

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 10, 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. 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.
  - No Items on the Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2017-06: A request by Proteus Inc. to establish a vocational education facility, including offices, classrooms, and related student services such as academic and career counseling, in the Industrial (I) zone. The subject site is located at 1440 N. Shirk Street (APN: 077-780-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-09
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, APRIL 20, 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, APRIL 24, 2017**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 10, 2017

**PROJECT PLANNER:** Andrew Chamberlain, Senior Planner  
Phone No.: 713-4003

**SUBJECT: Conditional Use Permit No. 2017-06:** A request by Proteus Inc. to establish a vocational education facility, including offices, classrooms, and related student services such as academic and career counseling, in the Industrial (I) zone. The subject site is located at 1440 N. Shirk Street (APN: 077-780-005).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-06 based on the findings and conditions in Resolution No. 2017-12. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-06, based on the findings and conditions in Resolution No. 2017-12.

### PROJECT DESCRIPTION

Conditional Use Permit No. 2017-06 is a request by Proteus Inc. to establish a vocational education facility, including offices, classrooms, and related student services such as academic and career counseling. The site is in the industrial zone on a portion of a larger site as shown in Exhibit "A". The existing building is approximately 17,000 sq. ft. as shown in Exhibit "B". Proteus is currently occupying the building, having moved to this location in 2016 without knowing of the full process required to operate the facility. The balance of the site is being used by the property owner for storage and related uses, with Proteus occupying the southwest portion of the site nearest the corner of Goshen Avenue and Shirk Street.

The detailed operational statement in Exhibit "C" provides a breakdown of the staff and activities, with the average number of people in the building at any given time at 58 (18 staff, 40 students). The facility would operate Monday through Friday from 7 am to 5 pm.

### BACKGROUND INFORMATION

General Plan Land Use Designation: Industrial

Zoning: I - Industrial

Surrounding Land Use and Zoning: North: I (Industrial) / Auto Dismantler – Batch Plant  
South: IL (Light Industrial) / Storage  
East: I (Industrial) / Batch Plant

Environmental Review: West: I (Industrial) / Pipe Yard  
Categorical Exemption No. 2017-09  
Site Plan: SPR No. 2016-025

**RELATED PROJECTS**

None

**PROJECT EVALUATION**

Staff recommends approval of Conditional Use Permit No. 2017-06, as conditioned, based on the project’s consistency with the General Plan and the Zoning Ordinance.

**Land Use Compatibility**

Vocational education facilities for industrial and service commercial job training and skill enhancement may be considered a compatible use in the Industrial zone where potential impacts can be addressed through the CUP process. Based upon the location on a portion of a larger site within the industrial zone, staff finds the proposed location to be compatible with the adjacent land uses. As a vocational training facility, the ability to be located in the industrial park places the operation close to potential job opportunities. This location also affords the industrial park businesses an opportunity to coordinate with Proteus in a closer job training role for special program or training needs.

**Site Improvements**

Through the site plan review process, required site improvements were identified. The parking area along the south side of the building needs to be restriped to current standards. This parking area exists, with a portion of it on leased land from the railroad. Staff is not requiring the total relocation of the parking area with this proposal since it does not include any substantial new construction on the site. The parking upgrade also includes construction of new tree wells. The parking along the west side (Shirk Street) will be relocated when the future Shirk Street widening project occurs. As a part of the current action, an irrevocable offer of dedication is required along the Shirk Street frontage as shown in Exhibit “A”. There is adequate area on the site for the future parking relocation.

**Parking**

The proposed parking count is 58 stalls with the restriping of the site. Since the facility is a mix of office, student resource center, and vocational classrooms with large equipment – work stations and standard classroom facilities, staff determined that the college standard would apply, requiring one stall per employee, and 10 per classroom, Zoning Ordinance Section 17.34.020.C.4. There are 18 employees and 4 classrooms (18+40=58) resulting in 58 required parking stalls.

The parking for the remainder of the sites uses is not shared with the proposed Proteus parking.

### **Access and Circulation**

The site has an access drive on the Shirk Street frontage, which would be relocated when the Shirk Street widening project occurs. As a large open site, previously known as Gang Nail Truss, there is adequate on-site circulation for the proposed use and other on-site activities.

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-09).

## **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 considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-09).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-025.
2. That the use be developed in substantial compliance with the site plan shown in Exhibit A, and floor plan in Exhibit "B".
3. That the facility operates consistent with the Operational Statement in Exhibit "C", and that prior to any significant changes in the operation, that they be reviewed with City staff to determine consistency with this use permit.
4. That the irrevocable offer of dedication for the Shirk Avenue frontage be completed within 60 days of approval of this use permit.
5. That all applicable federal, state and city ordinances and laws be met.
6. 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. 2017-06.

## 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 form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-12
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

## **Related Plans and Policies**

### **Conditional Use Permits**

(Section 17.38)

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

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

#### **17.38.020 Application procedures.**

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

#### **17.38.030 Lapse of conditional use permit.**

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

#### **17.38.040 Revocation.**

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

### **17.38.050 New application.**

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

### **17.38.060 Conditional use permit to run with the land.**

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

### **17.38.065 Abandonment of conditional use permit.**

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

### **17.38.070 Temporary uses or structures.**

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



**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2017-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-06, A REQUEST BY PROTEUS INC. TO ESTABLISH A VOCATIONAL EDUCATION FACILITY, INCLUDING OFFICES, CLASSROOMS, AND RELATED STUDENT SERVICES SUCH AS ACADEMIC AND CAREER COUNSELING, IN THE INDUSTRIAL (I) ZONE. THE SUBJECT SITE IS LOCATED AT 1440 N. SHIRK STREET (APN: 077-780-005).

**WHEREAS**, Conditional Use Permit No. 2017-06, is a request by Proteus Inc. to establish a vocational education facility, including offices, classrooms, and related student services such as academic and career counseling, in the Industrial (I) zone. The subject site is located at 1440 N. Shirk Street (APN: 077-780-005).

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 10, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

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

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

3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of CEQA. (Categorical Exemption No. 2017-09).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-025.
2. That the use be developed in substantial compliance with the site plan shown in Exhibit A, and floor plan in Exhibit "B".
3. That the facility operates consistent with the Operational Statement in Exhibit "C", and that prior to any significant changes in the operation, that they be reviewed with City staff to determine consistency with this use permit.
4. That the irrevocable offer of dedication for the Shirk Avenue frontage be completed within 60 days of approval of this use permit.
5. That all applicable federal, state and city ordinances and laws be met.
6. 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. 2017-06.

**Exhibit - A**

**Site Plan**

REMOVE PORT OF LOT  
DEDICATED FOR FUTURE  
DEVELOPMENT.

PLANTING OF LANDSCAPE  
SETBACK TO BE INSTALLED  
UNDER FUTURE CURB  
IMPROVEMENTS.

TO TRAMP BARRIER AREA  
REMOVE IN FUTURE FUTURE  
DEVELOPMENT.

TO 4 PARKING SPACES TO  
RETAIL TO BE INSTALLED  
WITH FUTURE SIDE  
IMPROVEMENTS.

TO 120 BICYCLE LOCK SPACES  
TO RETAIL.

TO 12 PARKING SPACES TO  
RETAIL TO BE INSTALLED  
WITH FUTURE SIDE  
IMPROVEMENTS.

TO 2 PARKING SPACES TO  
RETAIL.

TO 2 PARKING SPACES TO  
RETAIL.

TO DRIVE APPROACH TO  
RETAIL TO BE INSTALLED  
UNDER FUTURE CURB  
IMPROVEMENTS.

TO BEING SUBJECT TO INTERIOR  
REMODEL. SEE SHEET ADD.

TO ACCESSIBLE SPACES TO RETAIL.

TO BE 12' WIDE SIDEWALK WITH LANDSCAPE  
STRIP ALL AROUND. SEE SHEET.

TO 20 PARKING SPACES TO RETAIL.

14.00'±

TO 20 PARKING SPACES TO BE INSTALLED FROM RAILROAD CROSSING  
NORTH OF RAILROAD CROSSING. SEE SHEET.

**8.00'**

SEE SHEET PLANTING WITH  
LANDSCAPE STRIP  
STRIP ALL AROUND  
(14.00')

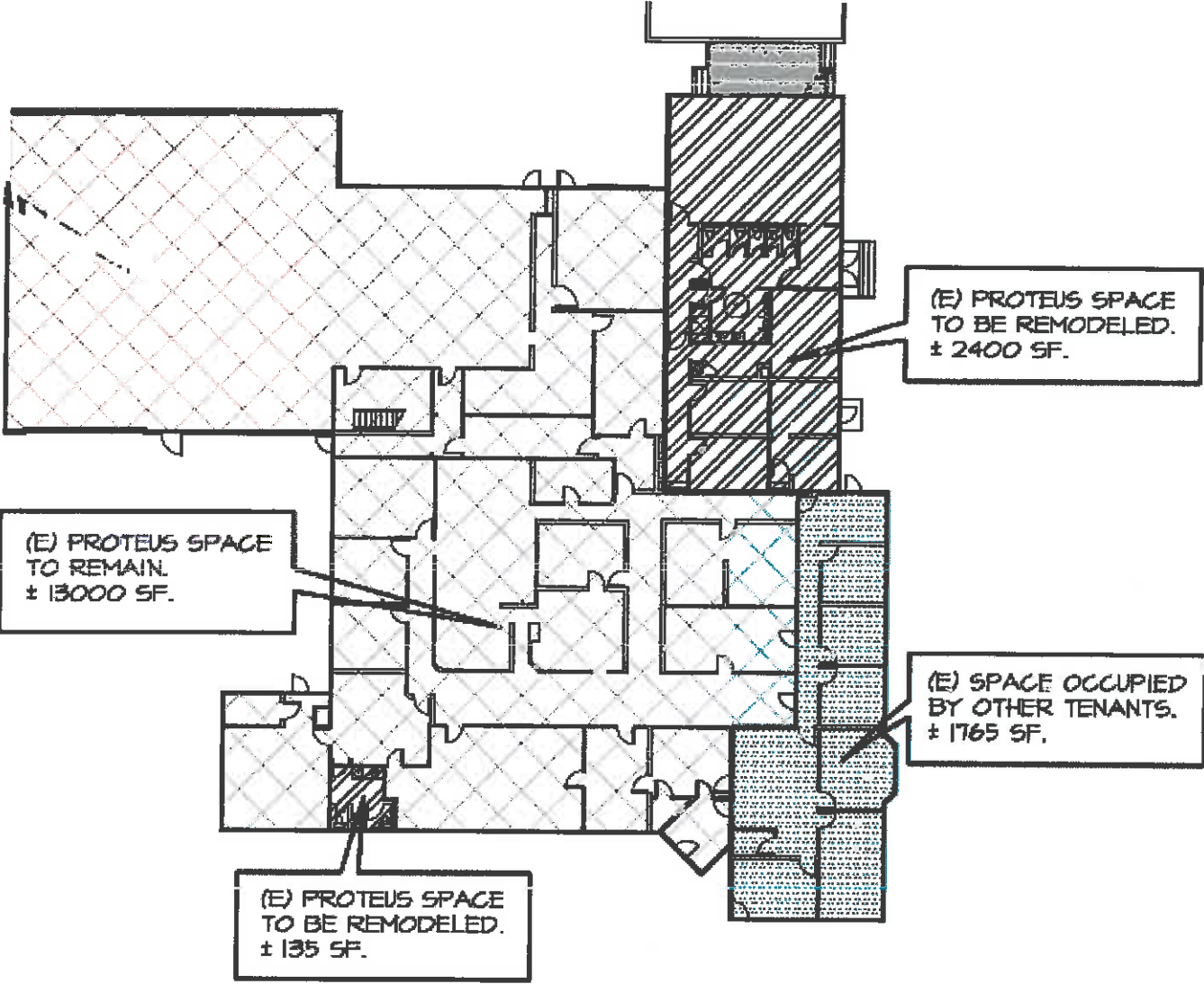
SEE SHEET PLANTING WITH  
LANDSCAPE STRIP ALL AROUND  
(14.00')

W. COSHEW AVE.

**SITE KEY PLAN**

**Exhibit - A**

# Floor Plan



# Operational Statement

## Operational Statement

### **Proteus - 1440 N. Shirk Rd. Visalia, CA 93291**

Proteus, Inc. intends to lease the property at 1440 N. Shirk Rd. in Visalia as its Main Campus location. We will utilize the space for administrative duties, classroom and lab instruction and student services such as academic and career counseling. The office provides administrative oversight for eight Central Valley locations.

Hours of operation: 7:00 a.m. to 5:00 p.m.

### **The indoor space will be utilized as follows:**

#### Administrative/Student Services

- Nine (9) offices – 9 staff
- One (1) reception area/office – 1 staff
- One (1) clerical area/office – 1 staff
- One (1) student resource center/computer lab
- One (1) conference room/student testing room
- One (1) staff breakroom
- One (1) student break area

#### Classrooms

- One (1) Office Automation classroom – 1 staff
- One (1) Truck Driving/Forklift Certification classroom – 3 staff
- One (1) Photovoltaic Solar Design and Installation classroom – 2 staff
- One (1) Construction and Energy Efficiency classroom – 1 staff

*\*Average number of people in the building at any given time – 58 (18 staff, 40 students)*

### **Outdoor and warehouse space will be utilized for hands-on lab instruction as follows:**

Paved outdoor space will be used for the Truck Driving class obstacle course, forklift certification obstacle course and set-up of commercial photovoltaic system.

Warehouse space will be used for Construction and Energy Efficiency mock home, mock roof for solar panel installation practice, conduit bending lab, usage of power tools for doors, windows, etc.

Additional outdoor patio space will be used as break areas for staff and students.

### **Planned Events:**

One to two times per month, new student orientation will take place. These are typically held in an existing classroom or the conference room for about four hours. Average number of attendees during orientation is 10.



MEETING DATE March 30, 2016  
SITE PLAN NO. 16-025  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

**ADDITIONAL COMMENTS :**

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

**QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS**

ITEM NO: <b>3</b>	DATE: <u>March 30, 2016</u>
SITE PLAN NO: <b>SPR16025</b>	<b>RESUBMIT</b>
PROJECT TITLE: <b>PROTEUS INC</b>	
DESCRIPTION: <b>ADMINISTRATIVE HEADQUARTERS FOR TRAIING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY (IH) (X) (H)</b>	
APPLICANT: <b>PROTEUS INC</b>	
PROP OWNER: <b>SCALIA INC</b>	
LOCATION: <b>1440 N SHIRK ST</b>	
APN(S): <b>077-780-005</b>	

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 -  $\frac{3}{4}$  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

*Jan Kim*

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

3-28-16

DATE



# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 30, 2016

SITE PLAN NO: 2016-025 RESUBMITTAL  
PROJECT TITLE: PROTEUS INC  
DESCRIPTION: ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS,  
PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY  
(IH) (X) (H)  
APPLICANT: PROTEUS INC  
PROP. OWNER: SCALIA INC  
LOCATION TITLE: 1440 N SHIRK ST  
APN TITLE: 077-780-005  
GENERAL PLAN: Industrial  
EXISTING ZONING: IH – Heavy Industrial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Site Plan Exhibit
- Building Permits
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: 03/30/2016**

1. Comply with previous comments from March 2, 2016.
2. Provide a detailed operational statement with the CUP application submittal. Detail all activities proposed at this location.
3. The site plan exhibit shall depict which area Proteus uses and which area is leased by a separate entity.
4. The IOD will be a condition of the CUP.

## **Previous Comments**

### **PROJECT SPECIFIC INFORMATION: 03/02/2016**

1. A Conditional Use Permit is required for this proposed use per Line No. 388 of the Zoning Matrix.
2. Provide a site plan that depicts parking lot improvements proposed with this use. The parking lot stripping and landscape planters are required per City standards. Staff's comments are related to the parking lot to be used by the administrative staff, employees and students.
3. Portions of the parking lot for this site are within a railroad easement. Staff will not count these parking stalls toward the sites required parking. The railroad company, at any time, may require the removal of these stalls from their easement.
4. Provide a site plan / floor plan that clearly depict improvements associated with this site.
5. Pursuant to Design District "H", landscaping requirements along Shirk Street and the San Joaquin Valley Railroad is required. Staff is reviewing the Shirk Street alignment to determine the location of the landscaping area. This is a similar situation as conditioned per the automobile dismantling business located north of this site.
6. The site plan exhibit shall depict any additional improvements as commented by the other City Departments.

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

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

**Maximum Building Height:** 75 Feet

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

*Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.  
 Minor roads are defined as local streets such as Elwin Ct., Clancy Dr., etc.  
 Interior roads provide access to parcels within development*

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

**Parking:** As prescribed in Chapter 17.34

**Screening requirement:** An eight-foot masonry wall is required along a property line that abuts a residentially zoned property. (See also 17.36, 17.36.050, 17.36.070)

**Parking:**

1. Colleges; business and professional schools and colleges; trade schools: one parking space for each employee plus ten parking spaces for each classroom. (see Zoning Ordinance Section 17.34.020).
2. Per the applicant's operational statement, 49 parking spaces are required (see Operational Statement).
3. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
4. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
5. 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).
6. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).

10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

#### **Fencing and Screening:**

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
5. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### **Landscaping:**

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

#### **Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.

3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

Signature

A handwritten signature in black ink, appearing to read "Paul Brown", is written over a solid horizontal line. The signature is stylized and cursive.

ITEM NO: 3

DATE: Jun 30, 2016

SITE PLAN NO:

SPR16025 RESUBMIT

PROJECT TITLE:

PROTEUS INC

DESCRIPTION:

ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY (H) (X) (H)

APPLICANT:

PROTEUS INC

PROP OWNER:

SCALIA INC

LOCATION:

1440 N SHIRK ST

APN(S):

077-780-005

# 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 or improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to: \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space). \_\_\_\_\_
- Access Controlled / Restricted etc: \_\_\_\_\_
- Lighting Concerns: \_\_\_\_\_
- Landscaping Concerns: \_\_\_\_\_
- Traffic Concerns: \_\_\_\_\_
- Surveillance Issues: \_\_\_\_\_
- Line of Sight Issues: \_\_\_\_\_
- Other Concerns: U42

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: MARCH 30, 2016

SITE PLAN NO.: 16-025 RESUBMITTAL  
 PROJECT TITLE: PROTEUS INC  
 DESCRIPTION: ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY (IH) (X) (H)  
 APPLICANT: PROTEUS INC  
 PROP OWNER: SCALIA INC  
 LOCATION: 1440 N SHIRK ST  
 APN: 077-780-005

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

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

**Additional Comments:**

- 1. Proposed use will require a Conditional Use Permit. Refer to further Planning Dept. requirements.**
- 2. Interior improvements may be necessary for code & accessibility compliance. Refer to Building Dept. conditions.**
- 3. Additional work may be required for proposed accessible stall & path of travel compliance to current standards.**
- 4. Site plan does not clearly depict existing parking lot layout. Repainting of parking lot striping is required. An existing planter area is not shown, adjustments will need to be made to the parking stall layout.**
- 5. Proposed trash enclosure is required to meet City standard 24' refuse enclosure with gates and concrete apron. Relocation of enclosure to the east is recommended, eliminating parking stalls 8, 9, & 10.**
- 6. The sites frontage along Shirk St, a 110' arterial roadway, is largely unimproved. As part of a conditionally permitted use, frontage improvements consisting of curb & gutter, pavement, sidewalk, street lights, and parkway landscaping would be required. Additional right-of-way will also be required to establish the ultimate alignment of Shirk St. Per the City's Circulation Element, Shirk road widening is not in the immediate future for design & construction therefore deferral of frontage improvements ,with exception to the necessary right-of-way dedication, will be conditioned at this time.**
- 7. An Irrevocable Offer of Dedication for the ultimate right-of-way design of Shirk St. is required. Refer to the City website for document format and procedures. Further coordination with the City Engineer is**

**required for right-of-way alignment. Deed is required to be approved by the City Engineer prior to building permit issuance.**

**8. Proposed use will not incur additional impact fees. Standard plan check and inspection fees will apply to a building permit.**

**9. Proposed parking lot improvements to be installed per City standards.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **16-025 RESUBMITTAL**

Date: **3/30/2016**

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

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

(Fee Schedule Date:**9/4/2015**)


(Project type for fee rates:**OFFICE**)

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

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

**COMMERCIAL BIN SERVICE**

ITEM NO: **3**

DATE: March 30

SITE PLAN NO:

SPR16025

**RESUBMIT**

PROJECT TITLE:

PROTEUS INC

DESCRIPTION:

ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY (IH) (X) (H)

APPLICANT:

PROTEUS INC

PROP OWNER:

SCALIA INC

LOCATION:

1440 N SHIRK ST

APN(S):

077-780-005

No comments.

Same comments as as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down 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.

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)

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

[ ]

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

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES SOLID WASTE WILL NEED TO BE NOTIFIED.  
WILL BUILT A R-3 REFUSE BIN ENCLOSURE.

**Javier Hernandez, Solid Waste Front Load Supervisor 713-4338**

[ ]

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 30, 2016

ITEM NO: <sup>2</sup> 2

RESUBMTL

SITE PLAN NO:

SPR16025

PROJECT TITLE:

PROTEUS INC

DESCRIPTION:

ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATION IN THE CENTRAL VALLEY (IH) (X) (H)

APPLICANT:

PROTEUS INC

PROP. OWNER:

SCALIA INC

LOCATION:

1440 N SHIRK ST

APN(S):

077-780-005

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

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

### Additional Comments:

- Per City of Visalia Design and Improvement Standard C-32, the minimum distance for a driveway on an Arterial from an intersection is 200-ft. Proposed driveway does not meet the minimum requirements.


  
\_\_\_\_\_  
Leslie Blair

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

ITEM NO: 3      Date: March 30, 2016  
 SITE PLAN NO: SPR16025      **RESUBMIT**  
 PROJECT TITLE: PROTEUS INC  
 DESCRIPTION: ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATIONS IN THE CENTRAL VALLEY (H) (X) (H) PROTEUS INC  
 APPLICANT: PROTEUS INC  
 PROP OWNER: SCALIA INC  
 LOCATION: 1440 N SHIRK ST  
 APN(S): 077-780-005

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

- Business Tax Certification is required. *For information call (559) 713-4326*
  - A building permit will be required. *For information call (559) 713-4444*
  - Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
  - Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
  - Indicate abandoned wells, septic systems and excavations on construction plans.
  - You are responsible to ensure compliance with the following checked items:**
  - Meet State and Federal requirements for accessibility for persons with disabilities.
  - A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
  - Multi family units shall be accessible or adaptable for persons with disabilities.
  - Maintain sound transmission control between units minimum of 50 STC.
  - Maintain fire-resistive requirements at property lines.
  - A demolition permit & deposit is required. *For information call (559) 713-4444*
  - Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
  - Location of cashier must provide clear view of gas pump island
  - Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
  - Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
  - Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
  - School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
  - Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
  - Acceptable as submitted
  - No comments
  - See previous comments dated: 3/17/16
- Special comments: \_\_\_\_\_

  
 Signature \_\_\_\_\_ Date: 3/22/16



**Site Plan Review Comments For:**  
City of Visalia  
Fire Department  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 *office*  
559-713-4808 *fax*

ITEM NO: 3

March 30, 2016

SITE PLAN NO:  
PROJECT TITLE:  
DESCRIPTION:  
APPLICANT:  
PROP OWNER:  
LOCATION:  
APN(S):

SPR16025  
PROTEUS INC  
ADMINISTRATIVE HEADQUARTERS FOR TRAINING PROGRAMS, PROTEUS HAS 8 VOCATIONAL LOCATIONS IN THE CENTRAL VALLEY (H) (X) (H) PROTEUS INC  
SCALIA INC  
1440 N SHIRK ST  
077-780-005

**RESUBMIT**

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

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

**General:**

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

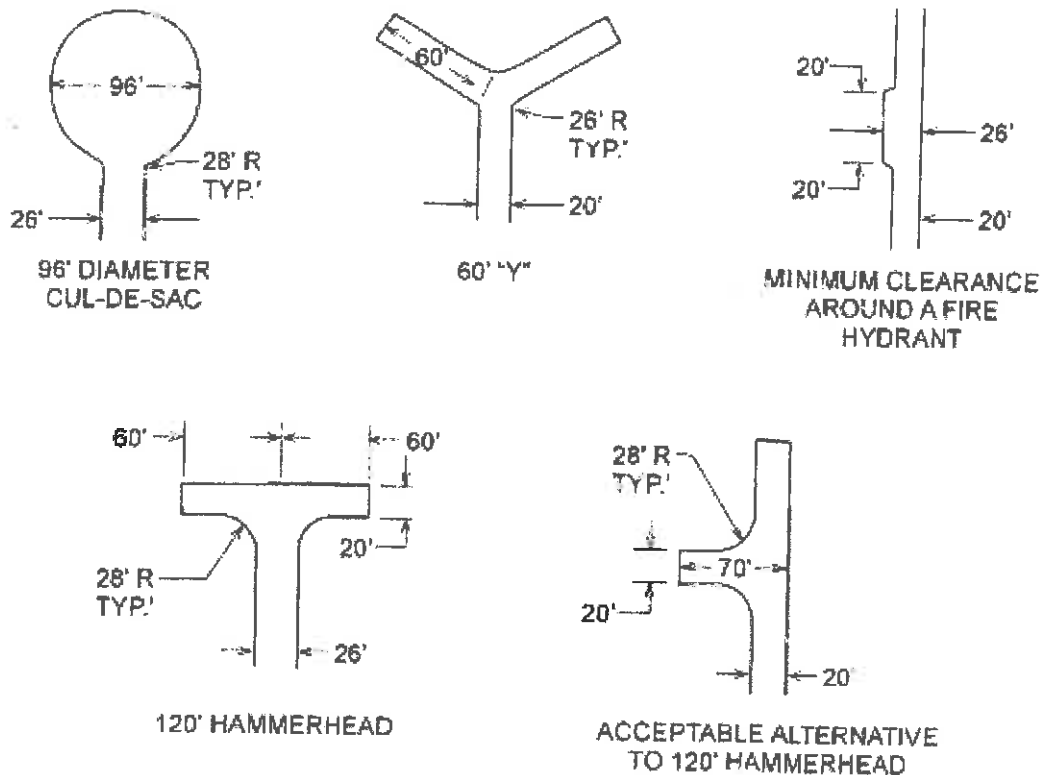
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the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

**Water Supply:**

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

**Emergency Access:**

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



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



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

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

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

**Fire Protection Systems:**

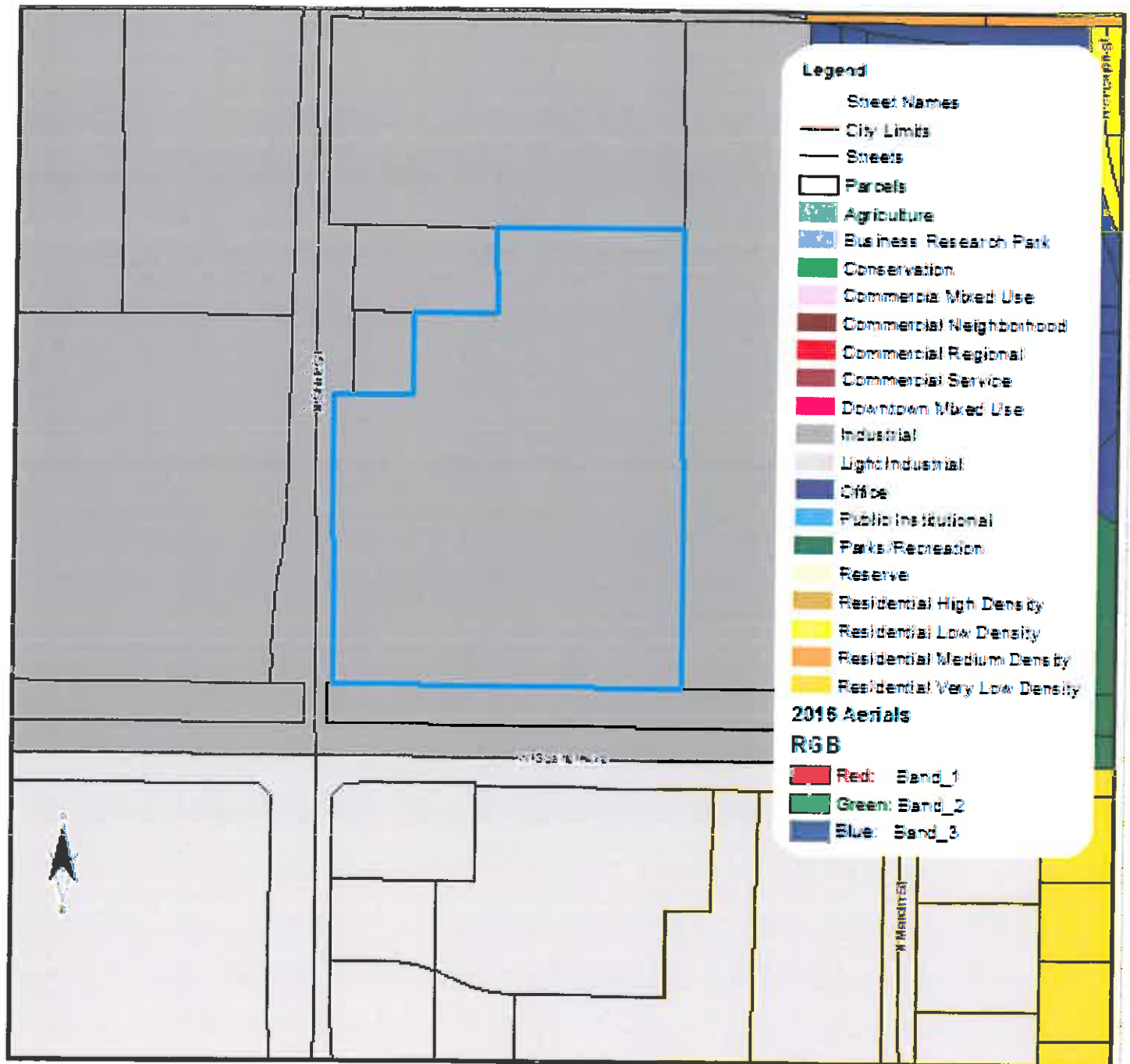
An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

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

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

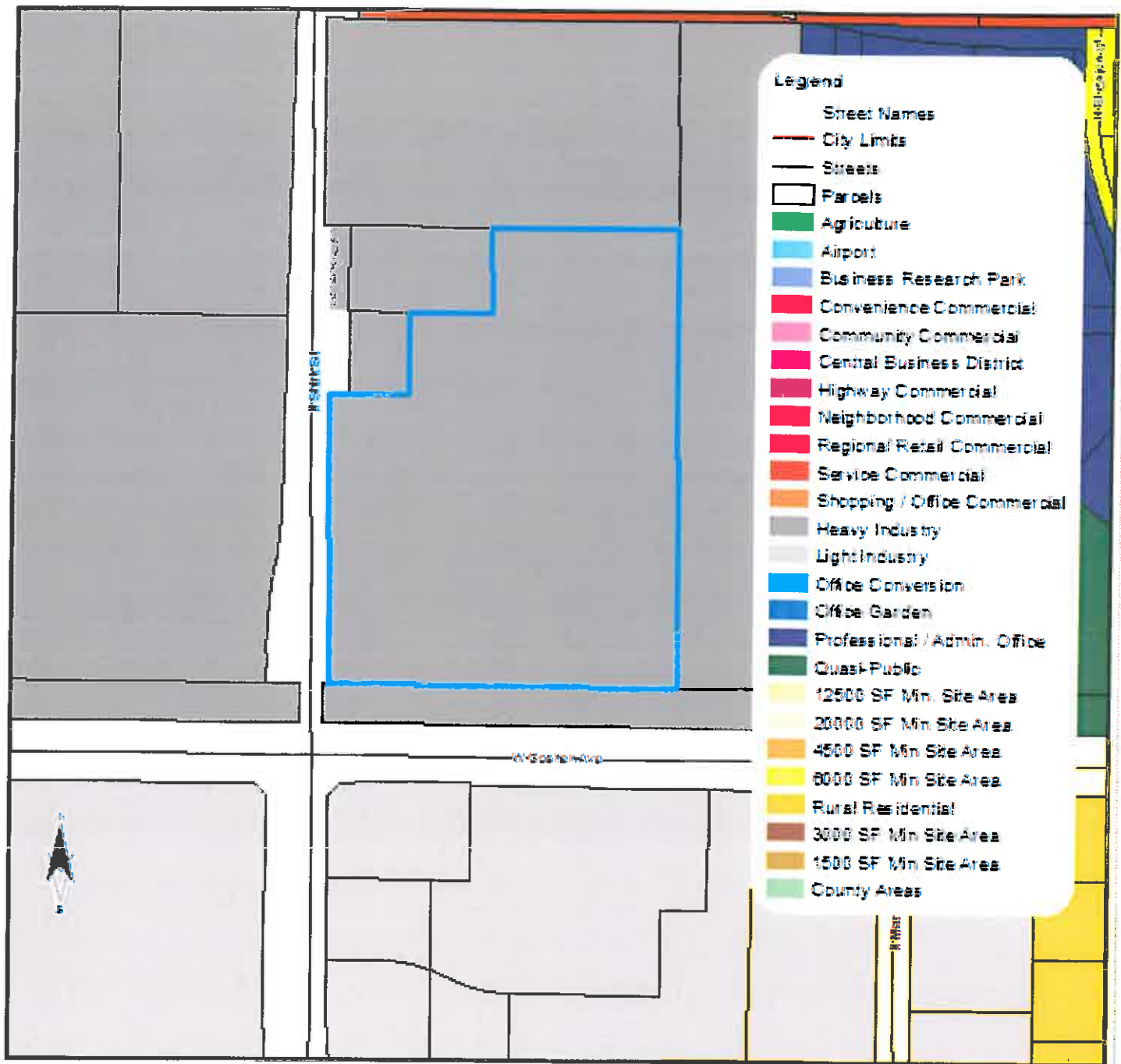
# City of Visalia



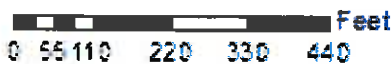
## Land Use Designations

0 55 110 220 330 440 Feet

# City of Visalia



## Zoning Designations



# City of Visalia



## Aerial Photo

0 37.5 75 150 225 300 Feet