



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 9, 2016

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

SUBJECT: 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: 081-100-049, 050, 051, and 052)

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: 081-100-049, 050, 051, and 052)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-07 and Variance No. 2016-03 based upon the findings and conditions in Resolution Nos. 2016-14 and 2016-15. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-07 and Variance No. 2016-03 based on the findings and conditions in Resolution Nos. 2016-14 and 2016-15.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-07 is a request by Valley Oak SPCA to construct a new one-story facility for the care of pet cats and dogs. The entire facility will be located on 1.9 acres and will consist of 14,100 square feet of enclosed building space and 6,595 square feet of fenced outdoor space (see site plan attached as Exhibit "A"). The facility will consist of three related uses on one site - an adoption center, an education center, and a boarding facility – with each to be developed under a separate phase (see phasing plan attached as Exhibit "I"). An operating statement is attached as Exhibit "J".

Adoption Center (Phase 1). The adoption center will consist of a 5,000 square foot building and 5,242 square foot fenced outdoor space with plans for a future 2,400 square foot building addition. This facility will house approximately 60 dogs and 40 cats, received as transfers from surrounding area shelters. The center will also accept pets for euthanasia, which will be

conducted on-site or at the nearby spay/neuter clinic. The center's operation is primarily oriented towards offering services to the public. The center will be open five days a week (Thursday through Monday), will have an average of six employees, and will have an average of zero to four customers at any single time with durations lasting from 30 to 60 minutes.

Education Center (Phase 2). The education center will initially consist of two modular buildings at 2,016 square feet each, which will eventually be replaced by a 5,000 square foot permanent building.

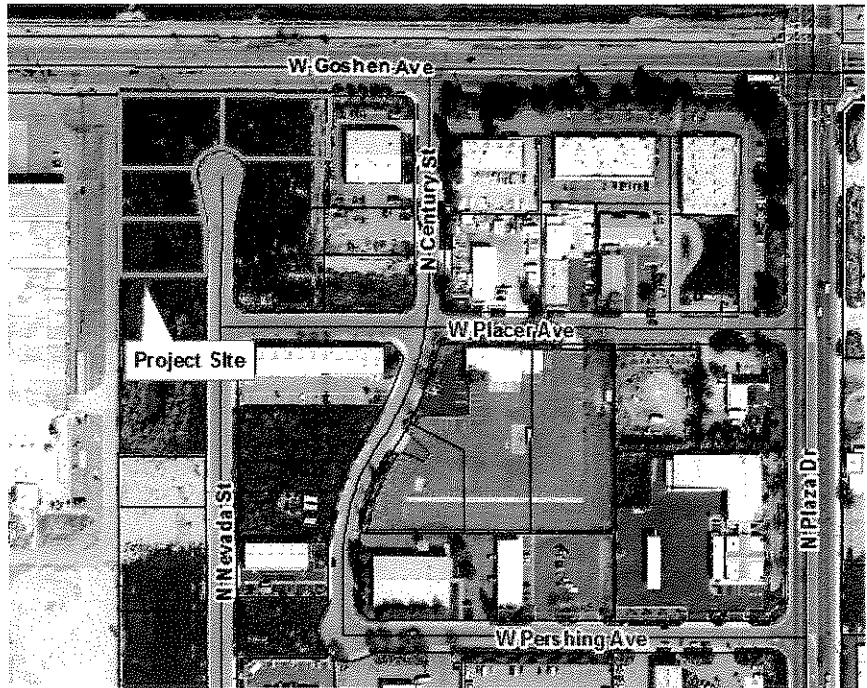
The facility is expected to draw groups of people through the offering of animal training classes, speaker panels, children's programs and summer camps, and board meeting rooms. The center will have an average of two employees and an average of zero to 12 customers at any single time that would include evening and weekend visits.

Animal Boarding Facility (Phase 3). The boarding facility will consist of a 4,100 square foot building and 1,366 square foot outdoor space. It will be open seven days a week and will include approximately 35 separate kennels based on the floor plan exhibit. It will have an average of two employees, and will have an average of one to two customers at any single time with durations lasting less than 30 minutes that would include early morning and evening visits.

The project site consists of four undeveloped parcels located at the end of a cul-de-sac within a light industrial subdivision consisting of half to one-acre lots. Each of the three facilities will be constructed on separate parcels and will be served by two parking lots. As there are no plans to eliminate the lot lines, cross access agreements will be utilized to allow for access and parking over the parcel lines.

This facility differs from the Animal Control Facility – located west of Visalia Municipal Airport– in that it does not include animal control services for Visalia and surrounding communities. Both facilities would include public and visitor-oriented services such as adoption, although the proposed facility would include additional public-oriented services such as the education center.

Variance No. 2016-03 is a request to reduce the landscape setback along Goshen Avenue from 40 feet to 20 feet. As shown in Exhibit "A" the Goshen Avenue frontage serves as the rear yard as the property, however Design District "A" development standards base setback requirements by the type of roadway. There is no vehicular access planned for the Goshen Avenue frontage.



BACKGROUND INFORMATION

General Plan Land Use Designation: Industrial
Zoning: I-L (Light Industrial)
Surrounding Land Uses and Zoning: North: I-H / Goshen Avenue, Railroad line, distribution center
South: I-L / Vacant land
East: I-L / Kings River Tractor equipment sales
West: I-H / RR Donnelley office supply distributor
Environmental Review: Categorical Exemption No. 2016-17
Special Districts: Design District "H"
Site Plan: 2016-007

RELATED PROJECTS: On April 8, 2013, the Planning Commission approved Conditional Use Permit No. 2012-46, a request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located at 1800 S. Plaza Drive, bound by State Highway 99 on the west and the Visalia Municipal Airport on the east. (APN: 081-090-018)

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2016-07 and Variance No. 2016-03, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Consistency with Zoning Ordinance and General Plan

The Zoning Ordinance master list of allowed uses (VMC Section 17.18.050) identifies animal shelters / humane societies (Line 13) and kennels (line 127) as conditionally-allowed uses in the Light Industrial zone. The project also contains an education center that is affiliated with the primary on-site use of the animal shelter, and should therefore be considered as part of the conditional use permit request.

Staff concurs that the proposed use would be compatible with the purpose and intent of the I-L zone (ref. VMC Section 17.22.010(B)(1)). Although this section places an emphasis on warehousing and manufacturing, animal shelters and kennels are found to be similar in nature to light industrial uses to the extent that a fair separation needs to be maintained between the use and residential areas.

Staff also finds that the proposed use would be compatible with the General Plan and the site's land use designation of Industrial. This land use designation, which now covers the developing industrial sector south of Goshen Avenue, is intended to accommodate a variety of manufacturing and similar activities that may include outdoor facilities, warehousing, and supporting commercial/office uses.

Land Use Compatibility

The facility's operation statement demonstrates that the on-site operations and daily visitor traffic would be compatible with other uses in the area, which generally sees a low amount of vehicle traffic. The facility contains a limited amount of outdoor space for use by the animals, the locations of which are not abutting other existing land uses.

The operation statement further explains that animal remains resulting from euthanasia will be disposed on a daily basis.

The floor plans for the adoption center (Phase 1) and boarding facility (Phase 3) are oriented primarily for the boarding of animals (cats and dogs), while the education center will be primarily improved as office and training room space. If one or more of these uses were to vacate in the future, any ensuing uses occupying the buildings must be a permitted or conditionally-allowed use for the zoning designation. Likewise, the buildings cannot be leased or re-occupied toward other office or educational uses unless found to be consistent with the allowed uses in the zoning designation.

Two modular buildings are planned to be placed on the footprint of the education center (Phase 2) prior to the completion of the permanent building on the site. The applicant has indicated through supplemental materials that these buildings will serve as office space while Phase 1 is constructed and will be removed at the start of Phase 2 (anticipated to be two years after completion of Phase 1).

Land uses currently surrounding the property include a large-scale distribution center to the west and, to the south and east, smaller parcels intended for light industrial use. The Valley Oak SPCA's Spay and Neuter Clinic is located 500 feet to the east of the site, accessed from Placer Avenue and Century Street.

Parking

The site plan indicates that 66 parking stalls will be constructed with the development. The proposed uses of an animal shelter and kennel do not have parking ratios established in the Zoning Ordinance, so the parking ratio for professional offices at one space per 250 square feet has been utilized. Based on this ratio, a total of 56 stalls would be required for the site.

Staff is supportive of the utilization of the professional office parking ratio for development of the uses. The parking needs are further justified by the operation statement's breakdown of daily employees and visitors.

Vehicular Cross Access

The development plan shows that the parking lot west of Nevada Court will be constructed over existing parcel lines that will remain in place. Additionally, parking spaces on parcels containing the Phase 1 and 3 buildings will need to be accessed from the drive approach and access drive located on the middle parcel. The site plan indicates that a future cross access agreement will be entered into for the middle parcel.

The recommended conditions of approval for this Conditional Use Permit therefore include a condition of approval that requires an agreement to be entered into for vehicular cross access and parking between parcel lines prior to the development of the Adoption Center (Phase 1) or the Animal Boarding Facility (Phase 3).

Sign Program

The applicants have submitted a sign program for use with the proposed project (see Exhibit "K"). Overall, the program proposes wall signs and monument signs that fall within the standards of allowed signage in the City's current Sign Ordinance.

On page 6 of the Sign Program an annotated aerial photo shows a wall sign for each building and a total of three monument signs. The primary monument sign will be located along the Goshen Avenue frontage and will identify all three uses on the site. Although the project site will be operating under one Conditional Use Permit, the site may be granted three monument signs since the Sign Ordinance grants one monument sign for each commercial site which is defined as a single detached building.

Variance Analysis

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "L" intended to justify their goal of being able to reduce the required landscape setback as summarized below:

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

Applicant: The required setbacks for design district "H" would not allow for adequate building design for the site, particularly for the proposed buildings along Goshen Ave.

Analysis: Staff recognizes that the intended use for the site is an adoption center and animal shelter that is assembled from several smaller parcels. Staff further recognizes that the site is double fronting with building and landscape setbacks applicable to the front and rear yards, and that the parcel sizes are significantly smaller than the five-acre minimum applicable to the Design District. Thus, enforcing the full setback would cause an unnecessary hardship in maximizing the potential use of the site. Based on these points, staff concurs with making a finding for unnecessary hardship on this site.

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

Applicant: The project parcels are smaller than the typical lots in the surrounding design district, where the observance of a 40' setback disproportionately minimizes the buildable area for these project parcels as opposed to the mentioned larger parcels in the same design district (there is a 20 acre parcel directly west and 5 acre parcel directly north of the proposed project). In addition, the project site is unique to the surrounding parcels as it sits on an internal road (Nevada Ave) that imposes an additional 15' setback, further limiting the buildable area. It is unique in this area to have parcels less than an acre bounded by two public roads; the proposed project has two parcels that are affected by this unique characteristic.

Analysis: Concur with applicant.

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

Applicant: There is precedent set for reducing the 40' front yard setback in design district "H" to 20' in the vicinity of the proposed project along Goshen Ave.

Analysis: Concur with applicant. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have reduced landscape setbacks ranging from

25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

Applicant: As previously stated parcels within the same design district ("H") typically are larger in size and have one or fewer fronting public roads, so they are not impacted as severely as the proposed project is by setback requirements for the buildable area.

Analysis: Concur with applicant. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have reduced landscape setbacks ranging from 25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

Applicant: The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety.

Analysis: Concur with applicant. The variance would not impair the line-of-site vision to other drive approaches or streets accessing Goshen Avenue in this vicinity.

Environmental Review

The Conditional Use Permit for the facility is considered Categorically Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project. (Categorical Exemption No. 2016-17)

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The Variance is considered Categorically Exempt under Section 15305 (Class 5) of the Guidelines for the Implementation of CEQA, as amended, based on minor alterations to land use limitations that do not result in changes in land use or density. (Categorical Exemption No. 2016-17)

RECOMMENDED FINDINGS

Conditional Use Permit No. 2016-07

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

- The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-17).

Variance No. 2016-03

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

The required setbacks for design district "H" would not allow for adequate building design for the site, particularly for the proposed buildings along Goshen Ave.

The intended use for the site is an adoption center and animal shelter that is assembled from several smaller parcels, and the site is double fronting with building and landscape setbacks applicable to the front and rear yards, and that the parcel sizes are significantly smaller than the five-acre minimum applicable to the Design District. Thus, enforcing the full setback would cause an unnecessary hardship in maximizing the potential use of the site.

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

The project parcels are smaller than the typical lots in the surrounding design district, where the observance of a 40' setback disproportionately minimizes the buildable area for these project parcels as opposed to the mentioned larger parcels in the same design district (there is a 20 acre parcel directly west and 5 acre parcel directly north of the proposed project). In addition, the project site is unique to the surrounding parcels as it sits on an internal road (Nevada Ave) that imposes an additional 15' setback, further limiting the buildable area. It is unique in this area to have parcels less than an acre bounded by two public roads; the proposed project has two parcels that are affected by this unique characteristic.

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

There is precedent set for reducing the 40' front yard setback in design district "H" to 20' in the vicinity of the proposed project along Goshen Ave. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have reduced landscape setbacks ranging from 25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

As previously stated parcels within the same design district ("H") typically are larger in size and have one or fewer fronting public roads, so they are not impacted as severely as the proposed project is by setback requirements for the buildable area. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have

reduced landscape setbacks ranging from 25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The variance would not impair the line-of-site vision to other drive approaches or streets accessing Goshen Avenue in this vicinity.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-17).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2016-07

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. 2016-007.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibits "C", "E", and "G"; and elevation plans shown in Exhibits "D", "F", and "H". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "J". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That no portion or entirety of the buildings may be leased or re-occupied for office space or educational facilities, unless first determined by the City Planner to be consistent with the allowed uses for the zoning designation.
5. That the 20 foot building and landscape setback shown along Goshen Avenue not be allowed unless Variance No. 2016-03 is approved.
6. That any project signage shall be obtained under separate permits.
7. That all project signage shall comply with all City codes and ordinances, except as otherwise regulated in the sign program attached as Exhibit "K".
8. That prior to the development of the Adoption Center (Phase 1) or the Animal Boarding Facility (Phase 3), an agreement shall be entered into that allows for vehicular cross access and parking across parcel lines within the project site as shown in Exhibit "A". This condition is not required if a lot line adjustment is completed to remove the parcel lines across the parking lot prior to development.
9. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
10. 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. 2016-07, prior to the issuance of any building permits for this project.

Variance No. 2016-03

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. 2016-007.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", which includes a minimum 20 foot building and landscape setback along Goshen Avenue.
3. That Variance No. 2016-03 be null and void unless Conditional Use Permit No. 2016-07 is approved.
4. That all other City codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-03, prior to the issuance of any building permits for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolutions
- Exhibit "A" – Site Plan
- Exhibit "B" – Concept Design / Perspective Drawings
- Exhibit "C" – Adoption Center Floor Plans
- Exhibit "D" – Adoption Center Elevation Plans
- Exhibit "E" – Education Center Floor Plans
- Exhibit "F" – Education Center Elevation Plans
- Exhibit "G" – Boarding Kennel Floor Plans
- Exhibit "H" – Boarding Kennel Elevation Plans
- Exhibit "I" – Phasing Plan
- Exhibit "J" – Operation Statement
- Exhibit "K" – Sign Program
- Exhibit "L" – Applicant's Variance Findings
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia Municipal Code

Title 17: Zoning Ordinance

Chapter 17.30: Development Standards

17.30.130 Development standards.

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

17.30.230 Development standards--Design district H.

The following development standards shall apply to property located in district H. See Chapter 17.24 for additional BRP zone design standards:

A. Design district H includes streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area.

B. Building height: seventy-five (75) feet maximum.

C. Required Yards.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials or collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen, Plaza Drive, Avenue 308, etc.);

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.);

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development.);

4. Side: zero;

5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;

6. Side abutting an "R" zone: twenty (20) feet;

7. Rear: zero;

8. Rear abutting an "R" zone: twenty (20) feet.

D. Parking as prescribed in Chapter 17.34.

E. 1. Site area: five acres, minimum. If sites less than this minimum area are approved in accordance with Section 17.30.130(A) of this chapter, it is required that setbacks be determined at the time of parceling of the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

2. In addition, properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners association formed at the time of subdivision.

F. Landscaping.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials and collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen and Plaza Drive).

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.)

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development);

4. Side: zero;
 5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;
 6. Side abutting an "R" zone: ten feet;
 7. Rear: zero;
 8. Rear abutting an "R" zone: ten feet.
- G. Screening. An eight-foot masonry wall is required along property line where a site abuts a "R" zoned property. (See also Chapter 17.36, Section 17.36.050, planned commercial, and Section 17.36.070, planned industrial.) (Ord. 9920 § 1, 1999: prior code § 7473)

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)

17.38.110 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)

Chapter 17.42 Variances and Exceptions

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.090 Variance action of the city planning commission.

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

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

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

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

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

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

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

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

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

RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-07: A REQUEST BY VALLEY OAK SPCA (STANLEY & WENDY SIMPSON AND STEVEN & IRENE BEARGEON 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: 081-100-049, 050, 051, AND 052)

WHEREAS, Conditional Use Permit No. 2016-07 is 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: 081-100-049, 050, 051, and 052); 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 Conditional Use Permit No. 2016-07, 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 15332.

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 finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-17).

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. 2016-007.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibits "C", "E", and "G"; and elevation plans shown in Exhibits "D", "F", and "H". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "J". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That no portion or entirety of the buildings may be leased or re-occupied for office space or educational facilities, unless first determined by the City Planner to be consistent with the allowed uses for the zoning designation.
5. That the 20 foot building and landscape setback shown along Goshen Avenue not be allowed unless Variance No. 2016-03 is approved.
6. That any project signage shall be obtained under separate permits.
7. That all project signage shall comply with all City codes and ordinances, except as otherwise regulated in the sign program attached as Exhibit "K".
8. That prior to the development of the Adoption Center (Phase 1) or the Animal Boarding Facility (Phase 3), an agreement shall be entered into that allows for vehicular cross access and parking across parcel lines within the project site as shown in Exhibit "A". This condition is not required if a lot line adjustment is completed to remove the parcel lines across the parking lot prior to development.
9. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
10. 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. 2016-07, prior to the issuance of any building permits for this project.

RESOLUTION NO. 2016-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2016-03: A REQUEST BY VALLEY OAK SPCA (STANLEY & WENDY SIMPSON AND STEVEN & IRENE BEARGEON 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: 081-100-049, 050, 051, AND 052)

WHEREAS, Variance No. 2016-03 is 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: 081-100-049, 050, 051, and 052); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on May 9, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2016-03, as conditioned by staff, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

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

The required setbacks for design district "H" would not allow for adequate building design for the site, particularly for the proposed buildings along Goshen Ave.

The intended use for the site is an adoption center and animal shelter that is assembled from several smaller parcels, and the site is double fronting with building and landscape setbacks applicable to the front and rear yards, and that the parcel sizes are significantly smaller than the five-acre minimum applicable to the Design

District. Thus, enforcing the full setback would cause an unnecessary hardship in maximizing the potential use of the site.

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

The project parcels are smaller than the typical lots in the surrounding design district, where the observance of a 40' setback disproportionately minimizes the buildable area for these project parcels as opposed to the mentioned larger parcels in the same design district (there is a 20 acre parcel directly west and 5 acre parcel directly north of the proposed project). In addition, the project site is unique to the surrounding parcels as it sits on an internal road (Nevada Ave) that imposes an additional 15' setback, further limiting the buildable area. It is unique in this area to have parcels less than an acre bounded by two public roads; the proposed project has two parcels that are affected by this unique characteristic.

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

There is precedent set for reducing the 40' front yard setback in design district "H" to 20' in the vicinity of the proposed project along Goshen Ave. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have reduced landscape setbacks ranging from 25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

As previously stated parcels within the same design district ("H") typically are larger in size and have one or fewer fronting public roads, so they are not impacted as severely as the proposed project is by setback requirements for the buildable area. Other similar-sized parcels located to the east of the site and fronting along Goshen Avenue currently have reduced landscape setbacks ranging from 25 to 30 feet, and larger developed sites to the west and fronting along Goshen Avenue also exhibit setbacks as little as 10 feet.

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

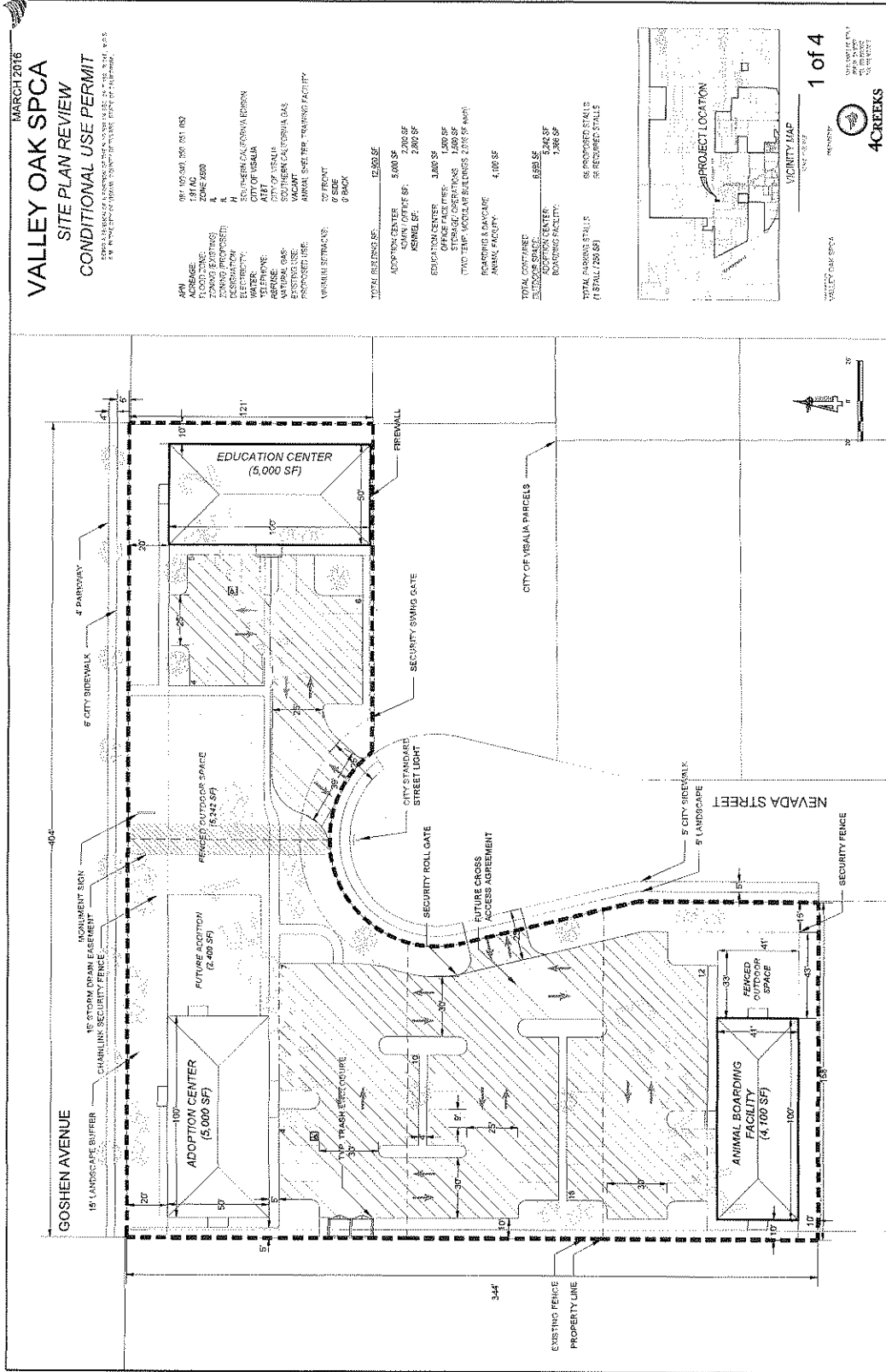
The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The variance would not impair the line-of-site vision to other drive approaches or streets accessing Goshen Avenue in this vicinity.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-17).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2016-03, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That 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. 2016-007.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", which includes a minimum 20 foot building and landscape setback along Goshen Avenue.
3. That Variance No. 2016-03 be null and void unless Conditional Use Permit No. 2016-07 is approved.
4. That all other City codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-03, prior to the issuance of any building permits for this project.

SITE PLAN



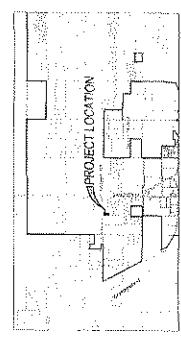
MARCH 2016
VALLEY OAK SPCA
SITE PLAN REVIEW
CONDITIONAL USE PERMIT

PROJECT NO. 1501 001 000
 151 AC
 ZONE A203
 CITY OF VISALIA
 SOUTHERN CALIFORNIA REGION
 CITY OF VISALIA
 CITY OF VISALIA
 SOUTHERN CALIFORNIA GAS
 VACANT
 ANIMAL SHELTER / TRAINING FACILITY
 20' FRONT
 0' SIDE
 0' BACK

WATER SUPPLY: 5,250 SF
 ADOPTION CENTER: 5,000 SF
 SUMM. OFFICE SF: 2,700 SF
 KENNEL SF: 2,800 SF
 EDUCATION CENTER: 5,000 SF
 OFFICE FACILITIES: 1,000 SF
 TRAIN. EMP. WORKING BUILDING: 2,000 SF (APPX)
 RECOMMEND. GARAGE: 4,100 SF
 ANIMAL FACILITY

TOTAL GARAGE: 8,685 SF
 EDUCATION CENTER: 5,242 SF
 BOARDING FACILITY: 1,288 SF

TOTAL PARKING STALLS: 66 PROPOSED STALLS
 (4 STALL/250 SF)



1 of 4
 VALLEY OAK SPCA
 4CREEPS

Exhibit "A"



CONCEPT DESIGN

FACING NORTH

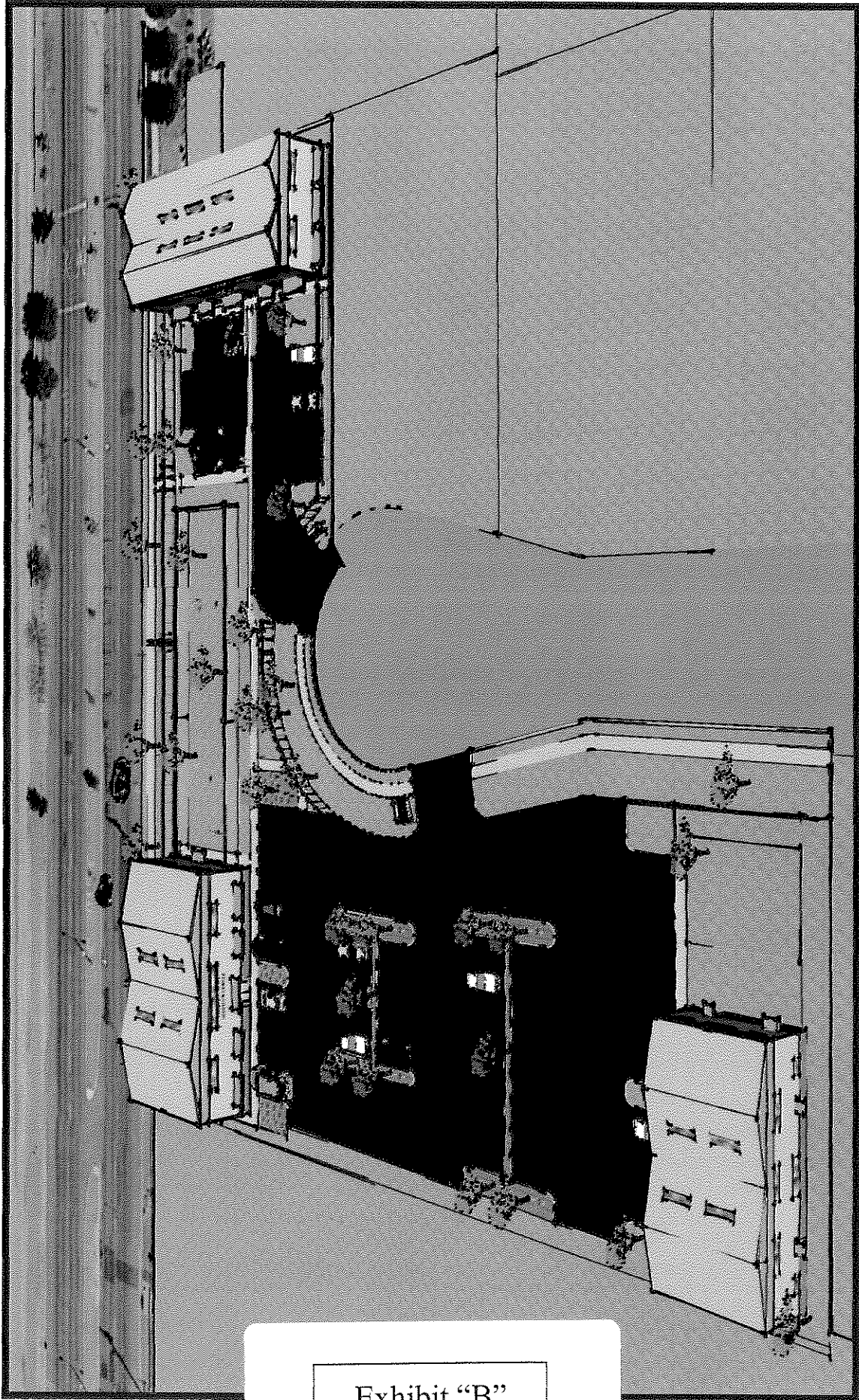
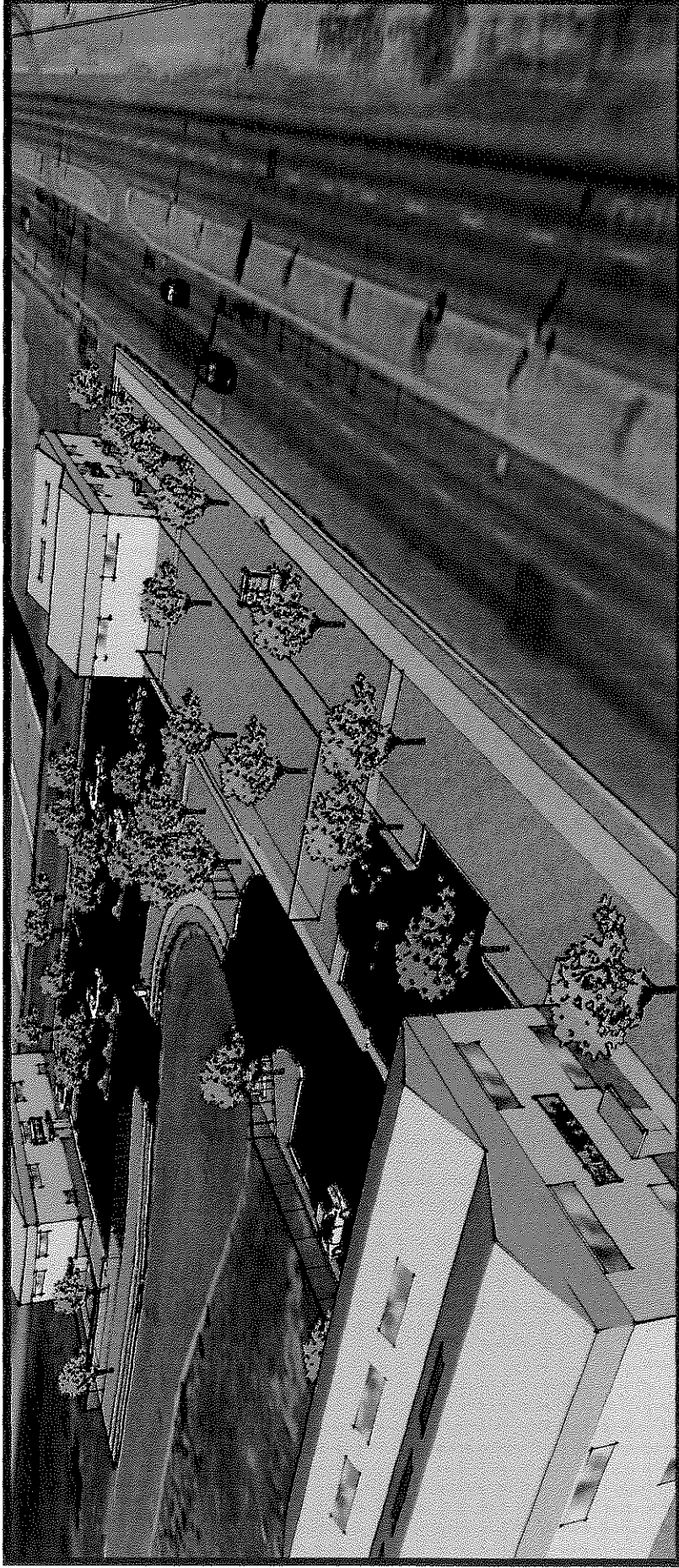


Exhibit "B"



CONCEPT DESIGN

FACING SOUTH WEST



VALLEY OAK SPCA FACILITY

CONCEPT DESIGN

FACING NORTH EAST



VALLEY OAK SPCA FACILITY

CONCEPT DESIGN

PHASE 1 - ADOPTION CENTER
(LOOKING NORTH)

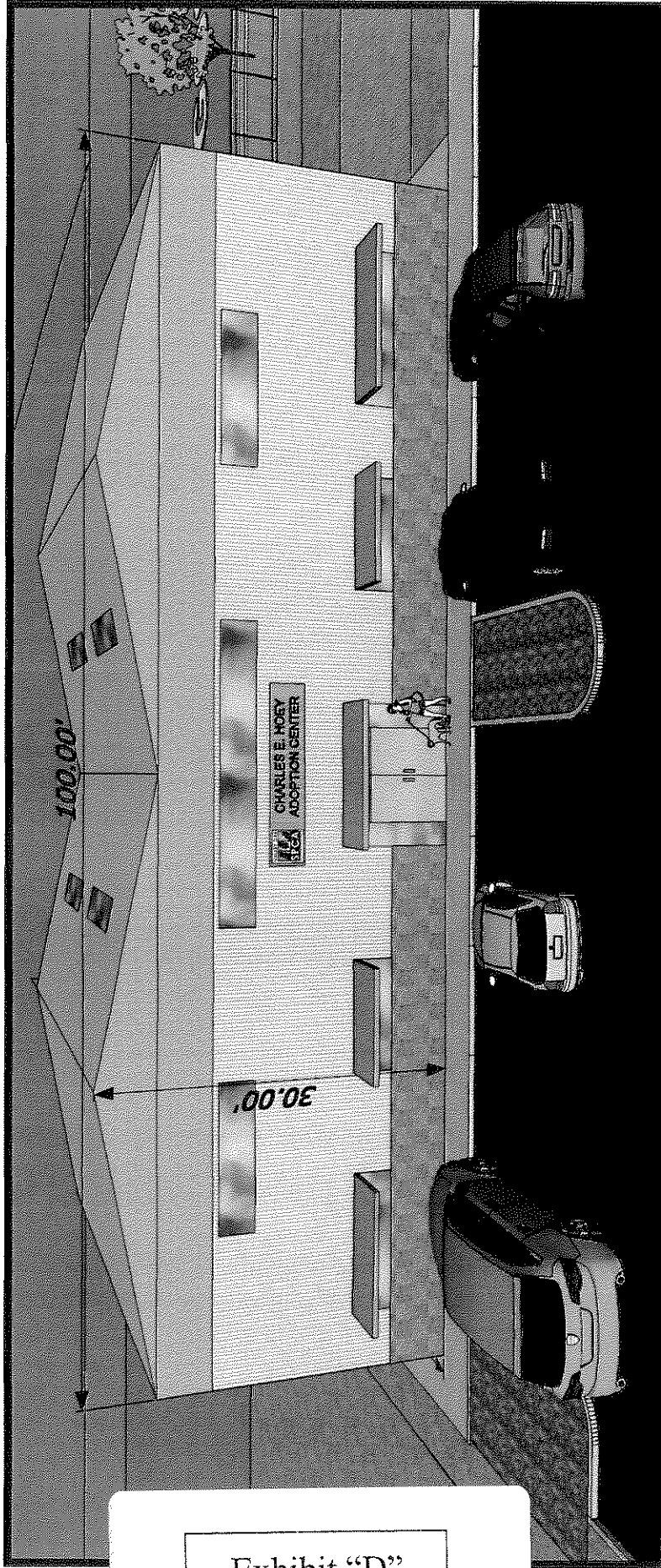
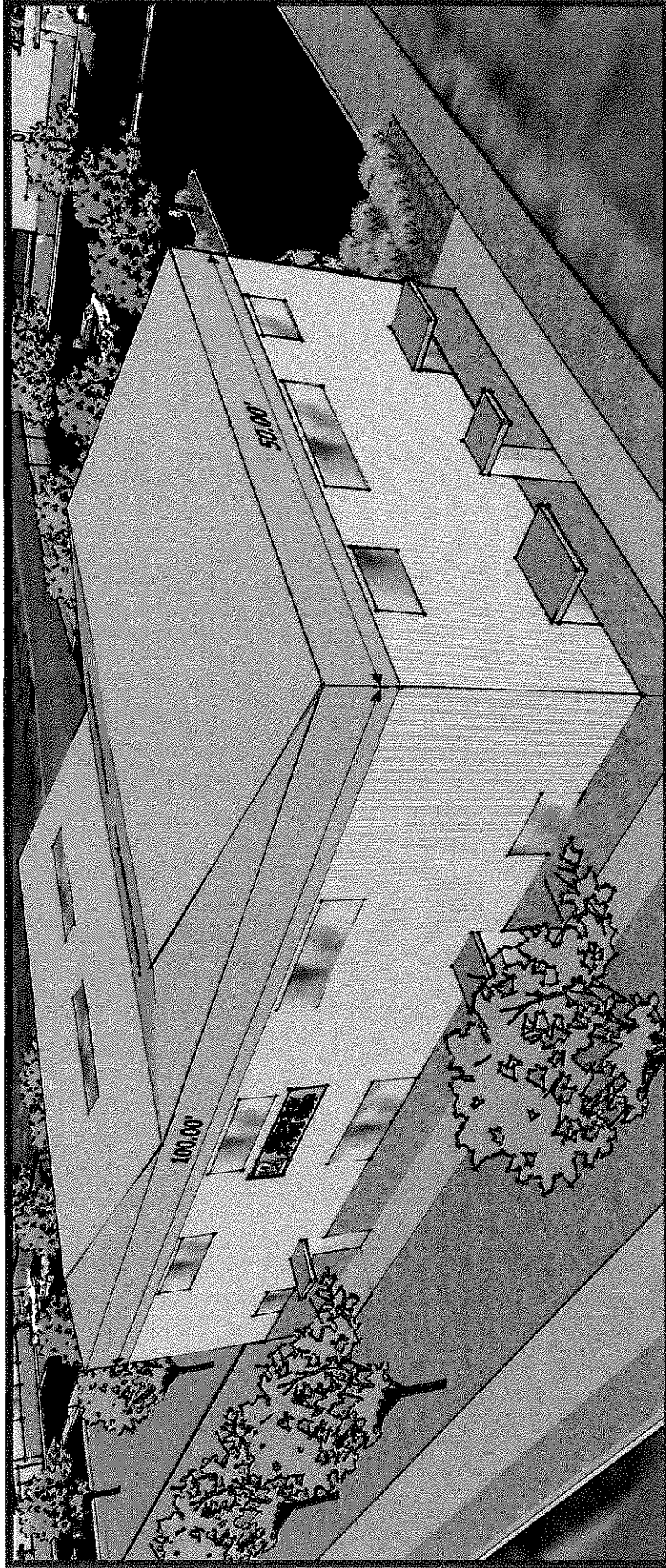


Exhibit "D"



CONCEPT DESIGN

PHASE 1 - ADOPTION CENTER
(LOOKING SOUTH EAST)



PHASE 2 SITE PLAN

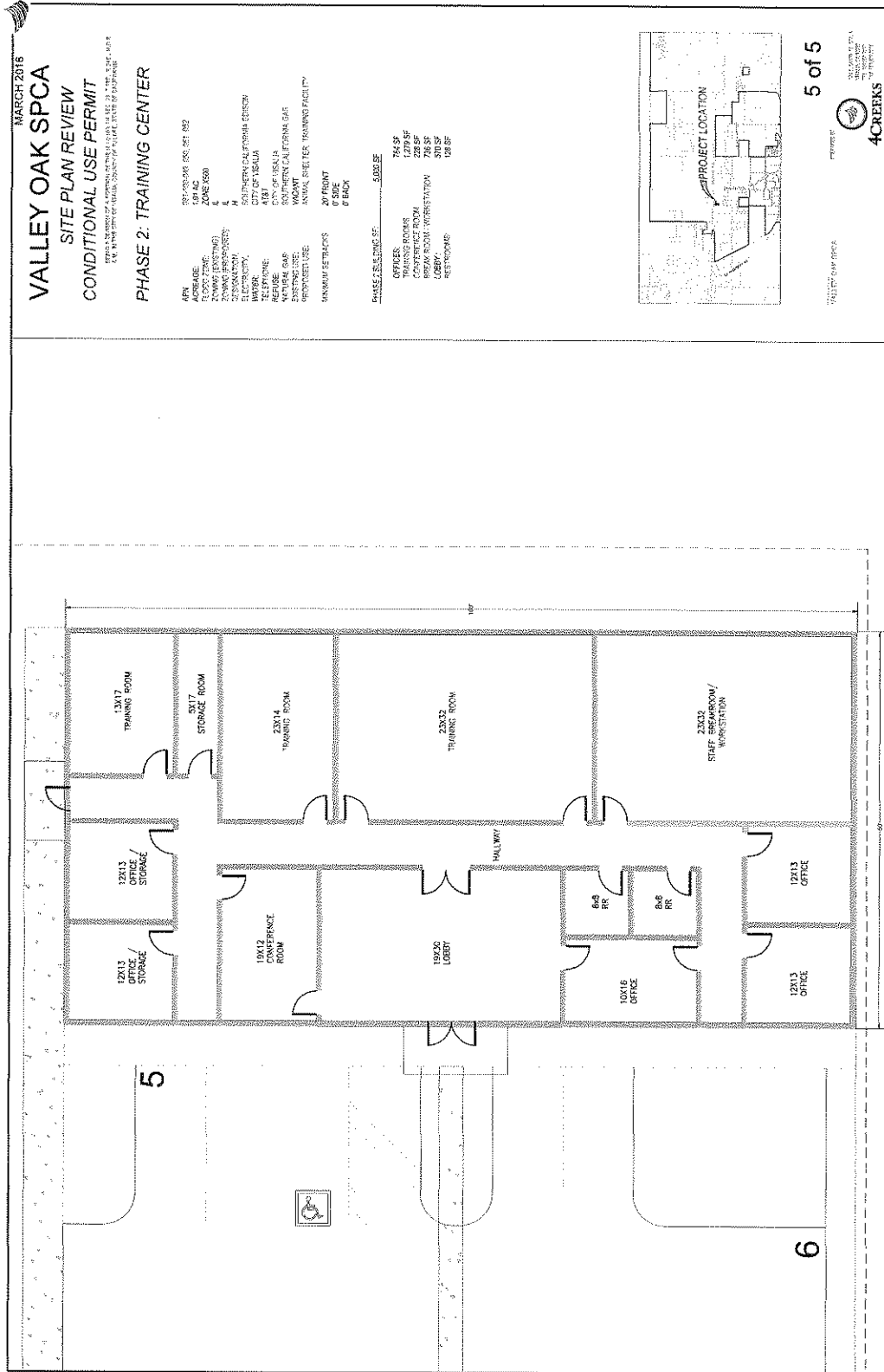


Exhibit "E"



http://www.spcasocalifornia.org/

CONCEPT DESIGN

PHASE 2 - EDUCATION CENTER

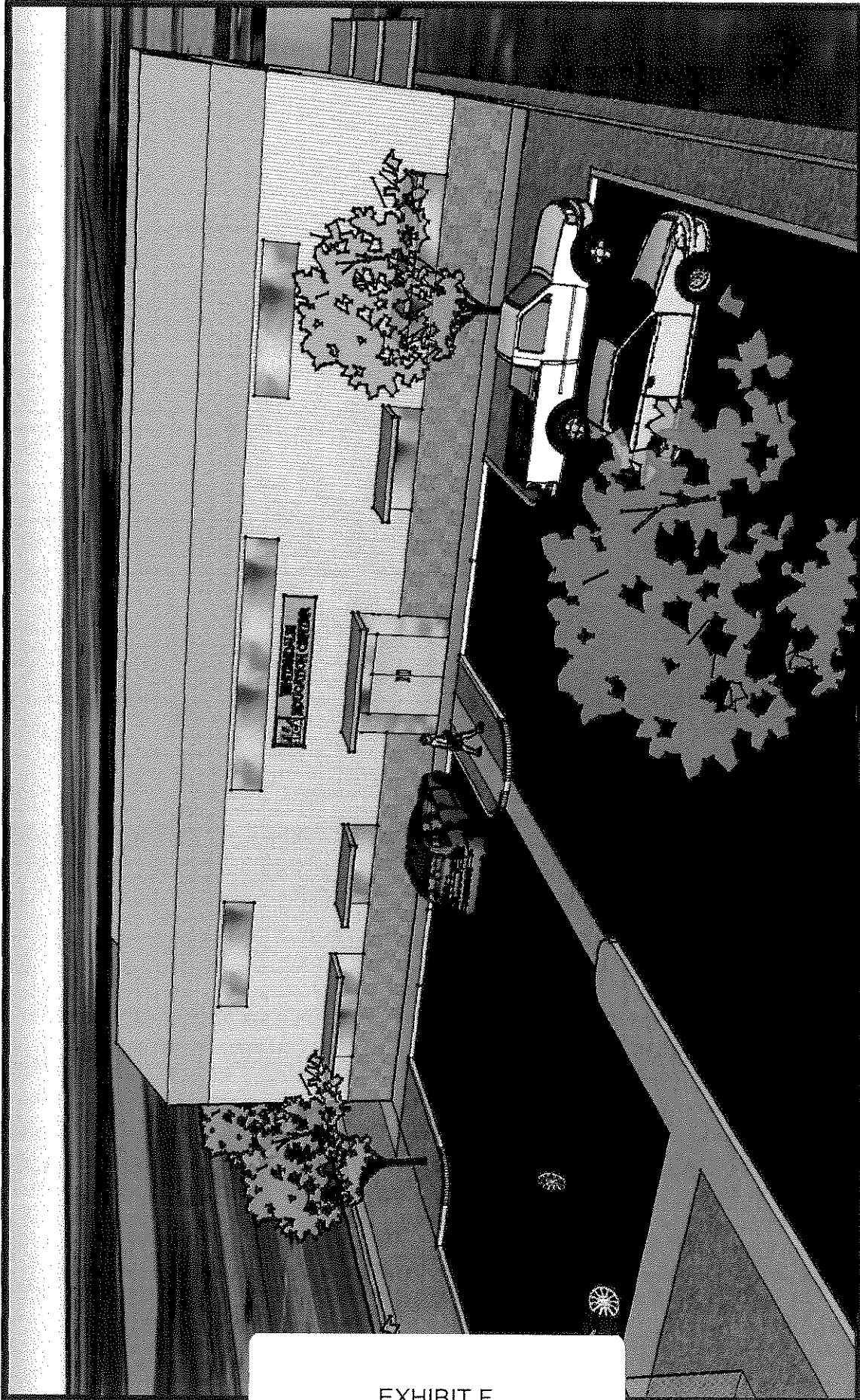


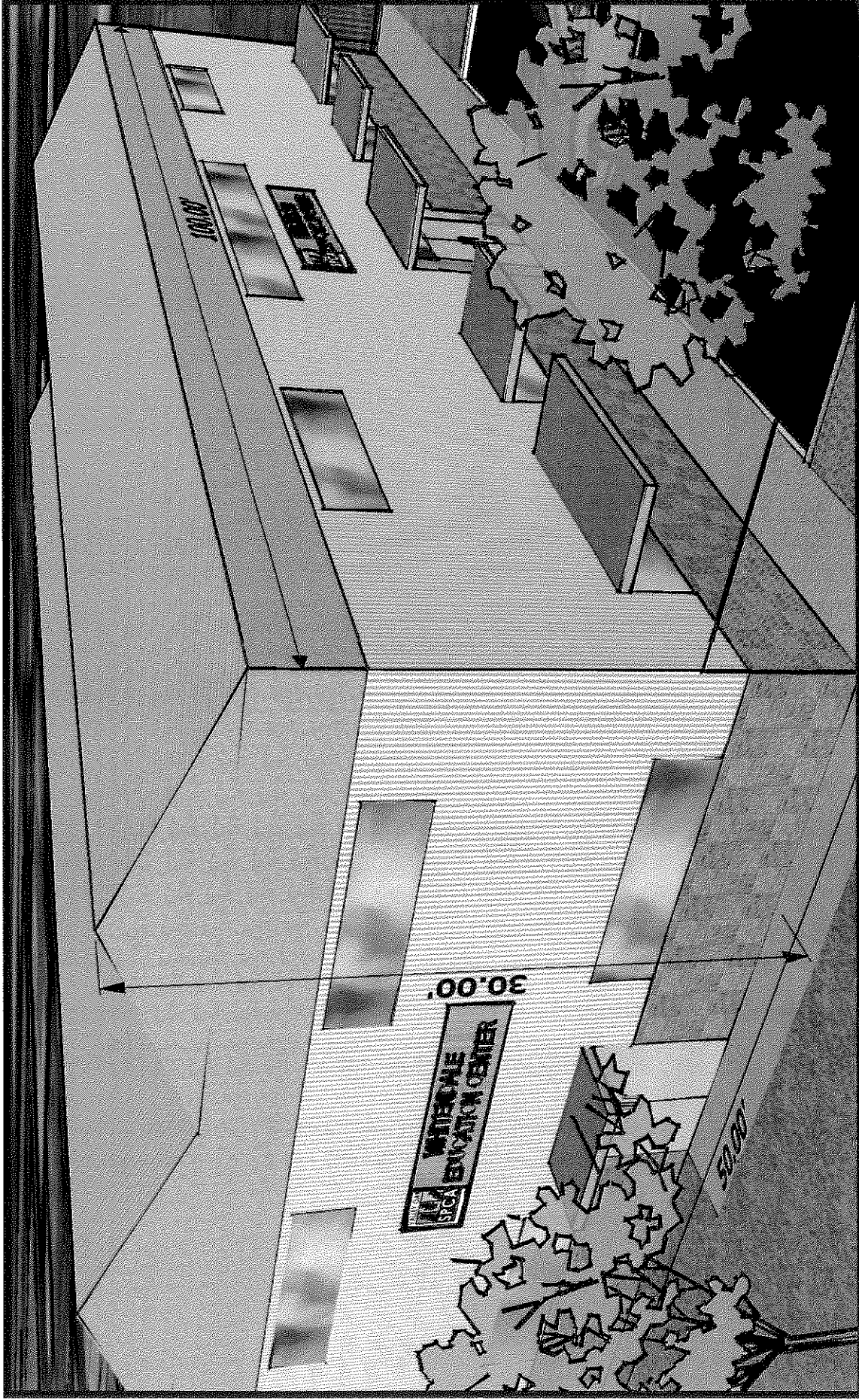
EXHIBIT F



VALLEY OAK SPCA FACILITY

CONCEPT DESIGN

PHASE 2 - EDUCATION CENTER (LOOKING SOUTH EAST)



PHASE 3 SITE PLAN

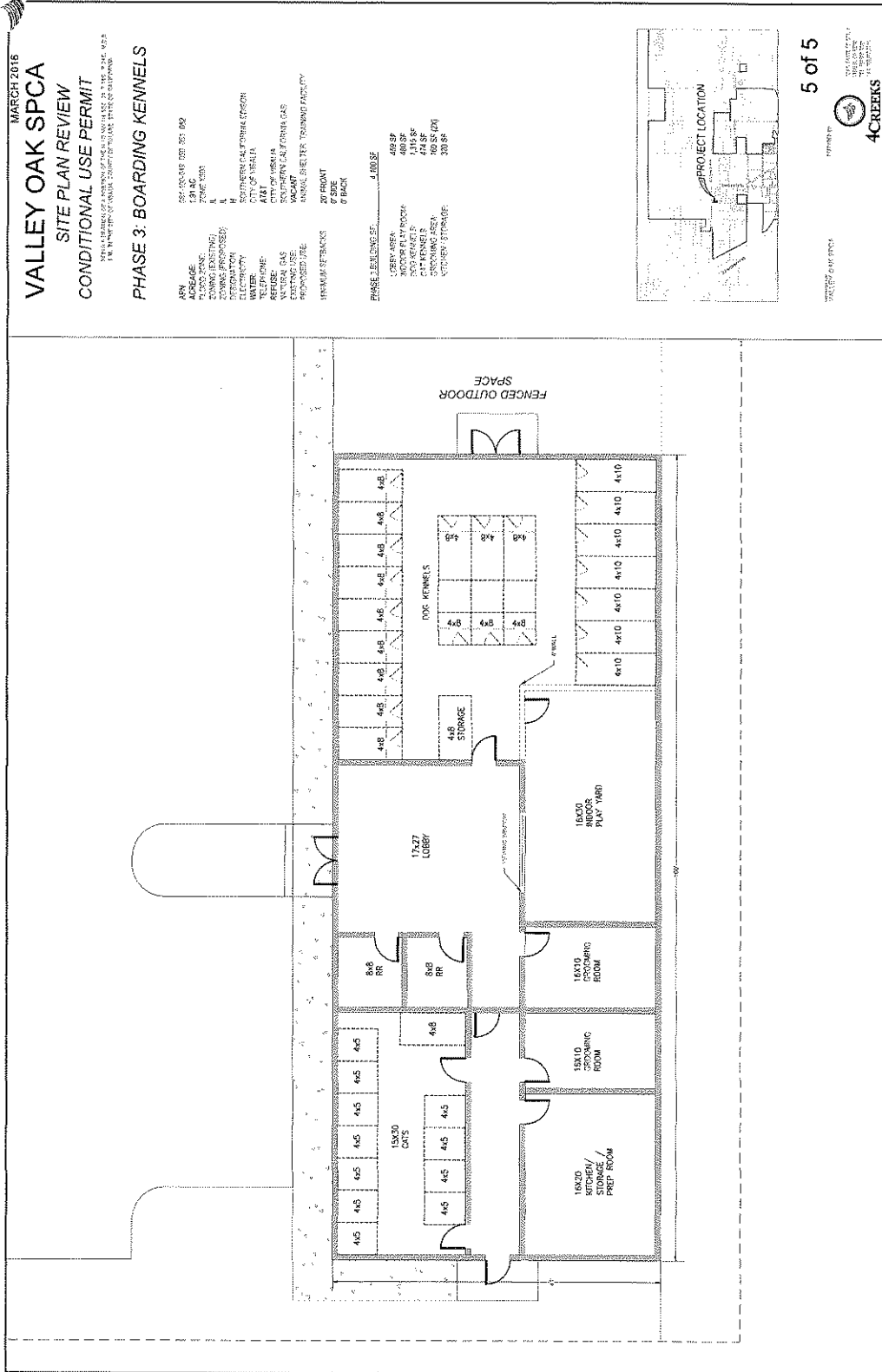


EXHIBIT G



CONCEPT DESIGN

PHASE 3 - BOARDING KENNELS

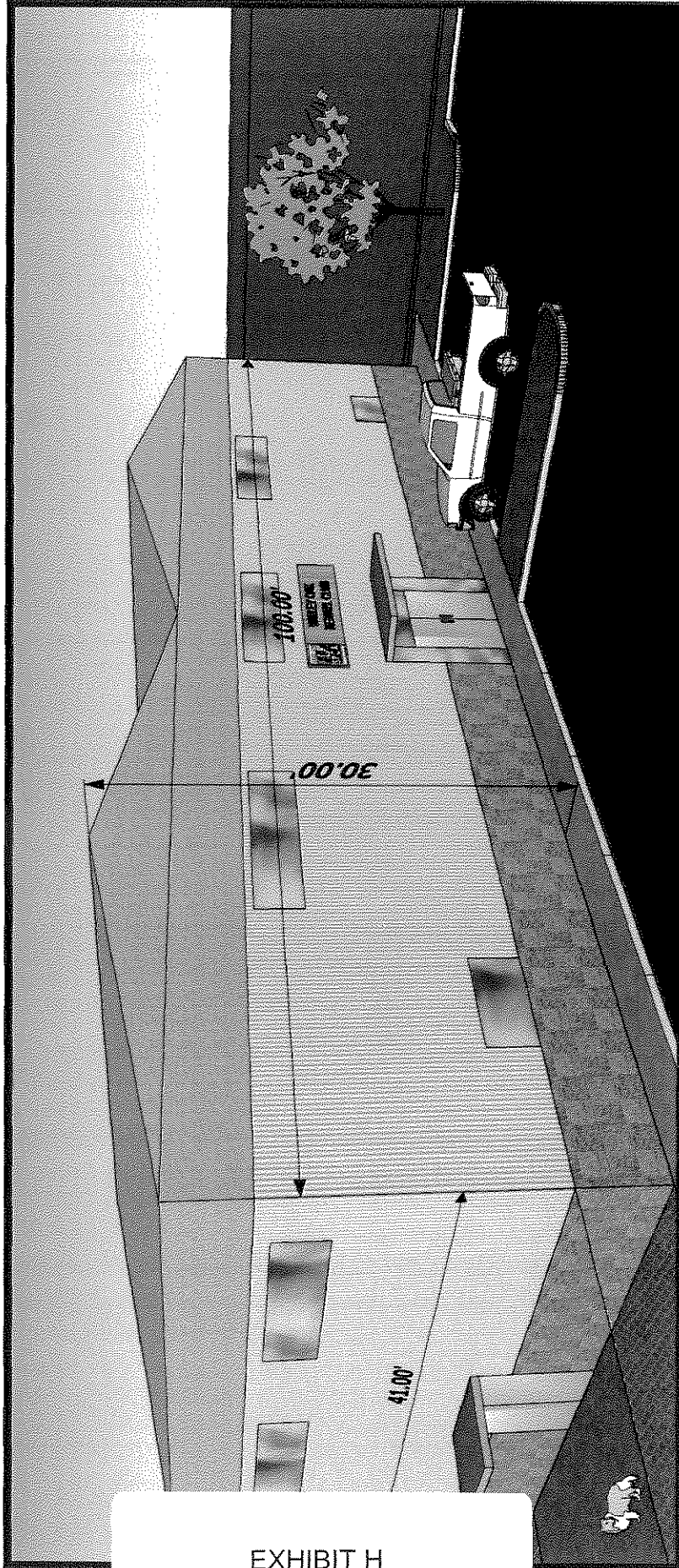


EXHIBIT H



VALLEY OAK SPCA

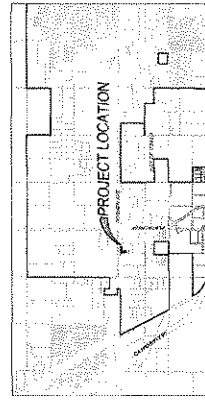
PHASING PLAN (SUBJECT TO CHANGE)

APN: 081-16-049, 056, 051, 052
 ADDRESS: 187 AC
 ZONING: ZONE XE80
 ZONING (PROPOSED): L
 CHAIN LINK SECURITY FENCE: L
 ELECTRICITY: CITY OF VISALIA
 WATER: CITY OF VISALIA
 TELEPHONE: CITY OF VISALIA
 NATURAL GAS: SOUTHERN CALIFORNIA GAS
 EXISTING USE: VACANT
 PROPOSED USE: ANIMAL SHELTER, TRAINING FACILITY
 MINIMUM SETBACKS:
 20' FRONT
 0' SIDE
 0' BACK

TOTAL BUILDING SF: 12,900 SF
 ADOPTION CENTER: 5,000 SF
 ADMIN OFFICE SF: 2,200 SF
 KENNEL SF: 2,800 SF
 EDUCATION CENTER: 3,800 SF
 OFFICE FACILITIES: 1,600 SF
 STORAGE: 1,500 SF
 (TWO TEMP. MODULAR BUILDINGS, 2,016 SF each)
 BOARDING & DAYCARE: 4,100 SF
 ANIMAL FACILITY: 4,100 SF

TOTAL CONTAINED OUTDOOR SPACE: 6,595 SF
 ADOPTION CENTER: 5,242 SF
 BOARDING FACILITY: 1,353 SF

TOTAL PARKING STALLS: 66 PROPOSED STALLS
 (1 STALL / 250 SF)
 58 REQUIRED STALLS



PROPERTY: VALLEY OAK SPCA
 4CREEKS
 2016 MAY 10 10:45 AM
 187 AC
 187 AC
 187 AC

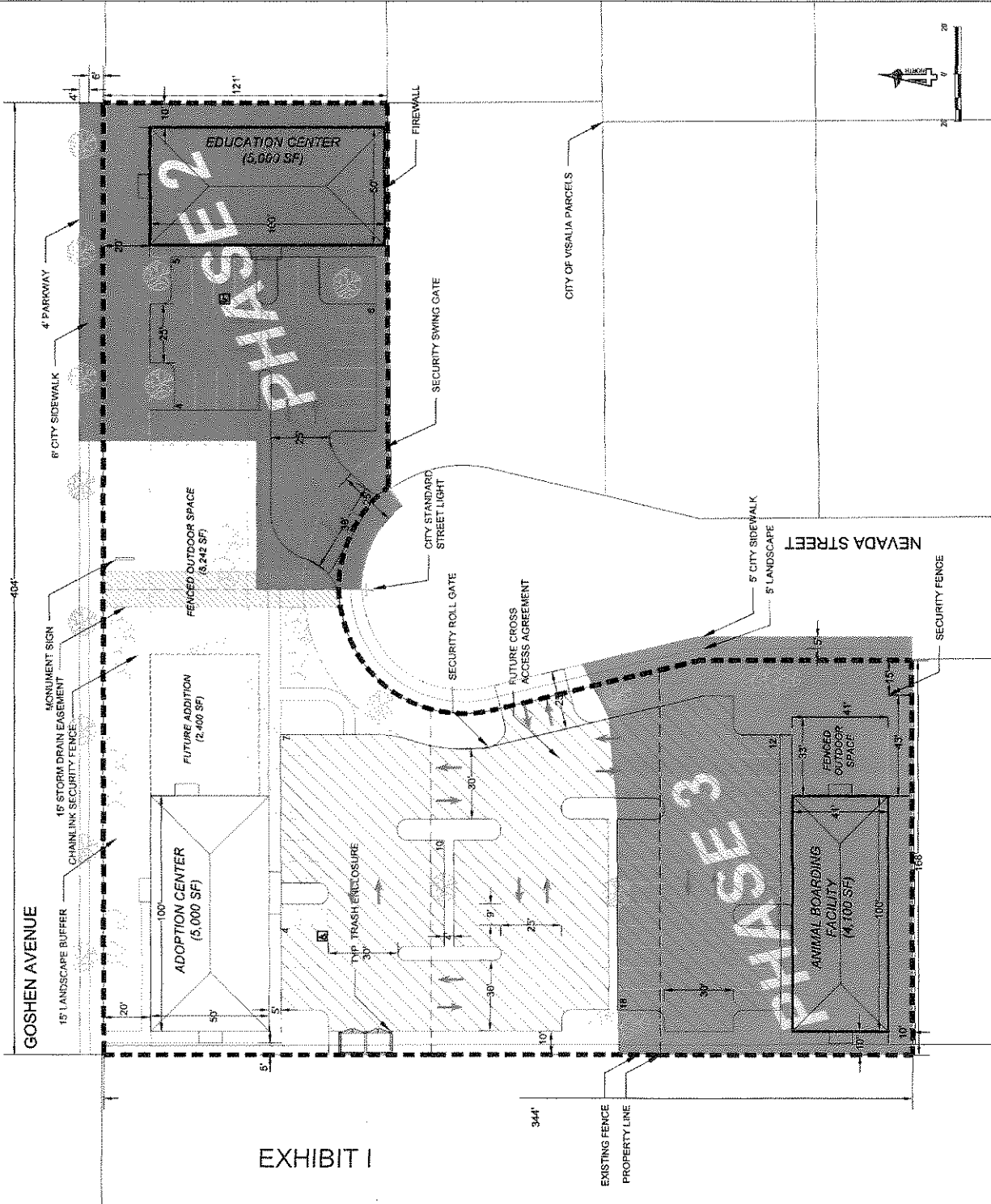


EXHIBIT I

Project: 160515416-049-056-051-052-053-054-055-056-057-058-059-060-061-062-063-064-065-066-067-068-069-070-071-072-073-074-075-076-077-078-079-080-081-082-083-084-085-086-087-088-089-090-091-092-093-094-095-096-097-098-099-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

Valley Oak SPCA
Operating Statement

January 13, 2016

Valley Oak SPCA desires to purchase nearly 2 acres of land in order to build the following:

- The Charles E. Hoey Adoption Center
- The Whitendale Education Center
- Yet to be named pet boarding facility that will be open to the public.

It is our intent to build in phases in the order listed above as we secure funding.

Charles E. Hoey Adoption Center

Approximately 5,000 sq. ft.

This building would include:

- A public lobby with 3 workstations
- Three offices
- Bathrooms
- Storage
- Meeting room/Break room
- Dog Kennels
- Cat rooms
- Laundry & kitchen area

An average of 6 employees will work here.

This building is where we would house animals available for adoption and rescue runs. We would either adopt the pet into a new home or find an out of area rescue organization to accept the pet and re-home it in their area.

We anticipate holding approximately 60 dogs and 40 cats here. These animals would come from area shelters as transfers to our organization or they will be owner surrendered pets. We will also accept pets from owners requesting euthanasia. Euthanasia will be done on site or at our Low Cost Spay/Neuter Clinic which is just down the street. Animal waste will be properly disposed of daily.

Hours of operation will be 5 days per week. We will be open to the public Thursday through Monday from 10:00 a.m. to 4:00 p.m. and we will stay open until 6:00 p.m. during June, July & August. We will be closed on Tuesdays and Wednesdays.

Based on our experience we can expect to have zero customers to four customers in our parking lot at any given time. Many will arrive or leave with pets. About half of the customers will be at our facility for an hour. The other half will arrive and leave within 30 minutes.

We would also offer microchips and have retail items for sale.

Marjorie Whitendale Education Center

Approximately 5,000 sq. ft.

This building would include:

- A public lobby with 1 workstation
- Two offices
- Bathrooms
- Storage
- Large meeting room that can be divided into smaller rooms

An average of 2 employees would work here.

In this building we will hold classes for the public such as:

- Obedience training
- Puppy & Kitten socialization
- Walking the dog
- Other specialty classes

We would also bring in speakers and speaker panels to provide Humane Education to the public including schools, clubs and organizations.

This building would house our annual Summer Critter Camp for children ages 5 to 15. We will offer other programs for children including parties, reading to pets, junior volunteers, behind the scenes and more.

We will also use this space for board, volunteer, and committee meetings, staff training, etc.

We expect to have zero customers to 12 customers in our parking lot at any given time. Many times this parking lot would be utilized in the evening hours or on weekends. Much of the parking traffic would only be dropping off or staying for about an hour.

Boarding Facility

Approximately 4,100 sq. ft.

This building would include:

- A public lobby with 1 workstation
- Dog kennels
- Cat rooms
- Bathrooms
- Storage
- Laundry & kitchen area
- Break room

An average of 6 animals would be housed at one time and 2 employees.

We would be open 7 days per week with hours of operation to include early morning and evening to allow for drop off and pick up of animals.

We expect to have 1 to 2 cars in the parking lot at any time, dropping off or picking up so spending less than 30 minutes inside.

We would also offer grooming and microchip services as well as retail items for sale.

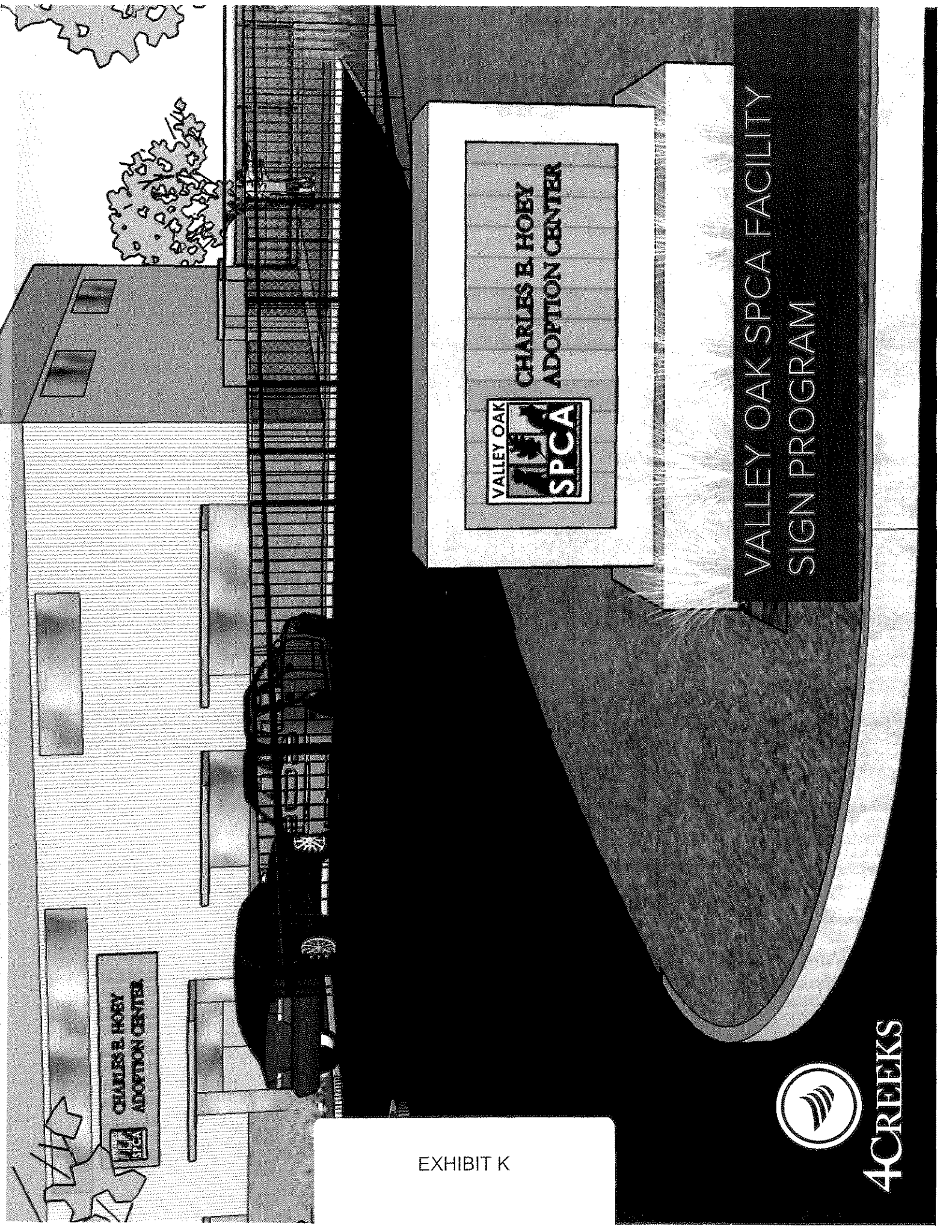


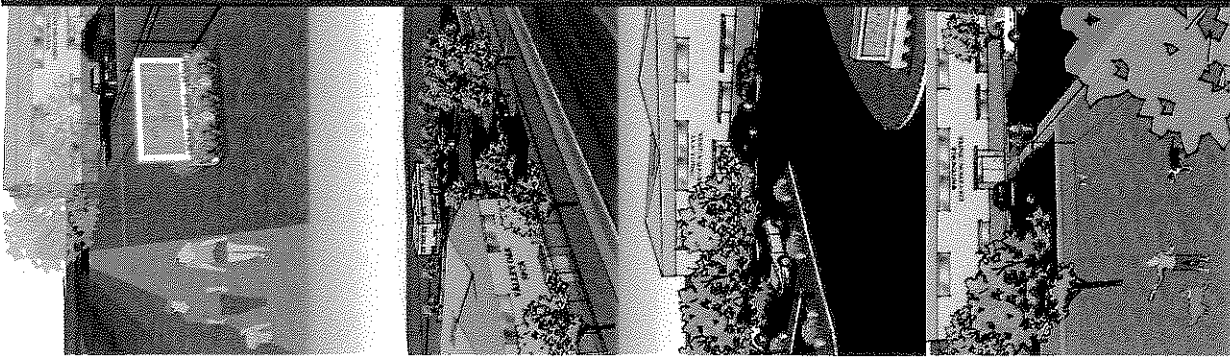
EXHIBIT K

VALLEY OAK SPCA
CHARLES E. HOEY
ADOPTION CENTER

VALLEY OAK SPCA FACILITY
SIGN PROGRAM



4CREEKS



Sign Program for Projects within

Valley Oak SPCA Facility

APNs:

081-100-049, 050, 051, 052

Consultant Team:

4 CREEKS, INC.

324 S. SANTE FE STREET, SUITE A

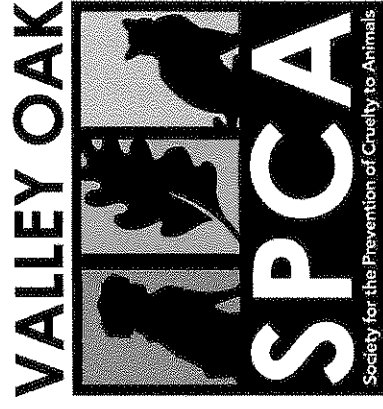
VISALIA, CA. 93292

559.802.3052

DAVID DUDA | PROJECT MANAGER

AARON CARPENTER | ASSISTANT PLANNER

TOM PRICE | DESIGN LEAD



VALLEY OAK SPCA FACILITY

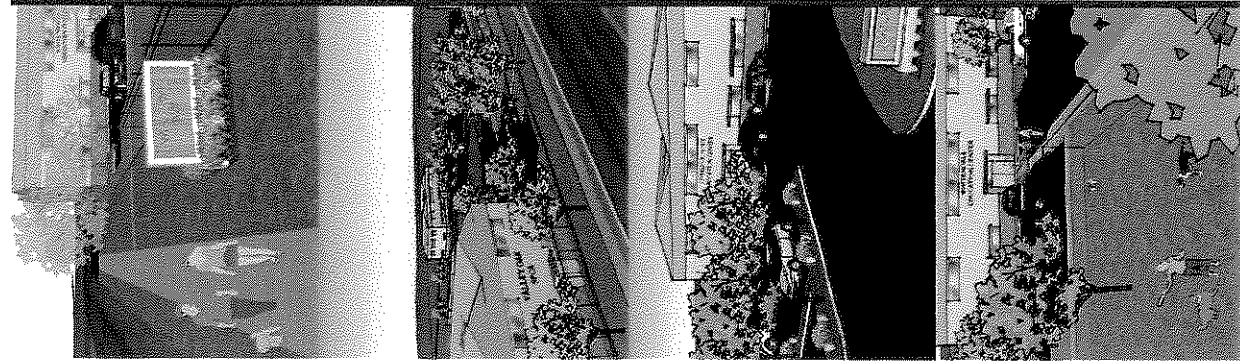


Table of Contents

1. Introduction
2. Submittal Requirements
3. Site Sign Program Design Guidelines
4. Administration/Consistency Review Process

