

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Marvin Hansen, Chris Gomez

MONDAY, AUGUST 22, 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. 2016-006 a request by Family Healthcare Network to construct three solar carport shade structures in the parking lot that was approved with Conditional Use Permit No. 2015-33. The site is located at 416 E School Street. (APN: 094-274-006)
5. PUBLIC HEARING – Andy Chamberlain
Variance No. 2016-05: A request by Fontana Ranches Inc. for a variance to Design District "F" setbacks to reduce the front and street side setbacks for an office park development, in the Professional Administrative Office (PA) Zone. The site is located at the southeast corner of Noble Avenue and Akers Street. (APN: 087-470-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, and 020) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-31.
6. 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, SEPTEMBER 1, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 12, 2016

City of Visalia



To: Planning Commission

From: Anna Salvador (713-4492)

Date: August 22, 2016

Re: Finding of Consistency No. 2016-006 a request by Family Healthcare Network to construct three solar carport shade structures in the parking lot that was approved with Conditional Use Permit No. 2015-33. The site is located at 416 E School Street. (APN: 094-274-006)

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the addition of the three solar carport shade structures in the parking lot, as shown in Exhibit "B". Conditional Use Permit No. 2015-33 for the offsite parking lot was approved by the Planning Commission on November 9, 2015.

DISCUSSION

The Family Healthcare Network is requesting to construct three solar carport shade structures at 3,206 square feet; 2,915 square feet; and 4,730 square feet respectively, as presented in Exhibit "B". The new structures will be located on the offsite parking lot, to be used by the Family Healthcare Network building just south at 401 E School Street.

The applicant's letter requesting consideration of the carport shade structures is provided in Exhibit "C". The structures do not change the intended use of the parking lot site and will not interfere with the surrounding uses. The requested structures will maintain the approved landscaping included in CUP 2015-33 ("Exhibit "F"), with the condition that if parking lot trees in the islands need to be removed as a result of the structures, the trees will be replaced with appropriate drought tolerant shrubs.

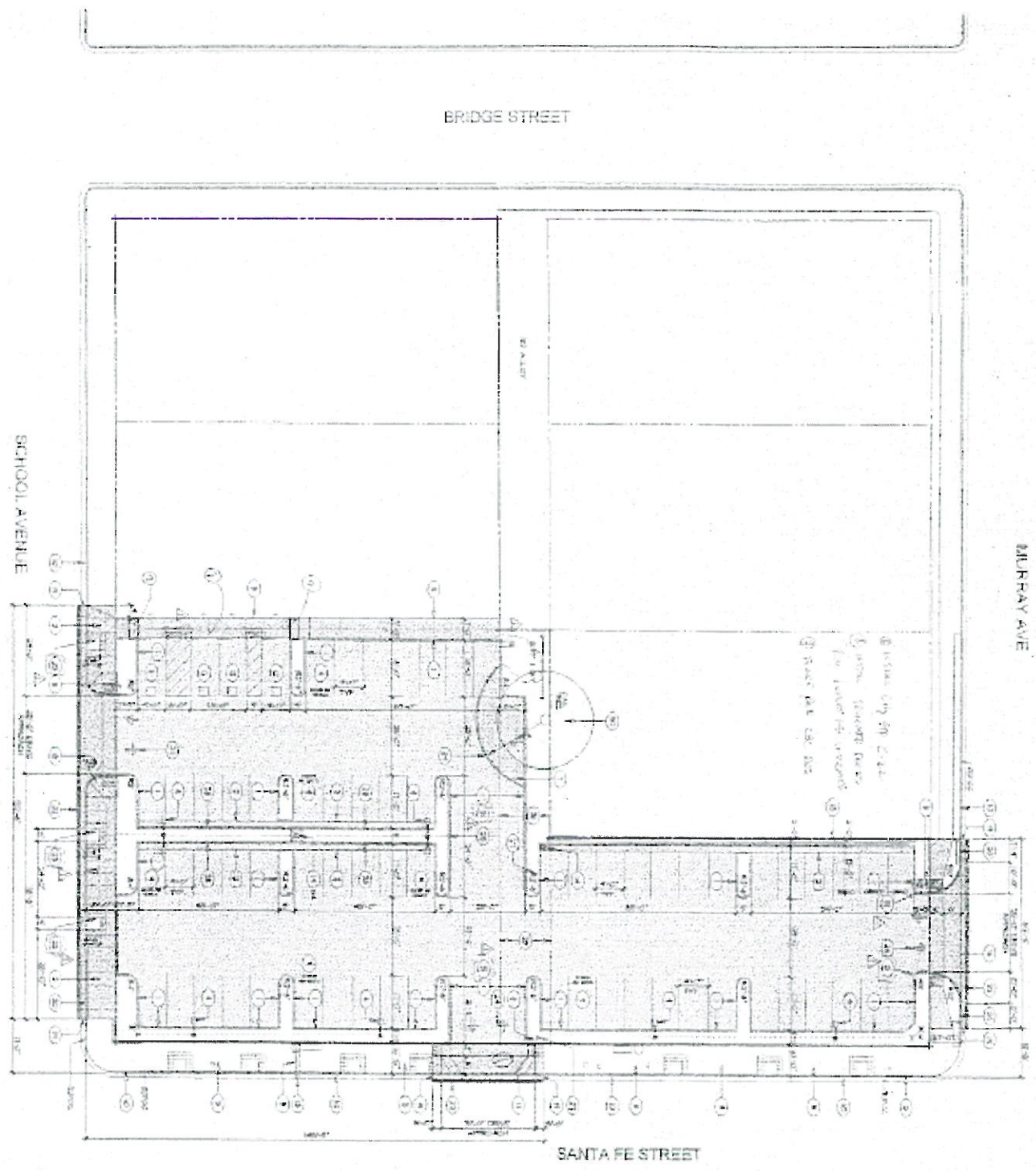
The structures were reviewed through Site Plan Review No. 2016-092, with the comments that the landscape be maintained, as approved with CUP 2015-33, and the requirement to file a Finding of Consistency. In addition, the carport shade structures are not permitted to overhang the property lines.

ATTACHMENTS

- Exhibit "A" – Approved Site Plan per CUP No. 2015-33
- Exhibit "B" – Proposed update to CUP No. 2015-33
- Exhibit "C" – Applicant Letter
- Exhibit "D" – Resolution No. 2015-58
- Exhibit "E" – Solar Shade Cross Sections
- Exhibit "F" – Landscape Plans per CUP No. 2015-33
- Aerial Map



SITE PLAN



BRIDGE STREET

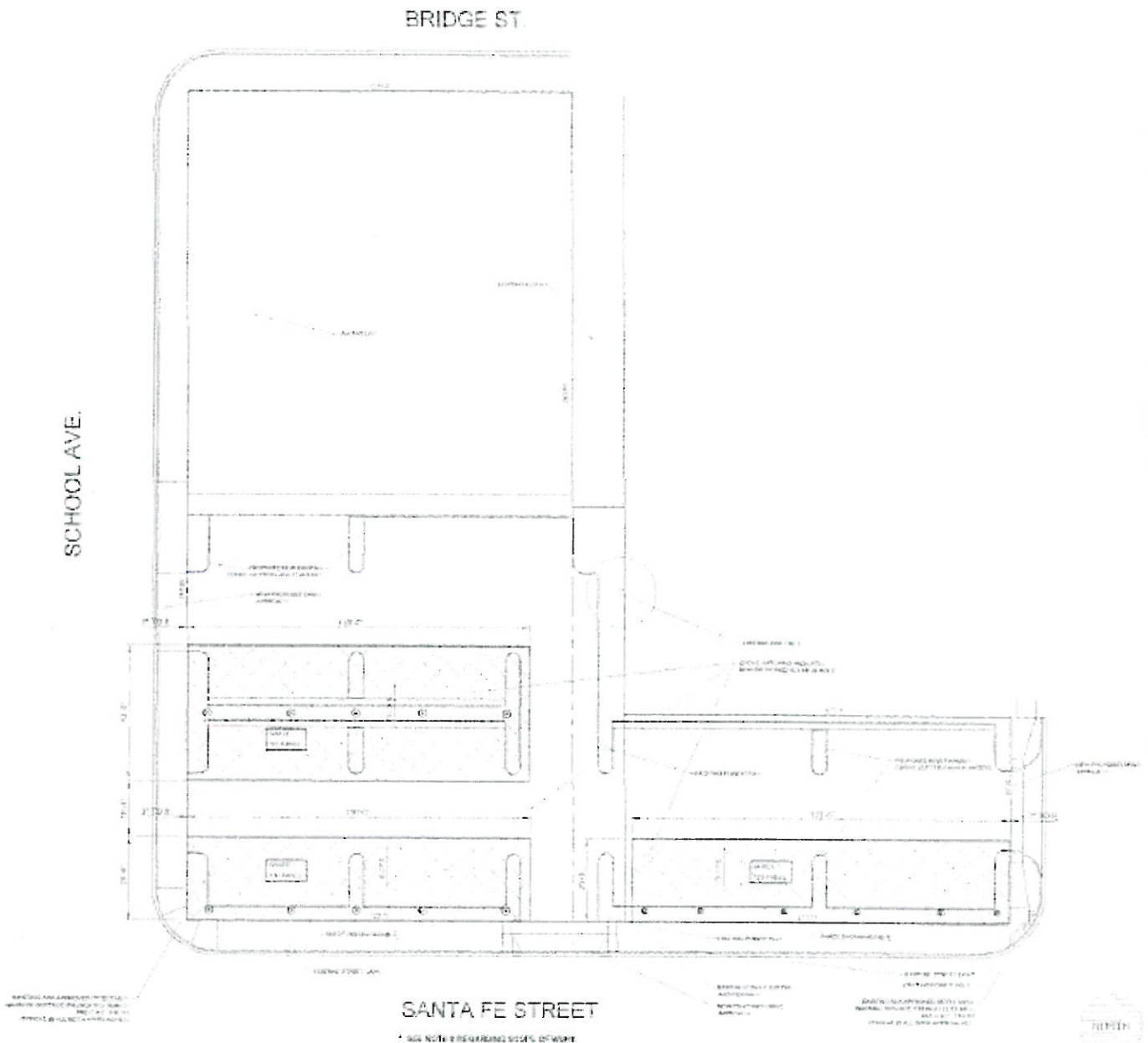
SCHOOL AVENUE

MURRAY AVE

SANTA FE STREET

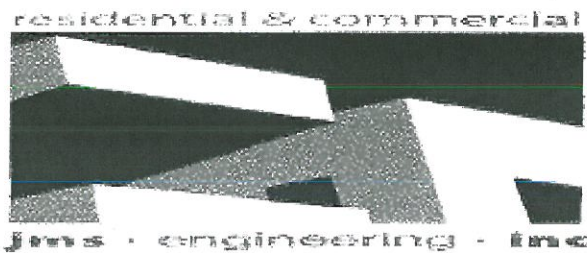
Exhibit - "A"

NEW SOLAR SHADE STRUCTURES FOR:
FAMILY HEALTHCARE NETWORK
 SCHOOL AVENUE & SANTA FE STREET
 VISALIA, CA. 93291



SITE PLAN

Exhibit - "B"



Jason M. Scott PE

1001 N. Demaree, Suite 7

Visalia, CA 93291

w. 559.738.0968

fx. 559.732.2255

jmsengineering@comcast.net

August 8, 2016

City of Visalia - Planning Commission

315 E. Acequia Ave.

Visalia, CA 93291

Re: Finding of Consistency (FOC)

Project: New Solar Carport Shades for Family HealthCare Network

Commission,

As determined by the City Planner, the proposed project in the parking lot at the Northwest corner of Santa Fe Street and School Avenue (see Exhibit A) is consistent with CUP No. 2015-33. The proposed changes to the CUP will include the construction of three solar carport shade structures at the above location (see Exhibit B). The addition of these solar structures will not change the intended use of this parking area nor will it create any negative impacts. The structures will be constructed high enough that they will not interfere with traffic or create any obstructions for emergency vehicles (see Exhibits C thru E). The landscaping as originally approved (see Exhibits F and G) will be maintained per the CUP. The only change would be that if parking lot trees in the islands need to be removed as a result of the carport structures, they will be replaced by city approved evergreen shrubs.

Thank you for your consideration.

Sincerely,



Jason M. Scott, PE
City File

Exhibit - "C"

RESOLUTION NO. 2015-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-33, A REQUEST BY THE FAMILY HEALTHCARE NETWORK TO ALLOW AN OFF-SITE PARKING LOT IN THE COMMERCIAL DOWNTOWN (CDT) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF SANTA FE STREET BETWEEN MURRAY AND SCHOOL AVENUES. (APN: 094-274-005, 006)

WHEREAS, Conditional Use Permit No. 2015-33, a request by the Family Healthcare Network to allow an off-site parking lot in the Commercial Downtown (CDT) zone. The site is located on the west side of Santa Fe Street between Murray and School Avenues. (APN: 094-274-005, 006); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 9, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-33 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 15311.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the proposed private parking lot will not have a negative impact on surrounding uses given that other businesses in the area maintain parking lots for their businesses, and proximity of the private parking lot to the building which will use the off-street parking for its tenants.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other surrounding uses in the area.

3. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-70).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2015-143.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A", attached herein.
3. That the Applicant prepare a deed restriction that includes the following requirements:
 - a. Parking is for the exclusive use of the Family Healthcare Network medical facility, or subsequent occupants of the site listed as 401 E. School Avenue (APN 094-284-008), also identified as the site located between Santa Fe and Bridge Streets, and between Murray and School Avenues.
 - b. Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
 - c. The maximum parking credit allowed by this CUP shall be sixty-seven (67) parking spaces, or less if the final construction results in fewer parking stalls.
4. That the abandonment process for the alley be done prior to the issuance of a building permit for the parking lot and related improvements.
5. That a seven-foot high block wall be constructed along the east property line of the property located at 413 E. Murray Avenue, similar to the block wall along the west side of the residential lot.
6. That no other use of parking spaces (i.e. leasing out parking stalls) will be allowed without a modification to CUP No. 2015-33, this does not include the use of a portion of the parking lot for a short term use, less than 10 days, when approved by the City Planner or their designee.
7. That the first three parking stalls on the west side of the Murray Avenue access point be designated for compact use due to the shifting the access drive as far west as possible away from the intersection. The stalls will be required to have a limit line or similar description stenciled on them to prevent long/large vehicles from using them.
8. That the Santa Fe Street frontage have a contiguous row of evergreen shrubs to form a three-foot high hedge.
9. That the landscape planters be permanently maintained.
10. That all other City, State and Federal codes and ordinance be met.
11. That the applicant submits to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and

agree to all the conditions of Conditional Use Permit No. 2015-33, prior to the issuance of any building permits for this project.

Commissioner Taylor offered the motion to this resolution. Commissioner Gomez seconded the motion and it carried by the following vote:

AYES: Commissioners Taylor, Gomez, Peck, Wynn, Segrue
NOES:
ABSTAINED:
ABSENT:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2015-58, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on November 9, 2015.

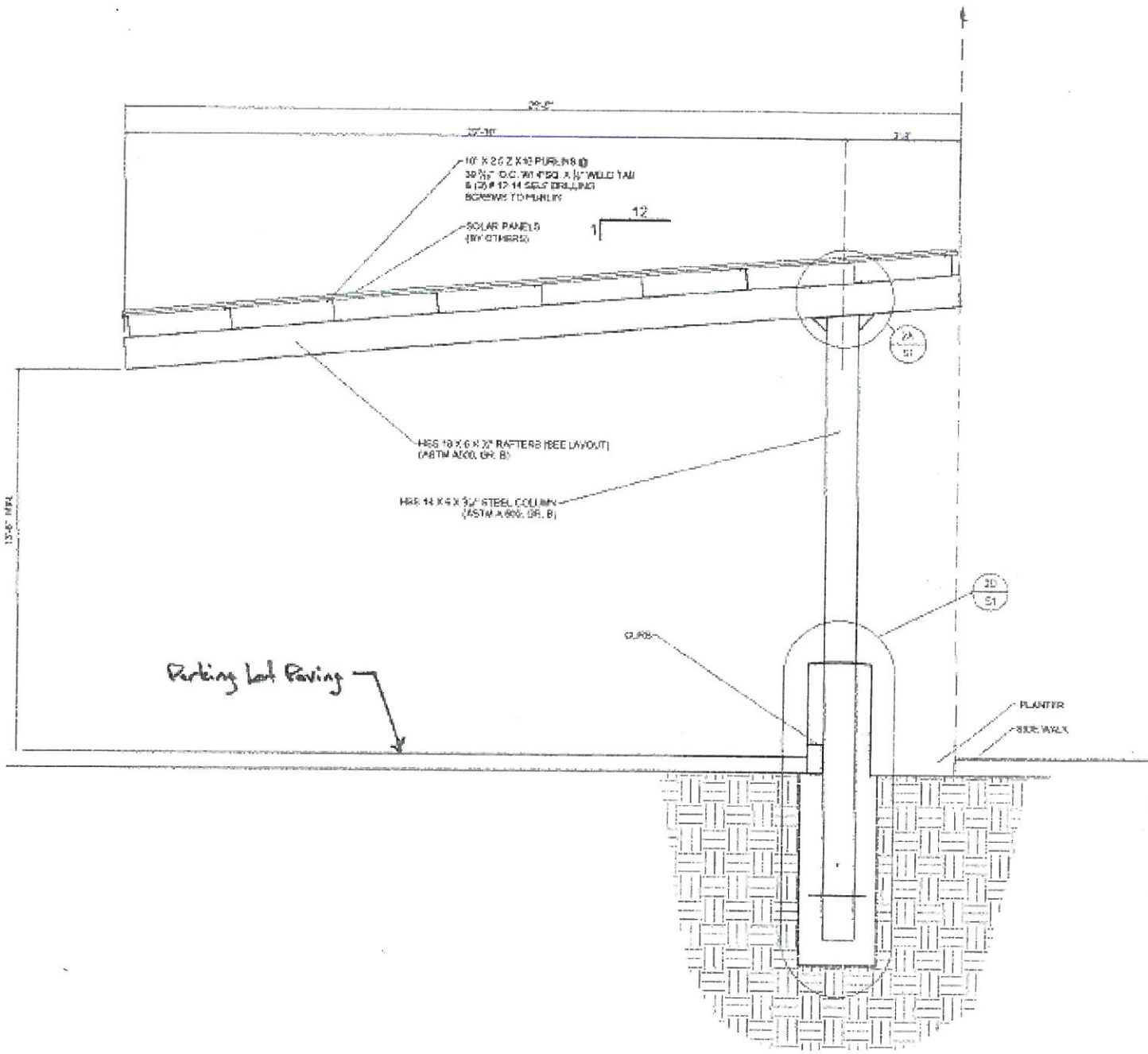


Josh McDonnell, Assistant Director / City Planner



Adam Peck, Chairperson

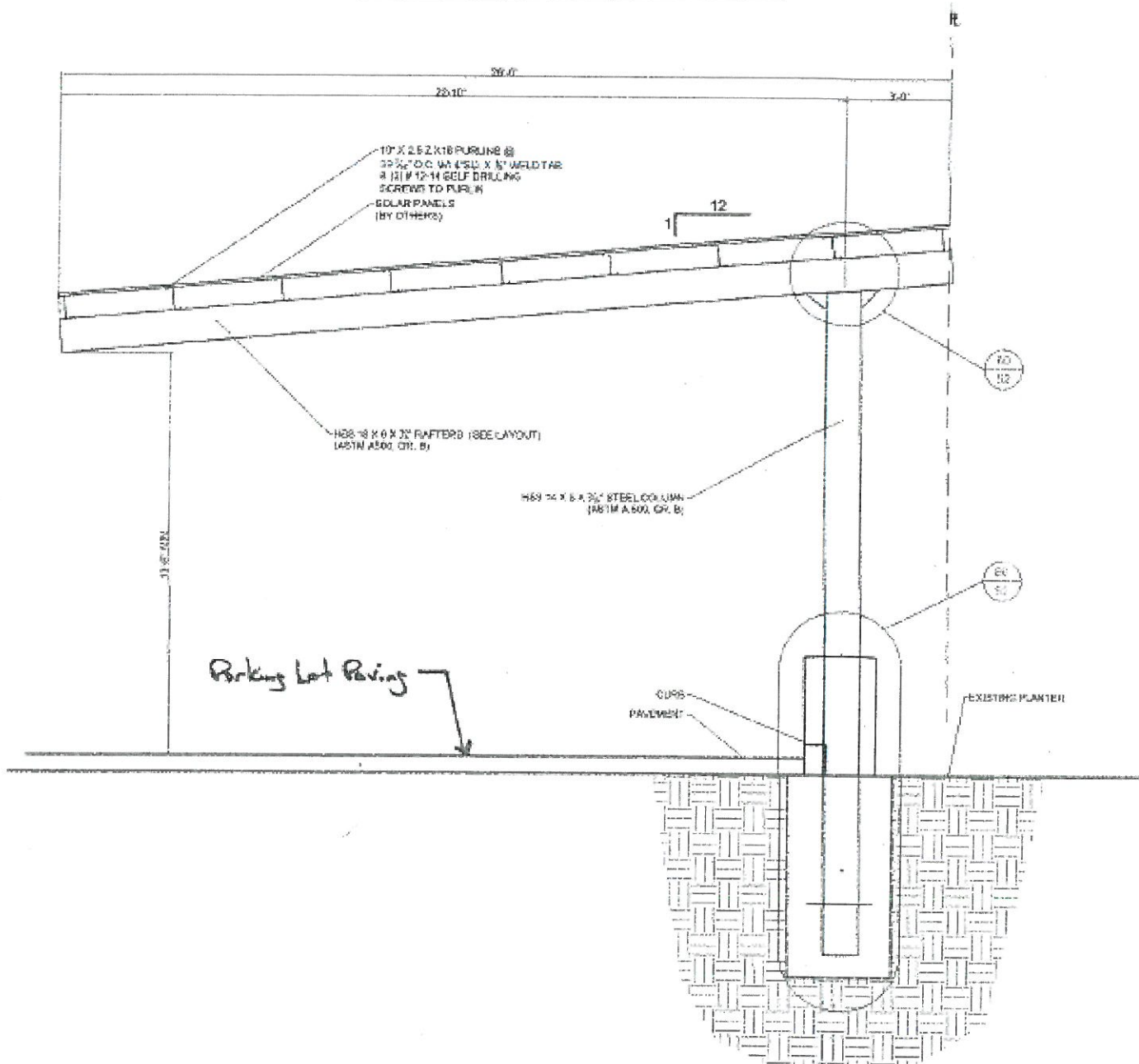
Solar Shade 1 Section



SECTION A

3/8"=1'-0"

Solar Shade 2 Section

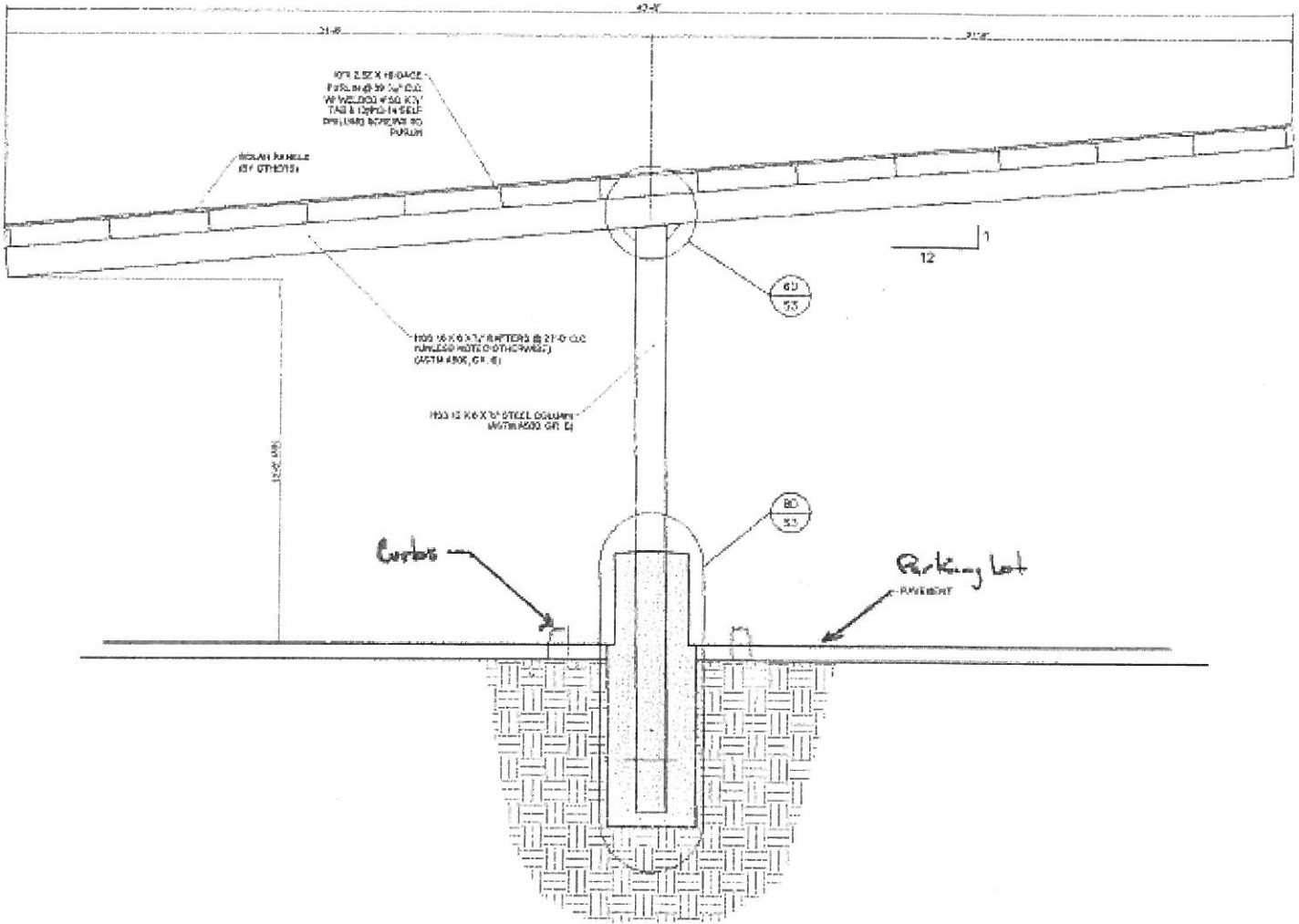


SECTION A

3/8"=1'-0"

Exhibit - "E"

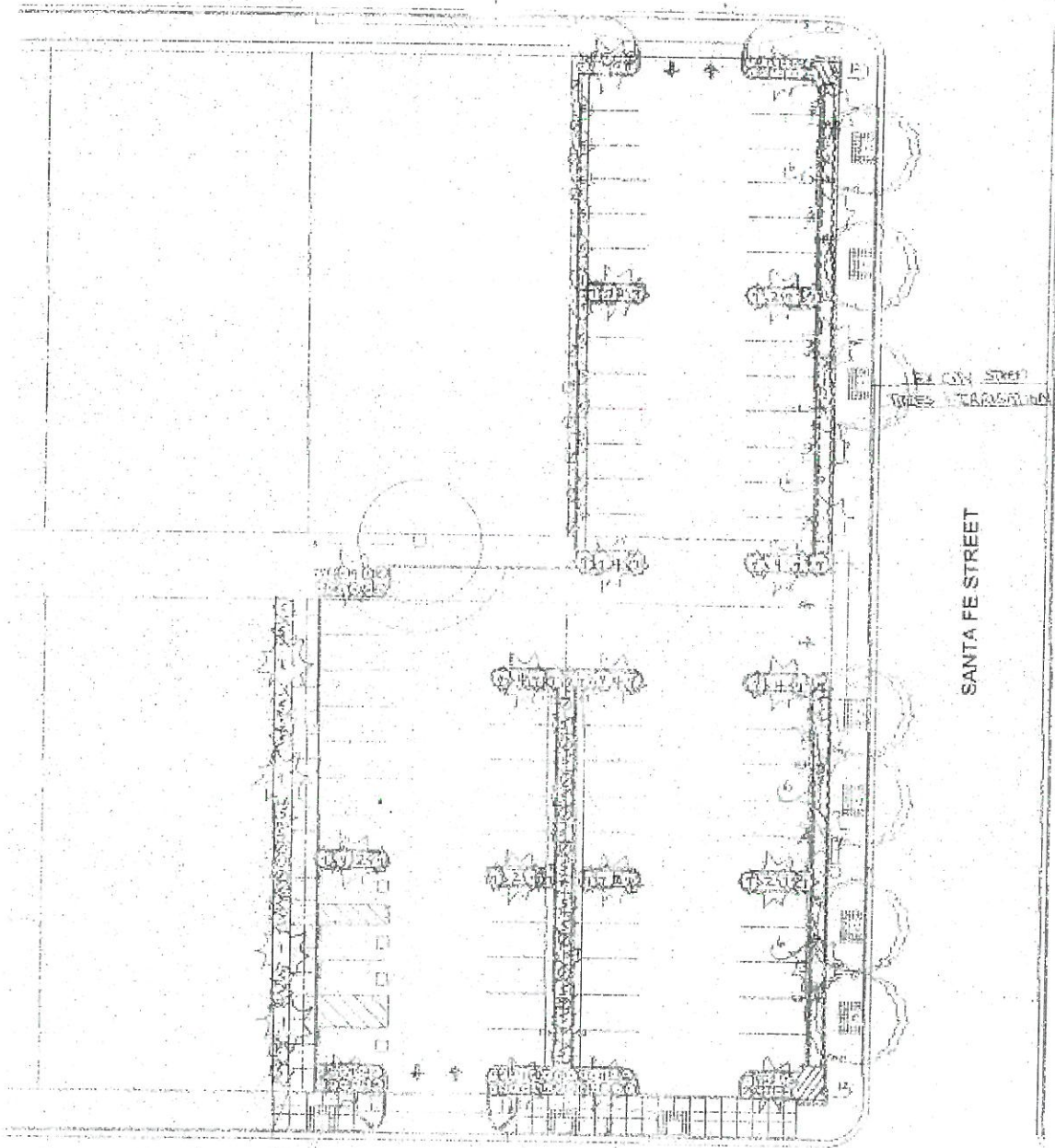
Solar Shade 3 Section



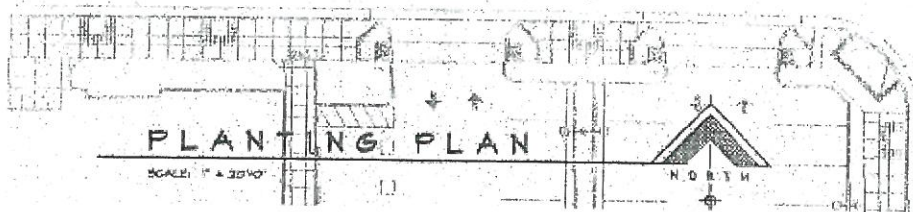
SECTION A

3/8" = 1'-0"

MURRAY AVE



SCHOOL AVENUE



LANDSCAPE LEGEND

1	CHINESE PISTACHE	15 GAL	10
2	COASTAL LIVE OAK	15 GAL	6
3	GRAPE MYRTLE 'SILV' RED	15 GAL	8
4	GINKGO 'PRESIDENTIAL GOLD'	15 GAL	6
5	TEXAS RANGER	5 GAL	35
6	LIGUSTRUM TEXANUM 3' OC	1 GAL	70
7	ROSEMARY HUNTINGTON BLUE	1 GAL	35
8	SOCIETY GARLIC	1 GAL	23
9	MYRTLEBERGIA REGAL MUST	1 GAL	44
10	NYCOPORUM 2'-OC	1 GAL	24

NOTES

- 1 DOUBLE STAKE ALL TREES
- 2 12' FOOT BARRIER BOTH SIDES ON PISTACHE, OAK AND GINKGO
- 3 2' DEEP BARK MULCH IN ALL LANDSCAPE AREAS
- 4 ZONE 1 (NORTH PARKING LOT) 1545^{sq ft}
ZONE 2 (SOUTH PARKING LOT) 3,250^{sq ft}

RAINSCAPE

8827 AVE. 504, VISALIA, CA 93291 PHONE: (559) 451-2839

I CERTIFY THAT I AM EMPLOYED UNDER PROVISIONS OF APPLICABLE CODES & REGULATIONS TO SIGN THIS DOCUMENT AS THE PERSON RESPONSIBLE FOR ITS PREPARATION & THAT I AM THE LICENSED CONTRACTOR WHO WILL PERFORM THIS WORK. I HAVE COMPLIED WITH THE CRITERIA OF "BOWELL" AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE & IRRIGATION DESIGN PLAN.

JES COOPER

Jim M. Cooper

DATE 12-21-15

CERT. LICENSE NO. 318642

Exhibit - "F"

Finding of Consistency 2016-006 Family Healthcare Network



Aerial Map

0 25 50 100 150 200
Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 22, 2016

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

SUBJECT: Variance No. 2016-05: A request by Fontana Ranches Inc. for a variance to Design District "F" setbacks to reduce the front and street side setbacks for an office park development, in the Professional Administrative Office (PA) Zone. The site is located at the southeast corner of Noble Avenue and Akers Street. (APN: 087-470-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, and 020)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2016-34 for Variance No. 2016-05, as conditioned, based on the projects consistency with policies of the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2016-05, as conditioned, based on the findings and conditions in Resolution No. 2016-34.

PROJECT DESCRIPTION

The applicant is requesting approval of a variance to front and street side building and landscaping setbacks (see Exhibit "A"). Approval of the variance would allow construction of medical office buildings, which total approximately 34,855 square feet. This office project has been in the initial development phase for several years, with the Planning Commission having previously reviewed the division of the property (Parcel Map No. 2012-01) and approval of a previous variance to setbacks (Variance No. 2007-17). Currently, permits for site improvements are being processed ministerially and will be followed by office building permits.

Over time, the desired development pattern has changed from the original Planning Commission approval of Variance No. 2007-17, as seen in Exhibit "B". Variance No. 2007-17 is still an active entitlement, and would be replaced by the new requested variance if approved. Variance No. 2007-17 was approved with varying setbacks allowing 27 feet at the Akers frontage, and 14 to 20 feet along Noble Avenue as shown in Exhibit "B". The requested setbacks for Variance No. 2016-05 range from 12 feet to 19 feet along the Noble Avenue frontage and 18 to 22 feet along the Akers Frontage. The requested variance setbacks are similar to those previously approved for Variance No. 2007-17, with a single larger building at the Akers / Noble corner and a 12-foot minimum setback along Noble instead of the previously approved 14-foot setback for one of the buildings.

In addition to the requested variance, the applicants are also requesting that the original condition for a uniform architectural style be eliminated. This will allow the individual property owners to pursue their own designs, giving the development a more contemporary eclectic or varied appearance.

The site is within Design District "F", which requires that building and landscaping setbacks be 30 feet along Noble Avenue and 25 feet along Akers Street. The interior side and rear setbacks are five feet.

Because the Noble Avenue frontage along this section of Highway 198, the buildings are set at an angle to the frontage, resulting in the west corner of the building being closer to the street than the east corner of the building. This gives the buildings a staggered appearance along the Noble Avenue frontage.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use (CMU)
Zoning:	P-A (Professional Administrative Office)
2016 Zoning Update:	CMU (Commercial Mixed Use) - <i>proposed</i>
Surrounding Land Use and Zoning:	North: Noble Avenue & Highway 198 South: P-A (Professional Administrative Office) / Chinese Cultural Center & Sound of His Voice Christian Fellowship East: P-A (Professional Administrative Office) / Eye Surgical Center West: Akers Street - Commercial Mixed Use (CMU)
Environmental Review:	Categorical Exemption No. 2016-31
Special Districts:	Design District "F"
Site Plan Review:	SPR 2016 - 057

RELATED PLANS & POLICIES

Variance No. 2001-13: Approved by the Planning Commission on January 28, 2002, allowed a building setback of 10 feet and a parking lot setback of 8 feet along Noble Avenue, directly east of the Fontana Ranches site (5021 W. Noble Ave).

Previous Subject Site Actions:

Parcel Map No. 2005-12: Approved by the Planning Commission on June 13, 2005 created three developable lots for future development in the PA zone, with each lot being approximately one acre in size.

Variance No. 2007-17: Approved by the Planning Commission on February 23, 2009, allowed a variance from the standard 30-foot building and landscaping setbacks in Design District F.

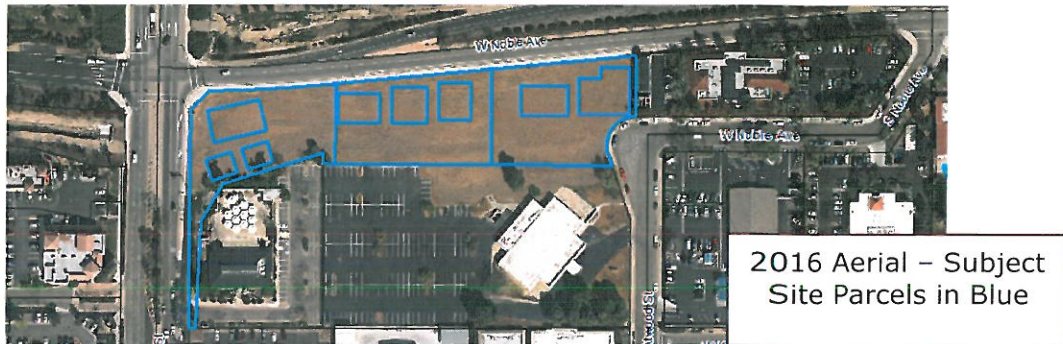
Parcel Map No. 2012-01 and Conditional Use Permit No. 2012-44: Approved by the Planning Commission on January 14, 2013, allowed the creation of eight building footprint parcels without public street access on top of the existing three parcels.

PROJECT EVALUATION

The following potential issue areas have been identified for the proposed project:

Land Use Compatibility

The proposed variance to setbacks does not have any land use impacts. The site is currently zoned PA – Professional Administrative Office, but has a General Plan Land Use designation of Commercial Mixed Use. The property will be rezoned from P-A to C-MU (Commercial Mixed Use) when the City's Strategic Zoning Ordinance update is adopted. The change in zone designations from P-A to C-MU will still allow the proposed medical offices, along with other uses, which will be determined through the current Zoning Ordinance Update process. The adjacent land use designations and zoning to the south and west of the project site will retain their current P-A zoning. The land uses are compatible and will not be adversely affected by the proposed variance to setbacks.



Setbacks

Staff finds that the requested variance to setbacks is appropriate for this site, and is similar to the existing variance on the site. The long narrow shape of the site along Noble Avenue, and irregular tapered shape of the project site result in the building and parking areas not being parallel to the curb line along Noble Avenue.

The existing Eye Surgical and Medical Associates building on Noble Avenue to the east was approved through Variance No. 2001-13 with building setbacks along Noble Avenue of 10 feet to the building, and 8 feet to the parking lot. The proposed variance to setbacks would mimic this frontage with varying setbacks of 12 to 18 feet for the buildings. The parking lot for the Fontana Ranches project was previously approved for an 8-foot setback at the west end, with a majority of the parking to the south of the buildings away from the Noble Avenue frontage. Based on the previous variance approval for this site, and the approved variance to setbacks adjacent to the site on the east, staff finds the requested setbacks in Exhibit "A" appropriate for this location.

The table below identifies the setbacks required in Design District “F”, the existing approved Variance setbacks, and the current revised setbacks requested for Variance No. 2016-05.

Setbacks - Existing / Proposed

Setbacks	Required per Design District “F”	Variance No. 2007-17 Existing	Variance No. 2016-05 Proposed
Front: Building	30-feet (Noble)	14-feet	12-feet
Street Side: Building	25-feet (Akers)	27-feet	18-feet

Parking

Medical offices are required to provide one parking space for every 200 square feet of building area. Based on approximately 34,855 square feet of building area, a total of 175 parking spaces are required. There are 211 parking stalls available to the site, resulting in 36 extra parking stalls based upon the proposed medical office use. This would allow for minor increases in square footage of the buildings, which can be accommodated by the available parking.

As previously noted, the project site is proposed for a change from Professional Administrative Office (PA) to Commercial Mixed Use (CMU). This would allow other non-office uses on the site. Through the Site Plan Review process, the proposed offices and any other non-office uses will be reviewed for consistency with this variance, and are subject to meeting the parking standards for the use.

There are improvement plans for the parking lot and access drive currently being processed for the site. The proposed new variance to setbacks will not change the access and parking layout.

Zoning and Design District Changes

The current Zoning Ordinance Update based upon the new General Plan adopted in 2014 is considering the potential elimination of Design District “F”, which currently establishes the setbacks for the subject site. The subject site is anticipated to be rezoned from the current PA – Professional Administrative Office designation to CMU - Commercial Mixed Use, which will still allow the proposed medical offices. As a part of the Zoning Ordinance update, the setbacks would be based upon the CMU zoning designation. The proposed draft setbacks are 15 feet to the front (Noble), and 10 feet for the street side (Akers).

Based upon the proposed Zoning Ordinance Update draft setbacks of a 15-foot front and 10-foot street side, and the applicant’s requested 12-foot front (Noble) and 18-foot street side (Akers), the proposed variance setbacks would be minor in nature

Zoning Ordinance Update – Draft Changes

Setbacks	Design District “F” – eliminate	Proposed CMU Zone
Front: Building	30-feet minimum (Noble)	15-feet (Noble)
Street Side: Building	25-feet (Akers)	10-feet (Akers)

Note that staff has only identified the requested minimum setback per the closest buildings in Exhibit "A". Exhibits "C", "D", and "E" provide the detail to see the setbacks for the other buildings which range from 12 feet to 13, 14, 16, and 18 feet. One building has 30 to 32-foot setbacks at the western end of the complex. While staff is recommending approval of the requested variance as provided in Exhibit "A", a condition of approval has been included, which would allow buildings with setbacks greater than those finally approved as a part of the Zoning Ordinance Update to move to the minimum adopted setbacks resulting from the update process.

The development will comply with the minimum 5-foot interior and side setbacks, which are not proposed to change as a part of the Zoning Ordinance update.

Visual Impact

The site will be readily visible from Highway 198. The reduced setbacks should not result in a significant reduction in the appearance of the landscaping due to the staggered appearance of the buildings along the Noble Avenue frontage.

Building Elevations

The applicant also requests the elimination of the requirement for the uniform architectural design established by Variance No. 2007-17. The elevation in Exhibit "F" is the required architectural theme for the project. The applicants have indicated that they desire the ability to vary the architecture to meet their client's desires. Contemporary commercial and office development patterns include some various architectural styles.

Staff is not opposed to the elimination of the required architectural theme. The Courtyards and the Mission Oaks Plaza office development north of the subject site have uniform architectural themes. These are groups of buildings with very little architectural differences. The project site is a linear development along Noble Avenue, where varied architectural themes may be less desirable.

Landscaping

The landscape setback areas will be landscaped to the current low water use standards with trees, shrubs, and ground covers as required by State and local codes. Staff has carried over a condition from the previous variance approval that requires a three-foot high evergreen shrub/hedge be planted in front of the parking area located along the Noble Avenue frontage. This vegetation hedge will mitigate headlights that might shine out into a public street. This requirement is included as Condition No. 5 of the project conditions of approval.

Required Variance Findings

The Commission is required to make five findings before a variance can be granted. The findings below include portions of the findings from Variance No. 2007-17 which are still applicable, and new findings from the applicant.

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

The irregular size and shape of the site create a hardship when attempting the design a development for the site. The long and narrow parcels would require buildings to be placed in the center of the parcel due to the 30-foot building and landscaping setbacks. Rather, the City encourages locating buildings close the street and screening parking areas behind buildings which can provide interest to the streetscape that is aesthetically

and visually pleasing.

It would not be an unnecessary hardship inconsistent with the objectives of the zoning ordinance since the adjacent business complex has buildings the same distance from the street and property line.

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

The irregularly-shaped parcels were a remnant parcel from the to Caltrans right-of-way widening for the freeway expansion. The result of the freeway widening project reduced the size of the parcels thereby creating a hardship when trying to develop these parcels with medical office uses. In order to achieve a design that allows for connectivity and internal circulation between the parcels, placement of the buildings into the required landscaping area is required. However, the long and linear street frontage allows the development to still comply with and in some instances exceed the 30-foot landscape requirement.

As mention above, the proposed buildings will set back from the street property line the same distances as the adjacent buildings. It is consistent with what has already been built.

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

The site's location and zoning make it appropriate for medical or general office buildings. The issue is what size of buildings should be allowed. The setbacks of a site normally determine this. Due to the freeway widening, development on remnant parcels have occurred and in certain instances landscaping and building setback variances were approved. The Laser Eye Surgery Center located to the east of this proposed development is an example of an irregular-shaped parcel that required the building to encroach into the setback to a minimum of 10 feet and the parking lot to 8 feet.

It would deprive the applicant of the same privilege given to the owners of the adjacent property. It would require the buildings, as proposed by the applicant, to have a smaller foot print and force them to have a two, and maybe a three story building which would add to the cost of construction.

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

It is apparent that some amount of variance is appropriate for the size and shape of the site. Staff believes that circumstances are present that require some flexibility in site layout to accommodate the development of the three parcels. The site provides a vast amount of landscaping throughout the development where a majority of the site still maintains the required landscape setbacks and thus still maintains the effect of meeting the landscaping requirements along the Noble and Akers street frontages. Allowing the development would not be a grant of special privilege.

This will not be a grant of special privilege inconsistency with the surrounding properties. We are asking that we would be allowed to do as they have done.

5. *That the granting of the variance will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The site will be developed to ensure that sight line visibility will not be hindered by the encroaching buildings. No other health or safety issues will arise from the proposed project.

The variance request will not be detrimental in any way to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity. It will be consistent with the surrounding properties.

Existing Parcels

The subject site has been divided twice, first into three main parcels, then an additional eight building footprint parcels. Due to changes in the Building Codes, the distance requirement between walls with windows and doors and the property line has been increased. This, along with the requested change in the variance setbacks, will result in the property owners needing to change the building footprint parcels. This is typically done through the Lot Line Adjustment process as a ministerial action. If the proposed variance is approved, the owners would likely be processing Lot Line Adjustments to meet the new building shapes and building code requirements.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-31).

RECOMMENDED FINDINGS

The Planning Commission is required to make findings for approval of a variance to City standards. Staff recommends the following findings for approval of the application:

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

The irregular size and shape of the site create a hardship when attempting the design a development for the site. The long and narrow parcels would require buildings to be placed in the center of the parcel due to the 30-foot building and landscaping setbacks. Rather, the City encourages locating buildings close the street and screening parking areas behind buildings which can provide interest to the streetscape that is ascetically and visually pleasing.

It would not be an unnecessary hardship inconsistent with the objectives of the zoning ordinance since the adjacent business complex has buildings the same distance from the street and property line.

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

The irregularly-shaped parcels were a remnant parcel from the to Caltrans right-of-way widening for the freeway expansion. The result of the freeway widening project reduced the size of the parcels thereby creating a hardship when trying to

develop these parcels with medical office uses. In order to achieve a design that allows for connectivity and internal circulation between the parcels, placement of the buildings into the required landscaping area is required. However, the long and linear street frontage allows the development to still comply with and in some instances exceed the 30-foot landscape requirement.

As mention above, the proposed buildings will set back from the street property line the same distances as the adjacent buildings. It is consistent with what has already been built.

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

The site's location and zoning make it appropriate for medical or general office buildings. The issue is what size of buildings should be allowed. The setbacks of a site normally determine this. Due to the freeway widening, development on remnant parcels have occurred and in certain instances landscaping and building setback variances were approved. The Laser Eye Surgery Center located to the east of this proposed development is an example of an irregular-shaped parcel that required the building to encroach into the setback to a minimum of 10 feet and the parking lot to 8 feet.

It would deprive the applicant of the same privilege given to the owners of the adjacent property. It would require the buildings, as proposed by the applicant, to have a smaller foot print and force them to have a two, and maybe a three story building which would add to the cost of construction.

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

It is apparent that some amount of variance is appropriate for the size and shape of the site. Staff believes that circumstances are present that require some flexibility in site layout to accommodate the development of the three parcels. The site provides a vast amount of landscaping throughout the development where a majority of the site still maintains the required landscape setbacks and thus still maintains the effect of meeting the landscaping requirements along the Noble and Akers street frontages. Allowing the development would not be a grant of special privilege.

This will not be a grant of special privilege inconsistency with the surrounding properties. We are asking that we would be allowed to do as they have done.

- 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 site will be developed to ensure that sight line visibility will not be hindered by the encroaching buildings. No other health or safety issues will arise from the proposed project.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the applicable conditions of Conditional Use Permit No. 2012-44 shall apply.
2. That the site be developed and maintained in substantial conformance with the site plan (Exhibit "A").
3. That the requirements of Site Plan Review No. 2016-57 shall apply.
4. That Variance No. 2007-17 shall be voided upon approval of Variance No. 2016-05.
5. That buildings with setbacks greater than those finally approved as a part of the Zoning Ordinance Update may move to the minimum adopted setbacks resulting from the update process.
6. The parking stalls located along the Noble Avenue street frontage shall be screened from view by three-foot tall evergreen shrubs/hedge.
7. That all applicable federal, state and city laws, 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 Variance No. 2016-05.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2009-26
- Exhibit "A" – Site Plan for Variance No. 2016-05
- Exhibit "B" – Site Plan for Variance No. 2007-17
- Exhibit "C" – Site Plan
- Exhibit "D" – Site Plan
- Exhibit "E" – Site Plan
- Exhibit "F" – Variance No. 2007-17 Architectural Elevation
- Site Plan Review No. 2016-57
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

17.30.210 Development standards--Design district F.

The following development standards shall apply to property located in district F:

- A. Building height: fifty (50) feet maximum.
- B. Required yards:
 - 1. Front: thirty (30) feet minimum;
 - 2. Side: zero;
 - 3. Street side on corner lot: twenty-five (25) feet minimum;
 - 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 5. Rear: zero;
 - 6. Rear yards abutting an R-A, R-1 or R-M district: twenty (20) feet minimum.
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: three acre minimum.
- E. Landscaping:
 - 1. Front: thirty (30) feet minimum;
 - 2. Side: five feet minimum (except where a structure is located on a side property line);
 - 3. Side on a corner lot: twenty-five (25) feet minimum;
 - 4. Rear: five feet minimum. (Prior code § 7471)

Section 17.42.010 Variance purposes.

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

Section 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)

Section 17.42.050 Application procedures.

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

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7559)

Section 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)

Section 17.42.110 Appeal to city council.

A. Within ten (10) days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Prior code § 7565)

Section 17.42.120 Action of city council.

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

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

Section 17.42.130 Lapse of variance.

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

Section 17.42.140 Revocation.

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

Related Plans & Policies

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The following development standards shall apply to property located in district F:

- A. Building height: fifty (50) feet maximum.
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- C. Parking as prescribed in Chapter 17.34.
- D. Site area: three acre minimum.
- E. Landscaping:
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3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
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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.

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

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

RESOLUTION NO. 2016-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2016-05: A REQUEST BY FONTANA RANCHES INC. FOR A VARIANCE TO DESIGN DISTRICT "F" SETBACKS TO REDUCE THE FRONT AND STREET SIDE SETBACKS FOR AN OFFICE PARK DEVELOPMENT, IN THE PROFESSIONAL ADMINISTRATIVE OFFICE (PA) ZONE. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF NOBLE AVENUE AND AKERS STREET. (APN: 087-470-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, AND 020)

WHEREAS, Variance No. 2016-05 is a request by Fontana Ranches Inc. for a variance to Design District "F" setbacks to reduce the front and street side setbacks for an office park development, in the Professional Administrative Office (PA) Zone. The site is located at the southeast corner of Noble Avenue and Akers Street. (APN: 087-470-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, and 020); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on August 22, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2016-05, 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 irregular size and shape of the site create a hardship when attempting the design a development for the site. The long and narrow parcels would require buildings to be placed in the center of the parcel due to the 30-foot building and landscaping setbacks. Rather, the City encourages locating buildings close the street and screening parking areas behind buildings which can provide interest to the streetscape that is ascetically and visually pleasing.

It would not be an unnecessary hardship inconsistent with the objectives of the zoning ordinance since the adjacent business complex has buildings the same distance from the street and property line.

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 irregularly-shaped parcels were a remnant parcel from the to Caltrans right-of-way widening for the freeway expansion. The result of the freeway widening project reduced the size of the parcels thereby creating a hardship when trying to develop these parcels with medical office uses. In order to achieve a design that allows for connectivity and internal circulation between the parcels, placement of the buildings into the required landscaping area is required. However, the long and linear street frontage allows the development to still comply with and in some instances exceed the 30-foot landscape requirement.

As mention above, the proposed buildings will set back from the street property line the same distances as the adjacent buildings. It is consistent with what has already been built.

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

The site's location and zoning make it appropriate for medical or general office buildings. The issue is what size of buildings should be allowed. The setbacks of a site normally determine this. Due to the freeway widening, development on remnant parcels have occurred and in certain instances landscaping and building setback variances were approved. The Laser Eye Surgery Center located to the east of this proposed development is an example of an irregular-shaped parcel that required the building to encroach into the setback to a minimum of 10 feet and the parking lot to 8 feet.

It would deprive the applicant of the same privilege given to the owners of the adjacent property. It would require the buildings, as proposed by the applicant, to have a smaller foot print and force them to have a two, and maybe a three story building which would add to the cost of construction.

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;*

It is apparent that some amount of variance is appropriate for the size and shape of the site. Staff believes that circumstances are present that require some flexibility in site layout to accommodate the development of the three parcels. The site provides a vast amount of landscaping throughout the development where a majority of the site still maintains the

required landscape setbacks and thus still maintains the effect of meeting the landscaping requirements along the Noble and Akers street frontages. Allowing the development would not be a grant of special privilege.

This will not be a grant of special privilege inconsistency with the surrounding properties. We are asking that we would be allowed to do as they have done.

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 site will be developed to ensure that sight line visibility will not be hindered by the encroaching buildings. No other health or safety issues will arise from the proposed project.

The variance request will not be detrimental in any way to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity. It will be consistent with the surrounding properties.

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. 2016-31).

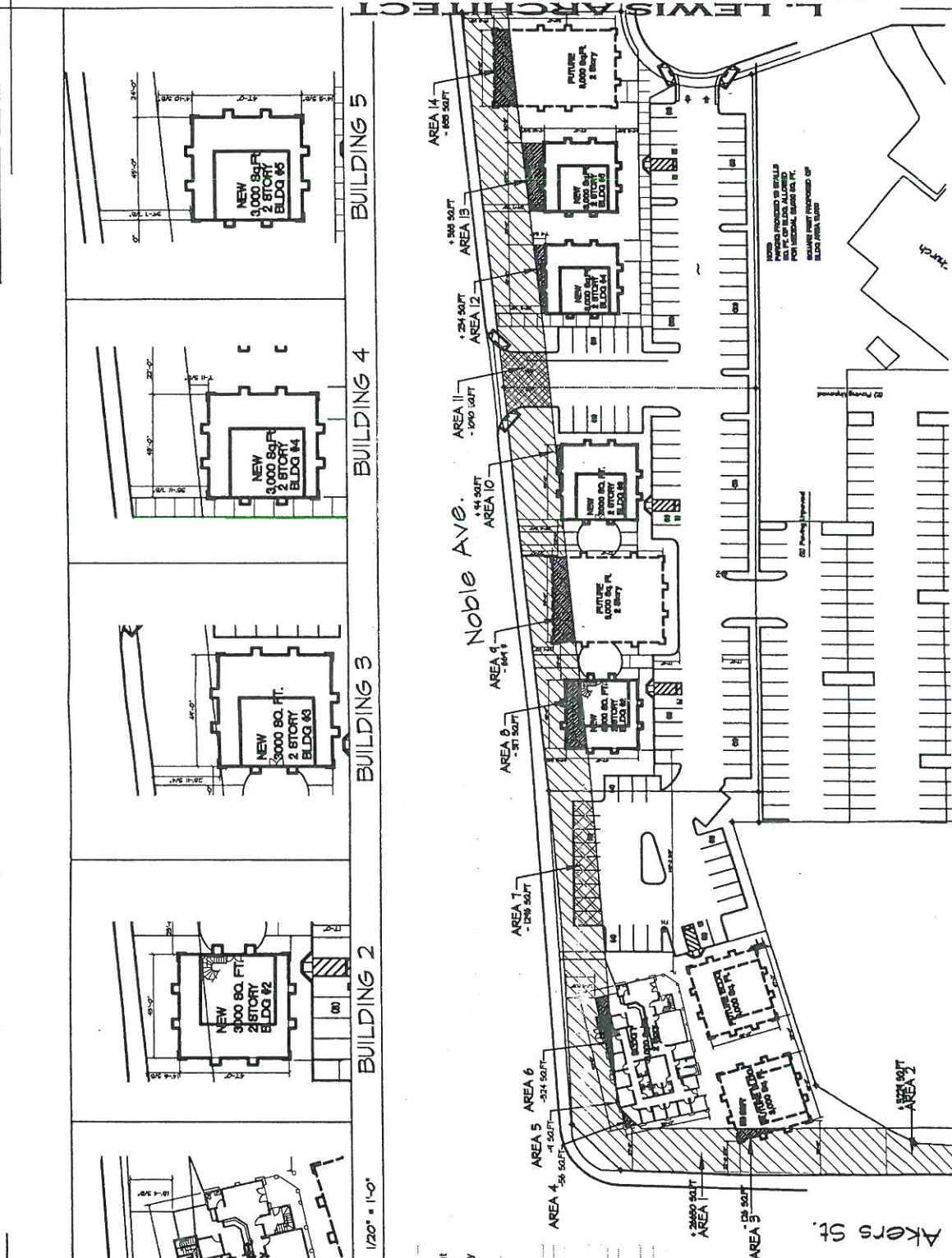
BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2016-05, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the applicable conditions of Conditional Use Permit No. 2012-44 shall apply.
2. That the site be developed and maintained in substantial conformance with the site plan (Exhibit "A").
3. That the requirements of Site Plan Review No. 2016-57 shall apply.
4. That Variance No. 2007-17 shall be voided upon approval of Variance No. 2016-05.
5. That buildings with setbacks greater than those finally approved as a part of the Zoning Ordinance Update may move to the minimum adopted setbacks resulting from the update process.
6. The parking stalls located along the Noble Avenue street frontage shall be screened from view by three-foot tall evergreen shrubs/hedge.
7. That all applicable federal, state and city laws, 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 Variance No. 2016-05.

AKERS & NOBLES
A NEW BUILDING FOR
TILMONT COUNTY, CA

SPI
SHEET No.

L. LEWIS ARCHITECT



SITE PLAN
1/30" = 1'-0"



Area	Main Frontage at Akers & Noble street	Secondary Frontage at Akers street
AREA 1	26550 SQ. FT.	
AREA 2	3229 SQ. FT.	
Total	29879	
AREA 1&2	29879 SQ. FT.	
AREA 3	-126 SQ. FT.	
AREA 4	-30 SQ. FT.	
AREA 5	-324 SQ. FT.	
AREA 6	-126 SQ. FT.	
AREA 7	-517 SQ. FT.	
AREA 8	-84 SQ. FT.	
AREA 9	-254 SQ. FT.	
AREA 10	-553 SQ. FT.	
AREA 11	-1050 SQ. FT.	
AREA 12	-254 SQ. FT.	
AREA 13	-553 SQ. FT.	
AREA 14	-553 SQ. FT.	
TOTAL	26622	

TOTAL LANDSCAPING REMAINING
AFTER REMOVAL OF BUILDING & PARKING AREAS

Exhibit "B"

NOBLE AVE.

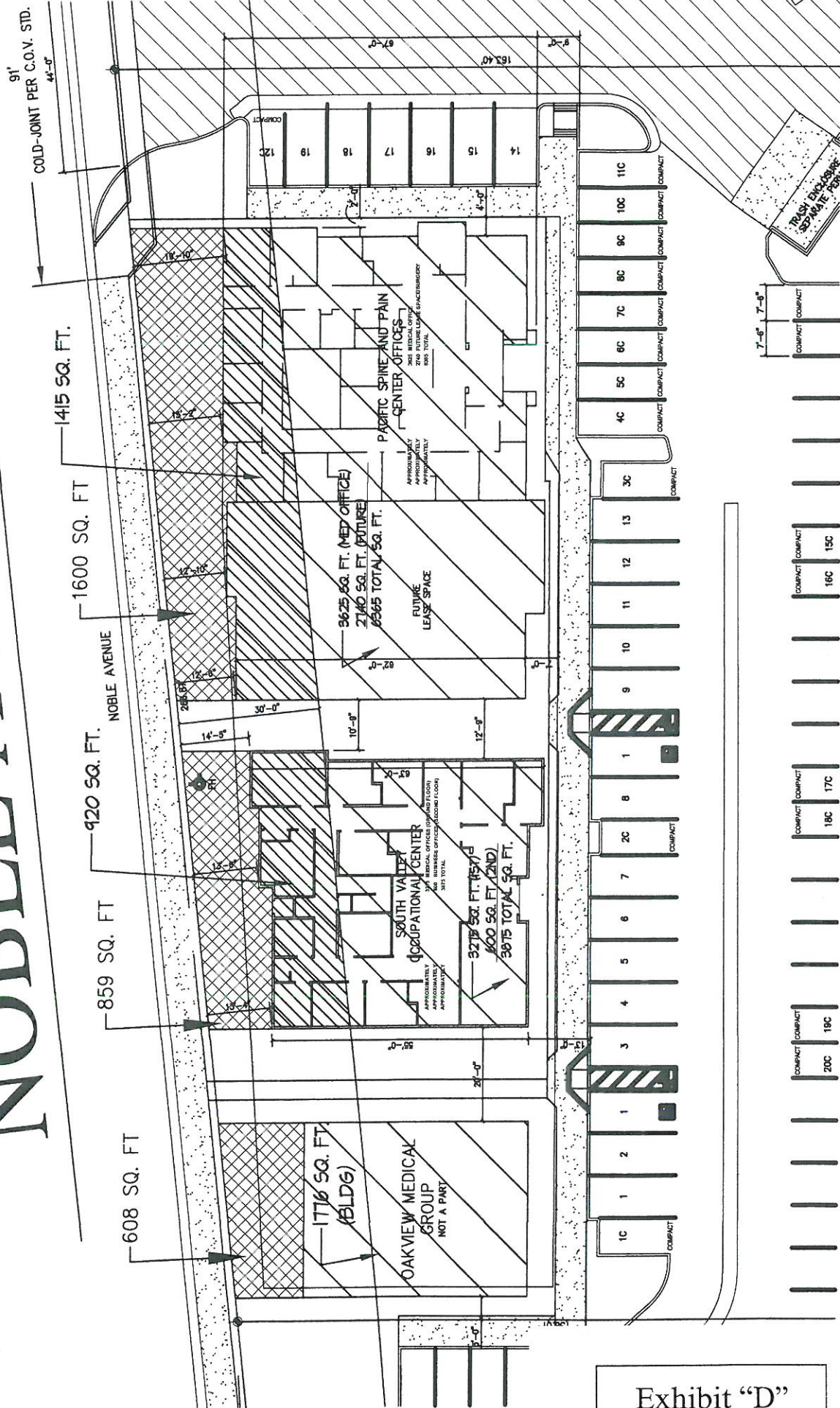


Exhibit "D"

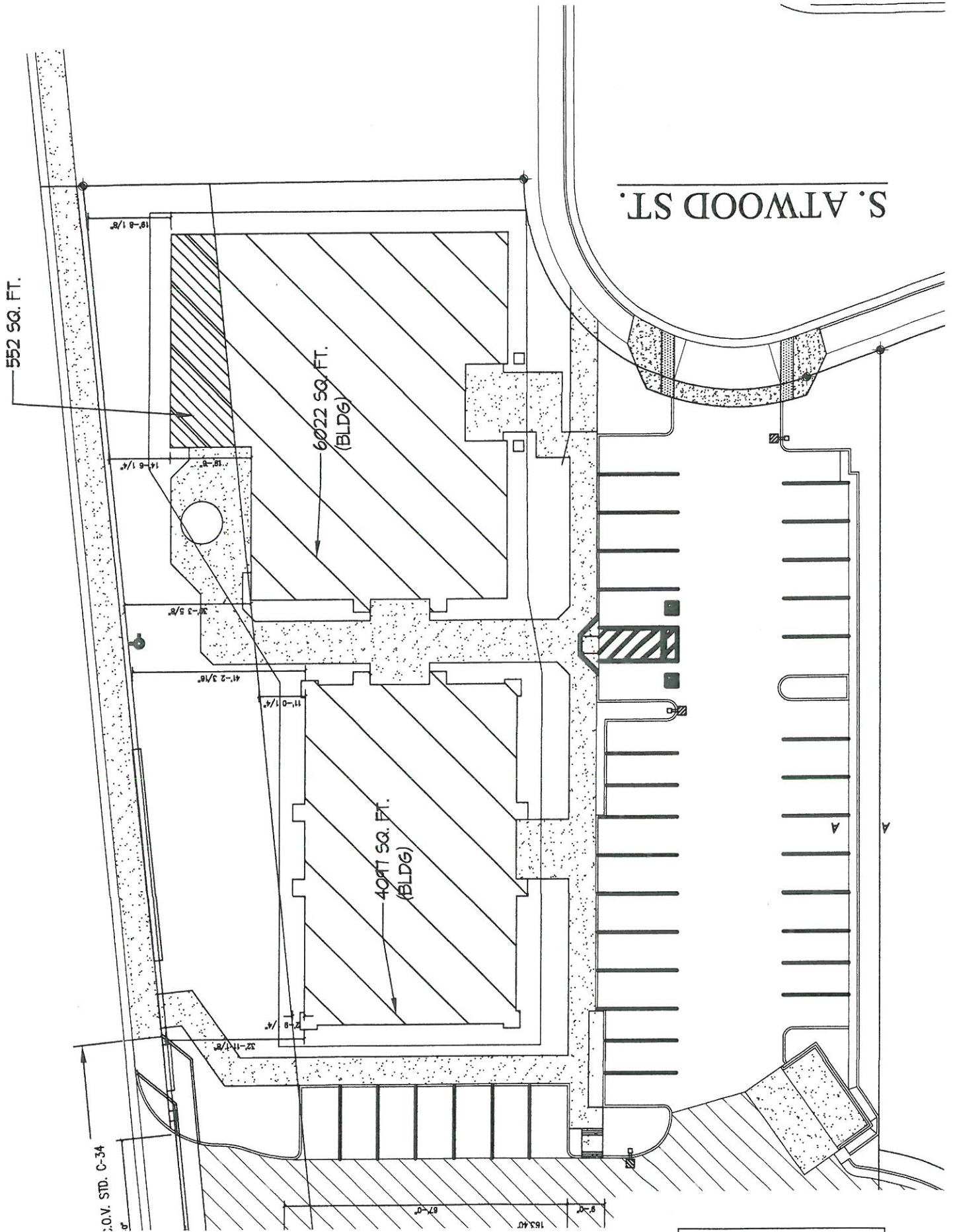
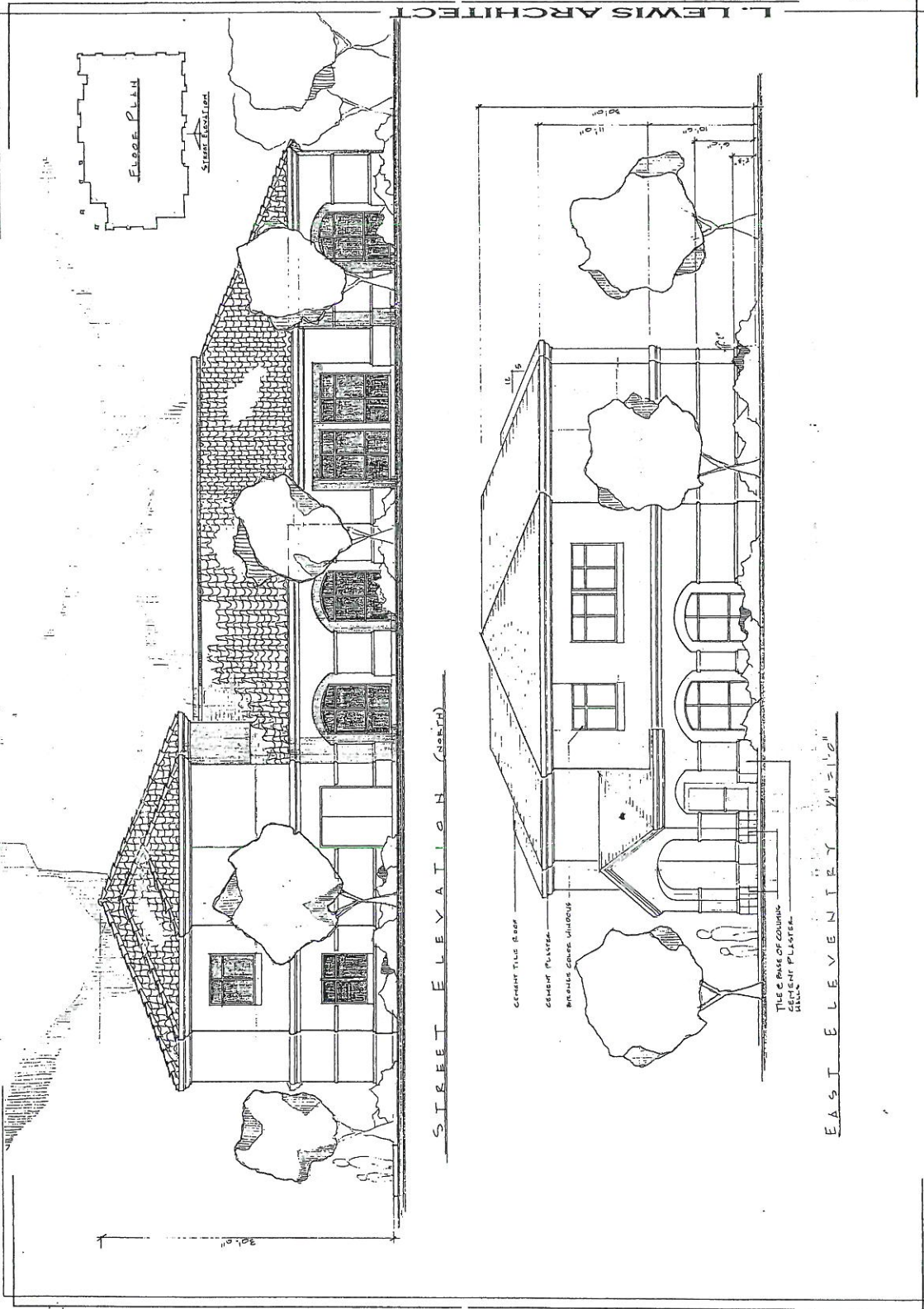


Exhibit "E"

ARCHITECTURE
 L. LEWIS ARCHITECT
 1111 Bloor St. N.
 Toronto, Ont.





MEETING DATE April 20, 2016
SITE PLAN NO. 16-057
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"/> VARIANCE	
<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



RECYCLED PAPER

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

16-057

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.
ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
with no less than 38' clear space in front of the bin, included the front concrete pad.
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

COMMENTS

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 20, 2016

ITEM NO: 4
SITE PLAN NO: SPR16057
PROJECT TITLE: FONTANA RANCHES
DESCRIPTION: VARIANCE FOR SETBACK FOR THE PROPOSED BUILDINGS (PA) (X) (F)
APPLICANT: LEWIS LARRY
PROP. OWNER: FONTANA RANCHES INC
LOCATION: 5135 W NOBLE AVE
APN(S): 087-470-015

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

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

Additional Comments:



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: APRIL 20, 2016

SITE PLAN NO.: 16-057
PROJECT TITLE: FONTANA RANCHES
DESCRIPTION: VARIANCE FOR SETBACK FOR THE PROPOSED BUILDINGS (PA) (X) (F)
APPLICANT: LEWIS LARRY
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LOCATION: 5135 W NOBLE AVE
APN: 087-470-015

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:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-057**
Date: **4/20/2016**

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:**VARIANCE**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input 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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025 (Andrew Chamberlain 713-4003)

Date: April 20, 2016

SITE PLAN NO: 2016-057
PROJECT: Fontana Ranches
Description: Variance setbacks. (PA ZONED)
APPLICANT TITLE: Larry Lewis
LOCATION TITLE: 5135 W. Noble
APN TITLE: 087-470-015

General Plan: PAO (Professional / Admin. Office)
Existing Zoning: PA (Professional / Admin. Office)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Variance to setbacks – plan does not match the setbacks established under Variance No. 2007-17
- Lot Line Adjustment for any needed changes to match bld. Footprint.

PROJECT SPECIFIC INFORMATION

1. Match approved variance setbacks for Variance No. 2007-17, or submit a new variance for the entire site. The inclusion of the entire site is due to the sharing of a common lot which is the subject of the variance.
2. The property owners are responsible for the allocation of parking for this development; staff will require a cumulative parking analysis with each building permit. Staff will not be responsible for regulating the allocation of parking.
3. Landscape and irrigation plans are required as a part of the building permit package.
4. Meet requirements of TPM No. 2005-12, and TPM No. 2012-01.
5. The property owners are responsible for meeting the requirements of this business park and the installation of infrastructure improvements, the City will apply requirements per the total business park and individual lots as needed.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS NOT CONSISTENT with existing entitlements.

Design District: "F" [17.30.210] Maximum Building Height: 50 Feet
Minimum Setbacks: Variance No. 2007-17 and applicable Design District "F" standards

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet
*(Except where building is on property line)		
Minimum Site Area: 3 acres		

Parking: per requirements per use

1. Provide spaces based on the use, the 1/200 ratio is for medical office.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs.

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

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

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

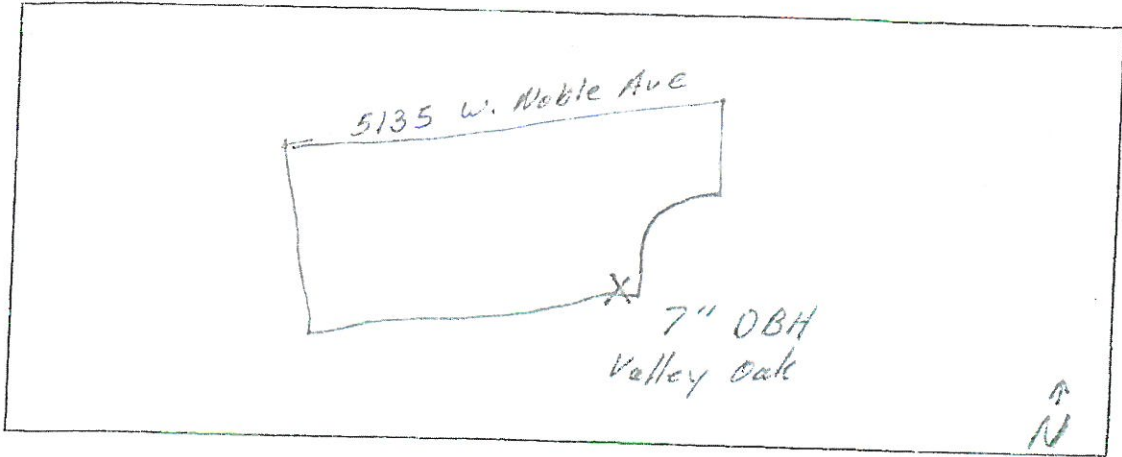
Signature 

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

Date: 4-19-16

Site Plan Review # 16057

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

Please plot and protect all Valley Oak Trees.

Landscape along parkway to be planted by developer and maintained by a maintenance district.

All drainage from curb and gutter along streets to be connected to storm drain system.

All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.

Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments:

1-7" DBH Valley Oak located in the
Southeast corner of the property

Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

**Site Plan Review Comments For:**

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

SITE PLAN NO:

PROJECT TITLE:

DESCRIPTION:

APPLICANT:

PROP OWNER:

LOCATION:

APN(S):

SPR16057

FONTANA RANCHES

VARIANCE FOR SETBACK FOR THE PROPOSED BUILDINGS (PA) (X) (F)

LEWIS LARRY

FONTANA RANCHES INC

5135 W NOBLE AVE

087-470-015

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

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

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

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

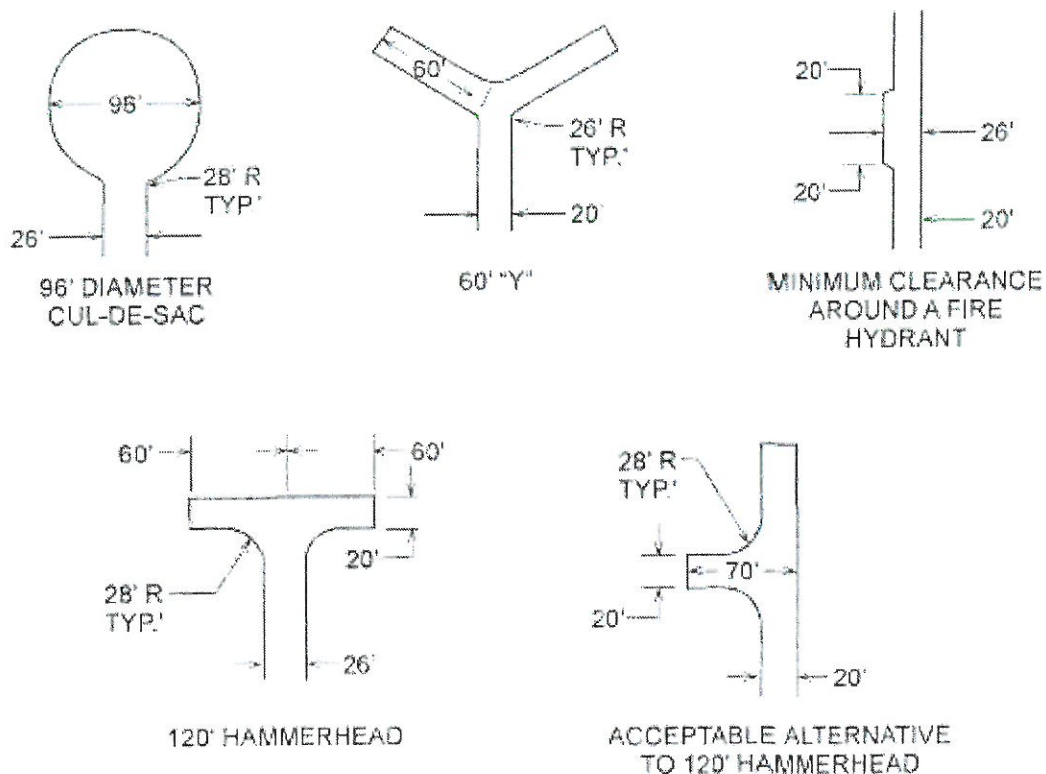



FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:



Maribel Vasquez
Fire Inspector

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

ITEM NO: 4 DA: April 20, 2016
SITE PLAN NO: SPR16057
PROJECT TITLE: FONTANA RANCHES
DESCRIPTION: VARIANCE FOR SETBACK FOR THE PROPOSED BUILDING S (PA) (X) (F)
APPLICANT: LEWIS LARRY
PROP OWNER: FONTANA RANCHES INC
LOCATION: 5135 W NOBLE AVE
APN(S): 087-470-01 5

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 or 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:

D. Deming L166


City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4 D: April 20, 2016
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 LOCATION: 5135 W NOBLE AVE
 APN(S): 087-470-015

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 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: MAINTAIN FIRE-RESISTIVE REQUIREMENTS BETWEEN BUILDINGS.

 Date: 4/18/16
 Signature

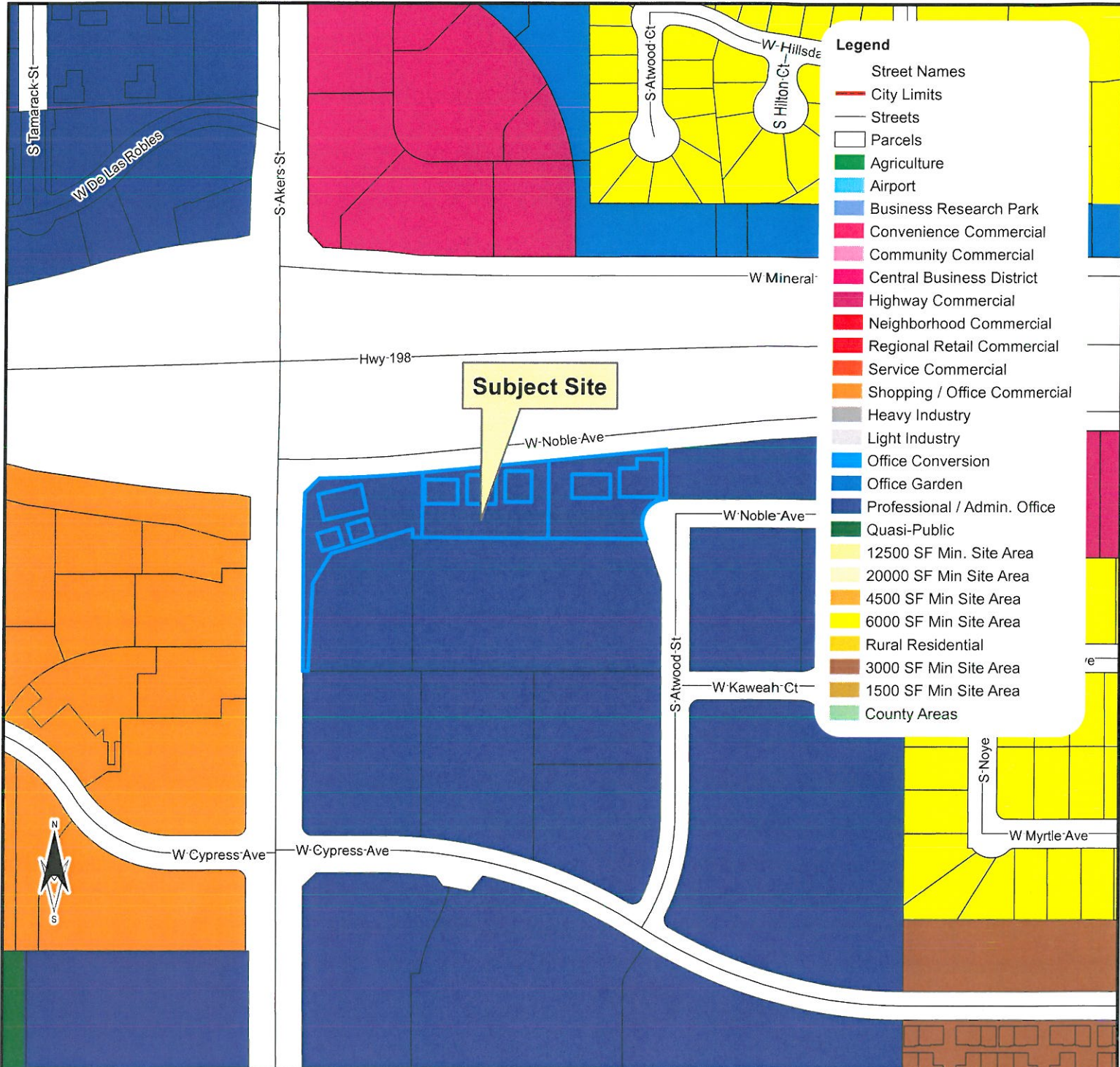
City of Visalia



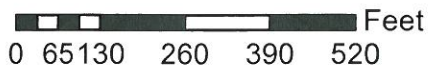
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SPR 2016-057

City of Visalia

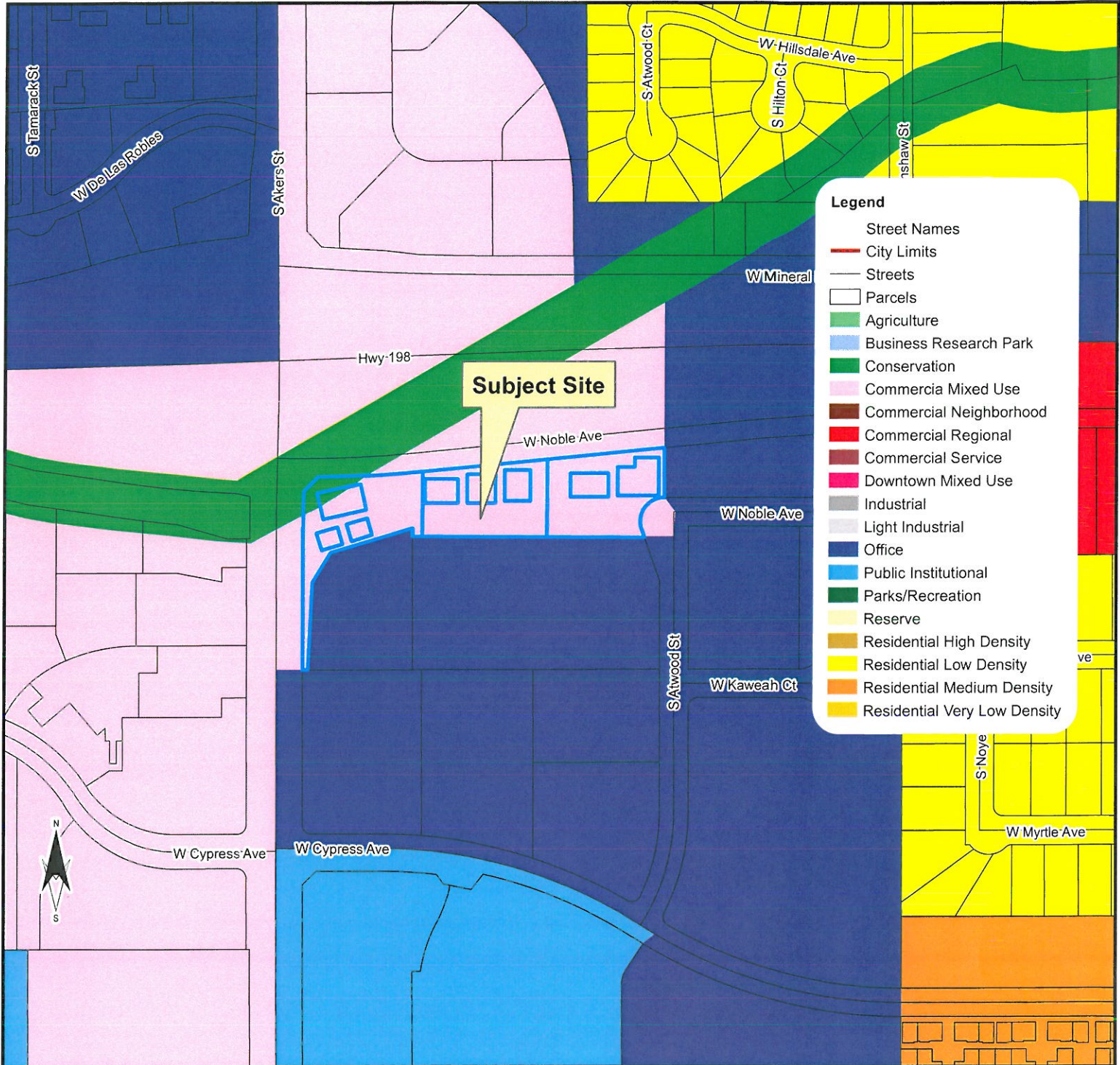


Zoning Designations



Var. No. 2016-05

City of Visalia



Land Use Designations

0 65 130 260 390 520 Feet

Var. No. 2016-05

City of Visalia

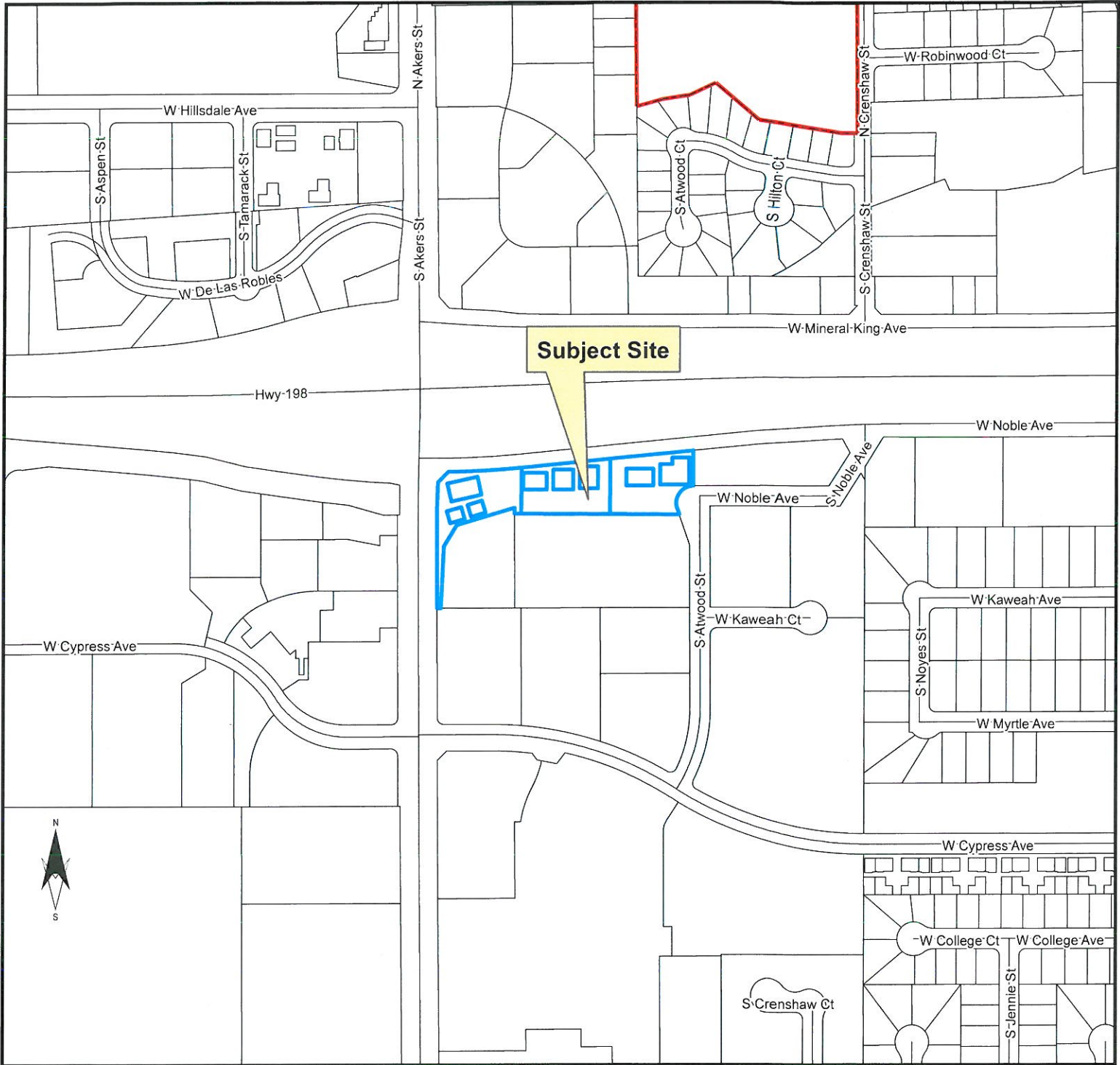


Aerial Photo

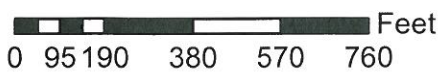
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Var. No. 2016-05

City of Visalia



Location Map



Var. No. 2016-05