

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, FEBRUARY 13, 2017; 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. Election of Chair and Vice-Chair-
4. CHANGES OR COMMENTS TO THE AGENDA–
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Finding of Consistency No. 2017-001 a request by D.R. Horton to revise the DeeLynna Ranch Tentative Subdivision Map No. 5484 by increasing the local street width from 52-feet to 56-feet for all local interior streets. The approved tentative DeeLynna subdivision site is located on the east side of South McAuliff Street between East Noble and East College Avenues (APN: 101-060-008)
6. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2017-01: A request by Sigue Corporation, to allow a check cashing business within a 1,130 square foot suite in the C-CM (Community Commercial) zone. The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-01
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 THURSDAY, FEBRUARY 23, 2017 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 27, 2017**

# **City of Visalia**



**To:** Planning Commission

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

**Date:** February 13, 2017

**Re:** Finding of Consistency No. 2017-001 a request by D.R. Horton to revise the DeeLynna Ranch Tentative Subdivision Map No. 5484 by increasing the local street width from 52-feet to 56-feet for all local interior streets. The approved tentative DeeLynna subdivision site is located on the east side of South McAuliff Street between East Noble and East College Avenues (APN: 101-060-008)

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## **RECOMMENDATION**

Staff recommends that the Planning Commission make a Finding of Consistency modifying the approved DeeLynna Ranch Tentative Subdivision Map No. 5484 by increasing the local street width from 52-feet to 56-feet for all local interior streets (i.e., Cypress Ave., Kaweah Ave., Myrtle Ave., Elverta St. and Laguna St.). The increase in the local street width will result in minor reductions to the lot area for 45 of the 77 lots that were approved as part of the subdivision as depicted on the attached Exhibit "A".

## **DISCUSSION**

The DeeLynna Ranch Subdivision Map No. 5484 was approved by the Planning Commission on July 25, 2005. The approved tentative subdivision map will subdivide 14.7 acres into 77 single-family residential lots, including open space and landscape and lighting lots as depicted per Exhibit "B" (2005 approved DeeLynna Ranch Subdivision Map No. 5484). The approved lot areas for the 77 lots range in area from 4,500 square feet to 9,460 square feet.

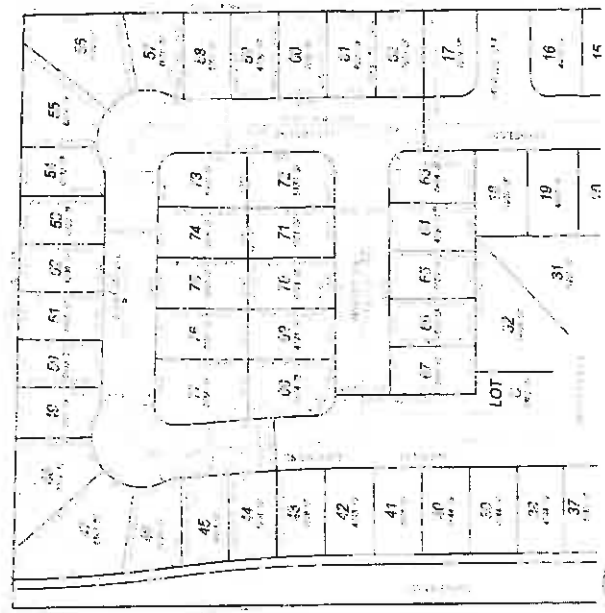
The applicant, through the Site Plan Review (SPR) process, is requesting a modification to the approved subdivision map because the 52-foot wide street design prohibits parking on one side of the street (see Exhibit "A"). The increase to a 56-foot wide local street allows vehicles to park on both sides of the local street. Increasing the local street width does reduce the minimum lot area for 45 of the 77 lots proposed with the DeeLynna Ranch subdivision. The reduction to the 45 lots is minor, and does not reduce the lot areas beyond the minimum lot area approved for the DeeLynna Ranch subdivision. The proposed map revisions will not pose any significant impact to the surrounding land uses.

This finding is based on staff's determination that the revisions to DeeLynna Ranch subdivision are consistent with the overall development plan approved for the site, and will not result in an increase in traffic that was not considered as part of the subdivision approval process.

Approval of the finding of consistency will not require any change to the approved Resolution No. 2005-78 for the DeeLynna Ranch Tentative Subdivision Map No. 5484.

## **ATTACHMENTS**

- Exhibit "A" – Revised DeeLynna Ranch Subdivision Map No. 5484 with 56-foot wide local streets
- Exhibit "B" – Approved 2005 DeeLynna Ranch Tentative Subdivision Map No. 5484
- Resolution No. 2005-78
- Aerial Photo



**PHASE 4 CURVE TABLE**

Lot No.	Curve Data
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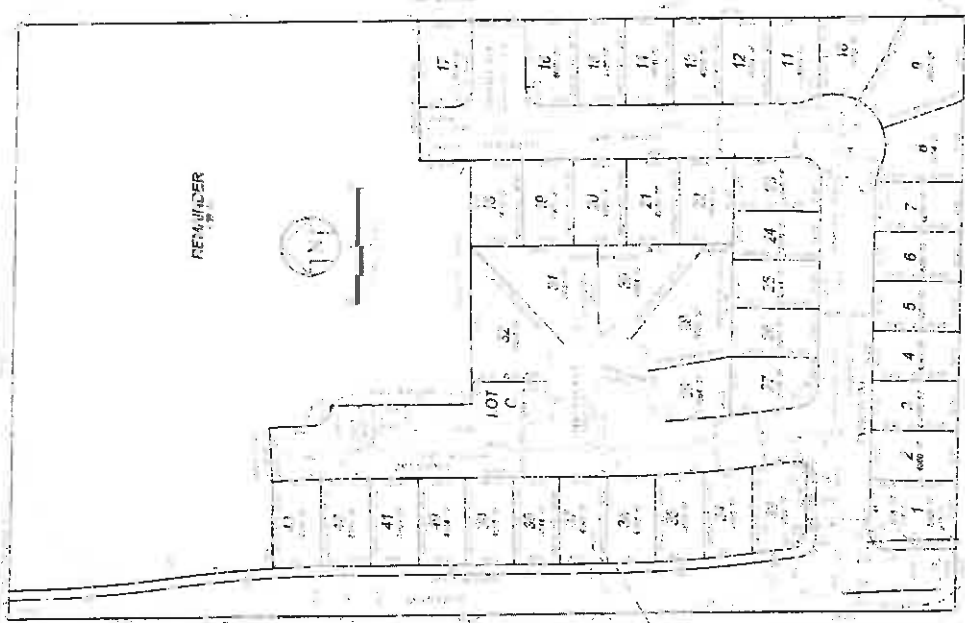
**PHASE 4 CURVE TABLE**

Lot No.	Curve Data
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**PHASE 4 CURVE TABLE**

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PHASE 4



**PHASE 3 CURVE TABLE**

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**PHASE 3 RADIAL TABLE**

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PHASE 3



# Exhibit "B"

### LEGAL DESCRIPTION

A portion of the land described in the following: ...  
 ...  
 ...

### SITE DATA

...  
 ...  
 ...

### TENTATIVE SUBDIVISION MAP

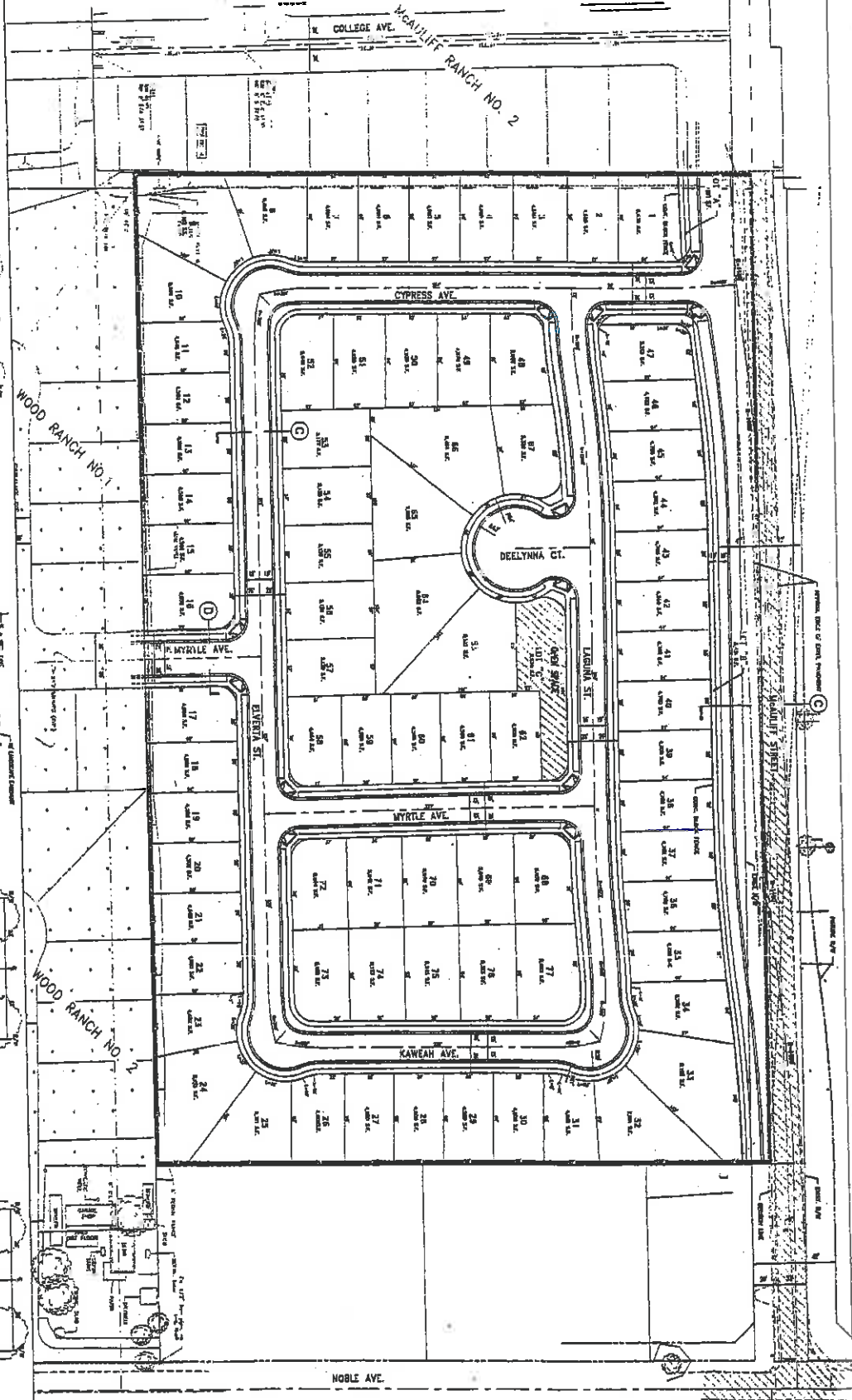
**Deelyna Ranch**  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 77 SRK LOTS, (4,500 SF MIN. - NOMINAL, 50,000)  
 SCALE: 1"=50'

### LOTS / OPEN SPACE DATA

...  
 ...  
 ...

### OWNER / DEVELOPER

...  
 ...  
 ...



NO.	DATE	REVISION

Deelyna Ranch, A RESIDENTIAL SUBDIVISION FOR  
**BILL J. ORGAN**  
 VISALIA, CALIFORNIA

**LANE ENGINEERS INC.**  
 CIVIL • STRUCTURAL • SURV.  
 979 N. Blackstone Street  
 Tulare, California 93274  
 (650) 888-6282



NO.	DATE	REVISION

RESOLUTION NO 2005-78

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DEELYNNA RANCH TENTATIVE SUBDIVISION MAP 5484, A REQUEST TO DIVIDE 14.7 ACRES INTO 77 LOTS, OPEN SPACE AND LANDSCAPING LOTS. THE SITE IS LOCATED ON THE EAST SIDE OF MCAULIFF STREET, APPROXIMATELY 200 FEET SOUTH OF NOBLE AVENUE.

**WHEREAS**, DeeLynna Ranch Tentative Subdivision Map 5484: is a request by Bill Morgan to divide 14.7 acres into 77 lots, open space and landscaping lots. The site is located on the east side of McAuliff Street, approximately 200 feet south of Noble Avenue. (APN: 101-060-008); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on July 25, 2005; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.04.040 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED** that Negative Declaration No. 2005-08, was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

That the proposed location of the Tentative Parcel Map is consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Map.

2. That the proposed location of the tentative parcel map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
3. An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant. Therefore, staff recommends that Negative Declaration No. 2005-08 be adopted for this project.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia and subject to the following conditions:

1. That the final map be developed in substantial compliance with Exhibit "A."
2. That the site plan be developed consistent with the comments and conditions of the Site Plan Review No. 05-090.
3. That the development of this property meets all R-1-4.5 zone requirements unless otherwise conditioned by this map.
4. That the R-1-6 zone development standards for setbacks, fences, accessory structures and related site improvements shall apply to this subdivision, with the exception that the Street Side Setbacks shall be a minimum of 5 feet, and that no fence shall be placed within the 5 foot Street Side Setback, and that the Rear Yard Setback for two story shall be 22.5 feet minimum.
5. That applicable setbacks be measured from the inside face of block walls.
6. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or walls, and other improvements along the public street frontages and within open space areas of the subdivision, including maintenance for appurtenant local streets, maintenance for street trees, and the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments for same from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll.
7. That Lot "C" shall be placed into a Landscaping and Lighting District for long term maintenance. Improvements for this open space lot shall include, turf with trees and shrubs, meandering sidewalk, and an automatic irrigation system that shall be permanently maintained. The plans for these improvements shall be included in the review of the Landscaping and Lighting Act improvements, and they shall be installed prior to the occupancy of any units in the subdivision.
8. That Lot "C" shall include amenities in the form of benches and a small gazebo or shade structure, along with connecting sidewalks. These amenities shall be included as a part of the landscaping and irrigation plans to be submitted for review and approval by Planning Division, and they shall be installed prior to the occupancy of any units in the subdivision.
9. That all other city codes and ordinances be met.

# DeeLynna Ranch Tentative Subdivision Map No. 5484



## Aerial Photo







# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 13, 2017

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

**SUBJECT: Conditional Use Permit No. 2017-01:** A request by Sigue Corporation, to allow a check cashing business within a 1,130 square foot suite in the C-CM (Community Commercial) zone. The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-01, based on the findings and conditions in Resolution No. 2017-01. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan, Zoning Ordinance, and the Orchard Walk Specific Plan.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-01 based on the findings and conditions in Resolution No. 2017-01.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2017-01 is a request to establish a 1,130 square foot check cashing business in the Community Commercial zone. The project site is located within the Orchard Walk East shopping center located on the east side of Dinuba Boulevard north of Riggin Avenue, which is part of the Orchard Walk Specific Plan. The check cashing service will be located at the end cap of a new 7,694 square foot multi-tenant pad building (site plan shown in Exhibit "A"). The pad has parking along the east side and a large parking field across the drive aisle to the east.

The floor plan improvements proposed with the business, shown in Exhibit "B", include a lobby with six cashiers' windows, an office area, break room, and rest room. The applicant's operational statement included with the floor plan states that services conducted at the business will consist of money transfers, check cashing, bill pay, and money orders. The days of operation will be seven days a week - Monday through Sunday - from 9:00 a.m. to 7:00 p.m. There will be six employees proposed with the business and an estimated 30 customers per day.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-CM (Community Commercial)
Special Districts:	Design District "K" Orchard Walk Specific Plan
Surrounding Zoning and Land Use	North: C-CM (Community Commercial) zone / McDonalds Restaurant South: C-SO (Commercial Shopping Office) zone /

East: Riggan Avenue, Arco gas station  
C-CM (Community Commercial) zone /  
PetSmart retail store  
West: C-CM (Community Commercial) zone /  
Dinuba Blvd., Vacant Lot

Environmental Review: Categorical Exemption No. 2017-02  
Site Plan: Site Plan Review No. 2016-193

### **RELATED PROJECTS**

On April 13, 2015, the Planning Commission approved Conditional Use Permit No. 2015-07, a request by Donahue Schriber Realty Group to allow a check cashing business at 3206 N. Dinuba Boulevard, Suite 2-E, located two buildings to the north within the same shopping center.

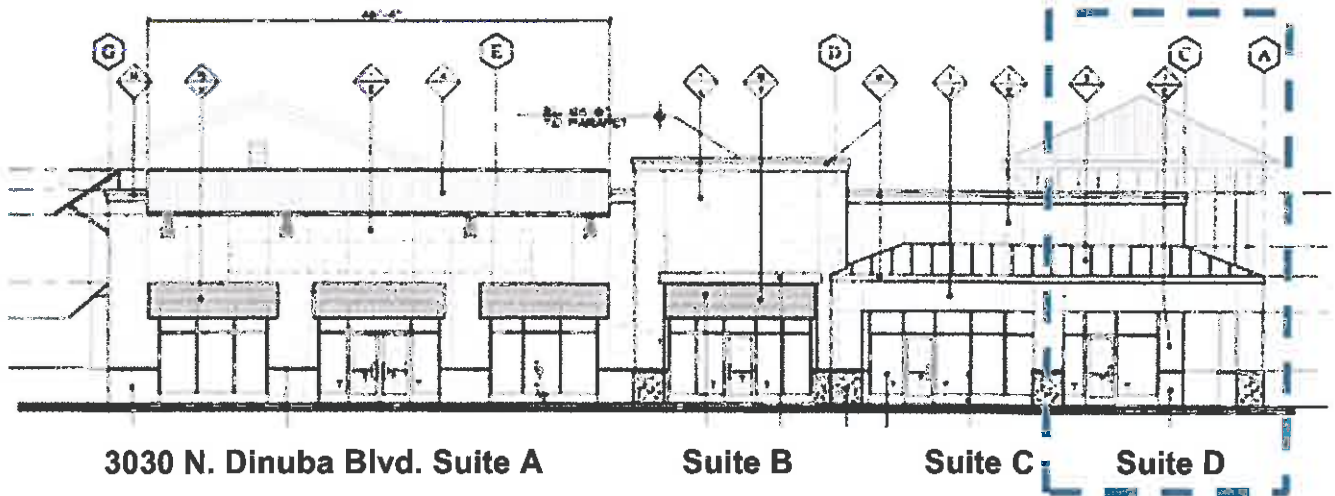
The City Council on May 29, 2007 approved Specific Plan No. 2007-02 (Orchard Walk Shopping Center). This Specific Plan was a request by Donahue Schriber to adopt the Orchard Walk Specific Plan. The mixed-use development is comprised of 425,812 sq. ft. of commercial/retail floor area and 224 multi-family residential dwelling units. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets.

## **PROJECT EVALUATION**

Staff recommends approval of the Conditional Use Permit No. 2017-01, based on the project's consistency with the General Plan, the Zoning Ordinance, and the Orchard Walk Specific Plan.

### **Consistency with Adopted Plans**

The project is consistent with the City's General Plan, Zoning Ordinance and the Orchard Walk Specific Plan. The building pad is part of the Specific Plan's original site plan. The proposed check cashing business is consistent with the intent of the Orchard Walk Specific Plan and will not have an impact upon the architectural design of the building or the center. There are no exterior alterations associated with the proposed use other than the addition of signage, which will be required to comply with the City's Sign Ordinance and the Orchard Walk Specific Plan's sign program.



### Access and Parking

This site is accessed through the existing vehicle access and circulation for the center as illustrated in Exhibit "A". The parking established for the center was developed to accommodate a mix of uses including medical offices and restaurants which have some of the highest parking demands. No changes to the approved parking and access for the center will occur or are necessary as a result of the proposed check cashing business.

### Check Cashing

Check-cashing service is identified as a conditionally-allowed use in the Community Commercial zone according to Line 395 in the Zoning Ordinance matrix of allowed uses. The proposed services include money transfers, check cashing, bill pay, and money orders.

Staff has concluded that the proposed check cashing land use is consistent with the location and the surrounding commercial center based upon the operational statement in Exhibit "B". The Orchard Walk Specific Plan was established to accommodate a broad variety of uses of which check cashing uses are a conditionally allowed use as presented in this request. In 2015, a separate check cashing business was approved within the Orchard Walk East shopping center through CUP No. 2015-07. The Specific Plan does not include any regulations to preclude more than one type of the same business from locating inside the specific plan area.

In the Site Plan Review comments associated with the business, the Police Department has recommended that surveillance systems be installed in the interior lobby, cashier desks, and front doors and be accessible by Department staff.

### Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-01).

## **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 the Zoning Ordinance. Specifically, the project is consistent with the required findings of the Zoning Ordinance Section 17.38.110:
  - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed project conforms to the policies and standards in the adopted Orchard Walk Specific Plan.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-02).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2016-193.
2. That the proposed project is subject to the policies and standards in the adopted Orchard Walk Specific Plan.
3. That the project be developed in substantial compliance with the floor plan in Exhibit "B".
4. That the facility shall operate consistent with the operational statement in Exhibit "B".
5. That the building signage shall be obtained under a separate permit.
6. That all applicable federal, state and city codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-01.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-01
- Exhibit "A" – Site Plan – Orchard Walk
- Exhibit "B" – Floor Plan / Operational Statement
- Comments from Site Plan Item No. 2016-193
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## **Related Plans & Policies Conditional Use Permits**

### **Zoning Ordinance, Chapter 17.38: Conditional Use Permits**

#### **17.38.010 Purposes and powers**

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

#### **17.38.020 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.

**17.38.080 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. 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-01: A REQUEST BY SIGUE CORPORATION, TO ALLOW A CHECK CASHING BUSINESS WITHIN A 1,130 SQUARE FOOT SUITE IN THE C-CM (COMMUNITY COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 3030 N. DINUBA BOULEVARD, SUITE D. (APN: 079-310-013)

**WHEREAS**, Conditional Use Permit No. 2017-01 is a request by Sigue Corporation, to allow a check cashing business within a 1,130 square foot suite in the C-CM (Community Commercial) zone. The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 13, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-01, 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 Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-02).

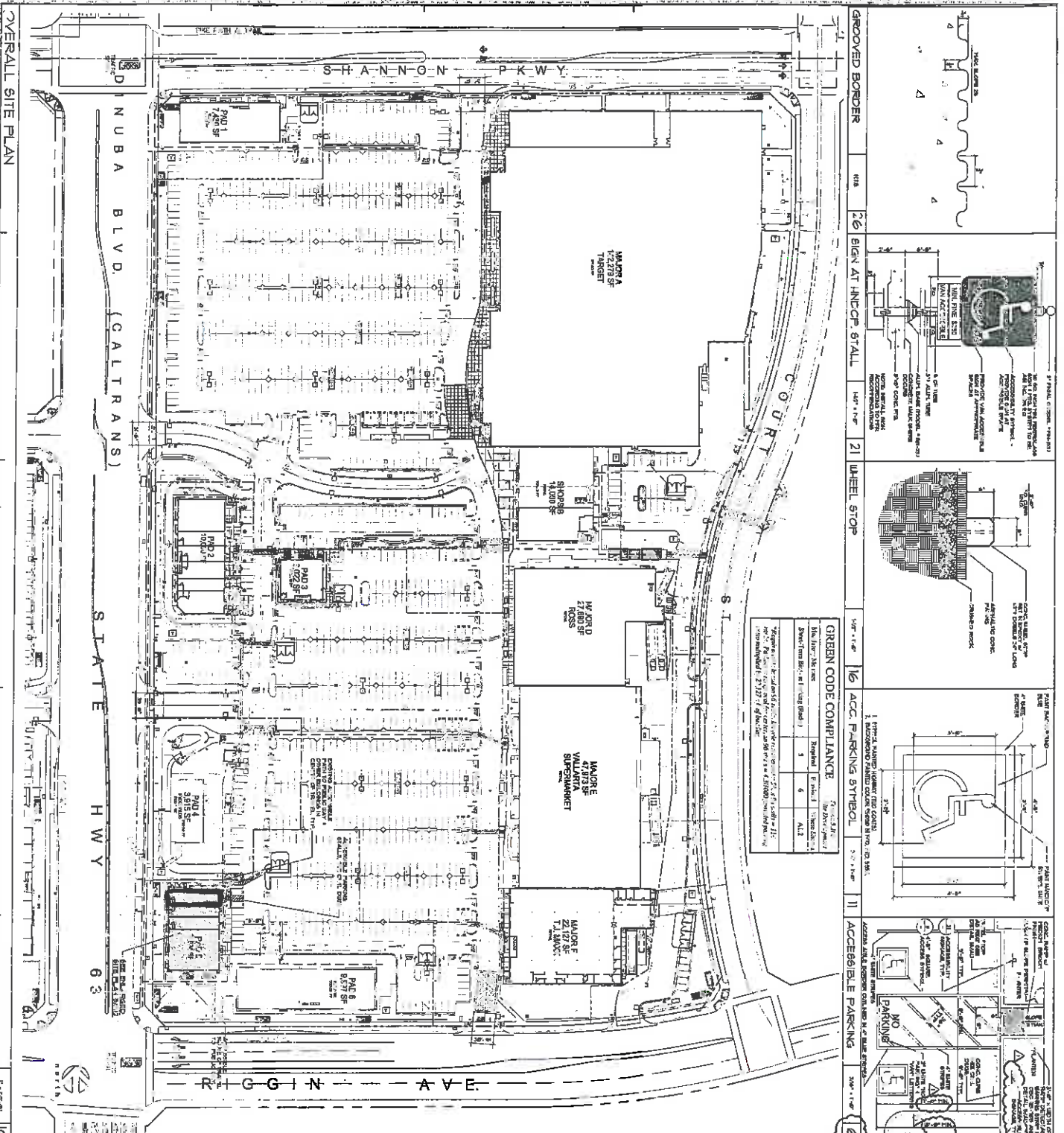
**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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 the Zoning Ordinance. Specifically, the project is consistent with the required findings of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed project conforms to the policies and standards in the adopted Orchard Walk Specific Plan.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-02).

**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 comments from the approved Site Plan Review No. 2016-193.
2. That the proposed project is subject to the policies and standards in the adopted Orchard Walk Specific Plan.
3. That the project be developed in substantial compliance with the floor plan in Exhibit "B".
4. That the facility shall operate consistent with the operational statement in Exhibit "B".
5. That the building signage shall be obtained under a separate permit.
6. That all applicable federal, state and city codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-01.



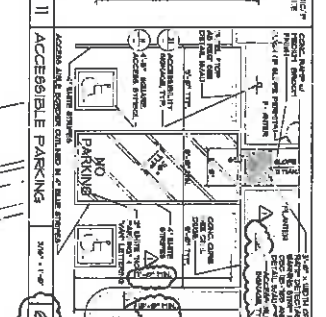
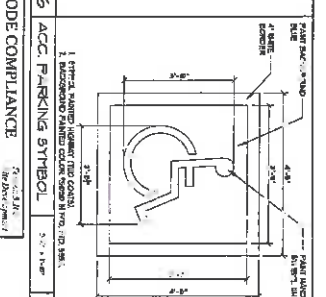
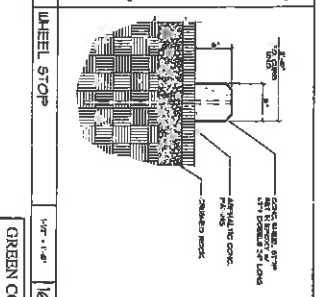
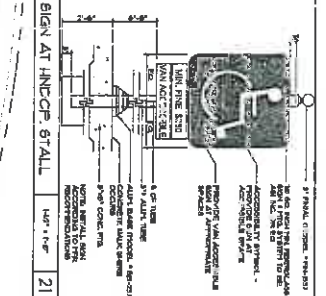
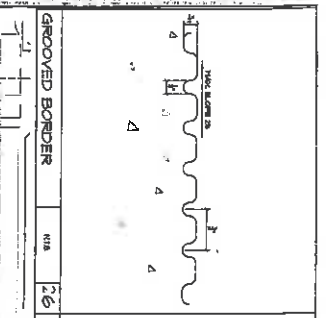


OVERALL SITE PLAN

1" = 100'

10 DETECTABLE WARNING

5



**GREEN CODE COMPLIANCE:**

Min. Area (sq. ft.)	Required	Min. Area (sq. ft.)	Required
100	1	100	1
200	2	200	2
300	3	300	3
400	4	400	4
500	5	500	5
600	6	600	6
700	7	700	7
800	8	800	8
900	9	900	9
1000	10	1000	10

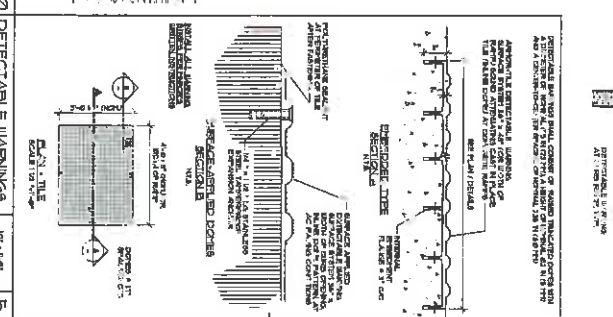
**ACCESS COMPLIANCE NOTES**

1. THE ACCESSIBLE PORT OF ENTRY (AP) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING AND SHALL BE A MINIMUM OF 36" WIDE AND 68" HIGH.
2. THE AP SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING AND SHALL BE A MINIMUM OF 36" WIDE AND 68" HIGH.
3. THE AP SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING AND SHALL BE A MINIMUM OF 36" WIDE AND 68" HIGH.
4. THE AP SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING AND SHALL BE A MINIMUM OF 36" WIDE AND 68" HIGH.
5. THE AP SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUILDING AND SHALL BE A MINIMUM OF 36" WIDE AND 68" HIGH.

**LEGEND**

- AP: ACCESSIBLE PORT OF ENTRY
- AP: ACCESSIBLE PORT OF ENTRY
- AP: ACCESSIBLE PORT OF ENTRY
- AP: ACCESSIBLE PORT OF ENTRY
- AP: ACCESSIBLE PORT OF ENTRY

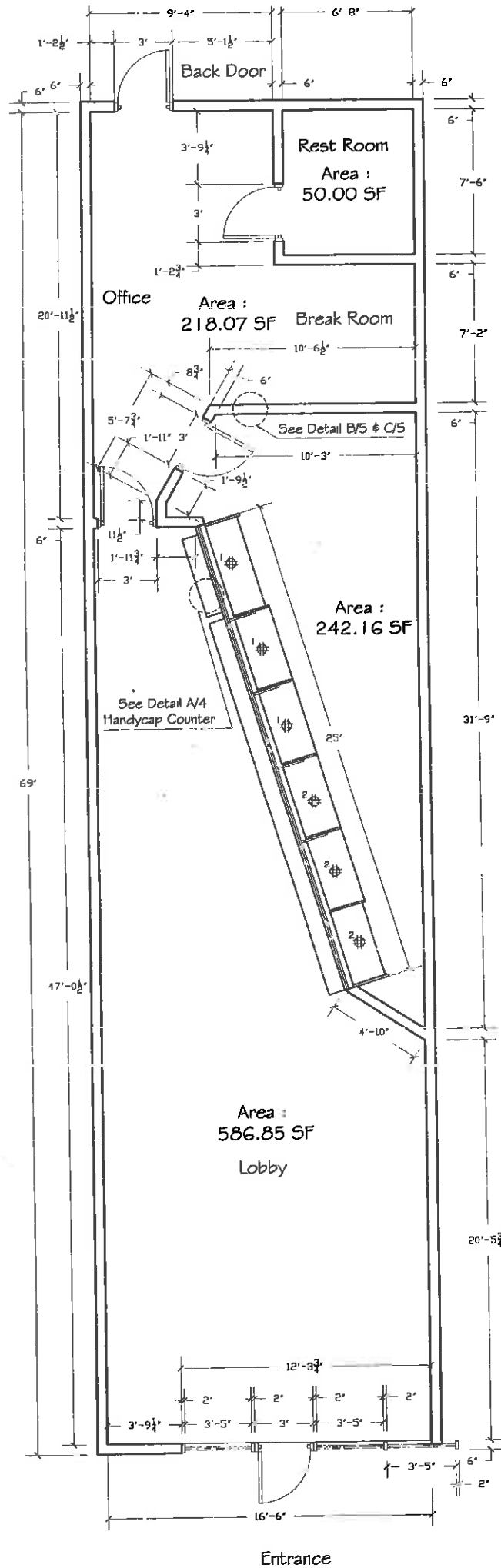
**MODIFIED SHELL / LANDLORD CONSTRUCTION FOR:**  
**PAD 5 BUILDING**  
 ORCHARD WALK - E. ST  
 3030 DINUBA BOULEVARD  
 TUALISIA, CA 93291



**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/01/2010	ISSUED FOR PERMITS
2	08/01/2010	ISSUED FOR PERMITS
3	08/01/2010	ISSUED FOR PERMITS
4	08/01/2010	ISSUED FOR PERMITS
5	08/01/2010	ISSUED FOR PERMITS
6	08/01/2010	ISSUED FOR PERMITS
7	08/01/2010	ISSUED FOR PERMITS
8	08/01/2010	ISSUED FOR PERMITS
9	08/01/2010	ISSUED FOR PERMITS
10	08/01/2010	ISSUED FOR PERMITS
11	08/01/2010	ISSUED FOR PERMITS
12	08/01/2010	ISSUED FOR PERMITS
13	08/01/2010	ISSUED FOR PERMITS
14	08/01/2010	ISSUED FOR PERMITS
15	08/01/2010	ISSUED FOR PERMITS
16	08/01/2010	ISSUED FOR PERMITS
17	08/01/2010	ISSUED FOR PERMITS
18	08/01/2010	ISSUED FOR PERMITS
19	08/01/2010	ISSUED FOR PERMITS
20	08/01/2010	ISSUED FOR PERMITS
21	08/01/2010	ISSUED FOR PERMITS
22	08/01/2010	ISSUED FOR PERMITS
23	08/01/2010	ISSUED FOR PERMITS
24	08/01/2010	ISSUED FOR PERMITS
25	08/01/2010	ISSUED FOR PERMITS
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27	08/01/2010	ISSUED FOR PERMITS
28	08/01/2010	ISSUED FOR PERMITS
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30	08/01/2010	ISSUED FOR PERMITS
31	08/01/2010	ISSUED FOR PERMITS
32	08/01/2010	ISSUED FOR PERMITS
33	08/01/2010	ISSUED FOR PERMITS
34	08/01/2010	ISSUED FOR PERMITS
35	08/01/2010	ISSUED FOR PERMITS
36	08/01/2010	ISSUED FOR PERMITS
37	08/01/2010	ISSUED FOR PERMITS
38	08/01/2010	ISSUED FOR PERMITS
39	08/01/2010	ISSUED FOR PERMITS
40	08/01/2010	ISSUED FOR PERMITS
41	08/01/2010	ISSUED FOR PERMITS
42	08/01/2010	ISSUED FOR PERMITS
43	08/01/2010	ISSUED FOR PERMITS
44	08/01/2010	ISSUED FOR PERMITS
45	08/01/2010	ISSUED FOR PERMITS
46	08/01/2010	ISSUED FOR PERMITS
47	08/01/2010	ISSUED FOR PERMITS
48	08/01/2010	ISSUED FOR PERMITS
49	08/01/2010	ISSUED FOR PERMITS
50	08/01/2010	ISSUED FOR PERMITS

**A1.1**  
 sheet



- Notes :
- ⊕ 4 - Outlets
  - 1 15 AMP Dedicated Breaker
  - ⊕ 4 - Outlets
  - 2 15 AMP Dedicated Breaker

- Operational statement
- No Prior Use
- Proposed building use: Money transfers, Check cashing, Bill pay, Money order
- Days of operation: Monday - Sunday
- Hours of operation: 9am - 7pm
- Number of proposed employees: 6
- Number of estimated customers per day: 30
- No Truck Deliveries

**Exhibit "B"**

**Floor Plan**  
 Area : 1130.25 Sq. Ft.  
 3030 N. Dinuba Blvd  
 Visalia , CA 93291  
 Drawn by : Martin Alonso



MEETING DATE December 28, 2016  
SITE PLAN NO. 16-193  
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 type="checkbox"/> CUP                            |  |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input type="checkbox"/> OTHER –         |

**ADDITIONAL COMMENTS:**

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.2  
*Site Plan Review Committee*

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: DECEMBER 28, 2016

SITE PLAN NO.: 16-193  
PROJECT TITLE: SIGUE CORPORATION - CHECK CASHING  
DESCRIPTION: TENANT IMPROVEMENT - PLACEMENT OF SEVERAL CASHERS DESKS & DIVISIONARY WALLS - NON BEARING (CCM) (X) (K)

APPLICANT: REYES LEO  
PROP OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION: 3030 N DINUBA BLVD  
APN: 079-310-013

**SITE PLAN REVIEW COMMENTS**

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

- 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. A building permit is required for proposed tenant improvements.**
- 2. The previous building shell permit paid development impact fees that will offset applicable fees due with the proposed check cashing office.**
- 3. Standard building permit plan check and inspection fees will apply.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 16-193

Date: 12/28/2016

**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:10/1/2016)

(Project type for fee rates:PROF OFFICE)

Existing uses may qualify for credits on Development Impact Fees. **FEES PAID W/ SHELL**

<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**

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

ITEM NO: 2      DATE: December 28, 2016  
SITE PLAN NO:      SPR16193  
PROJECT TITLE:      SIGUE CORPPORATION-CHECK CASHING  
DESCRIPTION:      TENANT IMPROVEMENT - PLACEMENT OF SEVERAL  
                                 CASHERS DESKS & DIVISIONARY WALLS- NON  
                                 BEARING (CCM) (X) (K)  
APPLICANT:      REYES LEO  
PROP OWNER:      DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION:      3030 N DINUBA BLVD  
APN(S):      079-310-013

### 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: SURVEILLANCE SYSTEMS RECOMMENDED IN THE  
INTERIOR LOBBY / CASHIER DESKS / FRONT DOORS  
TO BE ACCESSIBLE TO VISALIA P.D.

- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
EAZ

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 28, 2016

ITEM NO: 2  
SITE PLAN NO: SPR16193  
PROJECT TITLE: SIGUE CORPPORATION-CHECK CASHING  
DESCRIPTION: TENANT IMPROVEMENT - PLACEMENT OF SEVERAL CASHERS DESKS & DIVISIONARY WALLS- NON BEARING (CCM) (X) (K)  
APPLICANT: REYES LEO  
PROP. OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION: 3030 N DINUBA BLVD  
APN(S): 079-310-013

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.  
 Provide more traffic information such as a TIA may be required. Depending on development size, characteristics, etc.,

**Additional Comments:**

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**Leslie Blair**




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

ITEM NO: 2                      DATE: December 28, 2016  
 SITE PLAN NO:                      SPR16193  
 PROJECT TITLE:                      SIGUE CORPPORATION-CHECK CASHING  
 DESCRIPTION:                      TENANT IMPROVEMENT - PLACEMENT OF SEVERAL  
    CASHERS DESKS & DIVISIONARY WALLS- NON  
    BEARING (CCM) (X) (K)  
 APPLICANT:                              REYES LEO  
 PROP OWNER:                            DONAHUE SCHRIBER REALTY GROUP LP  
 LOCATION:                                3030 N DINUBA BLVD  
 APN(S):                                    079-310-013

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 ~~is~~ required. **FOR ANY DEMO WORK** *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am 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 \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 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: **WHEN ALTERATIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED TO A MIN. OF 20% OF CONSTRUCTION COST.**

 Date: 12/28/16  
 Signature

SEE PLAN FOR COMMENTS TO BE MADE TO THE CITY ENGINEER

1) THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:

- A) A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY.
- B) TOILET FACILITIES SERVING THE AREA.
- C) DRINKING FOUNTAINS SERVING THE AREA (IF PROVIDED)
- D) PUBLIC TELEPHONES SERVING THE AREA (IF PROVIDED)
- E) SIGNS
- F) ACCESSIBLE PARKING.

# SITE PLAN REVIEW COMMENTS

Brandon Smith, Planning Division (559) 713-4636

Date: December 28, 2016

SITE PLAN NO: 2016-193  
PROJECT TITLE: SIGUE CORPPORATION-CHECK CASHING  
DESCRIPTION: TENANT IMPROVEMENT - PLACEMENT OF SEVERAL CASHERS  
DESKS & DIVISIONARY WALLS- NON BEARING (CCM) (X) (K)  
APPLICANT: REYES LEO  
PROP. OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION TITLE: 3030 N DINUBA BLVD  
APN TITLE: 079-310-013  
GENERAL PLAN: Commercial Mixed Use  
EXISTING ZONING: C-CM – Community Commercial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

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

## **PROJECT SPECIFIC INFORMATION (12/28/2016):**

1. A Conditional Use Permit (CUP) is required for the proposed use based on information contained in the Operational Statement. The CUP is required since check cashing is listed in Line 394 n the Zoning Ordinance's Matrix of Allowed Uses as a conditional use in the C-CM zone.
2. Provide additional information on any additional services being provided by the business (i.e. money orders).
3. Are on-site security or security cameras being provided? If so, please describe in the operational statement.

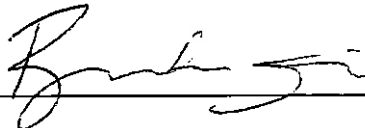
- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

## Parking:

1. As prescribed in Chapter 17.34.
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

**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 \_\_\_\_\_





**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: 2

DATE: December 28, 2016

SITE PLAN NO: SPR16193  
PROJECT TITLE: SIGUE CORPPORATION-CHECK CASHING  
DESCRIPTION: TENANT IMPROVEMENT - PLACEMENT OF SEVERAL CASHERS DESKS & DIVISIONARY WALLS- NON BEARING (CCM) (X) (K)  
APPLICANT: REYES LEO  
PROP OWNER: DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION: 3030 N DINUBA BLVD  
APN(S): 079-310-013

**The following comments are applicable when checked:**

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

**General:**

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

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

**Water Supply:**

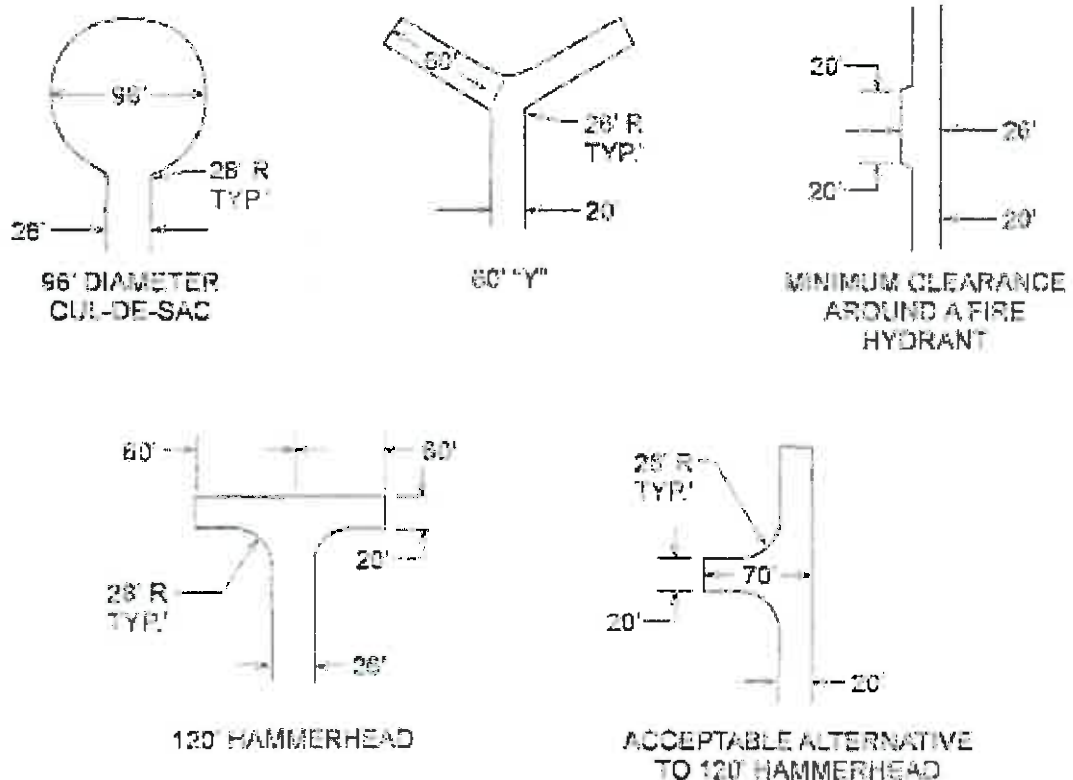
- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
  
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
  
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



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

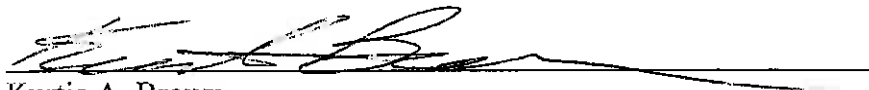
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person. (power outages)
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless 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)*
- 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:**

- Ensure that all areas of the business has adequate exiting in compliance with the CFC.

  
Kurtis A. Brown  
Fire Marshal

# QUALITY ASSURANCE DIVISION

## SITE PLAN REVIEW COMMENTS

ITEM NO: 2                      DATE: December 28, 2016  
SITE PLAN NO:                SPR16193  
PROJECT TITLE:                SIGUE CORPPORATION-CHECK CASHING  
DESCRIPTION:                 TENANT IMPROVEMENT - PLACEMENT OF SEVERAL  
   CASHERS DESKS & DIVISIONARY WALLS- NON  
   BEARING (CCM) (X) (K)  
APPLICANT:                    REYES LEO  
PROP OWNER:                  DONAHUE SCHRIBER REALTY GROUP LP  
LOCATION:                        3030 N DINUBA BLVD  
APN(S):                         079-310-013

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



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

12-23-16

\_\_\_\_\_  
DATE



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

COMMERCIAL BIN SERVICE

# 16-193  
#  
3030 n dinuba

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

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

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

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**COMMENTS**

Existing service ok.

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

## Susan Currier

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**From:** Deel, David@DOT <david.deel@dot.ca.gov>  
**Sent:** Wednesday, January 04, 2017 2:35 PM  
**To:** Susan Currier  
**Cc:** Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal  
**Subject:** RE: Site Plan Review Agenda for December 28

Susan & All:

Caltrans has a "NO COMMENT" on the following:

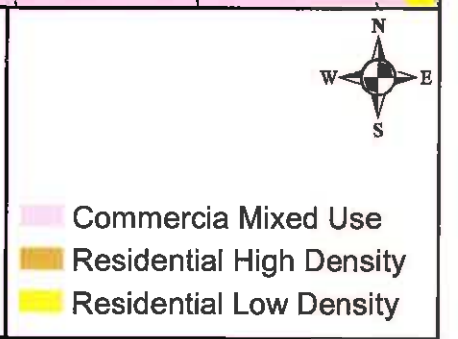
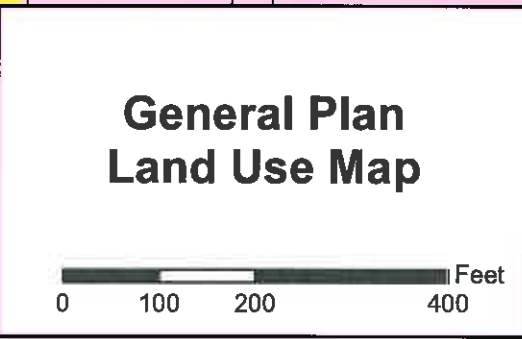
SPR 16191 RESUB 33000 sf Sanctuary  
SPR 16193 Tenant Improvement for Check Cashing office

Thanks,

**DAVID DEEL | 559.488.7396 | CALTRANS D6**

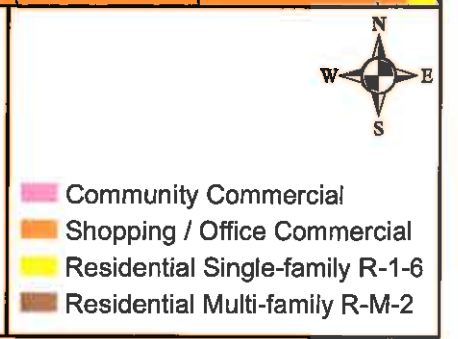
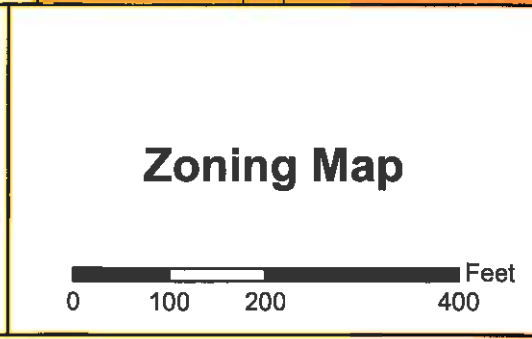
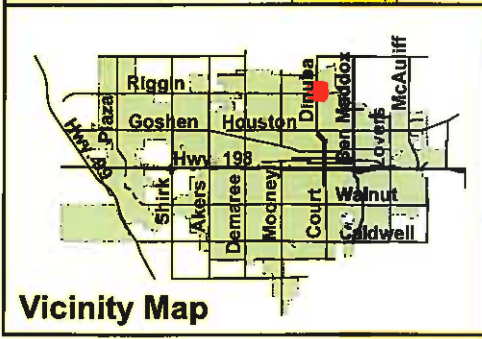
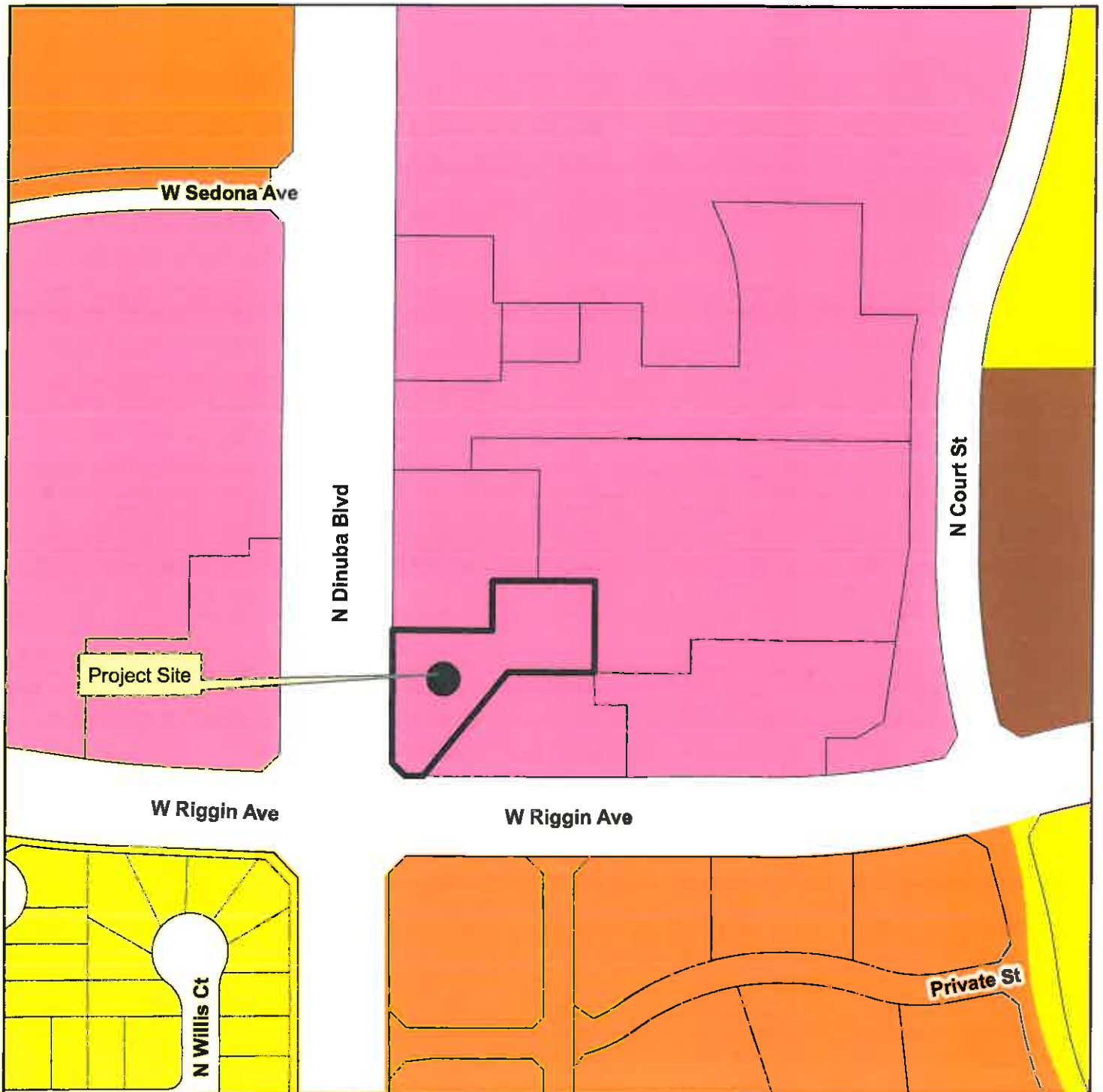
# Conditional Use Permit No. 2017-01

The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013)



# Conditional Use Permit No. 2017-01

The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013)



# Conditional Use Permit No. 2017-01

The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013)



Project Site



Vicinity Map

## Aerial Photo

Photo Taken March 2016



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

# Conditional Use Permit No. 2017-01

The project site is located at 3030 N. Dinuba Boulevard, Suite D. (APN: 079-310-013)

