

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MAY 8, 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.
 - Finding of Consistency 2017-02: A request by Lennar Homes of California, Inc., to revise the Eagle Meadows of Visalia 20 Vesting Tentative Subdivision Map No. 5512 by increasing the local interior street widths from 52-feet to 56-feet, revise side yard setbacks and increase the lot count from 94-lots to 95-lots. The approved subdivision is located on the east side of North Mooney Boulevard between West Ferguson and West Riggin Avenues (APN: 090-010-008).
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2017-12: A request by Firas Jobran (Yezn Jobran, property owner), to allow a convenience store and sandwich shop within a 1,602 square foot suite in the C-N (Neighborhood Commercial) zone. The project site is located at 1531 S. Court Street, on the northwest corner of Court Street and Paradise Avenue. (APN: 097-312-019)
The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-20.
6. PUBLIC HEARING – Andy Chamberlain
Variance No. 2017-07: A request by Jerry Weatherford to allow a variance to reduce the side yard setback from five feet to three feet/three inches for 14 square feet of an existing accessory structure, and to increase the allowed height for the roof peak from 12 feet to 13 feet/five inches, in the Low Density Residential (R-1-5) Zone. The site is located at 3745 W. Monte Vista. (APN: 119-261-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-26.

7. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2017-10: A request by Elodina Dominquez to establish a new pre-school by converting an existing 2,680 square foot single-family residential dwelling unit in the R-1-20 (Single-Family Residential) zone. The site is located at 413 North Crenshaw Street (APN: 085-170-009). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-24.
8. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2017-13: A request by Doc's Market to establish a convenience store and deli in a 1,800 square foot tenant space located at 110 West Main Street in the D-MU (Downtown Mixed Use) zone (APN: 094-324-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-28.
9. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2017-11: A request by Kristen Thompson to establish a Brain Balance facility providing holistic educational and behavioral programs for children, in the Neighborhood Commercial (NC) zone. The subject site is located at 5123 W. Walnut Avenue (APN: 119-650-001, 002, 003, 004, 005, 006, 007). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-19.
10. 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, MAY 18, 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 22, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 8, 2017

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636

SUBJECT: **Conditional Use Permit No. 2017-12:** A request by Firas Jobran (Yezn Jobran, property owner), to allow a convenience store and sandwich shop within a 1,602 square foot suite in the C-N (Neighborhood Commercial) zone. The project site is located at 1531 S. Court Street, on the northwest corner of Court Street and Paradise Avenue. (APN: 097-312-019)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-22 for Conditional Use Permit No. 2017-12, as conditioned, based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-12, as conditioned, based on the findings and conditions in Resolution No. 2017-22.

PROJECT DESCRIPTION

Conditional Use Permit No. 2017-12 is a request to establish a 1,602 square foot convenience store and deli within an existing 5,100 square foot multi-tenant building (see site plan attached as Exhibit "A"). The convenience store will sell perishable and non-perishable items as well as provide a deli with walk-up service and no indoor or outdoor seating (see floor plan attached as Exhibit "B"). Tenant improvements to the inside of the store will include placement of a kitchen, deli and register counter, refrigerator cases, and an upgrade to an accessible restroom.

The site is located within an existing multi-tenant retail building on the northwest corner of Court Street and Paradise Avenue. There are no exterior improvements proposed for the building in association with the convenience store. A new refuse enclosure will be constructed in place of an unenclosed refuse bin on an improved surface in the parking lot adjacent to Court Street.

The applicant has provided an operational statement (see Exhibit "C"), providing a description of the services and products offered by the convenience store and deli. The hours of operation for the store will be from 6:00 a.m. to 11:00 p.m., seven days per week, according to the project applications provided to the City. The applicant has not indicated in the operation statement if alcoholic beverages will be sold from the convenience store.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Neighborhood Commercial
Zoning:	C-N (Neighborhood Commercial)
Surrounding Zoning and Land Use:	North: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) & O-PA (Professional / Administrative Office) / Beauty salon South: QP (Quasi-Public) / Vacant lot, medical facilities East: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per dwelling) / Multi-family dwelling units West: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) / Single-family dwelling unit
Environmental Document	Categorical Exemption No. 2017-20
Site Plan:	Site Plan Review No. 2016-081

Related Projects

None.

Related Plans and Policies

Please see attached summary of related plans and policies.

PROJECT EVALUATION

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

Land Use Compatibility

The area surrounding the project site is developed with a mixture of medical office uses and single and multi-family residential development. The multi-tenant retail building where the proposed use will be located contains a mixture of commercial uses and is the only commercial-zoned property on Court Street between Tulare and Walnut Avenues. The use will be directly adjacent to an embroidery shop and a barbershop.

In the surrounding vicinity, there are four existing convenience stores located one-quarter to one-third of a mile from the proposed convenience store and deli site. The existing stores are Victorian Market and E-Z Pick-N-Go located on Tulare Avenue between Court and Santa Fe Streets and 7-Eleven and Prince Food & Gas located at the southwest corner of Court Street and Walnut Avenue. All of these sites provide general commercial goods and services to the surrounding neighborhoods.

The subject site was re-designated from Professional/Administrative Office (PA) to Neighborhood Commercial (C-N) zoning designation with the April 2017 adoption of the Zoning Ordinance Update. While the site was still zoned PA the applicant had filed a Site Plan Review application for the convenience store, though the use was not an allowed use in the PA zone. The site was planned to change to C-N based on the General Plan Land Use Map adopted in 2014, wherein convenience stores are allowed as a conditional use in the C-N zoning. The

applicant was advised to wait until the Zoning Ordinance Update was complete and in effect before filing a Conditional Use Permit application for the use.

Per Chapter 17.18 of the Visalia Zoning Ordinance, Neighborhood Commercial sites are intended to provide small-scale commercial development to nearby residential areas. The subject site is a developed center only 0.37 acres in size and as a result does not conform to the characteristics of new shopping centers in C-N designations that include size ranging from 5 to 12 acres and a grocery-store anchor.

The operational statement, included as Exhibit "C", states the store will provide a variety of grocery and retail items in addition to providing a deli counter offering a variety of meats, cheeses, and salads for purchase by weight or for sandwiches. The convenience store and deli as proposed by the applicant is consistent with the intensity and nature of the C-N zone.

Alcoholic Beverage Control (ABC) License

The applicant has not indicated their desire to apply for an Alcoholic Beverage Control (ABC) license for the purpose of selling beer and wine for on and/or off-site consumption. If an ABC license application were applied for, the request would be processed administratively with final approval coming from the City Manager's office and with input from Planning staff and the Visalia Police Department.

During the Site Plan Review process associated with the current proposal staff did not identify any nuisance compatibility issues with the site, however in a previous Site Plan Review submittal (No. 2014-042) made by the applicant on this site staff noted the site's proximity to residential uses and indicated that the sales of alcoholic sales would not be supported. Any ABC license request will go through the City's proper review process to determine if the license is approved or denied, wherein staff will work with the appropriate City departments during the review of the license.

Trash Enclosure Improvement

The commercial site currently has an unenclosed trash bin located on an improved surface in the parking lot adjacent to Court Street. Based on the change in use and the introduction of new retail and restaurant uses in the center, the site's trash receptacle shall be brought to current City standards by replacing it with a new bin with block-wall enclosure.

The new trash enclosure will be located in the same location as the existing trash bin. However, the enclosure will not be able to meet the City's setback standards due to existing constricted conditions in the parking lot that include utility pole and parking stall placement and the requirement of a direct-stab location. The proposed trash enclosure is shown on the site plan (Exhibit "A") as being on property line adjacent to Court Street, though City standards require a ten-foot setback from the street side property line (Court Street).



Staff believes that the requirement of a conditional use permit for the proposed use provides an opportunity to provide special consideration to the applicable setbacks because of the site's unusual characteristics, as referenced in the Purposes and Powers Code (Section 17.38.010 of the Zoning Ordinance).

This section provides for flexibility in zone use regulations in order to achieve compatibility among land uses.

Staff is therefore recommending a condition of approval that the trash enclosure maintain a minimum five-foot setback from Court Street rather than the minimum 10-foot standard for the C-N zone. The reduced setback is based on other existing buildings along Court Street that are developed with less than a 10-foot setback and based on maintaining a suitable clear view of traffic between the drive approach and Court Street.

Parking

Section 17.34.020.F.3 of the Visalia Zoning Ordinance requires one parking space for every 300 square feet of floor area for retail stores. The site plan in Exhibit "A" shows the multi-tenant building having an area of 5,100 square feet and a parking count of 23 spaces, or one space per 222 square feet. Based on the parking requirements as prescribed by the Zoning Ordinance, the site meets the parking requirement for the proposed use.

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). (Categorical Exemption No. 2017-20).

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, or materially injurious to properties or improvements in the vicinity.
3. That special consideration in the form of reduced setbacks for a new trash enclosure in the site's existing parking lot may be warranted for the proposed use in order to allow the use to locate properly on the site and achieve the objectives of the Zoning Ordinance, including maintaining compatibility among surrounding uses.
4. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2017-20).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2016-081, incorporated herein by reference.
2. That the use be operated in substantial compliance with the site plan provided in Exhibit "A" and the floor plan provided in Exhibit "B", except as provided in Condition No. 3
3. That the proposed trash enclosure shown on the northeast corner of the property in the site plan provided in Exhibit "A" be placed a minimum of five feet from the Court Street property / right-of-way line.
4. That the use shall comply with the operational statement as stated in Exhibit "C". Any changes to the operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
5. That all new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. That all other Federal, State, Regional, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-12, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2017-20
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review Item No. 2016-081 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance

Chapter 17.18: Commercial Zones

17.18.010 Purposes.

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

1. Neighborhood Commercial Zone (C-N). The purpose and intent of the neighborhood commercial zone district is to provide for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported, and provide standards to ensure that neighborhood commercial uses are economically viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access, and context-sensitive design. Neighborhood Commercial development shall be subject to design review and public input. There should be 10 to 15 dwelling units per gross acre where residential uses are included. Shopping centers shall be of a total size of 5 to 12 acres and located no closer than one mile from other General Plan designated Neighborhood Commercial locations, or from existing grocery stores, anchored by a grocery store or similar business no larger than 40,000 square feet in size, and include smaller in-line stores of less than 10,000 square feet. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

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.

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.
7. Additional technical studies or reports, as required by the Site Plan Review Committee.
8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

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.

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2017-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-12: A REQUEST BY FIRAS JOBRAN (YEZN JOBRAN, PROPERTY OWNER), TO ALLOW A CONVENIENCE STORE AND SANDWICH SHOP WITHIN A 1,602 SQUARE FOOT SUITE IN THE C-N (NEIGHBORHOOD COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 1531 S. COURT STREET, ON THE NORTHWEST CORNER OF COURT STREET AND PARADISE AVENUE. (APN: 097-312-019)

WHEREAS, Conditional Use Permit No. 2017-12 is a request by Firas Jobran (Yezn Jobran, property owner), to allow a convenience store and sandwich shop within a 1,602 square foot suite in the C-N (Neighborhood Commercial) zone. The project site is located at 1531 S. Court Street, on the northwest corner of Court Street and Paradise Avenue. (APN: 097-312-019); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 8, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-12, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-20).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That special consideration in the form of reduced setbacks for a new trash enclosure in the site's existing parking lot may be warranted for the proposed use in order to allow the use to locate properly on the site and achieve the objectives of the Zoning Ordinance, including maintaining compatibility among surrounding uses.

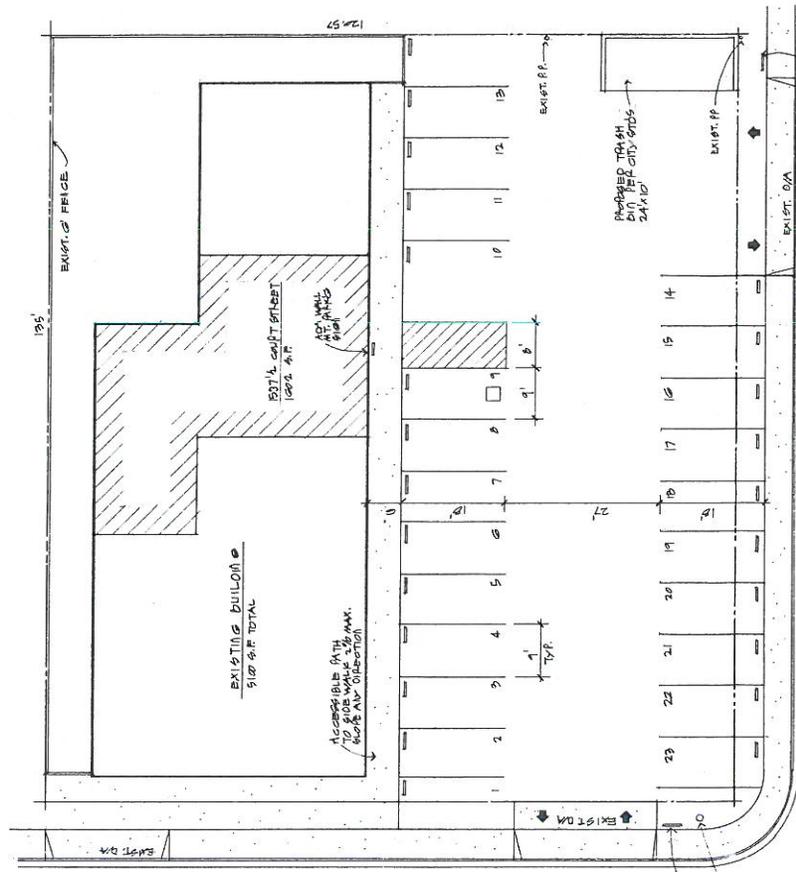
4. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2017-20).

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 Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2016-081, incorporated herein by reference.
2. That the use be operated in substantial compliance with the site plan provided in Exhibit "A" and the floor plan provided in Exhibit "B", except as provided in Condition No. 3
3. That the proposed trash enclosure shown on the northeast corner of the property in the site plan provided in Exhibit "A" be placed a minimum of five feet from the Court Street property / right-of-way line.
4. That the use shall comply with the operational statement as stated in Exhibit "C". Any changes to the operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
5. That all new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. That all other Federal, State, Regional, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-12, prior to the issuance of any building permit for this project.

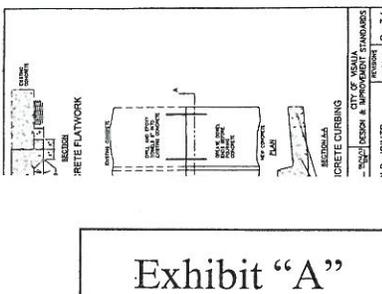
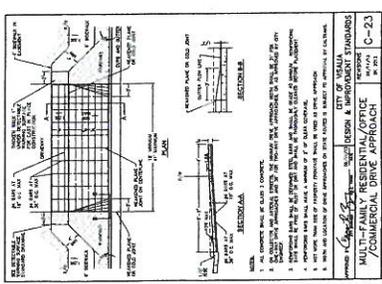
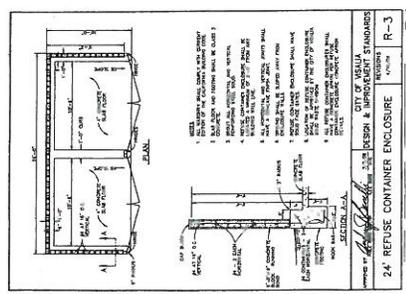
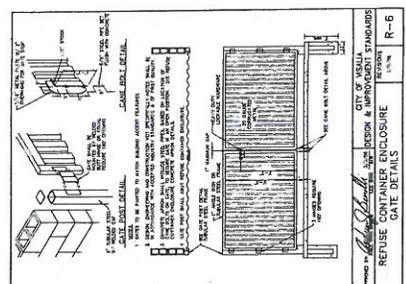
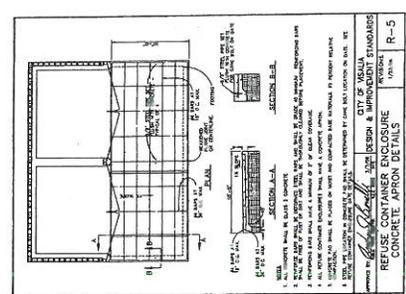
17221
 OFFY WEAVER DRAFTING
 110 LOTS WAY BATESVILLE 39177
 784 4781

ON THE PUB DELI MAPPET
 197 1/2 S COURT STREET
 TEMPT IMPROVEMENT PMS FOR



S. COURT STREET

SITE PLAN 1"=10'
 APR 09-12-017



- NOTE
- Encroachment permit required for all work in the Public Right of Way
 - Customer must provide consultation or key for access to locked gates or the responsible for all padlocked and other locking responsibilities to be broken down before disposing of a refuse container.
 - The enclosures for city refuse containers, grease drums or any other items are not allowed to be located inside the enclosure.
 - Bin enclosure gates are required.
 - Bin enclosures must have a concrete side in front per city standards.
 - Address numbers to be placed on the exterior of building with a high contrasting color and visible from street.
 - Repair or replace any curb, gutter, or sidewalk that seems dangerous or uneven and has created areas where other lands.
 - No single pane cooling tower is permitted.

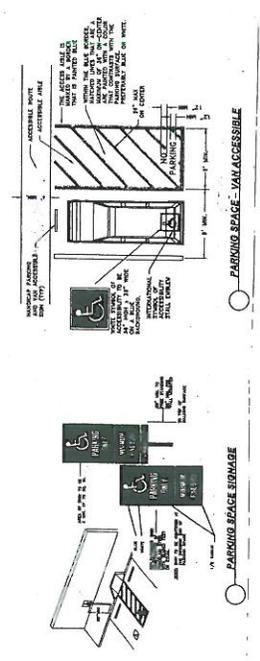


Exhibit "A"

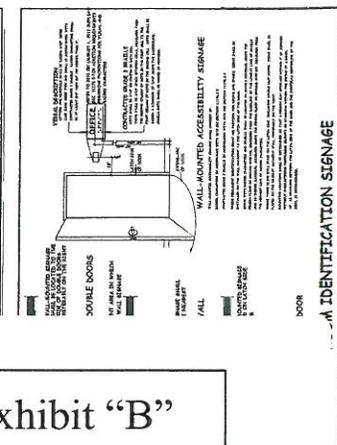
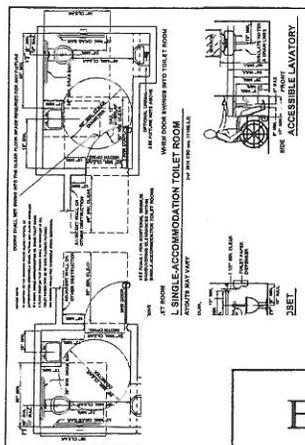
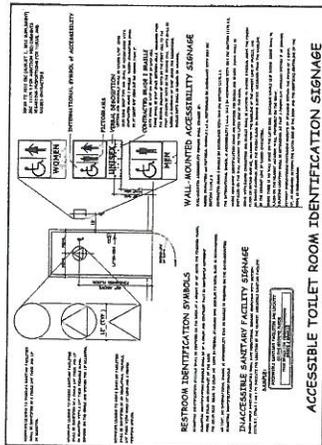
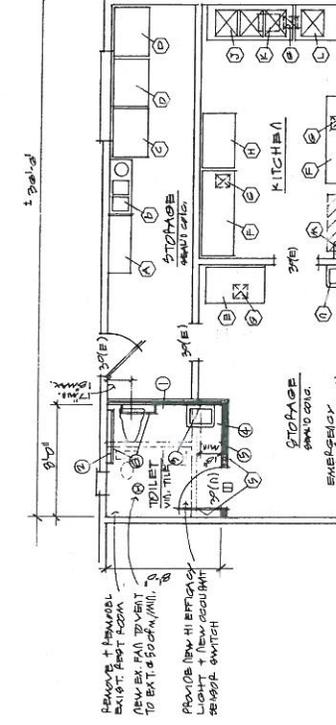


Exhibit "B"

- RESTROOM LEGEND**
1. 6" x 6" Cover Dispenser - 40" AFF to bottom of opening
 2. Toilet paper dispenser
 3. 2 1/2" wall hung mirror
 4. Hand soap dispenser
 5. Paper towel dispenser
 6. Grab bars
- A.S.A. LEGEND**
1. 3' x 3' HCP sign - 40" AFF
 2. Tactile "EXIT" sign - 40" AFF
 3. Illuminated "EXIT" sign with battery backup
 4. Signage reading "This door to remain unoccupied when building is occupied."
 5. HCP door sign - 40" AFF

- DOOR SCHEDULE**
- 1. 3' x 6' solid core door 1" thick with hollow metal frame and lever type hardware
- NOTE:**
- 1. Door levers to be with 3/4" AFF and max. 44" AFF
 - 2. Levers to return to within 1/2" of door face
 - 3. Exterior doors shall have a min. opening force of 8 pounds, push or pull
 - 4. Bottom 1/2" of all doors shall have a smooth compressed surface to allow wheel chairs to open without creating a trip or obstruction condition

- NOTE**
- 1. All work to comply with 2013 California Building, Plumbing, Mechanical, Electrical, and Green Codes
 - 2. New plumbing fixtures to meet water conservation sec. 403 CPC
 - 3. All new walls to be 2x4 stud wall and double top plate with 2x4 studs at 16" oc finished with 1/2" GYP board both sides
 - 4. Restrooms to be smooth with enamel paint, 4" high top board without vinyl tile floor and 6" covered vinyl base
 - 5. Remaining building to be primed with enamel paint and 6" vinyl covered base
 - 6. Provide Knox Box verify location
 - 7. Provide Fire Rating/verify location
 - 8. Temperature control for toilet sink to be sec. 110 degrees
 - 9. New floor light hardware at toilet sink to have privacy lock
 - 10. All hardware on exterior doors shall comply with Chapter 10 of 2013 California Building Code, includes all locks, handles, both locks and panic and fire exit hardware
 - 11. All exterior outlets, unless to be sink, 18" AFF to bottom of 1/2" box to 40" sec. to top of 1/2" box
 - 12. Provide 2" high top board on all walls of kitchen with 6" covered vinyl base



- EQUIPMENT LIST**
1. 4' storage shelves
 2. Soda storage rack
 3. Reach in Freezer 100 V 10 Amp
 4. Reach in Refrigerator 100 V 10 Amp
 5. Ice Machine 100 V 10 Amp
 6. 4" Stainless Steel cold prep table 100 V 10 Amp
 7. Floor sink, provide 1" air gap between sink and drain line
 8. 4" Stainless Steel prep table
 9. 3 compartment sink
 10. 2x6 Green Vap. under sink
 11. Food prep sink
 12. Hand wash sink with soap and paper towel dispenser
 13. Trip sink with 4" high top board on front and side
 14. Provide shelf and hooks above for soap and dispensers
 15. 4" display shelves
 16. Soda dispenser
 17. Solid surface cabinet 28" to 34" high
 18. Coffee maker 100V 10Amp
 19. Cash register 100V 10 Amp
 20. Solid surface cabinet 28" to 34" high with display front
 21. Treadle water heater above top sink

- REMOVE & REINSTALL**
- 1. 12x10x8" = 1200 CUBIC INCHES
 - 2. 12x20 CUBIC INCHES x 4 PANS = 5120 C.I.
 - 3. 5120 CUBIC INCHES x 2.31 = 23,120 C.B.P.M.
 - 4. THEREFORE .25 LB GARBAGE TRAP IS ADEQUATE
- REMOVE TRAP**
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- TYPE OF CONSTRUCTION
- EXIST WALLS TO REMAIN
- EXIST WALLS TO BE DEMOLISHED
- NEW EXTERIOR WALL FINISH WITH GYPSUM BOARD
- NEW EXTERIOR WALL FINISH WITH GYPSUM BOARD

FLOOR PLAN

1/4" = 1'-0"

1/8" = 1'-0"

1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

1/128" = 1'-0"

1/256" = 1'-0"

1/512" = 1'-0"

1/1024" = 1'-0"

1/2048" = 1'-0"

1/4096" = 1'-0"

1/8192" = 1'-0"

1/16384" = 1'-0"

1/32768" = 1'-0"

1/65536" = 1'-0"

1/131072" = 1'-0"

1/262144" = 1'-0"

1/524288" = 1'-0"

1/1048576" = 1'-0"

1/2097152" = 1'-0"

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1/8388608" = 1'-0"

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3/23/17

On The Run Deli & Market
1531 1/2 S Court St
Visalia, CA 93277

To whom it may concern:

On The Run Deli & Market will provide the wonderful neighborhood with every day items which will be listed below shortly. We believe this business will benefit the neighborhood and Visalia as a whole. This business will cater to many residential and professional properties in the area. It will also create multiple job opportunities. We are focused on bringing something new to this great city and we will exceed all expectations.

Listed below is a detailed plan that we have drew together. This new business will be an every day grocery/convenience store with state of the art equipment that will consist of the following:

- Groceries
- Snack foods
- Soft drinks
- Fresh produce
- Dairy (milk and cheese)
- Canned food
- Cleaning supply
- Cold cut deli products

Our deli department will offer a wide variety of meats and cheese as well as fresh salads. The customer will have the option to purchases cold cuts by weight or order off a deli menu. The menu will include sandwiches/subs made fresh from scratch. No grilling or frying will be done so we are not installing a hood now. We will consider installing a hood in the future.

Exhibit "C"

We are going to add a couple of kitchen equipment that will not require a hood such as a conventional oven, a commercial microwave and a panini press.

In conclusion, this business will compliment this growing city since it has a lot to offer and we are confident it will be a success. We urge the planning commission to speed the approval process because we have waited an entire year for this project. Please contact me below if you require additional information.

Thank you,

Firas 'Ross' Jobran

Cell:347-453-8632

Email: Firas.Jobran@yahoo.com



MEETING DATE August 3, 2016
SITE PLAN NO. 16-081
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 & Variance
- HISTORIC PRESERVATION Other

ADDITIONAL COMMENTS : Approved Pending Zoning Ordinance Adoption.

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: AUGUST 3, 2016

SITE PLAN NO.: 16-081 RESUBMITTAL
PROJECT TITLE: ON THE RUN
DESCRIPTION: DELI AND MARKET (PA) (X) (I)
APPLICANT: JOBRAN FIRAS
PROP OWNER: PARADISE COURT PARTNERS LLC
LOCATION: 1531 S COURT ST
APN: 097-312-019

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; _____ parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

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

Additional Comments:

- 1. Proposed convenience market within previously used retail space will not incur additional impact fees. Additional services for proposed hot prepared food will incur sanitary sewer impact fees. Refer to page 3 for fee summary.*
- 2. A building permit is required for necessary tenant improvements. Standard plan check and inspection fees will apply.*
- 3. New business to comply with current accessibility standards.*
- 4. Proposed 24' trash enclosure shall include City std. gates and concrete apron. It is recommended the north most parking stall from the refuse enclosure be striped for "no parking", this will allow further shifting of the enclosure to the north so that it is properly positioned for a "direct-stab" by a Solid Waste vehicle. Refer to City refuse enclosure standards.*
- 5. Refer to further conditions regarding additional permitting entitlements.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-081 RESUBMITTAL

Date: 8/3/2016

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

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

(Fee Schedule Date:9/4/2015 **SUBJECT TO FEE INCREASE EFFECTIVE OCT. 1, 2016**)

(Project type for fee rates:RETAIL/WALK-UP)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$1,246/EACH X 1 TREATMENT PLANT FEE: \$5,473/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

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

COMMERCIAL BIN SERVICE

16-081
Deli & Market
1531 S. Court
resubmittal

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

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

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

COMMENTS

bin location is okay, trucks will be entering off of Paradise so drive lane in parking lot needs to be paved to withstand the weight of 28 ton truck driving over it. Enclosure needs to be gated per city standards, with a 10' concrete approach slab in front of the enclosure.

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 3, 2016

SITE PLAN NO: 2016-081 RESUBMITTAL
PROJECT TITLE: ON THE RUN MARKET
DESCRIPTION: MARKET AND DELI IN AN EXISTING 1550 SF BUILDING (PA) (X) (I)
APPLICANT: JOBRAN YAZID
PROP. OWNER: PARADISE COURT PARTNERS LLC
LOCATION TITLE: 1531 S COURT ST
APN TITLE: 097-312-019
GENERAL PLAN: Neighborhood Commercial
EXISTING ZONING: P-AO – Professional Administrative Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for Deli
- Variance for Trash Enclosure location
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 08/03/2015

1. Based on the information provided, the City Planner has determined, based on the floor plan, the use is a "Convenience Retail Market". Given the current P-A zoning, this use is not allowed. However, the property is planned Neighborhood Commercial and upon conclusion of the Zoning Ordinance update, the property will be rezoned to Neighborhood Commercial.
2. When the property is rezoned to Neighborhood Commercial, a Convenience Retail Market is a Conditionally allowed use in this zone.
3. A CUP is required for this use once the property's zoning is updated. Staff anticipates public hearing dates for the citywide zoning ordinance update to be held in September / October.
4. A Variance is required for the proposed location of the trash enclosure. The trash enclosure is located in the landscape setback for this property.
5. The CUP and Variance can be submitted upon completion of the zoning ordinance update.

Previous Comments

PROJECT SPECIFIC INFORMATION: 07/29/2015

1. A Conditional Use Permit (CUP) is required for the proposed deli store.
2. Resubmit a site plan exhibit depicting the location of the trash enclosure. The site does not have an enclosure and the trash bin is unsecured in the parking lot area.
3. The trash enclosure shall not be located within 10-ft. of the Court Street property line.
4. Provide a detailed operational statement, floor plan and site plan with the CUP application submittal.
5. The proposed Convenience Store is a use that is not allowed in the PA zone. Staff will discuss with the City Planner to determine if the proposed Deli with ancillary retail sales is consistent with the intent and purpose of the PA zone.
6. Submit a floor plan that depicts the food kitchen area including all cooking facilities, sinks and deli display cases.
7. All signage shall comply with the P-A zone requirements. Building signage in excess of the P-A requirement shall be denied. A Sign Permit is required for any proposed signage.

- 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: "I" [17.30.250]

Maximum Building Height: 30 Feet

Minimum Setbacks:	Building	Landscaping
➤ Front	25 Feet*	25 Feet*
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	5 Feet**

*Shall be consistent with adjacent primary setbacks or a minimum of 25'. On interior lots where adjacent structures are less than 25', averaging may be used.

**Unless there is alley access.

Minimum Site Area: 6,000 square feet

Additional Criteria:

- Maintain front and street side residential setbacks, in addition to maintaining and enhancing the historical residential streetscape.
- On-site parking is prohibited in the front and street side setback areas.
- Adequate parking must be provided on site to serve the desired office use. Parking is to be developed at the rear of the subject site, and should be master planned to allow the common use of planter strips, access points and handicap parking spaces to the greatest extent possible.
- Develop exiting alleys to a width of 18 to 20 feet. Dedication or irrevocable offer of dedication of up to 2 feet per lot will be required, excepting sites which have a primary structure located in the dedication area and for which there is adequate parking on the site.
- Office (PA, OG) signage standards shall apply. Signs shall be compatible with the character of the main structure. In addition, plastic, metal, neon and glass shall be prohibited as a primary sign material.
- Existing structures that are compatible with the adjacent properties and streetscape shall be maintained as the primary structure for a site.
- All additions and alterations shall be consistent with the existing design of the primary unit as determined through the site plan review process.
- Offices that are of a 24-hour use or high-volume customer destination that cannot be accommodated through on-site parking are prohibited adjacent to residential neighborhoods.
- All office conversions shall be subject to the planned development permit process.

Parking: As prescribed in Chapter 17.34 and criteria listed in subsections (F)(2), (F)(3) and (F)(4) of this section.

Parking:

1. The site has been occupied by numerous businesses. The tenant space was leased by an office tenant. Parking for deli with no indoor seating is assessed at one space per 300 square feet. The property has 25 parking spaces that are shared by the tenants.
2. Maintain handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
3. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).

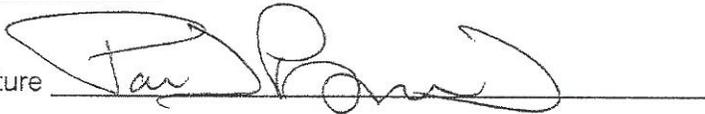
4. It is highly recommended that bicycle rack(s) be provided on site plan.
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

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 _____





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: 1

August 03, 2016

SITE PLAN NO: SPR16081 *RESUBMIT*
PROJECT TITLE: ON THE RUN
DESCRIPTION: DELI AND MARKET (PA) (X) (I)
APPLICANT: JOBRAN FIRAS
PROP OWNER: PARADISE COURT PARTNERS LLC
LOCATION: 1531 S COURT ST
APN(S): 097-312-019

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.

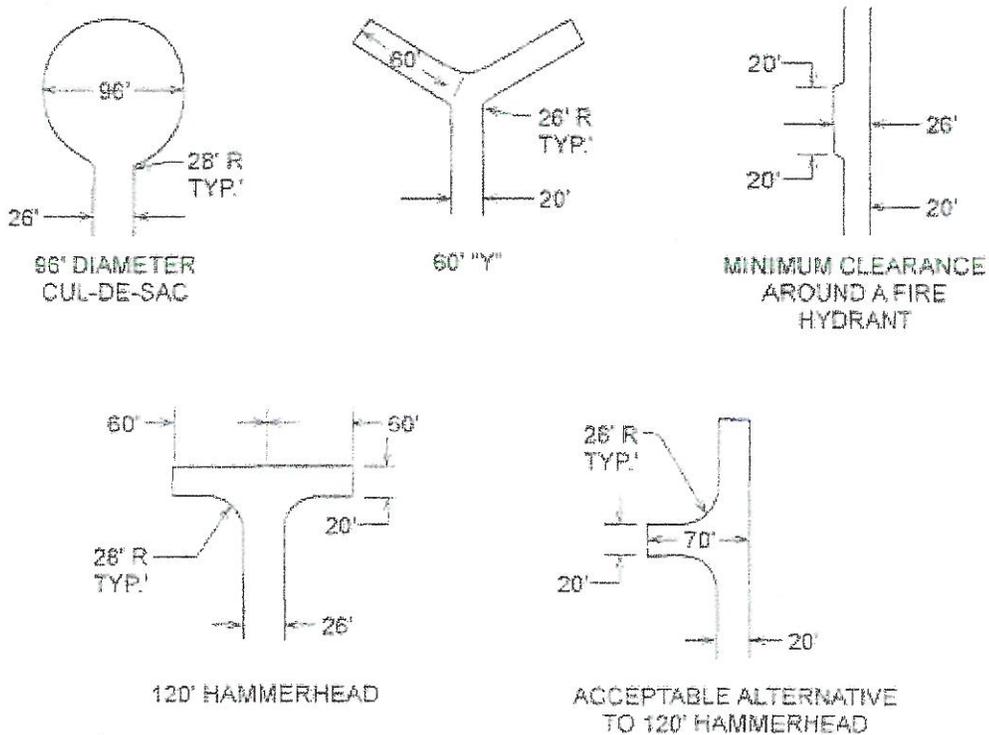


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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:


Kurtis Brown
Fire Marshal

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: August 03, 2016
SITE PLAN NO: SPR16081 *RESUBMIT*
PROJECT TITLE: ON THE RUN
DESCRIPTION: DELI AND MARKET (PA) (X) (I)
APPLICANT: JOBRAN FIRAS
PROP OWNER: PARADISE COURT PARTNERS LLC
LOCATION: 1531 S COURT ST
APN(S): 097-312-019

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 4" LB
- GARBAGE GRINDER - ¼ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

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

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

John R. Kim

AUTHORIZED SIGNATURE

7-24-16

DATE



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)

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DA: August 03, 2016
SITE PLAN NO: SPR16081 RESUBMIT
PROJECT TITLE: ON THE RUN
DESCRIPTION: DELI AND MARKET (PA) (X) (I)
APPLICANT: JOBRAN FIRAS
PROP OWNER: PARADISE COURT PARTNERS LLC
LOCATION: 1531 S COURT ST
APN(S): 097-312-019

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 am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: GREASE REMOVAL SHALL BE BY AN HYDROMECHANICAL GREASE INTERCEPTOR INSIDE THE BUILDING.

 Date: 7/29/16

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

ITEM NO: 1 DATE: 103, 2016
SITE PLAN NO: SPR16081 **RESUBMIT**
PROJECT TITLE: ON THE RUN
DESCRIPTION: DELI AND MARKET (PA) (X) (I)
APPLICANT: JOBRAN FIRAS
PROP OWNER: PARADISE COURT PARTNERS LLC
LOCATION: 1531 S COURT ST
APN(S): 097-312-019

Site Plan Review Comments



No Comment at this time.



Request opportunity to comment or make recommendations as to safety issues as plans are developed.



Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.



Not enough information provided. Please provide additional information pertaining to:



Territorial Reinforcement: Define property lines (private/public space).



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



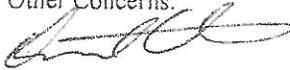
Surveillance Issues:



Line of Sight Issues:



Other Concerns:

 1166

Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 3, 2016

ITEM NO: 1	RESUBMTL
SITE PLAN NO:	SPR16081
PROJECT TITLE:	ON THE RUN
DESCRIPTION:	DELI AND MARKET (PA) (X) (I)
APPLICANT:	JOBRAH FIRAS
PROP. OWNER:	PARADISE COURT PARTNERS LLC
LOCATION:	1531 S COURT ST
APN(S):	097-312-019

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:

•



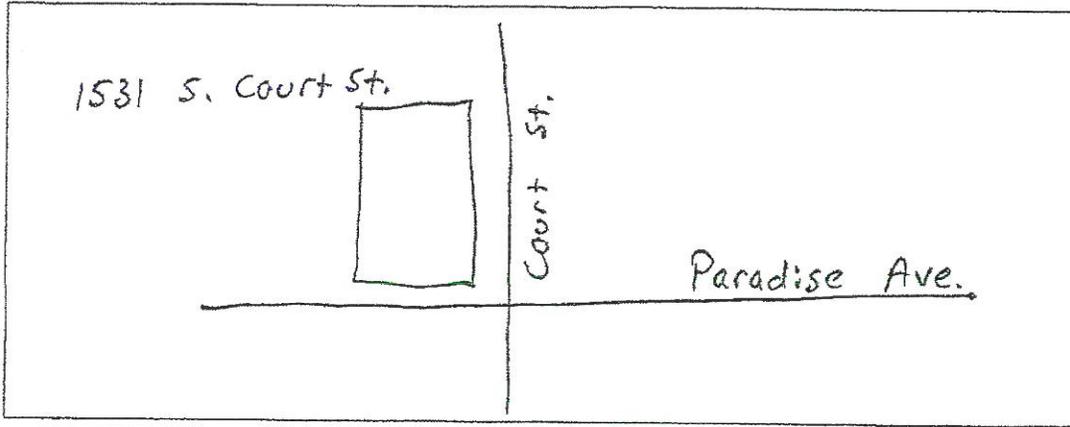
Leslie Blair

City of Visalia
Public Works Department
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 6-13-2016

SPR# 16081

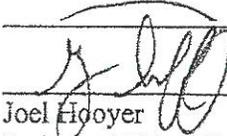
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

 in lieu of Joel
Joel Hooyer

Public and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818 Email: jhooyer@visalia.city

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Friday, August 26, 2016 4:01 PM
To: Susan Currier
Subject: RE: Site Plan Review Agenda for August 3, 2016

Susan –

Caltrans has a "NO COMMENT" on:
SPR 16081 (deli market)
SPR 16107 (7 units MFR)
SPR 16108 (TI's for existing bldg.)

Caltrans may have comments on:
SPR 16109 (new parking lot on Mineral King)

Respectfully,

DAVID DEEL

 CALTRANS D6
Desk: 559.488.7396

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, July 29, 2016 1:28 PM
To: Deel, David@DOT <david.deel@dot.ca.gov>
Subject: Site Plan Review Agenda for August 3, 2016

Please find the attached SPR Agenda for August 3, 2016.

*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*

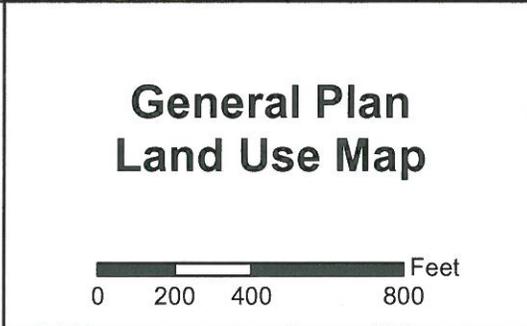
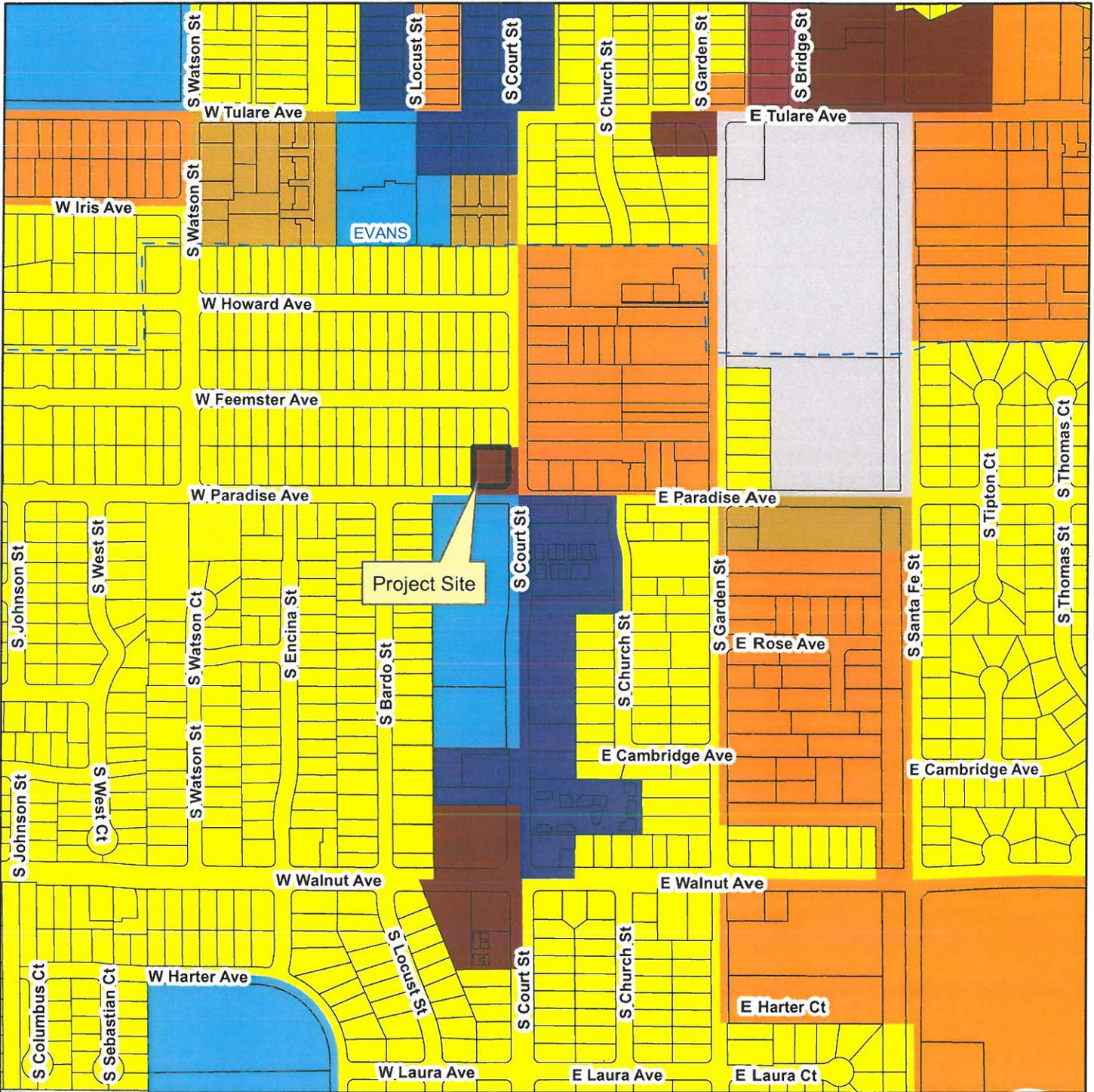
The Site Plan Review Agenda is sent out weekly.

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

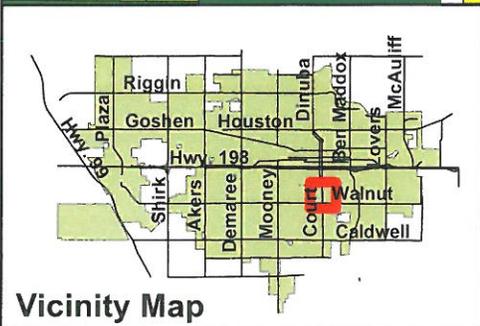
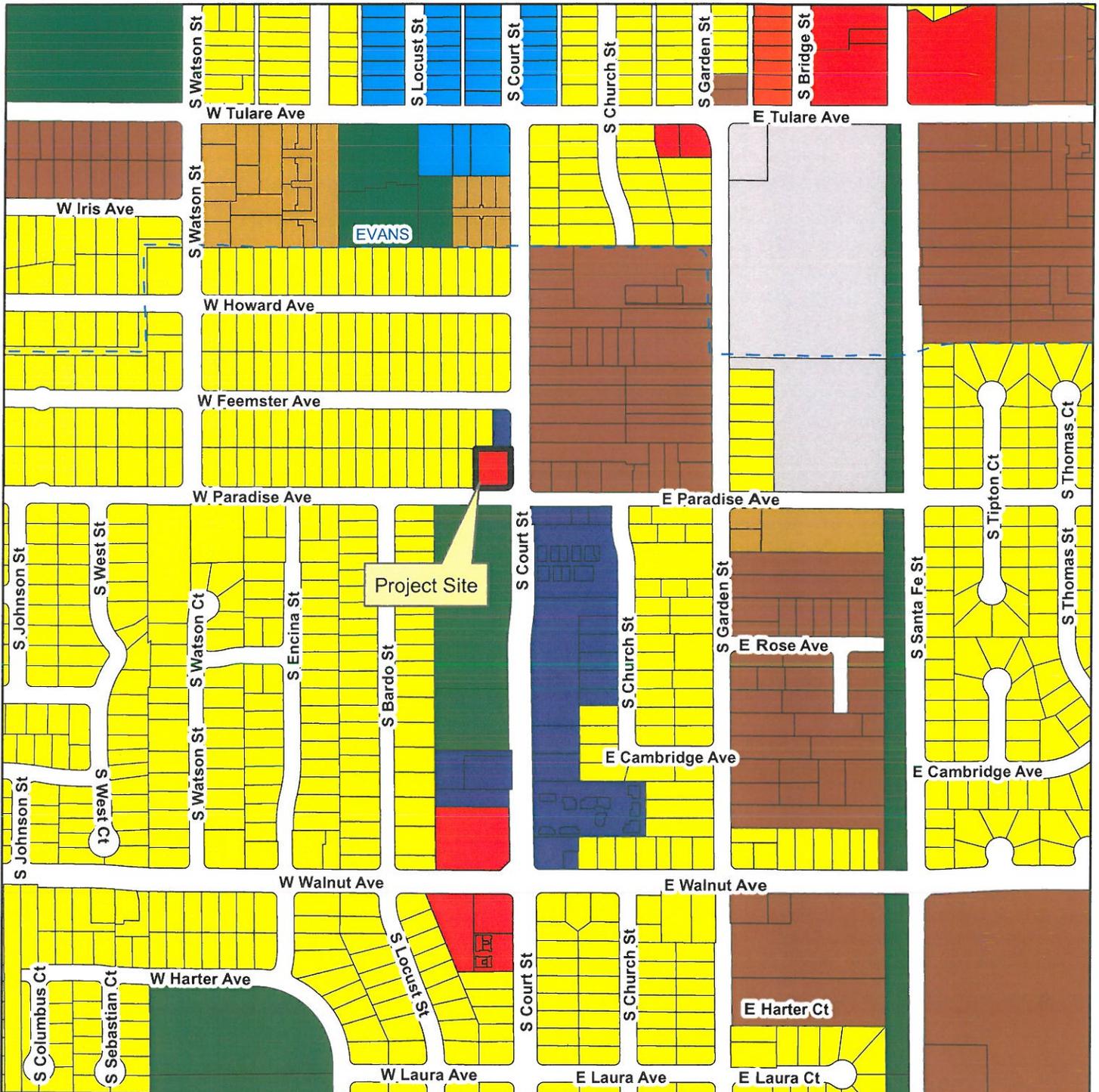
Conditional Use Permit No. 2017-12

The project site is located at 1531 S. Court Street, on the northwest corner of Court Street and Paradise Avenue. (APN: 097-312-019)



Conditional Use Permit No. 2017-12

The project site is located at 1531 S. Court Street, on the northwest corner of Court Street and Paradise Avenue. (APN: 097-312-019)



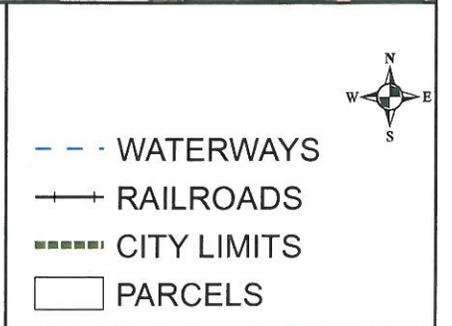
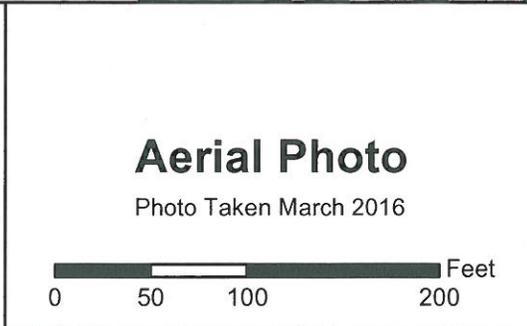
Zoning Map

0 200 400 800 Feet

- C-N Neighborhood Commercial
- C-S Service Commercial
- I-L Light Industrial
- O-PA Prof. / Admin. Office
- O-C Office Conversion
- QP Quasi-Public
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential
- R-M-3 Multi-family Residential

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