

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 Riggan 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 08, 2017

PROJECT PLANNER: Paul Bernal, Principal Planner
Phone No.: (559) 713-4025
E-Mail: paul.bernal@visalia.city

SUBJECT: Conditional Use Permit No. 2017-10: A request by Elodina Dominguez 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).

STAFF RECOMMENDATION

Conditional Use Permit No. 2017-10

Staff recommends approval of Conditional Use Permit No. 2017-10, as conditioned, based upon the findings and conditions in Resolution No. 2017-20. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

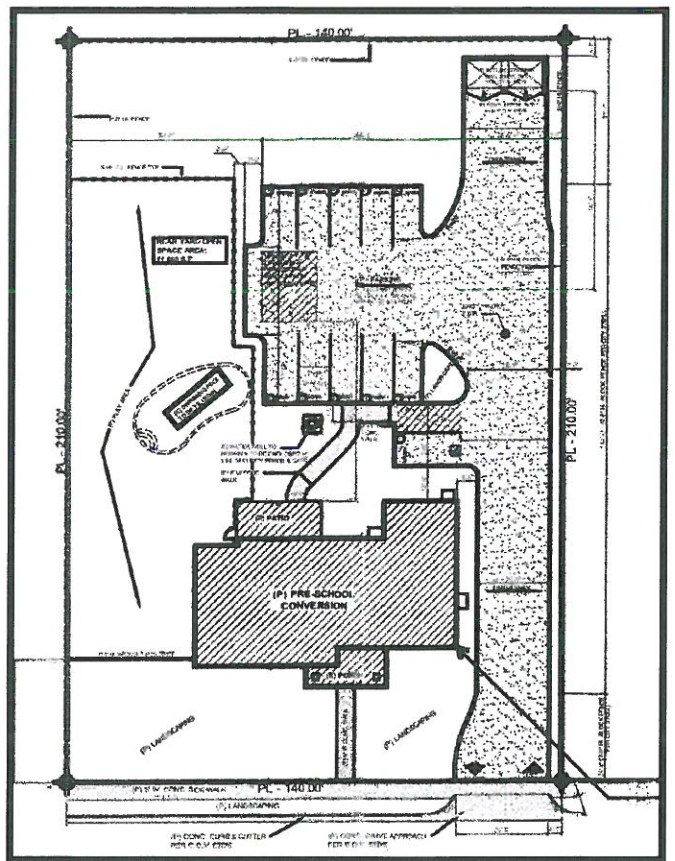
RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-10, based on the findings and conditions in Resolution No. 2017-20.

PROJECT DESCRIPTION

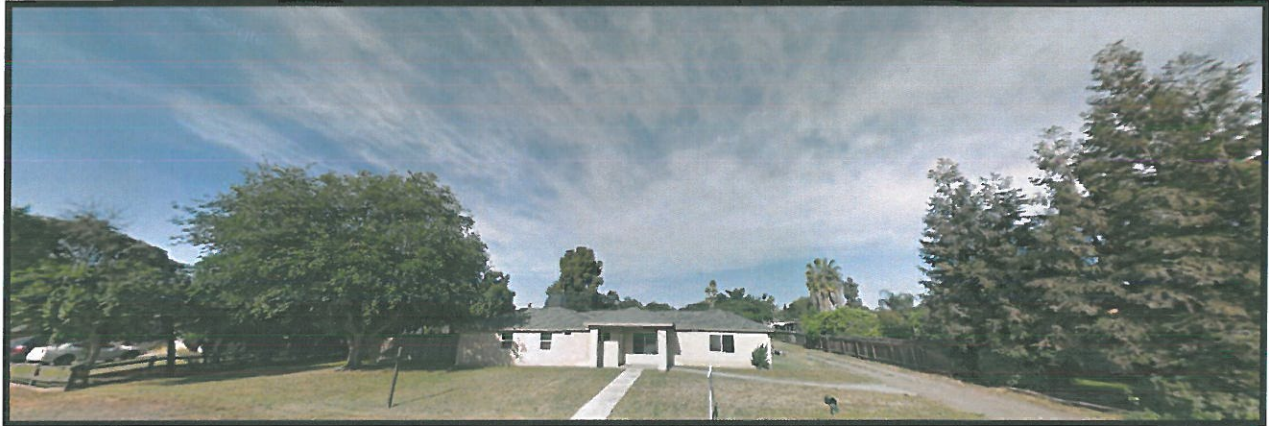
Conditional Use Permit No. 2017-10, is a request to convert an existing 2,680 square foot single-family home into a preschool (Watch Me Grow 2 Preschool) as depicted on Exhibit "A". The conversion of the residential dwelling unit to a preschool will consist of interior improvements, which include establishing five classrooms, an office, toddler area and retaining the kitchen and bathroom areas (see Exhibit "C"). Exterior improvements include the installation of curb, gutter and sidewalk along Crenshaw Street, construction of new driveway, parking lot, trash enclosure and block wall along the north property line as depicted on Exhibit "A". Other on-site improvements include backfilling an existing swimming pool and installing security fencing around the existing well.

The applicant, as stated in their Operational Statement (see Exhibit "B"), is seeking approval of 50 children within the preschool facility and six employees. The preschool would operate Monday through Friday from 7:00 am to 6:00



pm. The applicant anticipates peak hours for drop-off and pick-up times will occur between 7:00 am to 8:00 am and 5:00 pm to 6:00 pm. The peak operating hours is based on their review of peak hour demands at the existing preschool they operate (i.e., Watch Me Grow).

The 0.67-acre site is zoned R-1-20 and the neighborhood area was annexed into the City of Visalia in 1993.



BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-20 (Single-Family Residential 20,000 square feet minimum site area)
Surrounding Zoning and Land Use	North: R-1-20 – Single-Family Home South: R-1-20 – Single-Family Home East: R-1-20 – Single-Family Home West: R-1-20 – Single-Family Home
Environmental Review	Categorical Exemption No. 2017-24
Site Plan	2017-035

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on projects consistency with the General Plan and Zoning Ordinance. This recommendation is based on the site's available parking as well as project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Preschools are considered compatible uses in residential zones where potential impacts can be addressed through the CUP process. The City has long recognized the importance of protecting residential neighborhoods from intrusions of uses that are not compatible. Daycare facilities, which are sensitive uses given the clientele, can be compatible in residential areas, subject to proper conditions and control measures, which can negate potential land use conflicts. Objectives found in the Schools and Community Facilities section in the General Plan encourage the city to facilitate the location of day care centers and private preschools to

provide for facilities for year-round care. The proposed private daycare, if approved, provides the neighborhood and community with a facility that provides for an early childhood education program.

The applicant, through their daily operations, demonstrates that drop-off and pick-up times for the preschool facility are staggered throughout the morning and afternoon, which helps in reducing the number of vehicles onsite during the a.m. and p.m. peak periods. In addition, sufficient parking is provided onsite for parents dropping off and/or picking up their children thereby reducing impacts to the available street parking.

Parking and Block Wall

Section 17.34.020.C.1 of the Zoning Ordinance specifies that parking for this type of use be provided at one parking space per employee and one parking space for every 10 children. Based on the activities of this site, staff concludes the proposed 11 parking stalls can adequately serve the preschool subject to limiting the number of children to a maximum of 50 as stated in the applicant's operational statement (see Exhibit "B"). Potential for overflow parking during peak activities may occur but is not typical based on drop-off and pick-up times being staggered.

In addition, a block wall is required to be installed along the north property line adjacent to the new vehicular drive aisle, parking lot and trash enclosure. The block wall will provide a solid barrier between the parking area of the preschool and the residential dwelling to the north.

Site Lighting

Any proposed site lighting is required to comply with the City's light standards. This includes lighting to be designed and installed to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This can be done with the light element to be completely recessed into the lighting fixture. If building and security lights are installed they shall be shielded so that the light element is not visible from the adjacent residential properties. The lighting requirements are included in the Site Plan Review comments for Planning.

Landscaping

Any proposed landscaping and irrigation shall be installed to meet the City standards. The landscape and irrigation plans are required to comply with the City adopted Water Efficient Landscape Ordinance standards. The ordinance requires landscaping and irrigation plans to be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. Condition No. 5 requires the landscape plans to be prepared in accordance with WELO (Water Efficiency Landscape Ordinance) standards.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-24).

Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves

negligible or no expansion of an existing use. Examples include but are not limited to conversion of a single-family residence to office use.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2017-10

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:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-24). Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to conversion of a single-family residence to office use.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2017-10

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-035, incorporated herein by reference.
2. That the use be operated in substantial compliance with the floor plan in Exhibit "A" and operational statement in Exhibit "B".
3. That the daycare facility be limited to 50 children, and be operated consistent with the Operational Statement in Exhibit "B", and any applicable comments and requirements of Site Plan Review No. 2017-035. A request to increase the number of children beyond the maximum limit at this daycare facility shall require submittal through the Site Plan Review process and filing of a subsequent CUP amendment. No State of California Licensing Agency has the approval authority to grant an increase to the number of children beyond the limits approved for this Conditional Use Permit.

4. That the maximum occupancy limit shall be established by the Visalia Building Department and Fire Marshal based upon the building permit and related information, and shall be posted and not exceeded.
5. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance, shall be included in the construction document plans submitted for either grading or building construction permits.
6. 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.
7. That all other federal and state laws and city codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-10, 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. 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 and Policies
- Resolution No. 2017-20
- Exhibit "A" – Site Plan
- Exhibit "B" – Applicants Operational Statement
- Exhibit "C" – Floor Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Chapter 17.38
CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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. 2017-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2017-10, is 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); 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 the Conditional Use Permit No. 2017-10, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

1. That the proposed project 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:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-24). Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to conversion of a single-family residence to office use.

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-035, incorporated herein by reference.
2. That the use be operated in substantial compliance with the floor plan in Exhibit "A" and operational statement in Exhibit "B".
3. That the daycare facility be limited to 50 children, and be operated consistent with the Operational Statement in Exhibit "B", and any applicable comments and requirements of Site Plan Review No. 2017-035. A request to increase the number of children beyond the maximum limit at this daycare facility shall require submittal through the Site Plan Review process and filing of a subsequent CUP amendment. No State of California Licensing Agency has the approval authority to grant an increase to the number of children beyond the limits approved for this Conditional Use Permit.
4. That the maximum occupancy limit shall be established by the Visalia Building Department and Fire Marshal based upon the building permit and related information, and shall be posted and not exceeded.
5. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance, shall be included in the construction document plans submitted for either grading or building construction permits.
6. 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.
7. That all other federal and state laws and city codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-10, prior to the issuance of any building permit for this project.

PROJECT DESCRIPTION:
NEW PRE-SCHOOL FACILITY

APPLICANT/OWNER: ELODINA DOMINGUEZ

1135 W. SEIGER AVE.
VISALIA, CA. 93277
(559) 802-8106

SITE ADDRESS: 413 N. CRENSHAW ST.
VISALIA, CA 93201

A.P.N.: 065-170-009

T.OOD ZONE: AF

CONSTRUCTION TYPE: V-4B

ZONING: RA

OCCUPANCY: "E"

PARKING: 5 P.S.
/10 CHLDREN (50) = 6 P.S.
/EMPLOYEE (6) = 11 P.S. PROVIDED

CONDITIONED LIVING SPACE: 2480 S.F.

SITE AREA: 29,400 S.F.

SEWER: CITY OF VISALIA
WASTE: CITY OF VISALIA
WATER: CAL. WATER
POWER: S.C.E.
GAS: SO. CAL. GAS

PROPERTY LINE	S.H.	SINGLE LUNG
CL. CENTER LINE	WH	WATER HEATER
(E) EXISTING	HO	HOSE BIBB W/VACUUM
(N) NEW	BR	BREAKER
(P) PROPOSED	VTR	VENT THRU ROOF
(R) REMODELED	M.T.	METAL THRESHOLD
(S) SPEC & POE	M.C.	MACHINERY CONTRACT
(X) WINDOW/HALF SLIDING	I.W.H.	INSTANT WATER HEATER
	M.B.	MACHINE BOLT
	OSB	OBSCURE GLASS
	R.R.	REMOVE AND REPLACE
	T.B.R.	TO BE REMOVED

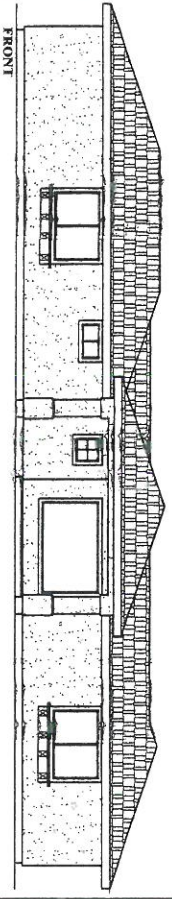
ABBREVIATIONS

SITE/PROJECT DATA

3B VICINITY MAP



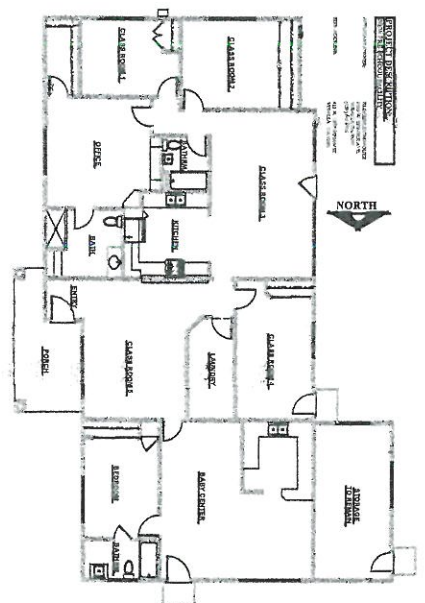
Exhibit "A"



EXTERIOR ELEVATION

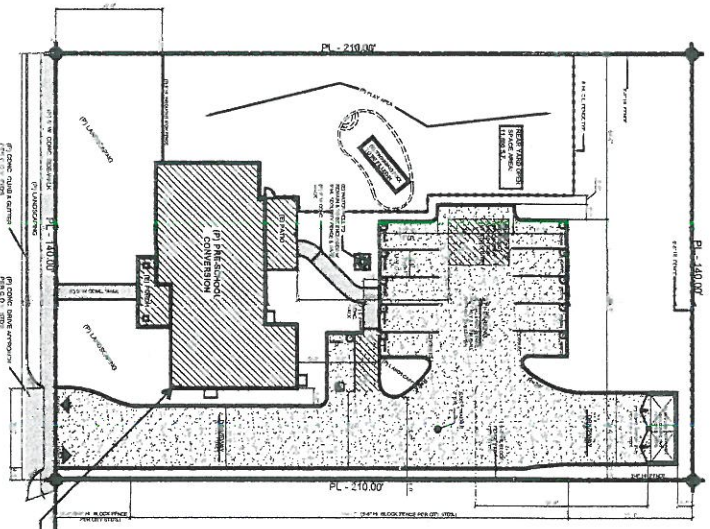
SCALE: 3/16" = 1'-0"

FLOOR PLAN



SCALE: 1/8" = 1'-0"

4D SITE PLAN



CRENSHAW STREET

SCALE: 1" = 20'-0"

91

DATE: 12-07-2016	CHECKED BY: J.G.
DRAWN BY: J.G.	SCALE: AS NOTED

NEW PRE-SCHOOL FACILITY FOR:
ELODINA DOMINGUEZ
413 N. CRENSHAW ST. VISALIA, CA. 93291

REVISIONS
S.P.R. # 16-187

7004 W. Main St. Suite A
Visalia, Ca. 93291
Ph. (559) 625-8150
Fax. (559) 625-8153
skylab1004@skcglobal.net



Re: 413 N. Crenshaw St., Visalia, CA. – Proposed Pre-School Facility.

Operational Statement

As an introduction, we are currently the "Watch Me Grow" pre-school facility located at 2720 S. Aspen, Visalia, CA. and with this application, planning to open a 2nd facility (Watch Me Grow 2) at the proposed site: 413 N. Crenshaw St., Visalia, CA. The new site is intended for a maximum of 50 children and 6 employees. The days of operation will be Monday thru Friday, 7am to 6pm. Typical daily operation of our facility will consist of parents dropping off and picking up their children at various times throughout the day, with predicted peak operating hours being between 7am to 8 am and 5pm to 6pm. There will be no buses or other large vehicles entering or leaving the facility, except for city refused pick-up truck.

As delineated on the Site Plan, a 7' high block wall will be constructed on the north side of the property to mitigate any noise generated from vehicle traffic. In addition, the entire frontage of the property will be landscaped and improved to City of Visalia Standards.

Thank you for your consideration.

Elodina Dominguez, Owner/Applicant

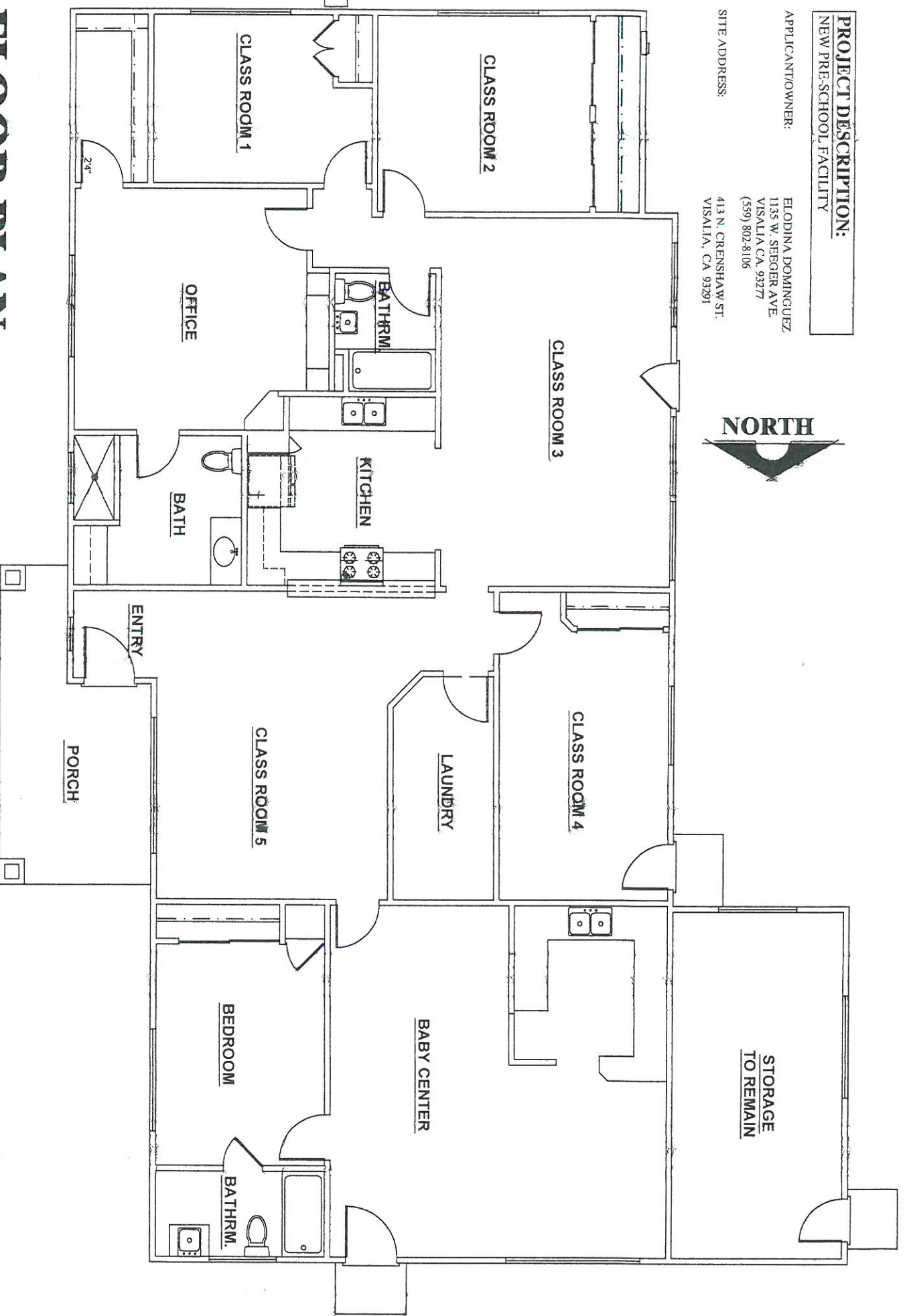
PROJECT DESCRIPTION:
NEW PRE-SCHOOL FACILITY

APPLICANT/OWNER: ELODINA DOMINGUEZ
1135 W. SEBGER AVE.
VISALIA CA, 93277
(559) 802-8106

SITE ADDRESS: 413 N. CRENSHAW ST.
VISALIA, CA 93291



Exhibit "C"



FLOOR PLAN

NOT TO SCALE



MEETING DATE February 22, 2017
SITE PLAN NO. 17-035

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 OTHER -TCUP
- HISTORIC PRESERVATION

ADDITIONAL COMMENTS:

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



QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 9 DATE: February 22, 2017
SITE PLAN NO: SPR17035
PROJECT TITLE: DOMINGUEZ PRE-SCHOOL
DESCRIPTION: NEW PRESCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT: DOMINGUEZ ELODINA
PROP OWNER: HOLBROOK LEONARD
LOCATION: 413 N CRENSHAW ST
APN(S): 085-170-009

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

2-22-17

DATE

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 9 DATE: February 22, 2017
SITE PLAN NO: SPR17035
PROJECT TITLE: DOMINGUEZ PRE-SCHOOL
DESCRIPTION: NEW PRESCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT: DOMINGUEZ ELODINA
PROP OWNER: HOLBROOK LEONARD
LOCATION: 413 N CRENSHAW ST
APN(S): 085-170-009

NOTE: These are general comments and DO NOT consist of a final decision.
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 ~~and 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 AE. Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: PROVIDE EXTERIOR EXIT DOORS FROM EACH CLASSROOM OPENING DIRECTLY TO THE OUTSIDE. FIRE ALARM WITH MANUAL FULL STATION.

 Date: 2/22/17
Signature

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

ITEM NO: 9 DATE: February 22, 2017
SITE PLAN NO: SPR17035
PROJECT TITLE: DOMINGUEZ PRE-SCHOOL
DESCRIPTION: NEW PRESCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT: DOMINGUEZ ELODINA
PROP OWNER: HOLBROOK LEONARD
LOCATION: 413 N CRENSHAW ST
APN(S): 085-170-009

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Visalia Police Department

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: February 22, 2017

SITE PLAN NO: 2017-035
PROJECT TITLE: DOMINGUEZ PRE-SCHOOL
DESCRIPTION: NEW 2680 SFPRE-SCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT: DOMINGUEZ ELODINA
PROP. OWNER: HOLBROOK LEONARD
LOCATION TITLE: 413 N CRENSHAW ST
APN TITLE: 085-170-009
GENERAL PLAN: Very Low Density Residential
EXISTING ZONING: R-A – Rural Residential

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION (02/22/2017):

1. A Conditional Use Permit is required for a licensed day care with more than 14 children.
2. The applicant has identified 50 children at this facility. Is the daycare operator proposing to have all 50 children on-site during operating hours?
3. Provide a detailed operational statement on the daily operations including how drop-off and pick-up times are determined to mitigate potential traffic conflicts within the neighborhood.
4. Provide a floor plan depicting all interior improvements proposed with this use.
5. Although 50 children are being requested, the Chief Building Official and Fire Marshall shall determine the occupancy for this building. The daycare shall comply with the Occupancy requirement.
6. A block wall shall be conditioned along the north property line adjacent to the drive aisle and parking lot.
7. Depict the playground area proposed for the daycare facility.

- 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.

R-A Single Family Residential Zone [17.10]

Maximum Building Height: 30 Feet

Minimum Setbacks:

	Building	Landscaping	½ acre lots
➤ Front	35 Feet	35 Feet	30 > ½ ac.
➤ Side	12 Feet	12 Feet	10 > ½ ac.
➤ Street side on corner lot w/ garage	22 Feet	22 Feet	15 > ½ ac.
➤ Rear	25 Feet*	25 Feet	25

Minimum Site Area: 43,560 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)
Reverse Corner Lots: No structure shall be located closer to the rear property line than the required side yard on the adjoining lot and not closer to the side property line adjoining the street than the required front yard on the adjoining lot, see Zoning Ordinance Section 17.12.090 for complete standards and requirements.

Parking:

1. Kindergarten and nursery schools: one parking space for each employee plus one parking space for each ten children (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Outdoor retail sales prohibited.
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

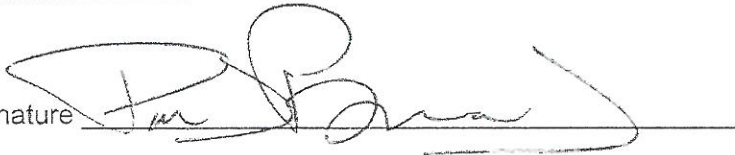
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
9. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

Signature

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to consist of several loops and a long horizontal stroke at the end.



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: 9

DATE: February 22, 2017

SITE PLAN NO:

SPR17035

PROJECT TITLE:

DOMINGUEZ PRE-SCHOOL

DESCRIPTION:

NEW PRESCHOOL AT EXISTING SITE (RA) (AE)

APPLICANT:

DOMINGUEZ ELODINA

PROP OWNER:

HOLBROOK LEONARD

LOCATION:

413 N CRENSHAW ST

APN(S):

085-170-009

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

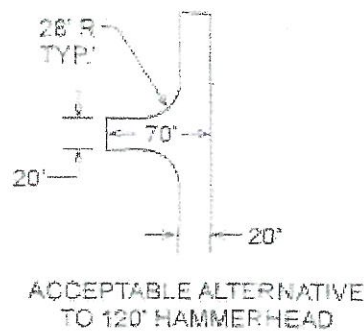
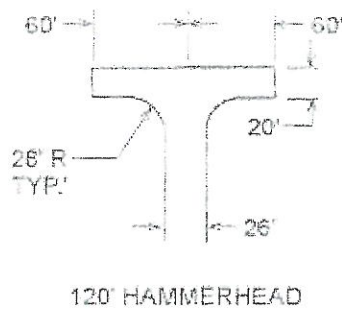
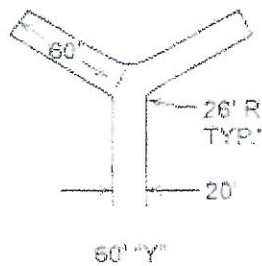
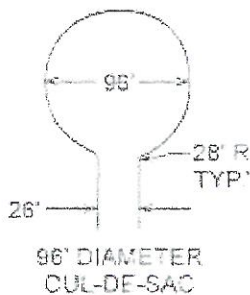
A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus 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 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments



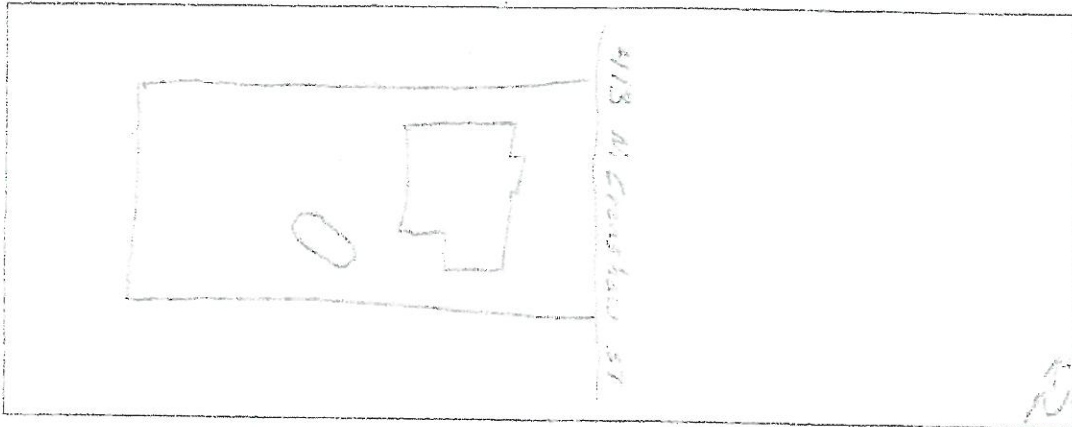
Kurtis A. Brown
Fire Marshal

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 2-22-17

Site Plan Review # 17035

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 9	DATE: FEBRUARY 22, 2017
SITE PLAN NO.:	17-035
PROJECT TITLE:	DOMINGUEZ PRE-SCHOOL
DESCRIPTION:	NEW 2680 SF PRE-SCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT:	DOMINGUEZ ELODINA
PROP OWNER:	HOLBROOK LEONARD
LOCATION:	413 N CRENSHAW ST
APN:	085-170-009

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **CRENSHAW ST**
- Drive approach size: **25' MIN.** Use radius return; **REFER TO CITY COMMERCIAL STANDARDS**
- Sidewalk: **5'** width; **5'** parkway width at **CRENSHAW ST**
- 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 ALL WORK WITHIN 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 = 0.20%, 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.
CRENSHAW

- Traffic indexes per city standards: **LOCAL STREET**
- 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: 1 each at **300' INTERVALS, REFER CITY PAVEMENT SECTION STDS**
- 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. *The proposed project will be required to install the public improvements along property street frontage. Improvements shall include curb, gutter, sidewalk, parkway landscaping, drive approach, and pavement. Refer to City design standards and specifications.*
2. *Comply with City parking lot standards.*
3. *Location and position of proposed trash enclosure does not meet Solid Waste standards. A City standard refuse enclosure shall be located and positioned for a direct stab by a Solid Waste vehicle. Redesign accordingly. Refer to further comments by the Solid Waste Division.*
4. *An accessible path of travel from the public right-of-way to building entrance is required.*
5. *Proposed elementary school within existing SFD will incur additional impact fees. Credit for previous SFD use will be applied. Refer to page 3 for applicable impact fees and fee summary.*
6. *A building permit is required. Standard plan check and inspection fees apply.*
7. *Refer to further requirements by the Fire Dept.*
8. *Site plan shall include layout of proposed interior floor plan.*
9. *Refer to further requirements by the Planning Dept.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-035
Date: 2/22/2017

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:ELEM SCHOOL)

Existing uses may qualify for credits on Development Impact Fees. SFD/RURAL

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,226/AC X 0.77 = \$944
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,219/1000SF X 2.68 - (\$5,600CR) = \$5,707
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$16/STUDENT X 50 - (\$751CR) = \$49
	TREATMENT PLANT FEE: \$29/STUDENT X 50 - (\$745CR) = \$705
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$3,085/AC X 0.77 = \$2,375
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,264/AC X 0.77 = \$1,743
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$949/AC X 0.77 = \$731
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/AC X 0.77 = \$1,385
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$13/STUDENT X 50 - (\$547CR) = \$103
<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 22, 2017

ITEM NO: 9
SITE PLAN NO: SPR17035
PROJECT TITLE: DOMINGUEZ PRE-SCHOOL
DESCRIPTION: NEW PRESCHOOL AT EXISTING SITE (RA) (AE)
APPLICANT: DOMINGUEZ ELODINA
PROP. OWNER: HOLBROOK LEONARD
LOCATION: 413 N CRENSHAW ST
APN(S): 085-170-009

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

- No Comments
- See Previous Site Plan Comments
- Install on Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at exit 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

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Thursday, February 23, 2017 9:59 AM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: SPR Agenda for February 22, 2017

Susan & All:

Caltrans has a "NO COMMENT" on:

SPR 17025 (RESUB Mixed Use)
SPR 17028 (RESUB Deli)
SPR 17005 (RESUB warehouse)
SPR 16140 (RESUB ARCO Am/Pm)
SPR 17029 (RESUB 8 units)
SPR 17032 (carport)
SPR 17033 (rezone adjacent lot to allow expansion of mini mart)
SPR 17034 (gas/diesel pumps with mini mart – 1000 ft from Plaza Dr. off ramps)
SPR 17035 (pre school)
SPR 17036 (recycling container)
SPR 17037 (Visalia Emergency Pantry)
SPR 17038 (4 story 40,000sf medical office)
SPR 17039 (Sports bar patio)

Thanks.

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, February 17, 2017 3:01 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: SPR Agenda for February 22, 2017

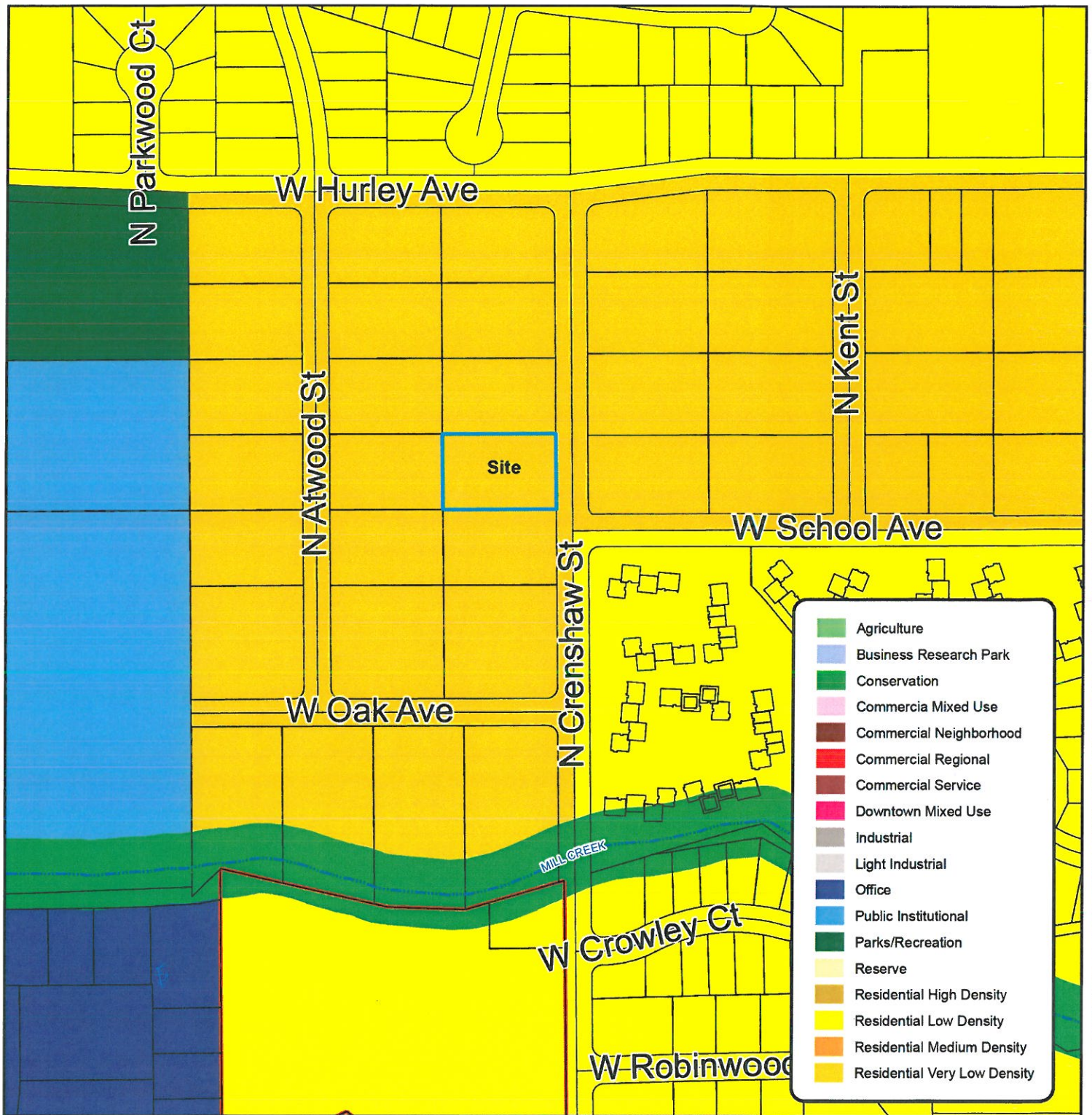
Please find the attached SPR Agenda for February 22, 2017

*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.

Conditional Use Permit No. 2017-10

APN: 085-170-009



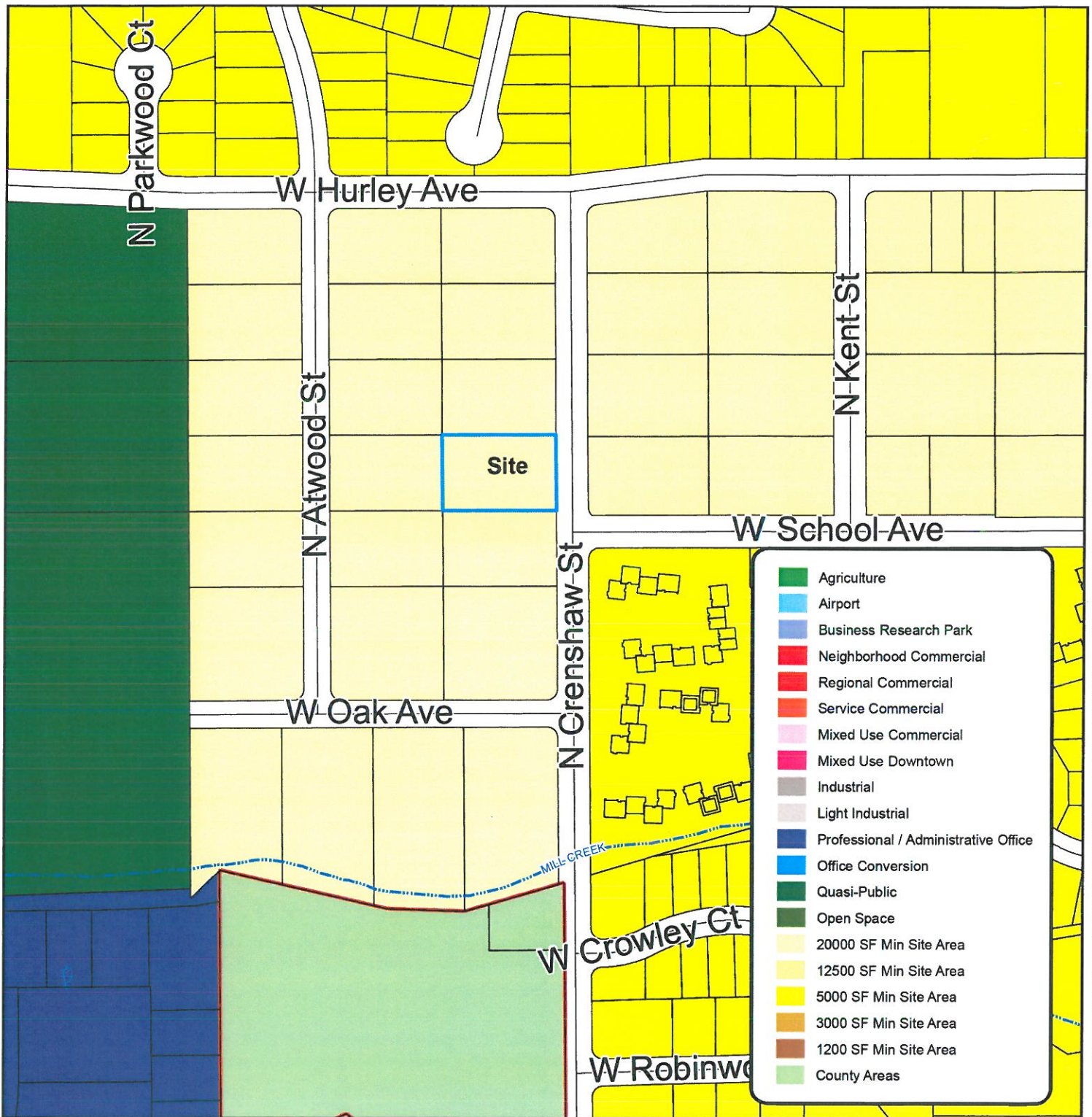
General Plan Land Use Map

100 50 0 100 200 Feet



Conditional Use Permit No. 2017-10

APN: 085-170-009



Zoning Map

100 50 0 100 200 Feet



Conditional Use Permit No. 2017-10

APN: 085-170-009



Aerial Map

30 15 0 30 60 Feet



Conditional Use Permit No. 2017-10

APN: 085-170-009



Vicinity Map

