

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, NOVEMBER 14, 2016; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2016-25 is a request by Flex Fit Gyms, to allow re-use of a 11,000 square foot building (former cosmetology school) as a health club / gymnasium on a 5.21 acre site in the C-R (Regional Retail Commercial) Zone. The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-48.
6. PUBLIC HEARING – Consultant-Continued from 10/10/2016
A request by the City of Visalia to update Chapter 16 (Subdivision Ordinance) and Chapter 17 (Zoning Ordinance) of the Visalia Municipal Code and amend Visalia's General Plan Land Use Map and Zoning Map for General Plan Consistency, Citywide.
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MONDAY, NOVEMBER 28, 2016 BEFORE 5 PM

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

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



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 14, 2016

PROJECT PLANNER: Brandon Smith, 713-4636, brandon.smith@visalia.city

SUBJECT: Conditional Use Permit No. 2016-25: a request by Flex Fit Gyms, to allow re-use of an 11,000 square foot building (former cosmetology school) as a health club / gymnasium on a 5.21 acre site in the C-R (Regional Retail Commercial) Zone. The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2016-53 for Conditional Use Permit No. 2016-25 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. 2016-53 approving Conditional Use Permit No. 2016-25.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-25 is a request to establish a health club / gymnasium in a vacant building (formerly occupied by Marinello School of Beauty) located on South Mooney Boulevard in the Regional Retail Commercial (C-R) zone. The gymnasium will occupy the entire 11,000 square foot building, as shown in Exhibit "A".

As depicted in the floor plan in Exhibit "A", the facility will accommodate a large open space for fitness and exercise equipment. Other spaces called out on the floor plan include a classroom, restrooms and locker rooms, child care, and offices. A second-floor space accessed by stairs within an office will be utilized as storage area only.

The site will operate in a similar nature to other existing large health clubs, offering monthly membership and personal training. Based on supplemental information provided in the project application and operation statement included as Exhibit "C", the facility will be a 24-hour operation and will provide personal training, tanning, massage, fitness education classes, and ancillary retail sales. There are anticipated to be a maximum of 3 employees on-site at a time, maximum 8 employees per day, and an estimated 45 customers per day.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-R (Regional Retail Commercial)
Surrounding Zoning and Land Use:	North: C-R – Bank with drive-through lanes
	South: C-R – Mooney Blvd., Restaurant
	East: C-R – Bank with drive-through lanes
	West: C-R – Parking lot, Retail commercial shopping center (Office Depot, Dollar Store)

Environmental Document

Categorical Exemption No. 2016-48

Site Plan:

Site Plan Review No. 2016-123

Design District:

Design District "A"

RELATED PROJECTS

A cosmetology school previously occupied the subject site, allowed through Conditional Use Permit No. 2011-15 approved by the Planning Commission on August 8, 2016. Conditional Use Permit No. 2011-15 was requested by B&H Education, Inc. to allow a vocational school for cosmetology and esthetician training to locate in the existing 11,000 square foot building in the Regional Retail Commercial (C-R) Zone.

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 / gymnasium. Athletic and health club facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process.

The project site is an out pad building for the shopping center anchored by Grocery Outlet, Dollar Tree, and Office Depot, and is occupying the space formerly leased by Marinello School of Beauty that closed in February 2016.

The site is located along the South Mooney Boulevard corridor. The site has historically been designated Regional Retail Commercial, though in 2014 the General Plan Update re-designated this site for Commercial Mixed Use land use. Health clubs and gymnasiums have been permitted by the Planning Commission at other locations along the Mooney Boulevard corridor with land use designations of Regional Retail Commercial or Commercial Mixed Use. Other locations permitted for gymnasiums along Mooney Boulevard include In-Shape located at 1313 S. Mooney Blvd. (former Young's Market) and In-Shape City located at 3515 S. Mooney Blvd. (former Gold's Gym behind Sequoia Mall).

Staff concludes that the proposed health club facility is consistent in nature and character with the existing uses surrounding the project site. All activities associated with the health club will be conducted indoors, similar to all other uses in the shopping center. Additionally, the proposed 24-hour use of the site will not pose any significant impact to the surrounding land uses nor will it have any impact on sensitive land uses.

Parking

The building is located within a major shopping center, which is required to have one parking space per 225 square feet of floor area per the Visalia Zoning Ordinance. The 11,000 square foot building was previously used as a vocational school, which required 50 parking stalls based on the number of classrooms and employees associated with the school.

Parking for gymnasiums has been established at one parking stall per 500 square feet of floor area. Thus, the use will have a required parking count of 22 spaces, which is covered by the site's 216 on-site parking stalls and is within the shopping center parking ratio credit based on

the building's square footage and previous tenant. Thus, the existing parking is more than adequate to accommodate the facility.

It should be noted however that the shopping center, with 76,842 total square feet and 216 total parking spaces, has a current parking ratio of one space per 356 square feet which is below the current Zoning Ordinance standard.

Traffic

The site is located on Mooney Boulevard (State Route 63), a six-lane designated arterial per the City of Visalia's Circulation Element. Pursuant to the Circulation Element, arterial streets are intended to provide the majority of the City's traffic carrying capacity, and to provide connections to the freeway system and to collector streets. The average traffic counts along Mooney Boulevard between the Walnut and Caldwell Avenue intersections are 33,000 AADT (Average Annual Daily Trips) and have a LOS (Level of Service) grade of LOS B at this location. Mooney Boulevard can accommodate 54,000 vehicles per day at LOS C capacity with its current configuration.

The site provides ingress/egress to Mooney Boulevard and Beech Street (a local street) as depicted on the site plan in Exhibit "A". A majority of the vehicular traffic accessing the site will come via Mooney Boulevard, given the site's orientation toward Mooney Boulevard and the building's elevation which fronts directly onto Mooney Boulevard.

The site location has public transit service from the Visalia Transit fixed-route bus system. The closest transit stops to the building are located 50 and 300 feet north of the building on Mooney Boulevard for southbound and northbound transit service respectively.

As a previously developed commercial center, there are no off-site improvements required as a part of this project.

Environmental Review

This project is considered Categorically Exempt under Section 15301 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. 2016-48).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination.

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.

3. That the project is Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-48).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the conditions and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-123.
2. That the site be developed and operated in substantial compliance with the site plan and floor plan shown in Exhibit "A" and operation statement in Exhibit "C".
3. That any substantial changes to the site 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 gymnasium, including but not limited to tanning, massage, child care, and retail sales, shall be affiliated with the gymnasium.
5. That any retail associated with this use be incidental to the gymnasium and not be intended to draw retail customers to the site.
6. That all other City codes and ordinances shall be met.
7. That any proposed building signage shall be obtained under a separate permit.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-25, prior to the issuance of any building permits for this project.
9. 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. 2016-53
- Related Plans and Policies
- Exhibit "A" – Floor Plan / Site Plan
- Exhibit "B" – Site Plan with Aerial Photo
- Exhibit "C" – Operation Statement
- Site Plan Review Comments No. 2016-123
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

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)

RESOLUTION NO. 2016-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-25: A REQUEST BY FLEX FIT GYMS, TO ALLOW RE-USE OF AN 11,000 SQUARE FOOT BUILDING (FORMER COSMETOLOGY SCHOOL) AS A HEALTH CLUB / GYMNASIUM ON A 5.21 ACRE SITE IN THE C-R (REGIONAL RETAIL COMMERCIAL) ZONE. THE SITE IS LOCATED AT 2335 S. MOONEY BOULEVARD, ON THE WEST SIDE OF MOONEY BOULEVARD 200 FEET SOUTH OF BEECH STREET. (APN: 121-070-086)

WHEREAS, Conditional Use Permit No. 2016-25 is a request by Flex Fit Gyms, to allow re-use of an 11,000 square foot building (former cosmetology school) as a health club / gymnasium on a 5.21 acre site in the C-R (Regional Retail Commercial) Zone. The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 14, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2016-25, 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

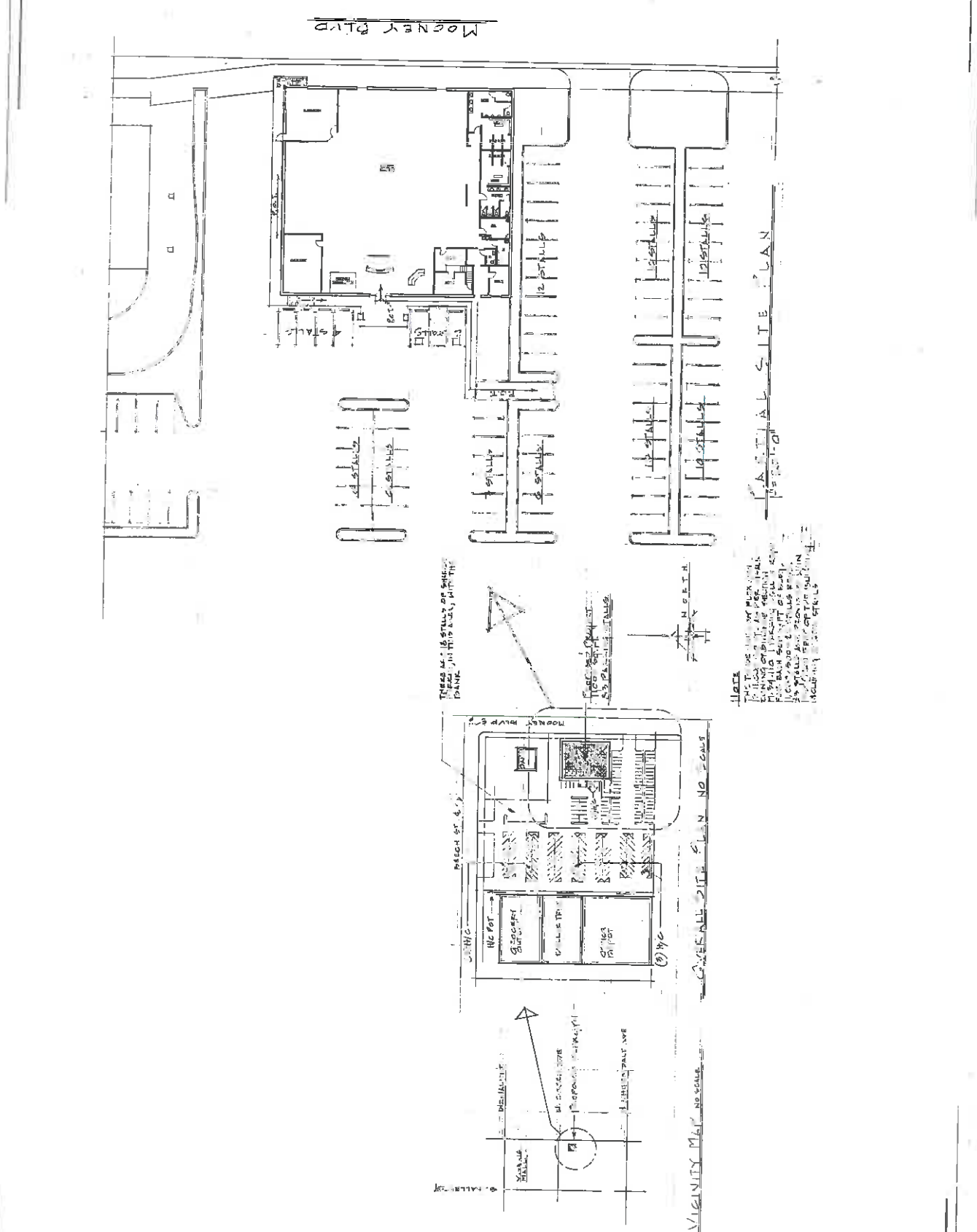
WHEREAS, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-48).

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.
3. That the project is Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2016-48).

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:

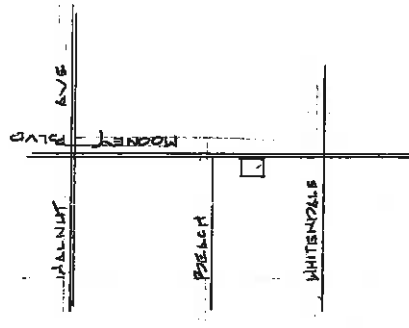
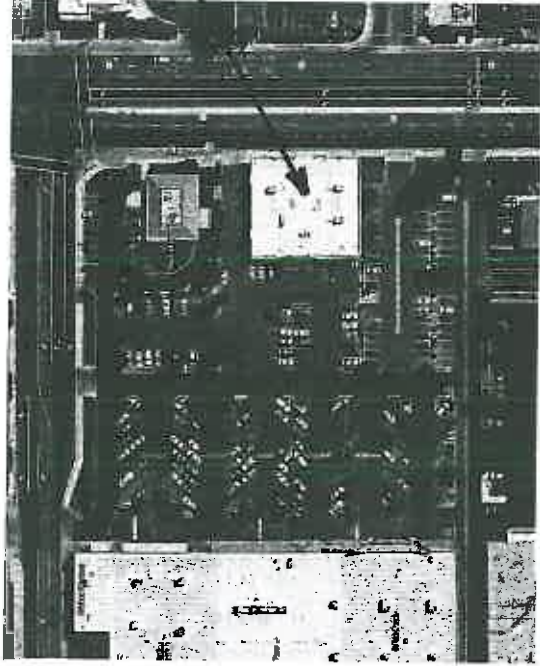
1. That the project be developed in substantial compliance with the conditions and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-123.
2. That the site be developed and operated in substantial compliance with the site plan and floor plan shown in Exhibit "A" and operation statement in Exhibit "C".
3. That any substantial changes to the site 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 gymnasium, including but not limited to tanning, massage, child care, and retail sales, shall be affiliated with the gymnasium.
5. That any retail associated with this use be incidental to the gymnasium and not be intended to draw retail customers to the site.
6. That all other City codes and ordinances shall be met.
7. That any proposed building signage shall be obtained under a separate permit.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-25, prior to the issuance of any building permits for this project.
9. That the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.



Note: This site plan was prepared for the purpose of showing the general layout of the building and parking stalls. It is not intended to be used for construction purposes.

Exhibit "A"

PROPOSED FITNESS GYM



VICINITY MAP

NO. SCALE
 ZONE REGIONAL RETAIL COMMERCIAL
 ADDRESS 2325 S MOONEY
 SQ. FT. TOTAL 11,000
 PARKING
 GYM AREA 9,000 SQ. FT. / 800 = 18 STALLS
 OFFICE 4
 TOILET AREA 2,000 SQ. FT. / 250 = 8 STALLS
 NOTE: THE BUILDING HAS 24 STALLS DEDICATED TO IT.
 CLIENT WISHES TO OPEN A GYM WORK OUT BUSINESS SIMILAR TO INSHAP.

Exhibit "B"

L. LEWIS ARCHITECT

ARCHITECTURE	PLANNING	INTERIORS	DELTA DATE	TITLE: REMODEL FOR
TED R. GIBER	YVONIA CA 95091	(201) 788-5891		FLEX GYM
JOB NO.	DATE	DRAWN BY:		
SHEET NO.				



FLEX-FIT GYMS, LLC

OPERATIONAL SUMMARY

EXECUTIVE SUMMARY

The goal of the company is to enhance the public's view of the fitness industry, by bringing a quality fitness center to the market. The surrounding area has a population of 66,000 people within a three-mile radius and no quality centers close. We are confident that we can deliver on our promise of a customer centric atmosphere, built around a result driven foundation. Delivering top of the line equipment, quality staffing, with certification classes offered to our team to better educate, motivate and to inspire. We believe we will penetrate the market by giving quality service as our lead in initiative, and work on an aggressive marketing plan that will include all channels of marketing; social media, direct mail, referral programs, radio and television, along with a solid corporate wellness program that instills great work moral and improved performance and production. We believe with the team we have, we will deliver a model that will penetrate the market at 15-20 % in new member acquisitions, and 35% of those members will be a part of our personal training programs and our group classes. We also believe we will be able to maintain a less than a 3.6 % attrition rate with running a customer centric model, clean club, friendly, educated and motivated staff, while providing the best equipment available. This is a summary of what we intend to bring to the market.

THE MARKET OPPORTUNITY

With obesity and medical expenses rising, there is no better time than the present to bring a quality fitness company to the market. The opportunity for Flex-Fit Gyms could never be better as people make fitness a way of life. What a better opportunity for a local guy, with strong community ties, delivering a superior product to the community. As for product lines we will bring top of the line services to include; Nationally certified fitness educators, supplements and nutrition counseling. Flex-Fit Gyms will be proactive with retention campaigns that build longevity in the member and their experience. We realize the digital word has taken over and will also provide Online Fitness Tools for our members to have easy access to the necessary tools for success.

Fitness Center Hours of Operation:

24 Hour Fitness Center

Pricing Strategy:

Flex-Fit Gyms will be the first High Value Low Price (HVLP) Gym Model in the area. The HVLP business model will allow penetration at a much higher rate than a traditional fitness center model. Using the HVLP business model the product quality is still maintained at a high value with a very low price to attract more members. Memberships will range from \$10 Monthly-\$25.99 Monthly, and personal training services from \$25-\$55 Per sessions. Reoccurring services (Membership and personal training) will be billed via auto pay ACH, and dues tap will compound month over month projected to be over \$140K per Month.

Strategic ACTION Plan

- 1 Study Market
- 2 Define location
- 3 Build budget with products, attrition and retention, staffing, equipment, marketing, employee taxes, insurance etc.
- 4 Study Competition
- 5 Sign on site
- 6 Build your marketing and set targets
- 7 Build customer service plan
- 8 Club rules and regulations
- 9 Proper member management system, along with integratable website ecommerce site and easy online sign up.

Products and Services:

- 1) Results Memberships
- 2) Personal Training
- 3) Nutritional Supplements
- 4) Retail: Apparel, Cooler Drinks and Snacks.
- 5) Quality / Certified Fitness and Nutrition Educators
- 6) Tanning
- 7) Hydro Massage Chairs
- 8) Group Fitness Classes



MEETING DATE September 7, 2016
SITE PLAN NO. 16-123
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"/> MINOR 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 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

DATE: September 07, 2016

SITE PLAN NO:

SPR16123

PROJECT TITLE:

FLEX GYM

DESCRIPTION:

TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)

APPLICANT:

LEWIS LARRY

PROP OWNER:

VALLEY OAKS SHOPPING CENTER LP

LOCATION:

2335 S MOONEY BLVD

APN(S):

121-070-086

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, 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.

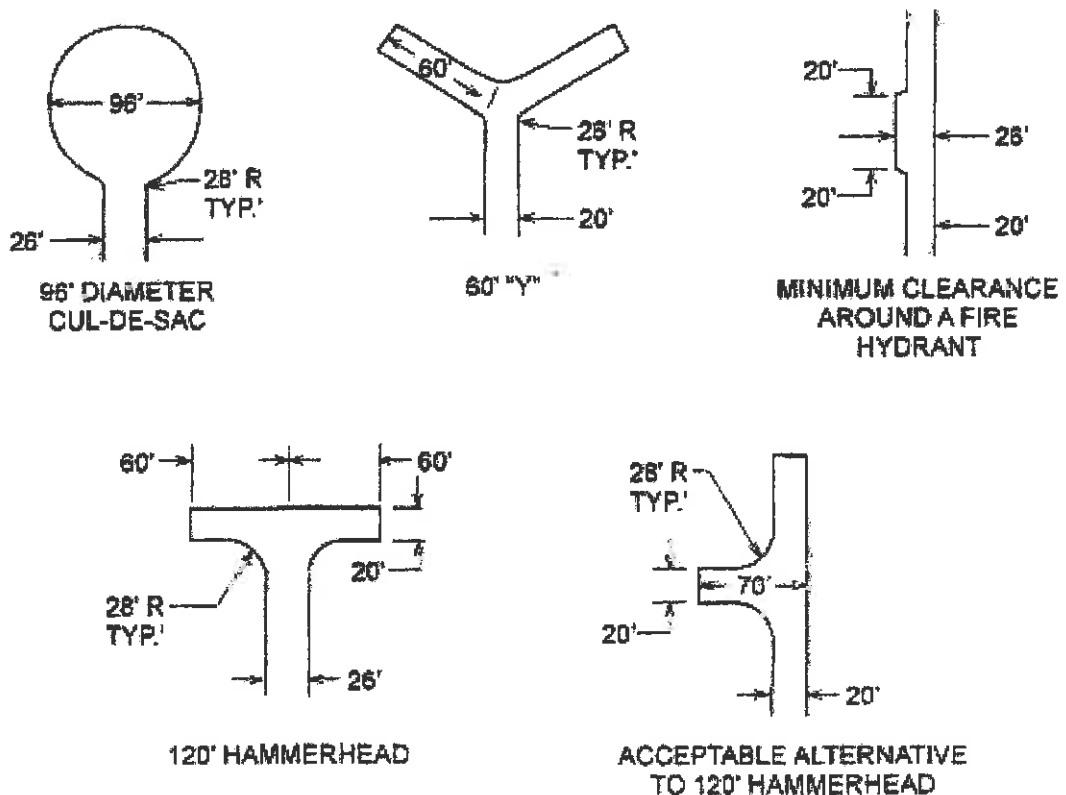


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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 or the number of units, street width shall be a minimum of 36 feet form 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) DEPENDING ON OCCUPANT LOAD.*

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

ITEM NO: 3 DATE: September 07, 2016
SITE PLAN NO: SPR16123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)
APPLICANT: LEWIS LARRY
PROP OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION: 2335 S MOONEY BLVD
APN(S): 121-070-086

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:
ADJ 143 9.6.16
Visalia Police Department

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559)

Date: September 7, 2016

SITE PLAN NO: 2016-123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)
APPLICANT: LEWIS LARRY
PROP. OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION TITLE: 2335 S MOONEY BLVD
APN TITLE: 121-070-086
GENERAL PLAN: Regional Commercial
EXISTING ZONING: C-R – Regional Retail Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 09/07/2016

1. A Conditional Use Permit is required for the gym.
2. Provide floor plans depicting the interior layout of the gym and provide a detailed operational statement with the CUP application submittal.
3. Provide elevations if the applicant is proposing to modify the building elevations.
4. All signage shall comply with the City's Sign Ordinance.

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

Design District: "A" (See Chapter 17.24 For BRP Zoned Sites) [17.30.160]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front (Building site)	20 Feet**	20 Feet** (only building)
➤ Front (Parking)	25 Feet**	25 Feet**
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	15 Feet	5 Feet

*(Except where building is on property line)

** (Reduce per Ordinance No. 2010-17, see Mooney Blvd. Corridor project)

Minimum Site Area: 5 acres


Parking: As prescribed in Chapter 17.34

Parking:

1. Provide 22 spaces based on 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 space(s) (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. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

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 is written over a horizontal line. The signature is stylized and appears to be 'J. W. [unclear]'. The line extends to the right of the signature.

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: September 07, 2016
SITE PLAN NO: SPR16123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)
APPLICANT: LEWIS LARRY
PROP OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION: 2335 S MOONEY BLVD
APN(S): 121-070-086

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: FIRE SPRINKLERS REQUIRED FOR FIRE AREAS THAT HAS AN OCCUPANT LOAD OF 300 OR MORE.

John James Date: 9/6/16
Signature

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 7, 2016

ITEM NO: 3
SITE PLAN NO: SPR16123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)
APPLICANT: LEWIS LARRY
PROP. OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION: 2335 S MOONEY BLVD
APN(S): 121-070-086

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 . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: SEPTEMBER 7, 2018

SITE PLAN NO.: 16-123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X)
(A)
APPLICANT: LEWIS LARRY
PROP OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION: 2335 S MOONEY BLVD
APN: 121-070-086

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 NECESSARY 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; **FOR ANY WORK IN MOONEY BLVD RIGHT-OF-WAY**
- 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. Proposed gym within previous retail/office building will not incur additional impact fees.**
- 2. A building permit is required. Standard plan check and inspection fees apply.**
- 3. A Conditional Use Permit is required, refer to further conditions by the Planning Dept.**
- 4. Tenant improvements are subject to CA building code for current accessibility compliance. Upgrades/Modifications of existing accessible components in the building or parking lot may be required.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-123
Date: 9/7/2016

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)
(Project type for fee rates:GYM)

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

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

Reimbursement:

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



Adrian Rubalcaba

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 3 DATE: September 07, 2016
SITE PLAN NO: SPR16123
PROJECT TITLE: FLEX GYM
DESCRIPTION: TI FOR 11,000 SF WORK OUT CENTER (CR) (X) (A)
APPLICANT: LEWIS LARRY
PROP OWNER: VALLEY OAKS SHOPPING CENTER LP
LOCATION: 2335 S MOONEY BLVD
APN(S): 121-070-086

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

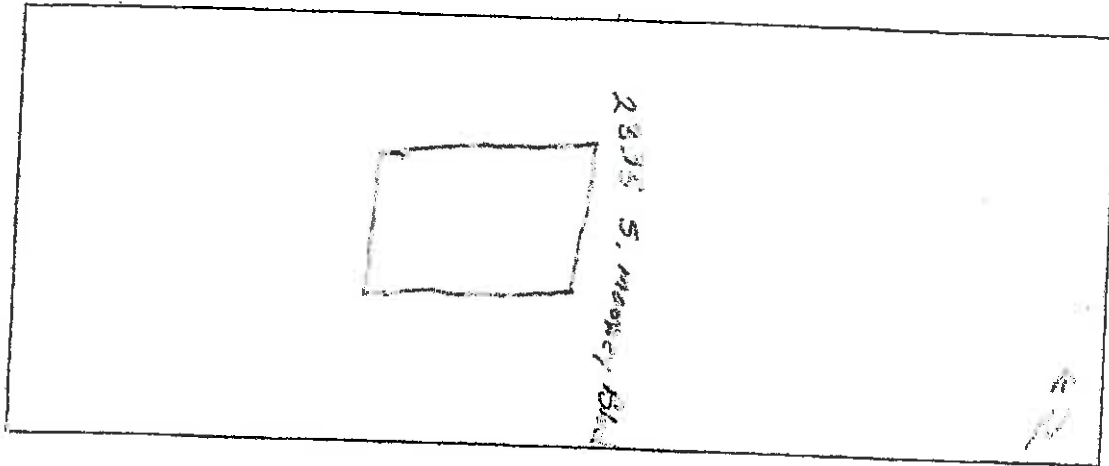


AUTHORIZED SIGNATURE

9-2-16

DATE


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.

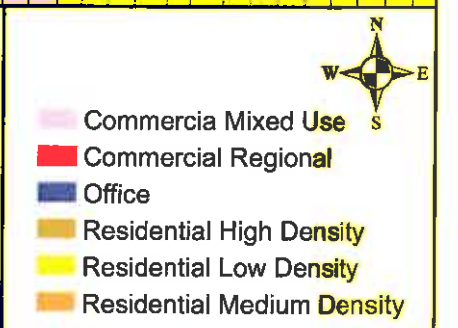
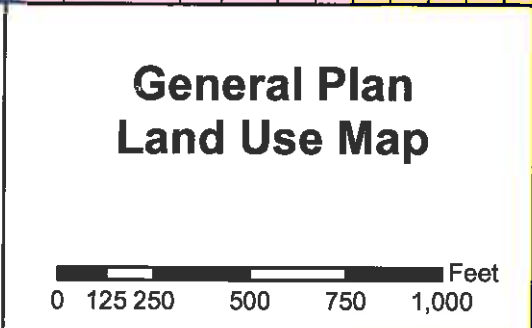
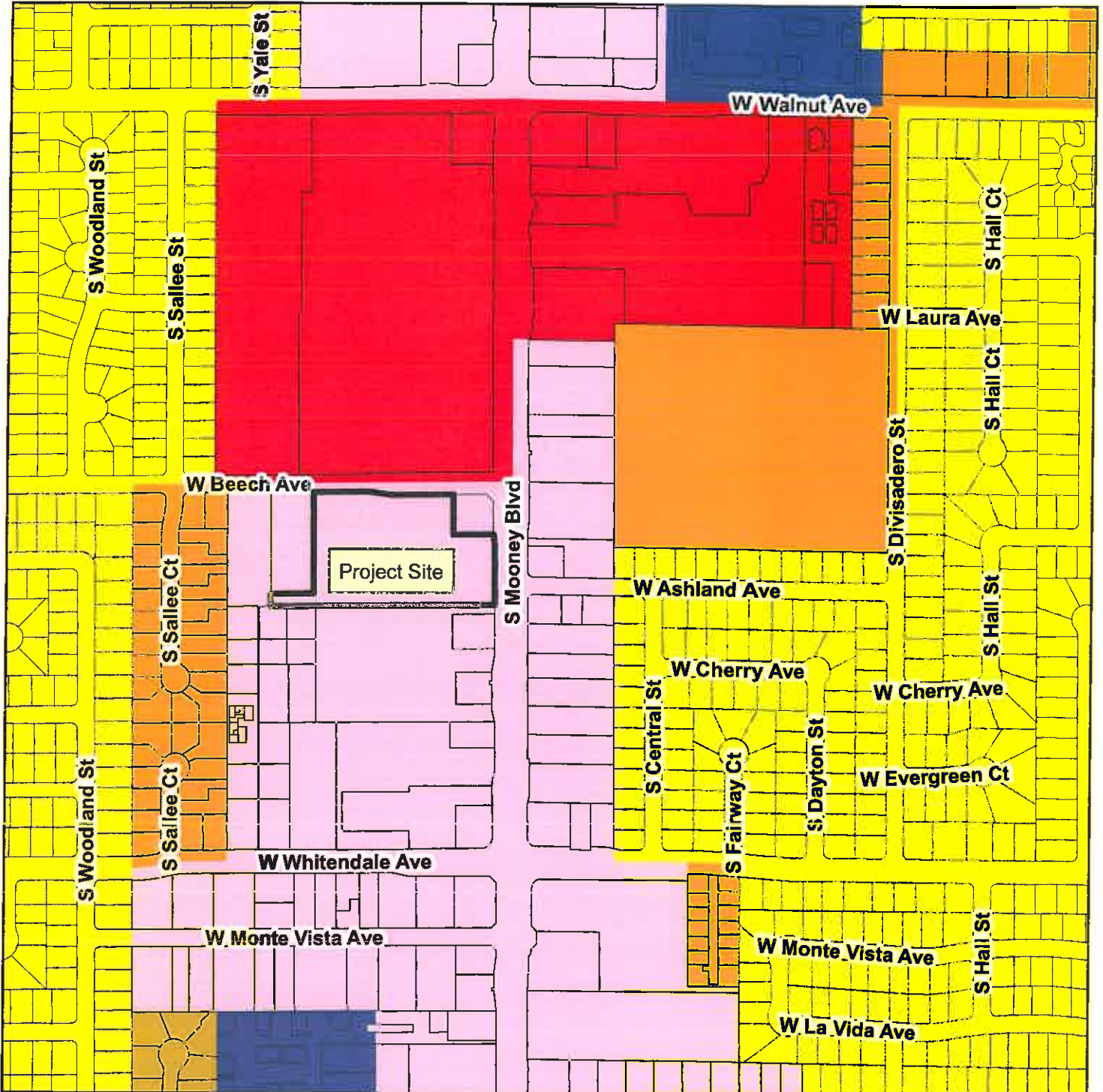
Other Comments: _____


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

Email: jhooyer@ci.visalia.ca.us

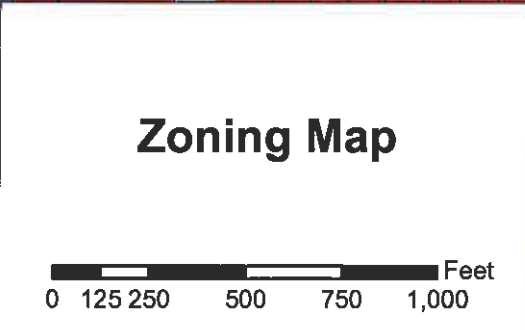
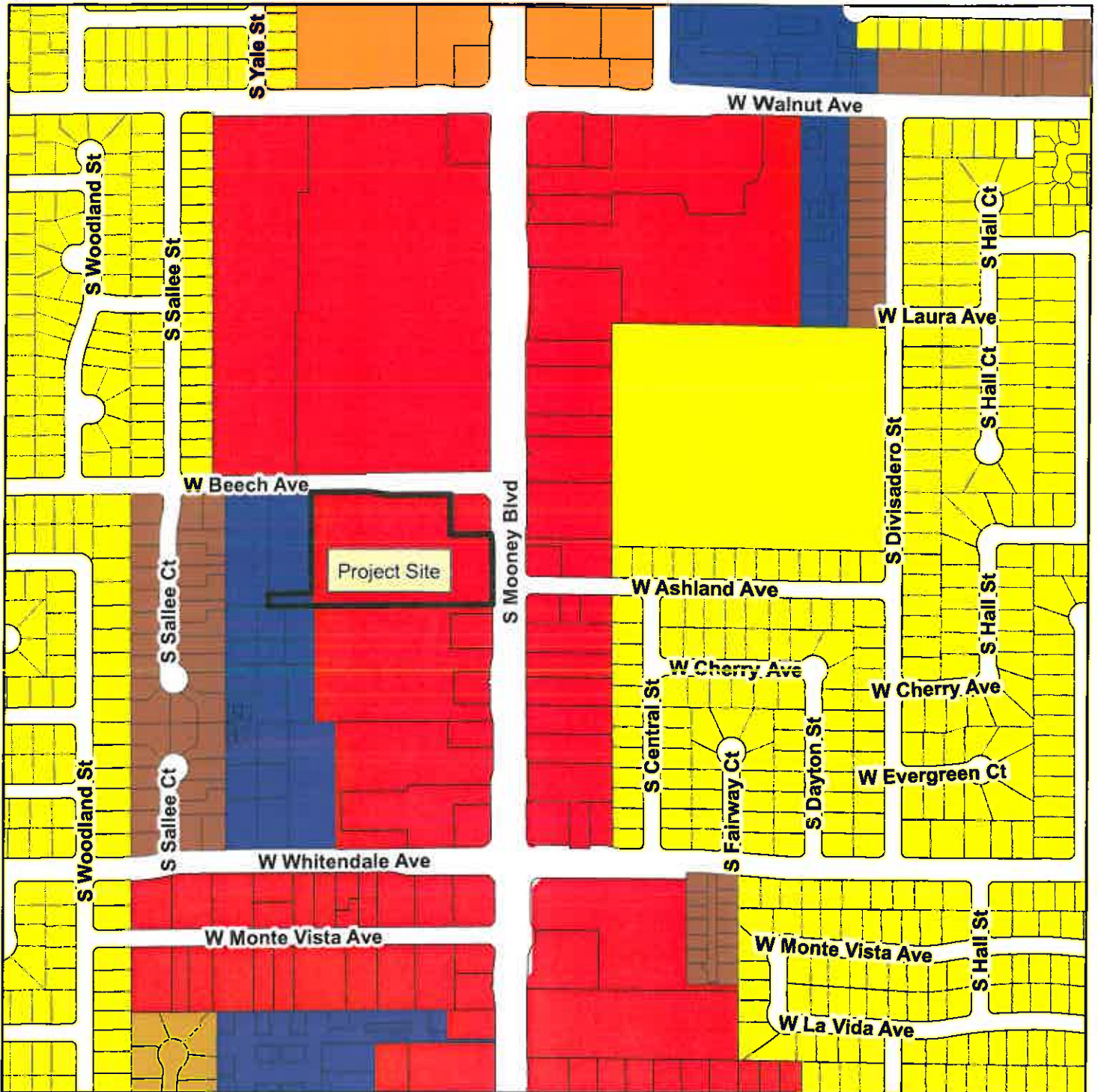
Conditional Use Permit No. 2016-25

The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086)



Conditional Use Permit No. 2016-25

The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086)



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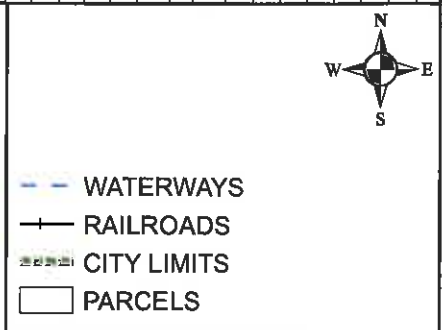
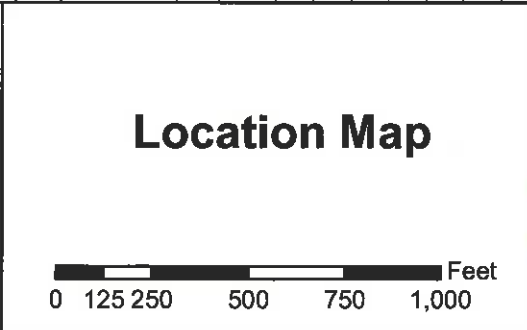
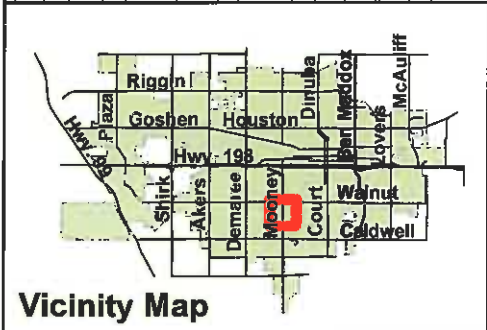
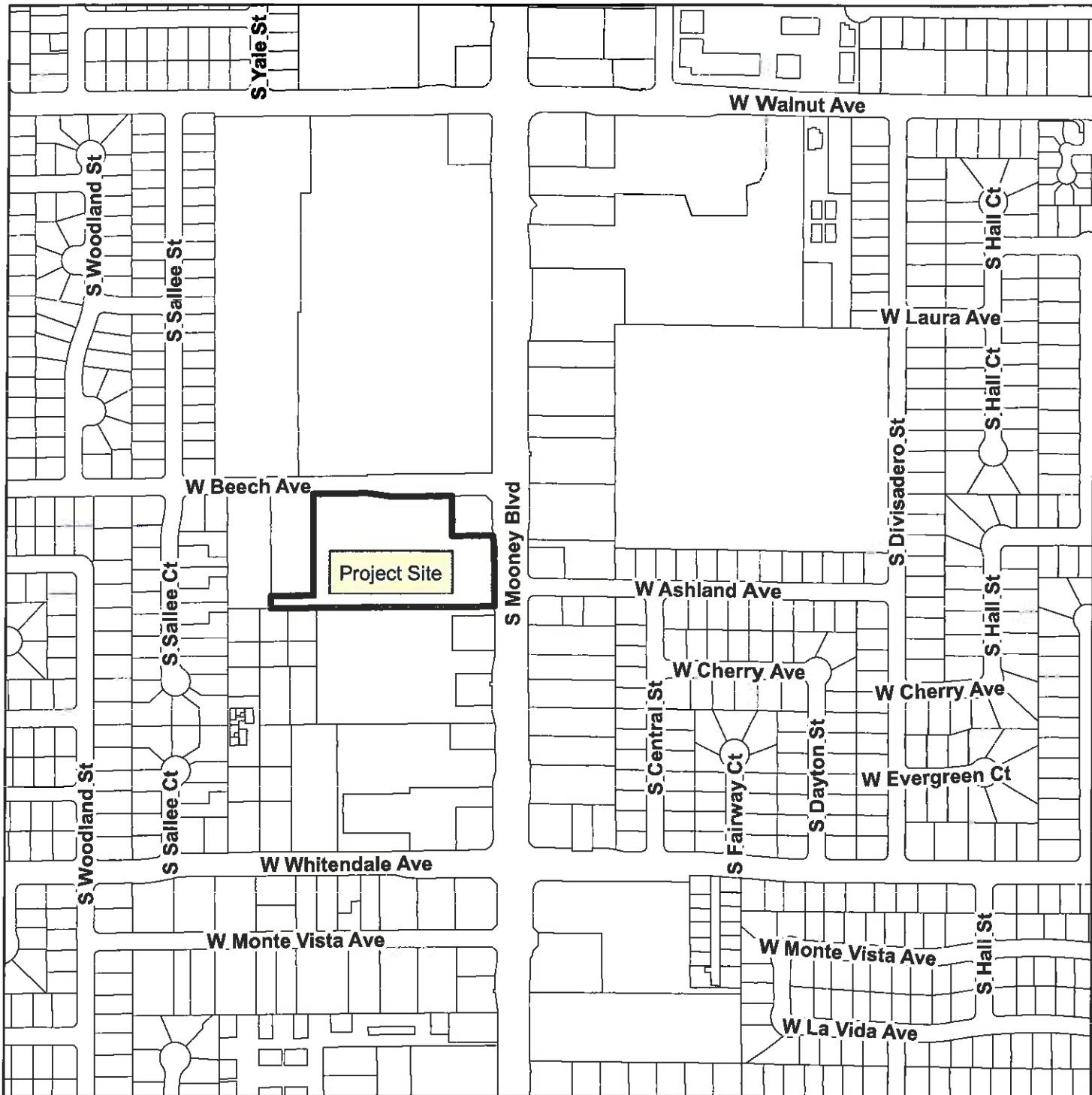
Aerial Photo

Photo Taken March 2016



Conditional Use Permit No. 2016-25

The site is located at 2335 S. Mooney Boulevard, on the west side of Mooney Boulevard 200 feet south of Beech Street. (APN: 121-070-086)



City of Visalia

Memo

To: Planning Commission

From: Planning Division
Paul Bernal, Principal Planner (713-4025)

Date: November 14, 2016

Re: Follow-up to Issues Raised at the October 10, 2016 Planning Commission Meeting for the Update to the City's Subdivision Ordinance (Title 16), Zoning Ordinance (Title 17) and Zone Map



SUMMARY

At the initial public hearing conducted on October 10, 2016, the Planning Commission directed staff to conduct research and analysis on a series of issues that were raised regarding facets of the proposed Subdivision and Zoning Ordinances. Eighteen individuals spoke during the public hearing. This memo provides feedback and analysis of each individual's comments/request in the order they were received during the public hearing. Some of the comments covered the same topic area. Thus, further discussions and analysis is provided for these areas, as well. Table 1 provides a brief summary of the Public Comments received during and staff recommendations. A full discussion of each request is attached to this report.

In addition, staff has identified errors on the Draft Zone Map for which corrections are listed in Table 2 below based on why the error occurred on the Draft Zone Map. The errors do not require General Plan Amendments to facilitate the correction. The corrections will be revised on the City's Geographical Information System (GIS) and on future maps.

Recommended text changes to the Draft Zone Ordinance are considered to be minor, in that they constitute clarifications of, or enhancements to existing information contained in the respective documents. Consequently, there is no requirement to re-circulate the documents for public review or conduct additional environmental documentation prior to the Planning Commission taking action on them.

The recommendations have been incorporated into the amended resolutions for the Zone Ordinance. The Planning Commission's motions to approve the actions can be tailored to reflect the consensus preferences on each of the areas analyzed.

RECOMMENDED MOTION

That the Planning Commission adopt Resolution No. 2016-54, as amended, recommending that the City Council adopt the Draft Subdivision Ordinance (Title 16) and Draft Zoning Ordinance (Title 17), and incorporate revisions to the Draft Zoning Map and amendments to the General Plan Land Use Map as included in Exhibit "A" and Exhibit "B".

PUBLIC COMMENT SUMMARIES AND STAFF RECOMMENDATIONS

Table 1 below provides a summary of the request of each person that spoke and/or provided correspondence at the meeting and the staff recommendation. A full discussion of each request and staff's analysis are attached to the report. Please use the Reference Number found in the first column to cross-reference the full analysis provided by staff.

Table 1			
Ref.	Proponent	Request Subject	Location
1	Michael Porte, on behalf of Frank Abe	Requesting the Planning Commission retain commercial zoning for the 6.47-acre site. Provided written correspondence that was distributed to the Planning Commission.	West side of S. Lovers Ln. just north of the Lovers Ln. and Tulare Ave. intersection (APN: 100-120-019)
<p>Recommendation: Staff does not concur with the request. Commercial designation would be inconsistent with the residential neighborhood concept envisioned for this area. Additionally, the 6.07-acre site is listed on the City's Regional Housing Needs Assessment Land Inventory list. The RHNA numbers assigned to this parcel are identified at 73 units.</p>			
2	D. Simmons	Retain a commercial designation for 1807 E. Houston Ave.	1807 E. Houston Ave.
<p>Recommendation: Concur. Staff recommends a General Plan Amendment be supported changing the land use designation from Medium Density Residential to Commercial Mixed Use based on CUP/VAR recent approval for self mini-storage facility.</p>			
3	G. Whitney	Retain a commercial zoning designation for two properties along Santa Fe St. consistent with adjacent commercial zoned properties.	500 East Race Avenue & APN 094-110-013
<p>Recommendation: Staff recommends the Medium Density Residential land use designation be retained for both parcels. Additionally, both parcels are listed on the City's Regional Housing Needs Assessment Land Inventory list. The RHNA numbers assigned to these two parcels are identified at 78 units.</p>			
4	P. Lopez & K. Singh	Pamela Lopez and Katherine Singh on behalf of the Stonebridge Neighborhood Steering Committee submitted a letter requesting Zoning Ordinance Purpose and Intent for the Neighborhood Commercial zone be revised to reflect the General Plan land use language.	Neighborhood Commercial Zone (City wide)
<p>Recommendation: Concur in Part. Regarding the uses listed in the Chapter 17.25 of the Zone Matrix, staff has made revisions to address concerns and comments received during Work Sessions with the Planning Commission regarding uses listed in the Zone Matrix. Staff received additional correspondence from the Stonebridge Neighborhood Steering Committee at a meeting held on October 24. The meeting was held to discuss uses listed in the proposed C-N zone that the committee suggest are not compatible with the purpose and intent of the C-N zone. Staff has included the committee's discussion in the attached analysis.</p>			

Table 1			
Ref.	Proponent	Request Subject	Location
5	R. Boling	Requesting the Office Conversion land use designation and subsequent Office Conversion zone along the S. Court St. corridor retain R-1-6 zoning.	805 S. Court St.
Recommendation: Do Not Concur. Staff recommends the Office Conversion land use designation and Office Conversion zone designation be retained.			
6	C. Winslow	Request commercial zone designation or an appropriate zoning designation for several of the properties along a portion of NE 2 nd Ave.	NE 2 nd Ave. between Court and
Recommendation: Concur. The Draft Zone Map has been revised to reflect the changes based on existing development patterns.			
7	JR Robertson	Requesting the Planning Commission consider adding "Craft Distilleries" distilleries to the Zoning Matrix.	Citywide
Recommendation: Concur. Staff recommends the Planning Commission support the request to establish "Craft Distilleries" as a new use in the Draft Zone Matrix (Chapter 17.25.030).			
8	J. Petrosius & R. Joubert	Request the Service Commercial designation be retained for their property located at 1110 N. Cain St.	1110 N. Cain St.
Recommendation: Do Not Concur. The site and existing Service Commercial zoning designation is a commercial island surrounded by both existing and planned residential land uses.			
9	B. Whitlatch D. Beames J. Martinez B. Thompson	Property owners along the Ben Maddox Way corridor btw. Houston and Goshen Ave. request that C-S zoning be established along both sides of Ben Maddox or the C-MU zone include more auto-related uses to match the existing development pattern.	632, 936 N. Ben Maddox Way 910 N. Ben Maddox Way 1037 N. Ben Maddox Way
Recommendation: If the Commission desires to increase the number of possible uses for older buildings on the Ben Maddox Way corridor, Staff would recommend that 'Auto Repairs, Major' be added to the list of uses allowed with a conditional use permit (CUP) in the C-MU zone.			
10	H. Torres	Request the Service Commercial designation be retained for his property (towing service).	1809 E. Roosevelt Ct.
Recommendation: Do Not Concur. Staff recommends the Medium Density Residential land use designation be retained for this property.			

Table 1			
Ref.	Proponent	Request Subject	Location
11	D. Fulbright	Retain the R-M-2 zoning designation for both of his properties.	SE & SW corners of Ben Maddow Way & K Ave.
Recommendation: Concur. Staff believes that a General Plan amendment for the southeast and southwest corners re-designating the Low Density Residential land use designation to Medium Density Residential is warranted.			
12	F. Estril	Requesting clarification on how the property land use designation was changed without notification to property owners.	507 S. Court St.
Recommendation: Staff provided a response at the October 10, 2016 meeting regarding the General Plan Update process and analysis on how the change occurred on the Locust St. corridor.			
N/A	R. Juarez	Supports change along the Court / Locust St. corridor to the O-C zone.	Several properties along Court & Locust St.
Recommendation: N/A			

OFFICE CONVERSION ZONE

During public comment, questions were raised by property owners along the Court / Locust Street corridor regarding the potential uses that would be Permitted / Conditionally Permitted with the adoption of Office Conversion zoning.

The Office Conversion Zone purpose and intent is to promote the conversion, rather than the demolition, of existing residential structures where feasible, in designated areas for low-intensity administrative and professional offices. Office uses that are typically high generators of vehicle trips or parking are not provided in this district. The Office Conversion zone, when implemented, creates opportunities for the long-term preservation of historic structures and the residential character of non-historic neighborhoods through the office conversion process.

The development criteria, when applied to proposed conversions, will reduce the potential for land use conflicts between the office conversion sites and their adjacent residential neighborhoods. These provisions will serve to maintain the streetscape through architectural compatibility and the placement of on-site parking at the rear of the sites. This will also serve to maintain the historic and aesthetic character of the core area.

The following table is a list of only the Permitted and Conditionally Permitted uses found the Office Conversion Zone.

	Use	Permitted / Conditional / Temp	Special Use Std.
A8	Raising of Field, Truck or Orchard Crop & Horticultural Specialties	P	
B1	Stand-Alone Automatic Teller (ATM)	P	
BARBERS, HAIRSTYLISTS, TANNING CENTERS, COSMETICIANS, MASSAGE THERAPISTS & DAY SPAS			
B3	Stand Alone	C	
BED & BREAKFAST ACCOMMODATIONS			
B6	Traditional	C	17.32.150
B7	Inns	C	17.32.150
CHURCHES & OTHER RELIGIOUS INSTITUTIONS			
C4	Up to 200 Seats	C	
C5	More than 200 Seats	C	
DAYCARE, LICENSED			
D1	Adult - six or few adults	P	
D2	Adult - 7 to 12 adults	P	
D3	Adult - 13 or more adults	C	
D4	Children - 8 or fewer	P	
D5	Children - 9 to 14	P	
D6	Children - 15 or more	C	
EATING & DRINKING ESTABLISHMENTS			
E12	Sit-Down Restaurant/Cafe – with or without full bar using less than 25% of public area	P	
E13	Sit-Down Restaurant/Cafe – full bar using greater than 25% of public area	C	
F1	Florist	C	
H1	Home Occupation Businesses	P	17.32.030

M52	Massage Therapist	C	
OFFICES General Business and Professional (i.e., data processing services, employment agencies, insurance agencies, etc.)			
O1	- less than 2,000 sq. ft.	P	
O2	- 2,000 sq. ft. to 6,000 sq. ft.	P	
O3	- more than 6,000 sq. ft.	P	
O4	- up to 25% of total leased area for center	P	
O5	- more than 25% of total leased area for center	C	
O6	Medical (i.e., Physical therapists, physicians/surgeons, psychologists , dentists/orthodontists, optometrists, chiropractors, etc.)	P	
O8	Counseling/psychologist - individuals	P	
O9	Counseling/psychologist - groups	P	
O11	Temporary Trailers - (construction)	T	
PHOTOCOPY SERVICES / DESKTOP PUBLISHING			
P5	Without Printing Press	P	
PHOTOGRAPHY / PHOTO SERVICES			
P6	Photography Studio	P	
P10	Planned Unit Developments	C	17.26
RESIDENTIAL (see also Residential Zones)			
R27	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	
R32	Household Pets	P	
SCHOOLS, PUBLIC AND PRIVATE (see also Quasi-Public and Residential Zones)			
S1	Preschool/After-School Care	C	
U3	Electric Distribution Substations	C	

OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	
OT2	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	

As a comparative to the O-C zone uses which are listed above, staff has provided a list of all the Permitted and Conditionally Permitted Uses in the R-1-6 zone. The following table is a list of only the Permitted and Conditionally Permitted uses found the R-1-6 Zone.

Use	Permitted
One-family dwellings	P
Raising of fruit and nut trees, vegetables and horticultural specialties	P
Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops	P
Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard	P
Temporary subdivision sales offices	P
Licensed day care for a maximum of fourteen (14) children in addition to the residing Family	P
Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family	P
Signs subject to the provisions of Chapter 17.48	P
The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030	P
Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200	P
Adult day care up to twelve (12) persons in addition to the residing family	P
Other uses similar in nature and intensity as determined by the city planner	P
Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070	P
Transitional or supportive housing for six (6) or fewer resident/clients	P
Home occupations subject to the provisions of Section 17.32.030	P
Accessory buildings subject to the provisions of Section 17.12.100(B).	P
Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.	P
Conditional Uses	Conditional
Planned unit development subject to the provisions of Chapter 17.26;	C
Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions	C
Public and private charitable institutions, general hospitals, sanitariums, nursing and	C

convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases	
Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;	C
Electric distribution substations	C
Gas regulator stations	C
Public service pumping stations, i.e., community water service wells;	C
Communications equipment buildings	C
Planned neighborhood commercial center subject to the provisions of Chapter 17.26	C
Residential development specifically designed for senior housing	C
Mobile home parks in conformance with Section 17.32.040	C
Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards	C
Adult day care in excess of twelve (12) persons	C
Duplexes on corner lots	C
Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;	C
Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet	C
Other uses similar in nature and intensity as determined by the city planner	C
Transitional or supportive housing for seven (7) or more resident/clients	C

In addition to limiting the uses in the Office Conversion zone, Development Standards for residential structures converting to a non-residential use still require that the site and structure retain the residential character, maintain the historic and aesthetic character of the neighborhood, and maintain the streetscape through architectural compatibility. To achieve these requirements, the O-C zone requires the placement of on-site parking at the rear of the sites, and properties located in the Historic District are still subject to the City's Historic Preservation Committee Review process.

Mapping Errors

During the Planning Commission Meeting, Commissioner Taylor identified two areas that have zoning designations that warrant further review and analysis due to potential inconsistencies. Given the number of parcels and properties within Visalia's planning area, staff is aware of potential mapping errors that may exist within the adopted General Plan Land Use Map and the proposed Draft Zoning Map.

Staff has reviewed the General Plan Land Use map and Draft Zone Map and noted mapping errors for a number of parcels within the city limit area. Staff was already aware of the two sites as discussed by Commissioner Taylor and have noted in a few additional instances were other map errors exist.

However, unlike property owner initiated requests to change their properties zoning, Mapping Errors can be corrected without requiring a General Plan Amendment and Change of Zone. The Mapping Errors are mistakes that were not identified initially and have been verified as legitimate mistakes. Staff's review of the Land Use Map and Draft Zone map has noted six mapping errors that required correction. The Mapping Errors identified in this staff report are provided to address Commissioners Taylor's comments and to disclose that there may be potential mapping errors that require adjustment at a later date when discovered by staff or when brought to staff's attention.

The following address or location of the parcel with the mapping error and a brief explanation on why it was deemed a mapping error can be found below. In addition, the Map Book with the mapping error is attached to this report. The Map Book page highlights the parcel with the corresponding mapping error.

Map Error & Map Book	Address / Location	Land Use Map Designation	Zoning Designation Retained	Explanation of Mapping Error
Map Error 1 Map Book Page 12	APN: 077-640-013 / N. Shirk St. & W. Ferguson Ave	Parks/Recreation	R-M-2 & R-M-3	The Parks/Recreation land use designation applied to this parcel is incorrect. The Park site, Lions Park, located directly to the east of this parcel was inadvertently extended onto this parcel. The City does not plan to extend Lions Park to the west on this site. The R-M-2 and R-M-3 zoning designations will be retained.
Map Error 2 Map Book Page 13	Southeast corner of N. Roeben St. & W. Riggan Ave. APN 077-490-018	Medium Density Residential	R-1-6	This parcel is part of the Amber Crossing Tentative Subdivision that was approved for a 43-acre site with the development of 72 lots. The subdivision map was approved and Units 1 and 2 have recorded. Stub streets have been extended to this parcel to facilitate the completion of the subdivision in the area.

Map Error 3 Map Book Page 33	615 N. Fulgham St	Office	R-M-3	The one-acre site is developed with seven multi-family units with the remaining portion of the site set up to facilitate the expansion of additional multi-family units. The Office land use designation adopted for this site is an error and was extended due to the office complex located directly to the north of the property.
Map Error 4 Page 35	1211 E. Noble Ave.	Light Industrial & Medium Density Residential	Light Industrial	The Advanced Food Products facilities master plan for their property has designated the vacant portion of their property (west of the parking lot) for future improvements to facilitate the growth of their plant. The Multi-family land use designation is an error, as the General Plan Land Use Map did not account for this parcel being owned and occupied by Advanced Food Products.
Map Error 5 Map Book Page 46	1735 & 1801 E. Walnut Ave	Medium Density Residential	Neighborhood Commercial	The Rite Aid, vacant commercial pad and abutting residential development to the east were zoned Neighborhood Commercial. The entire development area (commercial and residential) was approved as part of a master plan for the area. The commercial properties have an approved CUP and master site plan and the Neighborhood Commercial zoning designation shall be retained. The SFR subdivision was approved under the Neighborhood Commercial zoning designation subject to the CUP/Map process. This area is not proposed to be changed. The Planning Commission may direct staff to consider

				changing the land use designation and proposed zoning to match the SFR development pattern.
Map Error 6 Map Book Page 52	3140 W. Caldwell Ave. APNs: 121-400-042, 043, & 044	Medium Density Residential	Office	The four parcels comprise an office development (two new offices under construction) that was approved with Tentative Parcel Map 2008-13 and a Conditional Use Permit 2008-33 for the creation of a Planned Office Development utilizing common access.

CITY STAFF OUTREACH

During the Planning Commission meeting, staff offered to meet with any group or individual who has concerns regarding the City's Zoning Ordinance update process. Staff sent out individual letters to each person that spoke during the public hearing offering to meet with them to discuss their comments and concerns.

Staff has met with members of the Stonebridge Neighborhood Steering Committee, Greg Whitney property owner (500 E. Race Ave.), Don Fulbright representing properties on the southeast and southwest corners of K Ave and Ben Maddox, and Michal Porte representing property on Lovers Lane north of Tulare Ave.

Staff also spoke on the phone to Robert Joubert (1110 N. Cain St.) and Delbert Beams (632, 920, 936 N. Ben Maddox).

Correspondence Received after October 10, 2016 Public Hearing

Staff has received three pieces of correspondence regarding the proposed zoning changes for properties noted in the letters received. The following Table below provides the property location and a brief summary of the letter request.

Letter & Map No.	Owner	Location	Request
Letter/Map Book Pg. 45	Ron Marconi (SMG Investors)	1717, 1727, 1739, 1747, 1805 S. Church St.	Retain Office zoning. The six homes located along S. Church St. were purchased with the intent to use these six parcels for the future expansion of the medical office development located directly to the west. The six lots are zoned P-A (Prof. Admin. Office) but are designated Low Density Residential. The Zoning Update will rezone these six parcels to R-1-5. The concern, as stated in the letter, is the financial concerns that may arise with changing the zoning designation from an office to residential designation.
Letter/Map 2	Richard Zack	920 S. Locust St.	Request their property be given an office or commercial zoning designation. General Plan Land Use map designates the block, including 920 S. Locust, for Medium Density Residential. Staff has also included a letter written by Mr. Zack in 2012 requesting his property be given a multi-family designation (see 2012 letter attached). The City Council adopted the Land Use Map designating Mr. Zack's property as well as all properties along that portion of S. Locust St. with a multi-family land use designation.
Letter/Map 3	Tri Counties Bank	APN 077-740-001	Request a 1.42 acre parcel located on the southeast corner of N. Shirk St. and W. Doe Ave. be given a commercial designation to buffer the industrial uses from the future residential uses north of the site.

The Planning Commission may request staff to provide additional analysis for these sites and provide a recommendation based on the additional analysis. Conversely, the Planning Commission may elect to discuss each property and make a recommendation based on input they may elect to receive from the public and staff during the Planning Commission meeting.

PUBLIC HEARING PROCESS

The Planning Commission's public hearing to consider recommending the Draft Subdivision and Draft Zoning Ordinances, Draft Zoning Map and General Plan amendments is one of the final steps toward adoption of these documents. After considering any further public comment received on all documents, the Planning Commission will take one or more votes for the overall recommendation to the City Council and adopt the resolution. The resolution, as amended to reflect the continued public hearing date and any newly proposed revisions for which the Planning Commission achieves a consensus, will be forwarded to the City Council.

When the items are forwarded to the City Council, public comment will again be invited and received by the City Council, after which final actions on the Draft Subdivision and Draft Zoning Ordinances, Draft Zoning Map and General Plan amendments may be taken. No date has been set for the City Council's review and hearing on these documents.

ATTACHMENTS

- Resolution No. 2016-54 **(Revised)**
- Ref. Item 1: Mike Porte; NWC Tulare & Lovers Lane (APN: 100-120-019)
- Ref. Item 2: Darren Simmons; 1807, 1905 and 1915 East Houston Avenue
- Ref. Item 2: Greg Whitney, Property Owner, 507 E. Race Ave.
- Ref. Item 4: Stonebridge Neighborhood Steering Committee; Neighborhood Commercial
- Ref. Item 5: Roger Boling, Property Owner, 805 S. Court St.
- Ref. Item 6: Carey Winslow, Property Owner, NE 2nd Ave. (multiple properties)
- Ref. Item 7: JR Robertson, Property Owner, Craft Distillery
- Ref. Item 8: Joe Petrosius and Robert Joubert, Property Owners, 1110 N. Cain St.
- Ref. Item 9: Whitlatch, Beames, Martinez and Thompson Ben Maddox Corridor
- Ref. Item 10: Henry Torres, Property Owner, 1809 E. Roosevelt Ct.
- Ref. Item 11: Donald Fulbright, Castlewood Partners, Inc., SE & SW corners of S. Ben Maddox & E. K Ave.
- Ref. Item 12: Frank Estril, Property Owner, S. Court St.
- Map Error 1 – Map Book Page 12
- Map Error 2 – Map Book Page 13
- Map Error 3 – Map Book Page 33
- Map Error 4 – Map Book Page 35
- Map Error 5 – Map Book Page 46
- Map Error 6 – Map Book Page 52
- Letter 1 / Map Bk. 45 – E-mail from Ron Marconi SMG Investors dated October 31, 2016
- Letter 2 / Map Bk. 35 – Richard Zack dated November 7, 2016 & March 14, 2014
- Letter 3 / Map Bk. 12 – Tri Counties Bank dated November 7, 2016

RESOLUTION NO. 2016-54

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO.
2016-09, A REQUEST BY THE CITY TO UPDATE TITLE 16 (SUBDIVISION) AND
TITLE 17 (SUBDIVISION) ORDINANCES AND THE ZONING MAP OF THE VISALIA
MUNICIPAL CODE, CITYWIDE.

WHEREAS, The City of Visalia ("City") initiated a comprehensive update of its Subdivision (Title 16) and Zoning (Title 17) Ordinances and Zoning Map to bring consistency with the Visalia General Plan; and,

WHEREAS, The City of Visalia conducted numerous Work Sessions with the Technical Advisory Committee and public outreach efforts in association with the strategic ordinance update effort, wherein community members participated through work sessions as well as written and verbal communication to share ideas and request; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published ten (10) day notice, held a public hearing before said Commission on October 10, 2016; and continued said hearing to a specific date, of November 14, 2016, time 7:00pm, and location of City Council chambers at 707 W. Acequia, Visalia, California; and,

WHEREAS, the Planning Commission of the City of Visalia concluded said public hearing on November 14, 2016; and,

WHEREAS, the Planning Commission has reviewed and considered the Draft Title 16 and Title 17 Ordinances and the Draft Zoning Map, as well as revisions to the General Plan Land Use Map, as identified in Exhibit "A" and Exhibit "B" that will be integrated into the Draft Ordinances and Draft Zone Map; and,

WHEREAS, The Planning Commission of the City of Visalia, after conducting said public hearing, has considered all comments received on the Draft Subdivision and Zoning Ordinances and the Draft Zone Map; and,

WHEREAS, The Planning Commission of the City of Visalia has determined that the proposed Draft Ordinances and Draft Zone Map will incorporate and implement the new policies and concepts established per the Visalia General Plan and is a necessary requirement to enable regulatory enforcement of the General Plan policies and to achieve consistency between the General Plan and implementing ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council conclude that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078) prepared for the October 2014 General Plan Update. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed changes to Title 16 (Subdivision) and Title 17 (Zoning) of the Visalia Municipal Code.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the City Council adopt the Draft Title 16 (Subdivision) Ordinance, Draft Title 17 (Zoning) Ordinance, Amendments to the General Plan Land Use Map for those properties identified in the attached Exhibit "B", and the Draft Zone map, including revisions as noted in the Planning Commission Staff Report dated October 10, 2016.

Ordinance No. 2016-__

EXHIBIT "A"

REPEAL TITLE 16 (SUBDIVISION), TITLE 17 (ZONING) ORDINANCES AND ZONE MAP OF THE VISALIA MUNICIPAL CODE AND ADOPT THE COMPREHENSIVE UPDATES TO TITLE 16 (SUBDIVISION), TITLE 17 (ZONING) ORDINANCES AND ZONE MAP OF THE VISALIA MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

Section 1: Repeal Title 16 (Subdivision), Title 17 (Zoning) Ordinances and the Zone Map of the Visalia Municipal Code, and adopt the comprehensive updates to Title 16 (Subdivision), Title 17 (Zoning) Ordinances, and Zone Map of the Visalia Municipal.

Section 2: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of these Ordinances, or its application to any person or circumstances, is or any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not effect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of these Ordinances, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 3: Construction. The City Council intends these Ordinances to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section 4: Effective Date. These Ordinances shall take effect thirty days after its adoption.

Section 5: Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

EXHIBIT "B"

Properties Requiring General Plan Amendment to Land Use Map

APN_ID	ADDRESS	ZONE	EXISTING LAND USE DESIGNATION	NEW LAND USE DESIGNATION	EXISTING USE
078110012	N/A	Quasi-Public	Residential Very Low Density	PARKS/RECREATION	PARK SITE
090250064	2611 N. DINUBA	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	P-I (PUBLIC INSITUTIONAL)	COUNTY BUILDING
077710007	6921 W. FERGUSON	Service Commercial	Commercial Service	P-I (PUBLIC INSITUTIONAL)	FIRE STATION
094054001	315 E. HOUSTON	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT COMMERCIAL BUILDING
094073027	400 NE 2ND AVE	Residential, 1 Unit, 6,000 sq. ft.	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	APARTMENTS
094071014	217 NE 3RD AVE	Residential, 1 Unit, 6,000 sq. ft.	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VISALIA EMERGENCY AID COUNCIL
094044002	101, 105, 109, 113, 117 N. STRAWBERRY	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	RMD (R-M-2)	APARTMENTS
094044001	405, 409, 411, 413 NW 2ND	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	RMD (R-M-2)	APARTMENTS
094032013	1001 & 1005 N. COURT & 116 NW 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDINGS
094032009	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT
094032010	130 NW 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	CHURCH
094032012	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT
094033009	101 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	RESTAURANT
094033008	107 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT
094033010	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT

				MIXED USE)	
094033007	109 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT HOUSE
094033006	117 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
094033005	123 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
094033004	127 NE 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
094033011	1006, 1008, 1012, 1020 N. COURT	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDINGS
094034011	902, 904 N. COURT & 202 NE 2ND AVE	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094034001	914, 920, 924 N. COURT	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	RESTAURANT
094034002	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT
094034003	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT
094034004	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT
094034005	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT
094031008	907 N. COURT	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094031009	210 NW 2ND	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094031010	214 NW 2ND	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
094031020	919 N. COURT & 100 NW 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094031019	109, 111 NW 3RD	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING

				MIXED USE)	
094083001	741 N. SANTA FE	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VISALIA RESCUE MISSION
094091003	111 N. ASH	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094091001	734 N. COURT	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094091002	814, 816 N. COURT	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
103260020	N/A	Residential, 1 Unit, 4,500 sq. ft.	Residential Low Density	O-S (OPEN SPACE)	PARK SITE / TRAIL AREA
093083035	1304 W. GOSHEN	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093083034	1334 W. GOSHEN	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
094264017	539 N. SANTA FE	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	RESTAURANT
094264015	420, 505 N. SANTA FE	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	CARE FACILITY
094264012	523 N. SANTA FE	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	AUTO REPAIR SHOP
094264018	N/A	Central Business District	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT
093083019	1414 W. GOSHEN	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093083021	1412 W. SWITZER	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093083020	1414 W. SWITZER	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093083012	N/A	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	CAL WATER WELL SITE
085420035	N/A	Office Garden	Commercial Mixed Use	O-PA (OFFICE)	VACANT
085420036	N/A	Office Garden	Commercial Mixed Use	O-PA (OFFICE)	VACANT

			Use		
085420033	N/A	Office Garden	Commercial Mixed Use	O-PA (OFFICE)	VACANT
093173008	508 N. JOHNSON	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	VACANT / PARKING LOT / WAREHOUSE
093173009	604 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	MEAT MARKET /GLICKS
093173004	505 N. WILLIS	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
093172006	706 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093172011	730 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	OFFICE
093172005	503 N. JOHNSON	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
093172008	504 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
093241008	1200, 1212 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093241005	505 N. DUDLEY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
093241007	1222, 1234 W. MURRAY	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
099987200	N/A	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	RAILROAD EASEMENT
093242018	1118-1136 W. MURRAY	Convenience Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093242019	506 N. DUDLEY	Convenience Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	HOUSE
093242033	1106 W MURRAY	Convenience Commercial	Residential High Density	C-MU (COMMERCIAL MIXED USE)	COMMERCIAL BUILDING
093254019	N/A	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	PARKING LOT
093254018	422 N. PARK	Shopping/Office Commercial	Commercial Neighborhood	C-MU (COMMERCIAL MIXED USE)	UPHOLSTERY SHOP

				MIXED USE)	
093272004	N/A PAUL'S PARISH VISA	Office Conversion	Office	P-I (PUBLIC INSITUTIONAL)	PARKING LOT
097042008	N/A KDHCD	Professional/Admin. Office	Office	P-I (PUBLIC INSITUTIONAL)	PARKING LOT
097042007	N/A KDHCD	Professional/Admin. Office	Office	P-I (PUBLIC INSITUTIONAL)	PARKING LOT
097042009	N/A CITY PARKING LOT	Professional/Admin. Office	Commercial Mixed Use	P-I (PUBLIC INSITUTIONAL)	PARKING LOT
097042009	N/A CITY PARKING LOT	Professional/Admin. Office	Office	P-I (PUBLIC INSITUTIONAL)	PARKING LOT
119650028	N/A VUSD AG TECH PROP	Residential, 1 Unit, 3000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	FIELDS / AG TECH VUSD
119650027	5025 W. WALNUT	Residential, 1 Unit, 3000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	FIRE STATION
119640001	2049 S. LINWOOD	Quasi-Public	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	VUSD / AG TECH
119600037	2245 S. LINWOOD	Residential, 1 Unit, 6,000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	VUSD / AG TECH
119600036	5100 W. WHITENDALE	Residential, 1 Unit, 6,000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
119660001	5101 W. WHITENDALE	Residential, 1 Unit, 6,000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	VUSD / EL DIAMANTE SPORTS FIELD
119660001	N/A	Residential, 1 Unit, 3000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	VUSD / EL DIAMANTE SPORTS FIELD
091040031	N/A	Residential, 1 Unit, 4,500 sq. ft.	Residential Low Density	CONSERVATION	TRAIL AREA -- ST. JOHNS COV
103320053	N/A	Residential, 1 Unit, 20,000 sq. ft.	Residential Very Low Density	CONSERVATION	OPEN SPACE AREA -- COV
103320053	N/A	Residential, 1 Unit, 12,500 sq. ft.	Residential Low Density	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
103410003	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
103470073	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	CONSERVATION	TRAIL AREA -- COV

103410001	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	CONSERVATION	OPEN SPACE AREA -- COV
103320058	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	CONSERVATION	MILLCREEK TRAIL -- COV
103260019	N/A	Residential, 1 Unit, 4,500 sq. ft.	Residential Low Density	CONSERVATION	MILLCREEK TRAIL -- COV
103260020	N/A	Residential, 1 Unit, 4,500 sq. ft.	Residential Low Density	CONSERVATION	OPEN SPACE AREA -- COV
098330042	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Medium Density	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
094110017	N/A	Service Commercial	Commercial Mixed Use	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
119800001	N/A	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	P-I (PUBLIC INSITUTIONAL)	BASIN - CITY OF VISALIA
077100100	N/A	Quasi-Public	Parks/Recreation	RHD (R-M-3)	FARMLAND
077100101	N/A	Quasi-Public	Parks/Recreation	RMD (R-M-2)	FARMLAND
094-082- 010	404 NE 1ST	Service Commercial	Residential Low Density	C-MU (COMMERCIAL MIXED USE)	VISALIA RESCUE MISSION PROP. FORMER AC REPAIR SHOP (COMM. BLDG.)
094-044- 001	405, 407, 409, 411 NW 2ND AVE	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	RMD (R-M-2)	2-STORY 4-PLEX (APARTMENTS)
094-073- 027	400 NE 2ND AVE	Residential, 1 Unit, 6,000 sq. ft.	Neighborhood Commercial	RLD (R-1)	8-PLEX (APARTMENTS)
094-034- 013	118 NE 3RD AVE	Central Business District	Residential High Density	C-MU (COMMERCIAL MIXED USE)	VACANT COMM. BLDG.
094-072- 020 & 021	301, 309 NE 3RD AVE	Residential, 1 Unit, 6,000 sq. ft.	Residential Low Density	C-MU (COMMERCIAL MIXED USE)	CARNICERIA JALISCO (SPECIALTY MEAT MARKET)
094-034- 015	209 GRANITE ST	Central Business District	Residential Low Density	RHD (R-M-3)	SFR (HOUSE)
094-034- 008	228 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	SFR (HOUSE)
094-034- 009	226 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	SFR (HOUSE)

094-034-016	224 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	4-PLEX (APARTMENTS)
094-034-017	222 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	4-PLEX (APARTMENTS)
094-034-017	218 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	DUPLEX
094-035-019	235 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	COMMERCIAL BUILDING
094-035-020	229 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	4-PLEX (APARTMENTS)
094-035-021	227 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	4-PLEX (APARTMENTS)
094-035-006	225 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	4-PLEX (APARTMENTS)
094-035-005	221 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	SFR (HOUSE)
094-035-004	215 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	2 SFR (HOUSES)
094-035-003	209 NE 2ND	Central Business District	Residential Low Density	RHD (R-M-3)	SFR (HOUSE)
094-035-002	N/A	Central Business District	Residential Low Density	C-MU (COMMERCIAL MIXED USE)	VACANT (USED BY MARKET NEXT DOOR)
094-035-001	201 NE 2ND	Central Business District	Residential Low Density	C-MU (COMMERCIAL MIXED USE)	CARNICERIA Y TAQUERIA NUEVA ITALIA (SPECIALTY MEAT MARKET)
094-240-037	210 N. TIPTON	Service Commercial	Service Commercial	C-MU (COMMERCIAL MIXED USE)	IMAGINE U (CHILDREN'S MUSEUM)
094-240-032	N/A	Service Commercial	Service Commercial	C-MU (COMMERCIAL MIXED USE)	IMAGINE U (CHILDREN'S MUSEUM)

Ref. Item No. 1

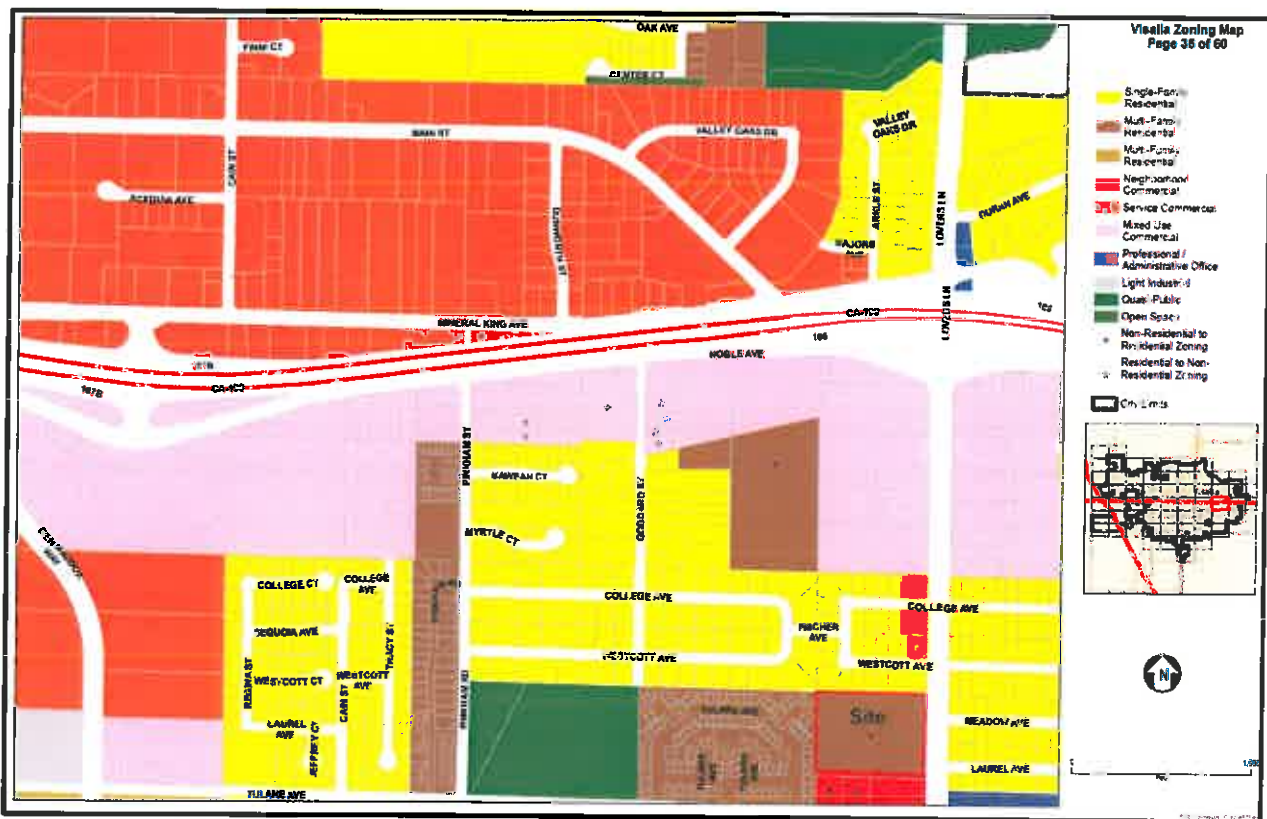
Zone Map Book Reference Page: No. 36

Requestor: Michael Porte, on behalf of Frank Abe

Location: West side of S. Lovers Ln. just north of the Lovers Ln. and Tulare Ave. intersection (APN: 100-120-019)

Reference Letter: See attached letter (distributed to Planning Commission on 10/07/16)

Description: Michael Porte, Commercial Broker representing Frank Abe, property owner, is requesting the Planning Commission retain commercial zoning for the 6.47-acre site rather than rezoning the site to R-M-2 consistent with the Medium Density Residential General Plan Land Use designation. The letter provided by Mr. Porte contends that rezoning the site from commercial to multi-family will reduce the value of the property based on sales price information attached to their letter.

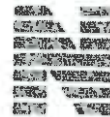


Analysis and Recommended Action: Staff does not concur with the request. The site, per the adoption of the Visalia General Plan in 2014, was re-designated to Medium Density Residential to facilitate increasing multi-family development opportunities in the Tier 1 growth area. The 6.07-acre parcel's location and two large C-SO zoned properties to the north (R-N Market site & 12.07-acre new shopping center) and a planned Neighborhood Commercial shopping center site at the northwest corner of Walnut. The consideration to re-designate the site to multi-family, a site that is currently vacant with no record of a development plan being submitted depicting commercial development of the site, would be better suited with a multi-family land use and zoning designation based on adopted General Plan Land Use Policies. Additionally, the 6.07-acre site is listed on the City's Regional Housing Needs Assessment Land Inventory list. The RHNA numbers assigned to this parcel are identified at 73 units.

The site's proximity to Lovers Lane (major transit corridor), and abutting an existing high density development to the west has resulted in the establishment of a framework for new a residential neighborhood, including medium density residential, and neighborhood commercial land use designations. Much of the land along this segment of Lovers Lane is either vacant or underutilized, which makes it suitable for infill development.

The Abe property has remained vacant for the past 23 years with a C-SO zoning designation. Immediately south of the property are two commercial buildings and single-family residential houses.

Conclusion: Staff believes that re-introducing commercial mixed-use land uses at this location as requested by the land owner would be inconsistent with the residential neighborhood concept envisioned for this area. Staff finds that the property, proposed as medium density residential land use, is bordered on two sides (north and west) by residential land uses while property to the south is developed with single-family homes and two commercial buildings. Taking into consideration the adjacent land use designations and the undeveloped nature of the property, staff finds that a Commercial Mixed Use land use designation would not be a compatible use for the site and recommends the medium density land use designation be retained for the 6.07-acre site. Additionally, the 6.07-acre site is listed on the City's Regional Housing Needs Assessment Land Inventory list. The RHNA numbers assigned to this parcel are identified at 73 units.



October 7, 2016

Mike Olmos
City of Visalia East
315 E Acequia Ave
Visalia, CA 93291

RE: Protest of Proposed Zone Change
6.47+- acres
NWC Tulare and Lovers Lane, APN 100-120-019

Dear Mike:

I have been marketing the attached 6.47 acres for the owners, Frank Abe and Dick Otani for several years. The property is currently zoned CSO, Shopping and Office Commercial.

A few months back we had an interested party in the referenced parcel for a Commercial Development. I contacted the City and they told me the zoning would be changed to Multi-family so the Developer would not be able to do a Commercial Development unless they had it all approved before the new zoning change. I was not aware of the zone change nor were the owners until that phone call.

A change of zoning of this property will be a down zone of the property and reduce the economic value to the current owners. I have attached some properties that are on the market for Commercial and some for Multi-family. As you can see there is a significant difference in value; Commercial asking prices average \$287,017 per acre and Multi-family average \$109,341 per acre, there is a \$177,676 per acre difference. On 6.47 acres that is \$1,149,564. Loss of value.

It is our understanding this change will be discussed on October 10, 2016 at the City Council meeting. The owners of the property have asked that I share with you their protest of the zone change and their wish to continue with the SCO Commercial Office Zone.

Thank you and please call with any questions.

Sincerely,


Michael R. Porte, SIOR
Senior Vice President
BRE 01075873

mporte@pearsonrealty.com Direct (559)302-1911

Property Owner


Frank Abe

AVAILABLE FOR SALE

6.47± acres Development Land



PROPERTY SUMMARY

Price: \$1,691,000 (\$6.00/sf)

Land Size: 6.47± acres

Zoned: CSO (shopping and office commercial)

APN: 100-120-019

Utilities:

Sewer - 21" line in west side of Lovers Lane

Water - 8" line Tulare Street and Lovers Lane

Gas and Electric - Adjacent to property

For Additional Information:

Please Contact:

Michael Porte, SIOR

Senior Vice President

559.302.1911 - mporte@pearsonrealty.com

BRE# 01075873

PROPERTY HIGHLIGHTS

- Planned shopping and office commercial
- Close to Highway 198 for good regional coverage
- Large rectangular lot
- Conducive to development
- Commercially underserved neighborhood
- City of Visalia population of 135,000± people
- Visalia's Regional Trade Area of 450,000± people

NWC of Tulare and Lovers Lane - Visalia, California

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N. Palin Ave Suite 101 Fresno CA 93711, T 559.432.6200

VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

www.ngpearson.com

Independently Owned and Operated

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

AVAILABLE FOR SALE

6.47± ac., NWC Tulare Ave. and Lovers Ln. - Visalia, CA



Demographics 1 mile 2 mile 5 mile

Population	1 mile	2 mile	5 mile
2015 estimate	12,628	33,774	138,387
2020 projection	13,631	35,622	144,604

Average Household Income	1 mile	2 mile	5 mile
2015 estimate	4,172	11,229	44,019

Source: Nielson Reports

Traffic Counts

Lovers Lane, Average Daily Traffic, ADT:

North of Tulare Avenue 15,900 cars

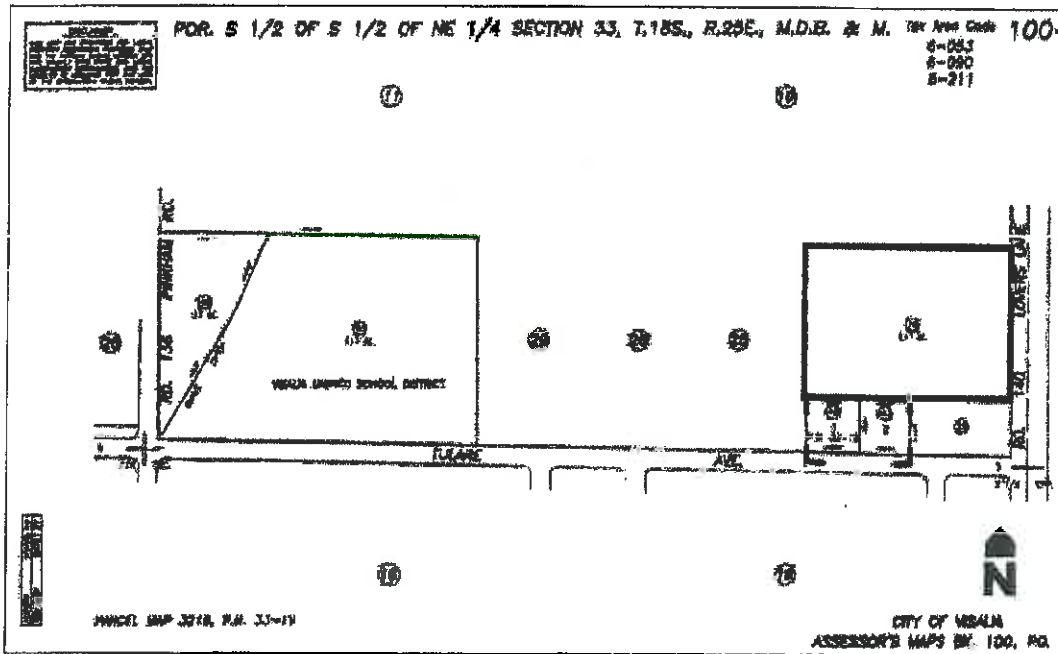
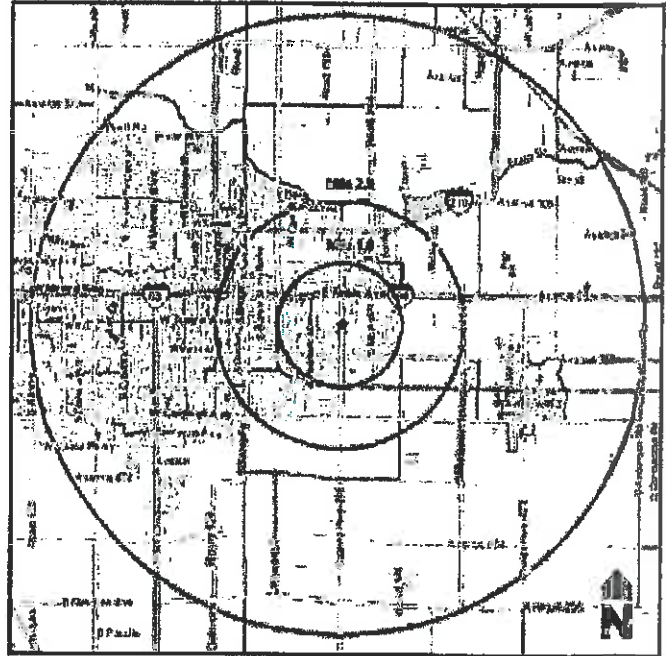
South of Tulare Avenue 16,600 cars

Highway 198, Annual Average Daily Traffic, AADT

East of Lovers Lane 31,000 cars

West of Lovers Lane 41,000 cars

Source: City of Visalia



For Additional Information
Please Contact:

Michael Porte, SIOR
Senior Vice President
559.302.1911 - mporte@pearsonrealty.com
BRE# 01075873

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
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Properties for Sale

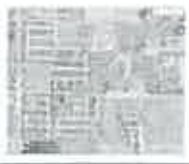

Address	SE Corner of Demaree Street and Visalia Parkway Visalia, CA 93277	Hwy 63 - N. Dinuba Blvd. Visalia, CA 93292	NWC Tulare St. and Lovers Ln. Visalia, CA 93292
Property Type	Land	Land	Land
Property Subtype	Commercial/Other (land)	Retail (land)	Retail (land)
Zoning			
Building Size			
Year Built			
No. Stories			
Lot Size	5 AC	6.86 AC	6.47 AC
APN / Parcel ID			100-120-19
Asking Price	\$1,100,000	\$2,225,000	\$1,691,000
Price Per	\$220,000 /AC	\$379,692.82 /AC	\$261,360.13 /AC
Cap Rate			
Property Description	5 Acres (approx.) Well situated property 5 Acres retail development. Pads for sale or lease call for	Now Available Retail Commercial Land, south of Riverway Sports Park and across from Orchard's	6.47 acres zoned for shopping center with mixed retail and office use fronting on busy four lane Lovers
Location Description	SE Corner of Demaree Street and Visalia Parkway	S/WC of N. Dinuba Blvd. and Shannon Ranch Parkway.	NWC Lovers Lane and Tulare in Visalia, CA.
Notes			

Prepared for
10/6/2016

Presented by Michael Porte
Newmark Grubb Pearson Commercial
(559) 302-1911
mporte@pearsonrealty.com
License: 01075873



Properties for Sale

		
Address	2920 E Bardsley Ave Tulare, CA 93274	Prosperity & A street Tulare, CA 93274
Property Type	Land	Land
Property Subtype	Multifamily (land)	Multifamily (land)
Zoning	R-3	
Building Size		
Year Built		
No. Stories		
Lot Size	423,404 SF	5.11 AC
APN / Parcel ID		
Asking Price	\$795,000	\$699,000
Price Per	\$1.88 /SF	\$136,790.60 /AC
Cap Rate		
Property Description	±9.72 Acre (423,404 SF) vacant land for a proposed mixed use. Conceptual multi-family on	66 unit apartment complex consisting of Five Single story duplex buildings and Seven 2 story duplex buildings and
Location Description	Property is well located off the northwest corner of E Bardsley Avenue and Morrison Street	North East City of Tulare between A Street and E Street, City softball park north of project, along with schools
Notes		

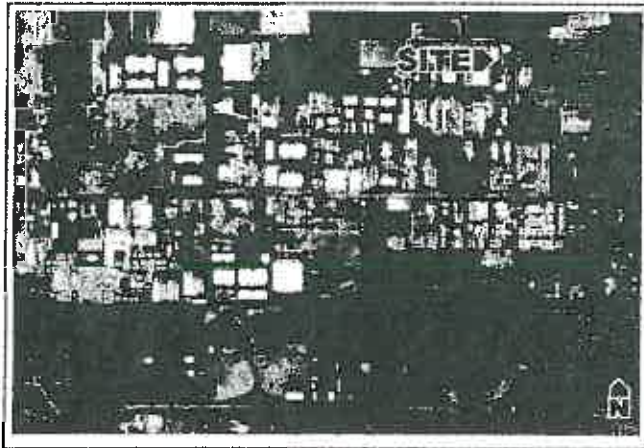


Matty Matejcek - (559) 302-1904

Land For Sale

NEC Shirk Rd. and Ferguson Avenue

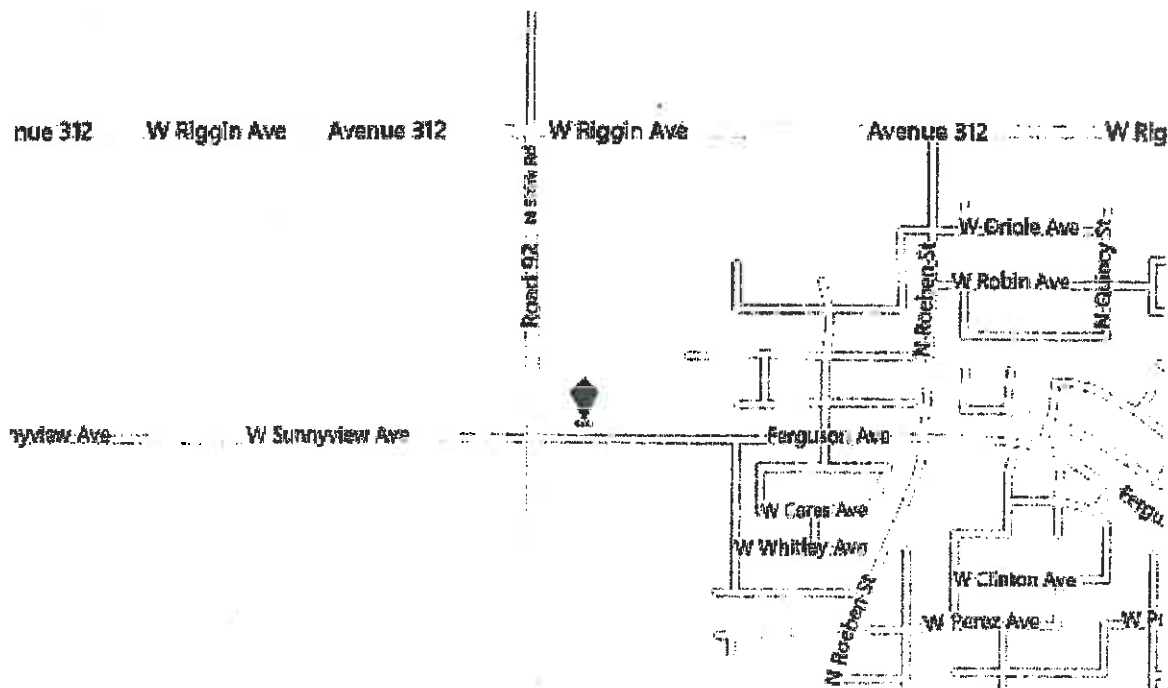
Shirk and Ferguson, Visalia, CA 93291



Price:	\$650,000
Lot Size:	4.65 AC
Total Lot Size:	4.65 AC
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Additional Sub-types:	Multifamily (land)
Listing ID	17328297
Last Updated	1 day ago

[Find Out More...](#)

Map of Shirk and Ferguson, Visalia, CA 93291





Hopper Company

Real Property Valuation

2918 W. Main St. • Visalia, CA 93291
Phone: (559) 733-1230 • Fax: (559) 733-1248
www.hopperco.com

Vacant Land Sale

Record No.: 2378
Use Code: 110
Property Type: Multifamily Residential Land

SALE PROPERTY

SWC Houston Ave. & Woodland Dr.
Visalia, CA

County: Tulare
APN: 089-030-031,032,033
Sec-Twsp-Range: 25 - 18 S - 24 E
Lat./Longitude: 36.339528 / -119.318740
Rights: Fee Simple

PARTIES

Seller:
RTH Visalia, LLC
P.O. Box 1536
Brentwood, CA 94513

Buyer:
CCE Visalia, LLC
c/o Paloma Development Co., Inc.
222 N. Garden St., Suite 200
Visalia, CA 93291

LAND DESCRIPTION

Land Area: 12.96 Acres
Parcel Shape: Irregular
Topography: Level
Street Frontage: 351' Houston Ave.
Street Type: Paved
No. of Units: 168 Apartment Units
Density: 3,360.00 S.F. / Unit
Zoning: R-M-2 (Multifamily residential)
Improvements: None

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: None
Flood Zone: Zone 'AE' (special flood hazard)
Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 2/3/2015
Sale Price: \$1,100,000
Price Adjustments: \$0
Adjusted Sale Price: \$1,100,000
Adj. Price/Acre : \$84,876.54
Adj. Price/Unit: \$6,548
Down Payment: \$1,100,000
Financing: \$0
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service: \$0

RECORDING & CONFIRMATION

Listing Price:
Time on Market:

Recording Date: 2/27/2015
Document No.: 9623

Date Verified: 3/4/2015
Confirmed By: H. May
Relationship: Buyer

Three adjoining vacant land parcels that are part of the Country Club Estates master planned residential development, in northwest Visalia. This property is at the east end of the project area and is just west of a Visalia Unified School District bus yard facility. The land is zoned R-M-2 for medium density multifamily residential uses (one unit per 3,000 s.f. of land) by the City of Visalia. No curb, gutter, or sidewalk off-sites are in place, but Woodland Drive has been partially extended along the property's eastern boundary. The site includes 14.11 acres of gross land area, but easements for widening perimeter road reduce the usable land area to 12.96 acres. All public utilities are readily available to the property. The buyers are local developers who are planning to build an upscale 168-unit apartment complex that will offer 1-car garages, a clubhouse, a swimming pool and spa, a gated entry, and solar panels. While in escrow they got all entitlements for the project, including a conditional use permit.



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Vacant Land Sale

Record No.: 2518
Use Code: 110
Property Type: Multifamily Residential Land

SALE PROPERTY

W/S Hillman St., N. of Corvina Ave.
Tulare, CA

County: Tulare
APN: 166-230-006
Sec-Twsp-Range: 35 - 19S - 24E
Lat./Longitude: 36.235844 / -119.332449
Rights: Fee Simple

PARTIES

Seller:
Hidden Oak Development Company, Inc. (20%) and
Blackstone Ranch, LLC (80%)
2803 W. Border Links Dr.
Visalia, CA 93291

Buyer:
Hillman Tulare Investors, LLC
759 W. Alluvial Ave., Suite 102
Fresno, CA 93711

LAND DESCRIPTION

Land Area: 10.51 Acres
Parcel Shape: Rectangular
Topography: Rough Level
Street Frontage: Hillman St.
Street Type: Paved
No. of Units: 1 Site
Density: 10.51 Ac. / Site
Zoning: RM3 (Multifamily residential)
Improvements: None

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: Curb, Gutter
Flood Zone: Zone 'X' (no special flood hazard)

Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 1/25/2016
Sale Price: \$900,000
Price Adjustments: \$0
Adjusted Sale Price: \$900,000
Adj. Price/Acre : \$85,632.73
Adj. Price/Unit: \$900,000
Down Payment:
Financing:
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service:

RECORDING & CONFIRMATION

Listing Price:
Time on Market:

Recording Date: 1/29/2016
Document No.: 5601

Date Verified: 6/16/2016
Confirmed By: C. Smith
Relationship: Broker

Vacant multifamily residential land located in north Tulare. The property is along the busy Hillman St. corridor, which is a main entrance into the city, and it is across from the Del Lago master planned residential community. It is also just north of the Blackstone Ranch office park. The land is zoned RM3 (one unit per 2,000 s.f.) for multifamily uses by the City of Tulare. Hillman Street is fully paved out to its ultimate alignment and the property has curb and gutter along the frontage. The 10.51-acre parcel has access to all public utility services. The property sold to investors who plan to develop a new multifamily project.

Legal: Parcel 2 of PM 4953, in the City of Tulare, County of Tulare, California as per map recorded in Book 50, Page 58 of Parcel Maps, Tulare County Records.



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Vacant Land Sale

Record No.: 2516
Use Code: 110
Property Type: Multifamily Residential Land

SALE PROPERTY

SEC Seminole Ave. & Mooney Blvd.
Tulare, CA

County: Tulare
APN: 172-070-002
Sec-Twsp-Range: 6 - 20S - 25E
Lat./Longitude: 36.217483 / -119.311245
Rights: Fee Simple

PARTIES

Seller:
John & Vars Hovannisian (25%), Vernon & Carol Hovannisian (25%), Richard G. Hovannisian (25%), Cheryl H. Sarkisian (6.25%), Florence Parnagian (6.25%), Patricia Sarabian (6.25%), and Ralph M. Hovannisian
Buyer:
Seminole 32, LLC
18500 Von Karman Ave., Suite 600
Irvine, CA 92612

LAND DESCRIPTION

Land Area: 18.05 Acres
Parcel Shape: Rectangular
Topography: Rough Level
Street Frontage: Mooney Blvd. & Seminole Ave.
Street Type: Paved
No. of Units: 1 Site
Density: 18.05 Ac. / Site
Zoning: C-3 (Retail Comm) & RM2 (Multifamily)
Improvements: None

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: None
Flood Zone: Zone 'X' (no special flood hazard)
Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 2/17/2016
Sale Price: \$1,083,000
Price Adjustments: \$0
Adjusted Sale Price: \$1,083,000
Adj. Price/Acre : \$60,000.00
Adj. Price/Unit: \$1,083,000
Down Payment: \$1,083,000
Financing: \$0
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service: \$0

RECORDING & CONFIRMATION

Listing Price: \$1,083,000
Time on Market: 556 Days
Recording Date: 2/22/2016
Document No.: 9474
Date Verified: 6/16/2016
Confirmed By: C. Smith
Relationship: Broker

Sale of raw land located at the southeast corner of Seminole Avenue and Mooney Boulevard, in Tulare. The 18.05 acre parcel has a split zoning of C-3 retail commercial on west side and RM2 (one unit per 3,000 s.f.) multifamily on the east side and is adjacent to a newer single family residential subdivision on the east. No curb, gutter, or sidewalk are installed along the street frontages and some additional road dedication may be needed for Seminole Avenue. All public utilities are available to the site. The property had been listed for sale since August 2014. The property was purchased in February 2016 for the full asking price \$1,083,000 or \$60,000 per acre. The buyer plans to hold the commercial land for some time but develop the multifamily land immediately. It was an all cash transaction and the buyer has already started the site work on the property.

Legal: A portion of Lots 1 to 4, inclusive, of Averill's Subdivision, in the County of Tulare, California, as per map recorded in Book 3, Page 22 of Maps, Tulare County Records.



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Vacant Land Sale

Record No.: 2268
Use Code: 100
Property Type: Commercial Land

SALE PROPERTY

E/S Lovers Ln., S. of Noble Ave.
Visalia, CA

County: Tulare
APN: 101-030-025,026,027,028
Sec-Twsp-Range: 34 - 18 S - 25 E
Lat./Longitude: 36.325050 / -119.259395
Rights: Fee Simple

PARTIES

Seller:
Westamerica Bank, as successor in interest to County Bank

Buyer:
Tulare Corner Minimart LLC
P.O. Box 2817
Indio, CA 92202

LAND DESCRIPTION

Land Area: 530,111.00 Sq. Ft.
Parcel Shape: Irregular
Topography: Level
Street Frontage: 674' Lovers Ln.,
Street Type: Paved
No. of Units: 4 Lots
Density: 530,111.00 S.F. / Site
Zoning: C-SO (Shopping/office commercial)
Improvements: None

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: Partial Curb, Gutter
Flood Zone: Zone 'X' (no special flood hazard)

Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 7/15/2014
Sale Price: \$1,800,000
Price Adjustments: \$0
Adjusted Sale Price: \$1,800,000
Adj. Price/S.F. : \$3.40
Adj. Price/Unit: \$450,000
Down Payment: \$1,800,000
Financing: \$0
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service: \$0

RECORDING & CONFIRMATION

Listing Price: \$2,100,000
Time on Market: 593 Days

Recording Date: 7/17/2014
Document No.: 35949

Date Verified: 8/6/2014
Confirmed By: M. Griffiths
Relationship: Broker

This data item represents the sale of 530,111 square feet of land at the southeast quadrant of Noble Avenue and Lovers Lane in Visalia. The property is oriented at the interchange of Lovers Lane and State Route 198. The property does not include the hard corner, but has frontage along both streets. Curb and gutter off-sites are in place along Lovers Ln. but no off-sites in place along Noble Ave. In 2007 the property was purchased by a developer who sought approvals for the construction of a hotel on the property along with about 100,000 square feet of retail space. The property was subdivided into four adjacent land parcel to better accommodate these plans. The property was taken back in foreclosure by Westamerica Bank and they listed the property for sale with a local broker in October 2011. The price was first set at \$2,997,350 but was later reduced to \$2,100,000 in December 2012. In September 2013 an offer was made to purchase the property pending approvals for development. The buyer is another developer who got approval for a 120-room hotel, some 46,600 square feet of strip retail space, a 15,000 square foot drug store, a fast food restaurant with a drive-thru, and a convenience store with gasoline. The sale closed in July 2014 after a lengthy escrow because approvals were delayed due to concerns about the intersection and its ability to accommodate additional traffic. A price of \$1,800,000 was paid.



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Vacant Land Sale

Record No.: 2359
Use Code: 100
Property Type: Commercial Land

SALE PROPERTY

NEC Noble Ave. & Ben Maddox Way
Visalia, CA

County: Tulare
APN: 100-030-022
Sec-Twsp-Range: 33 - 18 S - 25 E
Lat./Longitude: 36.325971 / -119.276971
Rights: Fee Simple

PARTIES

Seller:
Freddie J. & Krista Galante, Tr. and Anthony H. & Dana L.B. Galante, Tr.

Buyer:
VZSA Pizza Three, Inc.
c/o: Tahir Salim
8895 Towne Centre Dr., Suite 105-480
San Diego, CA 92122

LAND DESCRIPTION

Land Area: 44,464.00 Sq. Ft.
Parcel Shape: Irregular
Topography: Level
Street Frontage: 635' Noble Ave.
Street Type: Paved
No. of Units: 1 Site
Density: 44,464.00 S.F. / Site
Zoning: C-SO (Shopping/office commercial)
Improvements: None

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: Curb, Gutter
Flood Zone: Zone 'X' (no special flood hazard)

Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 11/19/2014
Sale Price: \$440,000
Price Adjustments: \$0
Adjusted Sale Price: \$440,000
Adj. Price/S.F. : \$9.90
Adj. Price/Unit: \$440,000
Down Payment: \$276,600
Financing: \$146,000 \$163,400
Source: Seller Institutional
Interest Rate: 6.00%
Amortization Term: 1 yr.
Balloon Term:
Debt Service: \$8,760

RECORDING & CONFIRMATION

Listing Price: \$475,000
Time on Market: 53 Months

Recording Date: 11/26/2014
Document No.: 64021

Date Verified: 1/8/2015
Confirmed By: L. Walheim
Relationship: Broker

Vacant land parcel in southeast Visalia. The property is an island situated between the below-grade State Route 198 highway and the Noble Ave. frontage road. It is highly irregular and narrow in shape, which creates design challenges for a site plan layout. The property is north across the street from the Mary's Vineyard shopping center, a large neighborhood retail development that includes supermarket and drug store anchor tenants, numerous inline shops, and several outparcel fast food restaurants. The City of Visalia recently widened Noble Ave. and curb and gutter off-sites are installed along both this and the Ben Maddox Way. Public utilities are available, but they are on the south side of Noble Ave. and will need to be extended across the site. There is also the need to install sidewalk and landscaping along the extensive street frontage. Altogether, the expected cost of utility extensions and off-site improvements is around \$200,000. The zoning is C-SO for commercial shopping and office uses. The buyer is a developer and businessman who operates several restaurants. He is planning to construct a new 1,200 s.f. Wienerschnitzel fast food restaurant. The buyer got acquisition financing of \$163,400 from Seacoast Commercial Bank and the sellers agreed to carry a second loan for \$146,000 at 6.00% interest only for one year.



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Vacant Land Sale

Record No.: 2357
Use Code: 100
Property Type: Commercial Land

SALE PROPERTY

NWC Plaza Dr. & Crowley Ave.
Visalia, CA

County: Tulare
APN: 081-160-002,003
Sec-Twsp-Range: 29 - 18 S - 24 E
Lat./Longitude: 36.331211 / -119.392568
Rights: Fee Simple

PARTIES

Seller:
M&B Bruno Family, L.P.
6906 Corte Del Sol
Modesto, CA 95356

Buyer:
Ayan Hospitality, LLC
c/o: Ayan Feyzullah
7941 E. Brundage Ln.
Bakersfield, CA 93307

LAND DESCRIPTION

Land Area: 114,473.00 Sq. Ft.
Parcel Shape: Irregular
Topography: Level
Street Frontage: 505' Crowley Ave.
Street Type: Paved
No. of Units: 1 Site
Density: 114,473.00 S.F. / Site
Zoning: BRP (Business research park)
Improvements: Common area landscaping, lighting, and

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: Curb, Gutter, Sidewalk
Flood Zone: Zone 'AE' (special flood hazard)

Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 2/5/2015
Sale Price: \$900,000
Price Adjustments: \$0
Adjusted Sale Price: \$900,000
Adj. Price/S.F. : \$7.86
Adj. Price/Unit: \$900,000
Down Payment: \$900,000
Financing: \$0
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service: \$0

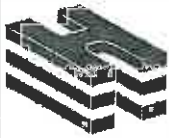
RECORDING & CONFIRMATION

Listing Price:
Time on Market:

Recording Date: 6/10/2015
Document No.: 32341

Date Verified: 7/16/2015
Confirmed By: D. Burr, Purchase agmt.
Relationship: Broker

Two adjoining finished land parcels in the Plaza Business Park development, in Visalia. This is a master planned development that is approved for a mix of commercial retail, office, and lodging space. These two parcels occupy a prominent corner at the signalized intersection of Plaza Dr. and Crowley Ave. and there are drive approaches leading onto the property from both streets. All off-site improvements and common area roads, landscaping, drainage, lighting, and signage improvements are installed. Public utility services have also been stubbed to the site for easy connection. The City of Visalia has zoned the property BRP for business research park uses and they have also approved a master plan and a conditional use permit for the project. These included allowing a hotel of up to 50,000 square feet and 100± rooms on another parcel, and a requirement of this purchase was that the City first agree to modify the CUP to allow the planned hotel use to be transferred to this site. The buyers originally agreed to pay \$1,100,000 for the two parcels in hopes that they could build both the hotel and a restaurant. When it became apparent that the site was not large enough for both uses, the buyers negotiated a lower price of \$900,000 for the same land area to be used only for the hotel.



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Vacant Land Sale

Record No.: 2489
Use Code: 100
Property Type: Commercial Land

SALE PROPERTY

NWC Ben Maddox Way & Douglas Ave.
Visalia, CA

County: Tulare
APN: 094-150-022,023,027
Sec-Twsp-Range: 29 - 18 S - 25 E
Lat./Longitude: 36.338539 / -119.279431
Rights: Fee Simple

PARTIES

Seller:
Laurie Gorsky, Tr.
5809 W. Vine Ave.
Visalia, CA 93291

Buyer:
Love in an Elevator, LLC
c/o Gary Geiger
P.O. Box 7180
Visalia, CA 93290

LAND DESCRIPTION

Land Area: 54,541.00 Sq. Ft.
Parcel Shape: Rectangular
Topography: Level
Street Frontage: 187' Ben Maddox Way
Street Type: Paved
No. of Units: 1 Site
Density: 54,541.00 S.F. / Site
Zoning: C-SO (Shopping/office commercial)
Improvements: Car wash and old metal shops

SERVICES

Public Utilities: Water, Sewer, Gas, Electricity
Off-Site Improvements: Curb, Gutter, Sidewalk
Flood Zone: Zone 'X' (no special flood hazard)
Soil Quality:
Irrigation District:
Water Source:
Irrigation Method:

SALE PRICE & TERMS

Deed Date: 9/28/2015
Sale Price: \$360,000
Price Adjustments: \$0
Adjusted Sale Price: \$360,000
Adj. Price/S.F. : \$6.60
Adj. Price/Unit: \$360,000
Down Payment: \$360,000
Financing: \$0
Source: 100% Cash
Interest Rate:
Amortization Term:
Balloon Term:
Debt Service: \$0

RECORDING & CONFIRMATION

Listing Price: \$370,000
Time on Market: 220 Days
Recording Date: 1/12/2016
Document No.: 1786
Date Verified: 3/28/2016
Confirmed By: M. Matejcek
Relationship: Broker

Commercial site located along the Ben Maddox Way corridor, in northeast Visalia. The property consists of three adjoining parcels that together form a rectangular site. The parcels were improved with an older coin-op car wash, an old metal shop building, and a small retail store along with asphalt paving and chain link fencing. All of the improvements were highly depreciated and they were not given any contributory value in either the listing or sale. The property is finished with curb, gutter, and sidewalk along its Douglas Ave. frontage and curb, gutter, and partial sidewalk on the Ben Maddox Way exposure. All public utilities are also available. The property is zoned C-SO for commercial shopping/office type uses by the City of Visalia. The City's recently updated general plan designates the property CMU commercial mixed-use, which is expected to allow commercial, service, office, and residential uses. The property was purchased by the local Burger King franchisee who plans to clear the site and redevelop it with a new fast food restaurant. The retail store was rented for \$1,000 per month and the car wash was generating about \$300 per month, which the new owner will use to offset carrying costs while pursuing approvals for the new project.

Ref. Item No. 2

Zone Map Book Reference Page: No. 26

Requestor: Darren Simmons, Property Owner/Business Owner

Location: 1807, 1905 and 1915 East Houston Avenue (APNs: 098-180-010, 098-180-026 and 098-180-046)

Reference Letter: N/A (received Public Comment from October 10, 2016 meeting)

Description: Darren Simmons, property and business owner for property located at 1807, 1905 and 1915 East Houston Avenue requests that the 1807 E. Houston Ave. site retain a commercial designation. The request to retain the commercial designation is due to the site being developed with a self-storage facility and smog parts retail distribution business. The Planning Commission approved the self-storage facility at their June 27, 2016. Mr. Simmons contends the site should retain the commercial designation based on the existing commercial development. Rezoning the 1807 E. Houston Ave. site to a multi-family designation results in creating a non-conforming use, which was never analyzed or discussed when the CUP and Variance entitlements were approved.

The 1915 East Houston Avenue site is developed with a residential structure while the 1905 E. Houston Avenue site is vacant. Mr. Simmons acknowledge these sites were designated for single-family and multi-family development under the 1991 General Plan and Zoning Ordinance.



Analysis and Recommended Action: Staff concurs with the request to re-designate the land use designation for 1807 E. Houston Ave. from Medium Density Residential to Commercial Mixed Use, with the appropriate C-MU (Commercial Mixed Use) zoning designation.

The recent approval of a CUP and Variance entitlement, and recent improvements done to the site warrant the re-designation of the site retaining consistency based on these approvals. The existing General Plan land use designation to establish multi-family on the 1807 E. Houston Ave. would be impractical given the property owners investment on the recent development of the site with a self-storage facility.

Additionally, the 1807 E. Houston Ave. site is not listed on properties allocated to the City's Regional Housing Needs Assessment (RHNA) as identified in the Housing Element. The 1905 and 1915 E. Houston Ave sites are listed on the City's RHNA land inventory list.

Conclusion: Staff recommends a General Plan Amendment be supported changing the land use designation from Medium Density Residential to Commercial Mixed Use. The subsequent zoning designation consistent with the Commercial Mixed Use land use designation is Commercial Mixed Use (C-MU).

Ref. Item No. 3

Zone Map Book Reference Page: No. 25

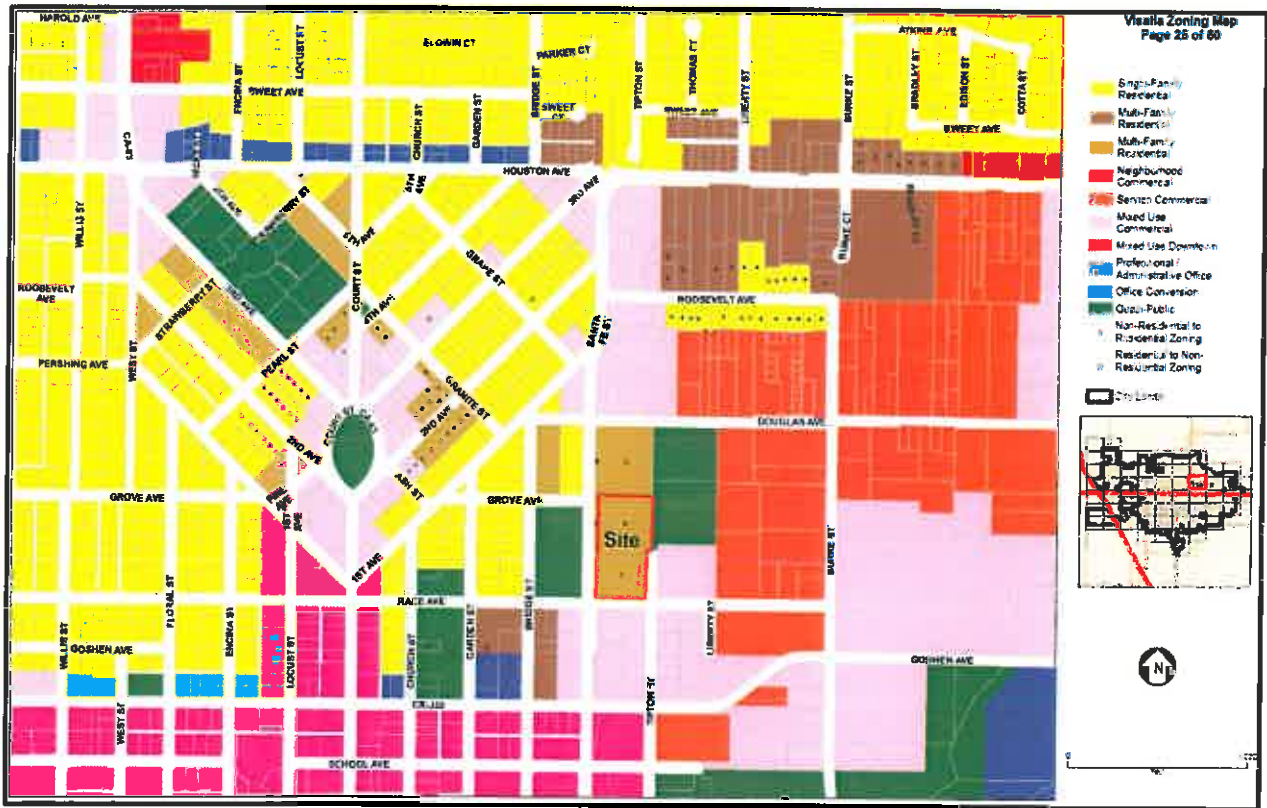
Requestor: Greg Whitney, Property Owner

Location: 500 East Race Avenue & APN 094-110-013

Reference Letter: Yes, dated October 7, 2016

Description: Greg Whitney, property owner, requests that both the 500 E. Race Ave. and APN 094-110-013 properties retain a commercial zoning designation. The letter provided by Mr. Whitney states his desire to retain a commercial designation for both properties given that property to the east and south are identified as Commercial Mixed Use and both sites proximity to Santa Fe Street, a major north/south corridor.

The 500 E. Race Ave. site is developed with a large warehouse building that is used by the Visalia Rescue Mission (VMR) as their donation drop-off and sorting area's for their thrift stores. The parcel north of the VMR site is vacant. Both sites are listed on the City's Regional Housing Needs Assessment (RHNA) inventory list. The combined 3.4-acre area is anticipated to yield 78 units.



Analysis and Recommended Action: Staff does not concur with the request. The site, per the adoption of the Visalia General Plan, was re-designated to Medium Density Residential to facilitate increasing multi-family development opportunities in the Tier 1 growth area. The consideration to re-designate the site to multi-family would be better suited based on adopted General Plan Land Use Policies that encourage the inclusion of different forms of housing adjacent to the downtown area. Additionally, General Plan policies support infill development opportunities for residential development on underutilized sites where urban services are available. Additionally, both parcels totaling 3.4 acres are listed on the City's Regional Housing Needs Assessment Land Inventory list. The RHNA numbers assigned to these two parcels are identified at 78 units.

Conclusion: Staff recommends the Medium Density Residential land use designation be retained for both parcels. The existing Medium Density Residential land use designation will help facilitate the transition of this area by providing a mix of potential housing types within close proximity of the downtown and east downtown areas. Although Mr. Whitney has made valid claims regarding his property's proximity to a major north/south collector roadway and adjacency commercial land use designations, staff finds that a Commercial Mixed Use land use designation would not be a compatible use for the site and recommends the medium density land use designation be retained.

October 7, 2016

City of Visalia Planning Division,
Visalia City Planning Commission,
Visalia City Council,

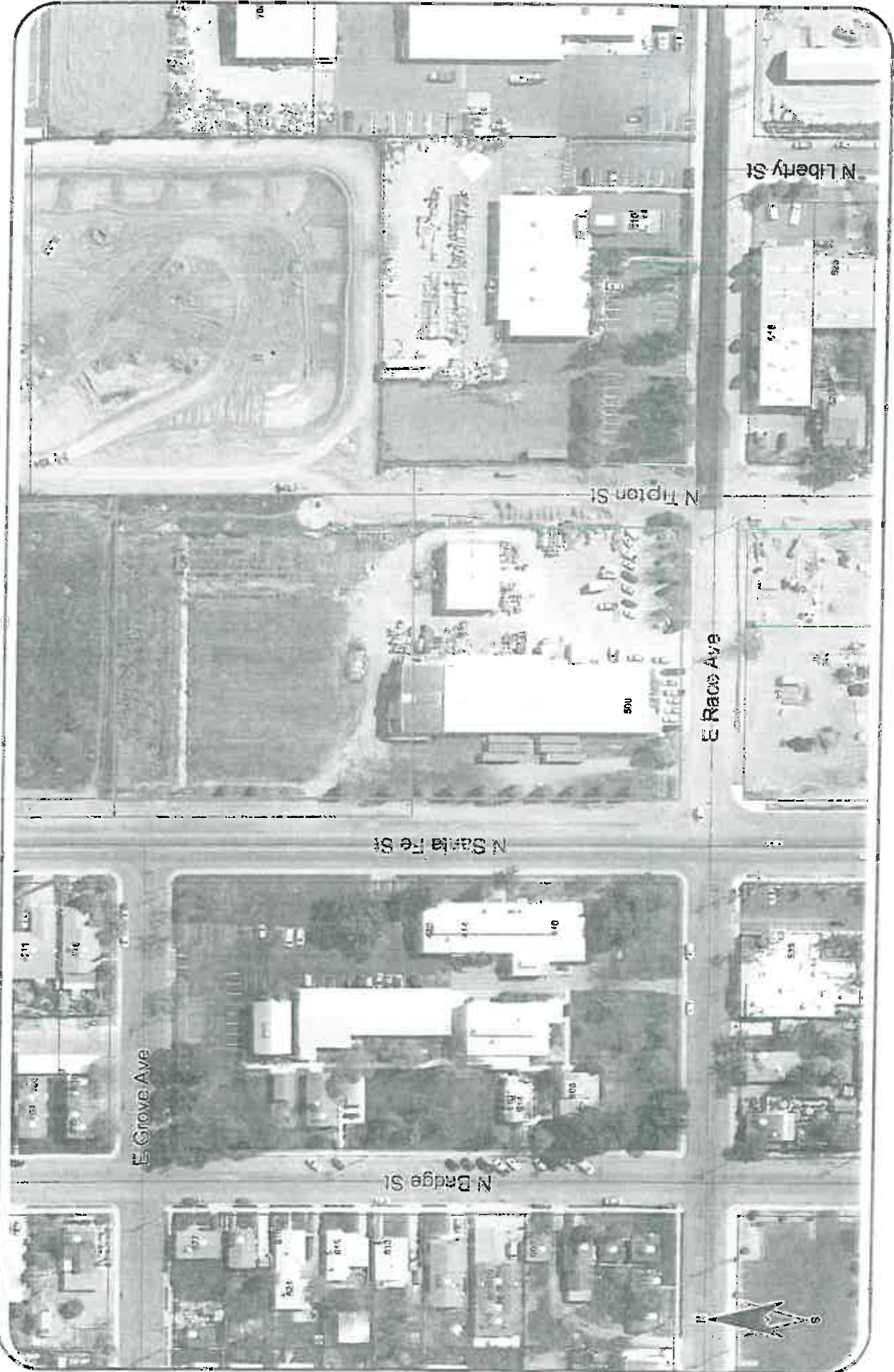
Dear Sirs or Madams,

My name is Greg Whitney and I am the property owner at 500 E Race Ave, at the corner of Race and Santa Fe St.

I received the notice of public hearing regarding update and changes to the Zoning Map for General Plan Consistency and saw that the zoning for the property I own was being changed from Service Commercial to High Density Residential. The property immediately to the north and south of me, facing on Santa Fe is zoned Commercial Mixed Use, which seems appropriate for the future development of Santa Fe as a major North/South Artery from Riggin to Caldwell.

My request is that my property, which also fronts on Santa Fe, be given the same Commercial Mixed Use Zoning as the other property around me, making it consistent with the adjacent parcels.

Thank you,
Greg Whitney
1619 W College Ave, Visalia, Ca 93277
(559)804-8447



Ref. Item No. 4

Zone Map Book Reference Page: N/A

Zoning Request: Neighborhood Commercial Zoning

Requestor: Pamela Lopez and Katherine Singh on behalf of the Stonebridge Neighborhood Steering Committee

Location: Citywide

Reference Letter: Yes, letter received on October 10, 2016

Description: Pamela Lopez and Katherine Singh on behalf of the Stonebridge Neighborhood Steering Committee submitted a letter requesting Zoning Ordinance Purpose and Intent for the Neighborhood Commercial zone be revised to reflect the General Plan land use language used to describe the purpose and intent of Neighborhood Commercial. In addition, Mrs. Singh asked that uses listed in the Zone Matrix for the Neighborhood Commercial zone be reviewed for compatibility with the intent and purpose of the Neighborhood Commercial zone.

Analysis and Recommended Action: Staff concurs with the request to revise the Purpose and Intent language contained in Chapter 17.18.010.B.1. The revision to Chapter 17.18.010.B.1 are as follows:

Existing:

1. Planned Neighborhood Commercial Zone (C-N). The purpose and intent of the planned neighborhood commercial zone district is to provide sites within residential areas that are of sufficient size to support a grocery store and drug store as major anchors, with supporting retail/commercial uses and services for residents of adjacent neighborhoods. New centers, generally up to ten acres, are to be designed with an emphasis on access and circulation to the neighborhoods and emphasis on compatibility with the surrounding neighborhood regarding noise, lighting, scale and building mass, privacy, signage and parking.

Proposed:

1. **Planned** Neighborhood Commercial Zone (C-N). The purpose and intent of the **planned** neighborhood commercial zone district is to provide 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. Shopping centers in Neighborhood Commercial areas shall be anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat, no individual tenant shall be larger than 40,000 square feet in size, include smaller in-line stores of less than 10,000 square feet, be developed on sites between 5 to 12 acres or as shown on the Land Use Diagram, integrated with surrounding neighborhood uses in terms of design, with negative impacts related to noise, lighting, scale and building mass, privacy, signage and parking be minimized, and located no closer than one mile from other General Plan designated Neighborhood Commercial locations, or from existing grocery stores. If residential uses are included, density should be 10 to 15 dwelling units per gross acre. Neighborhood Commercial development shall ensure that neighborhood commercial uses are economically viable and integrated into neighborhoods, with multimodal access and context-sensitive design. This may be done by requiring design measures that create a walkable environment and require local street and pedestrian connections with an emphasis on compatibility with the surrounding neighborhood. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.**

The Stonebridge Neighborhood Steering Committee also provided a list of uses listed in the C-N zone that they would like the Planning Commission to consider removing from the C-N zone. The uses (see attached letter dated October 27, 2016) are as follows:

Line No.	Use	Allowance
Line A15	Auto Oil, Lube, Smog Test Shops	Conditionally Permitted
Line A20/21	Car Washes (Self-serve & Automated)	Conditionally Permitted
Line A26	Tire Sales & Service	Conditionally Permitted
Line E1/E2	Bars and Taverns (within / not within 300 feet of any residential/public use)	Conditionally Permitted
Line F8/F9	Above Ground Fuel Tanks	Conditionally Permitted (<100 ft.) Permitted (>100 ft.)
Line E3	Micro-breweries/wineries	Conditionally Permitted
Line R15	Pools Halls/Billiard Parlors	Conditionally Permitted
Line R19	Rifle & Pistol Range (Indoor)	Conditionally Permitted
Line R61	Second Hand Furniture & Furnishings Store up to 10,000 sq. ft.	Permitted

Staff's analysis of the list found that a majority of the uses should be retained in the Neighborhood Commercial zone because the uses listed require a Conditional Use Permit (CUP), and through the CUP process, potential impacts can be analyzed, conditioned, mitigated and if determined to be incompatible, may be denied.

Issues involved with the evaluation of CUP requests include consistency with the General Plan, compatibility with surrounding land uses, conditions to ensure compatibility, project design, availability of adequate access, public services, and potential environmental impacts and mitigation measures. Through the CUP process, which requires public notification to property owners within 300 feet of the project site and a public hearing, public can participate in the process to ensure that projects are analyzed and conditioned appropriately so that they are compatible and complementary to their surrounding environment. Through this process, people who may object to the potential use are

afforded the opportunity to participate and have their comments and concerns included in the decision making process. The uses identified in the table above, excluding Second Hand Furniture & Furnishings Store, are all subject to the CUP process.

Staff's recommendation to retain the uses listed in the table above provides opportunities to reduce and minimize the number and length of automobile trips to the City's street system by incorporating uses that, when designed and incorporated into neighborhood shopping centers appropriately, can adequately serve and become complementary to adjacent residential areas.

Staff does support the request to remove Bars and Taverns from the Neighborhood Commercial zone as recommended by the Stonebridge Neighborhood Steering Committee. Staff recommends the Planning Commission consider revising Line E1 and E2 and remove the "Conditionally Permitted" requirement from the Neighborhood Commercial zone. Staff's recommendation to remove this use is based on the conclusion that this use tends to have late night peak operating periods that do not appear to be compatible with adjacent residential uses whereas the other uses listed would tend to operate during the normal business hours of a shopping center.

Conclusion: Staff has revised the Purpose and Intent Zoning language for the Neighborhood Commercial zone as noted above. Staff also recommends the Planning Commission retain the uses as noted above but remove Bars and Taverns (Line E1 and E2) from the Neighborhood Commercial zone.



Stonebridge Neighborhood Steering Committee

November 7, 2016

City of Visalia Planning Department
315 Acequia Avenue
Visalia, California 93291
Attention: Planning Commissioners

RECEIVED

NOV 07 2016

COMM. DEVELOP.
CITY OF VISALIA

Re: November 14, 2016 Public Hearing Regarding Zoning Ordinance Update

Dear Chairman Peck and Planning Commissioners,

Our neighbors have been participating in the General Plan and Zoning Ordinance process for many years and recently requested that the language for Neighborhood Commercial centers in the new General Plan be accurately drafted into the new Zoning Ordinance. As you know, we also inquired about the Uses in the Zoning Matrix, and want to thank Mr. McDonnell and Mr. Bernal for the meeting with us to clarify them. Although changes have been made to the General Plan for Neighborhood Commercial (C-N) zones over the years, there has not been a comprehensive look at the uses in this zone for several decades. Our Committee reviewed the uses and respectfully recommends the following:

1. The following uses are service-related, and are seen in Service Commercial zones, or sometimes, in Commercial Mixed Use. We request they be removed from C-N.

- p.89 A15 Auto Oil Lube Smog Shops**
- p.90 A20/21 Car Washes, Self-serve and Automated (Belong in Commercial Service Zones)**
- p.90 A26 Tire Sales & Service**

Uses which provide automotive services are not appropriate in the C-N zone, as evidenced by the fact that even service stations (S38) are not allowed to offer them. We're not aware of any such uses currently existing in C-N zones.

2. Distances described for F8 & F9 should be 300ft.; F9 should be a "Conditional Use."

- p.97 F8/F9 Above Ground Fuel Tanks (<100ft CUP/>100ft Permitted)**
We understand the reasons that these are included for C-N, but 100ft from a neighborhood is too close. In fact, butane and propane tanks aren't allowed at all, and other less hazardous uses, such as Bars & Taverns, are distinguished by 300ft.

3. The uses below are not compatible within a neighborhood C-N zone: we request removal.

- p.94 E1/E2 Bars and Taverns (<300ft/>300ft)**
The predominantly late night operation of these uses, and noisy activity outside of the facilities, are disruptive to neighborhoods and do not serve them, as the General Plan specifies. We feel the services offered by Bars and Taverns are already provided for in this zone by the Uses where food and alcohol are served.

- p.94 E3 Micro-breweries/wineries**
Breweries and wineries, even micros, are manufacturing plants, which do not conform to the clear intent for Neighborhood Commercial centers as described in General Plan Policy LU-P-67. These businesses involve pressurized tanks, caustic chemicals, scalding hot water and heavy machinery; as well as considerable water use and wastewater disposal, burdening the City's infrastructure. This type of operation does not fit the intent and purpose of the C-N zone.
- p.113 R15 Pool Halls/Billiard Parlors**
This use doesn't fit a neighborhood retail center. Residents near a former pool hall in Visalia that was not in a C-N zone, reported the use draws patrons loitering late into the night after the business closed, fighting, loud noises in the parking lot, trash and litter, and minors drinking or doing other illegal activities. The police department reported more than a hundred disturbance calls during this time.
- p.113 R19 Rifle & Pistol Ranges (indoor)**
This use was not allowed for C-N zones in the previous Zoning Ordinance, and as far as we know, does not currently exist in any zone in Visalia. The only comparable businesses in our region are located in other cities, where they occupy a large footprint and sell firearms and ammunition to be economically viable. Indoor Rifle and Pistol ranges serve regional, not neighborhood uses. The in-line retail sites in the C-N zone are less than 10,000 sf., making them too small for such a use, especially since the installation is costly, due to structural requirements to ensure safety from projectiles, and air systems that exhaust lead from indoors, into the surrounding neighborhood area. Further, the idea of patrons toting firearms and ammunition in and out of a business in a neighborhood center does not seem appropriate. Our City provides for this use in seven other zones, so there is no need to place them in C-N.
- p.118 R61 Second Hand Furniture and furnishings Store up to 10,000 sq. ft.**
This is inconsistent with the Zoning Matrix, where uses with a less significant impact - Second Hand Stores & Thrift shops (R72 & R73) - are not permitted in the C-N zone.

Thank you for your time in reviewing the above information. We look forward to your discussion and decisions at the Public Hearing.

Cordially,



Pamela Lopez
 Stonebridge Neighborhood Steering Committee



Stonebridge Neighborhood Steering Committee

October 10, 2016

Planning Commission Hearing on Visalia's Subdivision & Zoning Ordinance Update

Dear Commissioners,

On behalf of our neighborhood community, I've twice come to address the Zoning Ordinance Update work sessions regarding Chapter 17.18.010, the Purposes and Intent section for the Neighborhood Commercial (C-N) zone district. Our previous General Plan Policy and our old Zoning Ordinance Purposes section for this zone were not aligned, and even contradictory, causing confusion for developers, staff and neighbors. Each time I spoke here, I also brought a letter with the new Land Use Policy LU-P-67, so that its language could be incorporated into the draft Zoning Ordinance.

However, tonight's draft Zoning Ordinance has no changes in the Purposes and Intent section from the old ordinance, even though there are significant changes in the Neighborhood Commercial zone Policy in the new General Plan. We offer the draft language below for the Zoning Ordinance, which closely aligns with the GP policy, and provides the specificity and clarity needed to avoid confusion.

Thank you very much.
Pamela Lopez

Proposed wording:

~~2. 1. Planned~~ Neighborhood Commercial Zone (~~P-C-N~~ C-N). The purpose and intent of the ~~planned~~ neighborhood commercial zone district is to provide ~~sites within residential areas that are of sufficient size to support a grocery store and drug store as major anchors, with supporting retail/commercial uses and services for residents of adjacent neighborhoods.~~ 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, and provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access and context-sensitive design. ~~New centers, generally up to ten acres, are to be designed with an emphasis on access and circulation to the neighborhoods and emphasis on compatibility with the surrounding neighborhood regarding noise, lighting, scale and building mass, privacy, signage and parking.~~ Neighborhood Commercial development shall be subject to design review and public input. There should be 10 to 15 dwelling units per gross acre where residential uses are included. Shopping centers shall be of a total size of 5 to 12 acres and located no closer than one mile from other General Plan-designated Neighborhood Commercial locations, or from existing grocery stores, anchored by a grocery store or similar business no larger than 40,000 square feet in size, and include smaller in-line stores of less than 10,000 square feet. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

10/10/16: Draft Zoning Ordinance 17.18.010 B.1.

~~21. Planned~~ Neighborhood Commercial Zone (P-C-NC C-N). The purpose and intent of the ~~planned~~ neighborhood commercial zone district is to provide sites within residential areas that are of sufficient size to support a grocery store and drug store as major anchors, with supporting retail/commercial uses and services for residents of adjacent neighborhoods. New centers, generally up to ten acres, are to be designed with an emphasis on access and circulation to the neighborhoods and emphasis on compatibility with the surrounding neighborhood regarding noise, lighting, scale and building mass, privacy, signage and parking.

Visalia General Plan, Land Use Element Adopted by City Council on 10/14/14

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.

LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

City of Visalia Municipal Code Title 17 - Zoning Ordinance

42. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;
53. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;
64. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;
75. Maintain commercial land uses ~~which~~ that are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;
86. Ensure compatibility with adjacent land uses.

B. The purposes of the individual commercial ~~land use~~ zones are as follows:

~~1. Planned Convenience Commercial Zone (P-C-G). The purpose and intent of the planned convenience commercial zone district is to provide for the continued use, expansion and new development of commercial areas with personal and convenience goods and services that are generally needed on a daily basis for immediate residential areas. These areas, generally of three acres or less, are to be master planned and designed of a scale, building mass and landscaping consistent with the surrounding residential buildings and integrated into the neighborhood for easy pedestrian and vehicle access. Site lighting, delivery areas, and signing are to be designed so as not to intrude into adjacent residential properties.~~

21. **Planned Neighborhood Commercial Zone (P-C-NGC-N).** The purpose and intent of the **planned neighborhood commercial zone district** is to provide sites within residential areas that are of sufficient size to support a grocery store and drug store as major anchors, with supporting retail/commercial uses and services for residents of adjacent neighborhoods. New centers, generally up to ten acres, are to be designed with an emphasis on access and circulation to the neighborhoods and emphasis on compatibility with the surrounding neighborhood regarding noise, lighting, scale and building mass, privacy, signage and parking.

~~3. Planned Shopping/Office Zone (P-C-SO). The purpose and intent of the planned shopping/office zone district is to provide areas for a wide range of neighborhood and community-level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.~~

~~4. Planned Community Commercial Zone (P-C-CM). The purpose and intent of the planned community commercial zone district is to provide for continued use, expansion and new development of community-scale shopping centers with a range of commercial goods/services and garden offices. Community centers are to be developed and implemented by a specific plan and are intended to exclude regional and CBD-scale uses and to integrate adjacent multi-family and public/institutional uses. General guidelines for development of community centers would be twenty (20) to thirty (30) acres of community-level retail and ancillary facilities and up to ten~~



Stonebridge Neighborhood Steering Committee

October 12, 2015 Kick-Off Meeting for Visalia's Subdivision & Zoning Ordinance update

We would like to encourage the City and Consultant to accurately represent the General Plan descriptions for the following Land Use Policies into the Zoning Ordinance. Previously there were variations in the text (as attached).

Thank you very much.

Visalia General Plan, Land Use Element Adopted by City Council on 10/14/14

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.

LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

2015



Stonebridge Neighborhood Steering Committee

February 8, 2016 2nd Meeting for Visalia's Subdivision & Zoning Ordinance update

We would like to encourage the City and Consultant to accurately represent the General Plan descriptions for the following Land Use Policies into the Zoning Ordinance. Previously there were variations in the text (as attached).

Thank you very much.

Visalia General Plan, Land Use Element Adopted by City Council on 10/14/14

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.

LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

Ref. Item No. 5

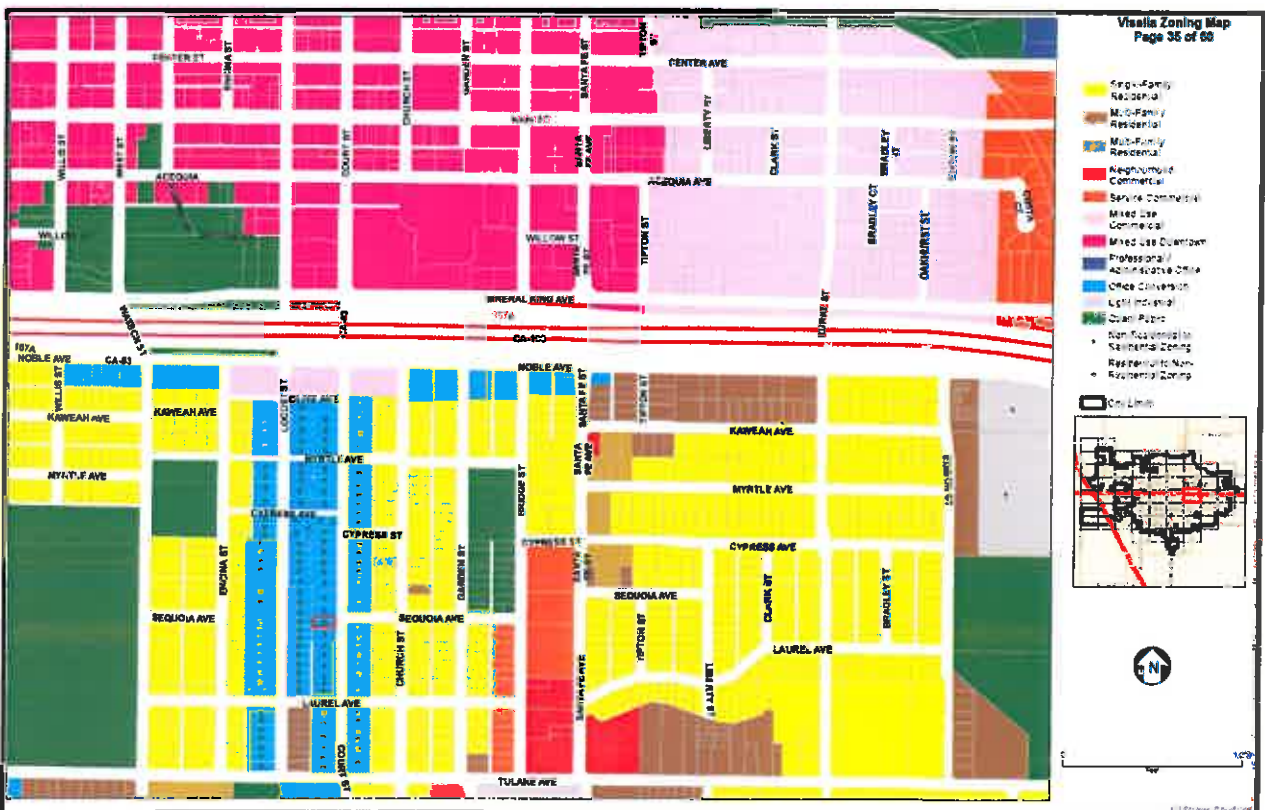
Zone Map Book Reference Page: No. 35

Requestor: Roger Boling, Property Owner

Location: 805 South Court Street

Reference Letter: N/A (received Public Comment from October 11, 2016 meeting)

Description: Roger Boling is requesting that the adopted Office Conversion land use designation and subsequent Office Conversion zone along the South Court Street corridor retain its current R-1-6 zoning. Mr. Boling contends he never wanted his property to be re-designated, the area along South Court Street is in the historic district and the existing houses should be protected from conversion, and the change to an Office Conversion designation will allow for incompatible uses to be established adjacent to existing single-family residential units.



Analysis and Recommended Action: During the General Plan Update process, the City Council concluded that Court and Locust Streets and their fronting properties, between Noble and Tulare Avenues, should be re-designated from SFR (Single-family residential) land use to an Office-Conversion designation. The direction was a result of identifying the success of the Office Conversion designation applied to Center and Main Streets from Conyer to Giddings in the early 80s. Since then, most or the historical homes along these streets have been converted to office uses. As a result of the Office Conversion designation, significant investments have been made to convert these homes into office uses resulting in retaining the residential character of the structure but has also facilitated in bringing jobs to the downtown area.

The Locust-Court Corridor is very similar to the Center-Main Street Corridor in that buildings along this Corridor represent early Visalia architecture; some of the residences are alley-load, which provides for potential parking in the rear; and the high traffic counts along these roadways runs counter to a quiet residential neighborhood environment.

Upon the completion of additional analysis, staff found that there are no potentially significant social and fiscal impacts to the City in re-designating the area from residential to office. The action would not have immediate effects since properties would transition over a long period of time as a consequence of the actions of individual property owners and not that of the City. The transition of the west Downtown area from residential to office is a prime example of this transition process. With regard to Historic District Overlay interface with the proposal, Court St. and Noble Ave. between Hwy 198 and Tulare Ave. are in the Historic District. Locust St. (except from Olive to Noble Ave.) are not presently in the Historic Overlay District. Again, using the examples of successful conversions of individual units and blocks in the west Downtown and Noble Avenue in the vicinity of Kaweah Delta Hospital suggests that re-designating the corridors to O-C would preserve and enhance the historic, aesthetic and economic viability of the individual properties along the two proposed corridors.

The Planning Commission also concurred with a related request to re-designate the corridors for office conversion, and supported the decision to re-designate a portion of Locust St. at Tulare Ave. to MDR (Medium Density Residential), pursuant to a request by Richard Zack.

Conclusion: Staff recommends the Office Conversion land use designation and Office Conversion zone designation be retained for the reasons provided in the analysis for the Court/Locust corridors during the Visalia General Plan update process.

Ref. Item No. 6

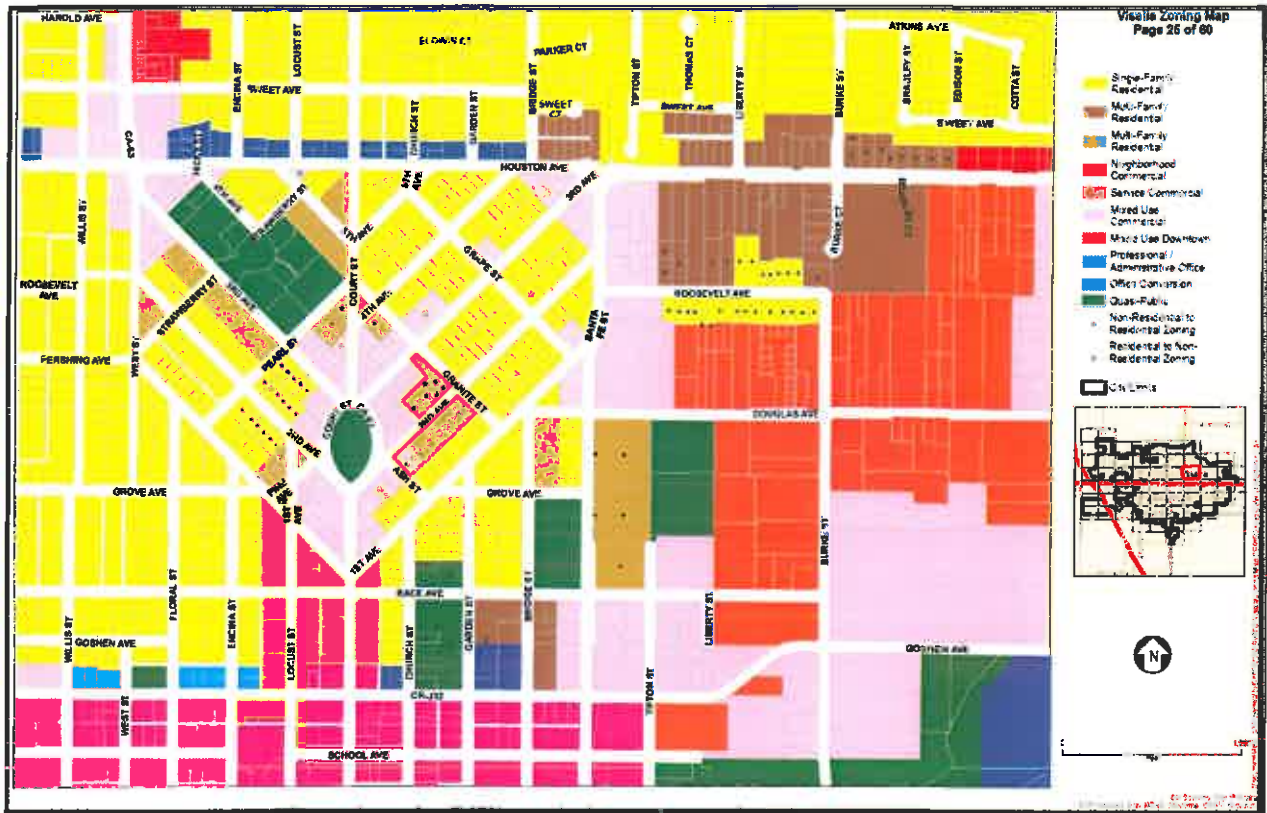
Zone Map Book Reference Page: No. 25

Requestor: Cary Winslow, Property Owner

Location: Several properties on both sides of NE 2nd Ave and Granite St.

Reference Letter: Letter dated July 19, 2016 and received Public Comment from October 10, 2016 meeting

Description: Cary Winslow requested that the commercial designation or an appropriate zoning designation be retained for several of the properties he owns along the north and south side of NE 2nd Ave. and properties fronting on Granite St. to match the development pattern of those properties.



Analysis and Recommended Action: Staff met with Mr. Winslow and identified recommended zoning designations for his properties along NE 2nd Ave. The revisions, as noted on Page 25 of the Zoning Map Book identify Commercial Mixed Use zoning for the market site and Multi-family zoning for those properties along NE 2nd Ave based on the existing multi-family units developed on several of the parcels along that portion of NE 2nd Ave.

Conclusion: Concur. The Draft Zone Map has been revised to reflect the changes based on existing development pattern. Staff does not support the request to extend commercial zoning beyond the limits as identified of Page 25 for those properties owned by Mr. Winslow.

Cary S. Winslow
931 W. Whitendale Ave.
Visalia, CA 93277



July 19, 2016

City of Visalia
Community Development
315 E. Acequia Avenue
Visalia, CA 93291

Attn: Mr. Paul Bernal
Principal Planner
Members of the Planning Commission

Dear Ladies & Gentlemen:

I have received the new General Plan Map and the old zoning map with the help of Paul Bernal, Principal Planner. Proposed zoning changes negatively affect sixteen of my City lots in the Lincoln Oval neighborhood by down-zoning them from commercial regional to single family – low density. These proposed changes greatly diminish the property value and the development of the area.

The 200 block on the east side has ten City lots of 50 x 132 feet. They are described as lots 01 through 10 of Block 93 of Aughinbaugh Addition and also lots 01, 15, 16, 17, 18, and 19 of block 97. This is a total of 16 City lots down-zoned.

Current development on these lots is as follows:

Block 93	Lot 01	Large commercial building 30 x 110	rented now
Block 93	Lots 9-10	Meat market & restaurant 30 x 60	rented now
Block 93	Lots 02, 03, 04	Three 4-Plex apartments, high-density residential	rented now
Block 93	Lots 05, 06, 07, 08	Single family homes	rented now
Block 97	Lot 15	Duplex	rented now
Block 97	Lots 1-16-17	Three 4-Plex apartments, high-density residential	rented now
Block 97	Lots 18-19	Single family homes	rented now

My request and opinion is that zoning should encourage and not discourage new development in a historically depressed area. Zoning should also reflect current development and not restrict or inhibit tenancy.

At the least, the commercial buildings now should have commercial zoning. High-density residential should have zoning reflecting its current use. Remaining lots not developed to full potential should have a high zoning to fit in with adjacent property use. Please see the attached map for reference.

Please consider this letter to be a formal request for a reconsideration of adjusting the general plan to reflect current uses so that the zoning changes would reflect current development and no discourage future new development in the Lincoln Oval area.

Sincerely,

A handwritten signature in black ink that reads 'Cary S. Winslow'.

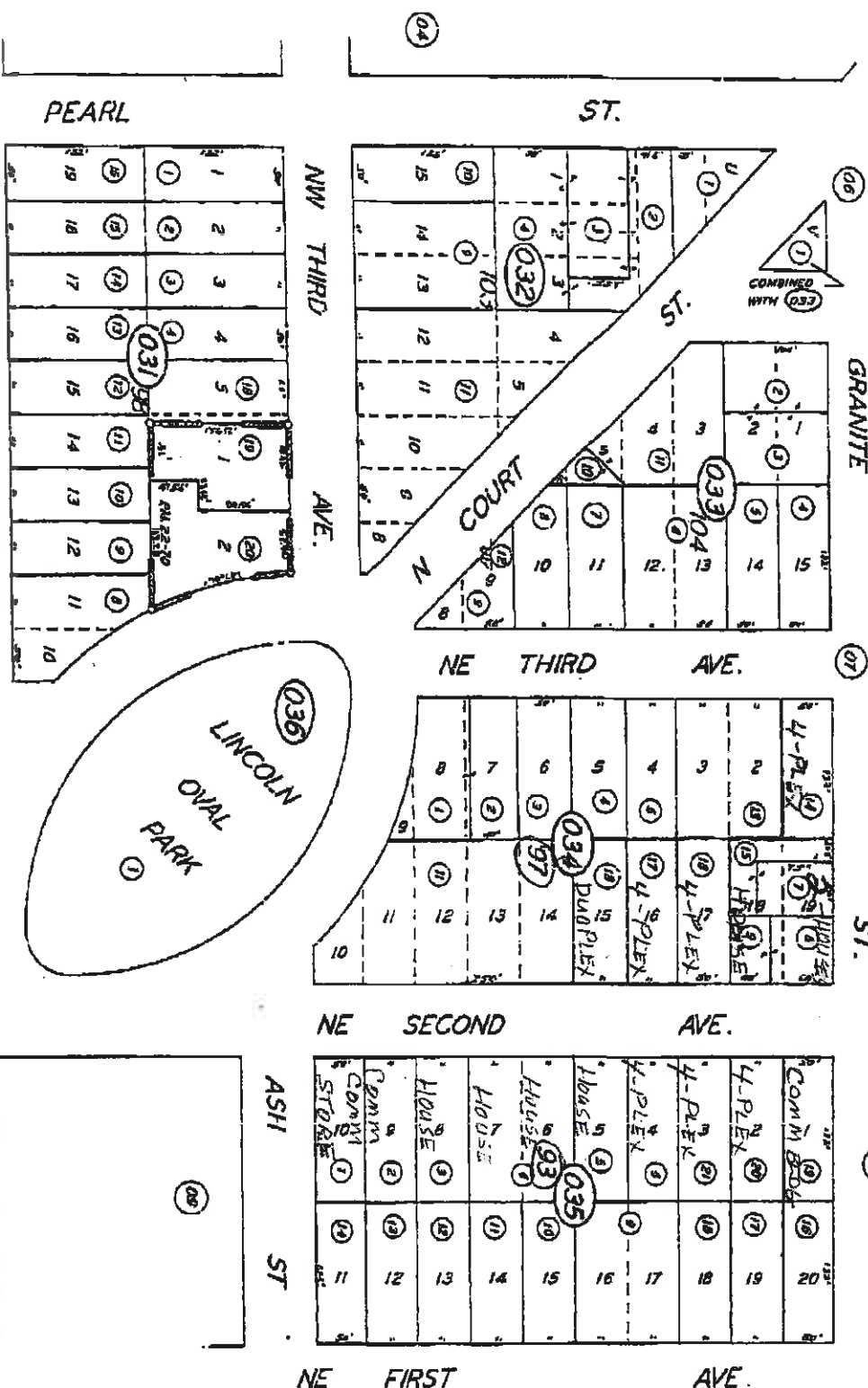
Cary S. Winslow
Property Owner since 1972
559-736-3571 C

POR. NW 1/4 SEC. 29, T18S., R29E., M.D.B. & M.

TAX CODE AREA

6-096

94-03



POR. AUGHINBAUGH'S ADD.
PARCEL MAP 2169

R.M. 1-3 & 3-4B
P.M. 22-70

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN FIGURES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAPS BK. 94, PG. 03.

COUNTY OF TULARE, CALIF.

CITY OF VISALIA

Carly S. Winslow

REC. 27. 2000

3-1-05

Ref. Item No. 7

Zone Map Book Reference Page: N/A (Citywide)

Requestor: JR Robertson, Property Owner

Location: Citywide Request

Reference Letter: Letter requesting Craft Distillery listing in Zoning Ordinance (letter received during public comment)

Description: JR Robertson is requesting the Planning Commission consider adding "Craft Distilleries" distilleries to the Zoning Matrix by adding Craft Distilleries as a "Permitted" use in both the Light Industrial (I-L) and Industrial (I) zones, and as a "Conditionally Permitted" use in the Commercial Mixed Use (C-MU zone). The letter provided by Mr. Robertson contends that Craft Distillers operate primarily as a manufacturing/distribution use but also create tourism and retail opportunities to the community due to the popularity of Craft Distilleries.

Analysis and Recommended Action: The changes at both the Federal and State level have resulted in the recent adoption of AB 1295 (California Craft Distillers Act of 2015). The law goes into effect on January 1, 2016. The purpose of the law is to provide greater equity between small craft distillers (those that produce less than 100,000 gallons per fiscal year) and micro-breweries/wineries.

State legislation that revised laws regarding craft brewing/micro-wineries resulted in an emerging economic market that has provided new job growth in craft brewing/micro-winery industry. As a result, the state legislators drafted AB 1295 tailoring new restrictions that enable "craft distilleries" to produce and sell directly to the public "craft" distilled spirits. The signage of AB 1295 allows owners/operators of "craft distilleries" to do the following:

- Craft distillers may sell to consumers participating in a distilled spirits tasting, on the distiller's licensed premises, up to the equivalent of 2.25 liters of distilled spirits in any combination of prepackaged containers per day/per consumer.
- Permits distillers to combine the current limitation (six, one-quarter ounce tastings, per individual/per day) into one single 1.5 ounce tasting.
- Can sell other spirits on premise at private parties. Craft distillers may host private events at their premises, provided that any alcoholic beverages served at the event that are not manufactured by the craft distiller are purchased from a licensed wholesaler.
- AB 1295 allows samples of on-site distilled spirits to be served/ mixed to include a non-alcoholic mixer.
- Limits the amount of distilled spirits produced at the distillery to no more than 100,000 gallons.
- Allows craft distiller's licensee to sell beer, wines, brandies, and distilled spirits to consumers for consumption on the premises of a bona fide eating place (similar to a micro-brewery in conjunction with an on-site restaurant) on its licensed premises or a location contiguous to its premises.

Staff's analysis of AB 1295 has also identified that this new legislation did not change the Federal and State application requirements for persons interested in operating a craft distillery. The application process is governed at both the Federal and State level (Department of Alcohol Beverage Control). Local jurisdictions still have the ability to regulate this use by identifying the appropriate zoning locations.

Conclusion: Staff recommends the Planning Commission support the request to establish “Craft Distilleries” as a new use in the Draft Zone Matrix (Chapter 17.25.030). The current Zone Matrix and Draft Zone Matrix does not list “Distilleries”, and the request to include this use is appropriate given the popularity in “boutique” breweries/wineries/distilleries that are operating throughout the state and the recent adoption of the Micro-Brewery/Micro-Winery Zone Text Amendment that established this use throughout various zoning locations in the City of Visalia.

Staff’s concurs with the request to establish “Craft Distilleries” as a Permitted use in in the Service Commercial (C-S) zone and both the Light Industrial (I-L) and Industrial (I) zones. As stated in Mr. Robertson’s letter, the distillery process, equipment, storage and distribution needs for craft distilleries can be accommodated in the Service Commercial zone the City’s industrial park areas given that this use is compatible and similar in nature to several uses listed in the service commercial and industrial zones.

Staff also supports the request to list “Craft Distilleries” as a “Conditionally Permitted” use in the Commercial Mixed Use (C-MU) and Downtown Mixed Use (D-MU) zones. Similar to the recent approval of the Microbrewery / Micro-Winery Zone Text Amendment, listing Craft Distilleries as CUP in these two zones promotes a relatively new business model to achieve a number of benefits to the community, including:

- Promoting entrepreneurship in the Community;
- Supporting a burgeoning business model;
- Potential to promote tourism opportunities and further investment into the downtown area;
- Potential to instrument in revitalizing underutilized buildings and distressed areas.

Identifying Craft Distilleries as a CUP in the C-MU and D-MU zones ensures property owners, and the public have the ability to have concerns and issues addressed through the Public Hearing process. In addition, the Planning Commission or City Council can adopt conditions crafted to support the use or making the necessary findings to deny Craft Distilleries if deemed to be incompatible with surrounding uses. Unlike microbrewers/micro-wineries, which afford these businesses with on-site Tap Rooms and no limits on the amount of alcohol served to patrons per day, Craft Distilleries are limited to the restrictions as noted in the passage of AB 1295.

Good evening Mr. Chairman and Commissioners,

My name is J.R. Robertson and I live at 31374 Rd. 144, Visalia, CA

I am currently one of the owners of a new downtown commercial mixed-use building that has recently submitted plans for a Restaurant and are in final discussions with a local brewery.

The request is in regards to allowing Craft Distilleries as a Conditional Use in the Commercial Mixed Use Zoning of the new General Plan Update.

We would ask that the Planning Commission consider adding Craft Distillers into the zoning matrix in the M Section "Manufacturing/Assembling". It would make the most sense to add a new line item to the zoning ordinance before or after M14 and M16, in the Food & Beverage - Preparation & Bottling / Packing & Distribution. Craft Distilleries are closely governed by State Law and it would be easy for City Staff to just use the State Law as the requirements to be met by the distillery in the zoning ordinance.

This request does not add another "bar" or "tap room" to downtown. In fact, on site sales are only permitted to be issued in certain quantities after attending an instructional tour/training and cannot be consumed on-site. The distillery is truly more of a manufacturing and distribution operation than a social interaction. The distillery would be open during normal business hours and not typically open after business hours. Other local and national distillery tours create quite a tourist draw and provide additional experiences for the residents and visitors of their cities.

Our request would create jobs, provide additional tax revenues to the City, and create another attraction to keep visitors in the downtown area.

We strongly feel that this is an opportunity for Visalia to partner with a young group of entrepreneurs, in a growing craft spirit industry, while adding a real attraction to Downtown.

Thank you for your consideration,

J.R. Robertson

Ref. Item No. 8

Zone Map Book Reference Page: No. 26

Requestor: Joe Petrosius and Robert Joubert, Property Owners

Location: 1110 North Cain Street

Reference Letter: N/A (received Public Comment from October 11, 2016 meeting)

Description: Joe Petrosius and Robert Joubert, property owners for 1110 North Cain Street request that the Service Commercial designation be retained for their site. The property is currently zoned Service Commercial and two businesses are being conducted on-site that will result in creating a non-conforming use if the site is given a multi-family residential zoning designation consistent with the Medium Density Residential land use designation. The two businesses, contractor / heavy equipment storage yard and welding business, both Permitted uses in the C-S zone would be subject to non-conforming provisions of the Zoning Ordinance. Additionally, both owners stated their long-term plans for the site would not warrant redevelopment of the site with multi-family residential development.



Analysis and Recommended Action: Staff does not concur with the request. The site, per the adoption of the Visalia General Plan, was re-designated to Medium Density Residential to facilitate increasing multi-family development opportunities in the Tier 1 growth area. The site and existing Service Commercial zoning designation is a commercial island surrounded by both existing and planned residential land uses. The consideration to re-designate the site to multi-family would be better suited based on adopted General Plan Land Use Policies that encourage infill development opportunities for residential development on underutilized sites where urban services are available.

The resulting zoning change would create a non-conforming use but would not result in requiring both businesses to cease operations. Additionally, staff reviewed the site to determine if this property was identified for Regional Housing Needs Assessment (RHNA). The site is not on the RHNA land inventory list.

Conclusion: Staff recommends the Medium Density Residential land use designation be retained. The existing Medium Density Residential land use designation will help facilitate the transition of this area by providing a mix of potential housing types and help in completing pedestrian connectivity in the area when the site is developed consistent with the medium density land use designation.

Ref. Item No. 9

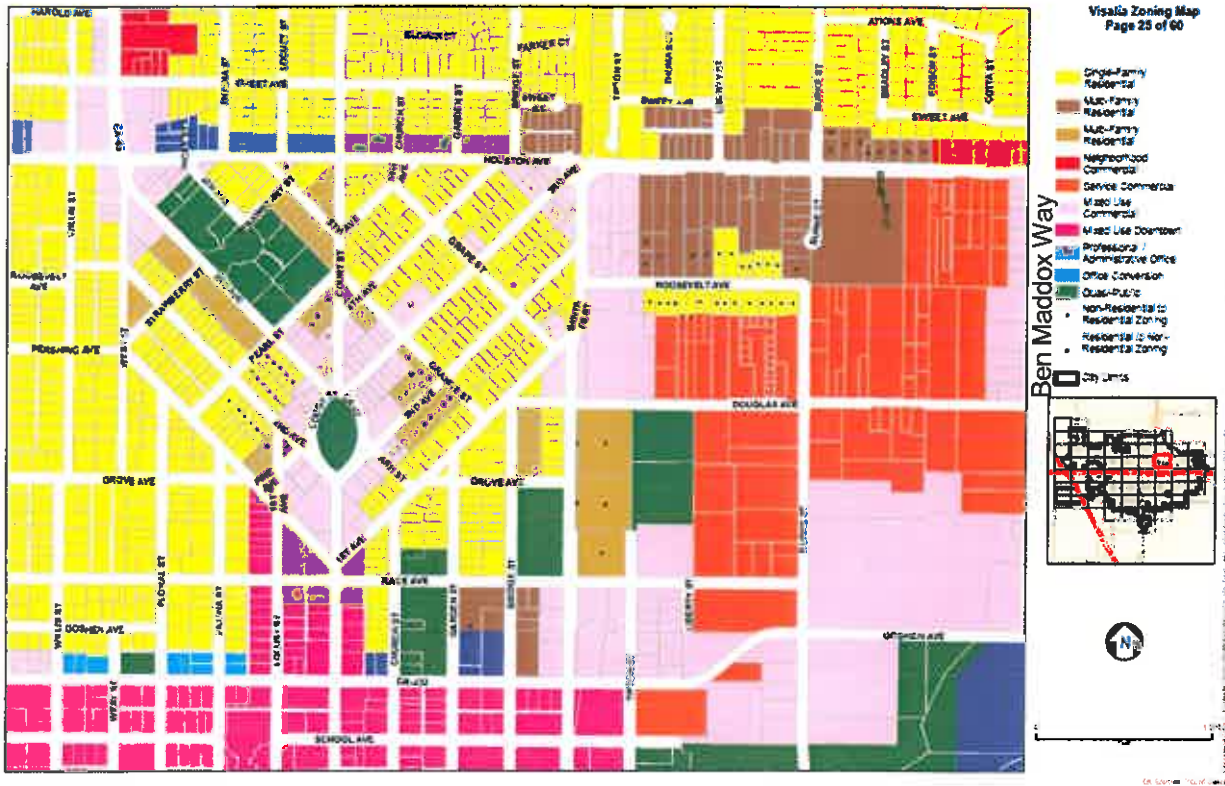
Zone Map Book Reference Page: No. 25, 26

Requestor: Del Beames, Bill Whitlach, Brad Thompson, and John Martinez

Location: 632, 936, 1037 N. Ben Maddox Way and 1606 E. Goshen Avenue (all are along or near the Ben Maddox Way corridor between Houston Avenue and Goshen Avenue)

Reference Letter: N/A (received Public Comment from October 11, 2016 meeting)

Description: Del Beames, Bill Whitlach, Brad Thompson, and John Martinez each spoke at the October 11th meeting, and are requesting that some or all the properties along Ben Maddox Way between Houston Avenue and Center Street either be zoned Service Commercial (C-S) or that more heavy commercial type uses (such as tow yards and powder coating services) be added to the list of allowed uses in the Mixed Use Commercial (C-MU) zone, which is the new proposed zone. They pointed out that there are several existing older buildings along the corridor and if the zoning provided the certainty that these heavy commercial uses would be allowed, then there would be a greater likelihood that investments would be made to upgrade these aging sites. The existing tow yard at 936 N. Ben Maddox Way was opened in violation of existing zoning and there is an active code enforcement case being processed to clear the violation.





Analysis and Recommended Action: General Plan Policy LU-P-61 applies directly to this issue:

- LU-P-61** Support the continued development and revitalization of the following corridors as integral parts of the community, with offices, commercial uses, multi-family residential, and mixed use developments.
- Mooney Boulevard between Noble and Caldwell;
 - Dinuba Boulevard between Houston and Ferguson;
 - **Ben Maddox Way between Tulare and Houston; (*emphasis added*)**
 - Santa Fe Avenue between Tulare and Houston; and
 - Houston Avenue between Hall and Cain.

The General Plan discusses commercial uses providing for a variety of retail formats, serving neighborhood, community and regional markets. However, Section 2.10 clearly notes that neighborhood and regional commercial centers need to be designed appropriately to ensure compatibility with surrounding higher density residential development while also remaining aesthetically pleasing to shape “the identify and image of Visalia.”

Heavier commercial uses, such as tow yards, do not appear to part of the vision for the identified corridors due to their incompatibility with surrounding residential uses as well as their visual character. In comparison, less intensive but similar commercial service uses, such repair shops that conduct simple maintenance for automobiles (i.e., oil change, tire rotation) may be more compatible within these corridors as vehicles are not typically stored on-site and major body work that requires painting does not occur.

For over 20 years, Ben Maddox Way has been zoned C-SO (Commercial Shopping/Office), a zone that will not be used in the new Zoning Ordinance. The C-SO zone does not allow tow yards, powder coating services, or other similar heavy commercial uses, so not allowing them now would be a continuance of existing policy. Changing the new zoning on Ben Maddox Way from C-MU to C-S does not seem appropriate, as it would not allow uses such as general retail uses, grocery stores, pharmacies, and specialty food stores, and would require that offices over 2,000 square feet obtain a conditional use permit. This appears to be inconsistent with General Plan Policy LU-P-61, which envisions the Ben Maddox Way corridor as a "revitalization" area "with offices, commercial uses, multi-family residential, and mixed use developments." Because of this policy, changing the zoning to C-S is not recommended.

If heavy commercial uses were to be added to the table of allowed uses in the C-MU zone, this addition would apply to all areas zoned C-MU in the City, not just the Ben Maddox Way corridor. These other areas include Mooney Boulevard between Noble Avenue and Walnut Avenue, major shopping centers at Demaree Street/Caldwell Avenue and Dinuba Boulevard/Riggin Avenue, and most of the East Downtown area. A towing/road service use is mainly an outdoor use, is typically unsightly, and doesn't benefit other surrounding land uses economically in the way that, for example, retail stores benefit from being next to restaurants and vice versa. Even if tow yards (or similar uses) were made a conditional use, even the possibility that this type of use could be approved in this zone could cause concern for property owners and tenants in some of Visalia's most important commercial venues. Therefore, allowing heavy commercial uses like tow yards or powder coating in the C-MU zone to benefit the Ben Maddox Way corridor could result in unintended negative effects in other areas of the City.

The requestors' point is acknowledged that there are several older buildings along the Ben Maddox Way corridor that, while also being underdeveloped in terms of parking and development standards, are more suited for heavy commercial use. To help increase the number of possible uses that these buildings could be used for, the Commission could add 'Auto Repairs, Major' to the list of uses allowed with a conditional use permit in the C-MU zone. This use already is allowed in the C-MU zone with a CUP if it is in conjunction with a service station, so adding it would not be a departure from the intent of that zone. The CUP process would allow the City to require appropriate property upgrades.

Conclusion: If the Commission desires to increase the number of possible uses for older buildings on the Ben Maddox Way corridor, then Staff would recommend that 'Auto Repairs, Major' be added to the list of uses allowed with a conditional use permit (CUP) in the C-MU zone. This would preserve a possible viable use for the older metal buildings and the CUP could require site upgrades where they are needed.

Ref. Item No. 10

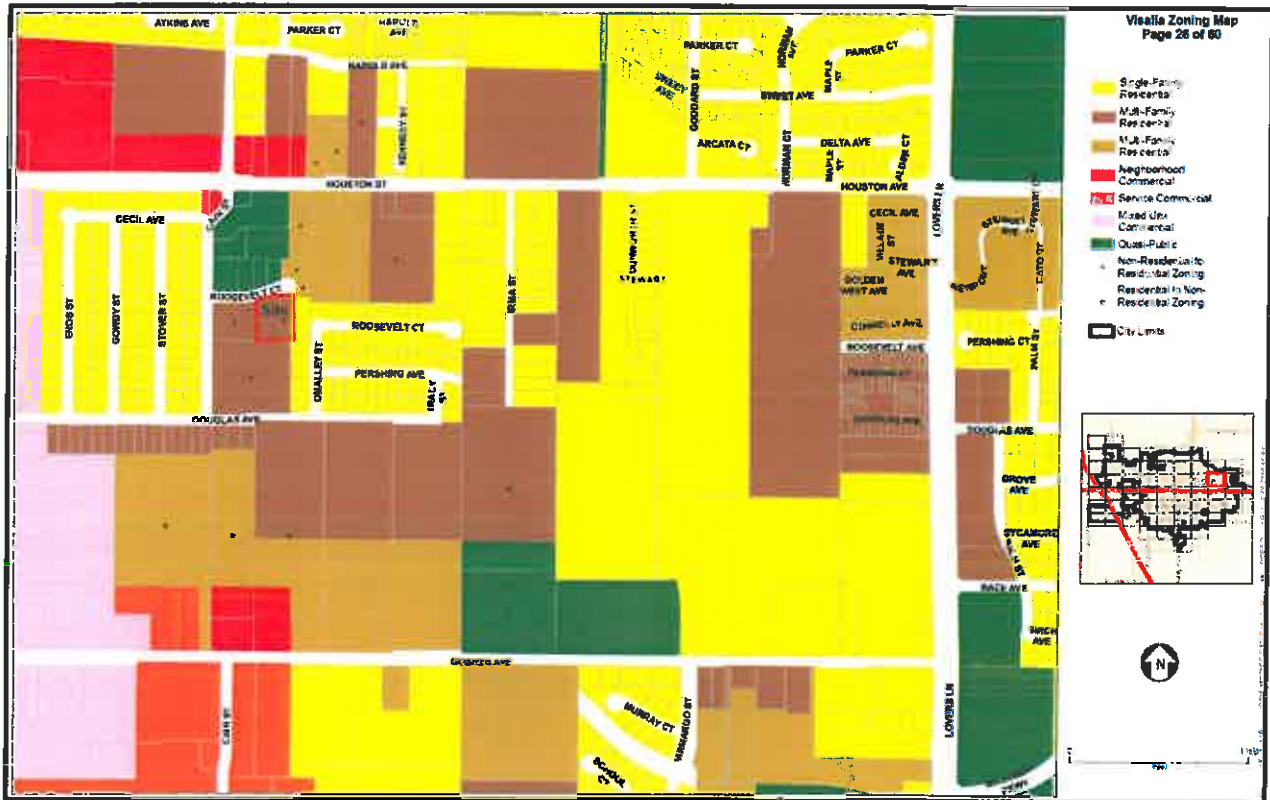
Zone Map Book Reference Page: No. 26

Requestor: Henry Torres, Property Owner

Location: 1809 East Roosevelt Court

Reference Letter: N/A (received Public Comment from October 11, 2016 meeting)

Description: Henry Torres, property owner for 1809 East Roosevelt Court requests that the Service Commercial designation be retained for his property. The property is currently zoned Service Commercial. Mr. Torres currently operates a tow truck service at this location, which is a Permitted use in the C-S zone. The Zoning update process would result in the use/site being subject to non-conforming provisions of the Zoning Ordinance.



Analysis and Recommended Action: Staff does not concur with the request. The site, per the adoption of the Visalia General Plan, was re-designated to Medium Density Residential to facilitate increasing multi-family development opportunities in the Tier 1 growth area. The site and existing Service Commercial zoning designation is a commercial island surrounded by both existing and planned residential land uses. The consideration to re-designate the site to multi-family would be better suited based on adopted General Plan Land Use Policies that encourage infill development opportunities for residential development on underutilized sites where urban services are available.

The resulting zoning change would create a non-conforming use but would not result in requiring the towing business to cease operation. Mr. Torres is currently in the process of trying to obtain building permit finals based on improvements done to the building without proper building permit approvals. Additionally, staff reviewed the site to determine if this property was identified for Regional Housing Needs Assessment (RHNA). The site is not on the RHNA land inventory list.

Conclusion: Staff recommends the Medium Density Residential land use designation be retained for this property. The existing Medium Density Residential land use designation will help facilitate the transition of this area by providing a mix of potential housing types and help in completing pedestrian connectivity in the area when the site is developed consistent with the medium density land use designation.

Ref. Item No. 11

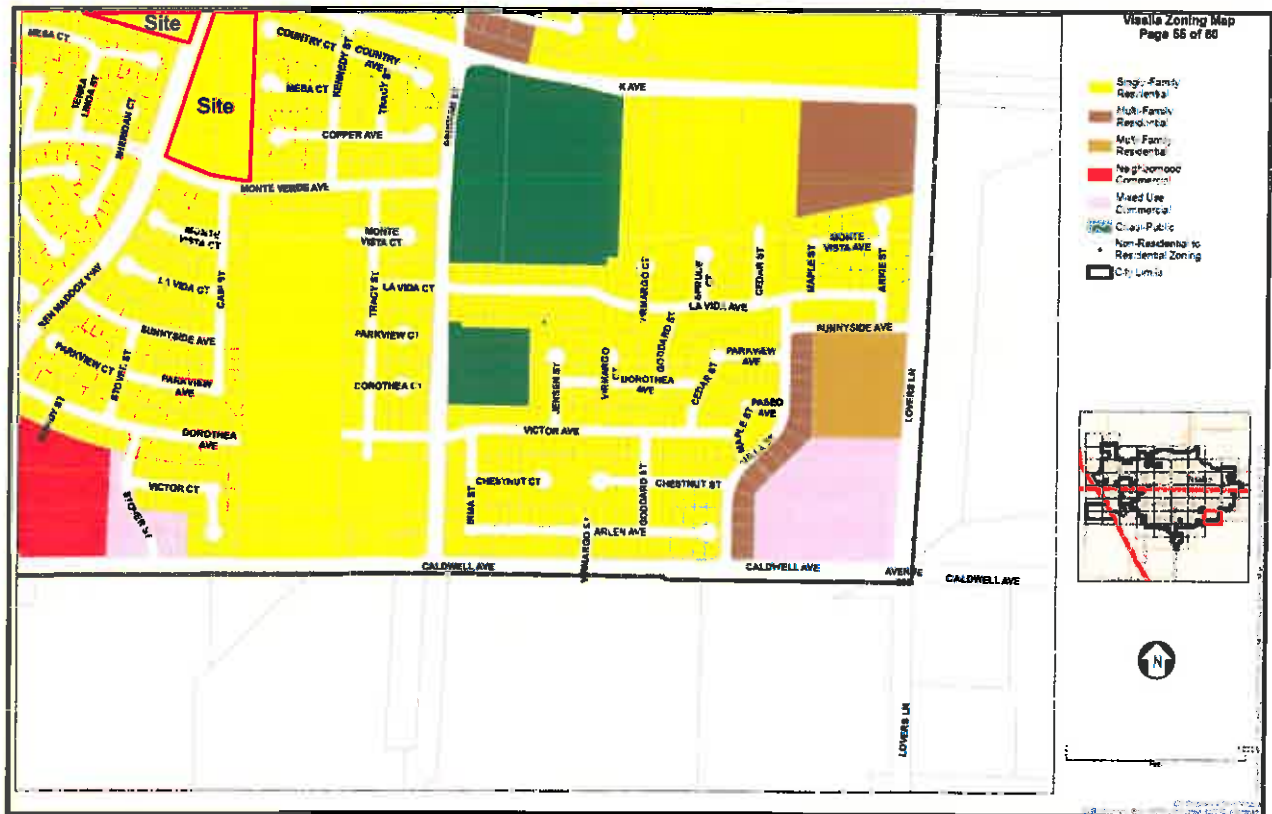
Zone Map Book Reference Page: No. 46 & 55

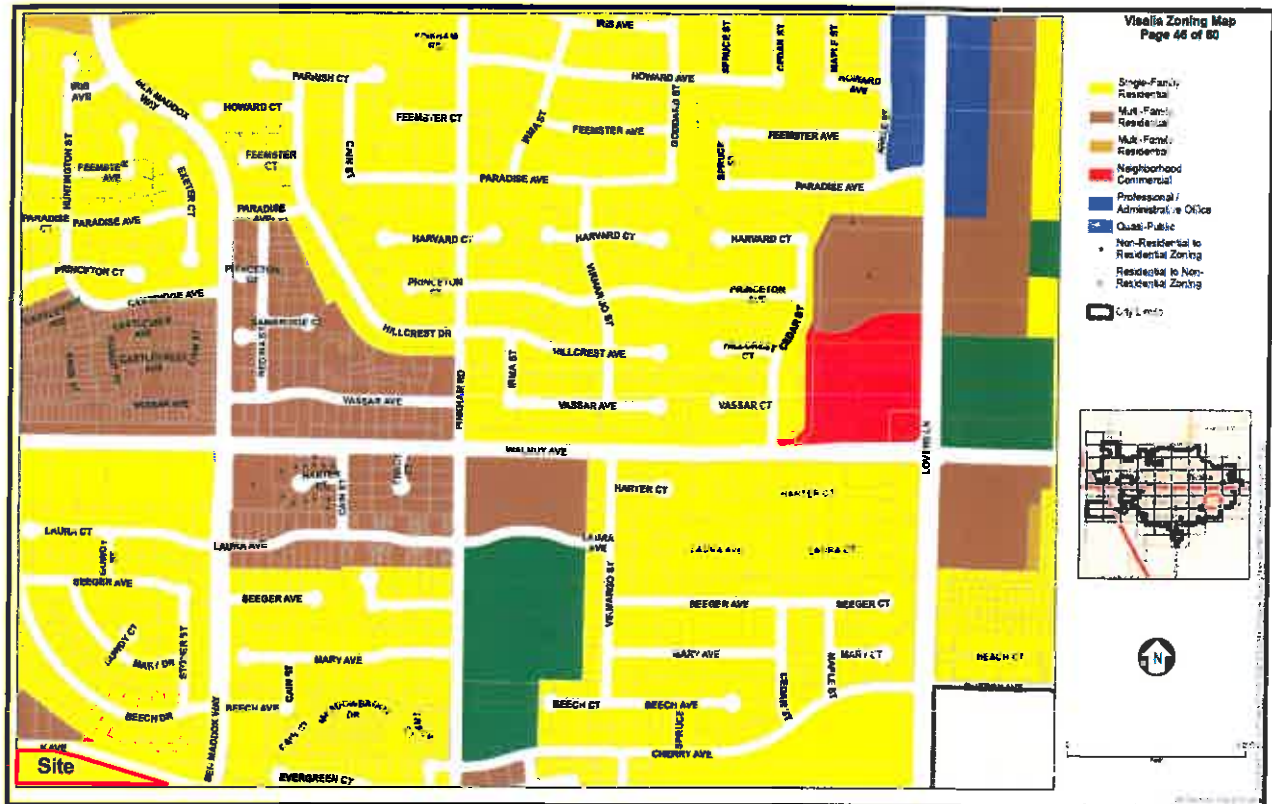
Requestor: Donald Fulbright, Castlewood Partners, Inc.

Location: Southeast and Southwest corners of South Ben Maddox Way and East K Avenue (APNs: 126-120-050; 126-560-060; 126-590-008; 126-640-074, 126-120-066, and 126-120-065)

Reference Letter: See attached letter dated October 6, 2016 (attached to Staff Report)

Description: Donald Fulbright, property owner for both sites below, contends that the sites have always been planned for multi-family residential development and past project approvals on these two corners were projects consisting of a mixture of multi-family and single-family units. Mr. Fulbright suggest both corners should remain R-M-2.





Analysis and Recommended Action: Staff concurs with Mr. Fulbright's request. The subject site was added to the City's urban growth boundary in 1991 and designated for Residential Medium Density land use and R-M-2 zoning. Since 1991, the Planning Commission has reviewed three projects and approved two projects on the property, although it still remains vacant.

Between 1998 and 2007, the Planning Commission considered three proposals for development on the site. The latest proposal in 2007 – the Maddox @ Caldwell 7 Tentative Subdivision Map and Conditional Use Permit No. 2007-09 – was a planned development on the southwest and southeast corners of Ben Maddox Way and K Avenue. On the southeast corner (the subject site), the development included 50 residential units (consisting of single and duplex units) on 43 lots (equating to 6 units per acre) on the southeast corner. The Subdivision Map and CUP are still active today and can be recorded provided that the final map conforms to the standards of the underlying zoning designation in effect at time of recording.

The 2014 General Plan Update changed the land use designation on the site from Residential Medium Density to Residential Low Density. The zoning designation is currently R-M-2 but is slated to change to an R-1 designation with the pending Zoning Ordinance Update.

A re-designation to Residential Medium Density land use would provide for a density range of 10 to 15 dwelling units per acre (reference General Plan Policy LU-P-56). Development of the site with multi-family units would help in achieving General Plan policies by increasing multi-family development opportunities in the Tier 1 growth area. The consideration to re-designate the site to multi-family would be better suited based on adopted General Plan Land Use Policies that encourage the inclusion of different forms of housing adjacent to major intersections. Additionally, General Plan policies support infill development opportunities for residential development on underutilized sites where urban services are available.

Moreover, multiple General Plan policies (LU-P-52, LU-P-56) identify the implementation of development standards that would ensure new multi-family residential development will contribute to positive land use compatibility. The size and unique parcel configuration lends itself to support the development of the site with clustered housing or zero lot line, and or other design techniques.

The site's previous land use designation from 1991 to 2014 demonstrates that multi-family residential can be a viable land use at this location. Surrounding properties have since developed around the project sites, which have left both corners as infill sites with no opportunity for connectivity to the adjacent subdivisions.

Conclusion: Staff believes that a General Plan amendment for the southeast and southwest corners re-designating the Low Density Residential land use designation to Medium Density Residential is warranted.



Castlewood Partners, Inc.

P.O. BOX 2622 VISALIA, CA 93279

559-625-5544 FAX 559-625-0784

October 6, 2016

Josh Mc Donnell, AICP
315 E. Acequia Ave.
Visalia, CA 93291

RE: Zone Change K Ave. East/K Ave. West @ Ben Maddox

Josh,

Hope you are well.

On Monday, September 12th at the Planning Commission meeting, I was not satisfied with the responses when a Commissioner asked you if the project East of K Ave. is approved for Ocean Point Development, what happens to the West corner of K Ave. and Ben Maddox Way?

In my testimony at the hearing I stated that the attempt to change the General Plan and the zoning has more to do with shifting the Economic Energy associated with RM-2 from "Our Corners", to the old county island, is unacceptable. I reminded the Commission Members that our acceptance of the RM-2 was a compromise with the City Planners in 1991. They wanted RM-3.

- Nothing has changed - except the Planners & Consultants

I am not aware of any land conditions that would have come to disqualify the RM-2 zone on either of the K Ave. corners. The only change is the failure of the new planners to recognize our commitment made in the early 1990's to complete our Master Project of 120 acres (Caldwell to K) by reserving the RM-2 zoning for the K Ave. corners. Concessions were made in our planning, marketing, utilities, walls and orientation to setup these corners for RM-2 use.

- We have borne the burden of Property Taxes based on RM-2 zoning for 26 years.

Josh, I had met with you and Paul Bernal earlier this year about my concerns regarding the proposed changes in the current zoning of RM-2 to R-1-6, I was surprised that I missed the proposed changes during the General Plan update and that I was equally surprised that the RM-2 zone needed defending. It's astonishing that in order to approve an RM-2 project, on a parcel that's been RM-2 for 26 years, a General Plan Amendment will also be required to effectively reverse the General Plan Update.

In private I've had talks with you and other planners that said while reviewing the changes to the General Plan, the significance of these changes to the K Ave. corners were overlooked. Little has been offered as to the logic for the change from RM-2 to Low Density. Perhaps the process was tilted toward the big picture.

The area proposed to inherit the RM-2 zone, called out by the General Plan update, remains a County Island (not part of the City) and is spliced up into over 30 properties. The intended shift of Economic Energy to RM-2 will languish at the starting line since there are too many different owners with parcels that are too small to be considered as a near term contribution to the RM-2 housing stock.

I believe it's reasonable and more responsible to keep RM-2 on the K Ave. corners while allowing additional properties to be added in the County Island. One decision will not undermine the other.

The zoning transformation of the old county island to small lot RM-2, individually processed, will be very gradual and take many years. If it happens at all.

- The Old County Island will become a New City Challenge. Down the Road.

The Commission approved, on the night of September 12th, the CUP and the General Plan Amendment for the Ocean Point 128 unit project. I believe rightfully so, but I consider the General Plan Amendment process should have been unnecessary. This is the "Hanging Chad" in the voting booth that will face heightened scrutiny during the appeal as the history of the zone is being ignored.

Multi-Family projects are always tough to approve and often face similar public concerns. These assertions usually include increased traffic, too many people, crime, schools and the decrease in property values. From Public Hearing to Public Hearing it is sometimes monotonous to hear the same issues. That is why we should be respectful of their concerns, but be prepared to measure the actual differences, but if there are little to none, stand by the original zone.

Regardless of how the Appeal turns out, it should be determined by the merits of the project, not the zone.

- A Correction is Needed.

Both K Ave. corners should remain RM-2. If the Ocean Point project is confirmed, the west K Ave. corner should maintain the RM-2 zone and the Current Approval should be recognized until the expiration of the Tentative Map on April 23, 2018. I have sent an enclosure labeled "The Grove" which is for the west corner and is completely independent from the East. While similar and approved together, these projects were never going to be marketed to the same clientele. They were intended to stand independently.

I am submitting this letter to you Josh and Paul Bernal in hopes that you can include it in the updated preparations for the Commission's Oct. 10th hearing. It's opportune being that the commissioners are current with the circumstances of the Ocean Point project, zoning and so forth.

I am formally making my objections to the zone change slated for the K Ave. corners and hope there are planners and commissioners that agree and will reconsider keeping the RM-2 zone in place.

Thank you,



Donald L. Fulbright
President

Enclosure

Ref. Item No. 12

Zone Map Book Reference Page: No. 35

Requestor: Frank Estril, Property Owner

Location: 507 South Court Street

Reference Letter: N/A (received Public Comment from October 11, 2016 meeting)

Description: Frank Estril is requesting clarification on how the property land use designation was changed without notification to property owners impacted by the change from Low Density Residential to Office Conversion. Although not necessarily oppose to the change, would like to understand why owner were not consulted.

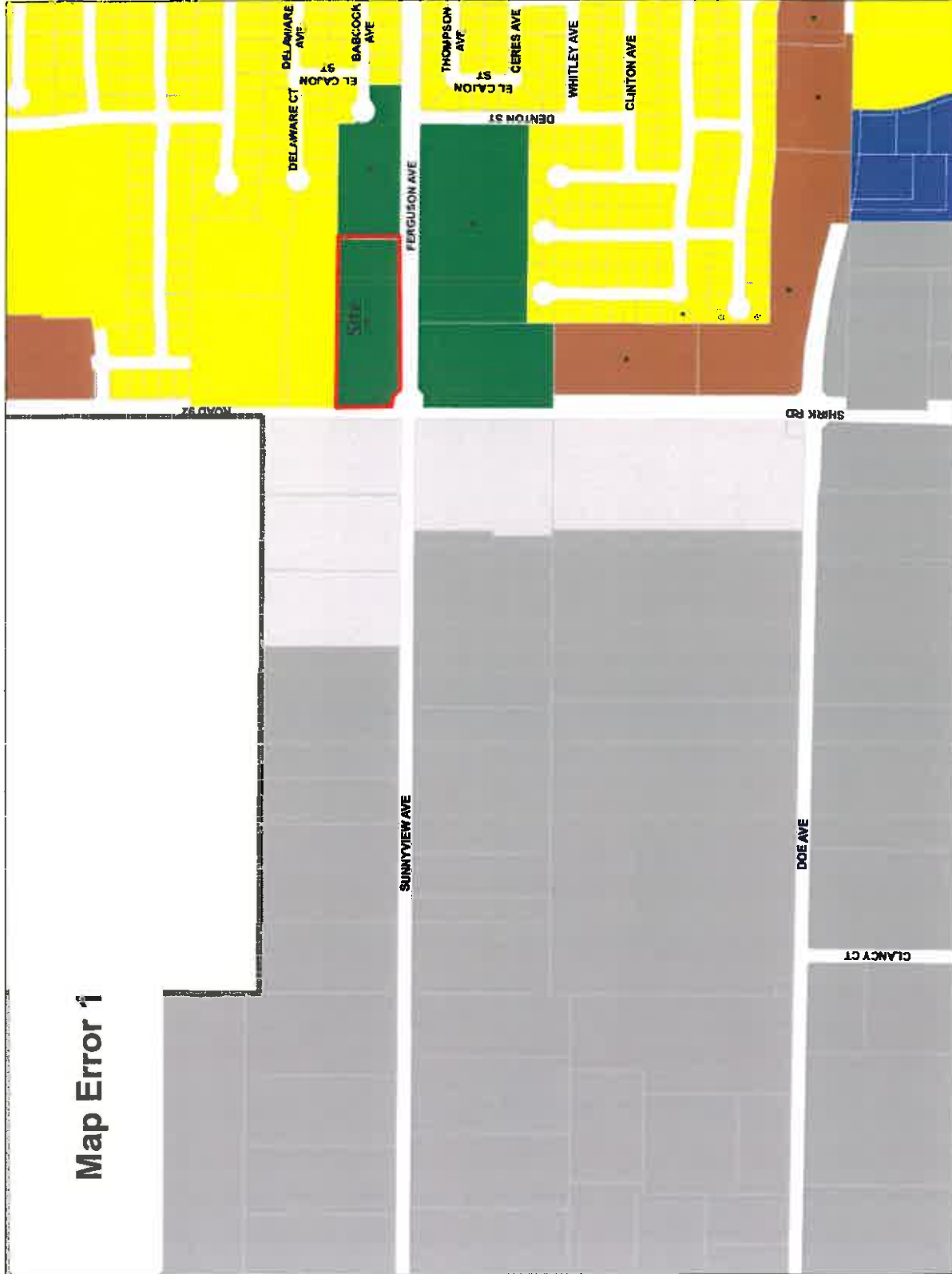
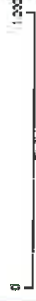
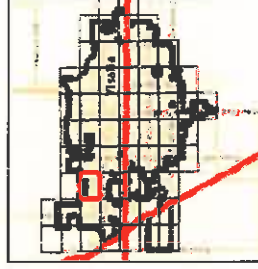


Analysis and Recommended Action: The change to the area is discussed in staff's response to Mr. Boling (see Request No. 5).

The Draft General Plan represented the culmination of a process, which began in 2009 with the City Council authorizing work on a comprehensive General Plan update. The plan was prepared under the direction of the General Plan Update Review Committee (GPURC). The GPURC coordinated the Update effort, which embodied the community's full participation, including interviews, community workshops, town hall and focus group meetings, GPURC meetings, a newsletter and survey, and a project website. As briefly stated, the City provided numerous forums and opportunities for the public to engage in the General Plan update process in addition to disseminating information in an effort to get the public to engaged on mapping out future growth for Visalia over the next 20 years.

Conclusion: Staff recommends the Office Conversion land use designation and Office Conversion zone designation be retained for the reasons provided in the analysis for the Court/Locust corridors during the Visalia General Plan update process.

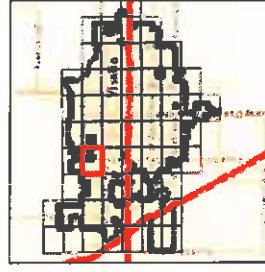
- Single-Family Residential
- Multi-Family Residential
- Professional / Administrative Office
- Light Industrial
- Industrial
- Quasi-Public
- Non-Residential to Residential Zoning
- Residential to Non-Residential Zoning
- Residential Zoning
- City Limits



Map Error 1

The Parks/Recreation land use designation applied to this parcel is incorrect. The Park site, Lions Park, located directly to the east of this parcel was inadvertently extended onto this parcel. The City does not plan to extend Lions Park to the west on this site. The R-M-2 and R-M-3 zoning designations will be retained.

- Single-Family Residential
- Single-Family Residential
- Single-Family Residential
- Multi-Family Residential
- Quasi-Public
- City Limits

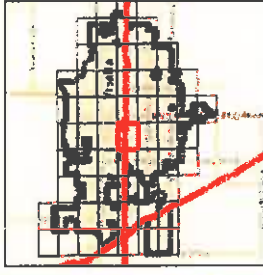
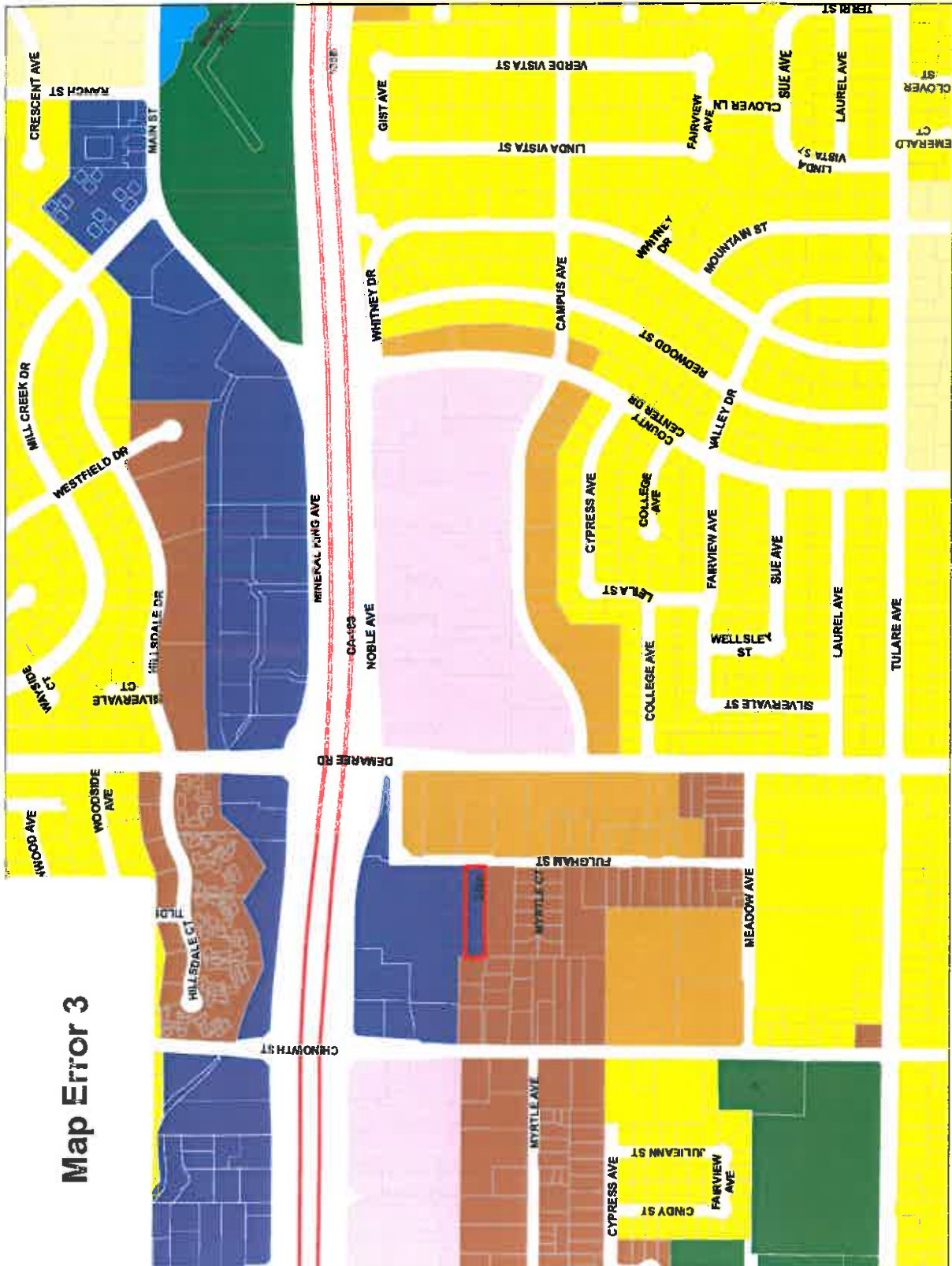


Map Error 2

This parcel is part of the Amber Crossing Tentative Subdivision that was approved for a 43-acre site with the development of 72 lots. The subdivision map was approved and Units 1 and 2 have recorded. Stub streets have been extended to this parcel to facilitate the completion of the subdivision in the area.

Map Error 3

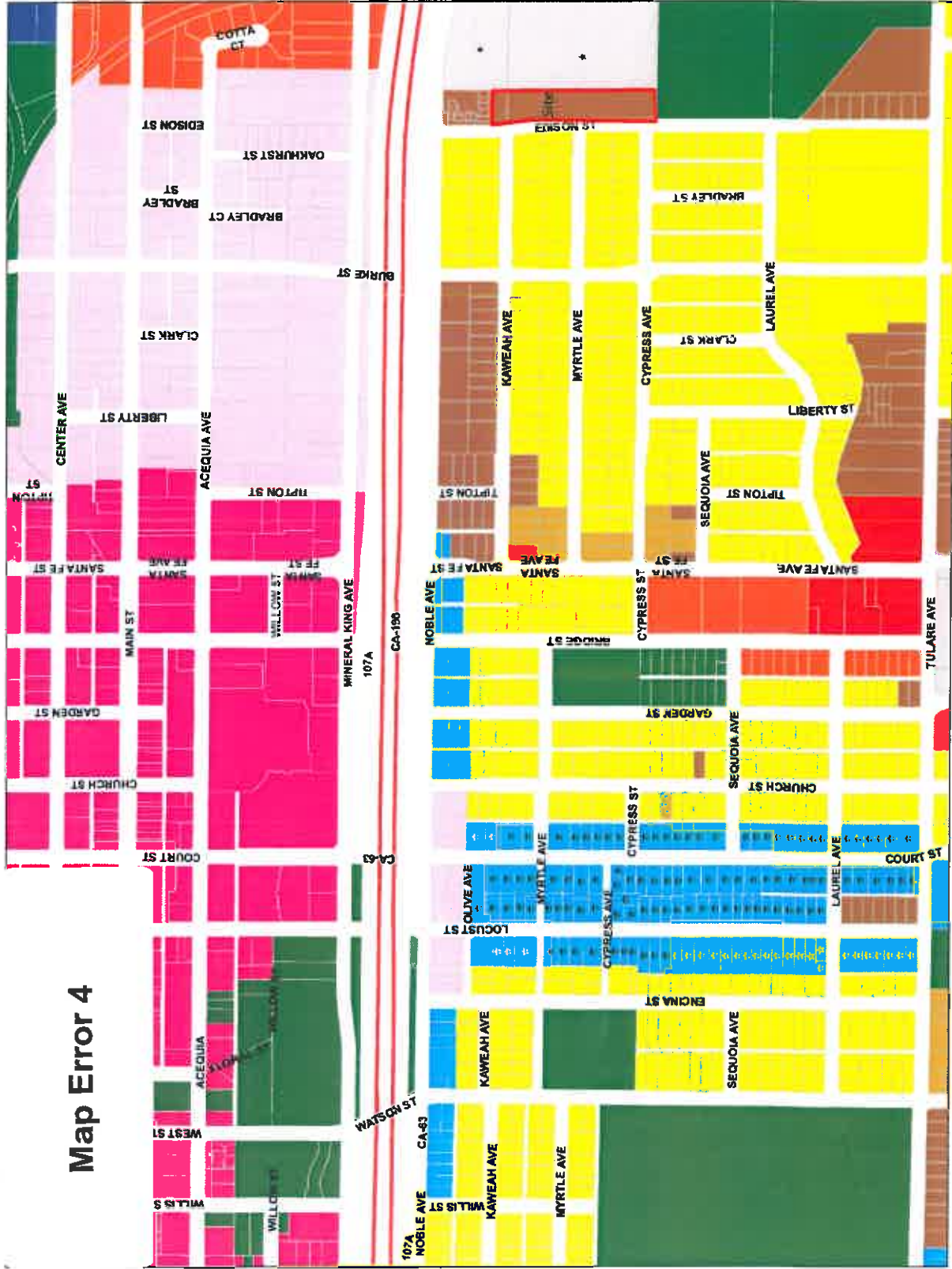
- Single-Family Residential
- Single-Family Residential
- Multi-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Mixed Use Commercial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public Residential to Non-Residential Zoning
- City Limits



Dr. James C. ...
...

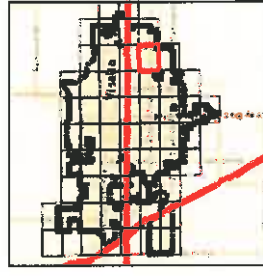
The one-acre site is developed with seven multi-family units with the remaining portion of the site set up to facilitate the expansion of additional multi-family units. The Office land use designation adopted for this site is an error and was extended due to the office complex located directly to the north of the property.

Map Error 4



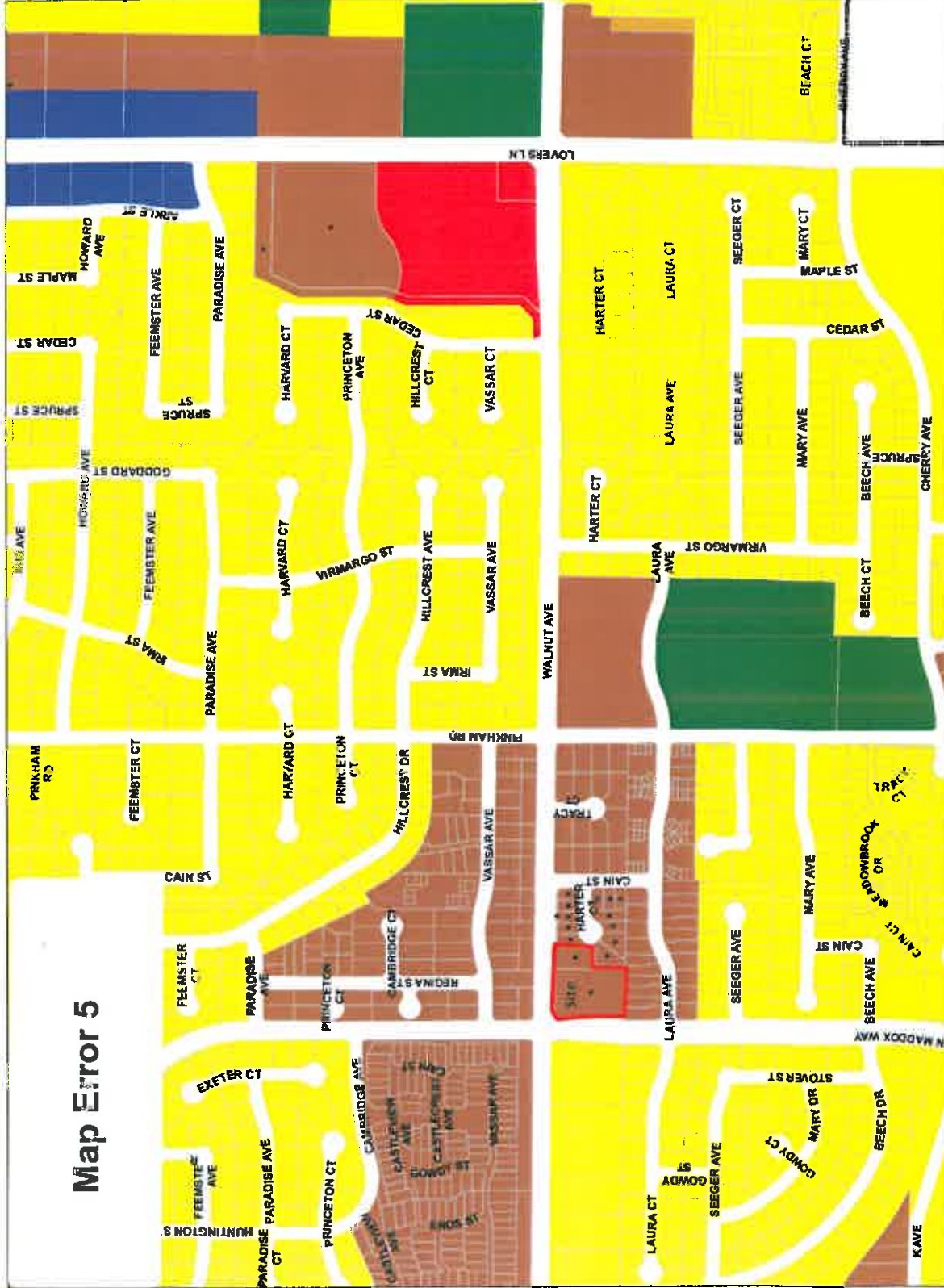
The Advanced Food Products facilities master plan for their property has designated the vacant portion of their property (west of the parking lot) for future improvements to facilitate the growth of their plant. The Multi-family land use designation is an error, as the General Plan Land Use Map did not account for this parcel being owned and occupied by Advanced Food Products.

- Single-Family Residential
- Multi-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Professional / Administrative Office
- Quasi-Public
- Non-Residential to Residential Zoning
- Residential to Non-Residential Zoning
- City Limits



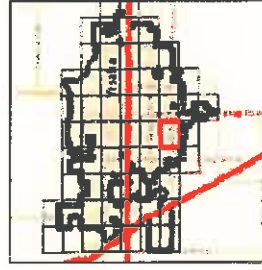
1" = 100'

Map Error 5

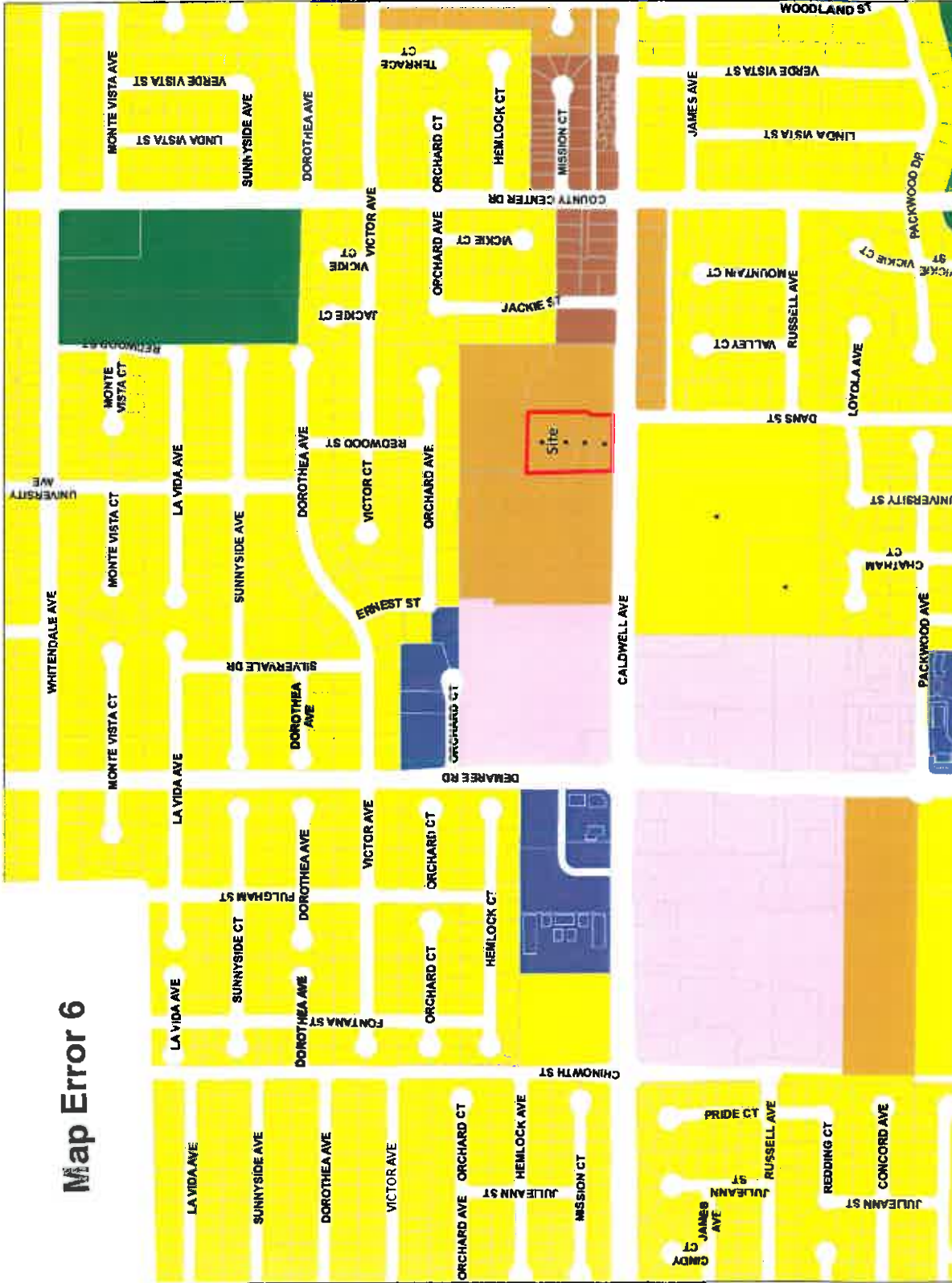


The Rite Aid, vacant commercial pad and abutting residential development to the east were zoned Neighborhood Commercial. The entire development area (commercial and residential) was approved as part of a master plan for the area. The commercial properties have an approved CUP and master site plan and the Neighborhood Commercial zoning designation shall be retained. The SFR subdivision was approved under the Neighborhood Commercial zoning designation subject to the CUP/Map process. This area is not proposed to be changed. The Planning Commission may direct staff to consider changing the land use designation and proposed zoning to match the SFR development pattern.

- Single-Family Residential
- Multi-Family Residential
- Multi-Family Residential
- Mixed Use Commercial
- Professional / Administrative Office
- Quasi-Public
- Non-Residential to Residential Zoning
- City Limits



1200
800
400
0



Dr. Charles D. W. ...
...

The four parcels comprise an office development (two new offices under construction) that was approved with Tentative Parcel Map 2008-13 and a Conditional Use Permit 2008-33 for the creation of a Planned Office Development utilizing common access.

Letter 1

Paul Bernal

From: Ron Marconi <drflgoode@gmail.com>
Sent: Monday, October 31, 2016 10:19 PM
To: Paul Bernal
Subject: Zoning changes

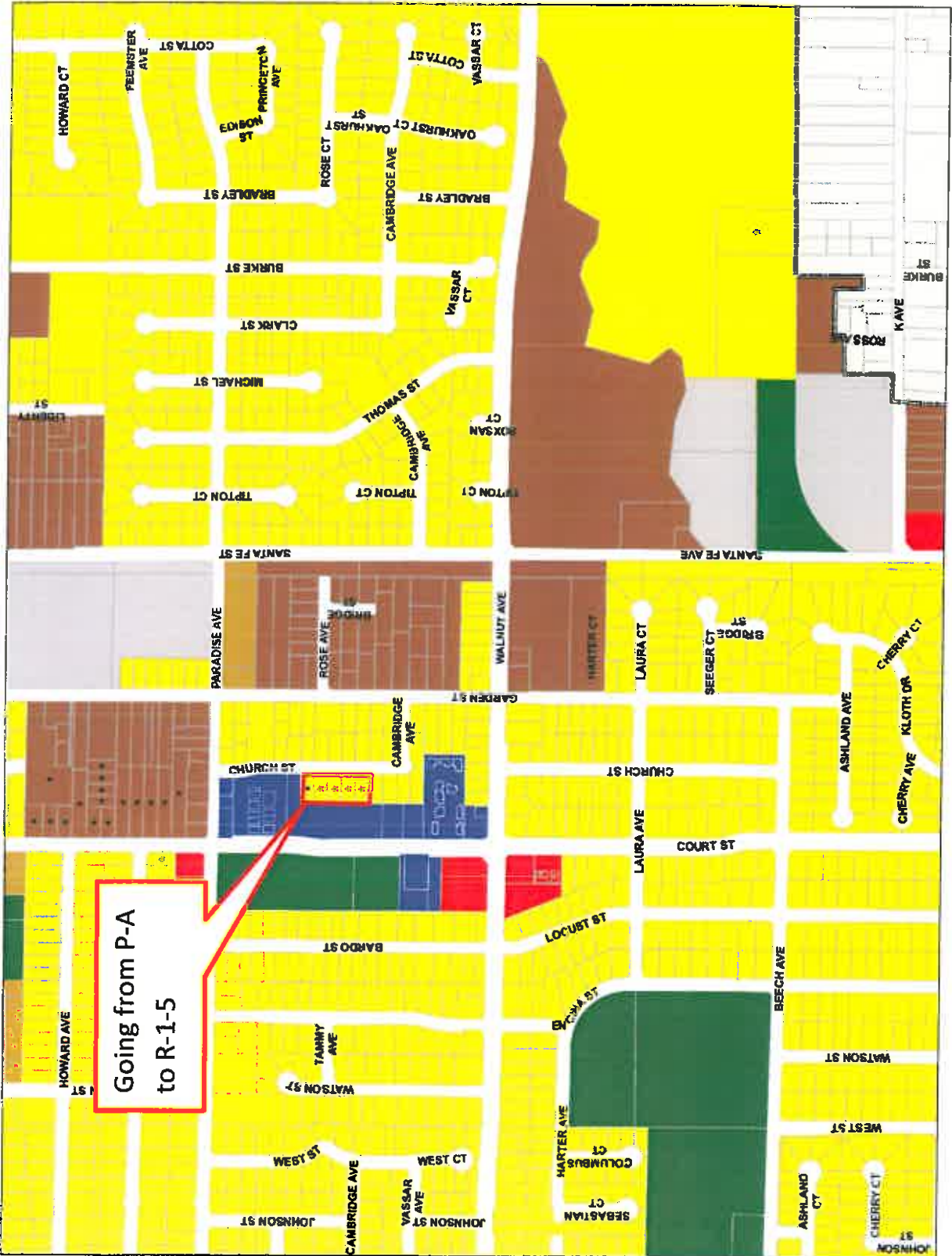
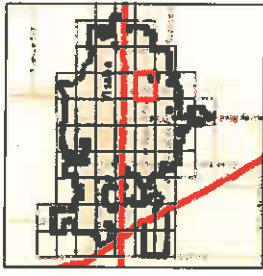
Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Mr. Bernal: Thanks very much for your time discussing the zoning changes and their possible effects on our Church Street properties. Many years ago SMG investors purchased 6 homes adjacent to their medical office building. The purchase was to provide land for building expansion in the future. The land was zoned commercial. Soon after the purchase, one of the properties was converted to a parking lot. Of interest, all land on the west side of Church street from our most northern home to Paradise Street is NON residential. My concern is the possible financial consequences of the Zoning change to SMG investors. What is the benefit to the city and the citizens on Church Street when a significant portion of the land on the west side of Church Street is already NON residential? Thanks , Ron Marconi

Visalia Zoning Map
Page 45 of 60

- Single-Family Residential
- Multi-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Professional / Administrative Office
- Light Industrial
- Quasi-Public
- Non-Residential to Non-Residential Zoning
- City Limits



Letter 2

Richard C. Zack
920 South Locust Street
Visalia, CA 93277
November 7, 2016



Mr. Andy Chamberlain
City of Visalia
Community Development Department
315 E. Acequia Avenue
Visalia, CA 93291

COPY

RE: New zoning for 920 South Locust Street

Andy:

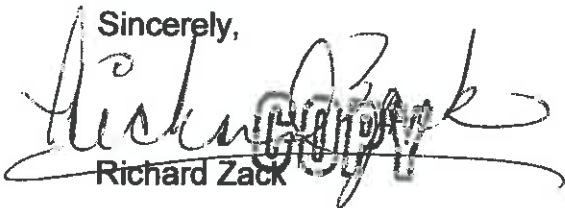
It's my understanding that the City is considering a zone change for many of the addresses on South Locust Street. Not knowing what all of the options are for this zone change along South Locust, I would like 920 S. Locust Street to be re-zoned for professional office space or some sort of commercial development. These types of zones are very conducive to having new development remain in the same architectural character as the existing development.

As a side note, most of the houses along South Locust Street have alley access and many currently have enough unbuilt area to satisfy any parking space requirements. These two concepts are a definite plus for either professional office or commercial zoning.

I am completely in favor of rezoning South Locust Street to either professional office or commercial zoning.

If you have any questions about the zoning that I prefer, I can be reached at (559) 627-4241—Home or (760) 617-0490—Cell.

Sincerely,


Richard Zack

**Richard C. Zack
920 South Locust Street
Visalia, CA 93277**

March 14, 2012

Mr. Josh McDonnell, A. I. C. P.
Community Development Department
315 E. Acequia Avenue
Visalia, CA 93291

RE: Request to change property zoning with Visalia General Plan update process

Mr. McDonnell:

With the City of Visalia's General Plan being updated, please review the zoning of the following addresses: 912 South Locust Street, 916(?) South Locust Street (a vacant lot), and 920 South Locust Street. The "912" and the "920" addresses are homes that were built around 1930, indicating that "916" also been a vacant lot for more than 75 years.

If the "916" property failed to develop in seventy-five years, including the ultra-boom economic year of 2005, then it might be time to re-think the zoning for this infill area.

I am proposing re-zoning "912", "916", and "920" to an R-2 Zone to conform with the R-2 zoned duplex at 924 South Locust. This zone change should have the following three conditions attached somewhere in the General Plan wording:

- 1) The development of "916" shall reflect the general architectural style of either 912 or 920 South Locust Street (e.g., Santa Barbara or Southwest style).
- 2) 920 South Locust shall move its driveway to the north side of the lot if a second dwelling is added to the property.
- 3) An extra five feet of setback shall be added to the existing R-1 alley setback to facilitate better alley egress/ingress through wider radius turn movements on to the properties so re-zoned to R-2.

Due to the uniqueness of the "912" and the "920" properties, the importance of the three aforementioned "conditions" cannot be understated and should not be left to a future site plan review for implementation. The three conditions above should be added as a footnote about the re-zoning somewhere in the text of the Visalia General Plan.

Thank you so much for working with me on the re-zoning request. If you have any questions about the idea for the re-zoning, please call me at (559) 627-4241 (760) 617-0490.

Sincerely,

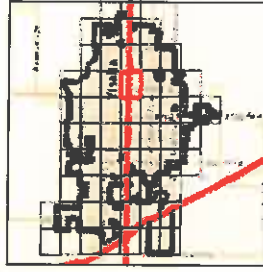

Richard Zack



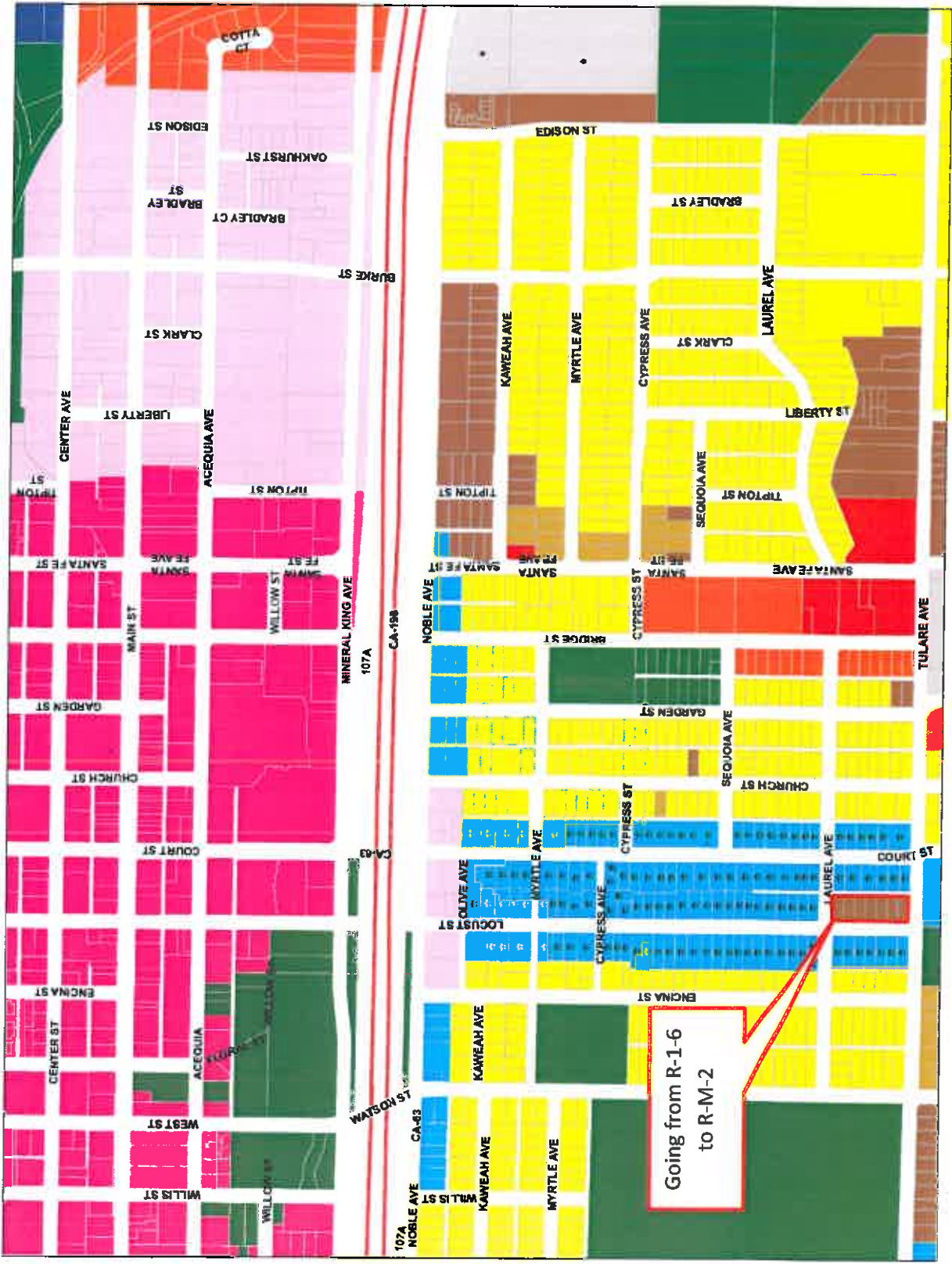
Visalia Zoning Map
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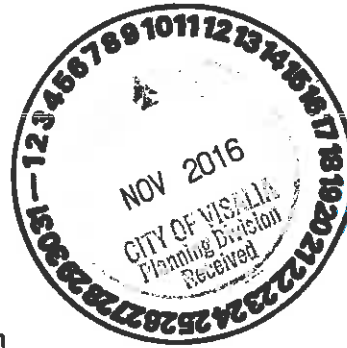
- Single-Family Residential
- Multi-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown Professional / Administrative Office
- Office Conversion
- Light Industrial
- Quasi-Public
- Non-Residential to Residential Zoning
- Residential Zoning

City Limits



City of Visalia, California
SUNSHINE ENGINEERING, INC. 10/25/2016





November 7, 2016

Planning Department and Planning Commission
City of Visalia
315 E. Acequia Avenue
Visalia, California 93291

RE: Reconsideration of Proposed Zone Change in New General Plan Amendment

Dear Staff Members of the Planning Department and Members of the Planning Commission:

Tri Counties Bank currently owns land (APNs 077-740-001, 077-750-001, 077-530-065 and 077-530-066). These parcels are scheduled for a zoning change to RM-2 as part of the New General Plan Amendment (when approved).

It is our understanding that the City of Visalia is considering a change in zoning of a 1.42 acre parcel of land at the northeast corner of Shirk Road and Doe Avenue from the current service commercial to heavy industrial.

We would like to request that the City of Visalia reconsider this change. Given the residential nature of the general area (single family home and proposed multi-family units), it would be considerably more desirable to have a buffer zone of either service commercial or retail commercial industrial between the residential areas and the heavy industrial activities to the south of the parcel.

Your reconsideration of the proposed zoning change would be greatly appreciated.

Sincerely,



Karen Perillo
OREO Officer
530-271-8060
Karenperillo@tcbk.com

- Single-Family Residential
- Multi-Family Residential
- Professional / Administrative Office
- Light Industrial
- Quasi-Public
- Non-Residential to Residential Zoning
- Residential to Non-Residential Zoning
- City Limits



City of Visalia, California
Planning and Community Development Department
10000 Visalia Avenue, Visalia, CA 93291

