

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, SEPTEMBER 26, 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.
5. PUBLIC HEARING – Brandon Smith  
Variance No. 2016-07: A request by MPLP Visalia, LLC (AKC Services Inc / Global Sign Systems Inc, agent), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-040
6. PUBLIC HEARING – Brandon Smith  
Vesting Tentative Parcel Map No. 2016-07: A request by Facility Partners, LLC, to subdivide 10.42 acres into 3 parcels in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-046  
Conditional Use Permit No. 2016-20: A request by Facility Partners, LLC, to establish a planned unit development with industrial uses containing a lot without public street frontage in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-046

7. PUBLIC HEARING – Paul Bernal

Tentative Parcel Map No. 2016-08: A request by Brad Mustin to subdivide 2.73 acres into two parcels. The project site is zone R-1-6 (Single-Family Residential 6,000 square foot minimum site area) and is located on the south side of East K Avenue between South Lovers Lane and South Pinkham Street (APN: 126-920-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-043

Conditional Use Permit No. 2016-23: A request by Brad Mustin to create a parcel without public street frontage and a lot with a minimum lot width of 19-feet as depicted per the associated Tentative Parcel Map No. 2016-08. The project site is zone R-1-6 (Single-Family Residential 6,000 square foot minimum site area) and is located on the south side of East K Avenue between South Lovers Lane and South Pinkham Street (APN: 126-920-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-043

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2016-22: A request by DK Mullin Architects to establish a Health Club in the Neighborhood Commercial (CN) zone. The site is located at 3535 W. Walnut Avenue (APN 121-181-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-44

9. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2016-21: A request by City of Visalia to establish a Government Office Complex for the City of Visalia Public Works Department, in the Commercial Shopping Office (CSO) zone. The site is located at 442, 444, 446, and 448 N. Ben Maddox Way (APN 098-142-064). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-042

10. 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, OCTOBER 6, 2016 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 10, 2016**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** September 26, 2016

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
(559) 713-4636; brandon.smith@visalia.city

**SUBJECT: Variance No. 2016-07:** A request by MPLP Visalia, LLC (AKC Services, Inc. / Global Sign Systems, Inc., agent), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029)

## STAFF RECOMMENDATION

Staff recommends that Variance No. 2016-07 be approved, based upon the findings in Resolution No. 2016-46.

## RECOMMENDED MOTION

I move to approve Variance No. 2016-07, based on the findings in Resolution No. 2016-46.

## PROJECT DESCRIPTION

The applicant is requesting a variance to building sign standards in conjunction with the occupancy of a new store – Smart and Final Extra – at the northeast corner of Mooney & Caldwell, as illustrated in Exhibits “A” and “B”. The applicant has submitted written findings in support of the request (see attached Exhibit “E”).

The wall sign regulations for commercial zoning districts allow a maximum of 150 square feet of sign copy for a single frontage of occupancy. This variance is to allow three wall signs on the front elevation of the store totaling 223.5 square feet. The main sign illustrating the store name “Smart and Final Extra” will total 168.8 square feet as illustrated in Exhibit “C” and the secondary signs illustrating “Farm Fresh Produce” and “Fresh Meat” will total 54.7 square feet as illustrated in Exhibit “D”. The total signage on the front facade communicates the variety of products offered by Smart & Final Extra, which is allowed by zoning as a specialty grocery store in the Regional Retail Commercial (C-R) Zone.

The applicant’s request is based on the finding that the front of the proposed retail store, currently occupied by Jo-Ann Fabrics Superstore, is obscured by out-lots, trees, and distance, which makes it difficult to see from Mooney Boulevard. The findings also state that the City has previously granted variances in the same zone for retailers facing similar visibility limitations.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Regional Retail Commercial
Zoning	C-R (Regional Retail Commercial)
Surrounding Zoning and Land Use	North: C-R (Regional Retail Commercial) / Retail Commercial
	South: C-R (Regional Retail Commercial) / Retail

	Commercial
East:	C-R (Regional Retail Commercial) / Bowling Alley
West:	C-R (Regional Retail Commercial) / Retail Commercial
Environmental Review	Categorical Exemption No. 2016-40
Special Districts:	Design District "A"
Site Plan Review	N/A

## **RELATED PROJECTS**

The Planning Commission granted a modified approval for **Variance No. 2015-16** on November 29, 2005, which included a denial of additional building signage for Jo-Ann Fabrics Superstore, the site's current tenant. The sign proposal for the Jo-Ann store as submitted to Planning Commission was 215.2 square feet of primary signage and approximately 60 square feet in secondary signage. The Planning Commission granted the applicant's request for a second monument sign but denied the building signage on the basis that the maximum allowed 150 square feet was adequate site identification.

The Planning Commission has also previously considered and taken action on several sign variances pertaining to sites along Mooney Boulevard. These actions are summarized in the Project Evaluation section below. Since 2000, there have been six entitlements approved and one entitlement denied for wall sign area above City standards (see analysis below).

<b>PROJECT EVALUATION</b>
---------------------------

The applicant's request for a sign variance pertains only to the amount of wall sign area on the primary frontage. The following analysis pertains to this request. The applicant has provided a set of variance findings that applies to the request.

### **Shopping Center Sign Standards**

The shopping center at the northeast corner of Mooney Boulevard and Caldwell Avenue has no established sign program and signage within the center must comply with Zoning Ordinance standards. In 2005, when the shopping center was remodeled and split into four separate tenants, Variance No. 2005-16 allowed for two monument / freestanding signs (one for each major street frontage) that advertise the center's anchor tenants. No other tenants within the shopping center have been the subject of a variance to wall signage.

### **Other Proposed Signage for Smart & Final Extra**

The applicant is not proposing any additional wall signage other than on the front of the building, although the building is allowed to have signage on the rear façade up to a maximum 25% of the sign area calculated for the primary signage (37.5 square feet).

The applicant has proposed changing out the panel on the shopping center's two monument signs, from "Jo-Ann" to "Smart & Final Extra". The sign change-out is entitled through a sign permit. No other changes are proposed to the monument sign, which is constructed with the maximum 35 square feet of sign copy per side.



**EL-1** FRONT/WEST ELEVATION PHOTO (FULL ELEVATION) - PROPOSED

DATE: 08/14/2012 10:00 AM

SCALE: 1/8" = 1'-0"

### **Analysis of Wall Signage**

Although a variance to wall signage on the same store front was not recommend by staff in 2005, staff recommends in favor of the proposed variance on the basis that the proposal results in less signage than in the 2005 proposal, and on the basis that other variances to building signage have since been approved along Mooney Boulevard.

Staff finds that the proposed 224 square feet of wall signage – broken down into 169 square feet of primary signage and 55 square feet of secondary signage – would not be inconsistent with signs found on other properties in the C-R zoning designation. Elsewhere in the zone there are larger-sized buildings with primary and secondary signage on the front façade (Mor Furniture and Ashley Furniture) that have received a variance for the cumulative signage on the front façade (see analysis below). Other stores such as Home Goods have received approval for a modest increase in their sign area based on facing similar obstacles of distance, tree canopy, and out building placement.

The applicant has provided five findings for the variance in Exhibit “E” which discuss the requested signage, with the primary basis for the increased signage being that is obscured by out-lots, trees, and distance, and is difficult to see from Mooney Boulevard. Staff has viewed the property and found that the storefront is in fact visible only from a narrow view at the drive approach, and is otherwise obscured by buildings and parking lot trees.

### **Comparison of other wall sign variances**

Over the past several years, a number of stores along Mooney Boulevard have been approved for more than the maximum allowed 150 square foot sign copy. The following table provides a history of recent wall sign variances and specific plan approvals along Mooney Boulevard.

	Commercial Zone Standards	Smart & Final Extra	Home Goods	Dick's Sporting Goods	Mor	Ashley	CostCo	JoAnn's	Target
Entitlement		VAR 2016-07	VAR 2015-04	VAR 2011-10	VAR 2014-04	VAR 2014-02	SPA 2007-11	VAR 2005-16	Specific Plan
Overall Sign Area (sq. ft.) (Primary + Secondary)	150	224 (169+20+35)	163	281	198 (123+45+30)	187.5 (150+37.5)	252	Granted = 150 Proposed = 215+60	217
Distance from St. (ft.)		495	415	395	140	750	430	495	800
Building size (sq. ft.)		35,000	20,000	48,100	40,000	42,507	152,595	35,000	147,109
Building Occupancy Frontage(ft.)		154	127	260	163	200	470	155	400
Ratio: Sign Area to Frontage		1.45	1.28	1.08	1.21	0.94	0.54	0.97	0.54

All entitlements, with the exception of the Home Goods store, have been granted to stores having larger building size, larger frontage, and in some cases greater distance from the street than the Smart & Final Extra store. Although the Smart & Final Extra store is a smaller building size by comparison, the requested sign area would appear to be consistent in scale (amount of primary and secondary sign area) with that of other occupancies. Stores that have been granted larger primary signs are Dick's Sporting Goods, CostCo, and Target.

### **Planning Commission Variance Findings**

Variations 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 "E" intended to justify their goal of having increased signage 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;*

*The Smart and Final signage is a critical and integral part of their identification and required company branding. The limited visibility to the building due to several factors such as out lots, trees and distance creates an unnecessary hardship and disadvantage to which larger signage can overcome.*

**Analysis:** Concur with applicant. The site has limited visibility from the primary street frontage that provides justification for a larger building primary sign with secondary signage for Smart & Final Extra. The hardship is overcome by the larger wall signs being requested through the variance.

The location of the store is blocked by Applebee's, O'Reilly Auto Parts, Stanton Optical and another multi-tenant building on Caldwell Ave and is significantly setback for the main street. Unlike the Dick's Sporting Goods across the street that is located on an endcap building on Caldwell, this space is an interior endcap located on Orchard Ave. The traffic counts on Orchard Ave are significantly lower than the traffic counts on Caldwell thus effecting the visibility to the space even greater. Due to the lack of visibility to this space, a larger sign will be critical to Smart & Final moving forward and leasing the building.

*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;*

**Analysis:** Concur with applicant. The deep setback of the major storefront and the existing buildings along Mooney Boulevard that obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.

*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;*

Many of the other retail tenants on Mooney Blvd have much greater visibility than this building. There have been other variances granted in the Commercial Retail Zoning Designation and the granting of this variance would allow for consistency with other retailers facing similar visibility limitations.

**Analysis:** Concur with applicant. Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks.

*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;*

Other properties on Mooney Blvd. of this size does not have the visual challenges and problematic issues that are specific to this location. Due to the lack of visibility to from both Mooney Blvd. and to Caldwell Ave, a larger sign and area is an absolute must for the success of Smart and Final.

**Analysis:** Concur with applicant. The granting of a variance to building signage would not constitute a grant of special privilege since other properties in the same zone have been granted variances to building signage. Although these instances have involved properties with greater building size and occupancy frontage than the Smart & Final Extra store, the proposed sign size is proportional to the signs and the respective building sizes and occupancy frontages of past approvals.

*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 Addition to the Smart and Final Store will provide a convenient location, quality product and exceptional value for all residents of Visalia. There will be no impact for the variance of signage to other retail properties on Mooney Blvd in this same Zone District. There are no Residential properties in the area that will be impacted by the granting of the requested variance.

**Analysis:** Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would assist in advertising stores which represent a draw to the Regional Retail Commercial zone.

### **Environmental Review**

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2016-40).

## **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 variance application:

1. That the 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 site has limited visibility from the primary street frontage that provides justification for a larger building primary sign with secondary signage for Smart & Final Extra. The hardship is overcome by the larger wall signs being requested through the variance.*

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 the other properties classified in the same zone.

*The deep setback of the major storefront and the existing buildings along Mooney Boulevard that obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.*

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

*Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks.*

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.

*The granting of a variance to building signage would not constitute a grant of special privilege since other properties in the same zone have been granted variances to building signage. Although these instances have involved properties with greater building size and occupancy frontage than the Smart & Final Extra store, the proposed sign size is*



*proportional to the signs and the respective building sizes and occupancy frontages of past approvals.*

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 granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would assist in advertising stores which represent a draw to the Regional Retail Commercial zone.*

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-40).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the allowed signage under Variance No. 2016-07 shall be as follows:
  - A maximum amount of 224 square feet of building sign copy is allowed on the west elevation of the proposed Smart & Final Extra site identified in Exhibit "A", wherein the primary wall sign is allotted 169 square feet and the secondary signage is allotted 55 square feet.
2. That any additional signage on the subject building and on the subject monument signs shall conform to Zoning Ordinance Chapter 17.48.
3. All building and monument signage modifications shall require a separate building permit.
4. That all applicable federal, state and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-07, prior to the issuance of any sign permits for this project.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Summary of Related Plans & Policies
- Resolution No. 2016-46
- Exhibit "A" – Site Plan of Site Signage
- Exhibit "B" – Elevation Plan of Building Signage
- Exhibit "C" – Proposed Main Signage Detail
- Exhibit "D" – Proposed Secondary Signage Detail
- Exhibit "E" – Variance Findings
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch

## RELATED PLANS AND POLICIES

### ZONING ORDINANCE

#### Chapter 17.48 Signs.

##### **17.48.100 Sign Standards for Other Zones**

**A. Purpose and Applicability.** This Section establishes sign area allowances for specific Zones as well as dimensional standards for the type of signs permitted. Unless otherwise specified below, standards for each sign type are in Section 17.48.110.

**B. Aggregate Wall Sign Area.** In all Zones other than Agricultural and Residential Zones, the basic sign area allowance for all wall signs on a lot or site, excluding signs for which no permit is required under Section 17.48.030 (Exempt Signs), is as follows:

**TABLE 17.48.100.B: MAXIMUM AREA FOR WALL SIGNS BY ZONE**

	<i>Commercial Zones</i>	<i>Office Zones</i>	<i>Industrial Zones</i>	<i>Quasi-Public Zones</i>
Total Sign Area Allowed*	2 sq. ft. x ln. ft. of frontage Maximum 150 sq. ft.	1 sq. ft x 2 ln. ft. of frontage Maximum 30 sq. ft.	1 sq. ft x ln. ft. of frontage Maximum 100 sq. ft.	0.5 sq. ft x ln. ft. of frontage Maximum 100 sq. ft.
* Total Sign Area is based on an allowance in square feet per lineal foot (ln. ft.) of street frontage. (1): Unless the standards in the specific Design District state otherwise.				

##### **17.48.110 Standards for Specific Sign Types**

**A. Purpose.** This Section establishes location and other general standards for specific sign types that apply to all areas where such signs are permitted. Additional standards applicable to these signs in specific Zoning Districts are located in Sections 17.48.090 and 17.48.100.

**E. Wall Signs.** Wall signs are subject to the following standards:

1. **Maximum Number.** No limit, provided that the total area of wall signs does not exceed the limits in Table 17.48.100.B.
2. **Maximum Height.** No higher than the roof line or the parapet of the wall of the building to which the sign is attached, whichever is lower.
3. **Maximum Sign Area per Sign.** See Table 17.48.100.B.
4. **Projection Allowed.** Wall signs shall not extend more than six inches beyond the face of the wall to which they are attached.
5. **Placement.** No wall sign may cover, wholly or partially, any required wall opening.
6. **Orientation.** Unless a different orientation is specifically authorized, each wall-mounted sign shall be placed flat against the wall of the building.
7. **Rear Facades.** Where a property has two facades and both are visible from the public right-of-way, a wall sign may be installed on the rear (non-primary) façade if it meets the following:
  - a. **Size.** Maximum of 25 percent of the allowed sign area calculated for the primary occupancy frontage.
  - b. **Illumination.** Signs on rear facades may not be internally illuminated.

## **17.48.150 Variance and exceptions.**

### **A. Purposes.**

1. **Variances.** The Planning Commission may grant variances for setbacks, locational and dimensional standards that apply to signs in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this chapter. 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 street locations or traffic conditions in the immediate vicinity that would affect the signing of a site or building.

2. **Exception.** The Planning Commission may grant an exception to the physical design standards if it can be demonstrated that such an exception is necessary to facilitate an improved aesthetic relationship between a sign and the structures upon which it is mounted.

**B. Application Procedures.** Application for a sign variance or sign exception shall be submitted to the City Planner on an approved form and include the following:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owner(s), 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 the standards in this Chapter;
5. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show applicant's proposal in comparison with the standards that otherwise would apply; and
6. The required fee or deposit.

The application shall be reviewed by the City Planner, who shall determine whether it is complete or, if not, what additional information is needed. Once the application is determined to be complete, the City Planner shall give notice to the applicant of the time when the application will be considered by the Planning Commission. The City Planning also may give notice of the time to any other interested party.

### **C. Public Notice and Hearing.**

1. Notice of a public hearing on a sign variance or sign exception shall be given not less than ten days nor more than 30 days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing.

2. After the required notice has been provided, the Planning Commission shall hold a public hearing on an application for a variance.

**D. Staff Report.** The City Planner shall prepare a staff report on the application, including a recommendation, which shall be submitted to the Planning Commission.

**E. Public Hearing Procedure.** At a public hearing the Planning Commission shall review the application and the statements and drawings submitted by the applicant and the staff report and the

evidence presented in that report with respect to the findings listed below, that are required to approve a variance or exception.

**F. Findings Required for a Variance.**

1. The Planning Commission may grant a variance to a regulation or standard prescribed by this Chapter, as applied for or as modified by the Commission, provided that, on the basis of the application and staff report and/or evidence submitted, the Commission determines:
  - a. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the sign regulations;
  - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other properties classified in the same zoning district;
  - c. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
  - d. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and
  - e. 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.
2. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such reasonable conditions as the Commission may prescribe.
3. The Planning Commission must deny a variance application if the required findings can not be made.

**G. Findings Required for an Exception.** The Planning Commission may approve, conditionally approve or deny a request for an exception to the physical design standards of this chapter. For the Planning Commission to approve or conditionally approve an exception, the following findings must be made:

1. That the granting of the exception is necessary to attain a high aesthetic sign design which would be restricted if the provisions and standards of this Chapter were strictly applied;
2. That the granting of an exception would not adversely affect the visibility of signs on adjacent properties; and
3. That the granting of an exception would not constitute a granting of a special privilege.

**H. Appeal to City Council.** The decision of the Planning Commission on a variance or exception application shall be subject to the appeal provisions of the zoning ordinance.

**I. Revocation.** A variance or exception granted subject to a condition or conditions shall be revoked by the Planning Commission if the applicant fails to comply with any the condition of approval.

**J. Time Limits for Filing a New Application.** Following the denial of a variance or exception application or the revocation of a variance or exception, no application for the same or substantially the same sign shall be filed within one year of the date of denial of the variance or exception application or the date of revocation of the variance or exception.

RESOLUTION NO. 2016-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2016-07: A REQUEST BY MPLP VISALIA, LLC (AKC SERVICES INC / GLOBAL SIGN SYSTEMS INC, AGENT), TO ALLOW A VARIANCE TO THE MAXIMUM SIGN AREA ASSOCIATED WITH WALL SIGNAGE IN THE REGIONAL RETAIL COMMERCIAL (C-R) ZONE. THE SITE IS LOCATED AT 3424 S. MOONEY BOULEVARD, ON THE SOUTH SIDE OF ORCHARD AVENUE 500 FEET EAST OF MOONEY BOULEVARD. (APN: 122-290-029)

**WHEREAS**, Variance No. 2016-07 is a request by MPLP Visalia, LLC (AKC Services Inc / Global Sign Systems Inc, agent), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on September 26, 2016; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2016-07, as conditioned by staff, to be in accordance with Section 17.48.150 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 the 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 site has limited visibility from the primary street frontage that provides justification for a larger building primary sign with secondary signage for Smart & Final Extra. The hardship is overcome by the larger wall signs being requested through the variance.*

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 the other properties classified in the same zone.

*The deep setback of the major storefront and the existing buildings along Mooney Boulevard that obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.*

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

*Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks.*

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.

*The granting of a variance to building signage would not constitute a grant of special privilege since other properties in the same zone have been granted variances to building signage. Although these instances have involved properties with greater building size and occupancy frontage than the Smart & Final Extra store, the proposed sign size is proportional to the signs and the respective building sizes and occupancy frontages of past approvals.*

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 granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would assist in advertising stores which represent a draw to the Regional Retail Commercial zone.*

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-40).

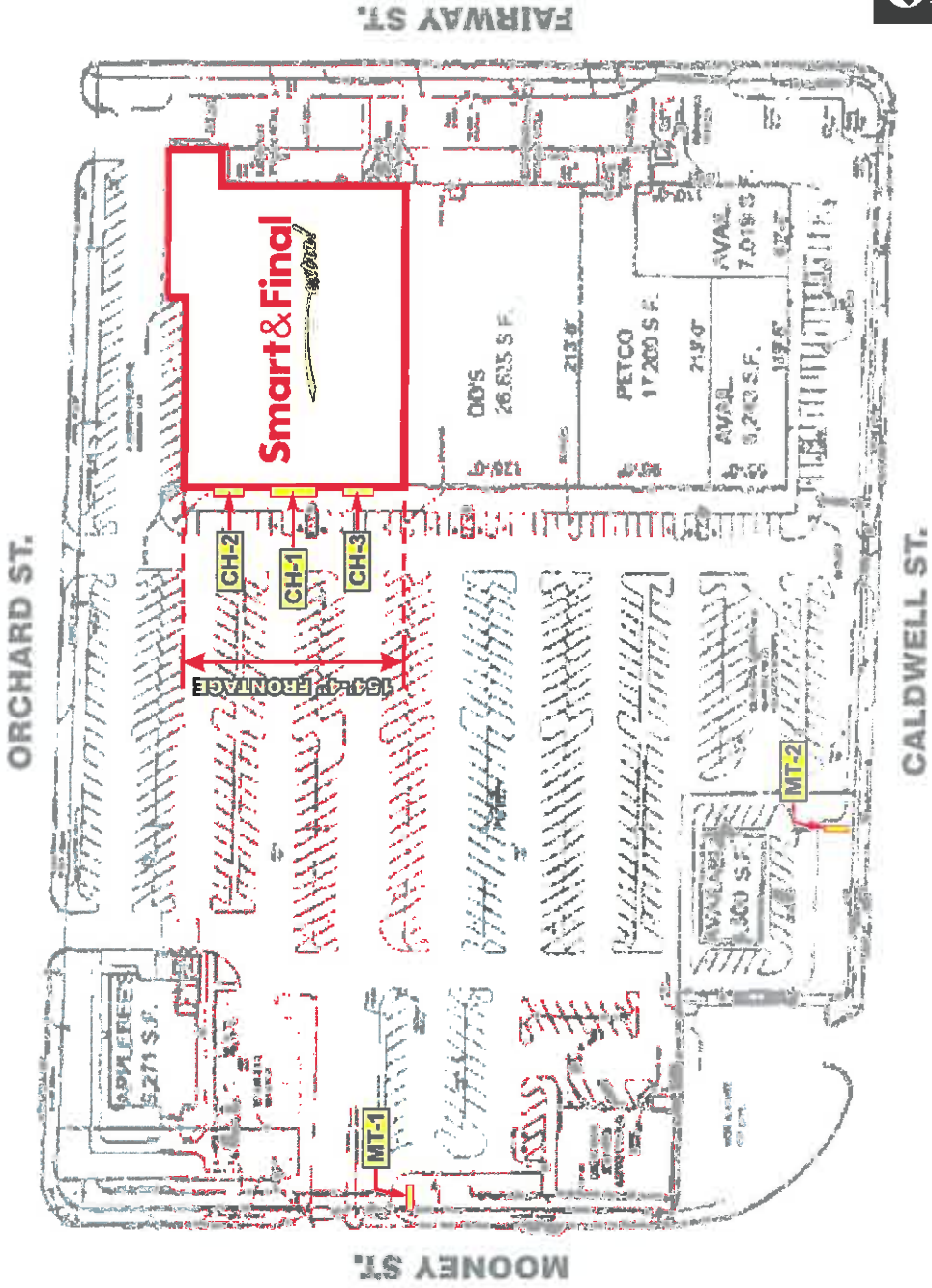
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2016-07, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.150 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the allowed signage under Variance No. 2016-07 shall be as follows:
  - A maximum amount of 224 square feet of building sign copy is allowed on the west elevation of the proposed Smart & Final Extra site identified in Exhibit "A", wherein the primary wall sign is allotted 169 square feet and the secondary signage is allotted 55 square feet.
2. That any additional signage on the subject building and on the subject monument signs shall conform to Zoning Ordinance Chapter 17.48.
3. All building and monument signage modifications shall require a separate building permit.
4. That all applicable federal, state and city laws, codes and ordinances be met.

5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-07, prior to the issuance of any sign permits for this project.



Exhibit "A"



SCALE: NTS

SM-1 SITE MAP

**Global Sign Systems**  
 400 Spectrum Center, Broomfield, CO 80020  
 Phone: 857-369-4300 Fax: 857-489-1134  
 Toll Free: 800-371-4795  
 www.globalsignsystems.com

**Smart & Final**  
 Address: 3446 S. MOONEY BLVD.  
 VISALIA, CA 93277

Dates / Revisions:

Completed on	04-05-16
V1	LP 04-05-16
V2	LP 05-03-16
V3	LP 08-09-16
V4	LP 08-24-16
V5	NC 08-25-16
V6	
V7	

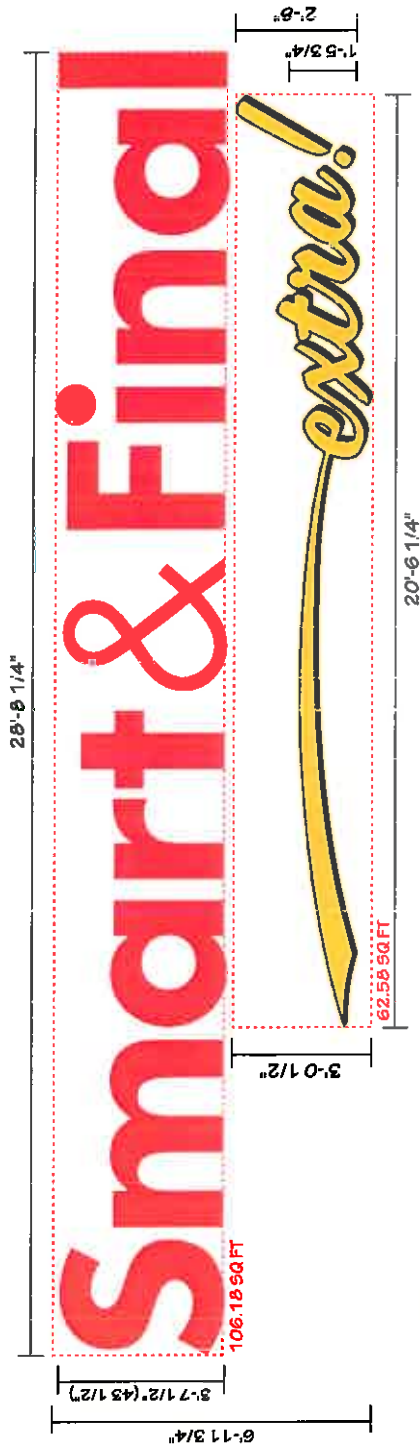
Scale: AS NOTED, ELSE N.T.S.  
 Designer: L.P.  
 Salesperson: MICHAEL

Client:  X  
 Architect:  X  
 Landlord:  X  
 Project Manager:  X

**GROUNDING & BONDING STATEMENT**  
 I, the undersigned, being duly licensed by the State of California, do hereby certify that the electrical system shown on this drawing complies with the requirements of Article 250 of the National Electrical Code and all applicable local codes. This includes, but is not limited to, proper bonding and grounding of all equipment.

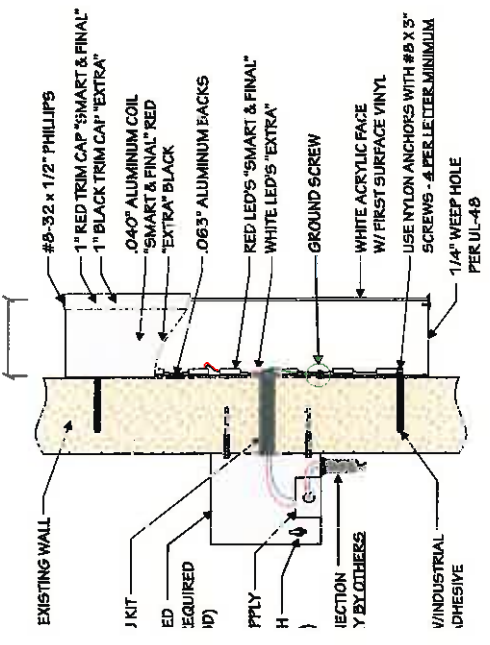


**MAIN SIGNAGE - FRONT/WEST ELEVATION**



**CH-1** INTERNALLY ILLUMINATED, PAN CHANNEL LETTERS - FRONT/SOUTH ELEVATION  
 TOTAL: 168.76 SQ FT

SCALE: 3/8" = 1'-0"  
 QTY: (1)



**"SMART & FINAL" LETTERS:**

- RETURNS .040 PRE PAINTED RED ALUMINUM
- BACKS .063" WHITE PRE-PAINTED ALUMINUM
- FACES .177" #7328 WHITE ACRYLIC W/FIRST SURFACE 3630-53 CARDINAL RED VINYL
- TRIMCAP 1" RED JEWELITE

**"EXTRA" LETTERS:**

- RETURNS .040 PRE PAINTED BLACK ALUMINUM
- BACKS .063" WHITE PRE-PAINTED ALUMINUM
- FACES .177" #7328 WHITE ACRYLIC W/FIRST SURFACE 3630-125 YELLOW VINYL & 3630-22 BLACK
- TRIMCAP 1" BLACK JEWELITE

**CUSTOMER COLORS:**

- WHITE ACRYLIC OR LEXAN
- 3M VINYL #3630-53 CARDINAL RED
- .040" PRE-PAINTED RED ALUMINUM
- 3M VINYL #3630-125 GOLDEN YELLOW
- 3M VINYL #3630-22 BLACK

CHANNEL LETTERS SECTION DETAIL  
 NOT TO SCALE

Exhibit "C"

410 Spectrum Drive, Walnut, CA 93006  
 Phone: 909-894-8300 Fax: 909-805-7134  
 Toll Free: 800-331-0165  
 www.global-signsystems.com

**Project:**  
**Smart & Final**

**Address:**  
 3448 S. MOONEY BLVD.  
 VISALIA, CA 93277

**Date / Revisions:**

Completed on	04-05-16
V1	LP 04-05-16
V2	LP 05-09-16
V3	LP 08-09-16
V4	LP 08-24-16
V5	NC 08-25-16
V6	
V7	

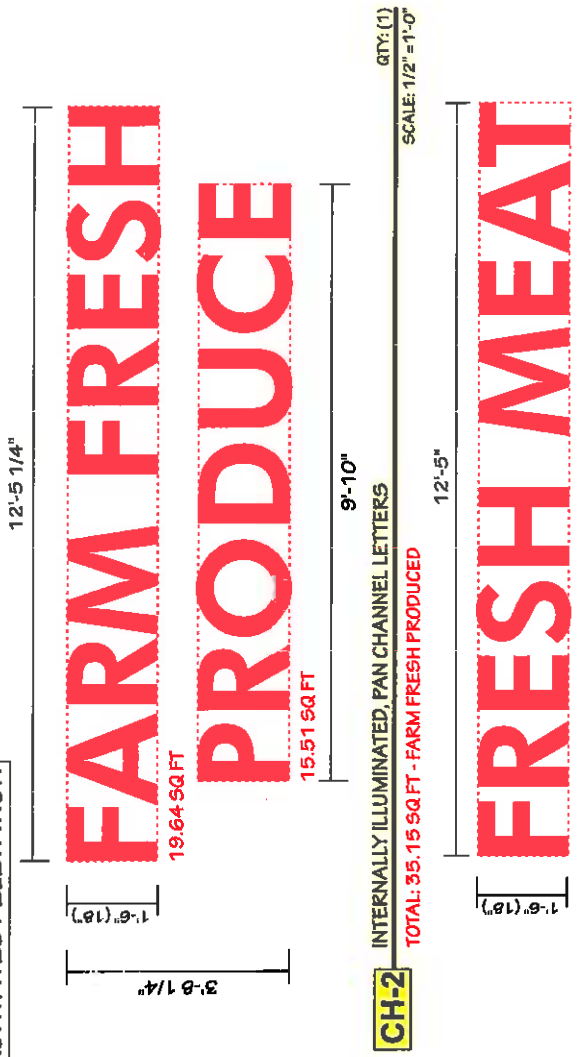
**Scale:** AS NOTED, ELSE N.I.S.  
**Designer:** L.P.  
**Salesperson:** MIKE RAREY  
**Client:**  
**Project:**  
**Standard:**  
**Project Manager:**

**GROUNDING & BONDING STATEMENT**  
 This sign is intended to be installed in accordance with the National Electrical Code (NEC) and all applicable local codes. It is the responsibility of the installer to ensure that the sign is properly grounded and bonded in accordance with the NEC and all applicable local codes. The installer is responsible for providing and bonding of the sign.

**Page Title:** ©2016 Global Sign Systems  
**Page Number:** 5 of 8  
**Design file name:**

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

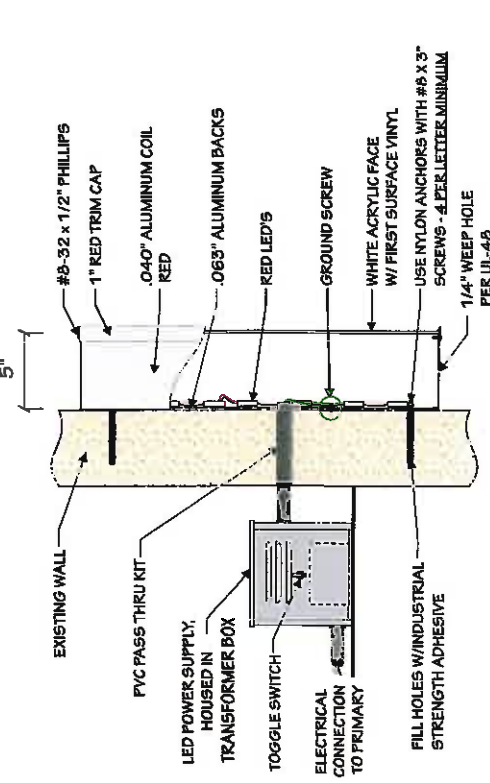
SECONDARY SIGNAGE - FRONT/WEST ELEVATION



**CH-2** INTERNALLY ILLUMINATED, PAN CHANNEL LETTERS  
 TOTAL: 35.15 SQ.FT - FARM FRESH PRODUCED  
 QTY: (1)  
 SCALE: 1/2" = 1'-0"

**CH-3** INTERNALLY ILLUMINATED, PAN CHANNEL LETTERS  
 TOTAL: 19.56 SQ.FT - FRESH MEAT  
 BOTH CH-2 & CH-3 TOGETHER SQ. FOOTAGE = 54.71 SQ. FT.  
 QTY: (1)  
 SCALE: 1/2" = 1'-0"

Exhibit "D"



CHANNEL LETTERS SECTION DETAIL  
 NOT TO SCALE

**LETTER SPECIFICS:**

- RETURNS .040 PRE PAINTED RED ALUMINUM
- BACKS .063" WHITE PRE-PAINTED ALUMINUM
- FACES .177" #7328 WHITE ACRYLIC W/FIRST SURFACE
- TRIMCAP 3630-53 CARDINAL RED VINYL
- 1" RED JEWELITE

**CUSTOMER COLORS:**

- WHITE ACRYLIC OR LEXAN
- 3M VINYL: #3630-53 CARDINAL RED
- .040" PRE-PAINTED RED ALUMINUM



**Project:**  
**Smart & Final**

**Address:**  
 3446 S. MOONEY BLVD.  
 VISALIA, CA 93277

**Dates / Revisions:**

Completed on	04-05-16
V1	LP 04-05-16
V2	LP 05-03-16
V3	LP 08-09-16
V4	LP 08-24-16
V5	NC 08-25-16
V6	
V7	

**Scale:** AS NOTED, ELSE N.T.S.

**Designer:** LP

**Subapprover:** MIKE BLANEY

**Client:**

**Architect:**

**Landlord:**

**Project Manager:**

**Notes:**

This is an approved drawing intended to be used for construction. It is not to be used for any other purpose. All work shall be done in accordance with the approved drawings and specifications. Any changes to the drawings shall be made in writing and signed by the Designer. The Designer shall be responsible for any errors or omissions in this drawing. The Designer shall not be responsible for any damage or injury resulting from the use of this drawing. A seal of the Designer is required for this drawing to be used for construction.

**GROUNDING & BONDING STATEMENT:**  
 This sign is designed to be installed in accordance with the requirements of Article 61 of the National Electrical Code. The Designer is responsible for the proper grounding and bonding of the sign.

©2016 Global Sign Systems  
 Page Title:  
 Drawing Tolerance: .25"  
 Page Number: 6 of 8  
 Design file name:

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

**Smart and Final**  
**3446 S Mooney Blvd Visalia CA 93277**

The request is to allow for 264.71 of square footage signage for front of the proposed Smart and Final. The building has a frontage of 154' 4" and is set back from Mooney Blvd approximately 510'. The current tenant JoAnn's Fabric has signage on the front of the premises and on the rear of the premises. The proposed signage for Smart & Final will only be at the front of the premises.

**Sign Variance Findings Addressed:**

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

The Smart and Final signage is a critical and integral part of their identification and required company branding. The limited visibility to the building due to several factors such as out lots, trees and distance creates an unnecessary hardship and disadvantage to which larger signage can overcome.

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

The location of the store is blocked by Applebee's, O'Reilly Auto Parts, Stanton Optical and another multi-tenant building on Caldwell Ave and is significantly setback for the main street. Unlike the Dick's Sporting Goods across the street that is located on an endcap building on Caldwell, this space is an interior endcap located on Orchard Ave. The traffic counts on Orchard Ave are significantly lower than the traffic counts on Caldwell thus effecting the visibility to the space even greater. Due to the lack of visibility to this space, a larger sign will be critical to Smart & Final moving forward and leasing the building.

**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;**

Many of the other retail tenants on Mooney Blvd have much greater visibility than this building. There have been other variances granted in the Commercial Retail Zoning Designation and the granting of this variance would allow for consistency with other retailers facing similar visibility limitations.

Exhibit "E"

**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;**

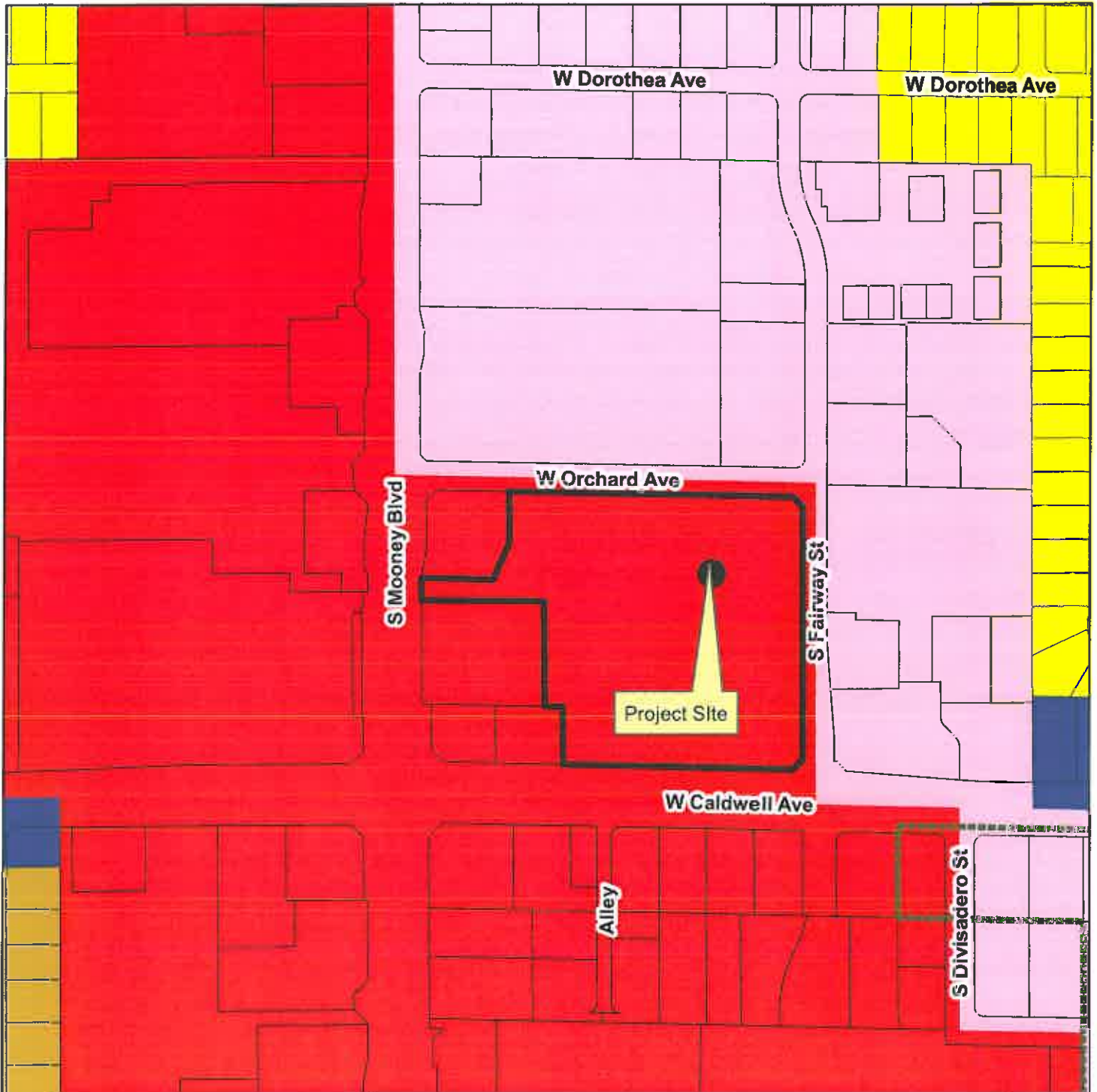
Other properties on Mooney Blvd. of this size does not have the visual challenges and problematic issues that are specific to this location. Due to the lack of visibility to from both Mooney Blvd. and to Caldwell Ave, a larger sign and area is an absolute must for the success of Smart and Final.

**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.**

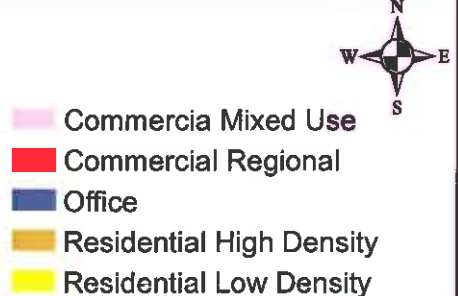
The Addition to the Smart and Final Store will provide a convenient location, quality product and exceptional value for all residents of Visalia. There will be no impact for the variance of signage to other retail properties on Mooney Blvd in this same Zone District. There are no Residential properties in the area that will be impacted by the granting of the requested variance.

# Variance No. 2016-07

The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029)

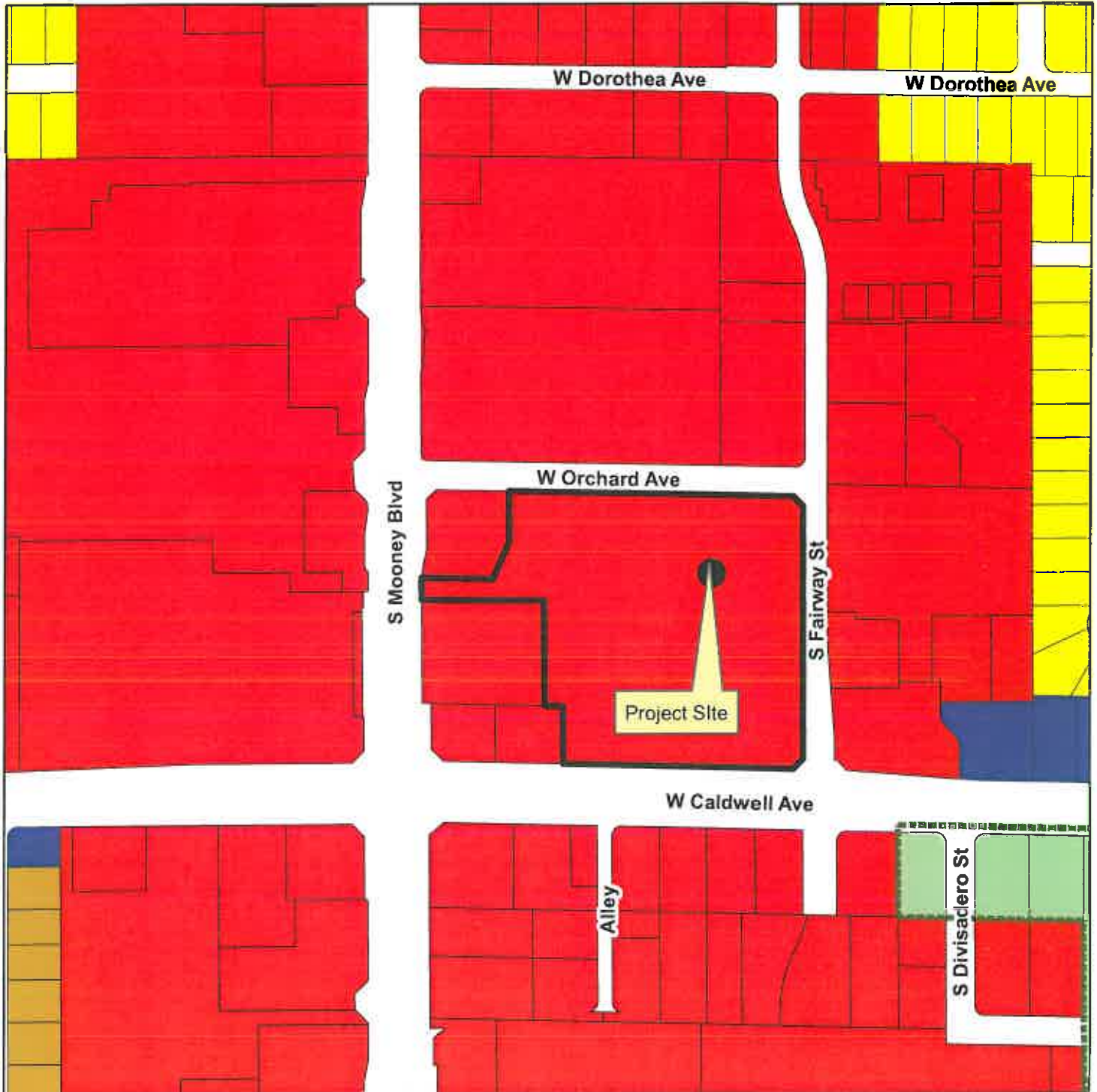


## General Plan Land Use Map



# Variance No. 2016-07

The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029)



## Zoning Map



- Regional Retail Commercial
- Professional / Admin. Office
- Residential Single-family R-1-6
- Residential Multi-family R-M-3
- County Areas





# Variance No. 2016-07

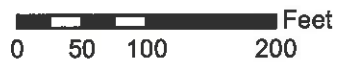
The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029)



Vicinity Map

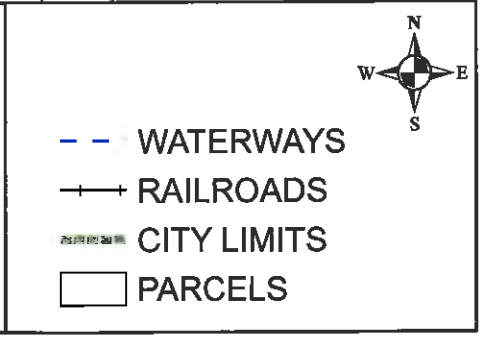
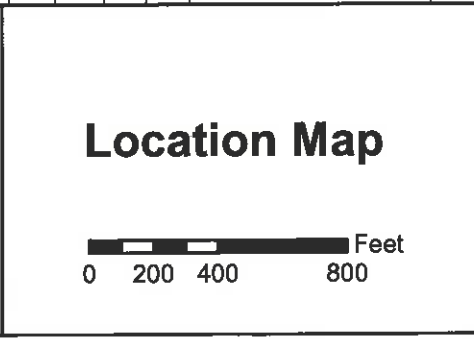
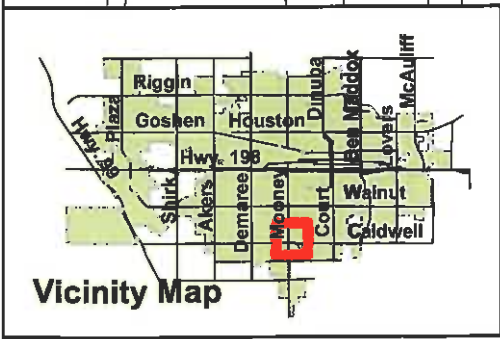
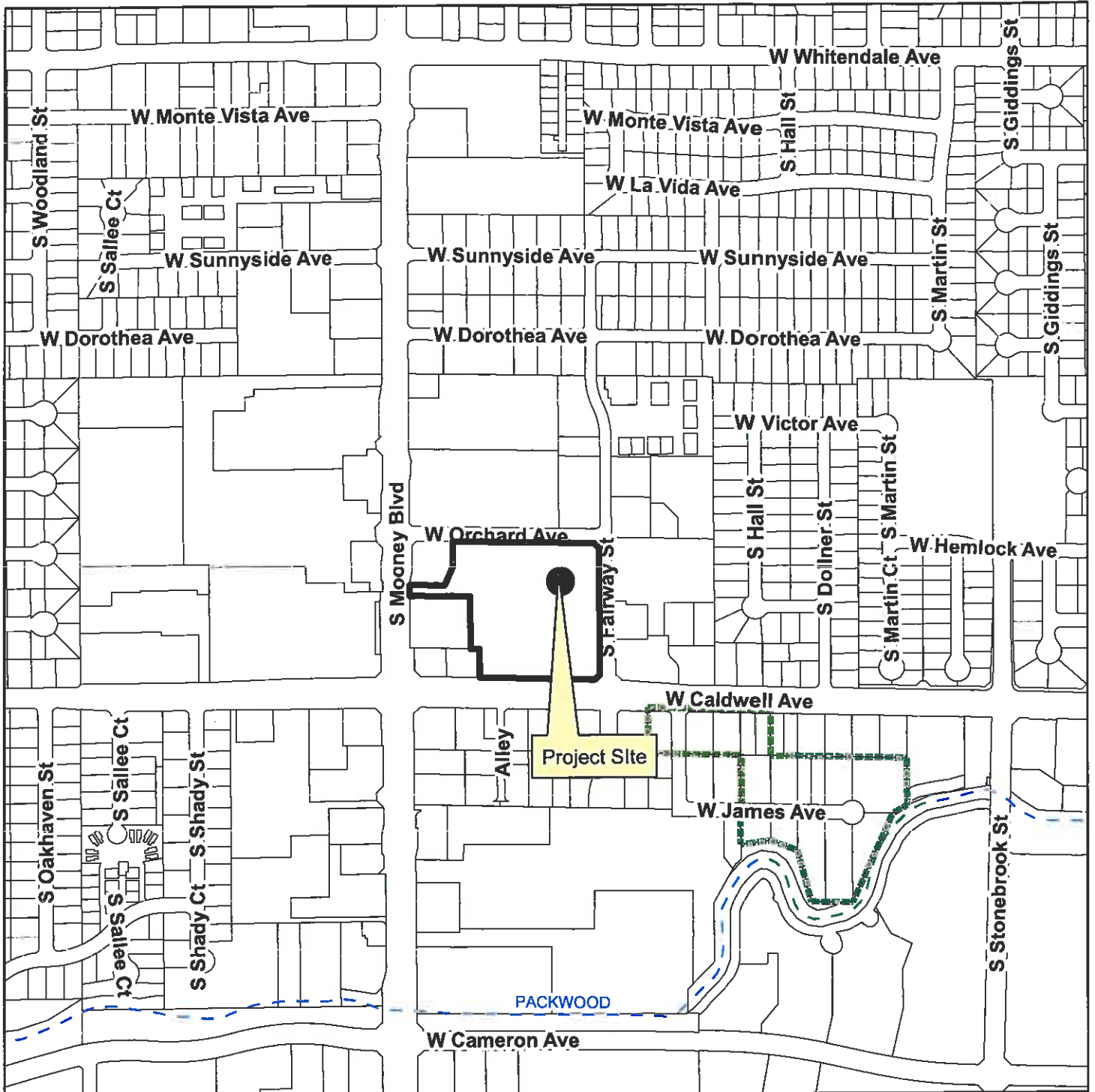
## Aerial Photo

Photo Taken March 2016



# Variance No. 2016-07

The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029)





## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** September 26, 2016

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
(559) 713-4636; brandon.smith@visalia.city

**SUBJECT: Vesting Tentative Parcel Map No. 2016-07:** A request by Facility Partners, LLC, to subdivide 10.42 acres into 3 parcels in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)

**Conditional Use Permit No. 2016-20:** A request by Facility Partners, LLC, to establish a planned unit development with industrial uses containing a lot without public street frontage in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)

### STAFF RECOMMENDATION

#### Vesting Tentative Parcel Map No. 2016-07

Staff recommends approval of Vesting Tentative Parcel Map No. 2016-07, as conditioned, based on the findings and conditions in Resolution No. 2016-44. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

#### Conditional Use Permit No. 2016-20

Staff recommends approval of Conditional Use Permit No. 2016-20, as conditioned, based upon the findings and conditions in Resolution No. 2016-43. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approved Vesting Tentative Parcel Map No. 2016-07, based on the findings and conditions in Resolution No. 2016-44.

I move to approve Conditional Use Permit No. 2016-20, based on the findings and conditions in Resolution No. 2016-43.

### PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 2016-07 is a request to subdivide one parcel on 10.42 acres into three parcels as shown in Exhibit "A". The proposed sizes of the lots are 6.27 acres for Parcel No. 1, 2.28 acres for Parcel No. 2, and 1.86 acres for Parcel No. 3. The objective is to prepare separate parcels with easements for an existing building with existing and under-construction site improvements on Parcel 1, vacant land on Parcel 2, and a warehouse building being constructed on Parcel 3. A storm drain easement is shown on the proposed Parcel 3 in favor of Parcels 1 and 2.

Conditional Use Permit No. 2016-20 is a request to establish a planned unit development (PUD) with modified development standards on the site, as shown in Exhibit "A". The PUD will include a lot (Parcel 3) without public street frontage and two lots (Parcels 2 and 3) whose access and other improvements will be located on a separate parcel (Parcel 1).

The 10.42-acre site is currently developed with an 85,000 sq. ft. industrial building with parking lot occupied by Able Industries. The site was originally constructed as a battery manufacturing plant that ceased operation in 2002. The site has undergone soil remediation based on a remediation plan approved by the State Department of Toxic Substances Control in 2011. Excavation occurred on the site in 2015, and a 36,000 sq. ft. containment structure is currently under construction on the site on the proposed Parcel 3.

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Industrial
Zoning:	I-L (Light Industrial)
Surrounding Land Use and Zoning:	North: I-H (Heavy Industrial) / California Dairies processing plant South: I-L / Lee's Paving contracting yard East: I-L / Valley Pacific truck fueling facility West: I-L / Shell gas station, convenience store, quick service restaurant, and car wash
Environmental Review:	Categorical Exemption No. 2016-45
Special Districts:	Design District 'H'
Site Plan Review No:	2016-078

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED ACTIONS**

The site was established as a "Remainder" parcel through Parcel Map No. 2004-09, approved by the Planning Commission on June 28, 2004. The parcel map divided 13.4 acres into two parcels. Parcel 1 of the map, situated on the southeast corner of Plaza and Goshen, was developed by the applicant (Facility Partners) as a gas station, convenience store, quick service restaurant, and car wash.

**PROJECT EVALUATION**

Staff recommends approval of the vesting tentative parcel map and conditional use permit, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

**Planned Development Requirement**

The creation of a parcel without frontage on a public street requires a planned development, which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access and setback requirements.

The site plan attached as Exhibit "A" illustrates the development and circulation pattern that is proposed for the site.

The Site Plan Review Committee has reviewed the proposed parcel map together with the planned development plan and has made the determination that the proposal is consistent with City development standards. The planned development identifies existing and under construction development and does not specify any new or future development on the site other than site improvements.

According to Section 17.26.040 of the Municipal Code pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area of 20 acres for planned industrial developments if "there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone."

Staff recommends that the Planning Commission make this finding for the proposed project, given the lack of ability for each building to have public street frontage and given that other parcels in the Light Industrial zone have been the subject of planned developments.

### Site Area

The tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The minimum parcel size in Design District 'H' is five acres unless approved as a part of an acceptable master plan. The underlying development pattern in Exhibit "A" with shared access, ingress/egress, and parking constitutes an acceptable master plan and Planned Development which allows the proposed parcel sizes. Any future development on proposed Parcel 2 will require review by the Site Plan Review Committee for compatibility with City standards.

### Access / Circulation

All proposed parcels share common vehicular access from two drive approaches that currently exist along West Plaza Drive. Vehicular access to Parcels 2 and 3 will be permitted through a proposed easement overlaid on the circular access drive proposed on Parcel 1.

The proposed easement, which is shown to extend over the access drives and parking lot in Parcel 1, also grants use of parking, public and private utilities, and drainage in favor of Parcels 2 and 3. The parking lot on Parcel 1 is currently being constructed.

An existing parking lot, shown on Parcel 2, serves the 85,000 square foot building located on Parcel 1. This parking lot is proposed to have a separate easement for access and parking in favor of Parcel 1.

Staff is recommending Condition No. 5 on the Vesting Tentative Parcel Map and Conditional Use Permit for recordation of an agreement that addresses the property owners' maintenance of the easement areas. This is to assure uniform maintenance rather than relying upon one individual property owner who may choose to defer needed maintenance. The agreement shall address the access drive, parking, ingress and egress, and any applicable services or infrastructure.

### Will-Serve Letter for Domestic Water Service

The City has received a "Will-Serve" letter from California Water Service Company (attached as Exhibit "B"), stating that the commitment to service the site will remain valid for two years. After two years, the developer will be responsible to obtain an updated letter reconfirming its commitment to serve the project. Staff is recommending Condition No. 6 on the Vesting Tentative Parcel Map requiring that a valid will serve letter must be in possession of the property owner prior to the recordation of this map.

## Setback Standards for PUD

The site is located within Design District 'H' and is subject to its development standards. Because the proposed parcel map and planned development will create a parcel without public street frontage, additional development standards must be assigned.

Staff is recommending Condition No. 7 on the Conditional Use Permit to require that the minimum building setback from the parcel lines adjoining Parcel 3 be zero feet. The site shall also be subject to all other design standards for Design District 'H', which currently specifies:

- Front yard for Parcels 1 and 2 be 40 feet;
- Side yards be zero feet;
- Rear yards be zero feet.

## Vesting Map

The applicant is requesting rights conferred by the Vesting Tentative Map Statute of the Subdivision Map Act (California Government Code Sections 66410 to 66499.58) upon this map filing. The purpose of a Vesting Tentative Map is to give a statutory vested right to the ordinances, policies, and standards that will be effective as of the date that the application is found to be complete.

Staff finds that the proposed map has met the requirements imposed by the Subdivision Map Act for requesting a Vesting Tentative Map. The City's Subdivision Ordinance does not place any additional stipulations upon vesting maps for non-residential development.

## Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Industrial land use. This is included

	as recommended Finding No. 4 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of development in the Industrial land use designation and zone, which does not specify densities of development. This is included as recommended Finding No. 5 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 3 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 6 of the Tentative Parcel Map.

### Environmental Review

This project, the use permit and tentative map, are considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-045).

## RECOMMENDED FINDINGS

### **Vesting Tentative Parcel Map No. 2016-07**

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45). Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2016-20).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial land use designation and zone, which does not specify densities of development.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Design District "H" standards since they are part of a planned development established through Conditional Use Permit No. 2016-20.
8. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

**Conditional Use Permit No. 2016-20**

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use 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 proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Design District "H" standards based on the creation of a master development plan.
4. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
5. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45).

<b>RECOMMENDED CONDITIONS OF APPROVAL</b>
---

**Vesting Tentative Parcel Map No. 2016-07**

1. That the vesting tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the vesting tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-078, incorporated herein by reference.



3. That Conditional Use Permit No. 2016-20 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Vesting Tentative Parcel Map No. 2016-07 shall be null and void unless Conditional Use Permit No. 2016-20 is approved.
5. That an agreement addressing vehicular access, ingress and easement, parking, public and private utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.
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 Vesting Tentative Parcel Map No. 2016-07, prior to the recordation of the parcel map.

#### **Conditional Use Permit No. 2016-20**

1. That the planned development be developed in substantial compliance with the site plan in Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2016-078, incorporated herein by reference.
3. That Vesting Tentative Parcel Map No. 2016-07 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2016-20 shall be null and void unless Vesting Tentative Parcel Map No. 2016-07 is approved.
5. That an agreement addressing vehicular access, ingress and easement, parking, public and private utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-20 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following setbacks as measured from property lines:
  - Minimum building setback from the parcel lines adjoining Parcel 3 be zero feet;

- Front yard for Parcels 1 and 2 be 40 feet or consistent with the applicable underlying Design District / Zoning Ordinance standard;
  - Side yards be zero feet;
  - Rear yards be zero feet.
8. That all applicable federal, state, regional, and city policies and ordinances be met.
  9. 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. 2016-20, prior to the issuance of any building permit for this project.

### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, 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](http://www.ci.visalia.ca.us) or from the City Clerk.

#### **Attachments:**

- Related Plans & Policies
- Resolution No. 2016-44 (Vesting Tentative Parcel Map No. 2016-07)
- Resolution No. 2016-43 (Conditional Use Permit No. 2016-20)
- Exhibit "A" – Tentative Parcel Map / Site Plan
- Exhibit "B" – California Water Service Company Will-Serve Letter
- Site Plan Review Item No. 2016-78 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## **RELATED PLANS AND POLICIES**

### **City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]**

#### **Chapter 16.28: PARCEL MAPS**

##### **Section 16.28.020 Advisory agency.**

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

##### **Section 16.28.060 Hearing and notice.**

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

##### **Section 16.28.070 Consideration of tentative parcel maps.**

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

##### **Section 16.28.080 Appeals.**

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

##### **Section 16.28.110 Right-of-way dedications.**

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

### **City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]**

#### **Chapter 17.26: PLANNED DEVELOPMENT**

##### **Section 17.26.010 Purpose and intent.**

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards

regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

#### **17.26.040 Development standards.**

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

**A. Site Area.**

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development shall be ten acres.
3. The minimum site area for a planned commercial development shall be five acres.
4. The minimum site area for a planned industrial development shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

**B. Density.** The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus which may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

<b>Percent of Net Site in Usable Open Space</b>	<b>Area Percent of Density Bonus</b>
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

**C. Usable Open Space.** Usable open space shall be provided for all planned developments which include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

**D. Site Design Criteria.**

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

**E. Landscaping and Structural Coverage.** Landscaping provided within a planned development shall conform with the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

**F. Circulation.**

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

**G. Parking.**

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

## **Chapter 17.30: MODIFYING ZONES**

### **Section 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.

### **Section 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**

### **Section 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)

RESOLUTION NO 2016-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 2016-07: A REQUEST BY FACILITY PARTNERS, LLC, TO SUBDIVIDE 10.42 ACRES INTO 3 PARCELS IN THE I-L (LIGHT INDUSTRIAL) ZONE. THE PROJECT IS LOCATED AT 8929 W. GOSHEN AVENUE, ON THE SOUTH SIDE OF GOSHEN AVENUE 300 FEET EAST OF PLAZA DRIVE. (APN: 081-110-049)

**WHEREAS**, Vesting Tentative Parcel Map No. 2016-07 is a request by Facility Partners, LLC, to subdivide 10.42 acres into 3 parcels in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 26, 2016; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the vesting tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45).

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Visalia approves the proposed vesting tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45). Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial

environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2016-20).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Industrial land use designation and zone, which does not specify densities of development.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Design District "H" standards since they are part of a planned development established through Conditional Use Permit No. 2016-20.
8. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the vesting tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the vesting tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the vesting tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-078, incorporated herein by reference.
3. That Conditional Use Permit No. 2016-20 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Vesting Tentative Parcel Map No. 2016-07 shall be null and void unless Conditional Use Permit No. 2016-20 is approved.
5. That an agreement addressing vehicular access, ingress and easement, parking, public and private utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval



this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.

6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.
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 Vesting Tentative Parcel Map No. 2016-07, prior to the recordation of the parcel map.

RESOLUTION NO. 2016-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-20: A REQUEST BY FACILITY PARTNERS, LLC, TO ESTABLISH A PLANNED UNIT DEVELOPMENT WITH INDUSTRIAL USES CONTAINING A LOT WITHOUT PUBLIC STREET FRONTAGE IN THE I-L (LIGHT INDUSTRIAL) ZONE. THE PROJECT IS LOCATED AT 8929 W. GOSHEN AVENUE, ON THE SOUTH SIDE OF GOSHEN AVENUE 300 FEET EAST OF PLAZA DRIVE. (APN: 081-110-049)

**WHEREAS**, Conditional Use Permit No. 2016-20 is a request by Facility Partners, LLC, to establish a planned unit development with industrial uses containing a lot without public street frontage in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 26, 2016; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-20, 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 project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45).

**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, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use 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 proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Design District "H" standards based on the creation of a master development plan.

4. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
5. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-45).

**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 planned development be developed in substantial compliance with the site plan in Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2016-078, incorporated herein by reference.
3. That Vesting Tentative Parcel Map No. 2016-07 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2016-20 shall be null and void unless Vesting Tentative Parcel Map No. 2016-07 is approved.
5. That an agreement addressing vehicular access, ingress and easement, parking, public and private utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-20 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following setbacks as measured from property lines:
  - Minimum building setback from the parcel lines adjoining Parcel 3 be zero feet;
  - Front yard for Parcels 1 and 2 be 40 feet or consistent with the applicable underlying Design District / Zoning Ordinance standard;
  - Side yards be zero feet;
  - Rear yards be zero feet.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

9. 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. 2016-20, prior to the issuance of any building permit for this project.

## VESTING TENTATIVE PARCEL MAP

BRING A DIVISION OF THE REGISTERED PARCELS OF PM 4630 RECORDED IN BOOK 47 OF PARCEL MAPS AT  
 VISCALA COUNTY, CALIFORNIA, SECTION 29, T. 18 S., R. 24 E., M.D.A. & M., IN THE CITY OF  
 VISCALA COUNTY, CALIFORNIA, STATE OF CALIFORNIA.

JULY 2016

SURVEYOR: LANE ENGINEERS, INC.  
 879 N. BLACKSTONE ST.  
 VISCALA, CALIFORNIA 95974  
 (925) 288-0263

OWNER/APPLICANT: FACILITY PARTNERS, LLC  
 CORWYN OLDFIELD and LOIS OLDFIELD  
 4222 West Ferguson Avenue  
 VISCALA, CALIFORNIA 95974  
 PH: (925) 861-1778

---

### SITE DATA

PROPOSED USE	INDUSTRIAL FACILITY
EXISTING USE	INDUSTRIAL FACILITY
PROPOSED ZONING	LIGHT INDUSTRIAL
EXISTING ZONING	LIGHT INDUSTRIAL
TITLE	COLUMBIA TRUST-BUSINESS COMPANY
OWNER	1710 W. JIA
ADDRESS	1710 W. JIA
CITY	VISCALA, CALIFORNIA
ZIP	95974
STATE	CA
SECTION	29
TOWNSHIP	18 S.
RANGE	24 E.
M.D.A. & M.	11-42-2
SECTION	29

---

### OWNERS STATEMENT

WE HEREBY STATE FOR PARCELS 1, 2, 3 AND 4 OF THIS PARCEL MAP THAT WE ARE THE OWNERS OF THE PARCELS AND WE ARE NOT PROVIDING ANY INFORMATION THAT WE ARE PROVIDING TO ANY OTHER PARTY AND WE ARE NOT PROVIDING ANY INFORMATION THAT WE ARE PROVIDING TO ANY OTHER PARTY.

DATE: 7/15/2016  
 SIGNATURE: [Signature]  
 NAME: CORWYN OLDFIELD

---

### REFERENCE S.P.R. & BUILDING PERMIT

SECTION PERMIT NO. 14-115  
 BUILDING PERMIT NO. BK7177  
 PARCEL MAP NO. PM 21 LMP 1224  
 PARCEL MAP NO. PM 21 LMP 1224

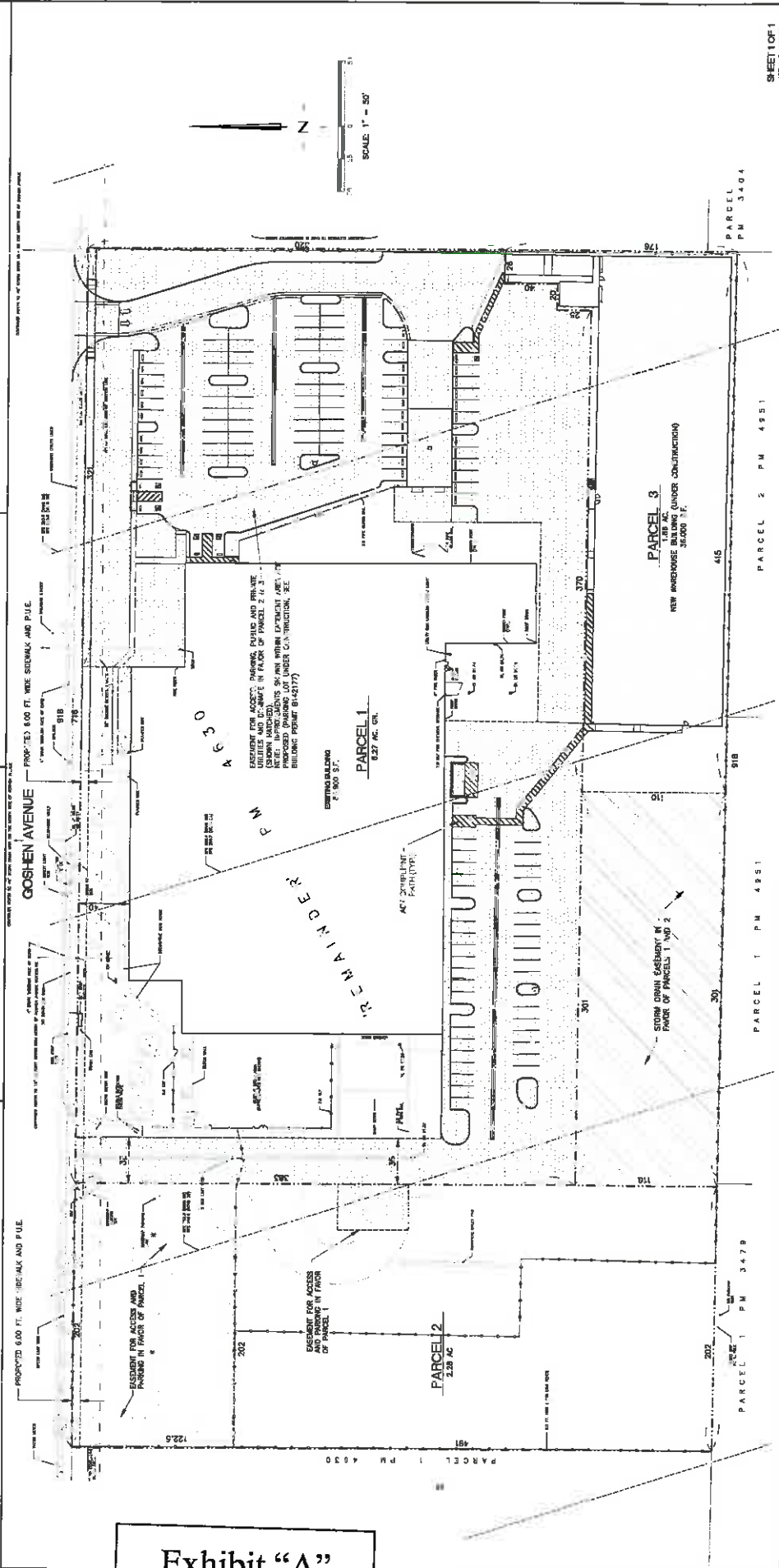


Exhibit "A"



## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

September 7, 2016

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

**Will Serve Letter**  
**Vesting Tentative Parcel Map No, 2016-07, APN 081-110-049**  
**Developer: Facility Partners, LLC**

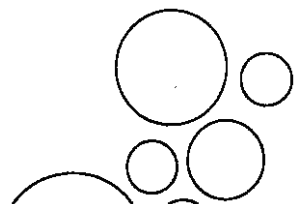
Gentlemen:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





## CALIFORNIA WATER SERVICE

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

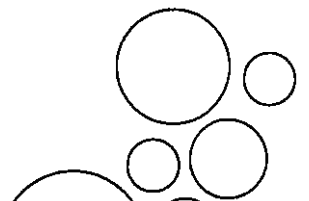
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Smith".

James E. Smith  
Director of Visalia

cc: Ting He – Cal Water Engineering Dept  
File





MEETING DATE June 8, 2016  
SITE PLAN NO. 16-078  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

PARCEL MAP & CUP

HISTORIC PRESERVATION

Other

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*





# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 8, 2016

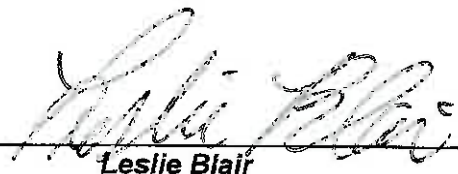
ITEM NO: 1  
SITE PLAN NO: SPR18078  
PROJECT TITLE: VESTING TENTATIVE PARCEL MAP  
DESCRIPTION: VESTING TENTATIVE PARCEL MAP (IL) (AE) (S)  
APPLICANT: LANE ENGINEERS INC  
PROP. OWNER: FACILITY PARTNERS LLC  
LOCATION: 8828 W GOSHEN AVE  
APN(S): 081-110-049

**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

**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

**ITEM NO: 1 DATE: JUNE 8, 2016**

SITE PLAN NO.: 16-078  
PROJECT TITLE: VESTING TENTATIVE PARCEL MAP  
DESCRIPTION: VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)  
APPLICANT: LANE ENGINEERS INC  
PROP. OWNER: FACILITY PARTNERS LLC  
LOCATION: 8929 W GOSHEN AVE  
APN: 081-110-049

**SITE PLAN REVIEW COMMENTS**

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

basin: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **FOR FUTURE PARCEL DEVELOPMENT**

- Show Oak trees with drip lines and adjacent grade elevations.  Protect Oak trees during construction in accordance with City requirements.  A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications.  Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application.  A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
  - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
  - Relocate existing utility poles and/or facilities.
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
  - Provide "R" value tests: each at
  - Traffic indexes per city standards:
  - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer.
  - Install sidewalk: 6' ft. wide, with 10' ft. wide parkway on
  - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
  - Subject to existing Reimbursement Agreement to reimburse prior developer:
  - Abandon existing wells per City of Visalia Code. A building permit is required.
  - Remove existing irrigation lines & dispose off-site.  Remove existing leach fields and septic tanks.
  - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
  - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
  - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments    Resubmit with additional information    Redesign required

**Additional Comments:**

- 1. Proposed vesting map rights are not covered by City Municipal Code for commercial property. Refer to Subdivision Map Act for any applicable vesting rights.**
- 2. All improvements are deferred to development of Parcel 2. Completion of sidewalk improvements along Goshen Ave frontage will be required with any development of Parcel 2.**
- 3. Development impact fees will apply to future development.**
- 4. Standard map filing and plan check fees apply.**
- 5. Site is located in a high risk flood zone. Additional information and data will be required with map.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 16-078  
Date: 6/8/2016

**Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:**

**(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)**

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	TO BE DETERMINED
<input checked="" type="checkbox"/> Sewer Front Foot Fee	TO BE DETERMINED
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	TO BE DETERMINED
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	TO BE DETERMINED

**Additional Development Impact Fees will be collected at the time of issuance of building permits.**

**City 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 planned 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.


---

**Jason Huckleberry**

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 1      DATE: June 08, 2016  
SITE PLAN NO: 16078  
PROJECT TITLE: VESTING TENTATIVE PARCEL MAP  
DESCRIPTION: VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)  
APPLICANT: LANE ENGINEERS INC  
PROP OWNER: FACILITY PARTNERS LLC  
LOCATION: 8929 W GOSHEN AVE  
APN(S): 081-110-049

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 AE \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

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

 Date: 6/4/16  
Signature

ITEM NO: 1

DATE: June 08, 2015

SITE PLAN NO:

SPR16078

PROJECT TITLE:

VESTING TENTATIVE PARCEL MAP

DESCRIPTION:

VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)

APPLICANT:

LANE ENGINEERS INC

PROP OWNER:

FACILITY PARTNERS LLC

LOCATION:

8920 W GOSHEN AVE

APN(S):

081-110-049



**Site Plan Review Comments For:**

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

**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.*

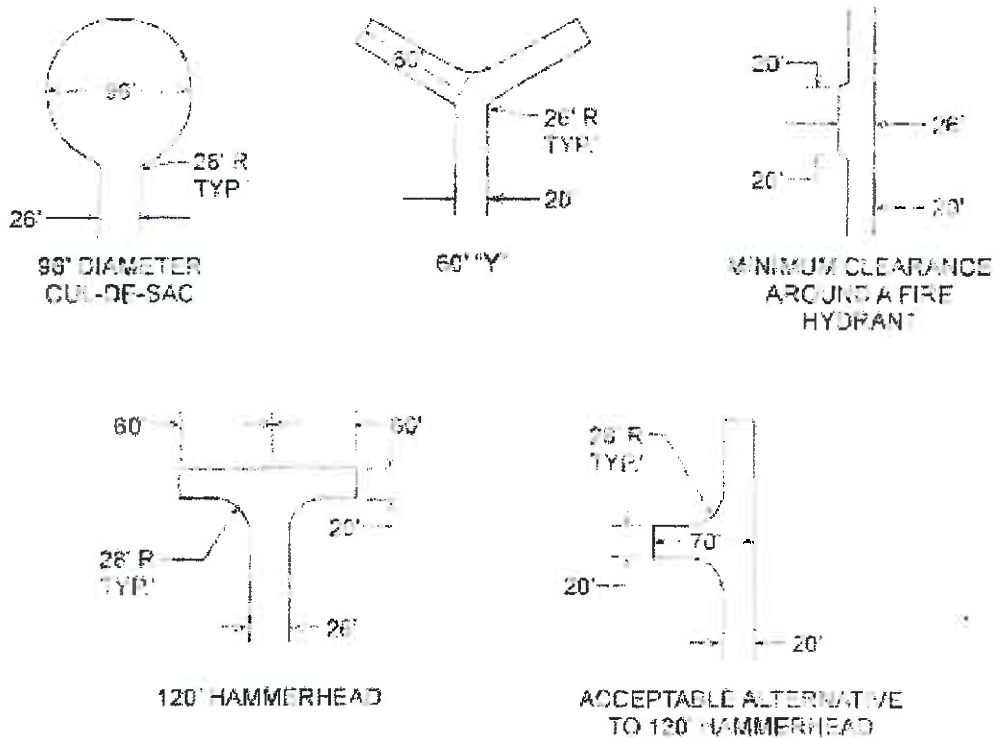
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the 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:**



A handwritten signature in black ink, appearing to be "K. L. B.", is written over a horizontal line.

ITEM NO: 1      DATE: June 08, 2016  
 SITE PLAN NO: SPR16073  
 PROJECT TITLE: VESTING TENTATIVE PARCEL MAP  
 DESCRIPTION: VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)  
 APPLICANT: LANE ENGINEERS INC  
 PROP OWNER: FACILITY PARTNERS LLC  
 LOCATION: 8929 W GOSHEN AVE  
 APN(S): 081-110-049

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

**Site Plan Review Comments**

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
 Effective date - August 17, 2001  
  
 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
 \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
 \_\_\_\_\_
- Access Controlled / Restricted etc:  
 \_\_\_\_\_
- Lighting Concerns:  
 \_\_\_\_\_
- Landscaping Concerns:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns: *car*  
 \_\_\_\_\_

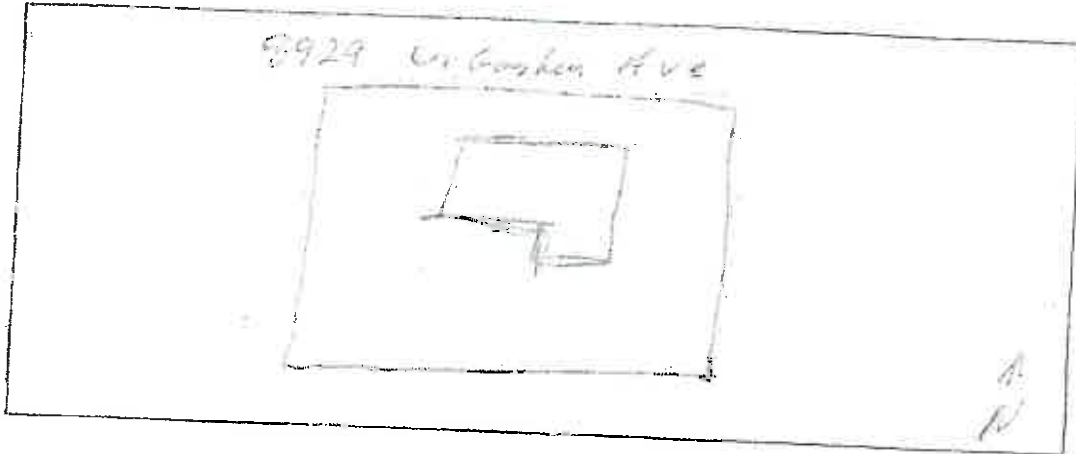
Visalia Police Department

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

Date: 6-2-16

Site Plan Review # 16075

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments:

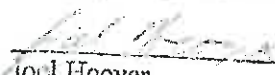
---

---

---

---

---

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

Email: jhooyer@ci.visalia.ca.us

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 1                      DATE: June 08, 2016  
SITE PLAN NO:                      SPR16078  
PROJECT TITLE:                      VESTING TENTATIVE PARCEL MAP  
DESCRIPTION:                      VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)  
APPLICANT:                      LANE ENGINEERS INC  
PROP OWNER:                      FACILITY PARTNERS LLC  
LOCATION:                      8929 W GOSHEN AVE  
APN(S):                      081-110-049

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

*[Handwritten Signature]*

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

6-3-16

\_\_\_\_\_  
DATE

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 08, 2016

SITE PLAN NO: 2016-078  
PROJECT TITLE: VESTING TENTATIVE PARCEL MAP  
DESCRIPTION: VESTING TENTATIVE PARCEL MAP (IL) (AE) (H)  
APPLICANT: LANE ENGINEERS INC  
PROP. OWNER: FACILITY PARTNERS LLC  
LOCATION TITLE: 8929 W GOSHEN AVE  
APN TITLE: 081-110-049  
GENERAL PLAN: Industrial  
EXISTING ZONING: IL – Light Industrial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Parcel Map
- Conditional Use Permit (CUP)
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 06/08/2016**

1. Parcel Map will be required.
2. A CUP is required for Parcel 3 because it is "Land Locked". Parcel 3 does not abut/front the public right-of way.
3. Future development of Parcel 2 must include landscape plans and meet landscape setback and sidewalk standards under the Zoning Ordinance.

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

**Design District: "H" (See Chapter 17.24 For BRP Zoned Sites) [17.30.230]**

**Maximum Building Height: 75 Feet**

### **Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	40 Feet	40 Feet
➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

*Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.*

*Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.*

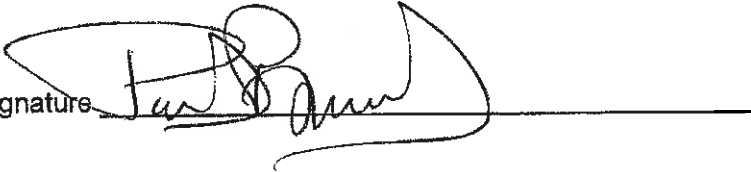
*Interior roads provide access to parcels within development*

**Minimum Site Area:** 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section. Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

**Parking:** As prescribed in Chapter 17.34

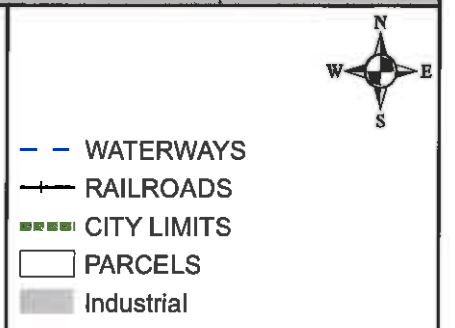
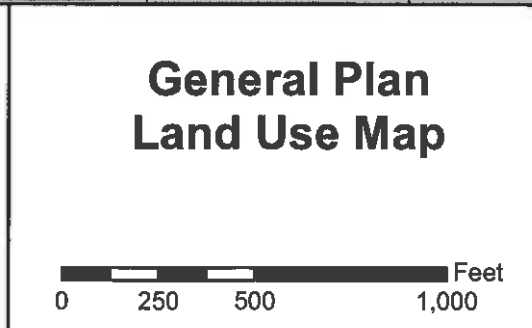
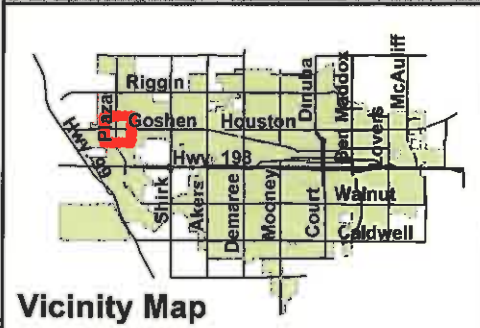
**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the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

Signature



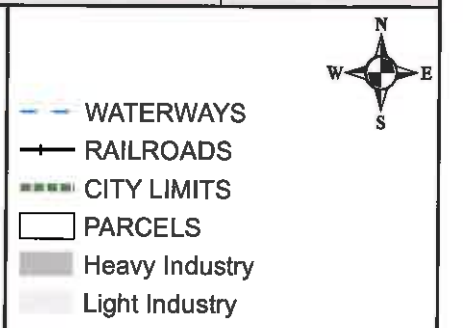
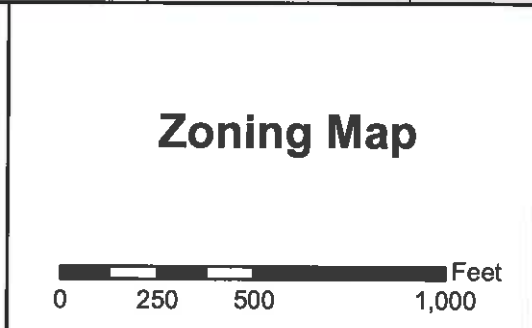
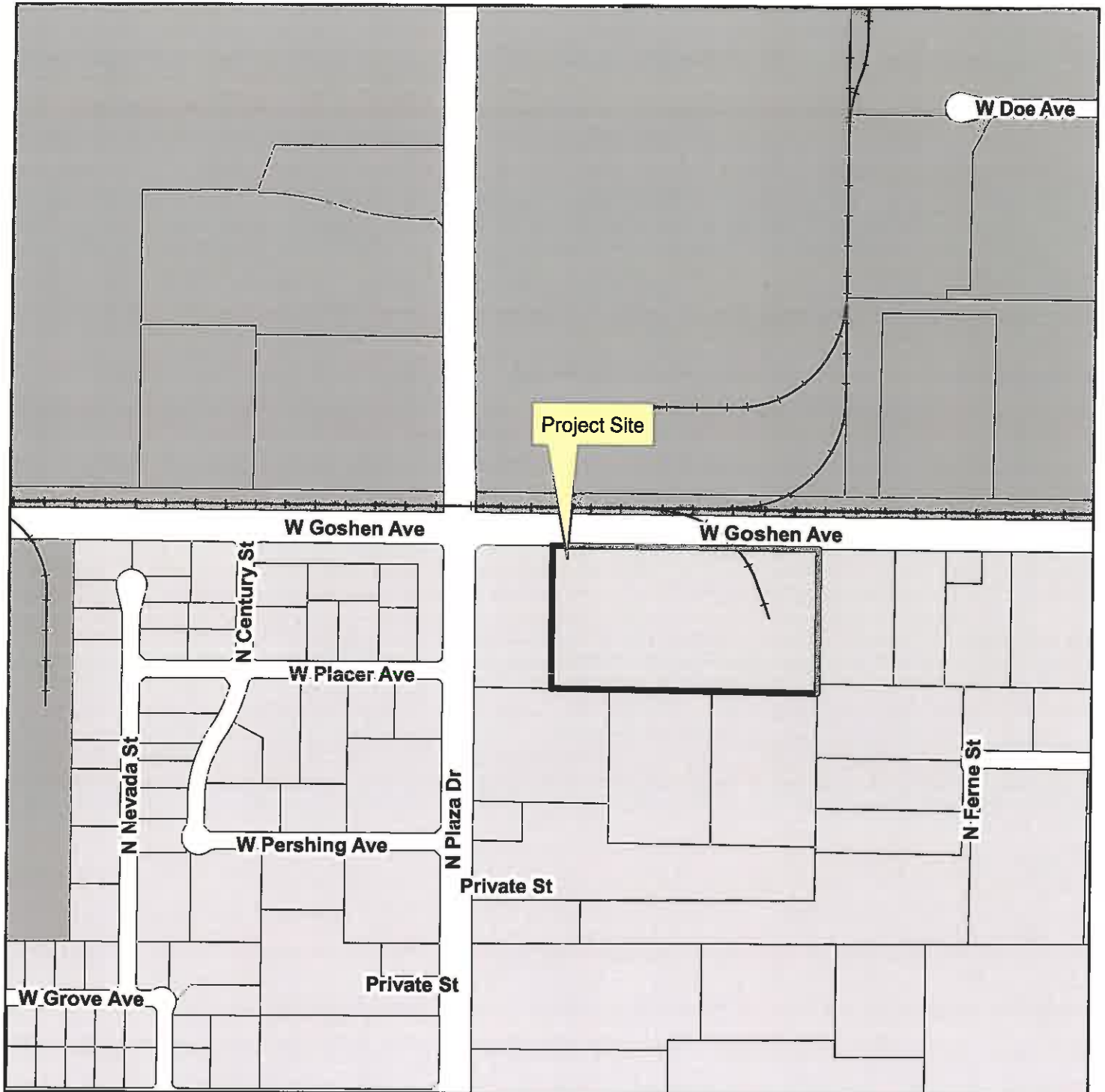
# Vesting Tentative Parcel Map No. 2016-07 and Conditional Use Permit No. 2016-20

The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)



# Vesting Tentative Parcel Map No. 2016-07 and Conditional Use Permit No. 2016-20

The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)





# Vesting Tentative Parcel Map No. 2016-07 and Conditional Use Permit No. 2016-20

The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)



## Aerial Photo

Photo Taken March 2016



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

# Vesting Tentative Parcel Map No. 2016-07 and Conditional Use Permit No. 2016-20

The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049)

