



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 26, 2016

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025

SUBJECT: Tentative Parcel Map No. 2016-08: A request by Brad Mustin to subdivide 2.74 acres into two parcels. The project site is zoned 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).

Conditional Use Permit No. 2016-23: A request by Brad Mustin to create a parcel without public street frontage and a parcel with a minimum lot width of 19-feet as depicted per the associated Tentative Parcel Map No. 2016-08. The project site is zoned 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).

STAFF RECOMMENDATION

Tentative Parcel Map No. 2016-08

Staff recommends approval of Tentative Parcel Map No. 2016-08, as conditioned, based on the findings and conditions in Resolution No. 2016-47. 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. 2016-23

Staff recommends approval of Conditional Use Permit No. 2015-34, as conditioned, based upon the findings and conditions in Resolution No. 2016-49. 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 Tentative Parcel Map No. 2016-08, based on the findings and conditions in Resolution No. 2016-47.

I move to approve Conditional Use Permit No. 2016-23, based on the findings and conditions in Resolution No. 2016-49.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2016-08 is a request to subdivide a 2.74-acre parcel into two parcels as shown in Exhibit "A". The objective of the map is to preserve an existing single-family home-site by creating Parcel 1 (1.86-acres), which will retain the existing home and accessory structures, and creating Parcel 2 (0.88-acres) for the future development of a single-family residence to the west of the existing residence (see Exhibit "A").

Conditional Use Permit No. 2016-23 is a request to establish a planned unit development by modifying R-1-6 development standards for the proposed parcel map. The modify standards requested are creating a minimum lot width for Parcel 1 (i.e., 18-foot wide parcel abutting a public street) and creating a parcel (Parcel 2) without public street frontage (refer to Exhibit "A"). Access to Parcel 2 will be achieved via an 18-foot easement, which is located on proposed Parcel 1. The easement will be for vehicular access and utilities. All other development standards (setbacks, building height, lot area) are not being modified with this CUP request.

The 2.74-acre site was included as part of Annexation No. 2003-04 that annexed 168 acres into the city limits. The existing home-site is developed with a single-family residence (\pm 1,900 sq. ft.) and approximately 7,000 square feet of accessory structures that were legally permitted in the county.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size)
Surrounding Land Use and Zoning:	North: R-1-6 / East K Ave. & San Joaquin Valley Railroad Line South: R-1-6 / Single Family Residences; Tulare Irrigation Ditch East: R-1-6 / Vacant West: R-1-6 / Single Family Residence
Environmental Review:	Categorical Exemption No. 2016-43
Special Districts:	None
Site Plan Review No:	2016-065

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

The following projects are examples of projects that are similar in nature to the requested Tentative Parcel Map No. 2016-08 and Conditional Use Permit No. 2016-23:

Tentative Parcel Map No. 2015-07 and Conditional Use Permit 2015-34, approved by the Planning Commission on December 14, 2015, was a request by Michael and Renee Schaufele to subdivide 1.07 acres into 3 parcels in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The objective of the map is to preserve a lot (Parcel 1) for an existing single-family residence and create two lots for the future development of single-family. The proposed Parcel map depicted a parcel without public street frontage but was accessible via an exclusive easement.

Tentative Parcel Map No. 2014-01 and Conditional Use Permit No. 2014-02, approved by the Planning Commission on April 14, 2014, was a request to divide a 1.06-acre parcel into four parcels without public street frontage. The site was a remnant property of the Luis Acres subdivision.

Tentative Parcel Map No. 2007-01 and Variance No. 2007-03, approved by the Planning Commission on June 25, 2007, was a request by Vicente Cisneros to divide 0.39-acre parcel into two residential lots in the R-1-6 zone. The variance was a request to allow reduced public street frontage for each parcel created by the parcel map.

PROJECT EVALUATION

Staff recommends approval of the 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 Unit Development, which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access, lot size, and related bulk and yard requirements.

The proposed division of land together with the Planned Unit Development is consistent with the development pattern and residential density of the surrounding area. The existing house site will be preserved on a new parcel (Parcel 1) that retains traditional R-1-6 zone development standards for the site. The lot sizes for both proposed parcels would also maintain the residential density of the surrounding area.

The building envelope for Parcel 2, as depicted on Exhibit "A", identifies the building orientation proposed for the site. The building envelopes comply with the R-1-6 zoning standards by maintaining typical lot orientation and typical minimum yard setbacks.

The Site Plan Review Committee reviewed the proposed parcel map together with the development plan and determined that the proposed project meets City development standards.

The project is consistent with the required development standards for Planned Unit Developments that are described in Section 17.26.040 of the Visalia Municipal Code. Specifically, the site meets the one-acre minimum site area for a planned residential development and maintains the density for the underlying zoning.

Access / Circulation & Utilities

Access to East K Avenue for the existing 2.74-acre parcel utilizes an existing 18-foot wide driveway. The proposed subdivision of the site does not change vehicular access to the proposed Parcel 1. Vehicular access to Parcel 2 will be achieved via an exclusive access and utility easement as noted on the tentative parcel map (see Exhibit "A").

Staff is recommending Condition No. 5 be adopted for both the Tentative Parcel Map and Conditional Use Permit requiring the recordation of an agreement that addresses property owners' maintenance and responsibility for repair of the easement, repair and maintenance of shared public or private utilities, and that the easement area shall be kept free and clear of any structures.

The private easement will also be used for the extension of utilities for the future development of Parcel 2. Existing utility services (Southern California Edison, Gas Company) service the site. Sanitary sewer lines are not located in K Avenue. Development of Parcel 2 with a new residential dwelling will not be required to connect to the City's sanitary sewer system pursuant to Chapter 13.08.120 of the Visalia Municipal Code. Section 13.08.120 states; "where a public sewer is not available, the building sewer shall be connected to a private sewerage disposal system complying with the provisions of this chapter.

The nearest sanitary main is located in South Virmargo Court, which is south of the project site and adjacent to the Tulare Irrigation Ditch (see Figure 1).



However, as stated in Engineering Division's Site Plan Review Comments, if in the event the City has acquired the necessary right-of-way/easements, and extends sanitary sewer services within 200-feet of the subject property, new development will be required to extend and connect to the City's sanitary sewer system. Existing septic systems in need of major repairs are required to be abandoned and the single-family dwelling shall be required to connect to the City's sewer system. This has been included as Condition No. 6 for Tentative Parcel Map Mo 2016-08 and Conditional Use Permit No. 2016-23.

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	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

65451.	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 Low Density Residential. This is included as recommended Finding No. 3 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 map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 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. 7 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. 5 of the Tentative Parcel Map.

Tulare Irrigation Company Ditch

A Tulare Irrigation Company Ditch bisects the project site to the south and shall remain in the same location. The City is responsible for maintaining this ditch. The tentative parcel map (Exhibit "A") does not depict any fencing, however any proposed fence shall be located outside the ditch easement similar to the fencing established for the Park Place subdivision south of the ditch.

Correspondence from California Water Service Company

Staff received correspondence (Exhibit "B", attached herein) from the California Water Service Company (Cal Water). Cal Water, in its correspondence dated September 7, 2016, has indicated that Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission. The determination of water availability shall remain voided for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project site unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.

Environmental Review

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-43).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2016-08

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 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. 2016-23).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation.
5. 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.
6. 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. 2016-43).

Conditional Use Permit No. 2016-23

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 project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-43).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2016-08

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-065, incorporated herein by reference.
3. That Conditional Use Permit No. 2016-23 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2016-08 shall be null and void unless Conditional Use Permit No. 2016-23 is approved.
5. That an agreement addressing vehicular access, 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. 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. In the event the City has acquired the necessary right-of-way/easements and extends sanitary sewer services within 200-feet of either Parcel 1 or Parcel 2, extension and connection to the City's sanitary sewer system for future development shall be required. Existing septic systems in need of major repairs shall be abandoned and connection to the City's sewer system shall be required.
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 Tentative Parcel Map No. 2016-08, prior to the recordation of the parcel map.

Conditional Use Permit No. 2016-23

1. That the planned development be prepared in substantial compliance with Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-065, incorporated herein by reference.
3. That Tentative Parcel Map No. 2016-08 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. 2016-23 shall be null and void unless Tentative Parcel Map No. 2016-08 is approved.

5. That an agreement addressing vehicular access, 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. 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. In the event the City has acquired the necessary right-of-way/easements and extends sanitary sewer services within 200-feet of either Parcel 1 or Parcel 2, extension and connection to the City's sanitary sewer system for future development shall be required. Existing septic systems in need of major repairs shall be abandoned and connection to the City's sewer system shall be required.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-23 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
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. 2016-23, 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 North Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2016-47 (Tentative Parcel Map No. 2016-08)
- Resolution No. 2015-49 (Conditional Use Permit No. 2016-23)
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – California Water Service Will Serve Letter dated September 7, 2016
- Site Plan Review 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:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
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 17.38: 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 2016-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2016-08, A REQUEST BY BRAD MUSTIN TO SUBDIVIDE 2.74 ACRES INTO TWO PARCELS. THE PROJECT SITE IS ZONED 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).

WHEREAS, Tentative Parcel Map No. 2016-08 is a request by Brad Mustin to subdivide 2.74 acres into two parcels. The project site is zoned 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).; 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 tentative parcel map in accordance with Chapter 16.28 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. 2016-43).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15315.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia approves the proposed 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 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. 2016-23).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation.
5. 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.
6. 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. 2016-43).

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

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-065, incorporated herein by reference.
3. That Conditional Use Permit No. 2016-23 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2016-08 shall be null and void unless Conditional Use Permit No. 2016-23 is approved.
5. That an agreement addressing vehicular access, 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. 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. In the event the City has acquired the necessary right-of-way/easements and extends sanitary sewer services within 200-feet of either Parcel 1 or Parcel 2, extension and connection to the City's sanitary sewer system for future development shall be required. Existing septic systems in need of major repairs shall be abandoned and connection to the City's sewer system shall be required.
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 Tentative Parcel Map No. 2016-08, prior to the recordation of the parcel map.

RESOLUTION NO. 2016-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-07: A REQUEST BY VALLEY OAK SPCA (STANLEY & WENDY SIMPSON AND STEVEN & IRENE BEARGEON PROPERTY OWNERS), TO ALLOW DEVELOPMENT OF A PHASED FACILITY CONSISTING OF AN ANIMAL SHELTER, ADOPTION CENTER, AND EDUCATION CENTER, AND THE ESTABLISHMENT OF A SIGN PROGRAM, ON 1.9 ACRES IN THE I-L (LIGHT INDUSTRIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE WEST AND NORTH SIDES OF NEVADA COURT APPROXIMATELY 100 FEET NORTH OF PLACER AVENUE. (APN: 081-100-049, 050, 051, AND 052)

WHEREAS, Conditional Use Permit No. 2016-07 is a request by Valley Oak SPCA (Stanley & Wendy Simpson and Steven & Irene Bargeon property owners), to allow development of a phased facility consisting of an animal shelter, adoption center, and education center, and the establishment of a sign program, on 1.9 acres in the I-L (Light Industrial) zone. The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 081-100-049, 050, 051, and 052); and

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

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2016-07, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-43).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15315.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

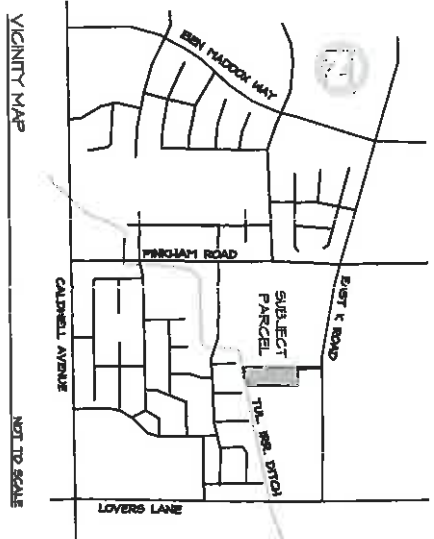
safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-43).

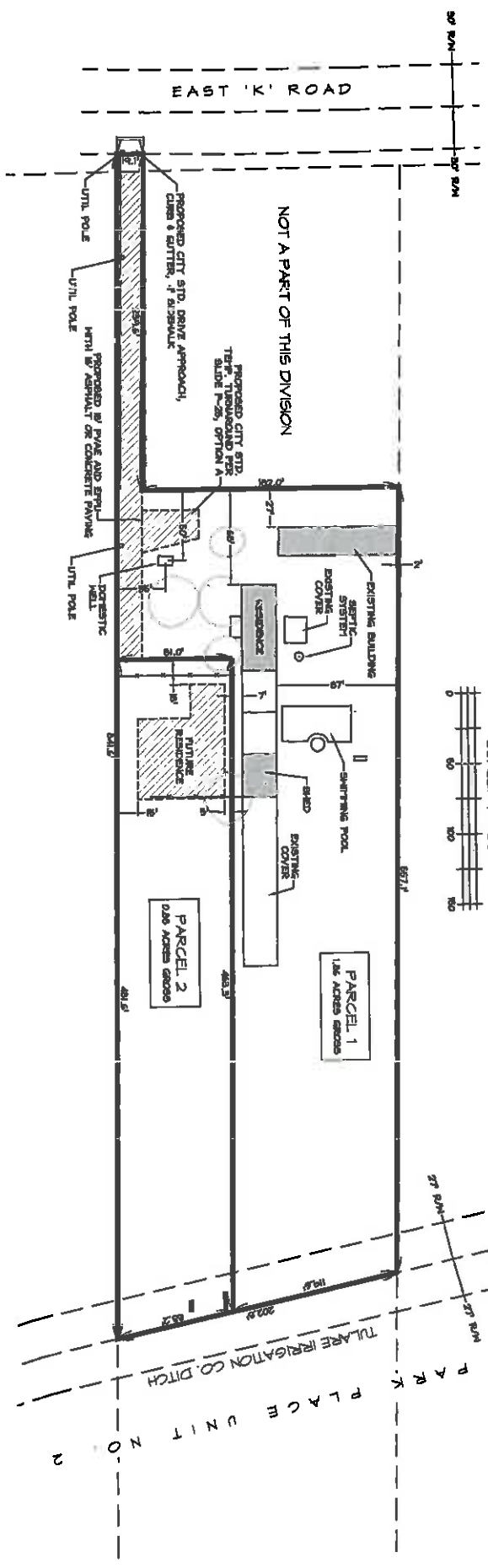
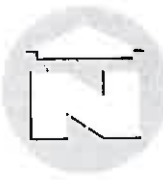
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the planned development be prepared in substantial compliance with Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-065, incorporated herein by reference.
3. That Tentative Parcel Map No. 2016-08 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. 2016-23 shall be null and void unless Tentative Parcel Map No. 2016-08 is approved.
5. That an agreement addressing vehicular access, 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. 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. In the event the City has acquired the necessary right-of-way/easements and extends sanitary sewer services within 200-feet of either Parcel 1 or Parcel 2, extension and connection to the City's sanitary sewer system for future development shall be required. Existing septic systems in need of major repairs shall be abandoned and connection to the City's sewer system shall be required.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-23 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
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. 2016-23, prior to the issuance of any building permit for this project.

Exhibit "A"



EXISTING USE	RESIDENTIAL - SINGLE-FAMILY
PROPOSED USE	RESIDENTIAL - SINGLE-FAMILY
MATER BY	CITY OF VISALIA
SEWER BY	INDIVIDUAL SEPTIC SYSTEM
SEWER BY	CITY OF VISALIA - RESIDENTIAL ROLL-OUT CAN
ELECTRICITY BY	SOUTHERN CALIFORNIA Edison CO.
Gas BY	SOUTHERN CALIFORNIA GAS CO.



TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN

BEING A DIVISION OF A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 23 EAST, TARRANT DIVISION, INDE AND FERRISMAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR
 2900-S WEST MAIN STREET, VISALIA, CA 93291 (805) 739-1616

PREPARED FOR: BRAD MUSTIN
 424 N. AVADORE STREET, VISALIA, CA 93293 (805) 471-9887

PROPERTY OWNER: KEVIN & PATTY ENDRES
 2427 EAST K AVENUE, VISALIA, CALIFORNIA

ASSESSOR'S PARCEL NO.: 126-420-006

ZONE: SINGLE FAMILY RESIDENTIAL R-1-6 FLOOD ZONE: X



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

Tentative Parcel Map No, 2016-08, APN 126-920-006

Developer: Brad Mustin

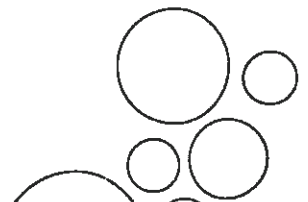
Gentlemen:

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 potable¹ 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,² 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.

¹ 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.

² 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"



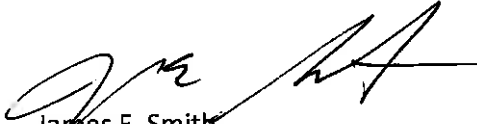


CALIFORNIA WATER SERVICE

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.

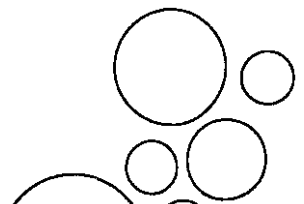
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,



James E. Smith
Director of Visalia

cc: Ting He – Cal Water Engineering Dept
File





MEETING DATE July 27, 2016
SITE PLAN NO. 16-065
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> CUP & PARCEL MAP | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> Other |

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: JULY 27, 2016

SITE PLAN NO.: 16-065 RESUBMITTAL
PROJECT TITLE: ENDRES LAND SPLIT-PARCEL MAP
DESCRIPTION: PARCEL SPLIT TO BUILD A 3,000SF SINGLE FAMILY DWELLING ON 2.73 ACRES (R16) (X02)
APPLICANT: MUSTIN BRAD
PROP. OWNER: ENDRES KEVIN E & PATRICIA
LOCATION: 2427 E K AVE
APN: 126-920-006

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 25' 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. **REFER TO ADDL COMMENTS**
- 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.

- 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: 5' ft. wide, with 10' ft. wide parkway on **K RD; DEFERRED**
 - 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. Tentative map to comply with previous site development conditions.**
- 2. Required public and private improvements shall be deferred until development of either parcel.**
- 3. Tentative Parcel map will be conditioned such that in the event the City has acquired the necessary right-of-way/easements and extend sanitary sewer services to within 200 feet of the either proposed parcel, future development will be required to further extend and connect to City sewer.**
- 4. Development impact fees will be deferred until time of development of either parcel.**
- 5. A easment for common access rights and utilities is required on the map.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-065 RESUBMITTAL**

Date: **7/27/2016**

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 ****SUBJECT TO FEE INCREASE EFFECTIVE OCT. 1, 2016****)

(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
-----------------	-----------------

Trunk Line Capacity Fee

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

Park Acquisition Fee

Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

Waterways Acquisition Fee

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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 27, 2016

ITEM NO: 6	RESUBMTL
SITE PLAN NO: SPR16065	
PROJECT TITLE: ENDRES LAND SPLIT-PARCEL MAP	
DESCRIPTION: PARCEL SPLIT TO BUILD A 3,000 SF SINGLE FAMILY DWELLING ON 2.73 ACRES (R16 ZONED) (X02)	
APPLICANT: MUSTIN BRAD	
PROP. OWNER: ENDRES KEVIN E & PATRICIA	
LOCATION: 2427 E K AVE	
APN(S): 120-920-006	

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:

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Leslie Blair

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

ITEM NO: 6 DATE: July 27, 2016
SITE PLAN NO: SPR16065 **RESUBMIT**
PROJECT TITLE: ENDRES LAND SPLIT-PARCEL MAP
DESCRIPTION: PARCEL SPLIT TO BUILD A 3,000 SF SINGLE FAMILY
 DWELLING ON 2.73 ACRES (R16 ZONED) (X02)
 MUSTIN BRAD
APPLICANT: ENDRES KEVIN E & PATRICIA
PROP OWNER: ENDRES KEVIN E & PATRICIA
LOCATION: 2427 E K AVE
APN(S): 126-920-006

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:

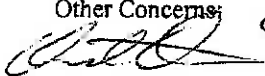
- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns: *CLG*


Visalia Police Department

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: July 27, 2016

SITE PLAN NO: 2016-065 RESUBMITTAL
PROJECT TITLE: ENDRES LAND SPLIT
DESCRIPTION: PARCEL SPLIT TO BUILD A 3,000 SF SINGLE FAMILY DWELLING ON
2.73 ACRES (R16 ZONED) (X02)
APPLICANT: MUSTIN BRAD
PROP. OWNER: ENDRES KEVIN E & PATRICIA
LOCATION TITLE: 2427 E K AVE VISA
APN TITLE: 126-920-006
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit (CUP) Land-locked Parcel
- Site Plan Exhibit for development plan
- Building Permit
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 07/27/2016

1. Comply with previous comments from the May 11, 2016 meeting. The applicant has filed a tentative parcel map prepared by a Licensed Surveyor.
2. Provide a site plan exhibit that defines the buildable area for Parcel 2.
3. Parcel 2 shall comply with the side and rear yard setbacks for the R-1-6 zone.

Previous Comments

PROJECT SPECIFIC INFORMATION: 05/11/2016

1. The applicant is required to submit a tentative parcel map prepared by a Licensed Civil Engineer or Land Surveyor.
2. A CUP is required due to Parcel 2 being "Land Locked". Parcel 2 does not abut/front onto public right-of-way. The CUP authorizes the creation of lots to do not meet conventional zoning requirements through the Residential Planned Development process.
3. The private drive shall be fully improved with a paved surface (asphalt or concrete). Staff does not support a dirt or gravel driveway as noted on the site plan exhibit.
4. The tentative parcel map shall depict all existing improvements onsite.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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  _____

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 6 DATE: July 27, 2016
SITE PLAN NO: SPR16066 **RESUBMIT**
PROJECT TITLE: ENDRES LAND SPLIT-PARCEL MAP
DESCRIPTION: PARCEL SPLIT TO BUILD A 3,000 SF SINGLE FAMILY
 DWELLING ON 2.73 ACRES (R16 ZONED) (X02)
APPLICANT: MUSTIN BRAD
PROP OWNER: ENDRES KEVIN E & PATRICIA
LOCATION: 2427 E K AVE
APN(S): 126-920-006

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 – ¼ 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

Ken Smith

AUTHORIZED SIGNATURE

7-22-16

DATE

City of Visalia
Building: Site Plan
Review Comments

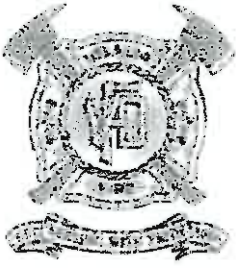
ITEM NO: 6 DATE: July 27, 2016
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APPLICANT: MUSTIN BRAD
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NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ • 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: 7/27/16



Site Plan Review Comments For:

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

ITEM NO: 8

DATE: July 27, 2016

SITE PLAN NO:

SPR16065 **RESUBMIT**

PROJECT TITLE:

ENDRES LAND SPLIT-PARCEL MAP

DESCRIPTION:

PARCEL SPLIT TO BUILD A 3,000 SF SINGLE FAMILY DWELLING ON 2.73 ACRES (R16 ZONED) (X02)

APPLICANT:

MUSTIN BRAD

PROP OWNER:

ENDRES KEVIN E & PATRICIA

LOCATION:

2427 E K AVE

APN(S):

126-920-006

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

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

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

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

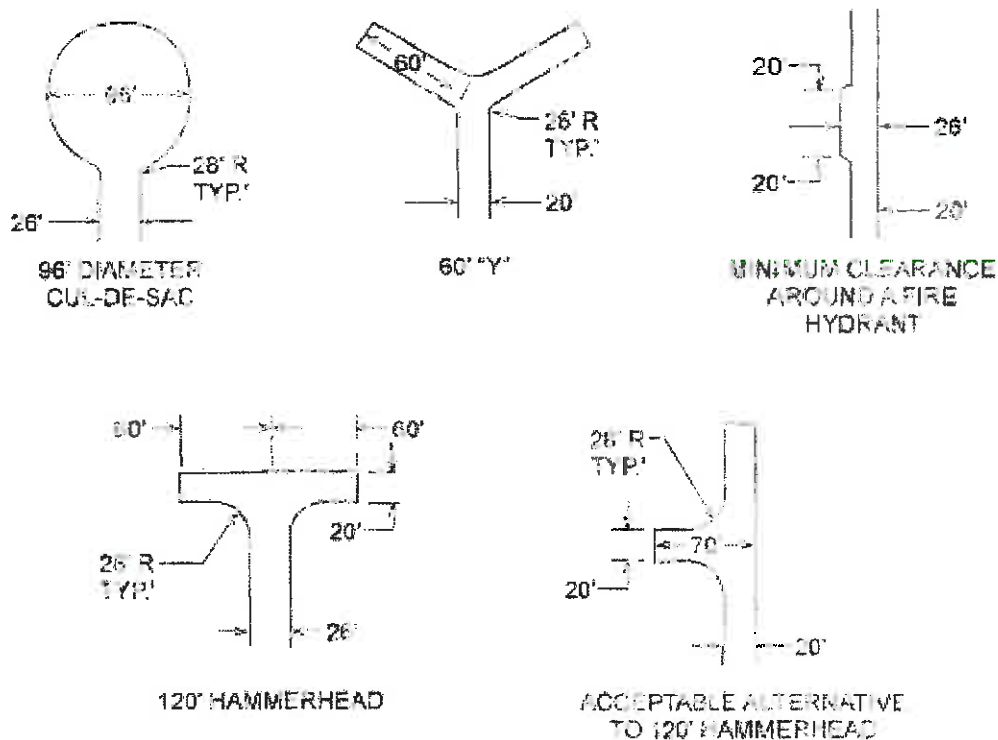


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

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


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

Fire Protection Systems:

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

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

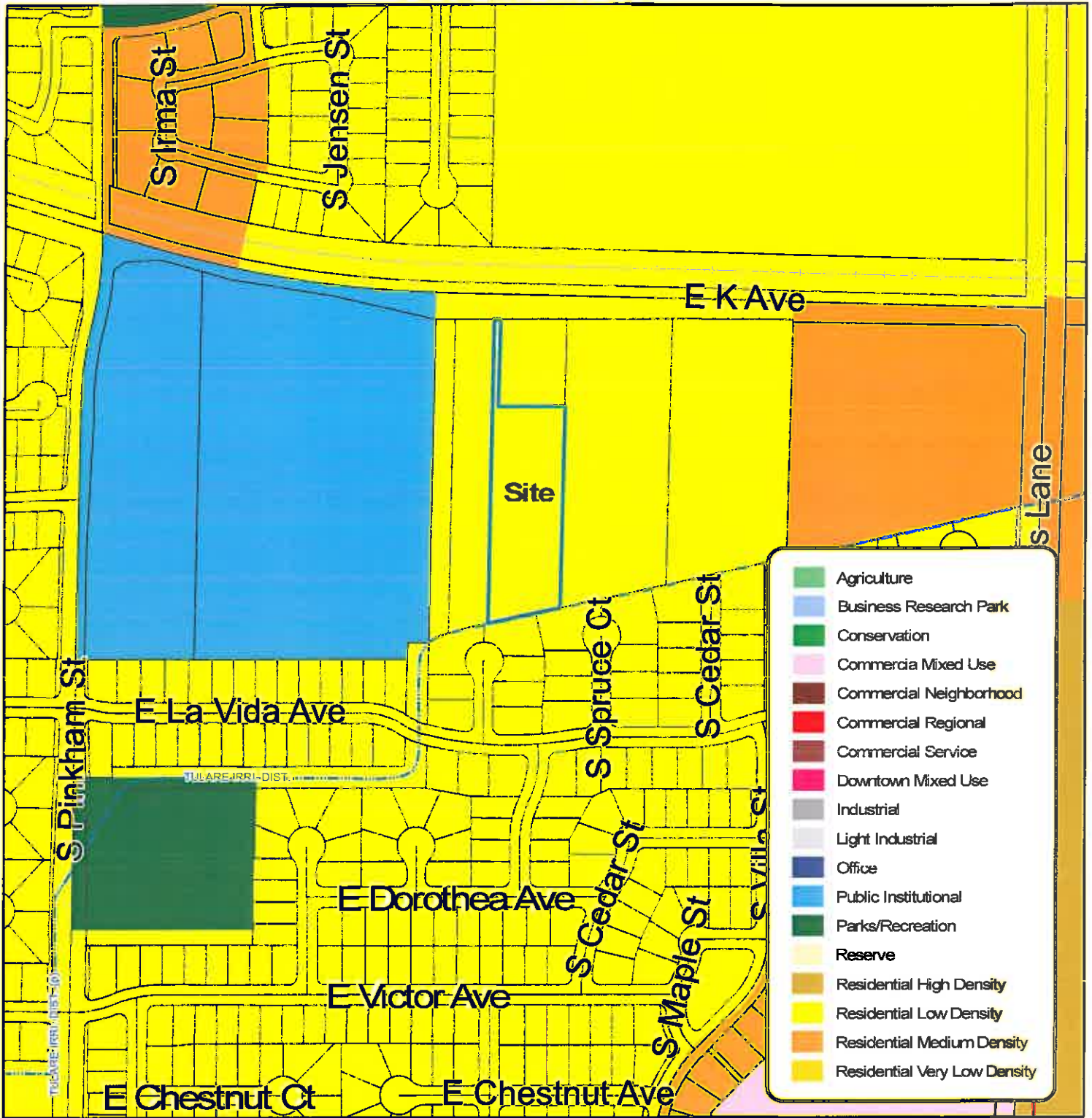
Special Comments:



Maribel Vasquez
Fire Inspector

Tentative Parcel Map No. 2016-08 & CUP No. 2016-23

APN: 126-920-006



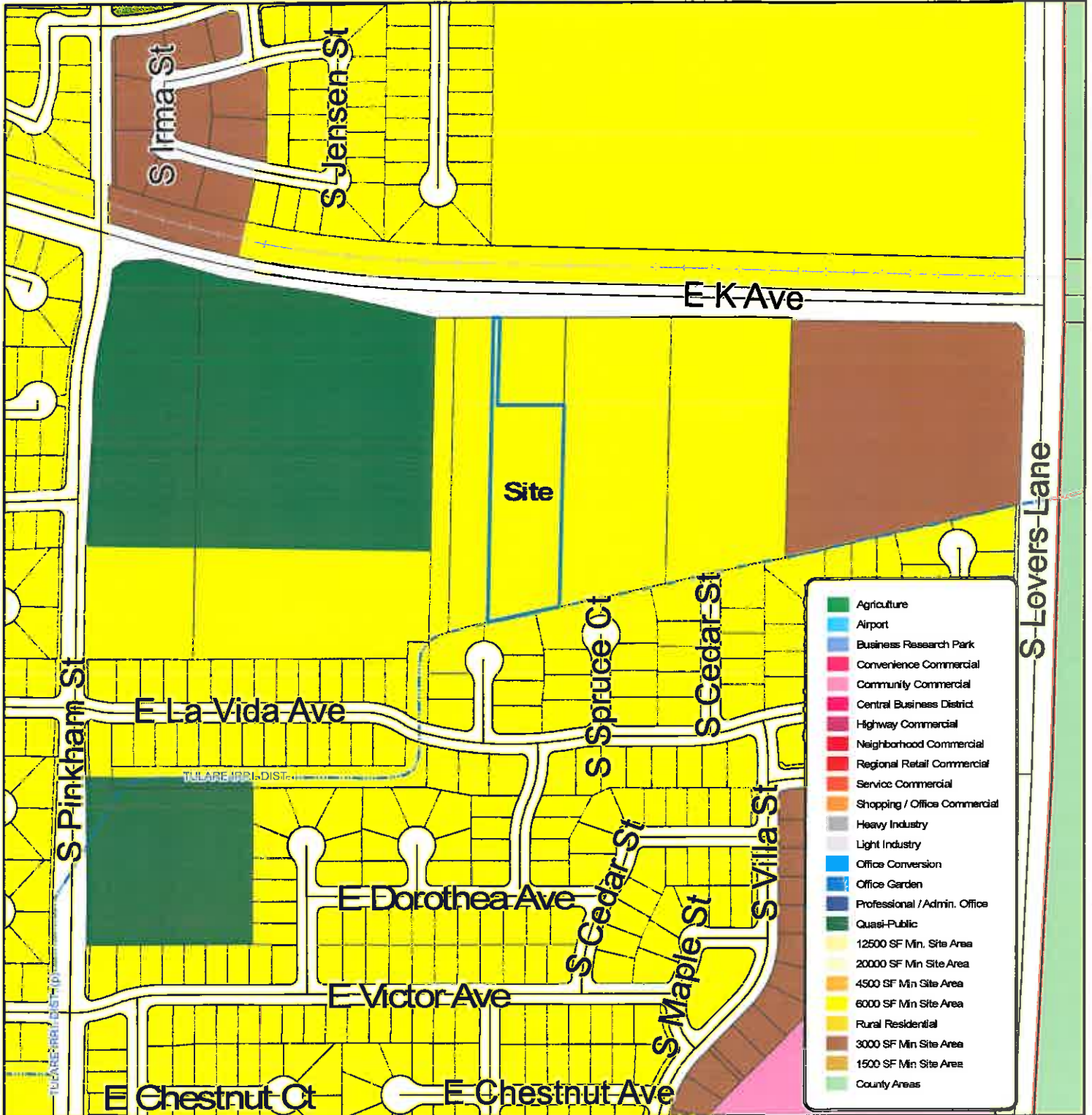
General Plan Land Use Map

500 250 0 500 1,000 Feet



Tentative Parcel Map No. 2016-08 & CUP No. 2016-23

APN: 126-920-006



Zoning Map



Tentative Parcel Map No. 2016-08 & CUP No. 2016-23
APN: 126-920-006

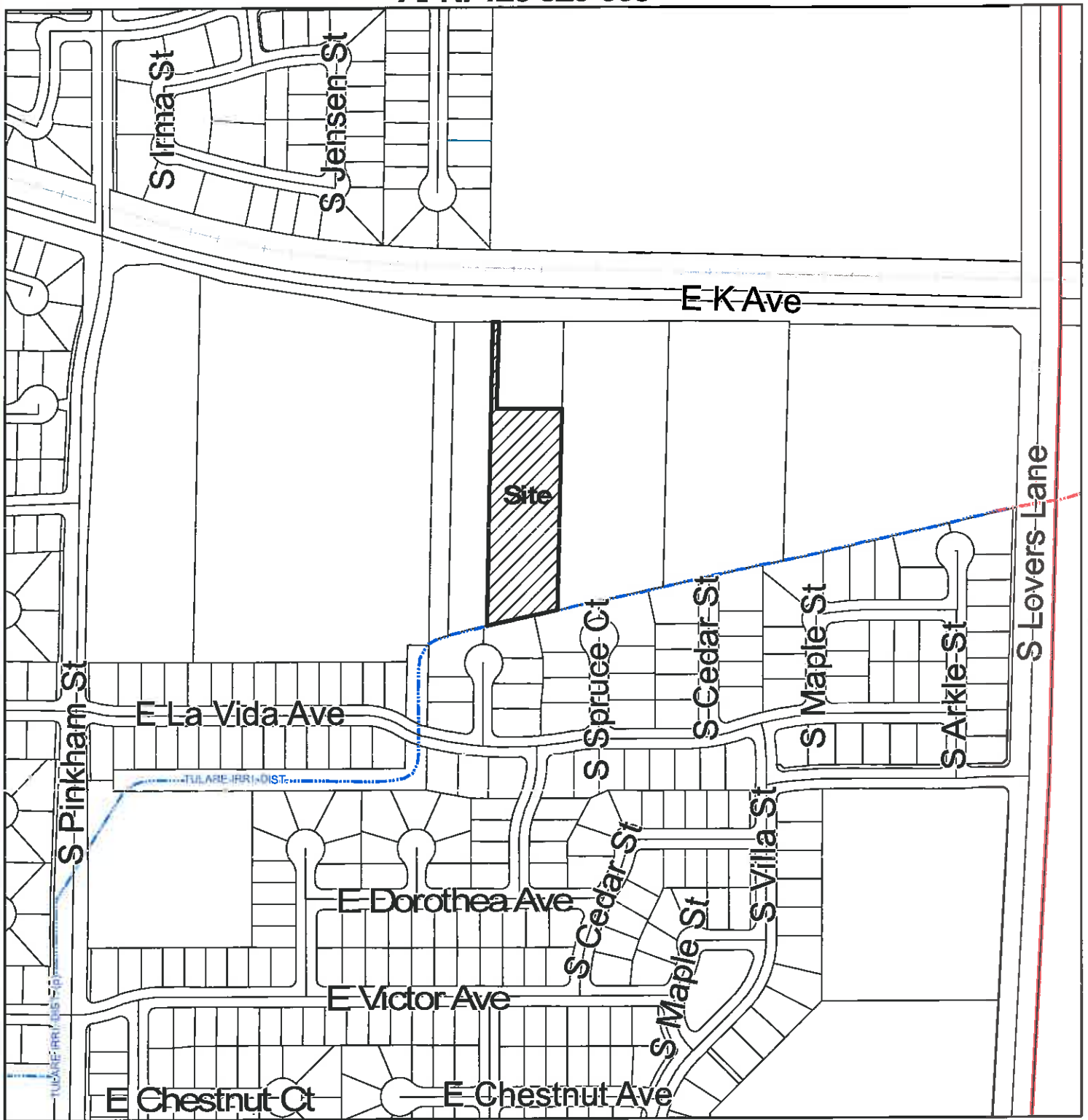


Aerial Photo



Tentative Parcel Map No. 2016-08 & CUP No. 2016-23

APN: 126-920-006



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 26, 2016

PROJECT PLANNER: Andrew Chamberlain, Senior Planner (559) 713-4003

SUBJECT: 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)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2016-48 for Conditional Use Permit No. 2016-22 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2016-48 approving Conditional Use Permit No. 2016-22.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-22 is a request to establish a Planet Fitness health club in an existing vacant grocery store building in the Colonial Center on the southeast corner of Walnut Avenue and Demaree Street. The request also includes the elimination of the existing sign program, allowing the shopping center to fall under the commercial sign standards contained in the zoning ordinance.

The health club would be located in the old Young's Market, which is approximately 27,010 sq. ft., as shown in Exhibit - A. The floor plan provided in Exhibit - B shows separate men's and women's lockers, showers and restrooms, open workout areas, along with a tanning and massage rooms. The Operational Statement in Exhibit - C indicates that the facility will be open seven days a week, 24 hours a day. Staffing is anticipated at six persons during peak hours and two persons during off-hours and over-night, the doors will remain unlocked at all times. The ancillary tanning and massage services will be conducted by employees and independent contractors, depending upon the demand for these services. The applicant indicates that the peak hours are from 4pm to 6pm, with approximately 100 customers during peak hours.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Neighborhood Commercial
Zoning:	CN (Neighborhood Commercial)
Surrounding Zoning and Land Use:	North: R-1-6 / Low Density Residential South: R-M-2 (Multi-family Residential) East: R-M-2 (Multi-family Residential) West: QP / Quasi Public (Church)
Environmental Document	Categorical Exemption No. 2016-44
Site Plan:	Site Plan Review No. 2016-111
Design District:	Design District "K"

RELATED PROJECTS

Conditional Use Permit No. 2016-19: A request by Cannae Financial LLC, to allow a 40,346 square foot health club/gymnasium in the C-SO (Shopping / Office Commercial) Zone. The site is located at 4207 W. Noble Avenue. This project was approved by the Planning Commission on September 12, 2016.

Conditional Use Permit No. 2012-43: A request by In-Shape Health Clubs Inc. to establish a fitness facility in an existing building 21,966 sq. ft. building in the Regional Commercial (C-R) zone. The site is located at 3515 S. Mooney Blvd. This project was approved by the Planning Commission on December 10, 2012.

PROJECT EVALUATION

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

Land Use Compatibility

Staff supports the re-use of this building for a health club. These types of uses are considered compatible in commercial areas where potential impacts can be addressed through the CUP process.

As an existing commercial center with adjacent residential uses, the proposed health club will function as an integrated component of the shopping center. All of the on-site parking and access drives will remain as originally established. The parking requirements are the same for the health club (gym) and vacant grocery store it is proposing to backfill, one stall per 500 sq. ft. There are no proposed outdoor activities in the parking lot or surrounding areas, all health club activities would occur inside the building.

The truck dock at the rear of the building would be retained, but not used as a part of the facility. Other than paint and signage, no other exterior alterations to the building or shopping center are proposed as a part of the health club.

General Plan Policies

The proposed location is the main grocery anchor building formerly occupied by Young's Market. The grocery store closed in early 2010, and has been intermittently used for weekend sales events for a variety of merchandise. The site has never reopened as any type of grocery provider.

General Plan Policy LU-P-67 calls for a grocery store as the main anchor for Neighborhood Commercial centers. The Colonial Center was developed in 1968 through CUP No. 95, as a five acre neighborhood center with the 27,000 sq. ft. grocery store as the main anchor. As an older neighborhood center with no grocery tenant for the past seven years, staff supports the request to backfill the vacant grocery tenant space. The proposed health club use represents a current trend in health / fitness clubs which are locating in similar centers in commercial zones.

The staff recommendation also considers that General Plan Policy LU-P-67 is predominantly directed at the establishment of newer neighborhood centers with larger acreage to provide for a grocery anchor and a related anchor such as this health club. Staff does not believe that the intent of the policy is to require that vacant major tenant buildings are to remain empty for years.

Staff has included a finding of General Plan consistency based upon the circumstances at this site where the main grocery anchor building has been vacant since 2010.

General Plan Policy LU-P-67:

Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.

Neighborhood Commercial development shall be subject to design review and public input. If residential uses are included, density should be 10 to 15 dwelling units per gross acre. Shopping centers in Neighborhood

Commercial areas shall have the following characteristics:

- *Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat;*
- *Include smaller in-line stores of less than 10,000 square feet;*
- *Total size of 5 to 12 acres or as shown on the Land Use Diagram; and*
- *Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.*
- *Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.*
- *No individual tenant shall be larger than 40,000 square feet in size. Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.*

Parking

Parking for gymnasiums is one parking stall per 500 square feet of floor area. The Young's Market space at the Colonial Center was established with a parking ratio of one stall per 500 sq. ft. of building area, matching the requirements for the grocery tenant. The overall site has an estimated demand of 199 stalls, with 200 stalls provided on-site. Due to minor changes in the codes for ADA parking stalls, there will be a minor reconfiguration of the parking lot striping which may result in the loss of several stalls.

Traffic

Being a change in use from a 27,000 square foot supermarket to a health club, the project is anticipated to result in a reduction of peak hour trips. As a previously developed commercial center, there are no off-site improvements required as a part of this project.

Elimination of the Sign Program

The sign program, Exhibit – D, was established in in 1976 through Conditional Use Permit No. 429, limiting the site to one monument sign on the corner of Walnut and Demaree. The program also limited the store sign letter colors to blue to match the original blue lettering on the row shops.

The applicants are requesting the elimination of the sign program, allowing the site to take advantage of the new sign ordinance. This would allow up to two monument signs for the site and building signage with no letter height of color restrictions.

Staff supports the request to eliminate the sign program, which was developed in the mid-1970's, and does not provide for the contemporary approach to shopping center signage. Based upon the proximity to residential uses, illuminated signs may still be restricted by staff through the permitting process.

Building Elevations

Conceptual building elevations have been provided with the project submittal and included as Attachment "D". The elevations show no changes associated with the re-occupancy of the site. Future signage on the building will subject to the City's sign ordinance standards if the Planning Commission approves the elimination of the existing sign program.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for a minor alteration in land use limitations such as a conditional use permit (Categorical Exemption No. 2016-44).

Projects determined to meet this classification consist of minor alterations in land use limitations such as approving conditional use permits for projects which are consistent with the land use designation and zoning.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

Specifically, the backfilling of a vacant grocery store with the requested fitness center is consistent with General Plan Policy LU-P-67 based upon:

- The grocery store anchor space has been vacant for over 6 years.
 - That the intent of the General Plan Policy LU-P-67 is not to require that grocery store anchor spaces are to remain empty for years waiting to be backfilled by a grocery tenant.
3. That the elimination of the sign program for the Colonial Center, allowing the center to be subject to the sign ordinance, would not detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
 4. That the project is Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-44).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance Site Plan Review No. 2016-111.
2. That the site be developed and operated in substantial compliance with the Floor Plan in Exhibit – B, and the Operational Statement in Exhibit – C.
3. That any substantial changes to the floor plan and/or operational statement may require further evaluation by the Site Plan Review Committee and/or an amendment to this Conditional Use Permit.
4. That on-site uses that are ancillary to the fitness center, including but not limited to physical therapy, tanning, and massage, are only allowed in conjunction with the fitness center, and shall only be open when the fitness center is open.
5. That the sign program established under Conditional Use Permit No. 429 shall be eliminated, and replaced by the Sign Ordinance contained in the Zoning Ordinance.
6. That any proposed signage requires a separate building permit.
7. 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. 2016-22, prior to the issuance of any building permits for this project.
8. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

APPEAL INFORMATION

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

Attachments:

- Resolution No. 2016-48
- Related Plans and Policies
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Existing Sign Program (CUP No. 429)
- Exhibit "E" – Conceptual Building Elevations and Monument Sign
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

RESOLUTION NO. 2016-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2016-22 is 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); 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 Conditional Use Permit No. 2016-22, as conditioned by staff, to be in accordance with Section 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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-44).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

Specifically, the backfilling of a vacant grocery store with the requested fitness center is consistent with General Plan Policy LU-P-67 based upon:

- The grocery store anchor space has been vacant for over 6 years.
 - That the intent of the General Plan Policy LU-P-67 is not to require that grocery store anchor spaces are to remain empty for years waiting to be backfilled by a grocery tenant.
3. That the elimination of the sign program for the Colonial Center, allowing the center to be subject to the sign ordinance, would not detrimental to the public health,

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

4. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-44).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove 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 project be developed in substantial compliance Site Plan Review No. 2016-111.
2. That the site be developed and operated in substantial compliance with the Floor Plan in Exhibit – B, and the Operational Statement in Exhibit – C.
3. That any substantial changes to the floor plan and/or operational statement may require further evaluation by the Site Plan Review Committee and/or an amendment to this Conditional Use Permit.
4. That on-site uses that are ancillary to the fitness center, including but not limited to physical therapy, tanning, and massage, are only allowed in conjunction with the fitness center, and shall only be open when the fitness center is open.
5. That the sign program established under Conditional Use Permit No. 429 shall be eliminated, and replaced by the Sign Ordinance contained in the Zoning Ordinance.
6. That any proposed signage requires a separate building permit.
7. 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. 2016-22, prior to the issuance of any building permits for this project.
8. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

Related Plans & Policies

Conditional Use Permits (Chapter 17.38 of Visalia Municipal Code)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

General Plan

General Plan Policy LU-P-67:

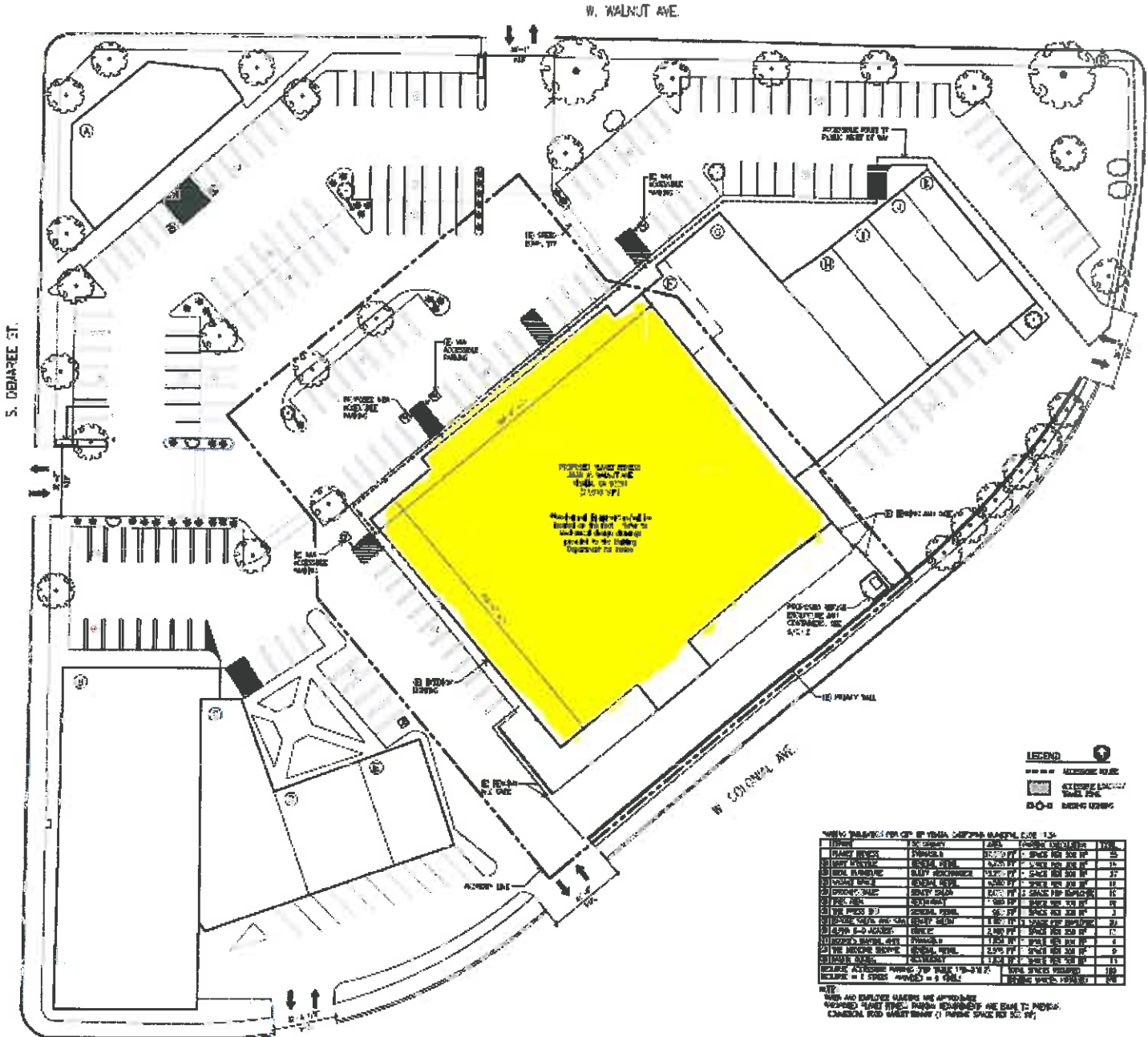
Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.

Neighborhood Commercial development shall be subject to design review and public input. If residential uses are included, density should be 10 to 15 dwelling units per gross acre. Shopping centers in Neighborhood

Commercial areas shall have the following characteristics:

- *Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat;*
- *Include smaller in-line stores of less than 10,000 square feet;*
- *Total size of 5 to 12 acres or as shown on the Land Use Diagram; and*
- *Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.*
- *Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.*
- *No individual tenant shall be larger than 40,000 square feet in size. Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.*

Exhibit - A



LEGEND

- ACCESSIBLE SPACE
- EXISTING STRUCTURE
- EXISTING USE

NOTED: DIMENSIONS FOR EACH ITEM ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.

ITEM	DESCRIPTION	QTY	UNIT	APPROX. DIMENSIONS	AREA
1	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
2	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
3	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
4	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
5	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
6	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
7	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
8	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
9	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
10	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
11	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
12	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
13	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
14	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
15	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
16	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
17	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
18	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
19	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100
20	SAUNA ROOM	1	ROOM	10' x 10' x 8' 6"	100

NOTE:
 THIS AND EXISTING AREAS ARE APPROXIMATE.
 DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
 CHECKED FOR CONFORMANCE WITH ALL APPLICABLE CODES.



Planet Fitness
 26 Fox Run Road
 Newington, New Hampshire 03801

Exhibit - B Floor Plan

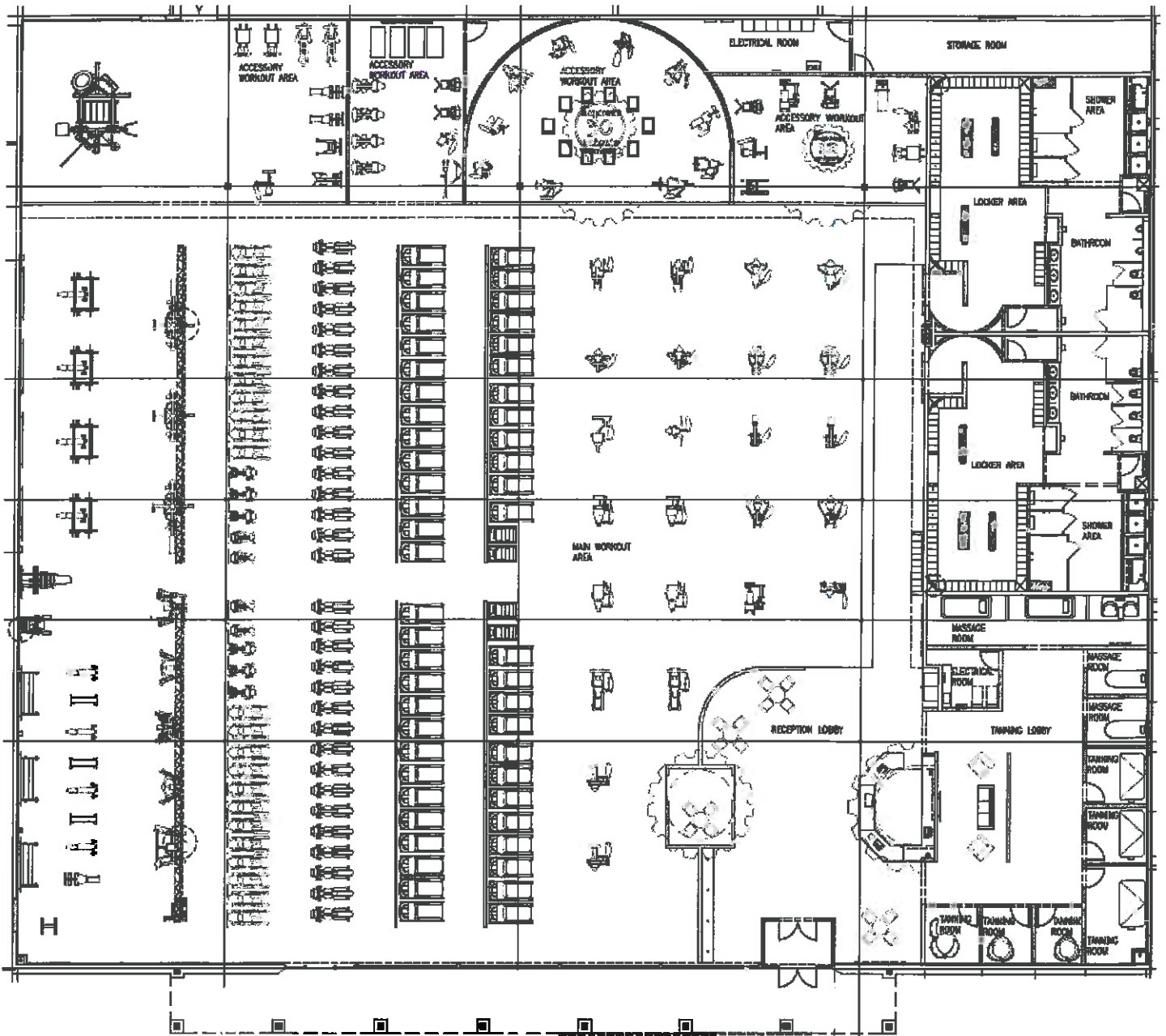


Exhibit – C
Operational Statement

DKMullin ARCHITECTS
ARCHITECTURE INTERIORS PLANNING

517 South Main Street
Moscow, Idaho 83843

208.892.8433
208.892.8433

September 20, 2016

To: City of Visalia Planning Department
315 E. Acequia Avenue
Visalia, CA 93291

Re: Planet Fitness – 2525 W. Walnut Ave.

Project Usage Details:

- Project will be a fitness center (Planet Fitness).
- Hours of operation will be 24 hours per day, 7 days per week.
- Total number of employees will be approximately 20, with a maximum of 6 employees per shift.
- Peak hours are generally between 4 and 6 PM with approximately 100 users.
- Overnight shifts will have 2-3 employees. An employee will be present at reception desk near entrance and doors will remain unlocked.

Exhibit - D

Sign Program - CUP No. 429

APPLICANT:

William Young

PROPOSAL:

An amendment to Conditional Use Permit 95 to allow a comprehensive sign program for Colonial Center.

LOCATION & ZONING:

The subject property is located on the southeast corner of Walnut and Demaree and is zoned R-1-6, with the neighborhood commercial center being developed under a conditional use permit. The surrounding area is zoned and developed as R-1-6 except for a commercial complex directly south of the project and a church located on the southwest corner of Walnut and Demaree.

E.I.R.:

Negative Declaration

DISCUSSION:

The applicant is requesting an amendment to his Conditional Use Permit (95) to allow a comprehensive sign program for Colonial Center. The request is to allow one center identification sign at the corner of Walnut and Demaree, a wall sign for Young's Market and fascia signs for the remaining shops area. It is staff opinion that such signs are required for successful operation of the center.

RECOMMENDATION:

It is staff recommendation that the Commission approve Conditional Use Permit No. 429 subject to the following conditions:

1. That individual tenants of the shop area be limited to one fascia sign with a maximum width of 60% of store frontage or 15 feet, whichever is less. That each shop be allowed one 1' x 3' pedestrian oriented sign to be located below the covered walkway area.
2. That lettering for the market wall sign be no higher than 24 inches and that letters be blue to match the background of the shops fascia signs.

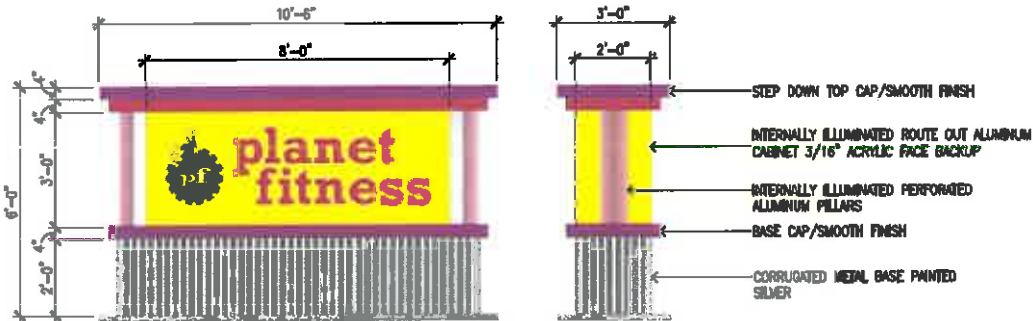
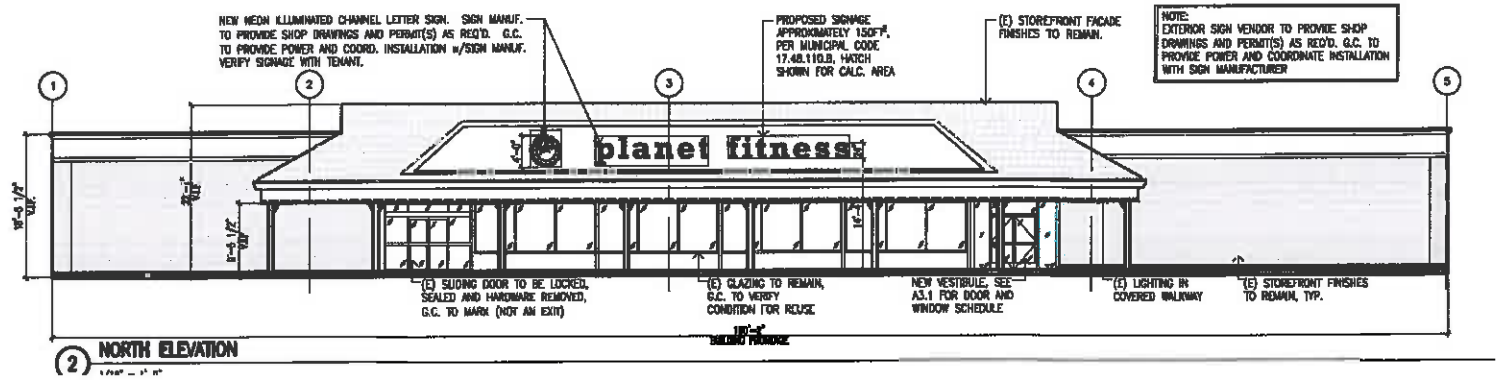
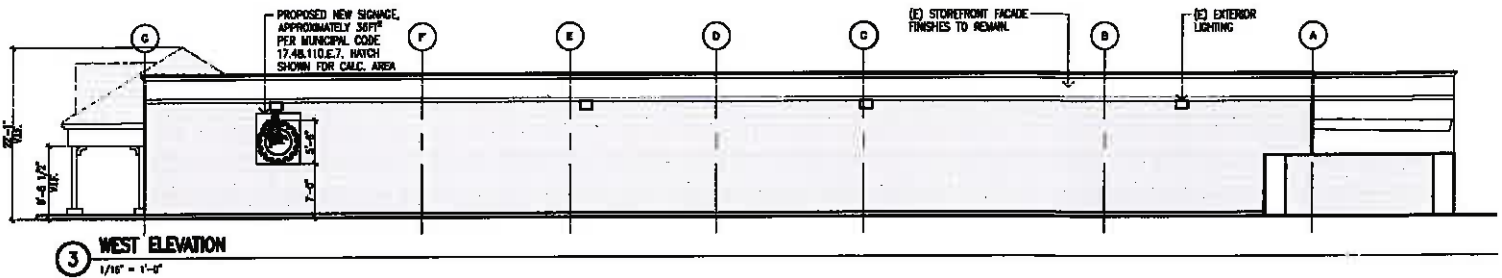
3. That the lettering of the sign be white and be limited to 2 inches in height for the front and sides facing Walnut and Demaree.

4. That the center identification sign not exceed an overall height of six feet including mounting and externally illuminated or internally illuminated.

5. That letter style, colors and materials are consistent for all people, market and convenience store signs.

6. Any new sign requests for any portions of entire commercial center must conform to size, color, and material of approved signage.

Exhibit - E Conceptual Building Elevations and Monument Sign





MEETING DATE August 17, 2016
SITE PLAN NO. 16-111
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

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

Anna Salvador, Planning Division (559) 713-4492

Date: August 17, 2016

SITE PLAN NO: 2016-111
PROJECT TITLE: PLANET FITNESS
DESCRIPTION: THIS IS A TENANT IMPROVEMENT PROJECT. A VACANT BUILDING TO BE RENOVATED TO ACCOMMODATE A FITNESS CLUB (CN) (AE) (K)
APPLICANT: DK MULLIN ARCHITECTS
PROP. OWNER: COLONIAL SHOPPING CENTER LP
LOCATION TITLE: 2525 W WALNUT AVE
APN TITLE: 121-181-004
GENERAL PLAN: CN Neighborhood Commercial
EXISTING ZONING: CN Neighborhood Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 08/17/16

General Plan Consistency

1. The proposed fitness facility is inconsistent with the General Plan guidelines for the Neighborhood Commercial Zone (General Plan Policy LU-P-67). Staff is willing to distinguish between existing and proposed shopping centers, and believe that a recommendation could be made to the Planning Commission to allow for the proposed use within the existing Colonial Shopping Center.
2. A Conditional Use Permit (CUP) is required. Staff would make the recommendation to Planning Commission, but it is ultimately up to the Planning Commission to make the determination that the proposed use is consistent with the General Plan and Zoning Ordinance.
3. The CUP application will be required to include an operation statement and floor plan.

Site Related Comments

4. Please provide a parking analysis for the proposed location, showing the potential impact on parking with the other uses in the parking lot.
5. Please provide information from the property owner regarding the proposed cellular tower that has also been proposed on the site.
6. Any future signage on the building will need to comply with City Sign Ordinance. One monument sign is permitted for the shopping center as a whole. The Maximum sign limit on the building is approximately 150 square-feet.
7. The existing parking lot will need to be updated to meet ADA requirements.

CITY GENERAL PLAN CONSISTENCY

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.

General Plan Policy LU-P-67:

Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.

Neighborhood Commercial development shall be subject to design review and public input. If residential uses are included, density should be 10 to 15 dwelling units per gross acre. Shopping centers in Neighborhood

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- *Include smaller in-line stores of less than 10,000 square feet;*
- *Total size of 5 to 12 acres or as shown on the Land Use Diagram; and*
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- *Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.*
- *No individual tenant shall be larger than 40,000 square feet in size. Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.*

Design District: "K" [17.30.270]

The following development standards shall apply to property located in district K.

New development of property within this district shall comply with the conditions of approval of the applicable planned unit development permit. New development of property not situated within a planned unit development shall conform with development standards as determined by the site plan review committee as provided in Section 17.18.020.

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide 55 spaces based on 1 space per unit or one space per 500 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped spaces (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by

self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**

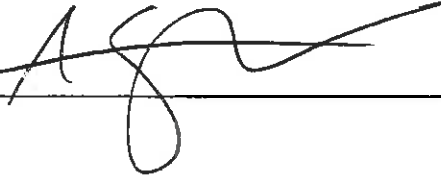
2. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
3. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
4. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
3. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
4. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

Signature _____

A handwritten signature in black ink, appearing to be 'ASG', written over a horizontal line.



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown,
Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 1

August 17, 2016

SITE PLAN NO: SPR16111
PROJECT TITLE: PLANET FITNESS
DESCRIPTION: THIS IS A TENANT IMPROVEMENT PROJECT. A VACANT BUILDING TO BE RENOVATED TO ACCOMMODATE A FITNESS CLUB (CN) (AE) (K) DK MULLIN ARCHITECTS
APPLICANT:
PROP OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3535 W WALNUT AVE
APN(S): 121-181-004

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 served are 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, dolt 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.

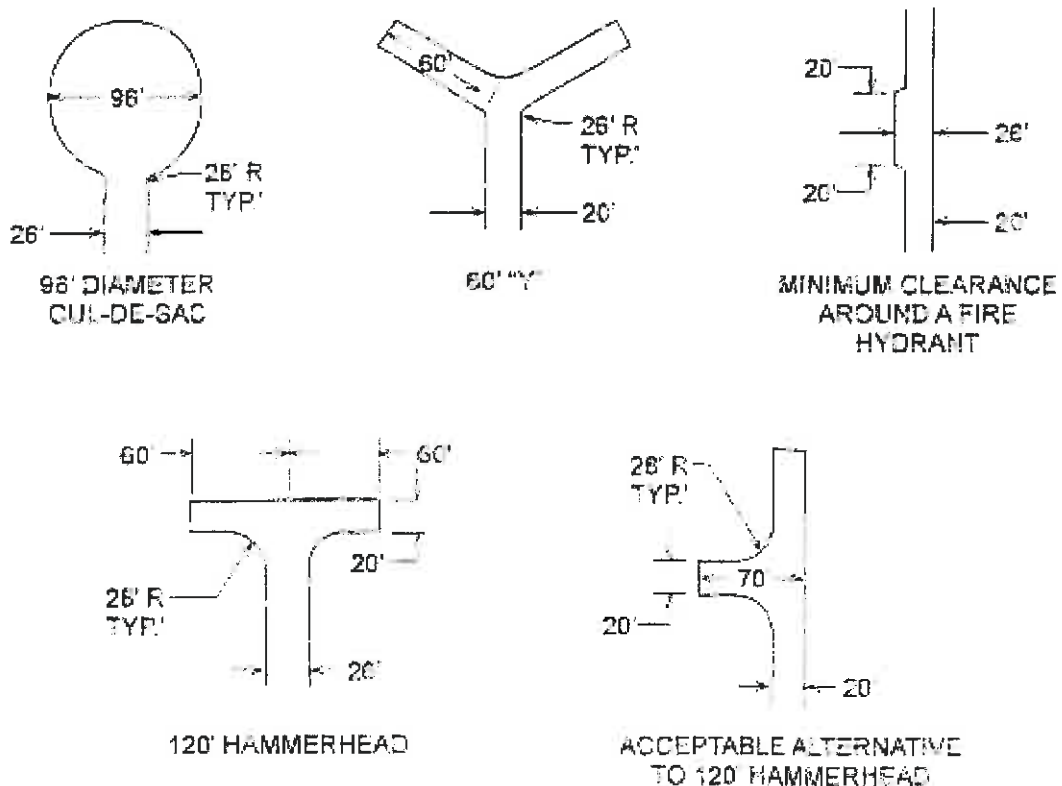


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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.)

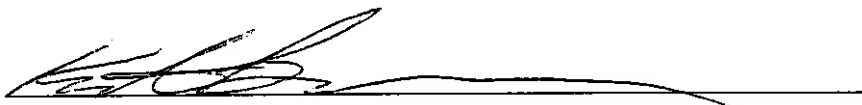
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments 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:



Kurtis A. Brown
Fire Marshal

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

ITEM NO: 1 DATE: 17, 2016
SITE PLAN NO: SPR16111
PROJECT TITLE: PLANET FITNESS
DESCRIPTION: THIS IS A TENANT IMPROVEMENT PROJECT. A
 VACANT BUILDING TO BE RENOVATED TO
 ACCOMMODATE A FITNESS CLUB (CN) (AE) (K)
 DK MULLIN ARCHITECTS
APPLICANT: COLONIAL SHOPPING CENTER LP
PROP OWNER: 3535 W WALNUT AVE
LOCATION: 121-181-004
APN(S):

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:

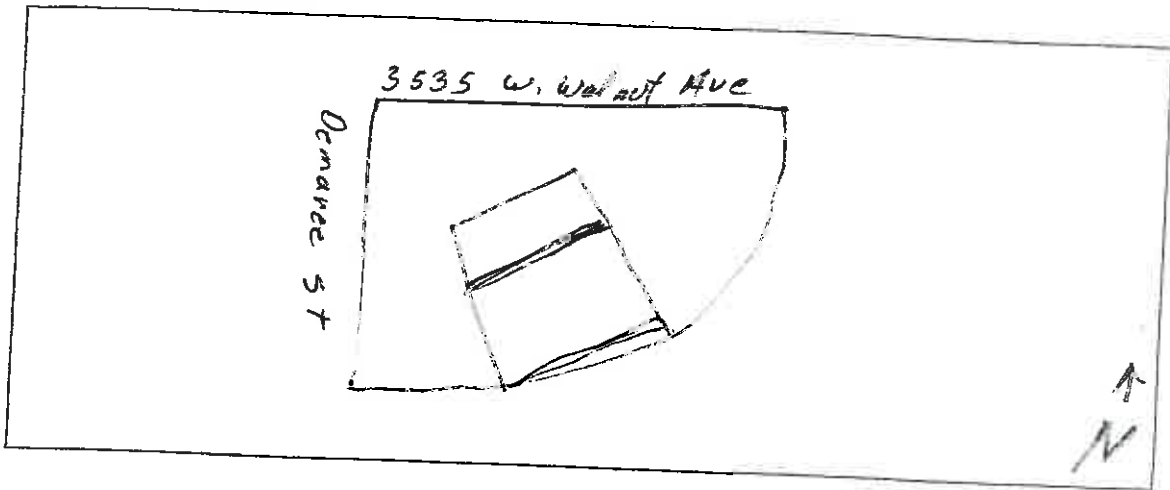
- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:
 L166

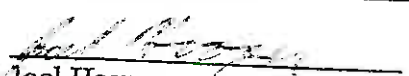
SITE PLAN REVIEW COMMENTS



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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 17, 2016

ITEM NO: 1
SITE PLAN NO: SPR16111
PROJECT TITLE: PLANET FITNESS
DESCRIPTION: THIS IS A TENANT IMPROVEMENT PROJECT, A VACANT BUILDING TO BE RENOVATED TO ACCOMMODATE A FITNESS CLUB (C/N) (A/E) (P)
APPLICANT: DR. MULLIN ARCHITECTS
PROP. OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3235 W WALNUT AVE
APN(S): 121-191-004

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.
- Provide more traffic information such as a TIA may be required. Depending on development size, characteristics, etc.,

Additional Comments:



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: AUGUST 17, 2016	
SITE PLAN NO.:	16-111
PROJECT TITLE:	PLANET FITNESS
DESCRIPTION:	THIS IS A TENANT IMPROVEMENT PROJECT. A VACANT BUILDING TO BE RENOVATED TO ACCOMMODATE A FITNESS CLUB (CN) (AE) (K)
APPLICANT:	DK MULLIN ARCHITECTS
PROP OWNER:	COLONIAL SHOPPING CENTER LP
LOCATION:	3535 W WALNUT AVE
APN:	121-181-004

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Site plan does not depict interior layout of the proposed facility. Additional information of interior layout is necessary to determine max. occupant load, accessibility, and types of services; to be submitted with permit plans.***
- 2. New tenant improvements shall comply with CA building code for accessibility upgrades/modifications.***
- 3. Site Plan will need to show the area of parking lot stalls exclusive to the building and any shared parking stalls with adjacent parcels as part of Conditional Use Permit process. Refer to further conditions required by the Planning Dept.***
- 4. Refuse enclosures shall comply with City 24' standards, to have concrete apron and gates. Enclosures shall be positioned for a direct-stab by a Solid Waste vehicle.***
- 5. Additional development impact fees will be applied to proposed use within existing grocery/retail store. Impact fees will be determined by the proposed number of max occupants.***
- 6. Refer to page 3 for impact fee summary.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-111

Date: 8/17/2016

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

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

(Fee Schedule Date:8/2/2016 *SUBJECT TO RATE INCREASE EFFECTIVE OCT. 1ST)
(Project type for fee rates:OFFICE/GYM)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6/SEAT X TBD
	TREATMENT PLANT FEE:
	\$14/SEAT X TBD
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

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

COMMERCIAL BIN SERVICE

16-111

3535 w walnut

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

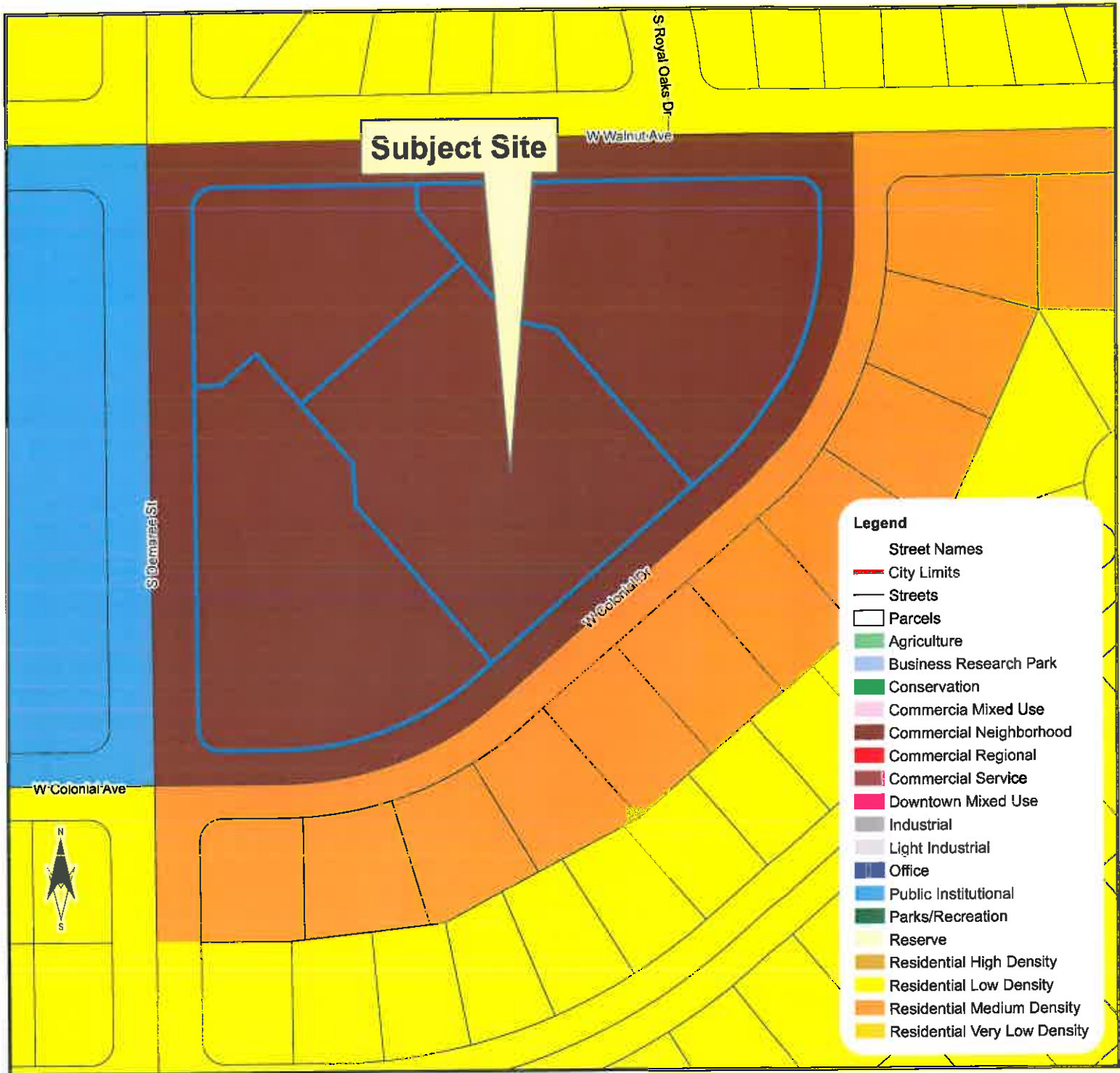
Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

COMMENTS

Need to build a direct stall bin enclosure per city standards.

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

City of Visalia

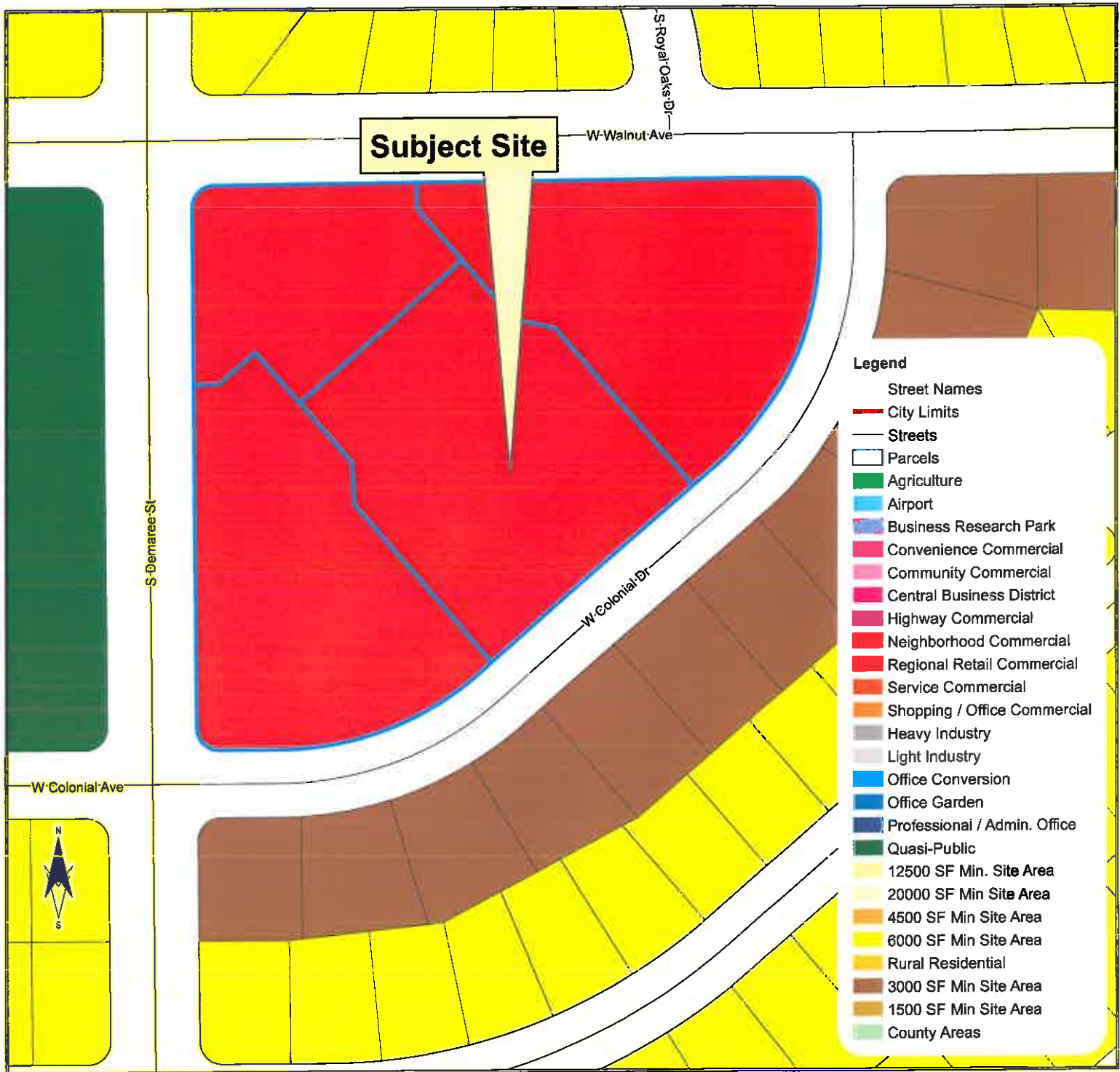


Land Use Designations

0 25 50 100 150 200 Feet

CUP 2016-22

City of Visalia



Zoning Designations

0 25 50 100 150 200 Feet

CUP 2016-22

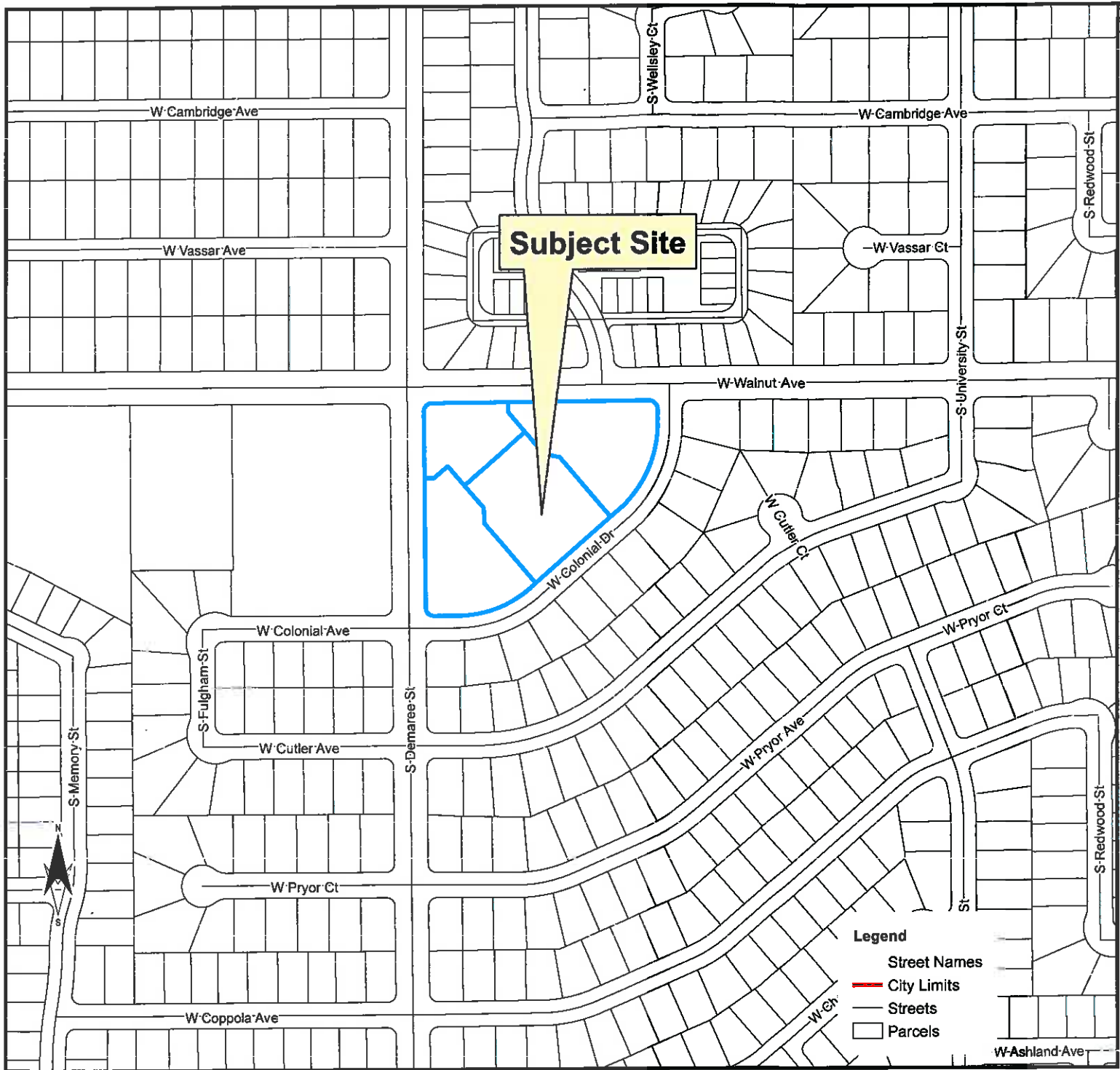
City of Visalia



Aerial Photo

0 15 30 60 90 120 Feet

City of Visalia



Location Map

0 75 150 300 450 600 Feet

CUP 2016-22



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 26, 2016

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

SUBJECT: Conditional Use Permit No. 2012-21: 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)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit 2016-21, as conditioned, based upon the findings and conditions in Resolution No. 2016-45. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-21, as conditioned, based on the findings and conditions in Resolution No. 2016-45.

PROJECT DESCRIPTION

The Conditional Use Permit is a request by the City of Visalia to establish governmental offices in four vacant office buildings, totaling 11,776 sq. ft. of office space. The office buildings were developed in conjunction with the fast food restaurant directly north of the site. The buildings were never occupied, and have remained vacant since 2008.

The site plan in Exhibit – A shows the buildings and parking layout. The subject site shares the Ben Maddox Way access drive with the fast-food restaurant on the corner of Goshen and Ben Maddox Way, and also has access to the Goshen Avenue access drive. There are 37 parking stalls on the site and a solid waste enclosure.

The City of Visalia would be using the offices initially for the Public Works Department, which is located adjacent to the subject site. The proposed offices would include some for public contact, with the majority of office space intended for regular governmental office use. Over time, offices for other Departments of the City of Visalia may be located at this site.

Exterior improvements associated with the use of these buildings would be the addition of roof mounted mechanical units for heat and air, along with minor parking lot striping. Most of the work will occur inside the building to create offices from the open shells as shown in the typical floor plans in Exhibit – B.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-SO (Commercial Shopping Office)
Surrounding Land Use and Zoning:	North: C-SO (Commercial Shopping Office) Fast-food w/drive-thru East: C-SO (Commercial Shopping Office) – Storage Yard South: C-SO (Commercial Shopping Office) – Storage Yard West: CS (Service Commercial) – vacant
Environmental Review:	Categorical Exemption No. 2016-42
Special Districts:	Design District “E”
Site Plan:	2016-108

RELATED PROJECTS

On March 22, 2004, the Planning Commission approved Conditional Use Permit No. 2004-05, for the fast food with drive-thru adjacent to the subject site on the north.

On July 28, 2008, the Planning Commission approved Conditional Use Permit No. 2008-24, a request by Tulare County to re-occupy the former Fairway Market grocery store building located at 1819 North Dinuba Boulevard.

On September 26, 2011, the Planning Commission approved Conditional Use Permit No. 2011-22, a request by Tulare County Women, Infant & Children Program to lease a 7,971 square foot space within the former Fairway-Mart grocery store located at 1819 North Dinuba.

PROJECT EVALUATION

Staff supports the requested conditional use permit, as conditioned, based on project consistency with the General Plan and the Zoning Ordinance. The offices will serve an existing 14 acre City of Visalia complex located south of the site on the east side of Ben Maddox Way.

Land Use Compatibility

The existing office complex is already integrated in the adjacent development at the corner of Ben Maddox Way and Goshen Avenue. The use of these vacant office buildings for governmental offices is compatible with all of the adjacent land uses.

Government offices are listed as a conditional use in the Commercial Shopping Office zone, which provides for conditions of approval to assure consistency with surrounding land uses. In this case, the subject site is already integrated with the fast-food restaurant to the north, and abuts existing City of Visalia facilities to the south. Staff has determined that the proposed use of the existing buildings for government offices would not adversely impact the adjacent land uses. The proposed use would not adversely impact the property to the west across Ben Maddox Way, which is vacant and owned by the City of Visalia.

Parking and Access

The existing office buildings were developed with a 37 stall parking lot. The subject site has a shared parking and access agreement with the fast-food restaurant to the north. The offices also have shared access to the 13 parking stalls on the north side of the Ben Maddox Way drive aisle owned by the restaurant. The 11,776 sq. ft. of office use requires 47 stalls at a ratio of one stall per 250 sq. ft. of gross building area. The 37 on-site stalls, plus 13 shared stalls provides a total of 50 parking stalls.

The subject site shares the Ben Maddox Way access drive with the fast-food restaurant, and has access rights to the Goshen Avenue access drive to the north. No changes are anticipated to the parking and access points other than re-striping the parking lot to meet current standards.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-42).

Projects determined to meet this classification consist of minor alterations in land use limitations such as approving conditional use permits for projects which are consistent with the land use designation and zoning.

RECOMMENDED FINDINGS

1. That the proposed location is adjacent to approximately 14 acres of existing City of Visalia facilities, which would occupy the proposed governmental offices.
2. That the existing office buildings were constructed as shell buildings and never improved for any use, and have remained vacant since 2008.
3. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-42)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2016-108.
2. That the site be maintained as shown in Exhibit –A, and developed consistent with the floor plans in Exhibit – B.
3. That the landscaping be maintained to City standards.
4. That all signs shall require a separate building permit.

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 Conditional Use Permit No. 2016-21, prior to the issuance of any building permits for this project.
6. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

APPEAL INFORMATION

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

Attachments:

- Summary of Related Plans and Policies
- Resolution No. 2016-45
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Site Plan Review No. 2016-108
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch

Related Plans & Policies Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2016-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2016-21 is 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); 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 Conditional Use Permit No. 2016-21, as conditioned by staff, to be in accordance with Section 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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-42).

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

1. That the proposed location is adjacent to approximately 14 acres of existing City of Visalia facilities, which would occupy the proposed governmental offices.
2. That the existing office buildings were constructed as shell buildings and never improved for any use, and have remained vacant since 2008.
3. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-42).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2016-108.
2. That the site be maintained as shown in Exhibit –A, and developed consistent with the floor plans in Exhibit – B.
3. That the landscaping be maintained to City standards.
4. That all signs shall require a separate building permit.
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 Conditional Use Permit No. 2016-21, prior to the issuance of any building permits for this project.
6. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

Exhibit - A
Site Plan

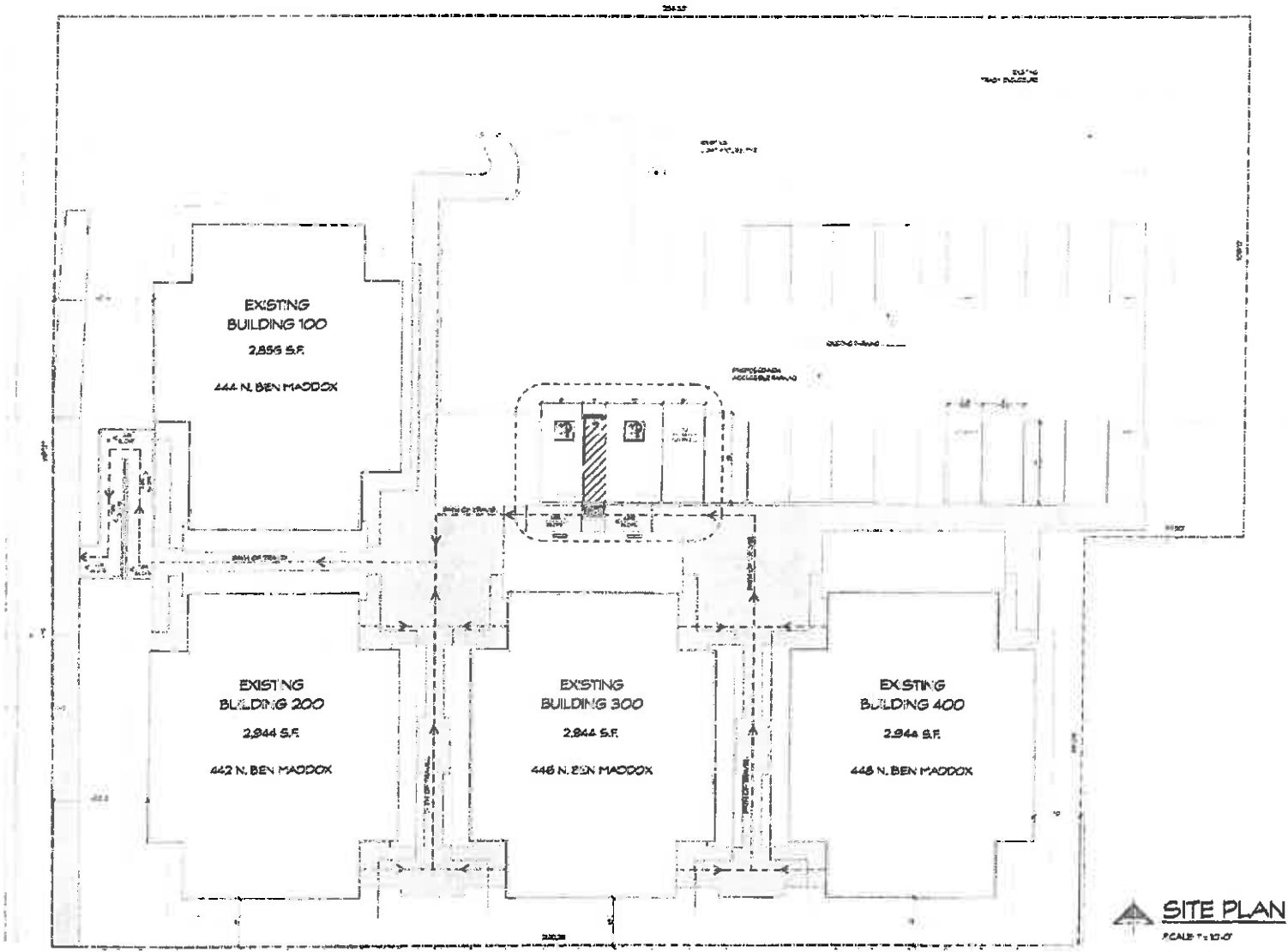
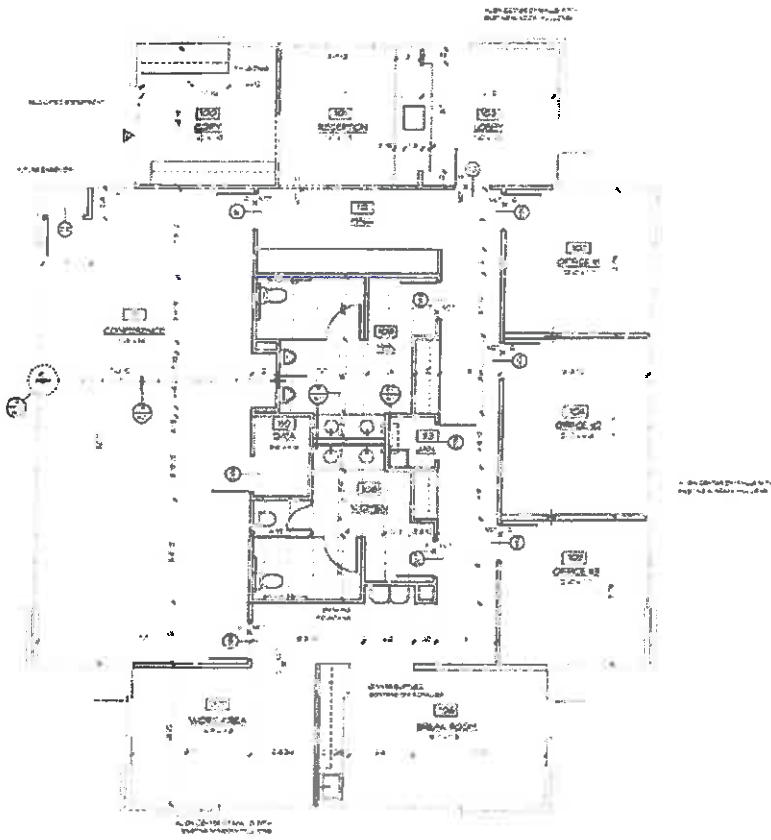
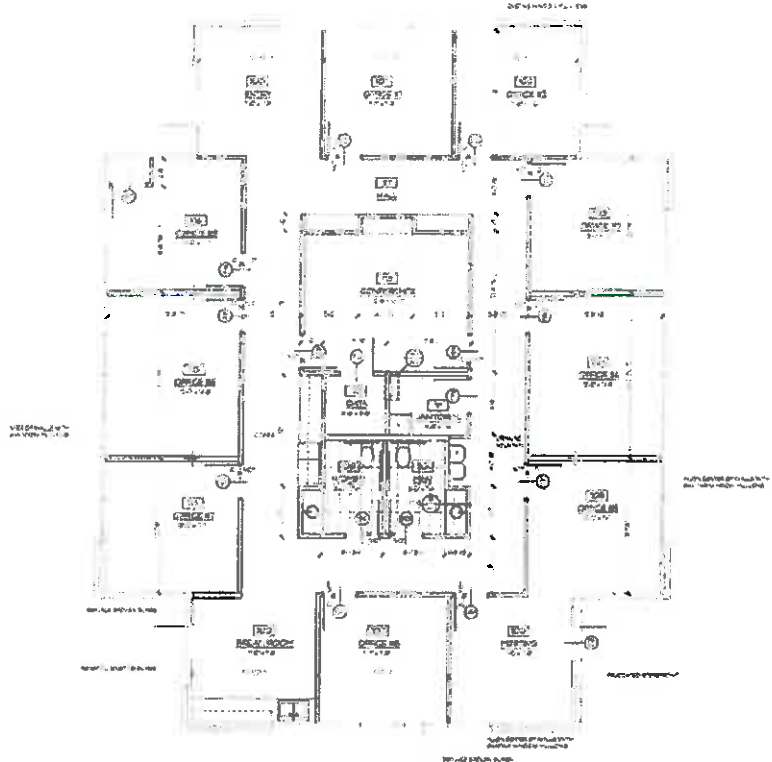


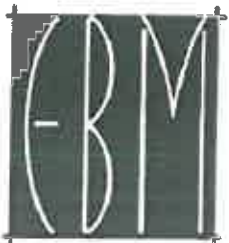
Exhibit - B
Floor Plans



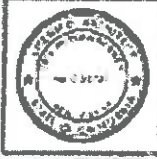
BLDG. 300
FLOOR PLAN
SCALE: 1/8" = 1'-0" 2844 x 1912



BLDG. 400
FLOOR PLAN
SCALE: 1/8" = 1'-0" 2844 x 1912



DESIGN GROUP
INCORPORATE
ARCHITECTS



4412 W. PENNINGTON
VISALIA, CA 93291
(800) 732-8236
FAX: 732-0836

DATE: AS NOTED
JOB: 16-003

A TENANT IMPROVEMENT FOR
CITY OF VISALIA
PUBLIC WORKS
ADMINISTRATION COMPLEX
BEN HADDON WAY, VISALIA, CA 93291



MEETING DATE August 3, 2016
SITE PLAN NO. 16-108
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> CUP | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> Other |

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



SITE PLAN REVIEW COMMENTS

Anna Salvador, Planning Division (559) 713-4492

Date: August 3, 2016

SITE PLAN NO: 2016-108
PROJECT TITLE: CITY OF VISALIA NEW OFFICE BUILDINGS
DESCRIPTION: A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDING FOR OFFICE USE BY THE CITY OF VISALIA PUBLIC WORKS DEPT. (CSO) (AE) (E)
APPLICANT: MCCONNAUGHEY ERIC
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 446 N BEN MADDOW WAY
APN TITLE: 098-142-064
GENERAL PLAN: COMMERCIAL MIXED USE
EXISTING ZONING: C-SO – SHOPPING / OFFICE COMMERCIAL

Planning Division Recommendation:

- Revise and Proceed
 Resubmit
 Revise and Proceed Off Agenda

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 08/03/2016

1. A Conditional Use Permit (CUP) is required for Public Buildings, Offices, and Grounds in Shopping/Office Commercial Zone.
2. Include an operation statement with the CUP application indicating the primary use of the buildings.

- 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: "E" (See Chapter 17.24 For BRP Zoned Sites) [17.30.200]

Maximum Building Height: 60 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	10 Feet(a)	10 Feet
➤ Side	0 Feet	5 Feet(b)
➤ Street side on corner lot	10 Feet(c)	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet(b)
➤ Rear abutting residential zone	15 Feet	5 Feet

(a) Except sites in the C-DT zone, in which case the structure may be built to property line.

(b) Except where building is on property line.

(c) Except for corner properties fronting Main Street in the C-DT zone.

Minimum Site Area: 6,000 square feet

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide 23 spaces based on one space per 250 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped spaces (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
9. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
10. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

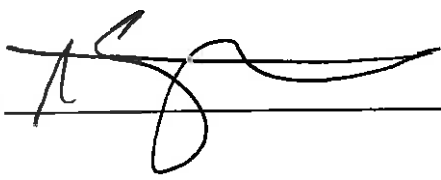
Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
7. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
3. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
4. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

Signature  _____

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: AUGUST 3, 2016

SITE PLAN NO.: 16-108
 PROJECT TITLE: **NEW OFFICE BUILDINGS**
 DESCRIPTION: **A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDING FOR OFFICE USE (CSO) (AE) (E)**

APPLICANT: **MCCONNAUGHEY ERIC**
 PROP OWNER: **CITY OF VISALIA**
 LOCATION: **446 N BEN MADDOX WAY**
 APN: **098-142-064**

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Tenant improvements within existing office buildings will require a building permit and subject to development impact fees.**
- 2. Standard plan check and inspection fees will apply to building permit.**
- 3. Proposed office use within two of the four buildings will be rated at "General Office" as they will be used for City general administration staff and not to provide public services.**
- 4. Future tenant improvements will incur impact fees associated with type of use.**
- 5. Refer to page 3 for applicable impact fees and summary.**
- 6. Existing site will need to comply with current accessibility requirements.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-108**
Date: **8/3/2016**

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

(Fee Schedule Date: **8/2/2016** ****SUBJECT TO FEE INCREASE EFFECTIVE OCT. 1, 2016****)
(Project type for fee rates: **GEN OFFICE**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$6,024/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$90/1000SF
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$640/1000SF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

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

16-108

446 N Ben Maddox

COMMERCIAL BIN SERVICE

- No comments.**
- Same comments as**
- Revisions required prior to submitting final plans. See comments below.**
- Resubmittal required. See comments below.**
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.**
- ALL refuse enclosures must be R-3 OR R-4**
- Customer must provide combination or keys for access to locked gates/bins**
- Type of refuse service not indicated 16-06**
- Location of bin enclosure not acceptable. See comments below.**
- Bin enclosure not to city standards double.**
- Inadequate number of bins to provide sufficient service. See comments below.**
- Drive approach too narrow for refuse trucks access. See comments below.**
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.**
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.**
- Bin enclosure gates are required**
- Hammerhead turnaround must be built per city standards.**
- Cul - de - sac must be built per city standards.**
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.**
- Area in front of refuse enclosure must be marked off indicating no parking**
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.**
- Customer will be required to roll container out to curb for service.**
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.**



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



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

COMMENTS

Existing enclosure ok.

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DA August 03, 2016
 SITE PLAN NO: SPR16108
 PROJECT TITLE: NEW OFFICE BUILDINGS
 DESCRIPTION: A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDINGS FOR OFFICE USE. (CSO) (AE) (E)
 APPLICANT: MCCONNOR AUGHEY ERIC
 PROP OWNER: CITY OF VISALIA
 LOCATION: 446 N BEN MADDOX WAY
 APN(S): 098-142-064

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

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

Special comments: _____

 Date: 7/29/16
 Signature

ITEM NO: 3

DA* August 03, 2016

SITE PLAN NO:

SPR16108

PROJECT TITLE:

NEW OFFICE BUILDINGS

DESCRIPTION:

A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDINGS FOR OFFICE USE. (CSO) (AE) (E)

APPLICANT:

MCCONN. AUGHEY ERIC

PROP OWNER:

CITY OF VISALIA

LOCATION:

446 N BEN MADDOX WAY

APN(S):

098-142-0-64

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: *L92*

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: **3** DATE: **August 03, 2016**
SITE PLAN NO: SPR16108
PROJECT TITLE: NEW OFFICE BUILDINGS
DESCRIPTION: A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL
 BUILDING FOR OFFICE USE. (CSO) (AE) (E)
APPLICANT: MCCONNAUGHEY ERIC
PROP OWNER: CITY OF VISALIA
LOCATION: 446 N BEN MADDOX WAY
APN(S): 098-142-064

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

7-29-16

DATE



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown,
Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: **3**

DA: ... **August 03, 2016**

SITE PLAN NO:

SPR16-108

PROJECT TITLE:

NEW OFFICE BUILDINGS

DESCRIPTION:

A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDING FOR OFFICE USE. (CSO) (AE) (E)

APPLICANT:

MCCONNAUGHEY ERIC

PROP OWNER:

CITY OF VISALIA

LOCATION:

446 N BEN MADDOX WAY

APN(S):

098-142-064

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 served are 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, dolt 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.

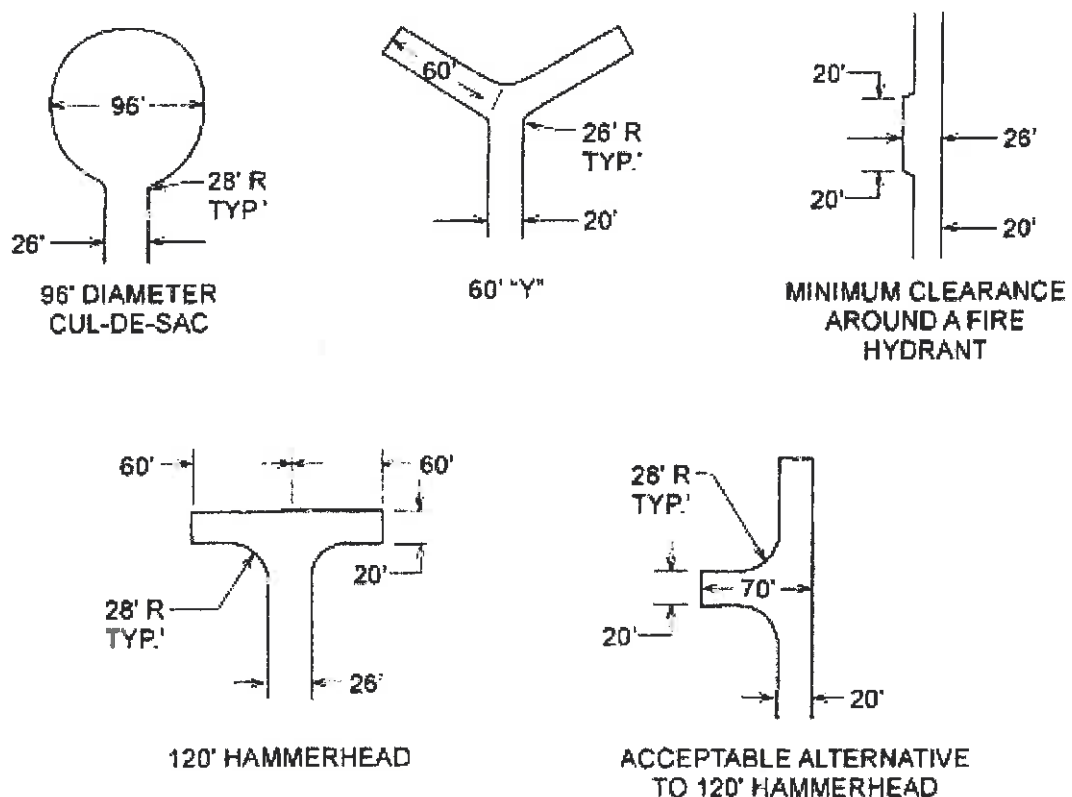


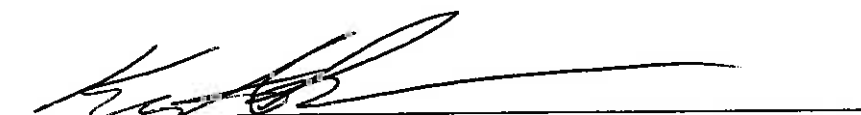
FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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:

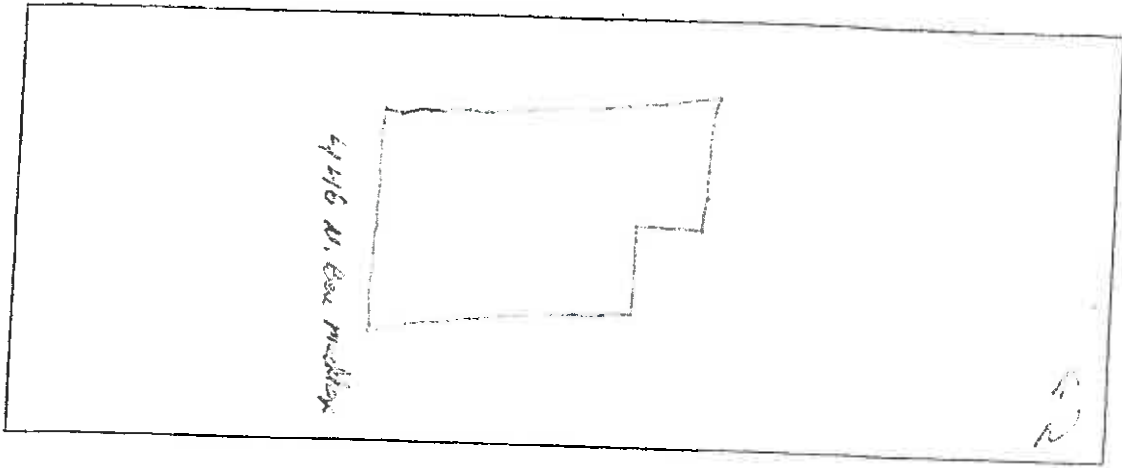

Kurtis A. Brown
Fire Marshal

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

Date: 8-2-16

Site Plan Review # 16108

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 3, 2016

ITEM NO: 3
SITE PLAN NO: SPR16108
PROJECT TITLE: NEW OFFICE BUILDINGS
DESCRIPTION: A TENANT IMPROVEMENT OF TWO 2,944 SF SHELL BUILDING FOR OFFICE USE. (CSO) (AE)
(E)
APPLICANT: MCCONNAUGHEY ERIC
PROP. OWNER: CITY OF VISALIA
LOCATION: 446 N BEN MADDOX WAY
APN(S): 098-142-064

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.

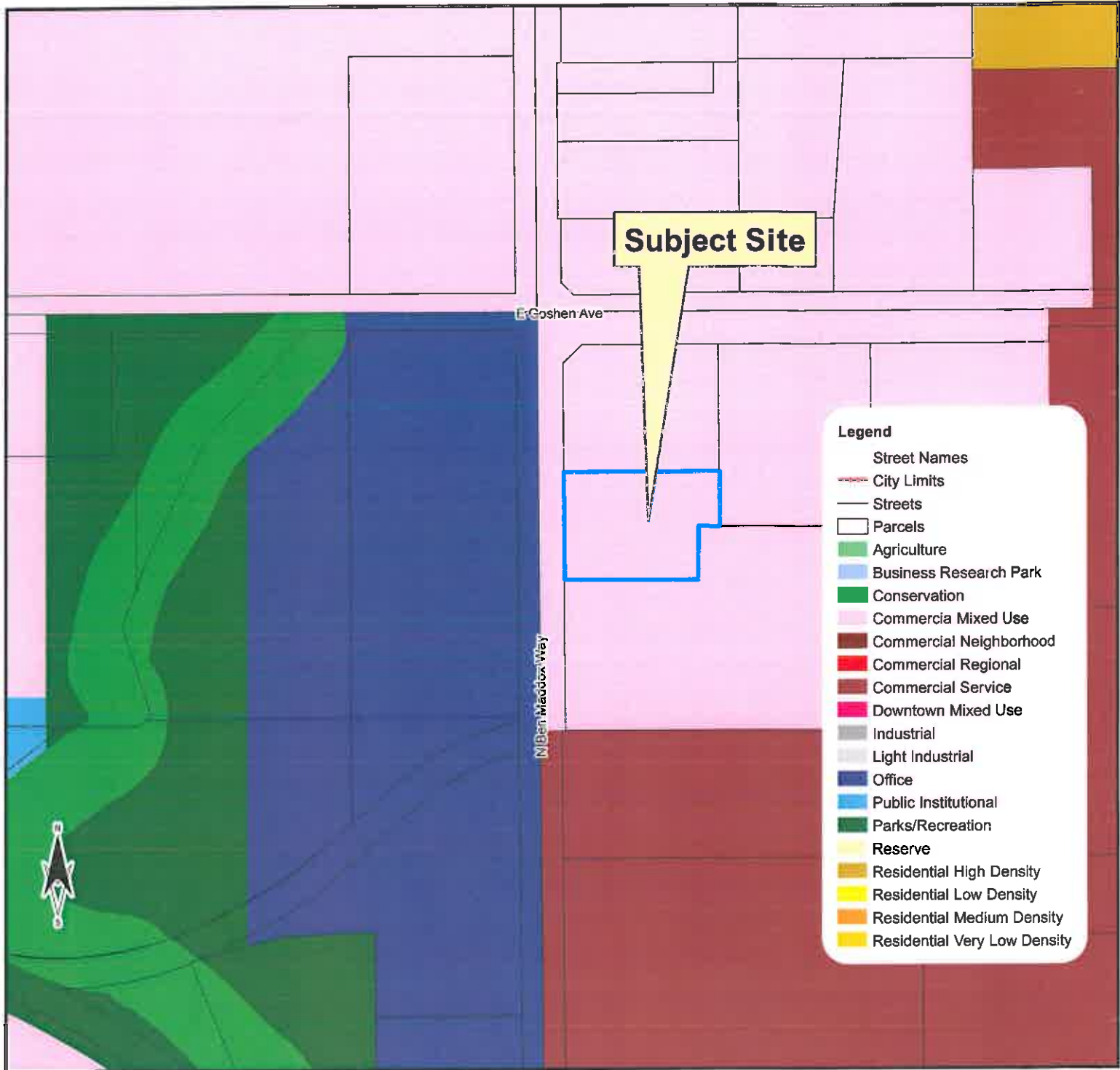
Additional Comments:

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Leslie Blair

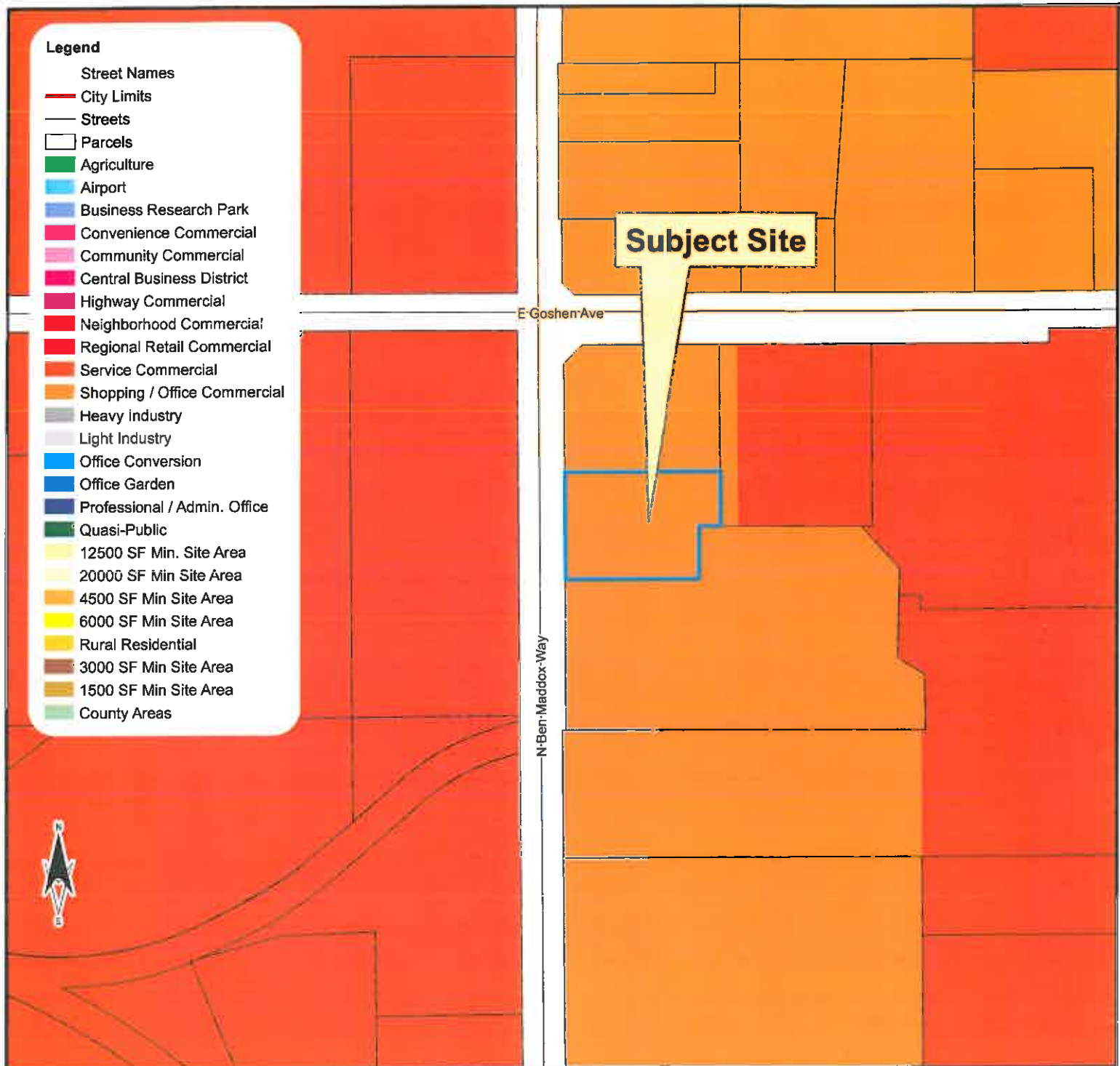
City of Visalia



Land Use Designations

CUP 2016-21

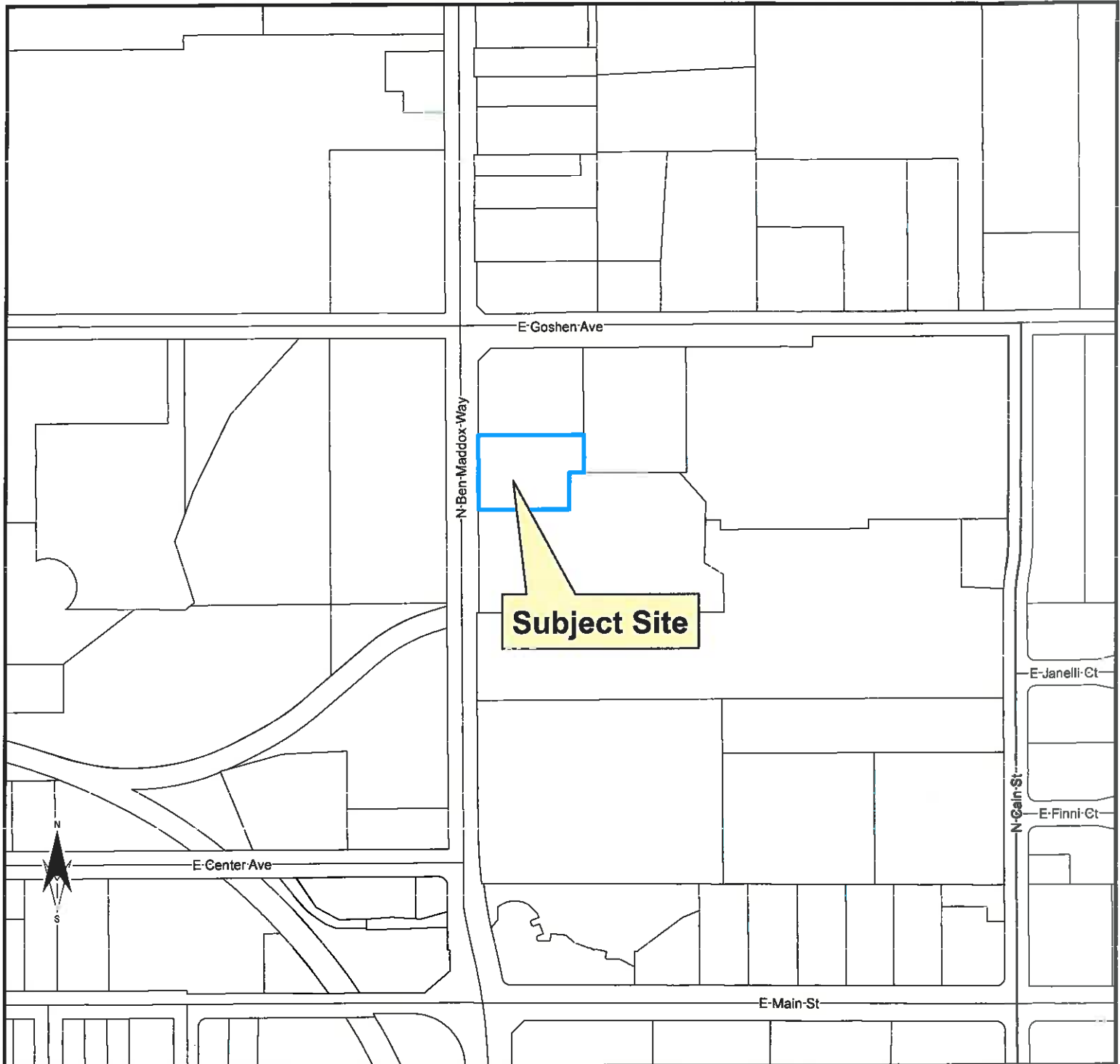
City of Visalia



Zoning Designations

CUP 2016-21

City of Visalia



Location Map

CUP 2016-21

City of Visalia



Aerial Photo

CUP 2016-21