

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, MAY 9, 2016; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Finding of Consistency No. 2016-005 a request by Perfection Pet Foods, LLC, to expand the floor area of a warehouse previously approved through Conditional Use Permit No. 2014-35 from 142,595 square feet to 148,778 square feet. The site is located at 1111 N. Miller Park Court. (APN: 073-160-032, 033; 073-190-002, 003, 010)
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2016-08: A request by the Roman Catholic Bishop of Fresno, applicant (Martin Properties, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 219 N. Court Street (APN: 094-335-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-20
6. PUBLIC HEARING – Brandon Smith
  - a. Conditional Use Permit No. 2016-07: A request by Valley Oak SPCA (Stanley & Wendy Simpson and Steven & Irene Bargeon property owners), to allow development of a phased facility consisting of an animal shelter, adoption center, and education center, and the establishment of a sign program, on 1.9 acres in the I-L (Light Industrial) zone. The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 089-100-049, 050, 051, and 052) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15332, Categorical Exemption No. 2016-17
  - b. Variance No. 2016-03: A request by Valley Oak SPCA (Stanley & Wendy Simpson and Steven & Irene Bargeon property owners), to allow a variance to the required

yard fronting onto a major road (Goshen Avenue) in Design District H in the I-L (Light Industrial) zone. The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 089-100-049, 050, 051, and 052) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-17

7. REGULAR ITEM- NICK MASCIA, COMMUNITY DEVELOPMENT DIRECTOR  
Project Updates to the Planning Commission
8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

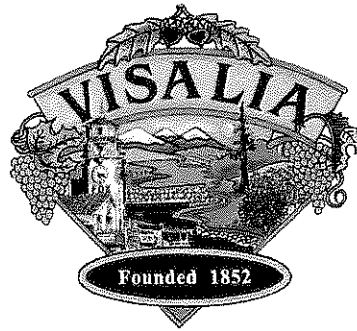
#### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MAY 19, 2016 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 23, 2016**

# City of Visalia



**To:** Planning Commission

**From:** Brandon Smith, Senior Planner (713-4636)

**Date:** May 9, 2016

**Re:** Finding of Consistency No. 2016-005 a request by Perfection Pet Foods, LLC, to expand the floor area of a warehouse previously approved through Conditional Use Permit No. 2014-35 from 142,595 square feet to 148,778 square feet. The site is located at 1111 N. Miller Park Court. (APN: 073-160-032, 033; 073-190-002, 003, 010)

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## RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency allowing a 6,183 square foot addition to a warehouse as a part of the master plan previously approved through Conditional Use Permit No. 2014-35.

## DISCUSSION

Conditional Use Permit No. 2014-35 was approved on February 23, 2015, adopting the fourth amendment to Conditional Use Permit (CUP) No. 2011-03 allowing a pet food manufacturing plant in the Light and Heavy Industrial zones at 1111 N. Miller Park Court. The plant has periodically expanded both in building square footage and in site area since the initial CUP approval in 2011, and is currently approved for 269,667 sq. ft. of floor area on 18.56 acres as of the approval of CUP No. 2014-35. The site plan associated with CUP No. 2014-35 is attached as Exhibit "A". (The total under roof area shown in this site plan is 269,037 sq. ft.) Not reflected in the attached site plan are improvements that Planning Commission recently approved through a Finding of Consistency on March 28, 2016, to add a 2,808 sq. ft. cold box and 502 sq. ft. anteroom to the master plan.

The applicant is now requesting a 6,183 square foot addition west of the "New Warehouse Phase 2" in the master plan, as shown in Exhibit "B" and as described in the letter attached as Exhibit "C". The addition represents a 4% increase in the size of the warehouse portion of the manufacturing plant. The addition would create a uniform edge parallel to Camp Drive on the west side of the warehouse where the current master plan shows two open niches in the building. According to the letter submitted by the applicant's representative, there will be no additional truck traffic created as a result of the addition.

The addition to the warehouse was reviewed by the Site Plan Review Committee as a resubmittal of item no. 2014-161 on April 20, 2016. The Committee approved the item with the requirement of a Finding of Consistency by the Planning Commission.

Staff finds the 6,183 square foot addition of the warehouse consistent with the overall scope of the most recently-approved CUP for this project. This finding is based on staff's determination that the additional space is making use of an otherwise void area and that the addition would not significantly impact the function or magnitude of the approved pet food manufacturing plant. The uses would not require additional parking since parking requirements are based on number of employees plus number of vehicles used in conjunction with the use.

## ATTACHMENTS

- Exhibit "A" – Site Plan approved through Conditional Use Permit No. 2014-35
- Exhibit "B" – Proposed Site Plan with additions
- Exhibit "C" – Letter of Request
- Aerial Photo

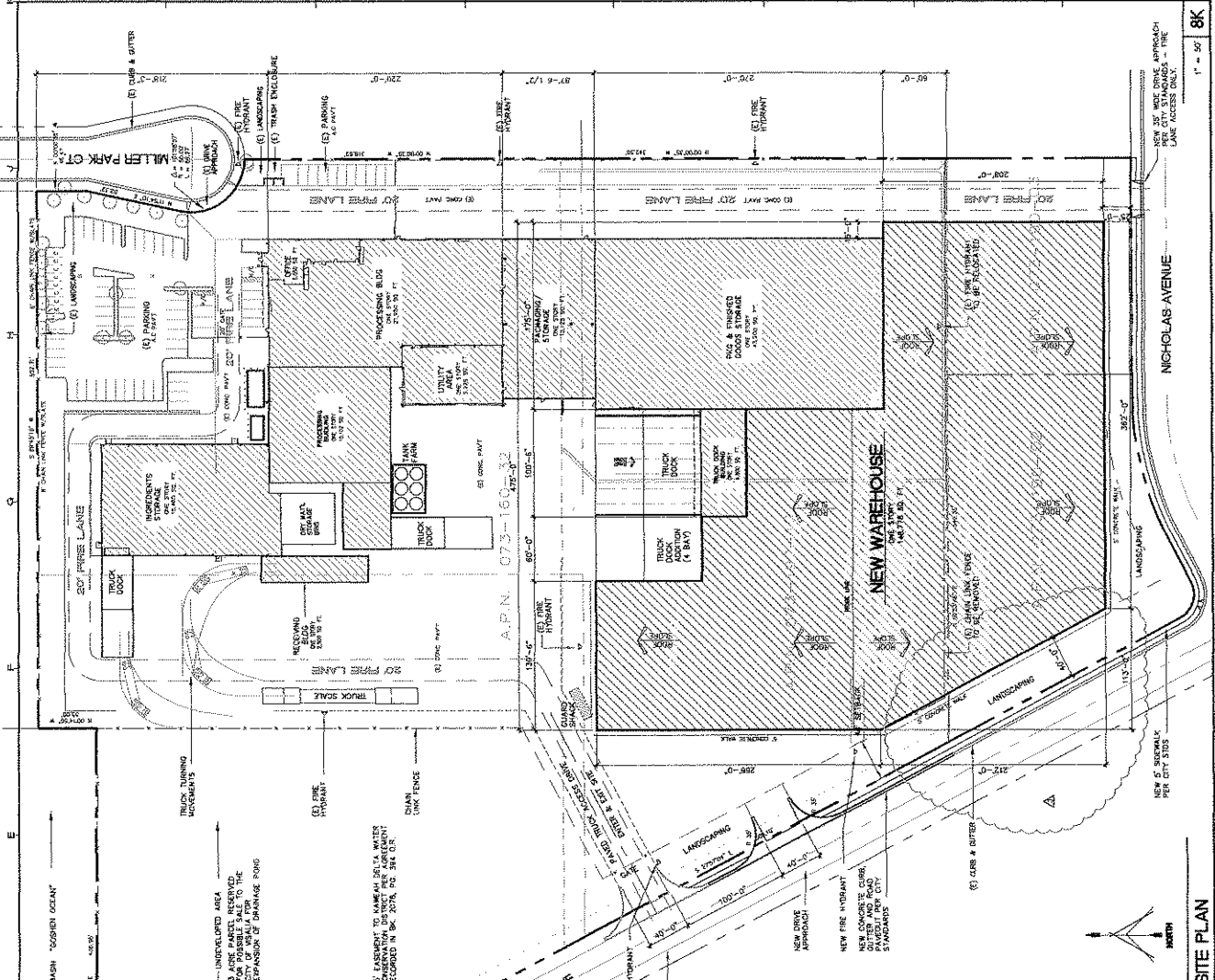


NO.	DATE	REVISIONS
01	12-05-14	CLP SUBMITTAL
02	01-08-15	REVISED PER COMMENTS
03	03-05-15	REVISED PER COMMENTS
04	04-13-16	ADDITIONAL COMMENTS
05	04-13-16	FINAL

**A NEW WAREHOUSE FOR  
PERFECTION PET FOODS, LLC**  
VISALIA, CALIFORNIA

**DOWD Engineering**  
Structural - Civil - Drafting  
123 East Main Ave  
Visalia, California 93274  
(559) 864-9318  
info@dowdeng.com

PROJECT NO.	2014-35
DATE	OCT 2014
SCALE	1" = 50'
PROJECT NAME	NEW WAREHOUSE
CLIENT	PERFECTION PET FOODS, LLC
PROJECT ADDRESS	1111 N. MILLER PARK COURT, VISALIA, CA 93274
PROJECT NO.	2014-35
DATE	OCT 2014
SCALE	1" = 50'
PROJECT NAME	NEW WAREHOUSE
CLIENT	PERFECTION PET FOODS, LLC



**EXHIBIT B**

APPLICANT / OWNER:  
PERFECTION PET FOODS, LLC  
31103 WEST STREET  
GOSHEN, CA 93227

PLAN PREPARED BY:  
LEW DOWD  
1111 N. MILLER PARK COURT  
VISALIA, CA 93274  
559-864-9318

PROJECT ADDRESS:  
1111 N. MILLER PARK COURT  
VISALIA, CA 93274

PARCEL INFORMATION:

A.P.N.	ACRES	ZONING
073-160-032	8.17	HEAVY INDUST.
073-160-033	3.29	HEAVY INDUST.
073-190-010	4.68	LIGHT INDUST.
073-190-02	1.31	LIGHT INDUST.
073-190-03	.81	LIGHT INDUST.
<b>TOTAL</b>	<b>18.56</b>	

FLOOD ZONE DESIGNATION: AE

(E) PARKING STANDARD STALLS: 89  
COMPACT STALLS: 2  
TOTAL: 91

UTILITIES: ELECT. & GAS: SOUTHERN CALIF EDISON  
SEWER: CITY OF VISALIA  
WATER: CAL-WATER

OCCUPANCY GROUP: F-2

TYPE OF CONSTRUCTION: 1B & 1B

ORIGINAL BUILDING AREA:  
NORTH BUILDING: 27,175 SQ. FT. (PLANT)  
5,050 SQ. FT. (OFFICE)  
SOUTH BUILDING: 43,200 SQ. FT. (PLANT)

PREVIOUSLY APPROVED ADDITIONS:  
PROCESSING BLDG: 15,102 SQ. FT.  
RECEIVING BLDG: 2,500 SQ. FT.  
TRUCK DOCK BLDG: 4,800 SQ. FT.  
INGREDIENTS STOR.: 15,460 SQ. FT.  
PACKAGING ADD'N: 13,125 SQ. FT.  
GUARD SHACK: 30 SQ. FT.  
EXISTING TOTAL UNDER ROOF: 126,442 SQ. FT.

**NEW WORK PROPOSED WITH THIS PLAN:**

PROPOSED WAREHOUSE	148,779 SQ. FT.
NEW TOTAL UNDER ROOF	275,220 SQ. FT.

NOTE: PREVIOUS APPROVAL FOR THIS PROJECT, C.U.P. NO. 2014-35, WAS FOR 142,995 SQ. FT. WAREHOUSE ADDN.

PARCEL NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LEGAL DESCRIPTION**

8K

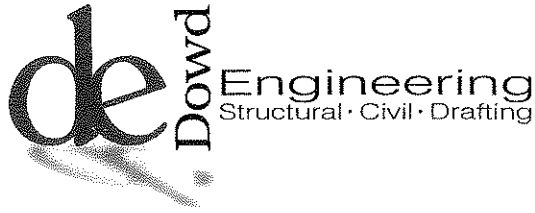
**VICINITY MAP**

NTS

**SITE PLAN**

1" = 50' 8K





P.O. Box 178 Tulare, CA. 93275  
(559)684-9318 fax (559)684-9319

April 25, 2016

City of Visalia  
Community Development Department  
315 E Acequia Ave  
Visalia, CA 93291

Attention: Planning – Brandon Smith

Re: Finding of Consistency for Perfection Pet Foods, LLC. - Warehouse

Sir:

I, Lew Dowd, acting as an authorized agent for Perfection Pet Foods, LLC hereby request a 'Finding of Consistency' for the project identified on the attached site plan.

This warehouse project had been previously approved, C.U.P. No. 2014-35, with a floor area of 142,595 sq. ft.. (See Exhibit A). The revised plan for this warehouse now calls for a floor area of 148,778 sq. ft. (See Exhibit B).

No additional truck traffic will be created as a result of this increase in footage.

Regards,

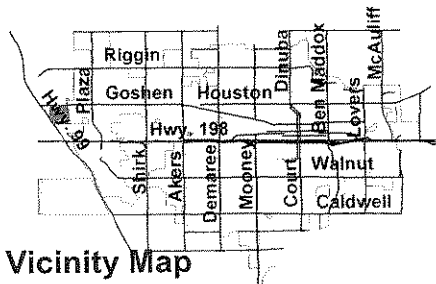
A handwritten signature in black ink, appearing to read 'Lew Dowd', is written over the 'Regards,' text.

Lew Dowd  
Structural Engineer

Exhibit "C"

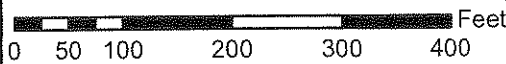
# Finding of Consistency for Conditional Use Permit No. 2014-35

The site is located at 1111 N. Miller Park Court.  
(APN: 073-160-032, 033; 073-190-002, 003, 010)



## Aerial Photo

Photo Taken March 2016



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS





## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** May 9, 2016

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

**SUBJECT:** Conditional Use Permit No. 2016-08: A request by the Roman Catholic Bishop of Fresno, applicant (William Martin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 219 N. Court Street (APN: 094-335-011).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-08 based on the findings and conditions in Resolution No. 2016-17. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-08 based on the findings and conditions in Resolution No. 2016-17.

### PROJECT DESCRIPTION

Conditional Use Permit No. 2016-08 is a request by the Roman Catholic Bishop of Fresno to allow a thrift store in the CDT (Commercial Downtown) zone. The store will occupy an existing 4,500 sq. ft. building on Court Street. As shown in the Floor Plan in Exhibit "A", there would be typical retail display of new and used goods including furniture and clothing. The store would operate as a regular retail store with hours from 9 am to 6 pm Monday thru Saturday as provided in the Operational Statement in Exhibit "B". The store would be operated by 2 to 5 employees or volunteers. There are no plans for outdoor display or other non-retail activities at the site.

The site has a storefront on Court Street and a parking lot at the rear which is shared with a restaurant. There would be no outdoor storage in the parking lot.

### BACKGROUND INFORMATION

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



### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

On October 26, 2015, the Planning Commission approved Conditional Use Permit No. 2015-29, allowing the Roman Catholic Bishop of Fresno to establish a thrift store at 611 W. Main Street.

On December 12, 2012, the Planning Commission approved Conditional Use Permit No. 2012-41 allowing a fitness facility at the project site. The facility has since relocated.

## **PROJECT EVALUATION**

Staff recommends approval of Conditional Use Permit No. 2016-08, as conditioned, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

### **Land Use Compatibility**

Thrift stores greater than 2,000 sq. ft. are a conditional use in the CDT zone; the building is 4,500 sq. ft. and is subject to the conditional use permit process. The subject site has operated as retail, service, and a fitness facility in the past. The site is surrounded by compatible retail, restaurant, and office uses. The recommendation for approval is based upon the proposed use being a retail use similar to other uses in the CDT zone, and the recommend conditions of approval.



### **Thrift Store Operational Conditions**

The applicant has submitted an Operational Statement, Exhibit "B", which details their proposed use of the site. The hours would be from 9 am to 6 pm, Monday thru Saturday, with 2 to 5 employees. The store will be run as a general retail establishment.

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

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

### Parking

The site shares a parking lot with an adjacent restaurant (Pita Kabob). These are older structures which have retail parking credits and are within the Property Based Improvement District (PBID) area in downtown, which currently allows the intensification of uses without required additional parking. No additional parking is required for this use.

### Environmental Review

The requested action is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-21).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-21).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-037.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "A".
3. That the facility be operated as a retail establishment consistent with the Operational Statement in Exhibit "B".
4. That the storage of any goods outside the store is prohibited and all unsolicited donations which may be left at the site must be removed on a daily basis.
5. That no food distribution services shall occur at the site.
6. That building signage shall be applied for and issued under a separate building permit.
7. That all federal, state, regional, and city codes and ordinances be met.

8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-08.

### **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](http://www.ci.visalia.ca.us) or from the City Clerk.

#### **Attachments:**

- Related Plans & Policies
- Resolution No. 2016-17
- Exhibit "A" – Floor Plan
- Exhibit "B" – Operational Statement, applicant Correspondence
- Site Aerial
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## Related Plans & Policies

### **Visalia Zoning Ordinance – Title 17 of the Visalia Municipal Code**

#### **Chapter 17.38 (Conditional Use Permits)**

##### **17.38.010 Purposes and powers.**

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

##### **17.38.030 Lapse of conditional use permit.**

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

##### **17.38.040 Revocation.**

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

##### **17.38.050 New application.**

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

##### **17.38.060 Conditional use permit to run with the land.**

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-08, A REQUEST BY THE ROMAN CATHOLIC BISHOP OF FRESNO, APPLICANT (WILLIAM MARTIN, PROPERTY OWNER) TO ALLOW A THRIFT STORE IN THE CDT (COMMERCIAL DOWNTOWN) ZONE. THE PROJECT IS LOCATED AT 219 N. COURT STREET (APN: 094-335-011)

**WHEREAS**, Conditional Use Permit No. 2016-08, is a request by the Roman Catholic Bishop of Fresno, applicant (William Martin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 219 N. Court Street (APN: 094-335-011); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 9, 2016; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-08, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

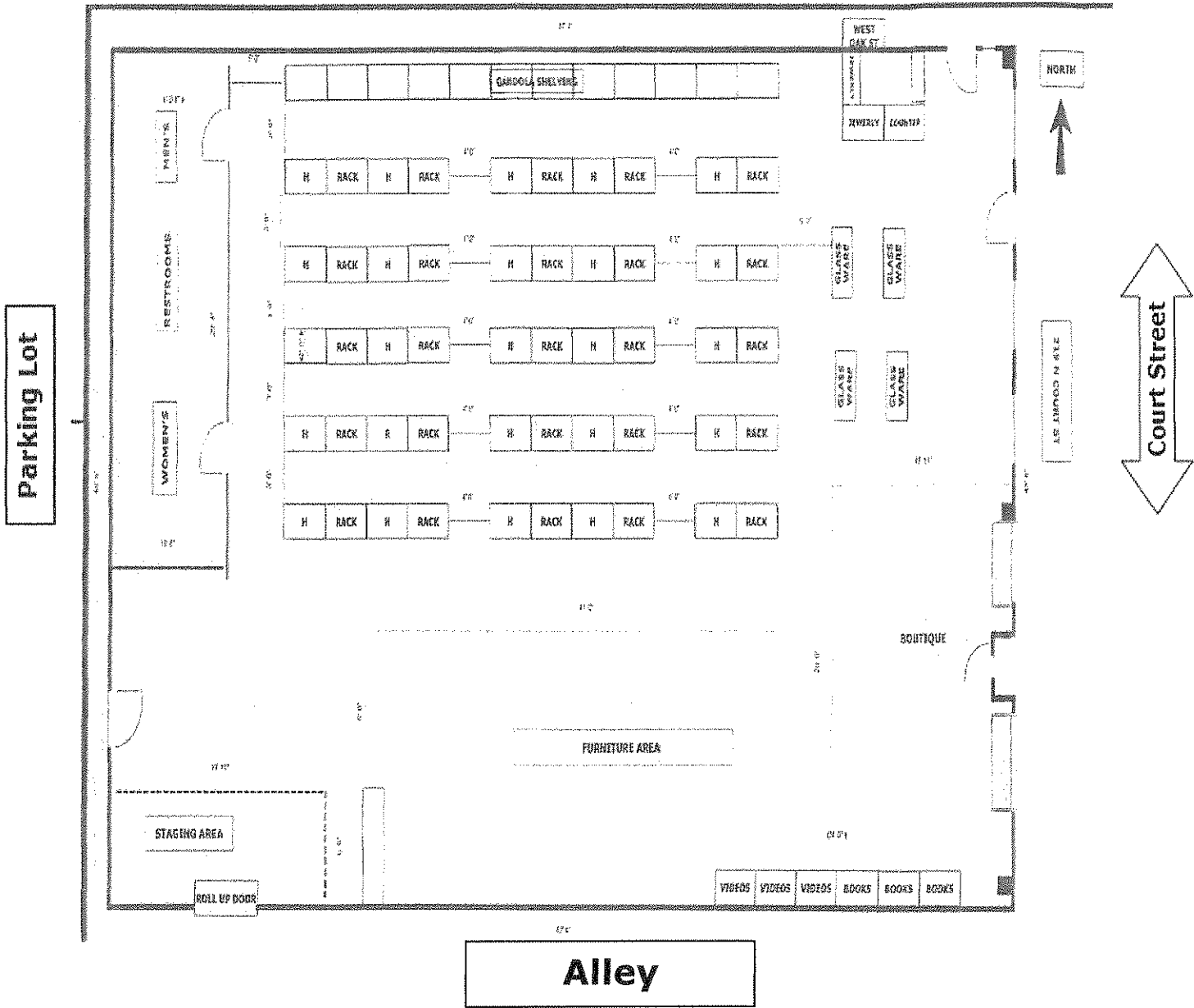
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-21).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-037.
2. That the use be operated in substantial compliance with the floor plan shown in Exhibit "A".
3. That the facility be operated as a retail establishment consistent with the Operational Statement in Exhibit "B".
4. That the storage of any goods outside the store is prohibited and all unsolicited donations which may be left at the site must be removed on a daily basis.
5. That no food distribution services shall occur at the site.
6. That building signage shall be applied for and issued under a separate building permit.
7. That all federal, state, regional, and city codes and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-08.



# Floor Plan



## Operating Statement

### New Thrift Store at 219 N Court St.

1. Business Name: Undetermined
2. Ownership Structure: Diocese of Fresno  
The Good Shepard Catholic Parish of Visalia  
Bethlehem Center  
Executive Director of Bethlehem Center: Benny Rodriguez
3. Existing Location: Bethlehem Center Thrift Store is located at 1638 N. Dinuba Blvd., Visalia, CA 93291. Business has been operating for over 4 years.
4. Proposed Second Location: A second Thrift Store is proposed to be located at 219 N. Court St. in downtown Visalia which is currently owned by William Martin.
5. Facility Layout: The plan is to use approximately 4,200 of the stores 4,500 sq. ft. as retail space with the remaining back area square footage as staging and storage space. The floor plan attached is a general idea of how the store will be set up. The front of the store will be the boutique area with higher fashion and higher quality women's clothing to help draw customers in. The remainder of the store will contain gently used clothing for men, women, and children with the layout geared towards getting the customer to explore the entire store. The front of the general retail floor will have all of our best furniture with more furniture at the very back of the floor. It is the policy of the Bethlehem Center that this location will not be used as a source to provide services such clothing vouchers, laundry vouchers or box food to the homeless. Services as mentioned will only be provided at the Bethlehem Center location at 1638 N Dinuba Blvd, Visalia, Ca. The thrift store located at 219 N Court St. will not have the name of the Bethlehem Center on the exterior of the building.

## Operational Summary

- a) Targeted Customers: The general idea of the new store is to have a second thrift store where we can sell higher quality clothing, furniture, and other product to a different clientele base of a higher economic class that would not normally visit our present store because of the Bethlehem Centers demographics. The new location will be more convenient as it will be centrally located in an effort to reach new customers in the south central part of the city. The majority of our clientele are female clients between the ages of 25 and 44. This thrift store location will not be used as a source for services or resources for the marginal of the community.
- b) Hours of Operation: Monday-Saturday 9am-6pm with a possible modification according to holidays and seasons.
- c) Boutique: Boutique area will consist of tasteful new and nearly new merchandise, some still with tags sold at a reasonable price. Boutique will be in entrance of the store to help attract customers.
- d) Furniture: the Bethlehem Center receives countless donated furniture items and only accepts sellable items. We have received entire buildings of high quality furniture from existing businesses as well as from individuals donating furniture no longer useful to them. The majority of our inventory will be office furnishings. Donors will be encouraged to allow us provide free pick up service, where donations will be taken to our warehouse located at 1638 N Dinuba Blvd. In the event that a furniture is brought to the 219 N Court St location it will our policy not allow the item to be left outside of the building and brought inside.
- e) Clothing: The clothing that has been set aside for the new store is our higher quality gently used merchandise which only after the item is proven unable to sell at new store, it will then go to the old store. Clothes will be departmentalized depending on the type of clothing, organized by size and then colorized. Donors will at times will bring donations of clothing, housewares or miscellaneous items, these item will not remain outside of the building during business hours.
- f) Signage: Signage will be posted in the rear of the building indicating that donated items are not to be left during non-business hours. Additional signage will indicate those donated items that are not accepted at the 219 N Court St.. These items include the follow: Large appliances, mattresses, couches, tires, hazardous materials, building materials, television or electronic items

- g) Sales: Each week the store will be having various types of sales to drive up store revenue. Sales will be promoted through an established Facebook page, as well as general store advertisements and possibly radio and TV advertisements.
- h) Other: Other merchandise will include housewares, some electronics, baby clothes, some toys, accessories, and other miscellaneous items.
- i) Music: Basic background music will be playing lightly for the shoppers to enjoy their shopping experience.
- j) Loss Prevention: A 12 camera HD surveillance system with remote access through smartphone will be purchased and installed in building and will be used consistently and effectively to help prevent loss.
- k) Grand Opening: The church is asking us to make a grand opening of the store an event for parishioners and city officials to come enjoy as a celebration as well as exposure. We will be putting a significant amount of dollars into this grand opening event to help secure a successful start to this new business venture.
- l) Equipment: The following equipment will be used for the business:
  - i. Grid wall
  - ii. Gondolas
  - iii. Display Counter
  - iv. 4 way slant arm racks
  - v. H-Racks
  - vi. Waterfall arms for grid wall
  - vii. Uniform assorted organizational clothes hangers
  - viii. Rounder Racks
  - ix. Wooden and Glass Shelving and Cubby's
  - x. Z-Racks for back stock and transporting product
  - xi. Mannequins
  - xii. Signage pointing to departments
  - xiii. Dump tables
  - xiv. Register
  - xv. Computer
- m) Employees: Employees will be transferred to the new store from our existing location. The remainder of the staff will be provided through customer friendly volunteers which will be recruited through the parish with at least 1 paid employee present at all times. Each employee is able and willing to guide the supportive volunteer staff effectively.

- n) Deliveries and Pick up from the thrift store: Z-Racks will be pre-stocked at the Bethlehem Center warehouse filled with quality merchandise and transported, ready to hit the floor as often as needed. Furniture needed to fill empty space on sales floor will also be delivered in the Bethlehem Centers new utility box truck recently purchased. Deliveries will arrive before store opens or after the closing of the store to prevent any congestion. Occasionally there may be a need to make an unscheduled delivery during the business. Normally pick up's from the store will be scheduled during the scheduled deliveries. Occasionally there may be a need to make an unscheduled pick up.
  - o) Donations: Currently, we have many potential donors who would like to give to the Bethlehem Center but our current location is either not convenient or they get deterred by the homeless population that the Bethlehem Center serves. This new store will also be a donation drop zone which will make it more conducive for these new donors to support the Bethlehem Center. Donations can be brought in through the rear entrance where there is parking or directly through the front entrance. Donations will be received throughout the day. The Thrift Store will not accept sofas, mattresses, broken furniture, non-working appliances, nor electronic products. Donations dropped off will not be allowed to be left outside of the building nor left to accumulate and kept free of donations. For large donations the Bethlehem Center will provide free pickup service by appointment.
6. Conclusion: The goal and the purpose of this new store is to help the Bethlehem Center work towards self-sustainability. With the guidance of Benny Rodriguez, Executive Director of the Bethlehem Center, and his decades of experience in retail as well as an extremely supportive board, this will easily be a success now it's just to find out what degree of success this new business venture will provide.

As a mission of the Good Shepard Catholic Parish of Visalia, we appreciate the opportunity to have this new store as a possibility so we can continue to feed the poor and clothe the needy. We want to be a great addition to Visalia by helping the economy of downtown area. We look forward to the city's approval so we continue on towards our other goals.

# Site Aerial





MEETING DATE March 9, 2016  
SITE PLAN NO. 16-037  
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.

*Site Plan Review Committee*





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 9 DATE: MARCH 9, 2016

SITE PLAN NO.: 16-037  
PROJECT TITLE: THRIFT STORE  
DESCRIPTION: THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT: GRAHAM MATTHEW  
PROP OWNER: MARTIN & MARTIN PROPERTIES LLC  
LOCATION: 219 N COURT ST  
APN: 094-335-011

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

- 1. A minor Conditional Use Permit is required. Refer to further conditions by the Planning Dept.**
- 2. Proposed thrift store will not incur additional impact fees.**
- 3. Standard plan check and inspection fees will apply to a building permit for tenant improvements.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 16-037  
Date: 3/9/2016

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

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

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

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

**Reimbursement:**

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

  
\_\_\_\_\_  
Adrian Rubalcaba

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

ITEM NO: 9                      DATE: March 09, 2016  
SITE PLAN NO:                      SPR16037  
PROJECT TITLE:                      THRIFT STORE  
DESCRIPTION:                      THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT:                      GRAHAM MATTHEW  
PROP OWNER:                      MARTIN & MARTIN PROPERTIES LLC  
LOCATION:                      219 N COURT ST  
APN(S):                      094-335-011

### Site Plan Review Comments

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

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

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

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

**COMMERCIAL BIN SERVICE**

ITEM NO: 9      DATE: March 09, 2016  
SITE PLAN NO:      SPR16037  
PROJECT TITLE:      THRIFT STORE  
DESCRIPTION:      THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT:      GRAHAM MATTHEW  
PROP OWNER:      MARTIN & MARTIN PROPERTIES LLC  
LOCATION:      219 N COURT ST  
APN(S):      094-335-011

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

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



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



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

EXISTING REFUSE ENCLOSURE AND SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338





**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: 9

DATE: March 09, 2016

SITE PLAN NO: SPR16037  
PROJECT TITLE: THRIFT STORE  
DESCRIPTION: THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT: GRAHAM MATTHEW  
PROP OWNER: MARTIN & MARTIN PROPERTIES LLC  
LOCATION: 219 N COURT ST  
APN(S): 094-335-011

**The following comments are applicable when checked:**

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

**General:**

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



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

**Water Supply:**

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

**Emergency Access:**

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

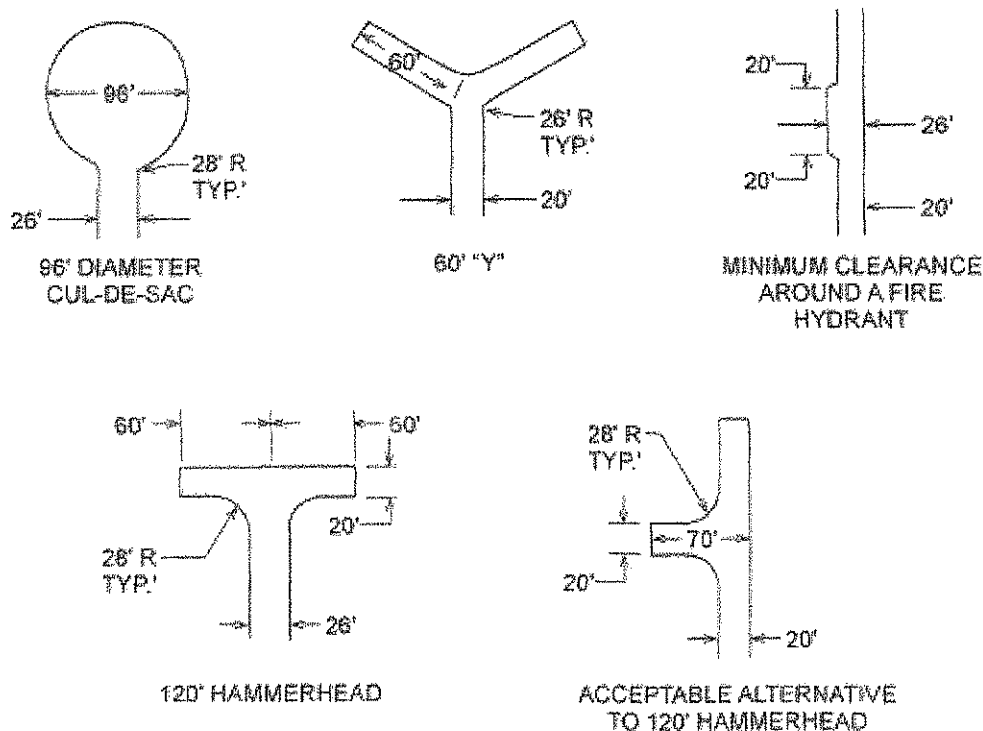


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

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

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

**Fire Protection Systems:**

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

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

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 9, 2016

SITE PLAN NO: 2016-037  
PROJECT TITLE: THRIFT STORE  
DESCRIPTION: THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT: GRAHAM MATTHEW  
PROP. OWNER: MARTIN & MARTIN PROPERTIES LLC  
LOCATION TITLE: 219 N COURT ST  
APN TITLE: 094-335-011  
GENERAL PLAN: Downtown Mixed Use  
EXISTING ZONING: CDT – Central Business District

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

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

## **PROJECT SPECIFIC INFORMATION: 03/09/2016**

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

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

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

1. Existing parking provided. Site was previously occupied by an automobile parts store.

## **DOWNTOWN RETAIL DESIGN DISTRICT BUILDING DESIGN CRITERIA**

Amended April 1996

### **A. General**

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

1. Definitions

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

- h. Each building may display a reader board of a maximum area of twenty (20) square feet indicating the name, address and type of business of the businesses within the building. If the reader board is located on a part of the building qualifying as an occupancy frontage for which sign area is calculated, the sign area used for the reader board shall be deducted from the total permitted for that building.

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

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

## **B. Renovation**

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

- 1. Facades -

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

**C. New building standards**

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

- 1. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.
- 2. New buildings shall be constructed to within ten percent (10%) of the maximum height of adjacent buildings; however, in no case shall a building exceed fifty (50) feet in height. The scale of new architectural elements should be consistent with that of adjacent structures.



3. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.
4. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of 30 inches above ground level.

**D. Maintenance and repair required**

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

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

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

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


**E. Minimum alterations required**

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

occupant(s) or agent(s) or the owner(s) are specifically charged with responsibility for maintenance of the structure be a lease or other written contractual agreement between the owner(s) and the occupant(s) or agents(s).

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

Signature

A handwritten signature in black ink, appearing to read "Jaw Brown", is written over a horizontal line. The signature is stylized and cursive.

City of Visalia  
 Building: Site Plan  
 Review Comments

ITEM NO: 9      DATE: March 08, 2016  
 SITE PLAN NO: SPR16037  
 PROJECT TITLE: THRIFT STORE  
 DESCRIPTION: THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
 APPLICANT: GRAHAM MATTHEW  
 PROP OWNER: MARTIN & MARTIN PROPERTIES LLC  
 LOCATION: 219 N COURT ST  
 APN(S): 094-335-011

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE .  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: \_\_\_\_\_

 Date: 3/8/16  
 Signature

*SEE END OF SUBOT FOR CONTINUED COMMENTS*

- COST OF CONSTRUCTION :

WHEN THE ADJUSTED CONSTRUCTION COST IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD \$150,244.00 THE COST OF COMPLIANCE WITH THE PRIMARY ACCESSIBLE PATH OF TRAVEL REQUIREMENTS IS LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATION.

- PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY, TOILET FACILITIES SERVING THE AREA, DRINKING FOUNTAINS SERVING THE AREA, PUBLIC TELEPHONES SERVING THE AREA IF PROVIDED, AND SIGNS.

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 9                      DATE: March 09, 2016  
SITE PLAN NO:                SPR16037  
PROJECT TITLE:              THRIFT STORE  
DESCRIPTION:                THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT:                 GRAHAM MATTHEW  
PROP OWNER:                MARTIN & MARTIN PROPERTIES LLC  
LOCATION:                    219 N COURT ST  
APN(S):                     094-335-011


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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



\_\_\_\_\_  
AUTHORIZED SIGNATURE

3-12-16

\_\_\_\_\_  
DATE

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 9, 2016

ITEM NO: 2  
SITE PLAN NO: SPR16037  
PROJECT TITLE: THRIFT STORE  
DESCRIPTION: THRIFT STORE (7740 SF) (CDT) (AE) (DRD)  
APPLICANT: GRAHAM MATTHEW  
PROP. OWNER: MARTIN & MARTIN PROPERTIES, LLC  
LOCATION: 218 N COURT ST  
APN(S): 094-335-011

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

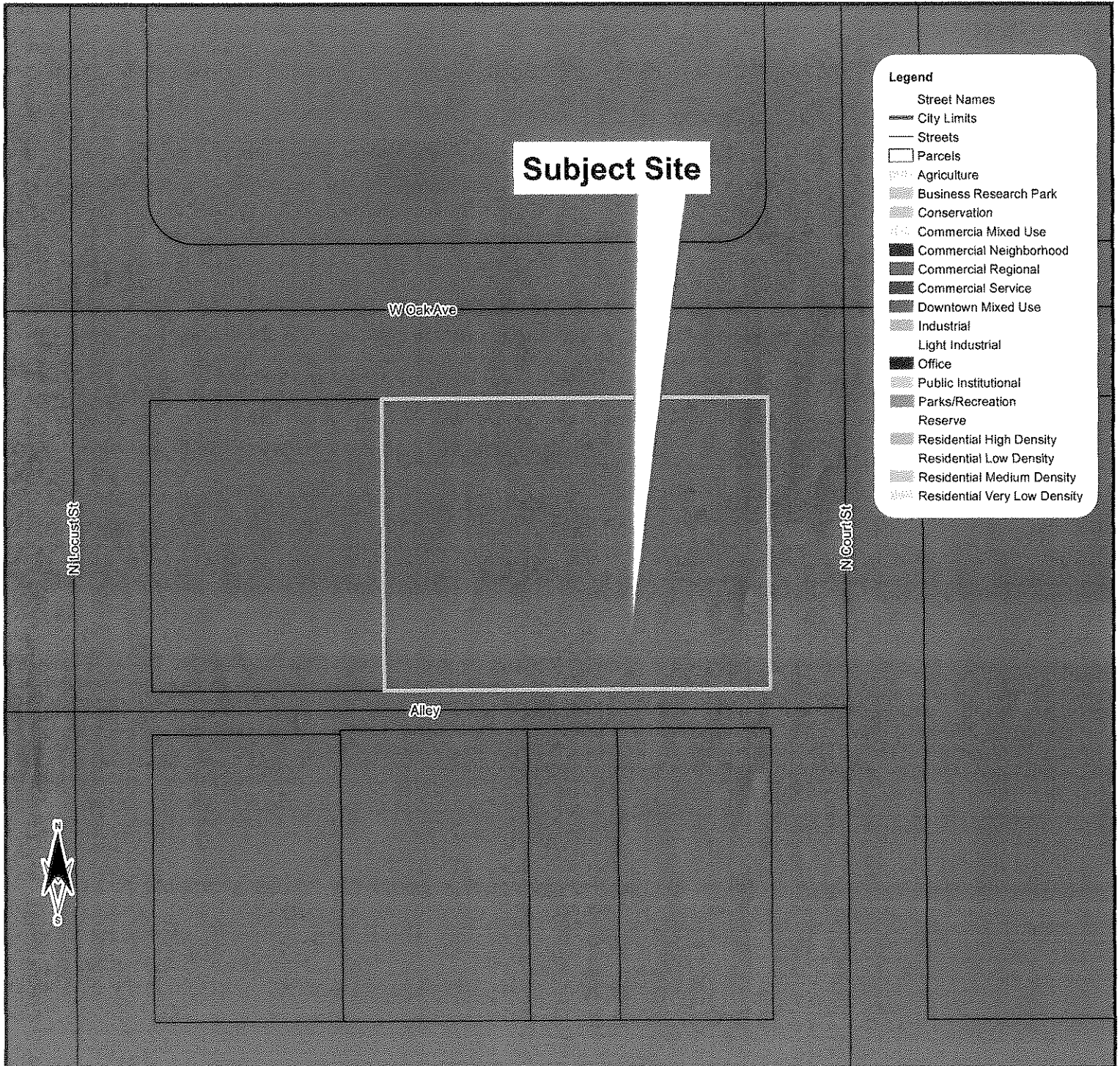
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis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

Additional Comments:



Leslie Blair

# City of Visalia



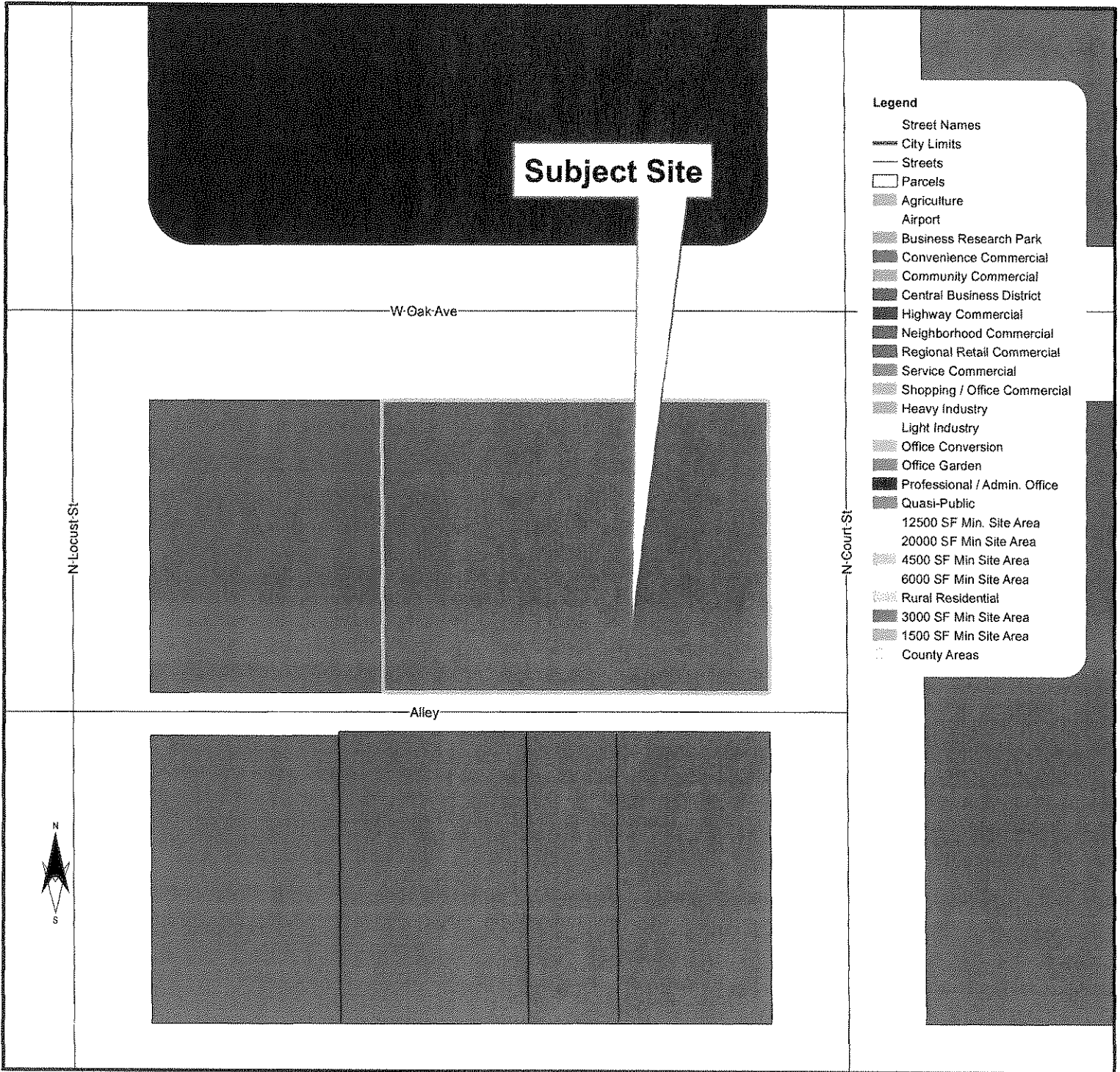
## Land Use Designations

0 12.5 25 50 75 100 Feet

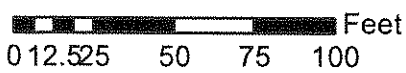
CUP 2016-08



# City of Visalia



## Zoning Designations



CUP 2016-08



# City of Visalia

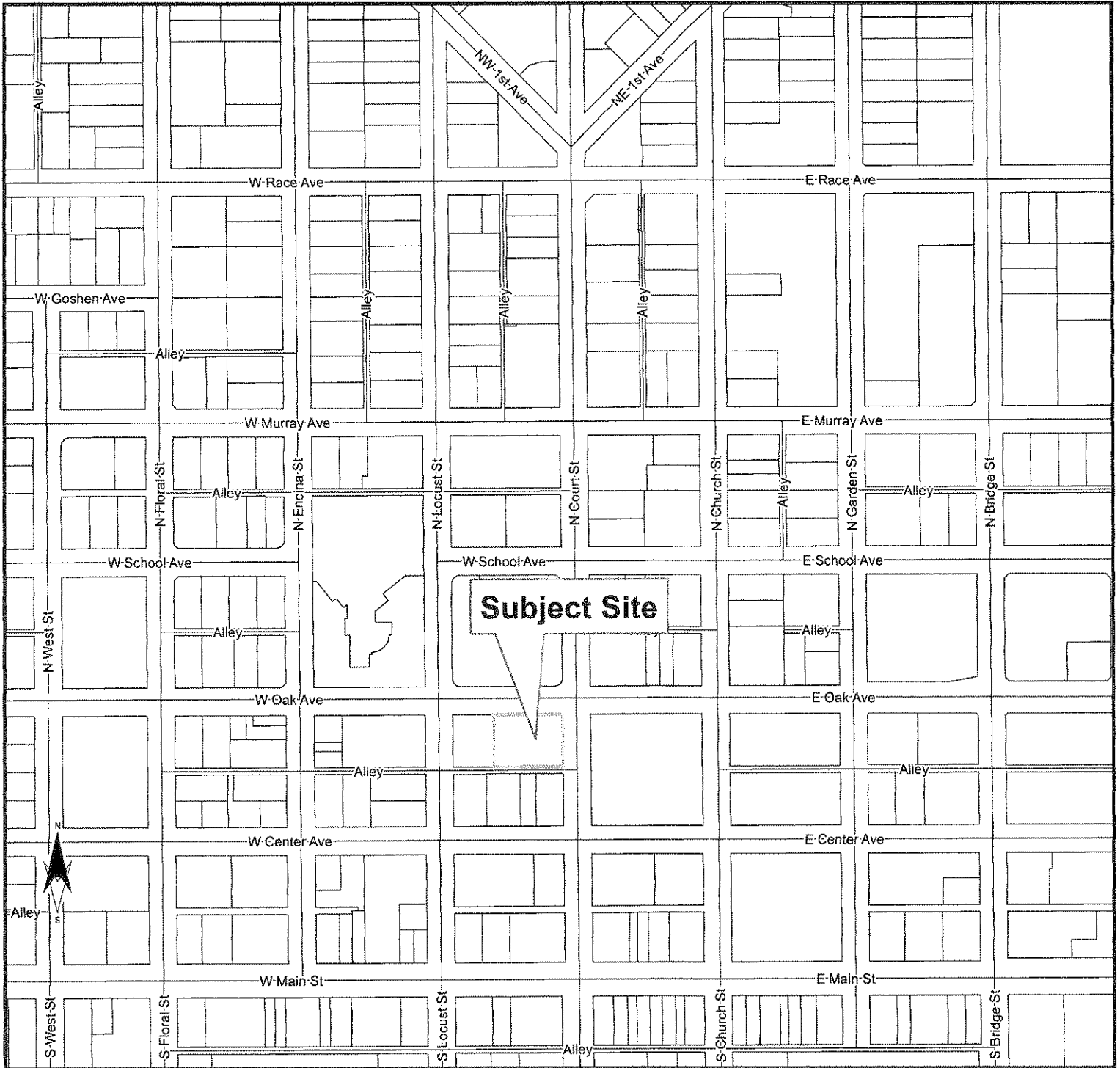


## Aerial Photo

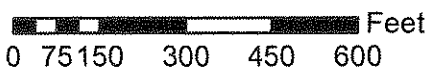
0 12.5 25 50 75 100 Feet

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# City of Visalia



## Location Map



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