and church offices are both located at this facility for the time being. The church offices are located here on a temporary basis and normal business hours of the "offices" are Monday through Friday 8am-5pm.

Please let us know if you need any further information. We look forward to moving ahead with this project.

Exhibit "C"

This operational statement is for the proposed Victory Outreach Visalia Christian Recovery Home for Women to be located at 1627 S. Garden St Visalia CA 93277. The proposed facility is to be used as a 24-hour residential care facility for women who have been bound by drugs, alcohol, and other debilitating issues. The facility will have 24-hour live-in staffing which will live on site in order to supervise and address any problems/situations which may arise. Staff will be female with the exception of church staff will be there during normal business hours, as there will also be three church administration offices there. The daily operation/schedule will be as follows:

5:30am- Wake up

6:00am-7:00am- Prayer

7:00am-8:00- Bible-Study

8:00am-8:30am- Breakfast

8:30am-9:00am- Chores

9:00am-3:00pm- Women leave for various work detail

3:00pm-4:00pm- Showers

4:00pm-5:00pm- Free time and dinner prep

5:00pm-6:00pm- Dinner (to be held in dining hall and not exceed 30 people at one time)

6:00pm-7:00pm- Clean up/ evening chores

7:00pm-8:00pm- Evening prayer

10:00pm- Lights Out

*NOTE: This schedule is basic and subject to change pending the needs of the day and various church services/activities.

Church administration office hours will be from 9:00am to 3:00pm. Church administration staff will be approximately 6 people. Church offices will operate Monday-Friday, with the exception of special meetings which may arise from time to time. If you have any questions, please feel free to contact us.



Exhibit "D"



Site Plan Review Comments For

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

ITEM NO: 2

DATE: or 07.2015

SITE PLAN NO:

SPR151 53

RESUBMIT

PROJECT TITLE:

VICTORY OUTREACH RESIDENTIAL CARE FACILITY

DESCRIPTION:

VICTORY OUTREACH RESIDENTIAL CARE FACILITY
(R-1-6) (X)

APPLICANT:

RODRIGUEZ JUAN

PROP OWNER:

BENNETT GARY D

LOCATION:

1627 S GARDEN ST

APN(S):

097-271-041

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.

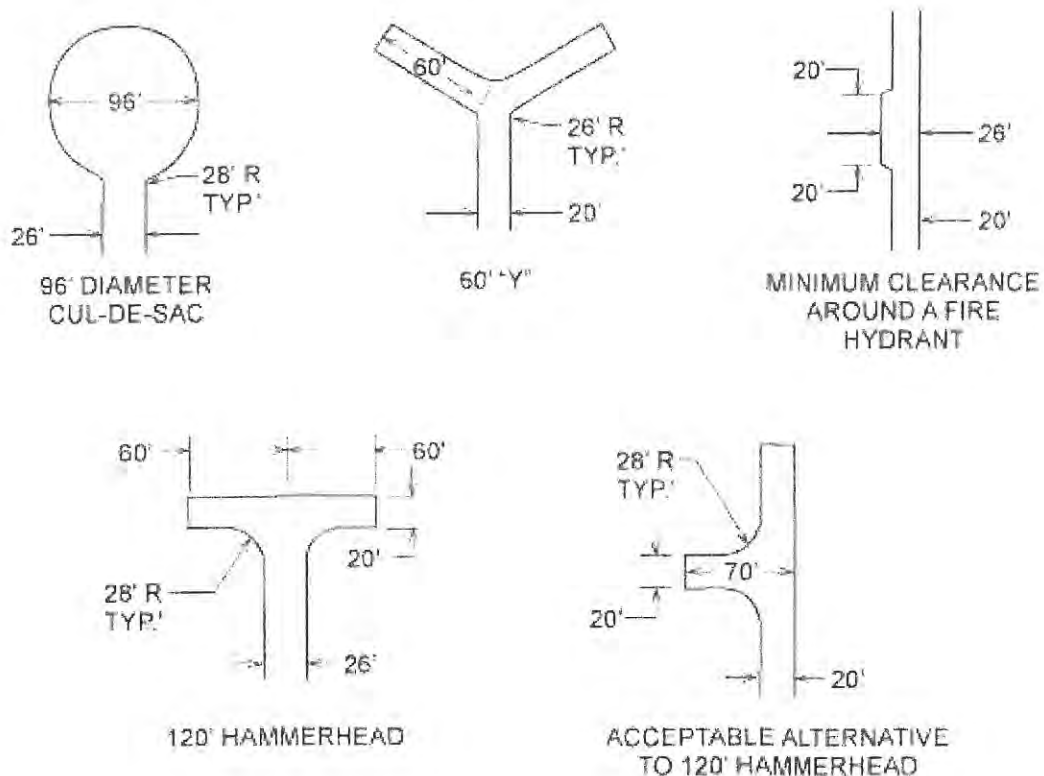


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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:

- Fire Alarm system required. Comply with the means of egress requirements-provide exit signs and emergency lighting throughout.



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 7, 2015

| | |
|-------------------|--|
| ITEM NO: <u>2</u> | RESUBMTL |
| SITE PLAN NO: | SPR15153 |
| PROJECT TITLE: | VICTORY OUTREACH RESIDENTIAL CARE FACILITY |
| DESCRIPTION: | VICTORY OUTREACH RESIDENTIAL CARE FACILITY (R-1-6) (X) |
| APPLICANT: | RODRIGUEZ JUAN |
| PROP. OWNER: | BENNETT GARY D |
| LOCATION: | 1627 S GARDEN ST |
| APN(S): | 097-271-041 |

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: OCTOBER 7, 2015

SITE PLAN NO.: 15-153 RESUBMITTAL
PROJECT TITLE: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
DESCRIPTION: VICTORY OUTREACH RESIDENTIAL CARE FACILITY (R16) (X)
APPLICANT: RODRIGUEZ JOHN
PROP OWNER: BENNETT GARY D
LOCATION: 1627 S GARDEN ST
APN: 097-271-041

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. A previous Conditional Use Permit was approved for the allowance of 44 residents. The proposed Site Plan indicates number of desired residents is 44. Impact fees will be assessed in excess of 44 residents should applicant desire to expand in the future. Refer to page 3 for fee summary.***
- 2. Refer to Planning Dept. for new CUP requirements.***
- 3. Refer to Building and Fire Depts for further conditions of approval.***
- 4. Tenant improvements shall include refreshing of parking lot striping and van accessible stall. Refer to City accessible parking standards.***
- 5. Building permit plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-153 RESUBMITTAL**

Date: **10/7/2015**

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

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

(Fee Schedule Date:**9/4/2015**)

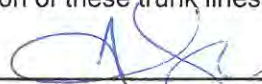
(Project type for fee rates:**ASSISTED LIVING**)

Existing uses may qualify for credits on Development Impact Fees.

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|---|--|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$1,987/UNIT |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$285/BED, TREATMENT PLANT FEE: \$459/BED |
| <input type="checkbox"/> Sewer Front Foot Fee | |
| <input type="checkbox"/> Storm Drain Acq/Dev Fee | |
| <input type="checkbox"/> Park Acq/Dev Fee | |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input type="checkbox"/> Waterways Acquisition Fee | |
| <input type="checkbox"/> Public Safety Impact Fee: Police | |
| <input type="checkbox"/> Public Safety Impact Fee: Fire | |
| <input type="checkbox"/> Public Facility Impact Fee | |
| <input type="checkbox"/> Parking In-Lieu | |

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 07, 2015

SITE PLAN NO: 2015-153 RESUBMITTAL
PROJECT TITLE: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
DESCRIPTION: VICTORY OUTREACH RESIDENTIAL CARE FACILITY (R-1-6) (X)
APPLICANT: RODRIGUEZ JUAN
PROP. OWNER: BENNETT GARY D
LOCATION TITLE: 1627 S GARDEN ST
APN TITLE: 097-271-041
GENERAL PLAN: Residential Low Density
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Detailed Operational Statement
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 10/07/2015

1. Comply with previous comments.
2. The operational statement shall clearly state the number of women at this facility. Per the floor plan exhibit, 34 beds are provided for women and there are additional rooms provided for the 10 staff members.
3. Clearly state that 10 staff members are on-site and identify how many of them reside there 24/7 and how many of the staff members are men.
4. Identify the number of staff members who are male that will reside on the site 24/7. This is not clear on the operational statement.
5. Staff will include the Good Neighbor Policies as "Conditions of Project Approval" as part of the CUP.
6. Identify the primary entrance into the facility.
7. Depict any private open space area provided on-site for the women residing at this facility. Depict the screening material and location on the site plan exhibit.
8. Staff will include a condition prohibiting Loitering on-site for any person not residing at this facility.
9. Provide a declaration in the operational statement stating church services, if provided, are only for the residents who reside at this facility. Open church services for Victory Outreach congregation members are not permitted at this location.

\Previous Comments

PROJECT SPECIFIC INFORMATION: 09/30/2015

1. A Conditional Use Permit is required for the 24-hour residential care facility.
2. Staff is requiring an Operational Statement that provides detailed information on how this facility will be operated. Identify the number of people that will be residing at this facility, number of staff people present at all times, state if there are activities/programs that require participation from all individuals residing at this facility.
3. During the site plan review meeting, the applicant identified that this facility will only house women. The operational statement needs to clearly define if housing is provide for either men or women. The operational statement will be included as a condition of the CUP requiring the facility comply with the operational statement at all times. Changes to the daily operations will require an amendment to the CUP.
4. Provide a floor plan that depicts the beds in each of the rooms. Provide information on the number of beds provided. The CUP will included a condition limiting the number of beds based on the operational statement and floor plan.

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)
Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide one parking space per every three beds provided (see Zoning Ordinance Section 17.34.020).
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
4. It is highly recommended that bicycle rack(s) be provided on site plan.
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
6. Locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).

Landscaping:

1. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
2. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

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

Signature



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

ITEM NO: 2 DATE: October 07, 2010
SITE PLAN NO: SPR15153 **RESUBMIT**
PROJECT TITLE: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
DESCRIPTION: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
(R-1-6) (X)
APPLICANT: RODRIGUEZ JUAN
PROP OWNER: BENNETT GARY D
LOCATION: 1627 S GARDEN ST
APN(S): 097-271-041

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:
BWINTER L98

*NO EXCESSIVE NUISANCE COMPLAINTS
IE: PD ROUTINELY GETS NEIGHBORHOOD
NUISANCE COMPLAINTS OF VICTORY OUTREACH
REPRESENTATIVES GOING DOOR TO DOOR OFFERING
TO PAINT CURBS FOR DONATIONS TO THE
BUSINESS.*

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: ? DATE: October 07, 2015
 SITE PLAN NO: SPR15153 **RESUBMIT**
 PROJECT TITLE: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
 DESCRIPTION: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
 (R-1-6) (X)
 APPLICANT: RODRIGUEZ JUAN
 PROP OWNER: BENNETT GARY D
 LOCATION: 1627 S GARDEN ST
 APN(S): 097-271-041

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: Complete all "Fire and Life" Safety issues
addressed by the Fire Dept and Building Dept.
Final all outstanding Permits (20x20' added to dining
area and the care facility)

MASTER FILE MAINTENANCE

Permit No: 0006803BLD

BLDG

Issued: 02/12/1980

Parcel No: 097-271-041

Final: 09/20/1980

APN old sys: 9727141

Final Inspect: / /

FEEES

Job Address: 1627 S GARDEN ST

Plan: \$0.00

Applicant: BENNETT GARY D

Ph: []

Permit: \$0.00

Mail Address: 1627 S GARDEN ST

Penalty: \$0.00

Mail City, ST: VISALIA CA

Zip: 93277-4949

Elec: \$0.00

Remarks:

A/C: \$0.00

Architect:

Ph: []

Plumb: \$0.00

Contractor: APPLICANT

Ph: []

Sdw/alk: \$0.00

Cont Addr:

Lic: []

Other: \$0.00

Cont C,S,Z:

Units: 1

Work Done: NEW

W/C Exp: / /

Liab Ins Exp: / /

Occup Type: APT

Sq Ft Added: 0

Valuation: \$0.00

Con T type: []

Insp Interval: 0

Description of Work: CONST RESIDENTIAL CAR FACILITY

Update

Exit

Back



Location 14278 Garden St Permit Number 6803
 APN 097-270-08 Permit Date 2-12-80

Gen. Contractor _____ Owner Gary Bennett

| Sub Contractor | Inspection | Insp. | Date |
|---|------------------------|-------|---------|
| Plumbing | Temp. Pole | | |
| Electric | Set Back Found - Forms | 850 | 3-11-80 |
| Sewage Disp. | Reinforcing Steel | 850 | |
| Other | Grd. Pth | 850 | 3-11-80 |
| Plans - Checked - Filled | Sewer | 850 | 1-19-80 |
| Desc. of Work | Air Ducts | 850 | 5-19-80 |
| <u>Const. Residential Care Facility</u> | Frame & Roof Making | 850 | 5-1-80 |
| | Conduits | | |
| | R. Elect | 850 | 5-19-80 |
| | R. Pth | 850 | 3-10-80 |
| | Ex. Lath | 850 | 6-2-80 |
| Plumbing | Fire Place | | |
| Final Electrical | Int. Lath | | |
| | Sheet Rock | 850 | 1-26-80 |
| | Shower & Pan | 120 | 8-5-80 |
| | Scratch Coat | | |
| | Brown Coat | | |
| | Finish Coat | | |
| Temp. Utility | Gas Test | 850 | 5-19-80 |
| Edison | Masonry | | |
| So. Calif. Gas | Diaphragm Nailing | | |

SEQUOIA PRINTING - VISALIA



MASTER FILE MAINTENANCE



Permit No: 00271168BLD

BLDG

Issued: 05/23/1990

Parcel No: 097-271-041

Final: / /

APN old sys: 972271 41

Final Inspct: / /

FEEES

Job Address: 1627 S GARDEN ST

Plan: \$203.32

Applicant: BENNETT GARY D

Pr: []

Permit: \$233.07

Mail Address: 1627 S GARDEN ST

Penalty: \$0.00

Mail City, ST: VISALIA CA

Zip: 93277-4949

Remarks: []

Elec: \$13.75

Architect: []

Pr: []

A/C: \$16.00

Contractor: APPLICANT

Pr: []

Plumb: \$0.00

Cont Addr: []

Lic: []

Sewer: \$0.00

Cont C,S,Z: []

Units: 01

Work Done: ADD

WC Exp: / /

Liab Ins Exp: / /

Occup Type: SFD

Sq Ft Added: 366

Valuation: \$17,000.00

Con Type: []

Insp Interval: 0

Description of Work: CONST DINNING ROOM ADDITION

Update



Exit

Back

INSPECTION DATE UPDATES

Permit No: 00271168LD BLDG

Job Address: 1627 S GARDEN ST

Applicant: BENNETT GARY D

Update Eject Back

***** Inspection Type Codes *****

| | Date | Init |
|------------|------------|------|
| Temp Pole: | __/__/__ | |
| Set Bk Fd: | 06/12/1990 | LF |
| Pool S/B: | __/__/__ | |
| Grd Plb: | __/__/__ | |
| Sewer: | __/__/__ | |
| Air Ducts: | __/__/__ | |
| Flr Frame: | __/__/__ | |
| Frm Roof: | 01/25/1991 | GS |
| R Elec: | 01/25/1991 | GS |
| R Plb: | 01/25/1991 | GS |
| Ex Lath: | 01/25/1991 | GS |

Final: __/__/__

Date Init

| | Date | Init |
|------------|------------|------|
| R Heat/V: | 01/25/1991 | GS |
| Gas Test: | 01/25/1991 | GS |
| Insulate: | 01/25/1991 | GS |
| Swr Part: | __/__/__ | |
| Sht Rock: | 01/30/1991 | LF |
| Fire Plc: | __/__/__ | |
| Temp Elec: | __/__/__ | |
| Temp Gas: | __/__/__ | |
| Masonry: | __/__/__ | |
| Diaph Mt: | __/__/__ | |

**FIRE SUPPRESSION PERMIT
TYPE: REPAIR**

PERMIT NO: B062456
PHOENIX FIRE PROTECTION

Status: FINAL
Issued: 07/06/2006

CONTACT:

Phone: 559 622-8969
Issued By: MXBROW

JOB ADDRESS: 1627 S GARDEN ST
APN: 097271041

CONTRACTOR: PHOENIX FIRE PROTECTION
Address: 6711 W GOSHEN AVE
City/State: VISALIA CA
Zip: 93291
License No: 779030
Phone: 559 622-8969

OWNER: BENNETT GARY D
Address: 1627 S GARDEN ST
City/State: VISALIA CA
Zip: 93277
Phone:

DETAIL OF WORK:

UPGRADE TO UL300 FIRE SYSTEM

SUMMARY OF FEES

| | | | |
|--------------------|----------------|---------------------|---------------|
| Plan Ck: | \$22.65 | | |
| Inspec: | \$58.49 | | |
| | | | |
| Add'l Fees: | \$0.00 | | |
| TOTAL FEES: | \$81.14 | | |
| PAYMENT: | \$81.14 | | |
| *BALANCE: | \$0.00 | 25% SAVINGS: | \$0.00 |

Refunds: Plan Check Fees are NOT refundable

INSPECTION REQUESTS: Call day before inspection (559) 713 - 4452 (Refer to the Inspection Card)

This permit shall be void and of no further force or effect if work is not commenced within 180 days from date of issuance hereof or if work is suspended or abandoned for a period of 180 days or more after work is commenced.

Note: Chapter 18, Article 4 of City of Visalia Ordinance Code requires installation of curbs, gutters, and sidewalks in conjunction with building construction, where not existing.

DUPLICATE INSPECTION CARD

Phone Numbers:
Cancellations: 713-4346
Inspectors: 713-4333
Fire Inspections: 713-4266

INSPECTION REQUEST LINE: 713-4452 - - - CALL THE DAY BEFORE YOU NEED YOUR INSPECTION

Inspection requests are taken off the recorder at 7:30 a.m. each day. Calls after 7:30 a.m. will be scheduled for the next day.

CERTIFICATE TO OCCUPY: - - - When the FINAL Inspection is Approved this card becomes your Certificate of Occupancy.

PERMIT NO: B062456
Location:
Address: 1627 S GARDEN ST
Owner: BENNETT GARY D

Contractor: PHOENIX FIRE PROTECTION
Phone: 559 622-8969

Date Issued: 07/06/2006
Status: FINAL

Enchroachment Permit Required: ??
Flood Zone: ??
Deferred Fees: ??
Redevelopment District: ??

DESCRIPTION OF WORK: UPGRADE TO UL300 FIRE SYSTEM

PRIOR INSPECTIONS:

- Item: 00070 Ugrd Sprinkler Pipe/Test
- Item: 00089 Underground Sprinkler Flush
- Item: 00049 SPRINKLER O/P TEST
- Item: 00075 FINAL RING DOWN TEST-SPRINKLRS
- Item: 00071 Fire Alarm Test
- Item: 00076 Hood Suppression Syst
07/10/2006 By: 09 Action: DN Time Exp: 00:45 Comments:
DENIED
- 11/03/2006 By: 04 Action: AP Time Exp: 00:15 Comments:
APPROVED
- Item: 00077 Fire Inspect Miscellaneous
- Item: 00102 FINAL - FIRE
11/03/2006 By: 09 Action: AP Time Exp: 00:22 Comments:
APPROVED
- Item: 00106 FINAL - BUILDING
11/03/2006 By: 04 Action: AP Time Exp: 00:15 Comments:
APPROVED
- Item: 00001 Site/Lot Location
11/03/2006 By: 04 Action: DN Time Exp: 00:45 Comments:
DENIED: CANCELLED
- Item: 00084 Shaft
11/03/2006 By: 04 Action: AP Time Exp: 00:15 Comments:
APPROVED

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

COMMERCIAL BIN SERVICE

ITEM NO: 2 DATE: October 07, 2015
SITE PLAN NO: SPR15153 REAL MIT
PROJECT TITLE: VICTORY OUTREACH RESIDENTIAL CARE FACILITY
DESCRIPTION: VICTORY OUTREACH RESIDENTIAL CARE FACILITY (R-1-6) (X)
APPLICANT: RODRIGUEZ JUAN
PROP OWNER: BENNETT GARY D
LOCATION: 1627 S GARDEN ST
APN(S): 097-271-041

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

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

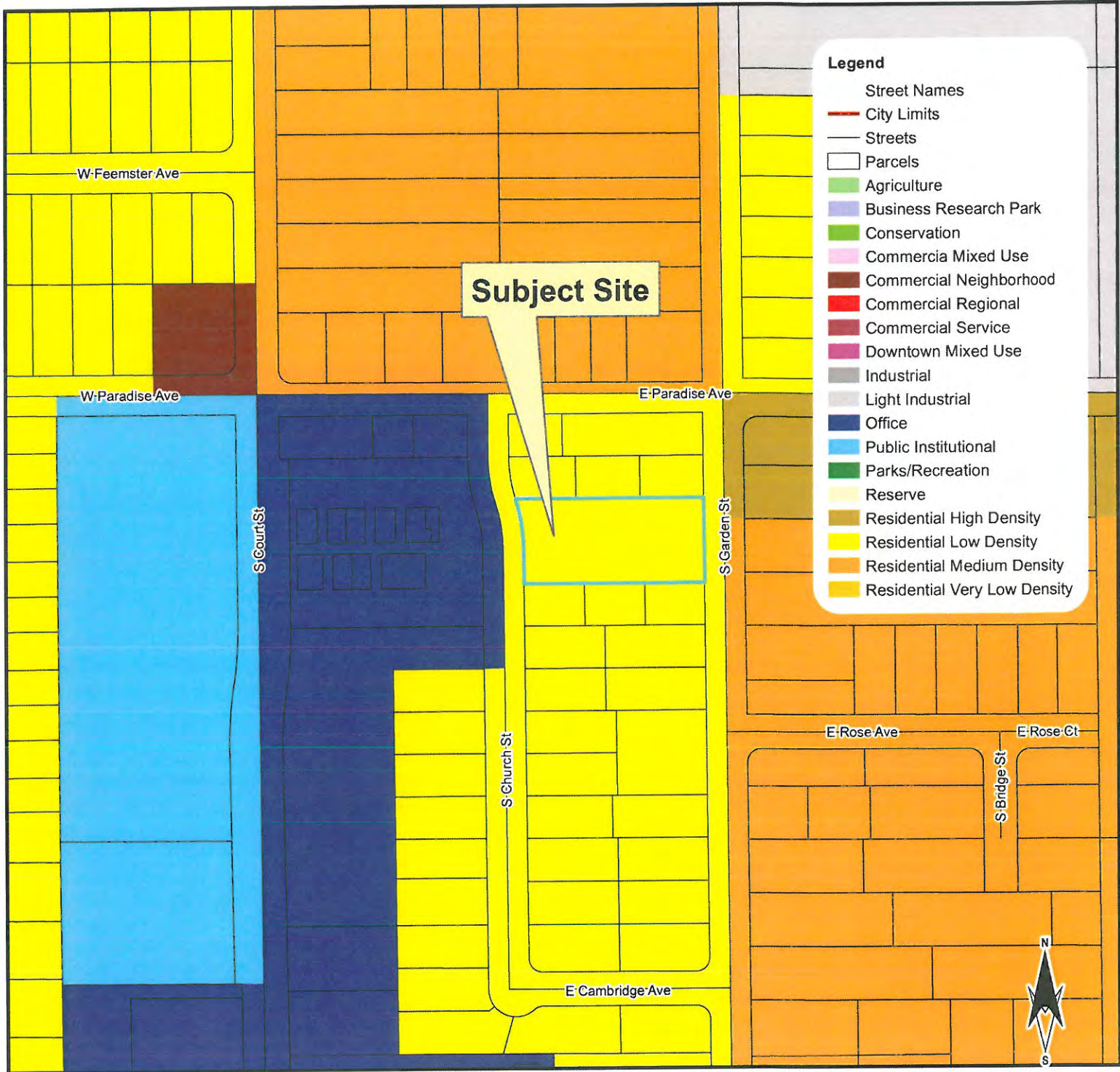
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

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

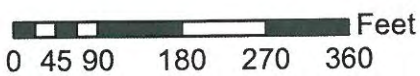
CUSTOMER WILL ROLL CONTAINER OUT TO STREET FOR SERVICE.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

City of Visalia

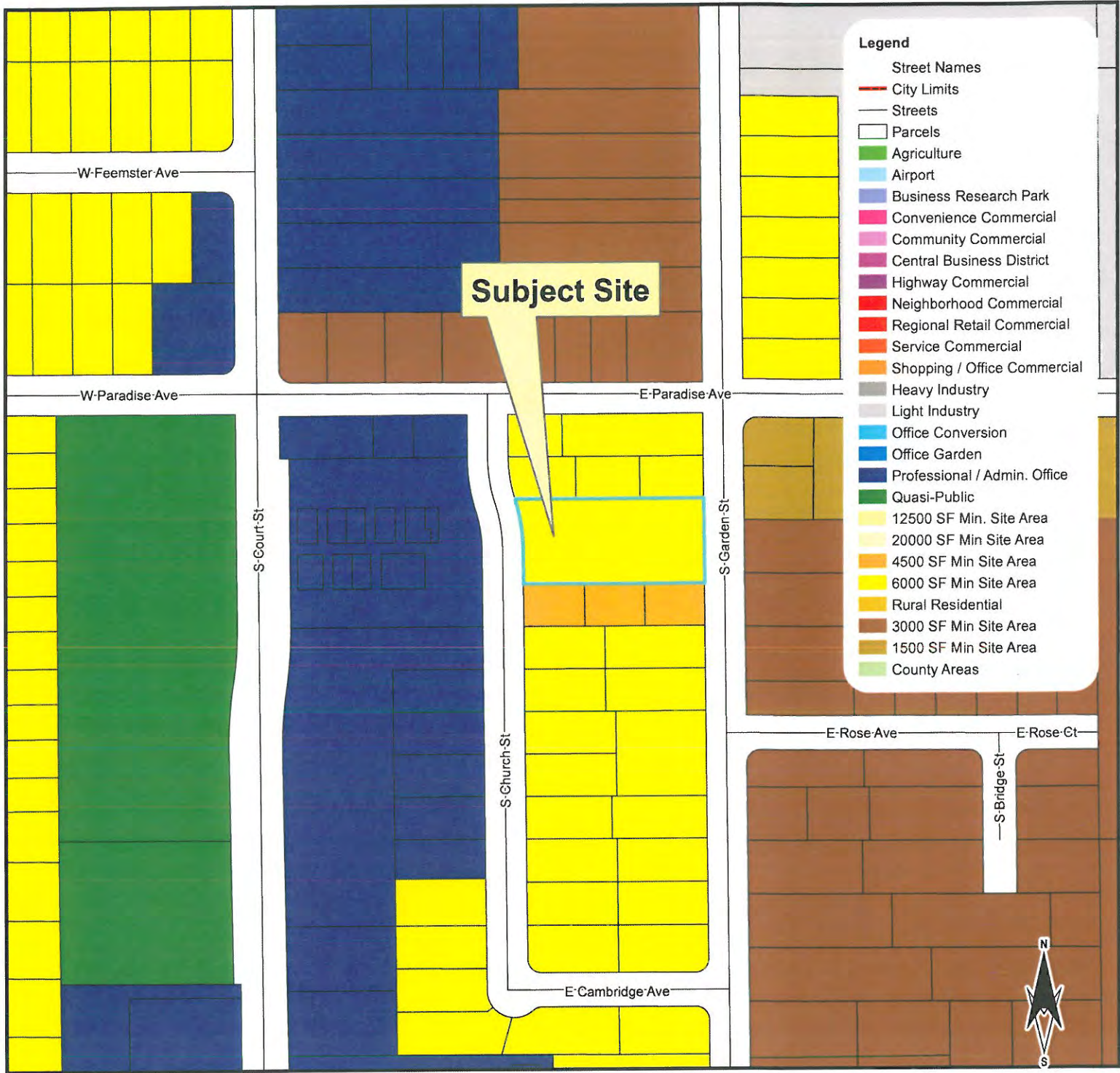


Land Use Designations

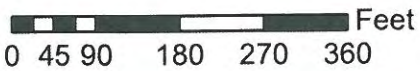


CUP 2016-01

City of Visalia

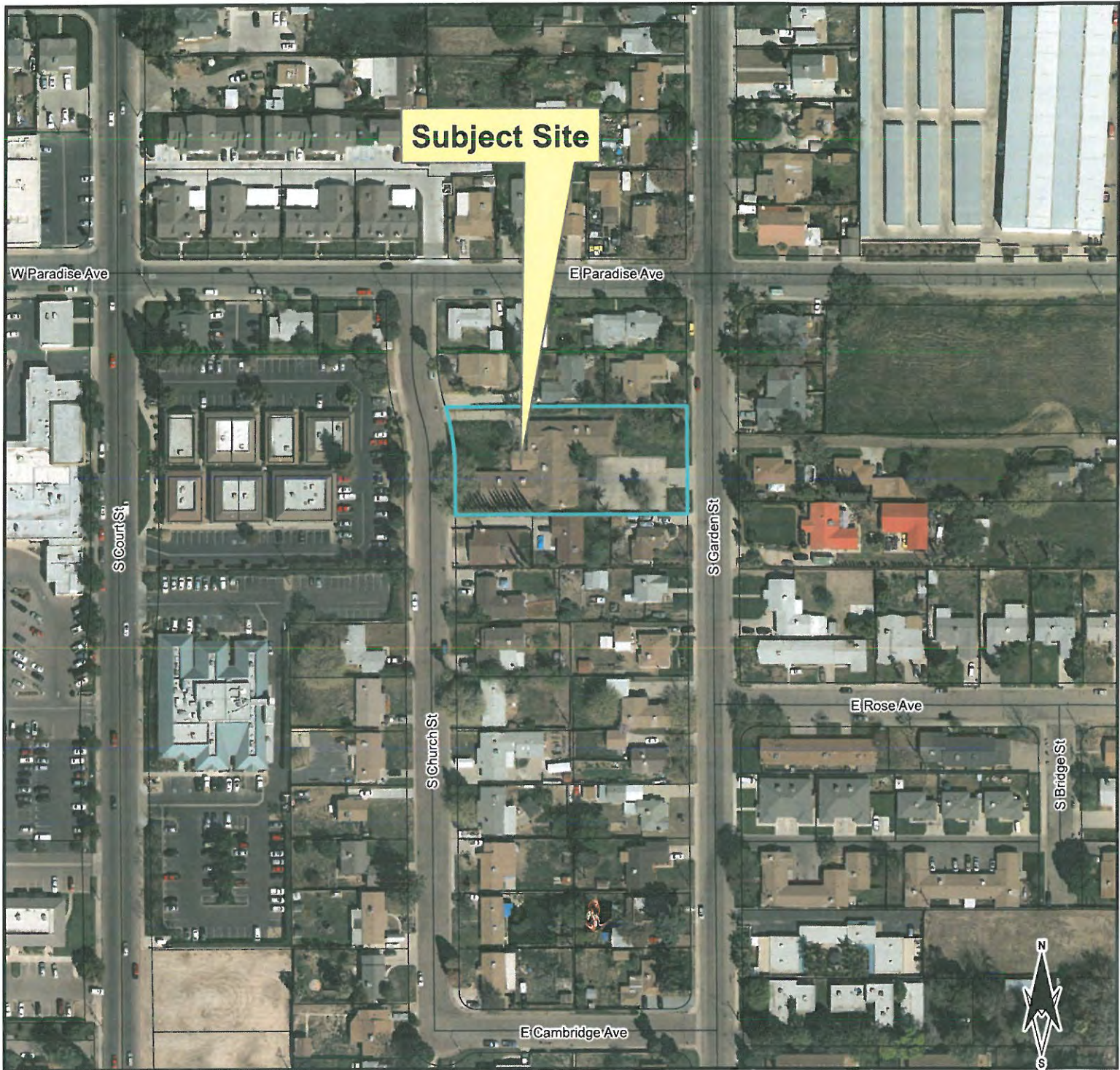


Zoning Designations



CUP 2016-01

City of Visalia



Aerial Photo

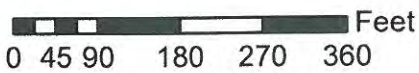
0 37.575 150 225 300 Feet

CUP 2016-01

City of Visalia



Location Map



CUP 2016-01



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 11, 2016

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

SUBJECT: Conditional Use Permit No. 2016-03: A request by Circus Trix, LLC, Logan Lawrence - agent, to establish a Trampoline Park Recreational Facility, in the Commercial Shopping Office (CSO) zone. The subject site is located at 4335 W. Noble Avenue (APN 087-070-023).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit 2016-03, as conditioned, based upon the findings and conditions in Resolution No. 2016-09. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-03, as conditioned, based on the findings and conditions in Resolution No. 2016-09.

PROJECT DESCRIPTION

This use permit is a request to establish a "Skywalk" trampoline park recreational facility in the building formerly occupied by the Longs Drugs at the Mineral King Shopping Center. The building, shown in Exhibit "A", has been empty for several years. The proposed facility is part of a chain of trampoline park recreational facilities.

The existing 30,000 square foot building will not be expanded. The facility will have a variety of trampoline areas set up as shown in Exhibit "B", with five party rooms. There will be no on-site food preparation and service; customers using the party rooms will supply their own consumables, though there will be vending machines on-site for drinks and snacks. As described in the operational statement in Exhibit "C", the facility would operate six days a week, closed on Sundays, and anticipates approximately 15 to 30 parties a week in the party rooms. The facility will offer a variety of trampoline activities including general use, fitness classes, birthday parties, gymnastics and sports.

BACKGROUND INFORMATION

General Plan Land Use Designation: Shopping / Office Commercial
Zoning: C-SO (Shopping / Office Commercial)
Surrounding Land Use and Zoning: North: Noble Avenue and Highway 198
East: C-SO (Shopping / Office Commercial)
South: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area) – Residential Development & Vacant Lots

West: C-SO (Shopping / Office Commercial)
Environmental Review: Categorical Exemption No. 2016-06
Special Districts: Design District "F"
Site Plan: 2015-182

RELATED PROJECTS

On June 10, 2011, the Planning Commission approved Conditional Use Permit No. 2011-11, allowing the establishment of an indoor recreational facility consisting of futsal courts, beach volleyball courts, batting cages, exercise rooms, and indoor food service area in the former Von's building in the Mineral King Shopping Center. The facility was not developed, and the building remains vacant.

On October 10, 2011 the Planning Commission approved Conditional Use Permit No. 2011-27 for a 2,341 sq. ft. expansion of the Chuck-E-Cheese indoor recreational facility and restaurant in the building directly adjacent to this site.

PROJECT EVALUATION

Staff supports the requested conditional use permit, as conditioned, based on project consistency with the General Plan and the Zoning Ordinance.

Facility Operation

As outlined in the operational statement in Exhibit "C", the facility would operate six days a week, Monday through Saturday, 12 to 14 hours a day. The activities include the general use of the trampolines, fitness classes, and related recreational events and competition. All of the proposed activities will occur indoors. The overall hours and activities proposed are consistent with the shopping center and the typical hours of operation for the existing users.

Based upon the operational statement staff finds the proposed trampoline park recreational facility to be consistent with the intent of providing a broad variety of commercial and recreational opportunities within shopping centers.

Land Use Compatibility

Staff supports the re-use of this building for an indoor recreational facility. Indoor recreational facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located along Noble Avenue, an arterial street which has been urbanized with commercial and highway commercial uses such as the County Center Shopping Center, Hampton Inn Hotel, and Village West Commercial Shopping Center.

Staff believes that the proposed indoor recreational facility is consistent in nature and character with the existing uses surrounding the project site. Staff has concluded that the proposed trampoline park recreational facility will be compatible and complementary to the surrounding area which includes Roller Town and a Chuck-E-Cheese in the adjacent building to the west.

The Mineral King Shopping Center site was originally developed as a neighborhood commercial shopping center which included retail and service oriented uses. However, over the course of the past years, the Vons grocery store and Longs Drug store have vacated the shopping center, leaving the center with no major anchor store tenants. This has led to other retail commercial business vacating the shopping center. These two large vacant store fronts have been identified for other potential uses but no projects have come to fruition. The reuse of this building has the

potential to create a synergetic effect with the remaining commercial establishments located in the shopping center, thereby encouraging the remaining businesses in the center to continue operations.

Traffic and Site Access

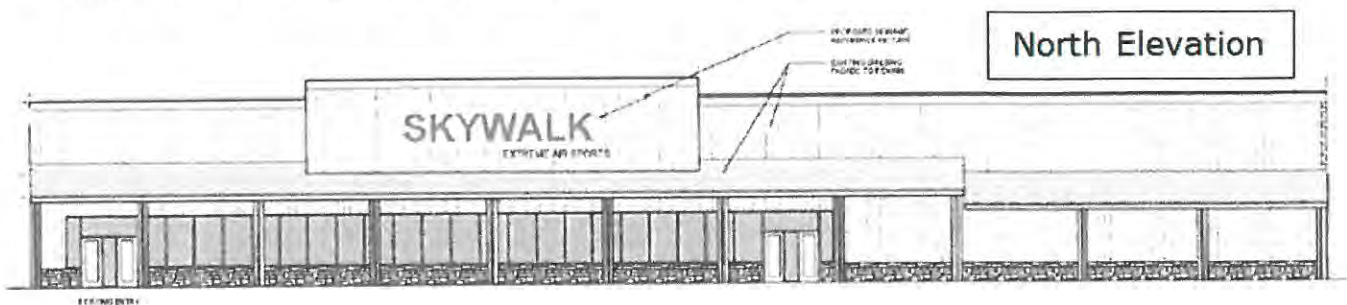
The site is bounded by Noble Avenue to the north, a designated arterial, Chinowth and Linwood Streets to the east and west, and residential uses to the south. As a previously developed commercial center there are no off-site improvements required as a part of this project. The site can be accessed from Linwood, Chinowth, and Noble Avenue through a common access parking lot which serves the center and adjacent businesses.

Parking

Parking for "recreational uses" has been established at one parking stall per 500 square feet of floor area. The Mineral King Plaza Shopping Center was established with a parking ratio of one stall per 225 sq. ft. of building area for the whole shopping center. With a building area of approximately 30,000 sq. ft. the parking requirement is 60 parking stalls which is covered by the 111 on-site parking stalls. Staff believes the existing parking can accommodate the facility.

Building Elevation and Signage

The building elevation shown in Exhibit "A" is the existing frontage with the Skywalk sign. The illustrated sign is consistent with signage for major tenants such as the previous Longs Drugs at this location or the Von's, which was located east of this building. The sign is subject to the Design District "A" square footage maximum of 150 sq. ft.



Environmental Review

The requested action is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-06) Projects determined to meet this classification are characterized as minor changes in land use limitations, which is represented by the "conditional" approval of a project through the conditional use permit process.

RECOMMENDED FINDINGS

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

- a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is similar in nature and intensity to other surrounding businesses in the area.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other surrounding businesses in the area.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-06)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2015-182.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and floor plan depicted on Exhibit "B".
3. That the operation and function of the recreational facility and all ancillary uses comply with the applicant's operational statement as presented in Exhibit "C".
4. That the signage meets the standards of Design District "F" and the intent of the Mineral Kling Plaza sign program.
5. That all signs shall require a separate building permit.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-03.
7. That all other federal, state and city codes, ordinances and laws be met.

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:

- Summary of Related Plans and Policies
- Resolution No. 2016-09
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Applicant's Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch

Related Plans & Policies Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-03, A REQUEST BY CIRCUS TRIX, LLC, LOGAN LAWRENCE - AGENT, TO ESTABLISH A TRAMPOLINE PARK RECREATIONAL FACILITY, IN THE COMMERCIAL SHOPPING OFFICE (CSO) ZONE. THE SUBJECT SITE IS LOCATED AT 4335 W. NOBLE AVENUE (APN 087-070-023)

WHEREAS, Conditional Use Permit No. 2016-03, is a request by Circus Trix, LLC, Logan Lawrence - agent, to establish a Trampoline Park Recreational Facility, in the Commercial Shopping Office (CSO) zone. The subject site is located at 4335 W. Noble Avenue (APN 087-070-023); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-03 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

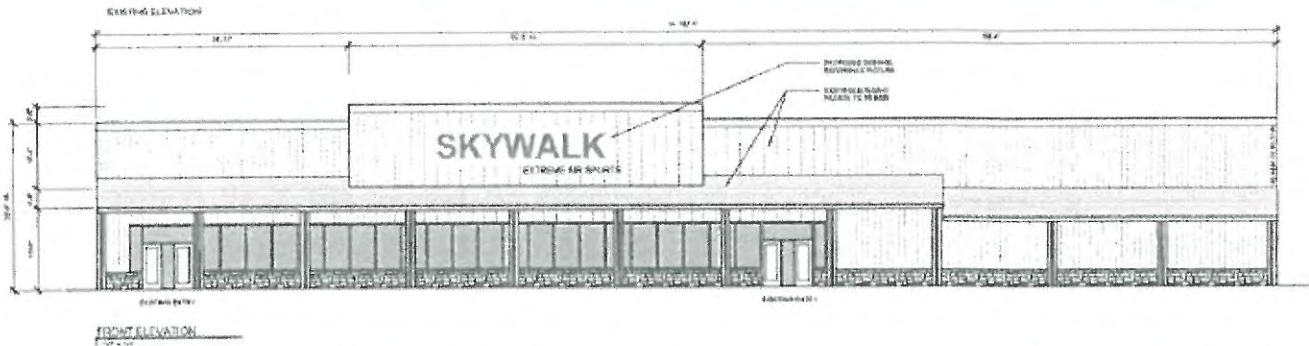
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is similar in nature and intensity to other surrounding businesses in the area.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other surrounding businesses in the area.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-06).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2015-182.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and floor plan depicted on Exhibit "B".
3. That the operation and function of the recreational facility and all ancillary uses comply with the applicant's operational statement as presented in Exhibit "C".
4. That the signage meets the standards of Design District "F" and the intent of the Mineral Kling Plaza sign program.
5. That all signs shall require a separate building permit.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-03.
7. That all other federal, state and city codes, ordinances and laws be met.

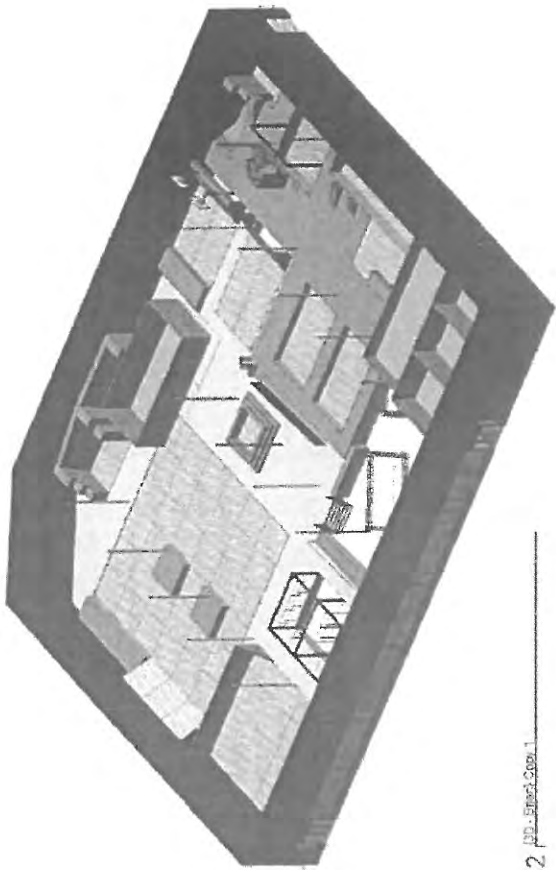
Exhibit "A"



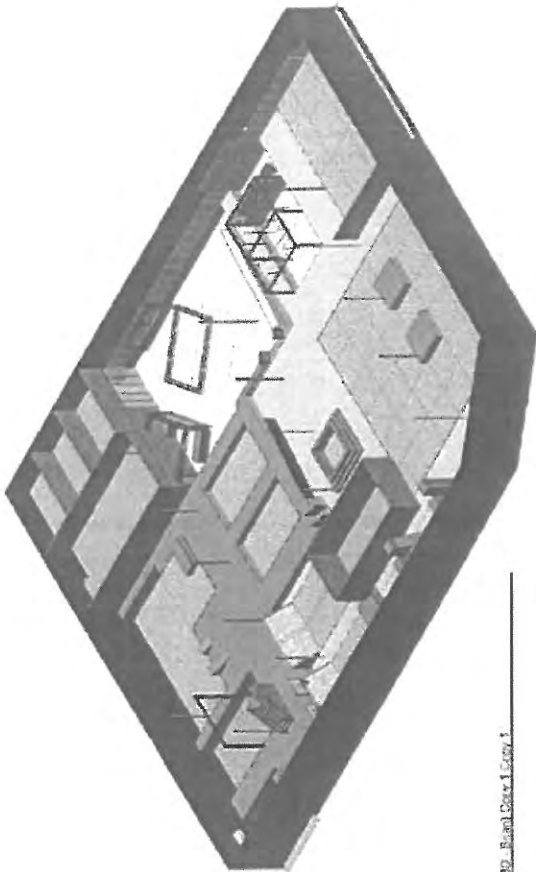
PROPOSED SIGNAGE

Exhibit "A"

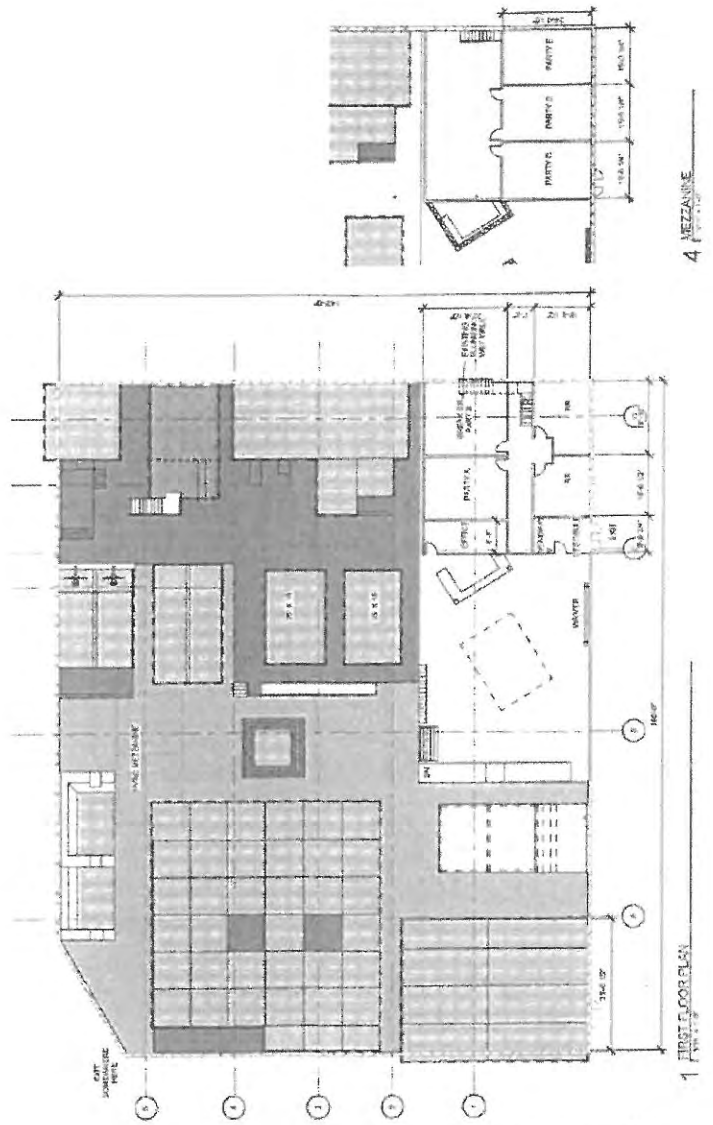
Exhibit "B"



2 2D - Second Floor



3 2D - First Floor



4 MEZZANINE

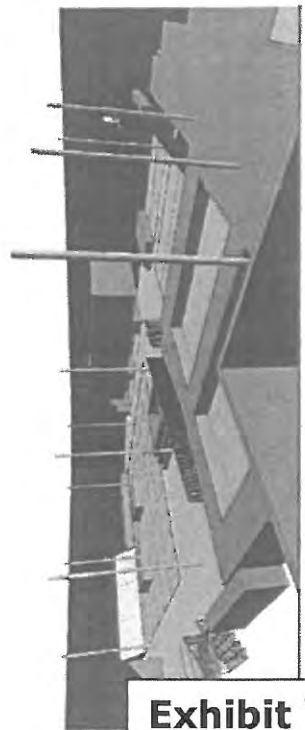


Exhibit "B"

Exhibit "C"



Operational Statement / Letter of Intent

Skywalk Visalia, LLC

4335 W. Noble Avenue, Visalia, CA

To Whom It May Concern:

We seek your blessing in converting an existing 30,000 sf empty facility into a state-of-the-art extreme air sports park. In discussion with building and development staff, it appears that our use is allowed per the existing Code of Ordinances. As outlined below, the proposed project will bring jobs, tax revenues, and recreational opportunities to members of this great community.

Who Are We???

CircusTriX is the worldwide leader in the aerial sports industry, with more than thirty (30) properties throughout the U.S., Hong Kong, U.K., and Germany. Our properties, including the proposed facility in Visalia, feature a wide assortment of sports and fitness venues, including:

- Trampoline Dodgeball Arena
- Ninja Warrior Obstacle Course

- Aerial Silks
- Extreme Slack Lines
- Olympic Foam Pits
- Parkour Trampoline Walls
- Trampoline Basketball Court

Worldwide, people are seeking extreme adrenaline in their sports activities. The growth of the Parkour Industry and the Ninja Obstacle Course phenomenon are evidence of this. As participation in competitive team sports is declining, individual extreme adrenaline activities are on the upswing. As virtual entertainment and sedentary activities like video gaming and online browsing continue to rise, there has been a recognition that only extreme, adrenaline oriented activities can lure youth and teenagers away from technology and virtual activities. This has led to the rise of many of the sports and activities contained in our facilities, including competitive programs such as:

- SkyFit Aerobics Classes
- Trampoline Dodgeball Tournaments
- Ninja Warrior Obstacle Tournaments
- Parkour Classes
- Gymnastics Classes
- Summer Extreme Sports Camps

The Park Level:

- Each of our parks has an operating partner that lives in and cares about the community. They manage the park at the local level.
- We hire between 60-100 people to work in the park. These jobs include both part-time and full-time positions and compensation ranges from minimum wage to six-figure management positions.
- Our normal operating hours are from Monday-Thursday from 9am-9pm. Friday and Saturday we traditionally open from 9am-11pm. We are closed on Sundays.
- Although the jumping and building capacity are yet to be determined for the Visalia facility, our attractions normally accommodate between 100-200 jumpers at one time.
- We will have 3-4 dedicated party rooms and will host 15-30 parties per week.
- The biggest misconception in the trampoline industry is that the sport is unsafe. We are actually one of the safest sports in the country, ranking slightly safer than bowling, as measured by incidents per one-thousand participants and far safer than football, basketball, and other "mainstream" activities. We strictly adhere to the ASTM standards of safety and bare little resemblance to the backyard tramp many of us grew up with.....
- The age of our jumpers range from toddlers to the elderly and everywhere in-between.
- Weekday mornings are usually dedicated to "Kid Jump" for younger jumpers.

We are extremely excited about the opportunity to serve the Visalia community and respectfully request your cooperation in this endeavor.

Visit www.cireustrix.com to learn more about our properties and programs

Sincerely,

Logan Lawrence

CircusTrix, LLC

Exhibit "C"



MEETING DATE December 9, 2015
SITE PLAN NO. 15-182
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:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> CUP | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER |

ADDITIONAL COMMENTS _____

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 T E: December 09, 2015
SITE PLAN NO: SPR15182
PROJECT TITLE: SKYWALK VISALIA
DESCRIPTION: EXTREME AIR SPORTS PARK ON 2.42 ACRES (CS ZONED)
APPLICANT: CASE LAWRENCE
PROP OWNER: LONGS DRUG STORES INC
LOCATION: 4335 W NOBLE AVE
APN(S): 087-070-023

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

Special comments: KEEP PARKING SPACE 32 OPEN OR INDICATE NO PARKING TO ALLOW ACCESS TO EXISTING GAS VALVE OR RELOCATE GAS VALVE.
Val Lawrence Date: 12/9/15
Signature

ITEM NO: 1 DATE: December 09, 2015
 SITE PLAN NO: SPR15182
 PROJECT TITLE: SKYWALK VISALIA
 DESCRIPTION: EXTREME AIR SPORTS PARK ON 2.42 ACRES (CSO ZONED)
 APPLICANT: CASE LAWRENCE
 PROP OWNER: LONGS DRUG STORES INC
 LOCATION: 4335 W NOBLE AVE
 APN(S): 087-070-023

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: NO LIVE ENTERTAINMENT (BANDS/MUSICAL)
BWINTER L98 NO DANCING
 NO ALCOHOL

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 9, 2015

SITE PLAN NO: 2015-182
PROJECT TITLE: SKYWALK VISALIA
DESCRIPTION: EXTREME AIR SPORTS PARK ON 2.42 ACRES (CSO ZONED)
APPLICANT: CASE LAWRENCE
PROP. OWNER: LONGS DRUG STORES INC
LOCATION TITLE: 4335 W NOBLE AVE
APN TITLE: 087-070-023
GENERAL PLAN: Mixed Use Commercial
EXISTING ZONING: P-C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 12/09/2015

1. A Conditional Use Permit (CUP) is required for the proposed indoor Trampoline business based Line No. 304 "Other Recreational Uses" of the Zoning Matrix Section 17.18.050.
2. A detailed site plan, floor plan and operational statement shall be filed with the CUP application submittal.
3. Identify if additional exterior improvements will be done with this project. If exterior renovations are included with this project, provide the architectural elevations with the CUP submittal.
4. Provide an accurate count of the number of parking spaces provided for this parcel.
5. Replace all damaged and/or deteriorated landscape vegetation on-site.
6. Parking for "recreational uses" has been established at one parking stall per 500 square feet of floor area. The Mineral King Plaza Shopping Center was established with a parking ratio of one stall per 225 sq. ft. of building area for the whole shopping center. Staff may require the applicant provide a parking analysis for the proposed facility based on peak operating demands to determine if the use will generate a parking deficiency for existing and future uses of this shopping center.
7. All signage shall comply with the Mineral King Plaza sign standards (see below).

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

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

*(Except where building is on property line)

Minimum Site Area: 3 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Parking for "recreational uses" has been established at one parking stall per 500 square feet of floor area. The Mineral King Plaza Shopping Center was established with a parking ratio of one stall per 225 sq. ft. of building area for the whole shopping center. Staff may require the applicant provide a parking analysis for the proposed facility based on peak operating demands to determine if the use will generate a parking deficiency for existing and future uses of this shopping center.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Provide copies of the shared parking / access agreements for the Mineral King Plaza Shopping Center.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Outdoor retail sales prohibited.

Landscaping:

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

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.

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

Signage:

1. Proposed signage shall comply with the Mineral King Plaza Shopping Center Standards:

1999 SIGN CRITERIA

Mineral King Plaza Visalia, CA

EXHIBIT "F": SIGN CRITERIA

GENERAL SPECIFICATIONS

1. Each shop tenant may have one Type A or one Type C sign. Each shop tenant may also display one Type B sign, centered over the tenant entrance. All designs, colors, and installation drawings, are to be submitted to the Landlord for review and approval, prior to construction.
2. The length of a Type A or Type C sign shall not exceed 75% of the length of the business frontage.
3. The letter design and graphics for signs shall not be limited to any particular style, but should reflect the character of the shop it identifies. Design approval will be based upon compatibility with storefront design, and with regard for the overall center architecture and development.
4. All work must be of excellent quality and similar in workmanship, materials, and color, to other signs. The Landlord reserves the right to reject any work judged below standard.
5. All signs must conform to the City of Visalia's building codes and permit requirements.
6. Exceptions may be granted by the Landlord to some of the Plaza criteria where the tenant's sign has regional or national recognition as identifying that trade or business.
7. Tenant will be permitted no more than 144 square inches of window lettering, not to exceed 3" in height, showing the name of the business, indicating hours of business, telephone number, etc.

Sign Limitations and Conditions

1. No animated, flashing, or audible signs will be permitted on the exterior or interior of the building.
2. No exposed tubing or lamps will be permitted.
3. All crossovers, conduits, conductors, transformers, etc., shall be held to the absolute minimum, approved by the Landlord, and painted to match adjacent service.
Sign contractor shall provide necessary fastening and bracing to securely install sign.
4. Letter Height for type 'C' sign internally illuminated individual letters shall be a maximum of 12" in height as per January 12, 1987 Planning Commission approval for change in the sign program

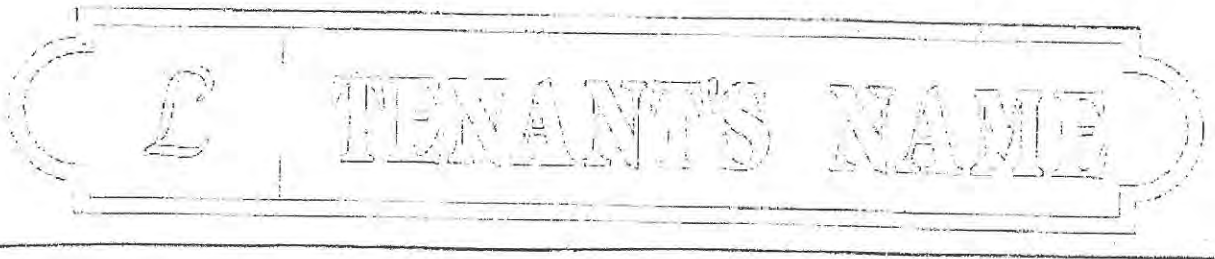
Mineral King Plaza
Visalia, CA

EXHIBIT "F": SIGN CRITERIA

Sign Type A

Signs shall be internally illuminated, fluorescent, single-faced, signs, constructed from sheet metal and with plexiglass faces. Signs must be 20" high and may be 10' (for business frontages of less than 20'), 12' (less than 25'), or 14' (more than 25'). The metal cabinet must be painted to match the color of the wooden beams – duranodic bronze is recommended. The color of the plexiglass face must be approved by the Landlord. The design, layout, and colors of any logos, images, or text must be approved by the Landlord. The preferred face design is to have a vinyl or painted background or border on the face surrounding the logo, graphics, or text. This background should match the color of the wooden beams – typically dark brown or duranodic bronze..

Mounting shall be on the continuous header beam at the forward column line and must be consistent in height and installation method with similar signs in the Plaza. All mounting hardware and conduit must be painted to match the color of the wooden beams to which the sign is attached.



Type A

Sign Type B

Chain-mounted, double-faced, handcrafted wood or precision board sign, sandblasted and stained or painted with raised, painted letters and/or design. Size not to exceed 5 square feet. The shape and design must be approved by the Landlord.



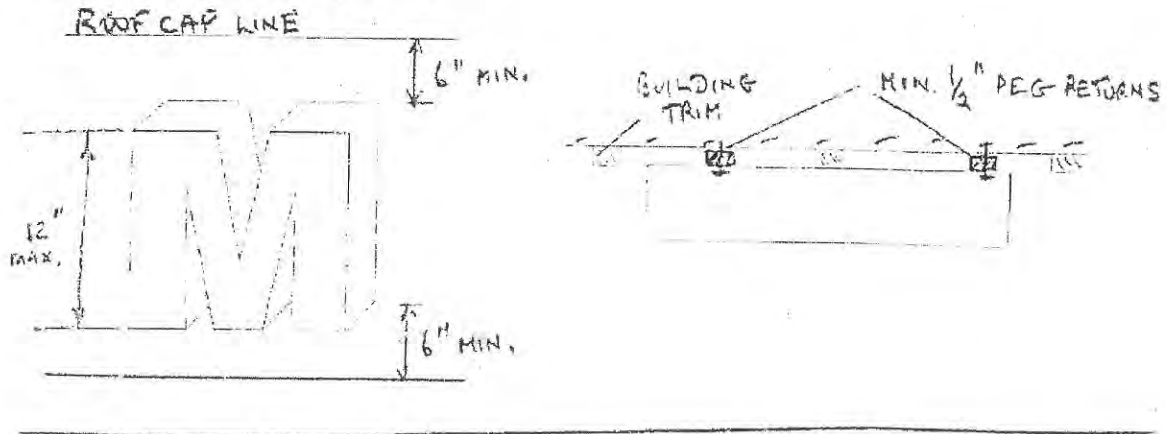
Type B.

Mineral King Plaza
Visalia, CA

EXHIBIT "F": SIGN CRITERIA

Sign Type C

Sign shall be internally illuminated, individual metal letters, with plexiglass faces. The color of the returns and the trim cap should be chosen to match the building surface. Letters must be attached to the building – exposed raceways are not permitted. Character of letters and color of plexiglass faces shall be approved by the Landlord. The maximum height of the sign should allow at least a 6" space of the mounting surface on all sides of the sign. Mounting hardware and methods should be such as to ensure that rust stains do not form on the building surface.



Type C.

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 

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 9, 2015

| | |
|----------------|--|
| ITEM NO. 1 | |
| SITE PLAN NO. | SPR15182 |
| PROJECT TITLE: | SKYWALK VISALIA |
| DESCRIPTION: | EXTREME AIR SPORTS PARK ON 2.42 ACRES (OSB ZONING) |
| APPLICANT: | CASE LAWRENCE |
| PROP. OWNER: | LONGS DRUG STORES INC |
| LOCATION: | 4335 W NOBLE AVE |
| APN(S): | 067-070-023 |

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: DECEMBER 9, 2015

SITE PLAN NO.: **15-182**
 PROJECT TITLE: **SKYWALK VISALIA**
 DESCRIPTION: **EXTREME AIR SPORTS PARK ON 2.42 ACRES
 (CSO ZONED)**

APPLICANT: **CASE LAWRENCE**
 PROP OWNER: **LONGS DRUGS STORES INC**
 LOCATION: **4335 W NOBLE AVE**
 APN: **087-070-023**

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: **4'** width; _____ parkway width at **SITE ACCESSIBILITY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

- 1. Site plan does not depict site accessibility upgrades. New tenant improvements to existing building shall conform to State building code for site assessibility. Improvement upgrades shall include, but not limited to, an accessible path of travel from the public right-of-way to the building entrance and compliance of existing accessible stalls with the current City standards; including an accessible path of travel from stalls to building entrance(s).***
- 2. Proposed use within existing Retail space will not incur additional impact fees. Any new improvements that will add square footage to the existing floor plan will be subject to futher developmental impact fees. Tenant improvement plan shall indicate existing or new square footage layout; refer to Building Dept. for further requirements. Refer to Page 3 for fee summary.***
- 3. A building permit will be required for tenant and site improvements. Refer to City standards. Plan check and inspection fees will apply.***
- 4. Refer to Fire & Building Dept. conditions of approval.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-182**
Date: **12/9/2015**

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

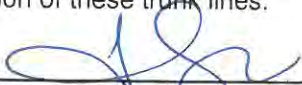
(Fee Schedule Date:**9/4/2015**)
(Project type for fee rates:**RETAIL**)

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

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|---|--|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$13,481 X ADDL SF (IF ANY) |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | OFFICE RATE \$16/1KSF X ADDL SF (IF ANY). TREATMENT PLANT FEE: \$52/1KSF X ADDL SF (IF ANY) |
| <input type="checkbox"/> Sewer Front Foot Fee | |
| <input type="checkbox"/> Storm Drain Acq/Dev Fee | |
| <input type="checkbox"/> Park Acq/Dev Fee | |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input type="checkbox"/> Waterways Acquisition Fee | |
| <input type="checkbox"/> Public Safety Impact Fee: Police | |
| <input type="checkbox"/> Public Safety Impact Fee: Fire | |
| <input type="checkbox"/> Public Facility Impact Fee | |
| <input type="checkbox"/> Parking In-Lieu | |

Reimbursement:

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



Adrian Rubalcaba

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: December 09, 2015
SITE PLAN NO: SPR15182
PROJECT TITLE: SKYWALK VISALIA
DESCRIPTION: EXTREME AIR SPORTS PARK ON 2.42 ACRES (CSO ZONED)
APPLICANT: CASE LAWRENCE
PROP OWNER: LONGS DRUG STORES INC
LOCATION: 4335 W NOBLE AVE
APN(S): 087-070-023

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

[Handwritten Signature]

AUTHORIZED SIGNATURE

12-4-15

DATE



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: 1

DATE: December 09, 2015

SITE PLAN NO:

SPR15182

PROJECT TITLE:

SKYWALK VISALIA

DESCRIPTION:

EXTREME AIR SPORTS PARK ON 2.42 ACRES (C
ZONED)

APPLICANT:

CASE LAWRENCE

PROP OWNER:

LONGS DRUG STORES INC

LOCATION:

4335 W NOBLE AVE

APN(S):

087-070-023

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.

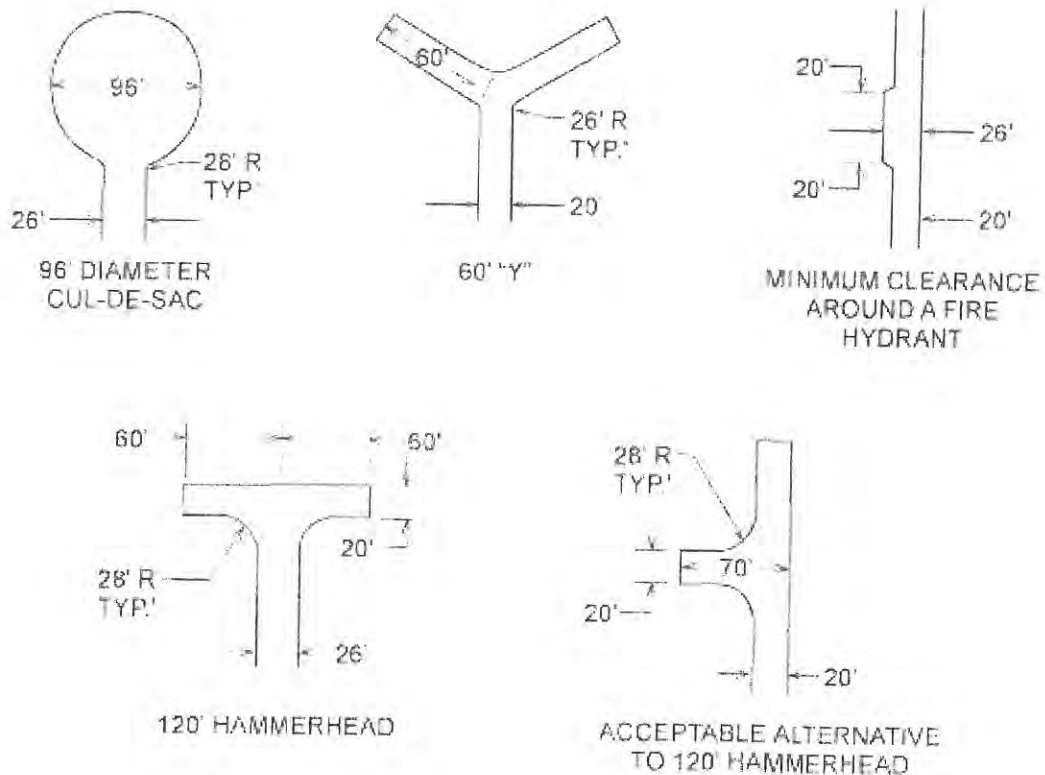


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 in 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

SITE PLAN NO: SPR15182
PROJECT TITLE: SKYWALK VISALIA
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PROP OWNER: LONGS DRUG STORES INC
LOCATION: 4335 W NOBLE AVE
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COMMERCIAL BIN SERVICE

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

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

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

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

THE REFUSE TRASH ENCLOSURE ON THE EAST SIDE OF BUILDING NEEDS TO BE UPGRADED TO A R-3 CITY STANDARDS.

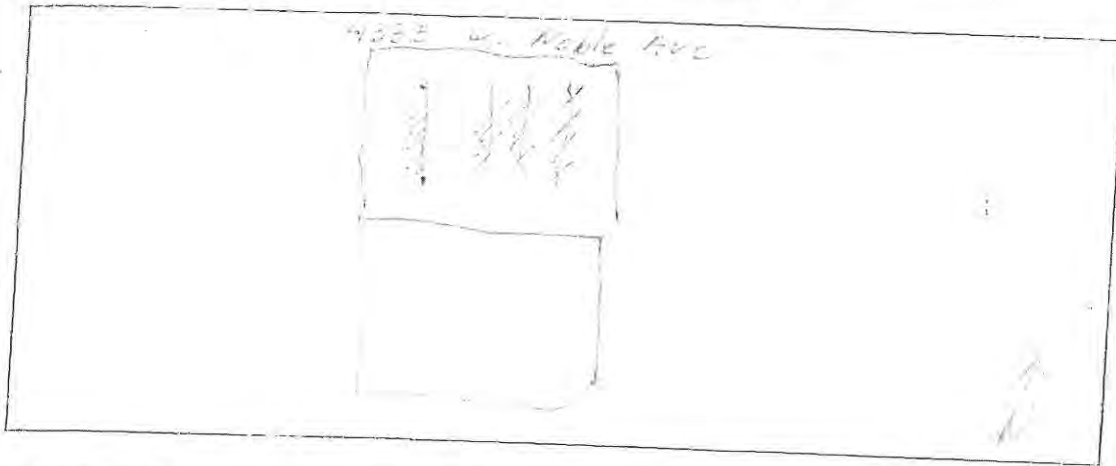
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 12-2-13

Site Plan Review # 15182

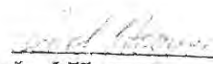
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

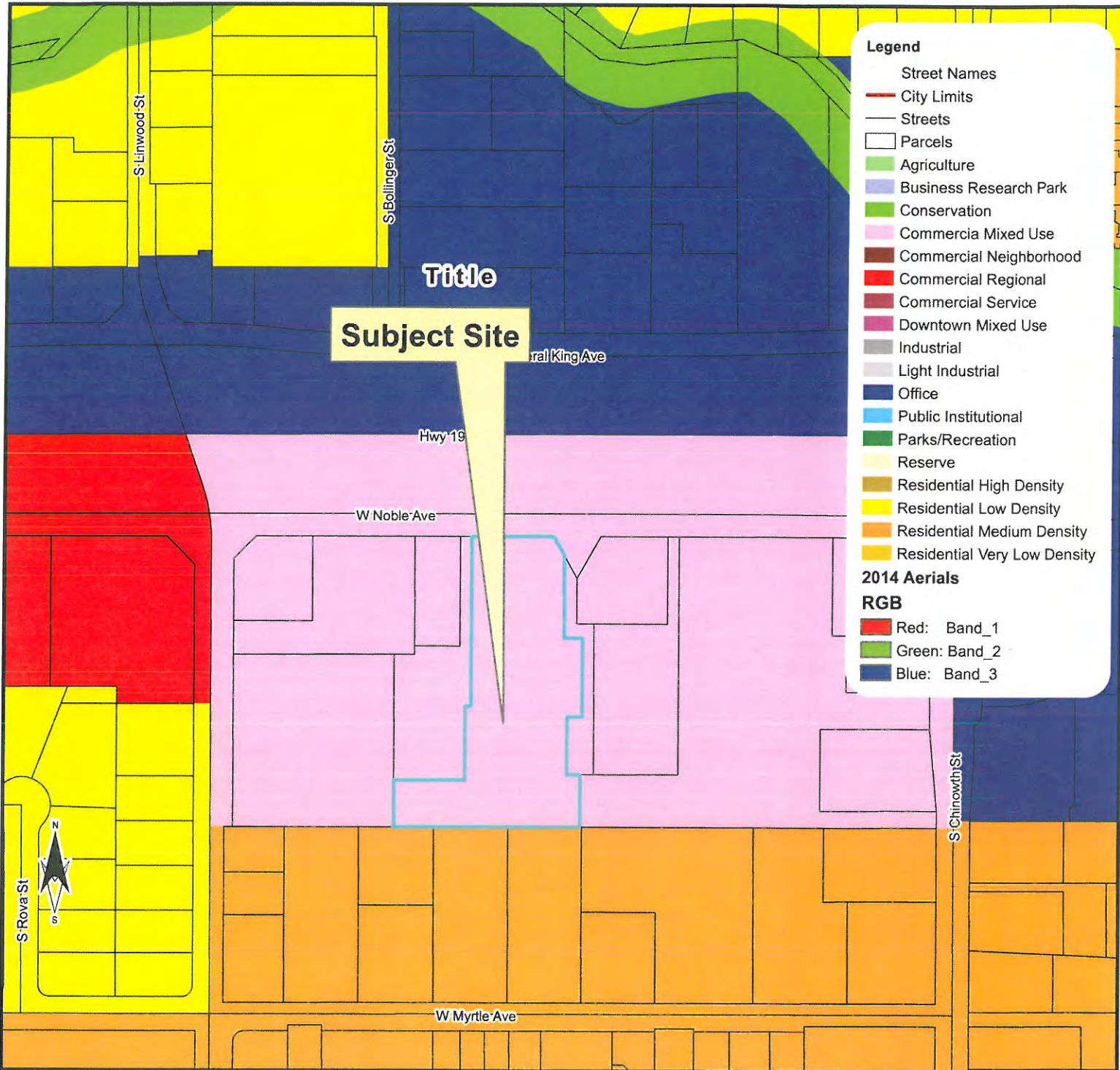
- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public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

Other Comments: _____

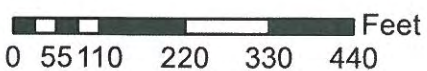

Joel Hooyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

City of Visalia



Land Use Designations

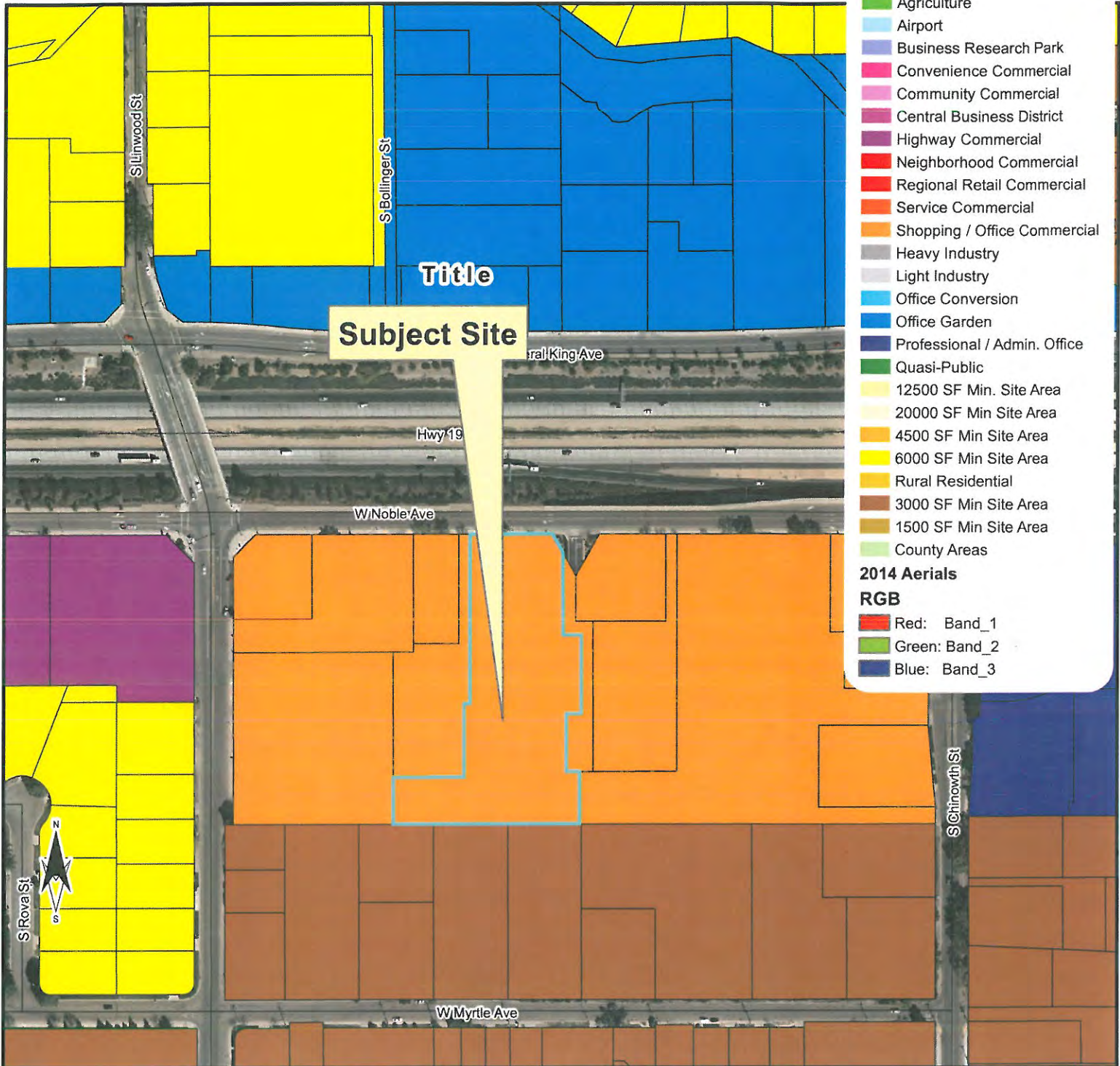


CUP 2016-03

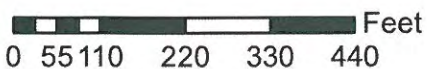
City of Visalia

Legend

- Street Names
- City Limits
- Streets
- Parcels
- Agriculture
- Airport
- Business Research Park
- Convenience Commercial
- Community Commercial
- Central Business District
- Highway Commercial
- Neighborhood Commercial
- Regional Retail Commercial
- Service Commercial
- Shopping / Office Commercial
- Heavy Industry
- Light Industry
- Office Conversion
- Office Garden
- Professional / Admin. Office
- Quasi-Public
- 12500 SF Min. Site Area
- 20000 SF Min Site Area
- 4500 SF Min Site Area
- 6000 SF Min Site Area
- Rural Residential
- 3000 SF Min Site Area
- 1500 SF Min Site Area
- County Areas
- 2014 Aerials**
- RGB**
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Zoning Designations



CUP 2016-03

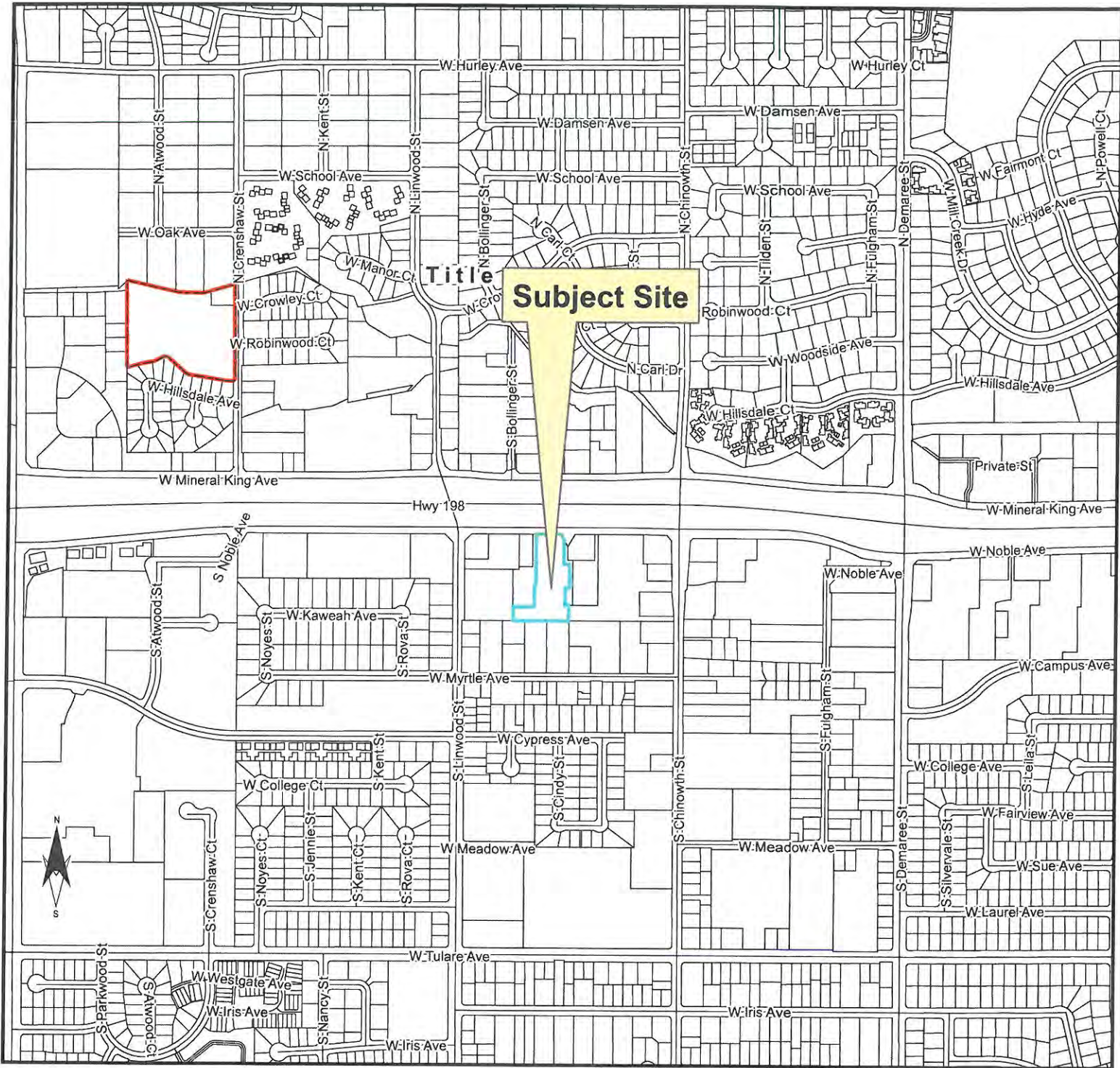


0 15 30 60 90 120 Feet

Aerial Photo

CUP 2016-03

City of Visalia



Location Map

0 195390 780 1,170 1,560 Feet

CUP 2016-03