

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 24, 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. 2017-08: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001). Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2015. The Environmental Impact Report adequately analyzed and addressed the proposed project.
6. PUBLIC HEARING – Brandon Smith *Continued from 03/27/2017*
Variance No. 2017-06: A request by Yesco Signs, LLC (DBO Development No. 33, property owner), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 1650 W. Visalia Parkway, on the north side of Visalia Parkway one-quarter mile east of Mooney Boulevard. (APN: 126-730-026, 027) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-14.
7. PUBLIC HEARING – Paul Scheibel
Appeal of the Revocation of Home Occupation Permit (HOC) No. 2016-79 for a Limousine Service with two limousines located at the HOC residence, 640 W. Kimball Avenue (APN: 126-570-007).

8. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2017-09: A request by Noble Chicken LLC (RREF II-WPG Visalia, LLC, property owner), to allow development of a new fast food restaurant with drive-thru lane in the C-MU (Commercial Mixed Use) zone. The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-18.

9. PUBLIC HEARING – Andy Chamberlain

Tentative Parcel Map No. 2016-03: A request by the TC Investments Visalia, LLC, applicant (Alfred Chang, property owner) to divide a 3.68 acre parcel into a 1.97 acre, and 1.71 acre parcel, in the C-MU (Commercial Mixed Use) zone. The project is located at 5625 W. Cypress Avenue (APN: 087-450-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-25.

10. PUBLIC HEARING –Paul Scheibel

a. Reimer Tentative Subdivision Map No. 5559: A request to subdivide 15.2 acres into 65 lots and a remainder parcel for residential development. The project is zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size), and is located on the south side of K Road, approximately 230 feet east of Burke Road. (APNs 123-090-008, -014, and 123-100-004) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-17 was adopted.

b. Annexation No. 2017-01: A request to annex three parcels totaling 15.2 acres into the City limits of Visalia, and to detach from Tulare County Service Area No.1. Upon annexation, the site would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The site is located on the south side of K Road, approximately 230 feet east of Burke Road. (APNs 123-090-008, -014, and 123-100-004) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-17 was adopted.

11. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Economic Update - Business Boom

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, MAY 4, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 8, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 24, 2017

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

SUBJECT: Conditional Use Permit No. 2017-09: A request by Noble Chicken LLC (RREF II-WPG Visalia, LLC, property owner), to allow development of a new fast food restaurant with drive-thru lane in the C-MU (Commercial Mixed Use) zone. The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-09 based upon the findings and conditions in Resolution No. 2017-19. 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. 2017-09 based on the findings and conditions in Resolution No. 2017-19.

PROJECT DESCRIPTION

The applicant is requesting approval of a new Popeyes Louisiana Kitchen fast food restaurant with drive-thru lane that does not meet the City's drive-thru lane performance standards specified in Visalia Municipal Code Section 17.32.162. In the C-MU (Commercial Mixed Use) zone, drive-thru lanes meeting all performance standards are a permitted use whereas drive-thru lanes not meeting all performance standards require a conditional use permit. In the case of the proposed project, the drive-thru lane is one vehicle length short of the ten vehicle stacking standard as measured from pick-up window to the designated entrance of the drive-thru lane.

As shown in Exhibit "A", the project involves the development of a 2,695 square foot building, nine parking stalls, drive-thru lane, trash enclosure, and vehicle and pedestrian access on a 0.54 acre (23,600 square foot) site. The drive-thru is accessed by a dedicated lane that will stack approximately nine vehicles.

The site is located on a vacant parcel within the Visalia Marketplace Shopping Center. The parcel was previously an extension of the shopping center's parking lot until the development of the State Route 198 freeway and Noble Avenue. The site has vehicular access from Noble Avenue immediately to the east and from other points within the shopping center.

The floor plan, shown in Exhibit "B", includes restaurant dining, kitchen, and storage areas. The proposed building elevations, shown in Exhibit "C", will have a stucco finish with stone veneer trim, canopies, and shutters, similar to the shopping center's existing architecture style. According to the project description provided in Exhibit "E", the restaurant will operate seven days a week from 10:00 a.m. to 10:00 p.m. with the drive-thru lane operating until midnight.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Uses and Zoning:	North: O-PA / Noble Avenue, State Route 198, professional offices South: C-MU / Dollar Tree retail store, multi-tenant retail building East: C-MU / Multi-tenant retail building with drive-thru lane West: C-MU / Burger King fast food restaurant with drive-thru lane
Environmental Review:	Categorical Exemption No. 2017-18
Special Districts:	None
Site Plan:	2017-012

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies except for the drive-thru lane performance standards as described below.

RELATED PROJECTS

The parcel is Parcel 2 of Parcel Map No. 4955, which was reviewed and approved by the Planning Commission on May 8, 2006 as Tentative Parcel Map No. 2006-10. This Parcel Map, a re-subdivision of land within the Visalia Marketplace shopping center, resulted in 11 parcels on the south side of Noble Avenue between Demaree Street and County Center Drive.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2017-09, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance. Although the site does not meet all of the City's performance standards for drive-thru lanes, staff considers that the proposed project will not incur any significant land use compatibility issues nor be detrimental to the safety of surrounding development.

Land Use Compatibility

Fast food restaurants are a permitted use in the C-MU zone with the drive-thru lane requiring a conditional use permit. This proposal is consistent with similar facilities approved in the C-SO zone (predecessor of the C-MU zone) and other zones. There are currently two fast food restaurants with drive-thru lanes located west and east from the subject site in the Visalia Marketplace shopping center.

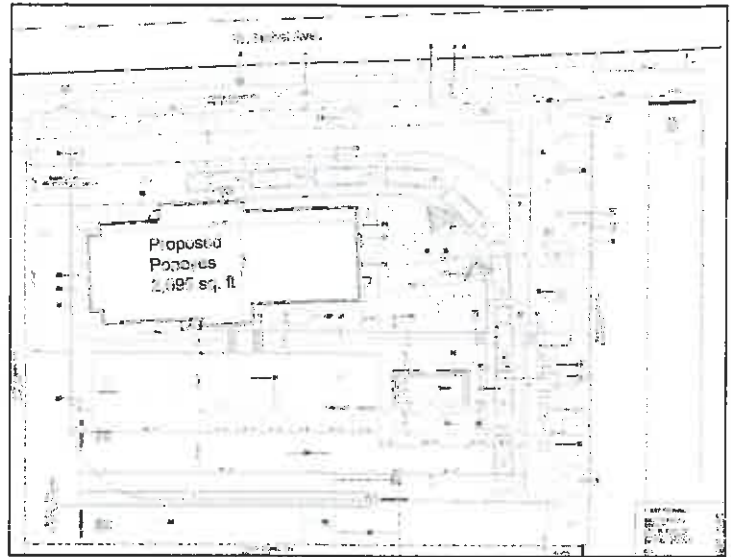
Drive-Thru Performance Standards

In the C-MU zone and in other zoning districts, drive-thru lanes require a conditional use permit unless they can meet the six performance standards specified in Visalia Municipal Code Section 17.32.162. In general, the performance standards pertain to 1) separation from residences, 2)

stacking, 3) circulation, 4) noise, 5) screening, and 6) menu boards and signage. (Refer to the Related Plans and Policies section for the full text of this code section.)

The proposed project meets or is able to meet all of the standards with the exception of the stacking requirement, where it is one vehicle short of the ten vehicle requirement from pick-up window to the drive-thru lane entrance.

The proposed site layout shows that any additional vehicle stacking beyond the nine vehicle lengths within the drive-thru lane will extend onto an access drive within the shopping center. This access drive does not provide sole access to other tenants within the shopping center, and vehicles would be able to detour around vehicles idling in the access drive if necessary. There will be approximately 150 feet of access drive length between the designated drive-thru lane entrance and the Noble Avenue access to the east.



There will be approximately 150 feet of access drive length between the designated drive-thru lane entrance and the Noble Avenue access to the east.

In order to ensure that the performance standard for screening is maintained, staff is recommending condition no. 4 to require screening along the Noble Avenue frontage at a height of three feet, consisting of one or more of the following devices: berming, hedge and landscape materials, and solid walls. The landscape plan attached as Exhibit "D" calls out a screen height of five feet, however this height will be limited to three feet unless the screen is located outside of the required 15-foot front yard setback.

Circulation and Access

The parcel fronts onto Noble Avenue but will not have on-site vehicular access directly from Noble Avenue. It will have vehicular access from existing access drives and drive approaches located throughout the shopping center. The closest and most direct point of access is from a drive approach on Noble Avenue immediately to the east.

The shopping center, which dates to the 1960s, contains several covenants and easements that address common access throughout the property. A deed of declaration recorded September 13, 1966 in Book 2674, Page 256 of Official Records at Tulare County, directly addresses the establishment of a reciprocal easement for ingress, egress, and parking. Subsequent declarations, including recorded document nos. 2003-0001965, 2006-0049773, and 2014-0012933, also address access and easements. The covenants and easements run with the land, notwithstanding the parcel maps and lot line adjustments that have also been carried out for the property.

Parking

The Zoning Ordinance requires restaurants to have one parking stall per 150 square feet of gross building area. This would require 18 parking stalls for the 2,695 square foot building.

The site development will include nine new parking stalls including two accessible and two compact stalls. The shopping center surrounding the parcel also contains existing parking spaces developed for existing uses and future retail uses on the vacant lots. Parking for the proposed development is available and accessible through the recorded covenants and easements already recorded for the site.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for the development of an in-fill project. (Categorical Exemption No. 2017-18)

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 finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-18).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2017-012.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and landscape plan in Exhibit "D".
3. That any substantial changes to the site plan, floor plan, elevation plan, and/or landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
4. That screening along the Noble Avenue frontage must be included at a height of three feet, consisting of one or more of the following devices: berming, hedge and landscape materials, and solid walls.
5. That all other Federal, State, Regional, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-09.

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. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2017-19
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevation Plan
- Exhibit "D" – Landscape Plan
- Exhibit "E" – Operational Statement
- Site Plan Review Comments, Item No. 2017-12
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpt from Chapter 17.19: Mixed Use Zones

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Excerpt from Chapter 17.25: Uses in the Commercial, Mixed Use, Office, and Industrial Zones

		Commercial, Mixed Use, Office, and Industrial Zones Use Matrix										Special Use Standards (See identified Chapter or Section)
		Commercial and Mixed Use Zones					Office Zones			Industrial Zones		
USE		C-C	C-M	C-O	C-MU	D-MU	O-PA	O-C	O-BF	I-1	I-2	
D8	Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162	P	P	P	P		P		P			17.32.162
D9	Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162	C	C	C	C		C		P			17.32.162

Excerpt from Chapter 17.32: Special Provisions

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use.

This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

Excerpts from 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)

17.38.030 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. 2017-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-09: A REQUEST BY NOBLE CHICKEN LLC (RREF II-WPG VISALIA, LLC, PROPERTY OWNER), TO ALLOW DEVELOPMENT OF A NEW FAST FOOD RESTAURANT WITH DRIVE-THRU LANE IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF NOBLE AVENUE APPROXIMATELY 400 FEET EAST OF DEMAREE STREET. (APN: 095-010-059)

WHEREAS, Conditional Use Permit No. 2017-09 is a request by Noble Chicken LLC (RREF II-WPG Visalia, LLC, property owner), to allow development of a new fast food restaurant with drive-thru lane in the C-MU (Commercial Mixed Use) zone. The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 24, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-09, 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-18).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-18).

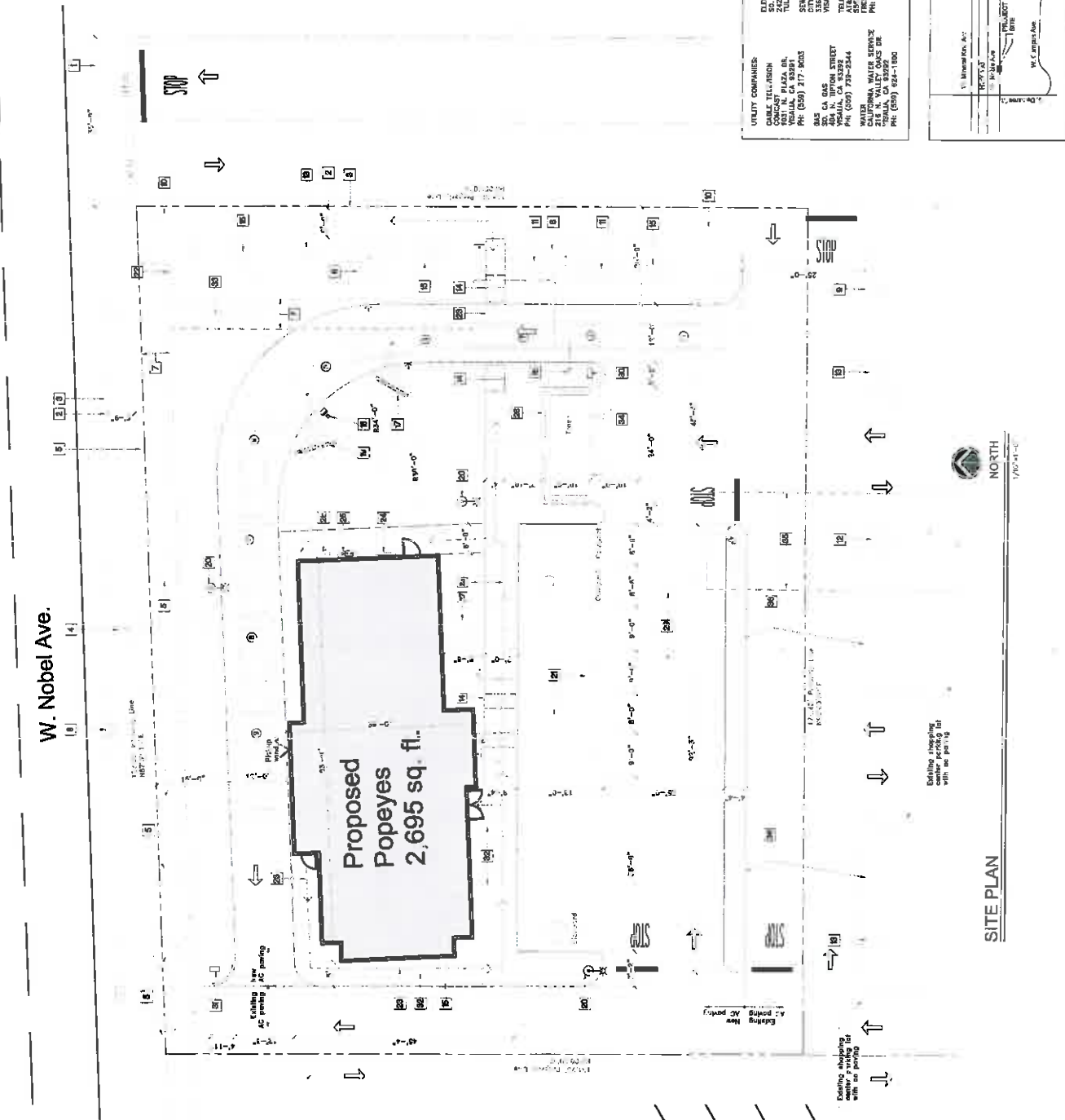
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2017-012.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and landscape plan in Exhibit "D".
3. That any substantial changes to the site plan, floor plan, elevation plan, and/or landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
4. That screening along the Noble Avenue frontage must be included at a height of three feet, consisting of one or more of the following devices: berming, hedge and landscape materials, and solid walls.
5. That all other Federal, State, Regional, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-09.



Project Information	
USE: RESTAURANT WITH DRIVE THRU	NUMBER OF STORES: 1
PROPERTY OWNER: H&B VEALIA, LLC 5475 SAN NICOLAS DRIVE, SUITE 200 VISALIA, CA 93291	BUILDING OCCUPANCY: A2
APPLICANT: H&B VEALIA, LLC 5475 SAN NICOLAS DRIVE, SUITE 200 VISALIA, CA 93291	CONSTRUCTION TYPE: S
PROJECT ADDRESS: 11111 WEST NOBLE AVENUE VISALIA, CA 93291	SPRINKLER: No
APPLICANT'S ATTORNEY: H&B VEALIA, LLC 5475 SAN NICOLAS DRIVE, SUITE 200 VISALIA, CA 93291	SITE COVERAGE: 11%
APPLICANT'S ENGINEER: SJA DESIGN GROUP 1915 CENTRAL AVENUE, COSTA MESA, CA 92626	MARKING AREA: 11111 SQ. FT.
	PLANTING AREA: 11111 SQ. FT.
	ASPHALTING AREA: 11111 SQ. FT.
	TOTAL AREA: 11111 SQ. FT.
LEGAL DESCRIPTION: PARCELS 1 THRU 11 OF MAPLE AMP TRACT 10000, COUNTY OF TULARE STATE OF CALIFORNIA MAP 10000, PARCELS 1 THRU 11 OF RECORDED MAP 10000, COUNTY OF TULARE COUNTY RECORDS	REQUIRED PARKING: 11111 SPACES FOR 100 SQ. FT. OF GROSS AREA 11111 SPACES PER 100 SQ. FT. OF GROSS AREA AREA, 2695 SQ. FT. / 100 = 27 STALLS
APNs: 082-010-050	PROVIDED PARKING: 11111 SPACES FOR 100 SQ. FT. OF GROSS AREA 11111 SPACES PER 100 SQ. FT. OF GROSS AREA AREA, 2695 SQ. FT. / 100 = 27 STALLS
Zoning: C-20 SHOPPING / OFFICE	ACCESSIBLE 2 STALLS
LAND USE: COMMERCIAL MIXED USE	TOTAL 9 STALLS
SITE PLAN # 16010-017-012	
PARCELS: 0942 AC = 26,810 SQ. FT.	

No.	Description
1	EXISTING DRIVE APPROACH FOR CITY OF VISALIA PER TRS
2	EXISTING CONCRETE PUBLIC SIDEWALK
3	EXISTING CONCRETE CURB AND DUTCH
4	EXISTING STREET TREES TO REMAIN
5	EXISTING PALM TREES TO REMAIN
6	AN EXISTING FACILITY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATIONS
7	EXISTING FIRE HYDRANT TO REMAIN
8	EXISTING STORM DRAIN INLET
9	EXISTING "STOP" SIGN TO REMAIN
10	EXISTING ACCESSIBLE CURB RAMP TO CEBT
11	EXISTING TRANSFORMER LOCATION
12	EXISTING PARKING SITE LIGHTING
13	EXISTING SIGNAGE TO REMAIN
14	EXISTING SIGNAGE TO REMAIN
15	EXISTING SIGNAGE TO REMAIN
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100	EXISTING SIGNAGE TO REMAIN



UTILITY COMPANIES:
 CABLE TELEVISION: 2000 S. BLACKSTONE VISALIA, CA 93274
 PH: (559) 217-3000
 GAS: 315 18th AVENUE VISALIA, CA 93291
 PH: (559) 732-2544
 WATER: 200 N. TOWN STREET VISALIA, CA 93291
 PH: (559) 684-2717
 CALIFORNIA WATER SERVICE: 2700 S. VISALIA, CA 93291
 PH: (559) 624-1100

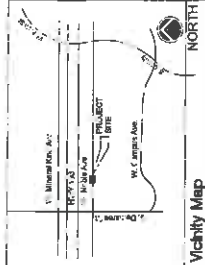
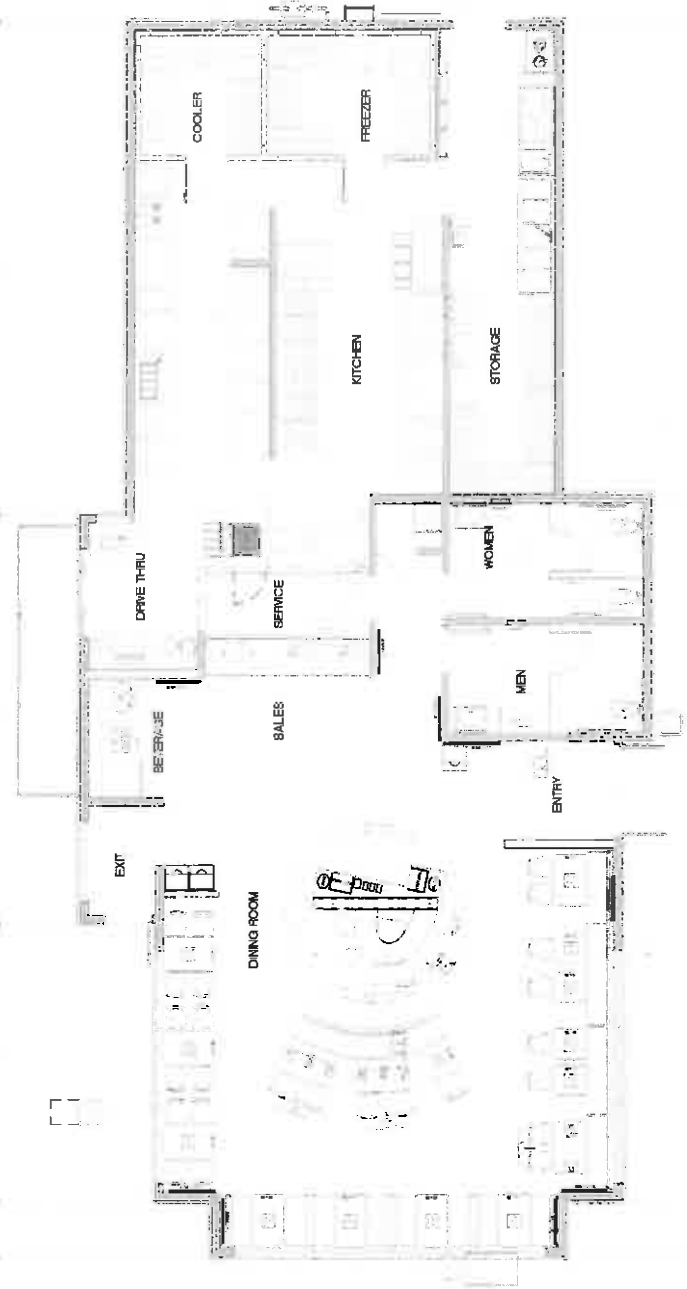


Exhibit "A"

This sheet is to be used only as a guide and does not constitute a contract. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



FLOOR PLAN

Exhibit "B"



Date: 03.08.17
 Drawn By: Susan Jones
 Drawing Title:
 Exterior
 Elevations

Project #: 18010
 Revisions:
 1 X

SHEET NO.
A3

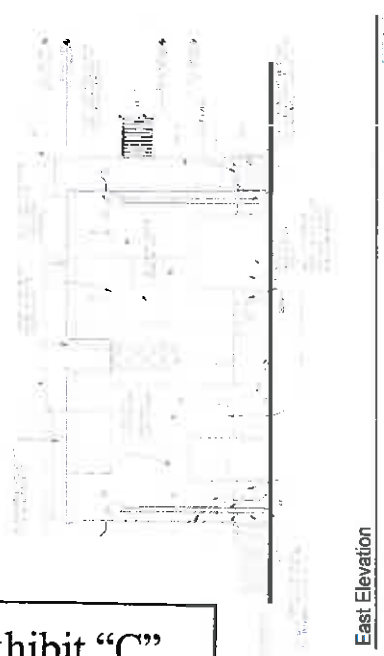


West Elevation



South Elevation

Exhibit "C"



East Elevation

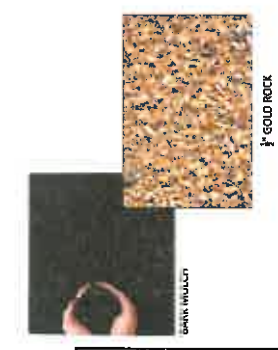


North Elevation

EXTERIOR MATERIAL SCHEDULE		DATE: 03/08/17	
ITEM	DESCRIPTION	QTY	UNIT
1	EXTERIOR WALL FINISH	1	SQ. FT.
2	EXTERIOR WINDOW FINISH	1	SQ. FT.
3	EXTERIOR DOOR FINISH	1	SQ. FT.
4	EXTERIOR ROOF FINISH	1	SQ. FT.
5	EXTERIOR FLOOR FINISH	1	SQ. FT.
6	EXTERIOR CEILING FINISH	1	SQ. FT.
7	EXTERIOR TRIM FINISH	1	SQ. FT.
8	EXTERIOR PAINT FINISH	1	SQ. FT.
9	EXTERIOR GLASS FINISH	1	SQ. FT.
10	EXTERIOR METAL FINISH	1	SQ. FT.
11	EXTERIOR STONE FINISH	1	SQ. FT.
12	EXTERIOR BRICK FINISH	1	SQ. FT.
13	EXTERIOR TILE FINISH	1	SQ. FT.
14	EXTERIOR PLASTER FINISH	1	SQ. FT.
15	EXTERIOR GROUT FINISH	1	SQ. FT.
16	EXTERIOR SAND FINISH	1	SQ. FT.
17	EXTERIOR ASPHALT FINISH	1	SQ. FT.
18	EXTERIOR CONCRETE FINISH	1	SQ. FT.
19	EXTERIOR INSULATION FINISH	1	SQ. FT.
20	EXTERIOR VAPOR BARRIER FINISH	1	SQ. FT.
21	EXTERIOR WEATHER RESISTANT FINISH	1	SQ. FT.
22	EXTERIOR FLASHING FINISH	1	SQ. FT.
23	EXTERIOR DRAINAGE FINISH	1	SQ. FT.
24	EXTERIOR GROUND FINISH	1	SQ. FT.
25	EXTERIOR CURB FINISH	1	SQ. FT.
26	EXTERIOR WALKWAY FINISH	1	SQ. FT.
27	EXTERIOR DRIVEWAY FINISH	1	SQ. FT.
28	EXTERIOR PAVEMENT FINISH	1	SQ. FT.
29	EXTERIOR LANDSCAPE FINISH	1	SQ. FT.
30	EXTERIOR FENCE FINISH	1	SQ. FT.
31	EXTERIOR GATE FINISH	1	SQ. FT.
32	EXTERIOR SIGN FINISH	1	SQ. FT.
33	EXTERIOR LIGHT FINISH	1	SQ. FT.
34	EXTERIOR VENT FINISH	1	SQ. FT.
35	EXTERIOR CHIMNEY FINISH	1	SQ. FT.
36	EXTERIOR PORCH FINISH	1	SQ. FT.
37	EXTERIOR DECK FINISH	1	SQ. FT.
38	EXTERIOR PATIO FINISH	1	SQ. FT.
39	EXTERIOR STAIR FINISH	1	SQ. FT.
40	EXTERIOR RAMP FINISH	1	SQ. FT.
41	EXTERIOR BALCONY FINISH	1	SQ. FT.
42	EXTERIOR TERRACE FINISH	1	SQ. FT.
43	EXTERIOR DRIVEWAY FINISH	1	SQ. FT.
44	EXTERIOR PAVEMENT FINISH	1	SQ. FT.
45	EXTERIOR LANDSCAPE FINISH	1	SQ. FT.
46	EXTERIOR FENCE FINISH	1	SQ. FT.
47	EXTERIOR GATE FINISH	1	SQ. FT.
48	EXTERIOR SIGN FINISH	1	SQ. FT.
49	EXTERIOR LIGHT FINISH	1	SQ. FT.
50	EXTERIOR VENT FINISH	1	SQ. FT.

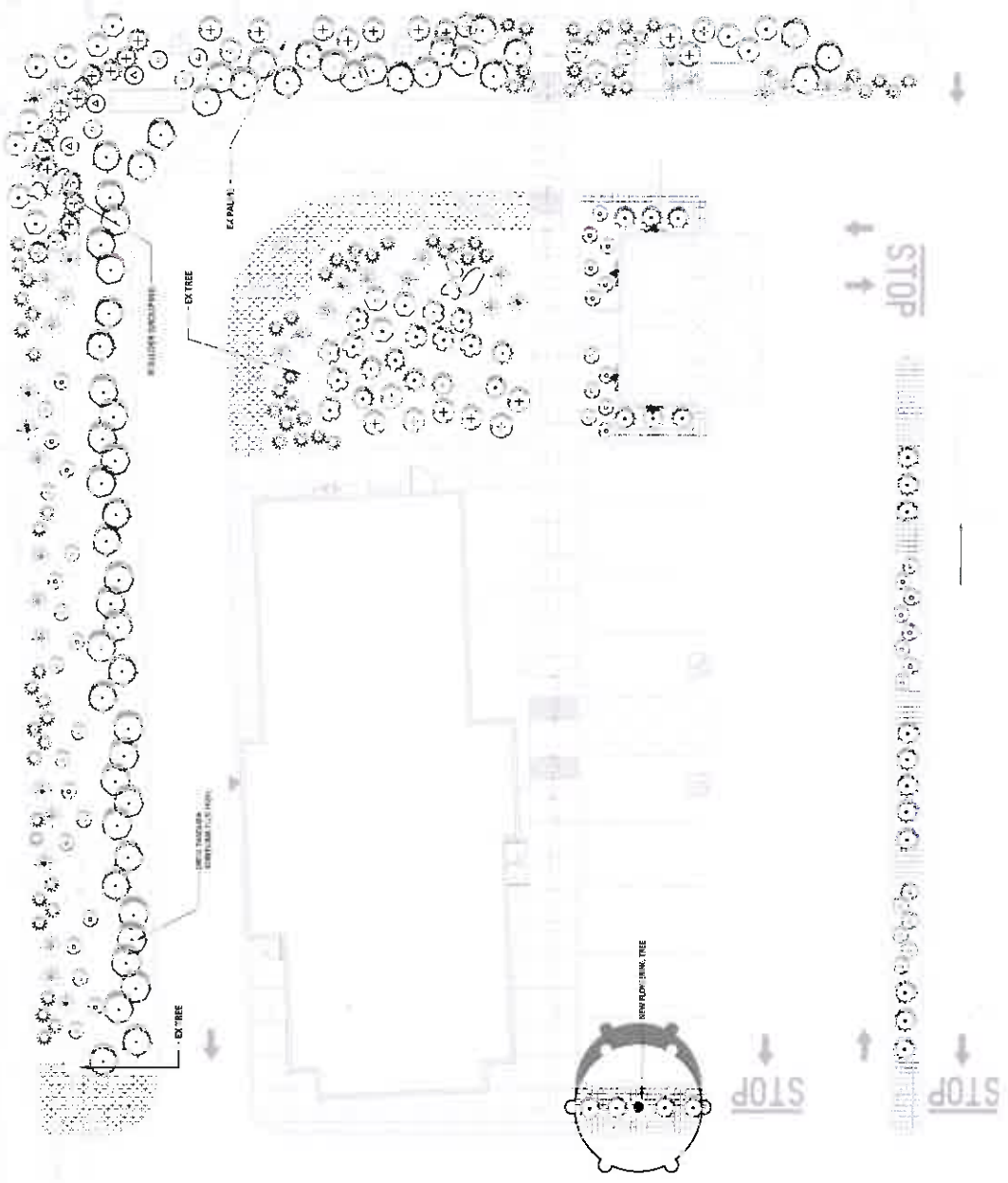


PLANTING EXAMPLES



MULCH OPTIONS

Exhibit "D"



Sheet Title

LANDSCAPE CONCEPT PLAN

Sheet Title

No.	Revisions/Phase	Date

ECO Landscape Management
Project Name and Address
**POPEYES LOUISIANA
KITCHEN
WEST MOBILE AVE
VISALIA, CA**

Project No. 110-2017	Client AIBB
Date 2/2/2017	Created By
Scale 1/8" = 1'	Approved By
North	
L1-0	

Popeyes Restaurant, West Noble Ave., Visalia CA (APN 095-010-059)**Date: 01. 24.17****Project Description:**

This proposed 2,695 s.f. single-story Popeyes restaurant with a drive-through service window is being proposed in the existing County Center Shopping Center on the southeast corner of West Noble Ave & South Demaree Street. The property area is 0.542 acres with 9 parking stalls plus shared parking and cross-access agreement with the adjacent parcels.

The existing zoning for this parcel and adjacent parcels is Shopping / Office Commercial. This use will be compatible with the zoning. The proposed restaurant is a permitted use subject to an approved site plan review and is like the neighboring uses adjacent to the site.

The service counter of the proposed Popeyes will be open to the public between the hours of 10 A.M. and 10 P.M., with drive-through hours until 11 P.M. During special occasions or seasons the drive-thru window hours may be extended to midnight, depending on the market demand. There will be approximately 16 employees, or up to 8 employees per shift. The development shall comply with the City of Visalia codes and regulations governing drive-thru operations. The site plan indicates a total of 9 car stacking with +/- 180 linear feet of drive thru lane and has a proposed 3' high perimeter hedge to conceal car headlights.

Approximately 65% of the sales take place in the evening. More than 65% of the business is from the drive thru window. Approximately 50% of the sales from the lobby are takeout orders. Therefore, Popeyes has the least number of required parking of all the fast food concepts of similar size. Because the bulk of the business that takes place in the evenings are family meals, Popeyes has less drive-thru traffic compared to many other fast food concepts. The total number of transactions is anticipated to be approximately 340 per day.

The proposed Popeyes restaurant will be equipped with the latest in technology and security.

There are 16 security cameras monitoring the premises and recording the events inside and out. A smart DVR is programed to send an E-mail alert for predefined events. Cameras can be viewed remotely and reviewed by the store management team.



MEETING DATE February 15, 2017
SITE PLAN NO. 17-012
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS:

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: February 15, 2017
 SITE PLAN NO: SPR17012 **RESUBMIT**
 PROJECT TITLE: LATCO SC, INC - POPEYES
 DESCRIPTION: PROPOSED 2, 695 SF RESTAURANT WITH
 DRIVETHRU (CSO) (X) (F)
 APPLICANT: LATCO SC INC
 PROP OWNER: RREF II-WPG VISALIA LLC
 LOCATION: 3507 W NOBLE AVE
 APN(S): 095-010-059

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$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: 2/8/17

Special comments: ~~NEXT MIVELO REQUIREMENTS FOR LANDSCAPING~~

[Handwritten Signature] Date: 2/15/17

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: FEBRUARY 15, 2017

SITE PLAN NO.: 17-012 RESUBMITTAL
PROJECT TITLE: LATCO SC, INC - POPEYES
DESCRIPTION: PROPOSED 2,695 SF RESTAURANT WITH DRIVE THRU (CSO) (X) (F)
APPLICANT: LATCO SC INC
PROP OWNER: RREF II-WPG VISALIA LLC
LOCATION: 3507 W NOBLE AVE
APN: 095-010-059

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **PER DESIGN**
- Drive approach size: Use radius return;
- Sidewalk: **4' MIN** width; parkway width at **ONSITE AS SHOWN, COMPLY W/ ACCESSIBILITY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK WITHIN 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 fast food restaurant will incur impact fees. Some fee credits exist with the overall shopping center. Refer to page 3 for applicable fees and summary.**
- 2. The trash enclosure location is adequate. Enclosure shall meet City standard 24' enclosure specs with a concrete apron and gates. To comply with accessibility, City std. R-4 should be used. The proposed drive aisle planter will need to be cut back as to not block Solid Waste access to enclosure.**
- 3. Comply with City parking lot standards and accessibility.**
- 4. A building permit is required. Standard plan check and inspection fees will apply.**
- 5. Refer to Planning Dept. conditions of approval.**
- 6. The sidewalk adjacent to the proposed parking stalls shall be a minimum of 6' wide to accommodate a 2' vehicle overhang and comply with accessibility.**
- 7. All landscaping shall comply with State MWELo regulations. A landscaping plan shall be submitted with building permit.**
- 8. All utility connections (water, electrical, storm drain, sewer, etc.) shall be to onsite private extensions. Utility trenching on Noble will not be supported. Utility structures (such as backflow preventers, transformers, grease interceptors, fire apparatus) shall be installed within private property and not in the public right-of-way.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-012 RESUBMITTAL

Date: 2/15/2017

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:FAST FOOD)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$4,300/EACH X 1
	TREATMENT PLANT FEE:
	\$18,859/EACH X 1
<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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 15, 2017

ITEM NO: 1	RESUBMTL
SITE PLAN NO:	SPR17012
PROJECT TITLE:	LATCO SC, INC - POPEYES
DESCRIPTION:	PROPOSED 2, 695 SF RESTAURANT WITH DRIVETHRU (CSO) (X) (I)
APPLICANT:	LATCO SC INC
PROP. OWNER:	RREF II-WPG VISALIA LLC
LOCATION:	3567 W NOBLE AVE
APN(S):	095-010-059

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

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

Additional Comments:

•



Leslie Blair

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: February 15, 2017
SITE PLAN NO: SPR17012 RESUBMIT
PROJECT TITLE: LATCO SC, INC - POPEYES
DESCRIPTION: PROPOSED 2, 655 SF RESTAURANT WITH
 DRIVETHRU (CSO) (X) (F)
APPLICANT: LATCO SC INC
PROP OWNER: RREF II-WPG VISALIA LLC
LOCATION: 3507 W NOBLE AVE
APN(S): 095-010-059

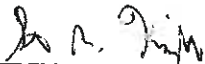
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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

2-14-17

DATE

SPB 17012



**CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION**

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct
to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

CITY OF VISALIA
ORDINANCE 13.08

13.08.570 Traps required.

Grease, oil and sand traps shall be provided when, in the opinion of the City, they are necessary for the protection of the sewerage system from liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such traps shall not be required for buildings used solely for residential purposes. Such traps shall be required for example, on discharges from all service stations, automotive repair garages, car washes, restaurants, eating establishments and food preparation establishments, and such other commercial or industrial establishments as the city may designate. (Prior code § 4254)

13.08.580 Construction of traps.

All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including service stations and garages, shall be in accordance with the adopted plan of the city for such traps or shall be the approved equal thereof as determined by the director. (Prior code § 4255)

13.08.590 Maintenance of traps.

When installed, all grease, oil and sand traps shall be maintained by the owner, at owner's expense, in continuously efficient operation at all times. (Prior code § 4256)

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Tuesday, February 14, 2017 10:27 AM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for February 01, 2017

Susan –

Caltrans has a "NO COMMENT" on:

SPR 17012 (New Popeye's Drivethru – existing shopping ctr., existing pad)
SPR 17013 (Cell Tower)
SPR 17014 (Billards Hall)
SPR 17015 (interior remodel for existing bldg.)
SPR 17016 (Interior remodel for existing Terminix)

Thanks,

DAVID DEEL | 559.438.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, January 27, 2017 8:53 AM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for February 01, 2017

*Good morning,
Please find the attached Site Plan Review Agenda for February 01, 2017*

*Susan Currier
Planning Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.currier@visalia.city
Website www.visalia.city*

The Site Plan Review Agenda is sent out weekly.

If you no longer wish to receive this agenda,
please send a blank email to the following address to unsubscribe:

siteplan-unsubscribe@lists.ci.visalia.ca.us

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

ITEM NO: 1
SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:
APPLICANT:
PROP OWNER:
LOCATION:
APN(S):

DATE: February 15, 2017
SPR17012
RESUBMIT
LATCO SC, INC - POPEYES
PROPOSED 2, 695 SF RESTAURANT WITH
DRIVETHRU (CSO) (X) (F)
LATCO SC INC
RREF II-WPG VISALIA LLC
3507 W NOBLE AVE
095-010-059

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: SYSTEM RECOMMENDED INTERIOR/EXTERIOR
AND ACCESSIBLE TO UPD, UPON REQUEST.
- Line of Sight Issues:

- Other Concerns:

Visalia Police Department



Site Plan Review Comments For:

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

ITEM NO: 1

DATE: February 15, 2017

SITE PLAN NO:

SPR17012 **RESUBMIT**

PROJECT TITLE:

LATCO SC. INC - POPEYES

DESCRIPTION:

PROPOSED 2, 695 SF RESTAURANT WITH
DRIVETHRU (CSO) (X) (F)

APPLICANT:

LATCO SC INC

PROP OWNER:

RREF II-WPG VISALIA LLC

LOCATION:

3537 W NOBLE AVE

APN(S):

095-010-059

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 2016 California Fire Code (CFC), 2016 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 a 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. *2016 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
- Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before Site Plan Review can be conducted. Please submit plans with more detailed information. 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. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored in building or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- 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 2016 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 for Residential, Commercial & Industrial

Residential

- Fire hydrant spacing and location shall comply with the following requirements:
The exact location and 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(5)*
 - 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 & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

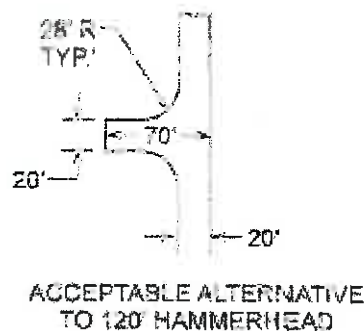
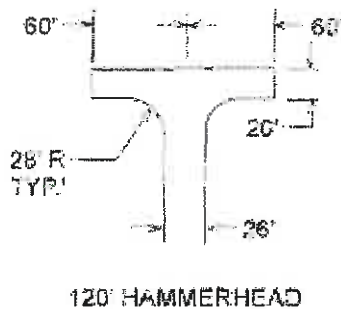
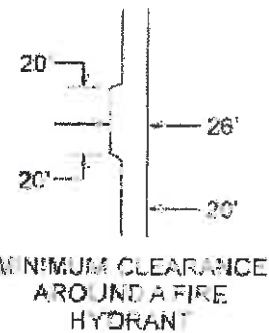
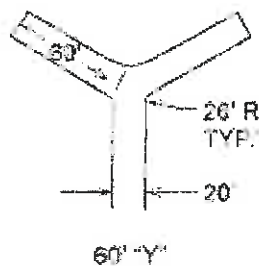
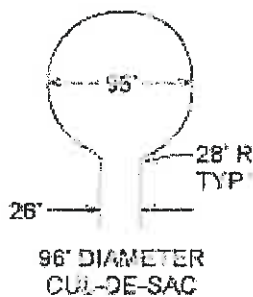
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that 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.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



☒ Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. *2013 CFC 503.3/D103.6*




- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - 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 Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

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). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments


 Kurtis A. Brown
 Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 15, 2017

SITE PLAN NO: 2017-012 RESUBMITTAL
PROJECT TITLE: LATCO SC, INC - POPEYES
DESCRIPTION: PROPOSED 2, 695 SF RESTAURANT WITH DRIVETHRU (CSO) (X) (F)
APPLICANT: LATCO SC INC
PROP. OWNER: RREF II-WPG VISALIA LLC
LOCATION TITLE: 3507 W NOBLE AVE
APN TITLE: 095-010-059
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit, unless drive-thru lane meets performance standards in Visalia Municipal Code, Section 17.32.162
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (02/15/2017):

1. The drive-thru lane does not meet the Stacking and Circulation performance standards specified in Visalia Municipal Code Section 17.32.162 (reprinted below). Failure to demonstrate meeting all standards will require the project to obtain a Conditional Use Permit.

Previous Comments

PROJECT SPECIFIC INFORMATION (02/01/2017):

1. The drive-thru lane does not meet the Stacking and Circulation performance standards specified in Visalia Municipal Code Section 17.32.162 (reprinted below). Failure to demonstrate meeting all standards will require the project to obtain a Conditional Use Permit.
2. Show vehicle stenciling in the drive-thru lane to illustrate whether the ten vehicle stacking requirement can be met.
3. The current regulation for minimum front yard landscape setback is 30 feet from property line, excluding any access drives. The Draft Zoning Ordinance Update, if adopted in its current form, will reduce this minimum setback to 15 feet. A building permit can be submitted showing a reduced setback, but no permit showing the reduced setback can be issued until the Zoning Ordinance Update takes effect (estimated late-March / early-April 2017).
4. The tree located next to the trash enclosure shall be removed or relocated so that the tree canopy does not hang over the enclosure.
5. The total required parking for this use does not have to be located within the property based on the existence of recorded covenants and easements for the shopping center.

Visalia Municipal Code, Section 17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use. This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.

2. **Stacking.** The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. **Circulation.** No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive-thru shall not take ingress or egress from a local residential road.
4. **Noise.** No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 db between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. **Screening.** The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. **Menu boards and signage.** Shall be oriented or screened to avoid direct visibility from adjacent public streets. (Ord. 2014-07 § 3 (part), 2014)

- 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: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	30 Feet	30 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 3 acres

Parking:

1. Provide 27 spaces based on one space per 100 square feet of gross floor area (see Zoning Ordinance Section 17.34.020). Parking spaces located on other parcels within the shopping center may be utilized towards the parking requirements.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide minimum one handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
8. Provide shared parking/access agreements.
9. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
10. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).

2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. 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).
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).


Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
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:

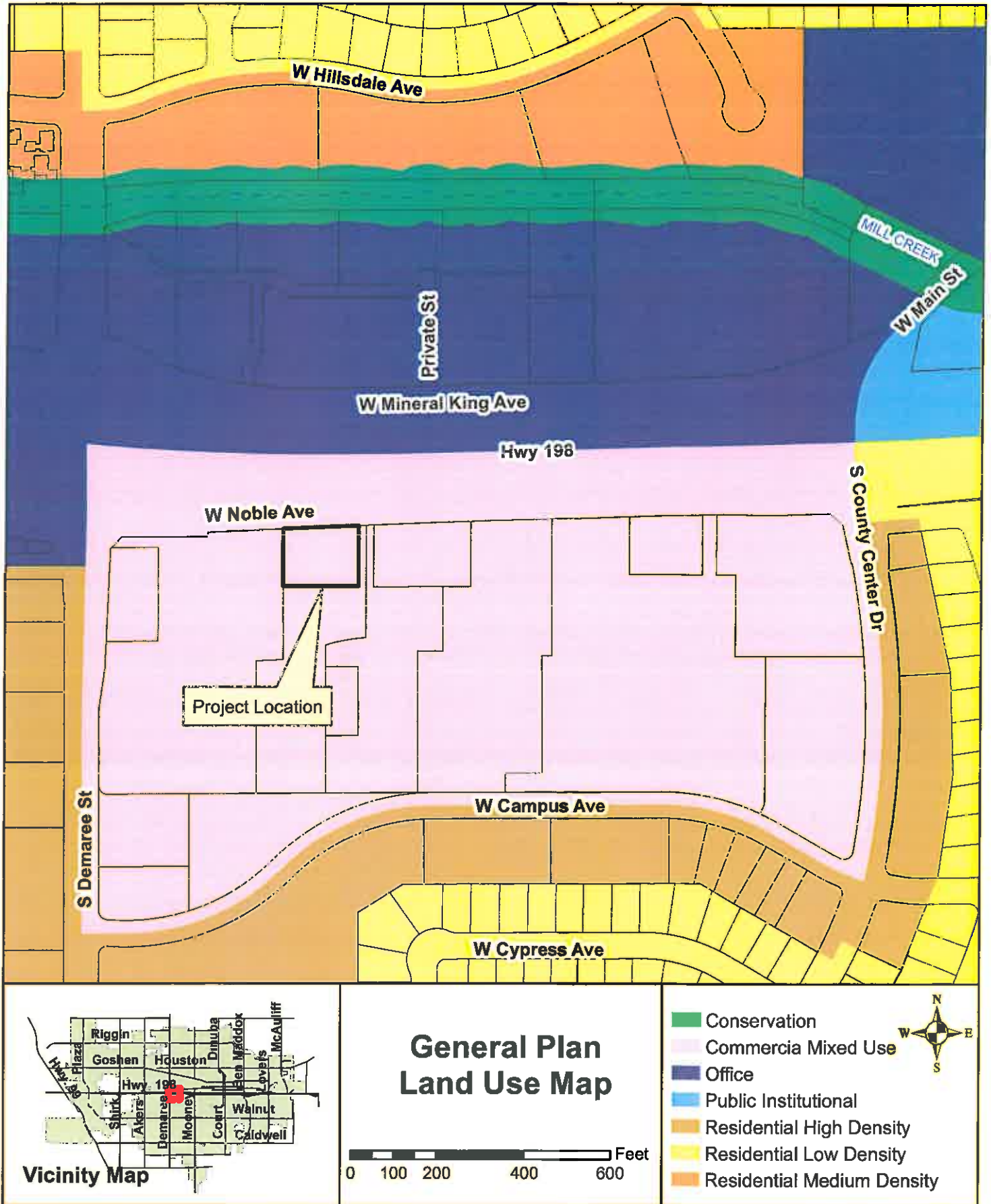
1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent 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  _____

Conditional Use Permit No. 2017-09

The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059)



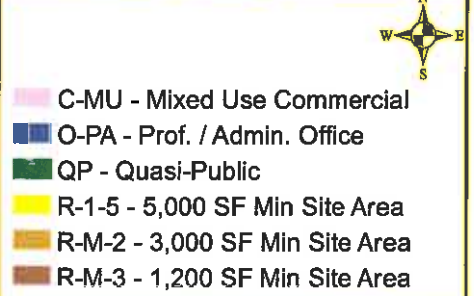
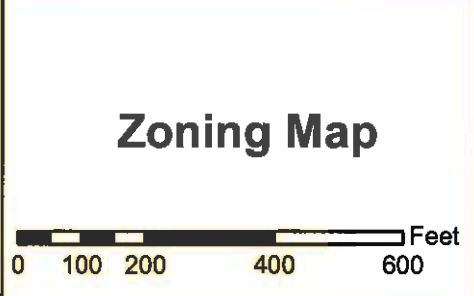
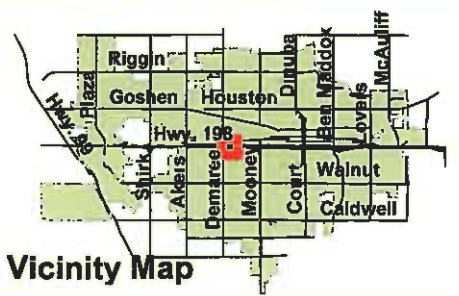
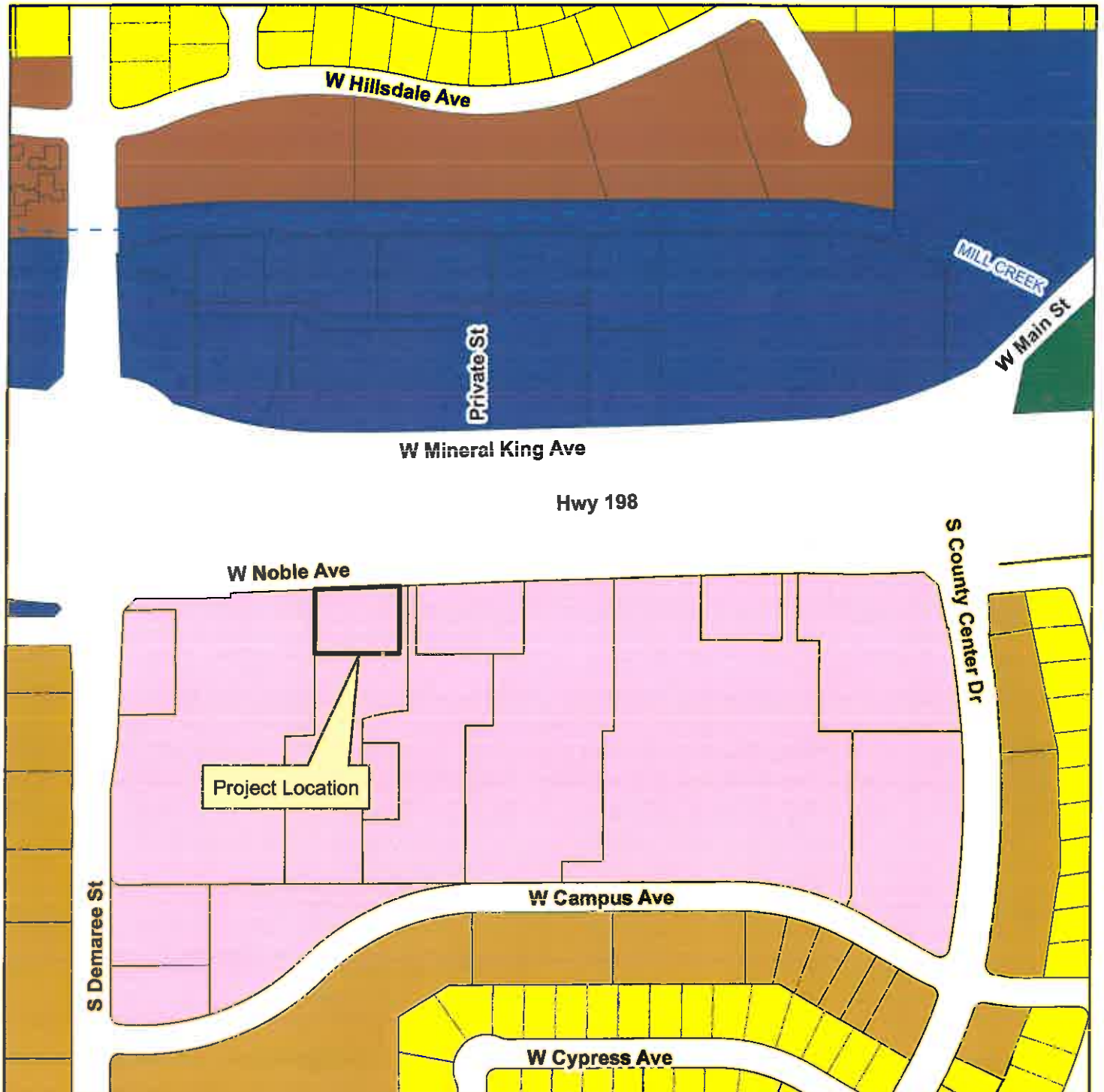
General Plan Land Use Map

- Conservation
- Commercial Mixed Use
- Office
- Public Institutional
- Residential High Density
- Residential Low Density
- Residential Medium Density



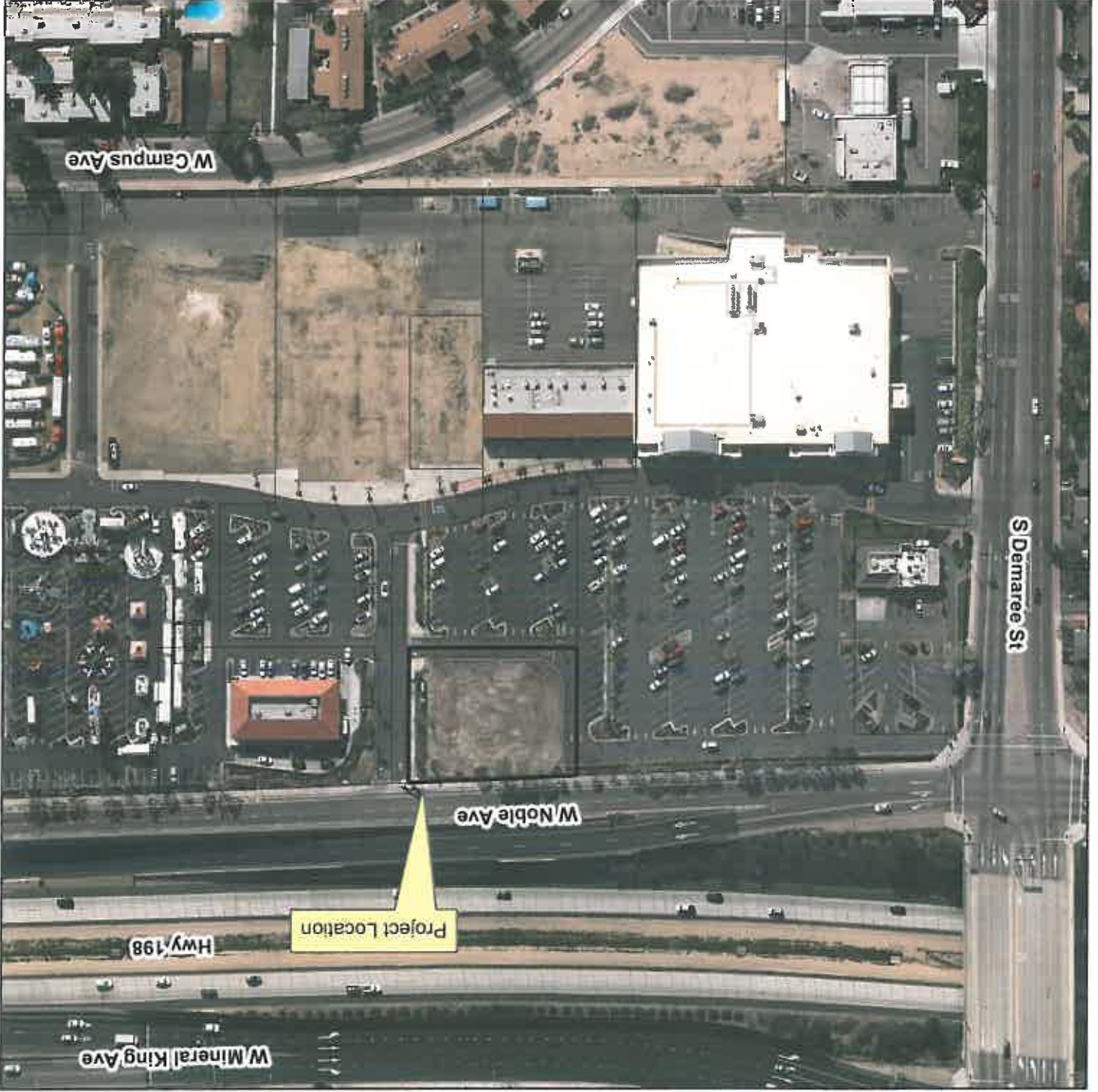
Conditional Use Permit No. 2017-09

The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059)



Conditional Use Permit No. 2017-09

The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059)



Aerial Photo

Photo Taken March 2016



Conditional Use Permit No. 2017-09

The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059)

