

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 12, 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.
 - Adoption of Resolution No. 2017-20, denying Conditional Use Permit No. 2017-10 in accordance with action taken by the Planning Commission during the regular meeting held on May 8, 2017.
5. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2017-19: A request by Visalia City Billiards to operate a billiards parlor in an existing 4,821 square foot tenant space located within the Mineral King Plaza Shopping in the C-MU (Commercial Mixed Use) zone. The project site is located at 4247 West Noble Avenue between South Chinowth Street and South Linwood Street (APN: 087-070-017). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-29.
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2017-18: A request by Social Vocational Services to allow an adult daytime program to provide vocational, and life skills training to adults with disabilities in an 18,184 square foot office building. The site is zoned C-MU (Commercial Mixed Use) and is located at 1120 South Ben Maddox Way (APN: 100-010-039). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-36.
7. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2017-16: A request by Eric McConnaughey (Justin Martella, property owner), to allow improvements for an animal adoption, animal training, and education center in an existing 15,000 square foot building in the A (Agriculture) zone. The project site is located at 9800 W. Camp Drive, on the north side of Camp Drive

approximately 1,600 feet west of Neeley Street. (APN: 081-020-039) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-33.

8. 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, JUNE 22, 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, JUNE 26, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 12, 2017

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

SUBJECT: Conditional Use Permit No. 2017-19: A request by Visalia City Billiards to operate a billiards parlor in an existing 4,821 square foot tenant space located within the Mineral King Plaza Shopping in the C-MU (Commercial Mixed Use) zone. The project site is located at 4247 West Noble Avenue between South Chinowth Street and South Linwood Street (APN: 087-070-017).

STAFF RECOMMENDATION

Conditional Use Permit No. 2017-19

Staff recommends approval of Conditional Use Permit No. 2017-19, as conditioned, based upon the findings and conditions in Resolution No. 2017-34. 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. 2017-19, based on the findings and conditions in Resolution No. 2017-34.

PROJECT DESCRIPTION

Visalia City Billiards is requesting approval of a Conditional Use Permit No. 2017-19 to establish and operate a billiards parlor with ancillary retail sales in the Commercial Mixed Use (C-MU) zone. The business will be located within a proposed 4,821 square foot tenant space, which is part of the Mineral King Plaza Shopping center as shown in Exhibit "A". The building has been vacated for the past two years and was previously leased to a retail clothing store.

The floor plan, see Exhibit "A", depicts 16 billiard tables, reception area, sitting lounge, retail displays cases and storage rooms. There is no outdoor seating provided with the proposed use. Visalia City Billiards will have Summer and Winter operating hours as follows:

Summer Hours:

- 11:00 a.m. to 12:00 a.m. – Sunday through Thursday
- 11:00 a.m. to 1:30 a.m. – Friday and Saturday

Winter Hours:

- 1:00 p.m. to 12:00 a.m. – Sunday through Thursday
- 11:00 a.m. to 1:30 a.m. – Friday and Saturday

Visalia City Billiards identified customer peak operating times occurring in the late evening hours (5:00 pm to 9:00 pm).

The applicants Operational Statement, see Exhibit "B", provides a detailed overview of the daily billiards operation. Key items contained in the operational statement include the facility will host billiard tournaments, be open to families (no age restrictions), include ancillary retail sales of

billiard apparel, and the sale of pre-packaged food items. Visalia City Billiards is applying for a Beer license through the Department of Alcohol and Beverage Control and has noted in their Security Plan, see Exhibit "C" that only beer will be sold on-site to patrons 21 years or older with proof of a valid ID.

No live entertainment is requested with this CUP application but the business will have a juke box that is controlled by the business operator. Customers of the business will have to provide valid ID to rent tables and billiard balls and cue sticks will be kept behind the retail counter. Visalia City Billiards Security Plan, see Exhibit "C", propose to have one security guard on-site on Friday and Saturday from 7:00 p.m. to 12:00 p.m.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU – Commercial Mixed Use
Surrounding Zoning and Land Use	North: C-MU / Shopping Center Parking Lot, Noble Avenue & State Route 198 South: R-M-2 (Multi-family Residential) / Vacant land with approved senior housing subdivision map East: C-MU / Shopping center row shops West: C-MU – Shopping center row shops
Environmental Review	Categorical Exemption No. 2017-29
Site Plan	2017-014

RELATED PLANS & POLICIES

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

RELATED / SIMILAR PROJECTS

The following Conditional Use Permits have been approved for the Mineral King Plaza Shopping Center.

Conditional Use Permit No. 2016-03: A request by Circus Trix, LLC, (i.e., Skywalk) to establish a Trampoline Park Recreational Facility in the building formerly occupied by the Longs Drugs at the Mineral King Shopping Center. The Planning Commission approved CUP No. 2016-03 on April 11, 2016 per Resolution No. 2016-09.

Conditional Use Permit No. 2016-19: A request by Cannae Financial LLC, to allow re-use of a 40,346 square foot building (former Vons grocery store) as a health club / gymnasium. The Planning Commission approved CUP No. 2016-19 on September 12, 2016 per Resolution No. 2016-42.

Conditional Use Permit No. 2011-25: A request by CEC Entertainment to amend a previously approved CUP for the Chuck E. Cheese restaurant to include expanding the restaurant by 2,341 square feet. The Planning Commission approved CUP No. 2011-25 on October 10, 2011 per Resolution No. 2011-46.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan, Zoning Ordinance and compatibility with the businesses located within the Mineral King Plaza Shopping Center.

Land Use Compatibility

The Visalia Zoning Matrix identifies pool halls/billiard parlors as a conditional use in the C-MU zone, and requires the submittal and approval of a Conditional Use Permit (CUP) application. Through the CUP process, potential land use impacts can be addressed, thereby ensuring compatibility between the proposed use and existing surrounding uses.

The Mineral King Plaza Shopping Center was originally developed as a neighborhood commercial shopping center which included retail and service oriented uses. However, over the course of the past years, Vons and Longs Drugs have vacated and left the shopping center with no major anchor store tenants that would typically be associated with a Neighborhood Commercial shopping center. This has led to other retail commercial business vacating the shopping center. The reuse of the shopping center with a greater variety of uses, including a large indoor gym (Vons building) and indoor trampoline recreational facility (Longs Drug building), has the potential to create a synergetic effect with the remaining commercial establishments located in the shopping center, thereby encouraging the remaining businesses in the center to continue operations.

All activities associated with the billiards parlor will be conducted indoors. Staff has concluded that the proposed billiard parlor will not have a negative impact on surrounding uses if operated in accordance with the conditions of this CUP, including the applicant's Operational Statement and Security Plan. The recommended conditions are crafted to ensure a safe environment for patrons and employees, along with the protection of the adjacent land uses. Failure by the owner/operator to comply with these conditions, or a significant number of verified nuisance violations of noise, lighting, litter or related actions, may result in potential revocation of their CUP. Staff also concludes that the proposed facility will be compatible and complementary to other recreational uses in the shopping center, which include Roller Towne, Chuck-E-Cheese, Skywalk Trampoline Park, and gym.

Parking

The Mineral King Plaza Shopping Center was established with a parking ratio of one stall per 225 sq. ft. of building area for the whole shopping center. The shopping center parking ratio was derived to accommodate the various uses that occupy large retail spaces. Rather than establishing the parking requirement for shopping centers based on individual uses (i.e., grocery store, restaurant, retail, office, etc.), which could lead to a larger percentage of centers being dedicated to parking lots. Thus, the City established a parking ratio of one stall per 225 square feet of building area for shopping center to provide parking at a ratio that could accommodate the various commercial uses.

Staff finds the existing parking provided for the Mineral King Plaza Shopping Center can accommodate the facility while not impacting the parking needs of the adjacent various commercial businesses.

Visalia Police Department Review

The Visalia Police Department has reviewed the applicant's Security Plan and Operational Statement and are supportive of the Security Plan and conditions of approval as recommended in this report and in the resolution.

Security Plan

Visalia City Billiards has provided a Security Plan, see Exhibit "C" that has been provided and reviewed by the Visalia Police Department. The security plan describes in detail the types of security measures being undertaken and standards for managing the security measures. The security plan shall be in the possession of the Visalia Police Department along with contact information for responsible parties to address any issues.

Visalia City Billiards will have a trained security personnel onsite during peak period evenings (i.e., Friday and Saturday). The security plan indicates that the security personnel will check the parking lots for loitering and ensure vehicles leave after close of business. Video surveillance cameras and an alarm system will also be installed on the building/site.

Conditional Use Permit Revocation Process

Pursuant to Visalia Municipal Code Section 17.38.040, a failure by the owner/operator to comply with the conditions of project approval will result in a "Notice of Conditional Use Permit Suspension Order to Cease and Desist". The City of Visalia has the authority to automatically suspend a CUP for failure to comply with the condition(s) of the permit. Upon suspending a CUP the Planning Commission shall hold a public hearing within 60 days, in accordance with the Public Hearing Notice procedures, and if not satisfied that the regulations, general provisions, or conditions are being complied with, may revoke the permit, or take action as may be necessary to ensure compliance with the regulations, general provisions, or condition(s).

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-29).

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 interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances for commercial structures.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2017-18

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 Categorical Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-29). 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. 2017-19

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-014, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A".
3. That the applicant complies with their operational statement, as stated in Exhibit "B". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. That the applicant complies with their security plan as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and Visalia Police Department and may subsequently be required to be reviewed by the Planning Commission.
 - a. The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. It is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
 - b. During times that security guards are required they must be able to provide the number of persons in the building when requested.
 - c. If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.

- d. Security personnel shall regularly monitor the parking lot and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
5. That the owner/operator shall maintain a video camera system that includes the following:
 - a. Half an hour prior to, during, and half an hour after the times of entertainment and/or dancing, a fully functional color digital video camera must be in place to record the activities of patrons on the premises. The interior of the business must have at least one camera placed to focus on each area where alcoholic beverages are being dispensed. Additionally, there shall be at least one camera placed to focus on each of the following areas; front door(s) and/or entry area, any area where patrons wait to enter the establishment, and the majority of the open floor space area in the establishment.
 - b. The camera storage capacity should be for at least ten (10) calendar days. The system must continuously record, store, be capable of playing back images and be fully functional at all times. Any recordings of criminal activity shall be provided to the Visalia Police Department within 24 hours of the initial request.
6. The owner/operator shall provide proof that employees who sell alcohol have completed the following, either:
 - a. Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
 - b. Completed equivalent training acceptable to the ABC Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.
7. That the project will be required to maintain the noise standards found in Section 8.36.040 of the Municipal Code for their site, including the parking lot and areas of common use by their patrons.
8. That the maximum occupancy limit shall be posted and not exceeded.
9. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
10. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the business. This does not include advertising placed inside the business directed to the outside.
11. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
12. The applicant shall maintain a copy of the current security plan and CUP conditions of approval on the premises and shall present the security plan immediately upon request by a peace officer or code enforcement personnel. Security management shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
13. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-19 run with the land. The owner/operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators, who shall be subject to all of the conditions herein unless amended or revoked.

14. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2017-19, Visalia Municipal Code Section No. 17.38.040.
15. 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.
16. That all applicable federal, state and city laws, codes and ordinances be met, including all necessary licenses from the California Department of Alcoholic Beverage Control.
17. 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. 2017-19, 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 North 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. 2017-34
- Exhibit "A" – Site Plan
- Exhibit "B" – Applicants Operational Statement
- Exhibit "C" – Applicants Security Plan
- Site Plan Review No. 2017-014 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. 2017-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-19, A REQUEST BY VISALIA CITY BILLIARDS TO OPERATE A BILLIARDS PARLOR IN AN EXISTING 4,821 SQUARE FOOT TENANT SPACE LOCATED WITHIN THE MINERAL KING PLAZA SHOPPING IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED AT 4247 WEST NOBLE AVENUE BETWEEN SOUTH CHINOWTH STREET AND SOUTH LINWOOD STREET (APN: 087-070-017)

WHEREAS, Conditional Use Permit No. 2017-19, is a request by Visalia City Billiards to operate a billiards parlor in an existing 4,821 square foot tenant space located within the Mineral King Plaza Shopping in the C-MU (Commercial Mixed Use) zone. The project site is located at 4247 West Noble Avenue between South Chinowth Street and South Linwood Street (APN: 087-070-017); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 12, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-19, 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 Categorical 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 Categorical Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-29). 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. 2017-014, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A".
3. That the applicant complies with their operational statement, as stated in Exhibit "B". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. That the applicant complies with their security plan as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner and Visalia Police Department and may subsequently be required to be reviewed by the Planning Commission.
 - a. The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. It is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
 - b. During times that security guards are required they must be able to provide the number of persons in the building when requested.
 - c. If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.

- d. Security personnel shall regularly monitor the parking lot and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
5. That the owner/operator shall maintain a video camera system that includes the following:
 - a. Half an hour prior to, during, and half an hour after the times of entertainment and/or dancing, a fully functional color digital video camera must be in place to record the activities of patrons on the premises. The interior of the business must have at least one camera placed to focus on each area where alcoholic beverages are being dispensed. Additionally, there shall be at least one camera placed to focus on each of the following areas; front door(s) and/or entry area, any area where patrons wait to enter the establishment, and the majority of the open floor space area in the establishment.
 - b. The camera storage capacity should be for at least ten (10) calendar days. The system must continuously record, store, be capable of playing back images and be fully functional at all times. Any recordings of criminal activity shall be provided to the Visalia Police Department within 24 hours of the initial request.
6. The owner/operator shall provide proof that employees who sell alcohol have completed the following, either:
 - a. Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
 - b. Completed equivalent training acceptable to the ABC Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.
7. That the project will be required to maintain the noise standards found in Section 8.36.040 of the Municipal Code for their site, including the parking lot and areas of common use by their patrons.
8. That the maximum occupancy limit shall be posted and not exceeded.
9. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
10. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the business. This does not include advertising placed inside the business directed to the outside.
11. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
12. The applicant shall maintain a copy of the current security plan and CUP conditions of approval on the premises and shall present the security plan immediately upon request by a peace officer or code enforcement personnel. Security management shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.

13. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-19 run with the land. The owner/operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators, who shall be subject to all of the conditions herein unless amended or revoked.
14. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2017-19, Visalia Municipal Code Section No. 17.38.040.
15. 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.
16. That all applicable federal, state and city laws, codes and ordinances be met, including all necessary licenses from the California Department of Alcoholic Beverage Control.
17. 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. 2017-19, prior to the issuance of any building permit for this project.

VISALIA CITY BILLIARDS
BILLIARDS HALL PROPOSAL

INTEGRATED DESIGN EXPERIENCE
MATTHEW GONZALES
300 N CHURCH ST
VISALIA, CA 93271
559-622-7279



FLOOR PLAN
SITE PLAN
P-1
12.00.20

PROJECT INFORMATION

ADDRESS: 4127 W NOBLE AVE
VISALIA, CA 93271

OWNER: INTEGRATED DESIGN EXPERIENCE

DRAWING SOURCE: MATTHEW GONZALES
300 N CHURCH ST
VISALIA, CA 93271

APN: 097-071-007

BUILDING AREA: 6,000 SF (SUBMIT)

OCCUPANCY GROUP: B

OCCUPANCY TYPE: A1

OCCUPANCY ANALYSIS

PROVIDED: 100 SEAT
STORAGE: 100 SEAT
HALL: 100 SEAT

OCCUPANT AREA: 6,000 SF

SEATING: 100 SEAT
STORAGE: 100 SEAT
HALL: 100 SEAT

TOTAL OCCUPANCY: NO RESPONSE

REMARKS: OCCUPANCY ANALYSIS - COMPLETE
TOTAL OCCUPANCY: 100 SEAT (SUBMIT)
REMARKS: 100 SEAT (SUBMIT)
FURNISHING: 100 SEAT (SUBMIT)

RESTROOM ANALYSIS

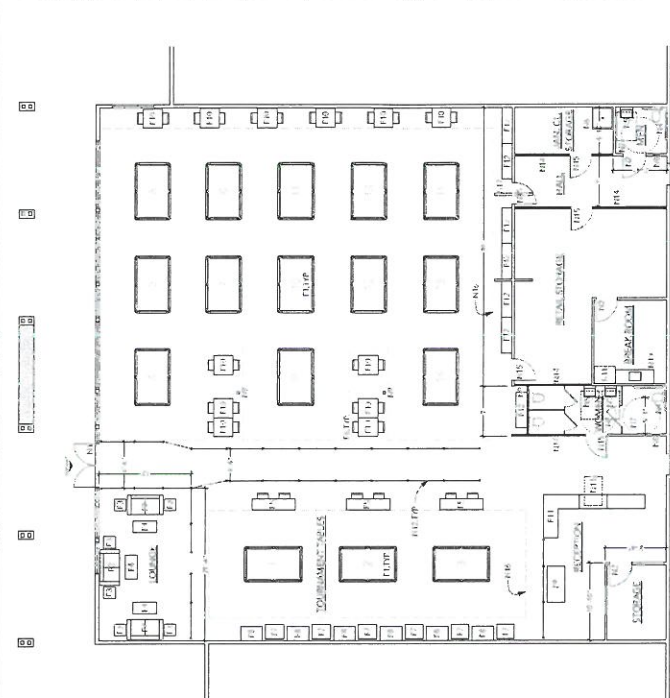
TYPE: A1

ACTING AREA: 100 SEAT (SUBMIT)
4 RESTROOMS (SUBMIT)

PLUMBING: 100 SEAT (SUBMIT)

FINISHES: 100 SEAT (SUBMIT)

REMARKS: 100 SEAT (SUBMIT)



- FURNISHINGS LIST**
- 1. POOL TABLES
 - 2. SEATING
 - 3. SERVICE
 - 4. RESTROOMS
 - 5. FINISHES
 - 6. PLUMBING
 - 7. ELECTRICAL
 - 8. MECHANICAL
 - 9. PAINT
 - 10. GLASS
 - 11. METAL
 - 12. OTHER

NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.

2. SEE MECHANICAL DRAWINGS FOR DETAILS.

3. SEE ELECTRICAL DRAWINGS FOR DETAILS.

4. SEE PLUMBING DRAWINGS FOR DETAILS.

5. SEE FINISHES DRAWINGS FOR DETAILS.

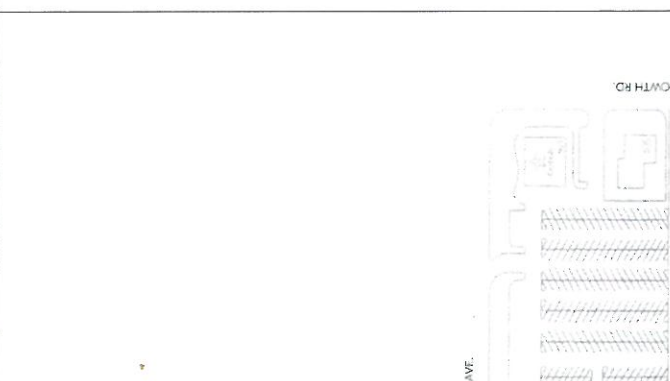
6. SEE PAINT DRAWINGS FOR DETAILS.

7. SEE GLASS DRAWINGS FOR DETAILS.

8. SEE METAL DRAWINGS FOR DETAILS.

9. SEE OTHER DRAWINGS FOR DETAILS.

N
20
FLOOR PLAN
12.00.20



PROJECT LOCATION

Noble Ave
Chinoweth Rd

N
18
SITE PLAN
12.00.20

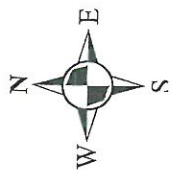


Exhibit "B"

Introduction

Liz Eknoian: I have been in retail for over 10 years working different retail jobs until I finally found the one I have stayed with for over 9 years. I have been playing pool for over 2 years now and love the game of billiards. I have now played BCA, APA, and Tulare County Leagues. I am looking forward on helping people understand the game as I have and hope to help spread the love of the game and how it is supposed to be played.

Stefan T. Canales: I have 28 years in the retail industry. I became a Retail Store Manager at the age of 23. Worked for the same company for 25 years before I moved on to another company. Have been in the District position for over 5 years now. I have been playing pool since I was 23 years old. Have played in BCA, APA, and Tulare County Leagues. I have been Vice President for the BCA League and Secretary for the Tulare County League. I have run many tournaments and continue to do so. I have played in many pool halls and looked at what each of them do differently. My main goal was not to have a gloomy, dark pool hall. I want a lighted, colorful place where everyone can play and enjoy themselves. I taught my son how to play in a pool hall. We have great memories playing and having fun. Pool hall is still becoming main stream and want to help get it there. The more we can bring the game of pool to the for front the better the game will become.

5yr Goal: Goal is to be able to get into the selling/and installing of Pool Tables. There is nowhere in Tulare or Kings County to purchase any tables or equipment. Also after 5 years, dream is to be able to open more Visalia City Billiards in surrounding areas like Hanford, Porterville, and Delano.

Visalia City Billiards

“Where Everyone Can Play”

Mission Statement: To be the place for family entertainment where everyone can play.

Goal: To have a place where families can play billiards on great tables with great equipment. Where the serious player can also play and practice. To establish ourselves as the best Billiards in all of Tulare and Kings County. For the under 21 can have a place to go where it is safe and friendly. For anyone who wants to learn the game of billiards will have a place to go, and be taught the game.

How to Reach Our Goal:

1. Must always keep equipment in great shape. All tables, balls, and cues must be cleaned and well maintained daily. When tables not in use, all must be covered up.
2. Restrooms must be checked at every hour to maintain cleanliness.
3. Entire area must be swept nightly after closing.
4. All windows must be cleaned every morning before opening.
5. The front and back of the building must be maintained daily. The front of the building must always maintain a clean and professional look. Swept daily and power washed when needed. The back must be monitored to make sure trash is not being tossed such as tires, couches, etc.
6. Dress code will be enforced. We are a family establishment and we will present ourselves as such. All employees including Management will be given Polos to wear.
7. Safety is very important. Will install 8 cameras so all areas of the inside and outside of the building will be monitored. Camera system will have a downloadable drive system. Will be getting trained in CPR as well.

Hours of Operation: Summer hours would be Sunday-Thursday 11AM-12AM. Friday and Saturday will be 11AM-130AM. During winter, hours could change to Sunday-Thursday 1PM-12AM. Friday and Saturday 11AM-130AM. During football season, Sunday hours could change also depending on customer demand.

Customer Traffic: Will vary depending on Season and Hours.

Sunday-Thursday 11AM-5PM 25 customers per hour.

5PM-9PM 40 customers per hour.

9PM-Closing Could be anywhere to no one in the building up to maybe 25

Friday-Saturday 11AM -5PM 35 customers per hour
5PM-9PM 60 customers per hour
9PM-Closing 15-25 customers per hour.

Customer Count will vary depending on Seasons, Weather, or Tournament Events. So, at the busiest times of the day you will be looking at around 40-50 customers per hour. Maximum occupancy will be 90 people.

Tournament Area: Will consist of 3 pool tables. There will be 6 Tournament Chairs attached to the wall where the players who are playing against each other will sit. These chairs will be anchored to the wall as they are not to be moved. We will also be adding a shelf so the players can lay their pool cues on. Also will be adding lockers so when tournament and league is happening, players have a place to put their pool cases in. There is no standing area or viewing area. During tournaments, everyone must be seated as to not distract the shooter. A tournament is run by a tournament director. Tournament entries are maintained by number of brackets. A tournament can consist anywhere from 9 – 25 players. Will have 4 major tournaments a year. The Zeke Salcedo Annual tournament is already established, as well as the Annual End of Tulare League Tournament. Will come up with 2 more. Will also like to start a junior, scotch doubles, and women's tournaments. Weekly tournaments are smaller ones and could be anywhere from 9-25 people. The Tournament area will only be used for League and Tournament players. Tournament area will only be used for league nights and tournament days. Will also be used for practice time for all League players. Tournament area will not be used for regular customers. Seating however could be used for customer playing area if needed.

Customer Area: Will consist of 20 pool tables. Will have 3 pub tables with 2 chairs each. Will also be putting benches on wall that will be anchored down as these are for the players that will be renting the tables and cannot be moved.

Retail Area: Will be right in front of the prep area. Will be wrapped around with display cases to sale billiard products. No need to add extra lighting to display cases as lighting in building will suffice.

Prep Food Area: Will have 1 hand wash sink, 2 prep tables, and 1 household refrigerator. No need for extra outlets in prep area as will not be selling any food that would require any extra electrical outlets. Just selling premade sandwiches, candy, drinks, and chips.

Lounge Area: Will consist of 3 couches. In lounge area, there will be 2 giant jenga games. Also, will have Checkers and Chess available.

Notes from Previous Site Review:

1. Parking: We have 31 reg. parking stalls and 1 Handicap stall in front of the building. To the west of the building we have 3 more parking stalls and 1 Handicap stall. We are looking at having 19 tables. So, 19 tables for 2 parking stalls we will need 38 parking stalls. We have a total

of 36 parking stalls. As the shopping center is considered shared parking we will have more than enough parking spaces.

Fire Lanes: The curb in front of the building is not painted red, but the curb separating the parking lot is already painted red. If we need to paint the curb in front of the building, we will get this on the lease contract to make sure it is taken care of before we open. Also, wanted some signs in the back of the building for no parking/fire lanes. We will put up signs in our area that state No Parking/Fire Lane in the back of the building.

Exhibit "C"

Security Plan for Visalia City Family Billiards

Location: 4243 W. Noble Ave.

Contact Number: 1-559-

Law Enforcement Contact: Lt. Dominguez 559-713-4573 (Non Emergency) / 911

Description of Venue:

Visalia City Billiards is a Family Billiards with the emphasis on Family. VCB will be a place for fun entertainment with the game of billiards where everyone can play. There will be other games such as Checkers, Chess, and Giant Jenga for families to play besides billiards. The main goal of VCB is to expand the game of billiards and continue to teach anyone who wants to learn the game.

Security Goals:

Total Compliance with the City and Law Enforcement.

1. Upmost importance on customer safety. Have 3 exits to the building that will have adequate exit signs. Will have 5 extinguishers on site that owners and staff will be trained on. Emergency Exit Routes will be posted inside building in different areas so all customers know where to exit if needed.
2. Owners and Staff will be trained on CPR.
3. All Owners and Staff will only wear Polo Shirts. I believe this sends the message of a family establishment and not a bar. We are not a bar and will not portray the image of a bar. A strict Dress Code for the entire team of VCB will be enforced.
4. Music: Will have a Touch Tunes Jukebox. Touch Tunes is a jukebox that is totally controlled by the owners on site. All genres of music will be played but all inappropriate music for a family establishment will be censored. This will help with keeping out the rough customers and letting the families that are in the building enjoying great music.

Pool Table Service: Table Rentals will be by the hour. Will need a valid ID to rent the tables. All Billiard Balls and Cue Sticks will be kept behind the Snack Bar Area. When done playing, customers will be required to bring back all equipment and pay for hours played, then will receive their ID back. May have 2-3 1.00 tables. These tables will keep balls locked inside table, but will still have to get cue sticks from Snack Bar and leave a valid ID. When done playing, the customer will return the cue sticks and we will give them back their ID. This way, no cue sticks are left unattended.

Alcohol Sales/Consumption: The license we will be carrying will be for Beer Sales only. Entire VCB team will be trained in any Alcohol Sales that will be needed so we are not selling to minors. We will have a ID verifier to make sure we follow all laws in checking IDs. We will have a strict policy that anyone who purchases alcohol will be asked for ID. No ID no Sale. We will stop (Last Call) all alcohol sales at 1:30AM. We will also close early if not busy. Entire team will be trained in understanding when patrons are intoxicated and will stop all sales to such person. We will be in contact with any Taxi Services, Uber Drivers, Lyft Drivers if needed for intoxicated persons to make sure they get home safely. Any alcohol advertisement will be kept to a minimum as we are not a Bar and will not portray our establishment as one.

Security: Will have 8 security cameras in place and they will always be operable and available for the PD to review if ever necessary. We will install more cameras if needed. They Will be overlooking the outside of the building, the entire inside of the building, the back side of the building, the Snack Bar area, and office area. Camera System will have a downloadable system so VPD can download if needed. Our projected peak times on Friday and Saturday are from 7pm-12am. During this time we will always have a licensed Security Guard to help with any issues that may arise. This person will always be monitoring/roaming the interior of the building as well as the front and back of the premises including the parking lot. They will also be able to help us check ID if necessary. The entire mall area will also be patrolled by private security.

Staffing: Sunday through Thursday between the hours of 11am-4pm there will be 2 employees, from 4pm to closing there will be 4 employees. We do not anticipate these days/nights to be very busy. If there is a certain day or night that becomes much busier than we anticipate than we will certainly have more employees there. Friday and Saturday we will have 2-4 employees from 11 am to 6 pm, from 6pm to closing we will have 6 employees there. If we do host any special events we will always ensure that we have our security guard there for the event.

This plan was organized by Elizabeth Eknoian and Stefan Canales. Owners of Visalia City Billiards. Any adjustments needed will be amended as needed.



MEETING DATE MARCH 15, 2017
SITE PLAN NO. 17-014
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS:

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



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

COMMERCIAL BIN SERVICE

17-014

3203 E Houston

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

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

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

COMMENTS

Double enclosure to City standards, located for direct stab required.

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: MARCH 15, 2017

SITE PLAN NO.: 17-014 2ND RESUBMITTAL
PROJECT TITLE: VISALIA CITY BILLIARDS
DESCRIPTION: FAMILY BILLIARDS (CSO) (X/AE) (F)
APPLICANT: EKNOIAN LIZ
PROP OWNER: DPI GROUP LLC
LOCATION: 4243 W NOBLE AVE
APN: 087-070-017

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 billiards use within existing retail building will require additional interior layout revisions to comply with Building and Fire Dept. conditions. As part of the CUP process, the floor plan and site exhibits will be required to be professionally drafted by a draftsman or registered architect/engineer.***
- 2. New tenant will need to demonstrate the existing site accessibility to serve the proposed business. Additional improvements may be required.***
- 3. Site plan does not clearly identify the trash enclosure associated with the building. Solid Waste will require a City standard 24' refuse enclosure to be installed as a condition of approval; refer to Solid Waste comments. Further coordination with Solid Waste Dept. is required if modification to existing enclosure is desired.***
- 4. The floor layout shall indicate maximum number of seating/occupancy desired. Project will incur impact fees associated with additional sewer impacts per proposed use. A credit of 23 seats for treatment plant fees and 16 seats for trunk line capacity fees will be applied to overall fee estimate. Refer to page 3 for fee summary.***
- 5. A building permit is required. Standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-014 2nd RESUBMITTAL

Date: 3/15/2017

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

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

(Fee Schedule Date:10/1/2016)


(Project type for fee rates:RETAIL)

Existing uses may qualify for credits on Development Impact Fees.

<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	\$6/SEAT X TBD
	TREATMENT PLANT FEE:
	\$14/SEAT X TBD
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



 Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Brandon Smith, Planning Division (559) 713-4636

Date: March 15, 2017

SITE PLAN NO: 2017-014 REBUBMITTAL
PROJECT TITLE: VISALIA CITY BILLIARDS
DESCRIPTION: FAMILY BILLIARDS (CSO) (X/AE) (F)
APPLICANT: EKNOIAN LIZ
PROP. OWNER: DPI GROUP LLC
LOCATION TITLE: 4243 W NOBLE AVE
APN TITLE: 087-070-017
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Parking Analysis (if 14 or more pool tables are being requested)
- Security Plan (required by Police Department, to be submitted with CUP application)
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (03/15/2017):

1. Comply with previous comments from the February 1 and February 15, 2017 SPR meetings.
2. A professionally-drawn site/floor plan shall be included with the CUP application submittal. The plan should focus on the locations of the different uses including the placement of pool tables and does not need to include dimension call-outs for every furnishing.

Previous Comments

PROJECT SPECIFIC INFORMATION (02/15/2017):

1. Comply with previous comments from the February 1, 2017 SPR meeting.
2. A Conditional Use Permit is required for a pool hall / billiards parlor within the C-SO / C-MU Zone (Line 300 of the Zoning Ordinance matrix of allowed uses).
3. Provide a detailed site plan with the CUP application submittal.
4. Comply with the Police Departments requirements. The security plan shall be completed prior to CUP application submittal.
5. If additional pool tables are included, staff will require a detailed parking analysis that demonstrates parking stalls will not be impacted based on existing/proposed uses and that there is divergent needs between each of the business.

Previous Comments

PROJECT SPECIFIC INFORMATION (02/01/2017):

1. A Conditional Use Permit is required for a pool hall / billiards parlor within the C-SO / C-MU Zone (Line 300 of the Zoning Ordinance matrix of allowed uses).
2. Submit an improved scaled floor plan that shows the tenant space's walls, entrances/exits, width and length of space, dining tables, seating, etc.
3. Include a detailed operational statement with the Conditional Use Permit submittal that outlines the business's daily operations with the application. Include number of employees,

4. The tenant space has an applied parking credit of 27 parking spaces based on 6,000 square feet of floor area and the prior use of shopping center retail (calculated at one parking space per 225 square feet). The required parking for the billiards parlor is 40 parking spaces based on two parking spaces for every pool table and 20 tables shown. To meet parking requirements, either the number of pool tables must be reduced to 13 or less or the applicant must provide a parking analysis for the shopping center demonstrating that there is sufficient parking for the proposed use and all other buildings in the shopping center. (The parking analysis must include an inventory of all buildings/suites in the shopping center, type of use and floor area for each space, and the total available parking for the shopping center).
5. Additional operational requirements may be required based on the serving of beer and the allowance of minors on the premises. Staff will be coordinating with Visalia Police Department and State Alcoholic Beverage Control to determine any applicable requirements.

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

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

*(Except where building is on property line)

Minimum Site Area: 3 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide 40 spaces based on two spaces per pool table (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).

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  _____

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

ITEM NO: 3

SITE PLAN NO:

PROJECT TITLE:

DESCRIPTION:

APPLICANT:

PROP OWNER:

LOCATION:

APN(S):

DATE: March 15, 2017

SPR17014

VISALIA CITY BILLIARDS

FAMILY BILLIARDS (CSO) (X/AE) (F)

EKNOIAN LIZ

DPI GROUP LLC

4243 W NOBLE AVE

087-070-017

RESUBMIT

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:
- ALCOHOL LICENSING
- TABLE DENSITY
- OCCUPANCY LIMITS.



Site Plan Review Comments For
Visalia Fire Department
Kurtis A. Brown, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

ITEM NO: 3 DATE: March 15, 2017
SITE PLAN NO: SPR17014 **RESUBMIT**
PROJECT TITLE: VISALIA CITY BILLIARDS
DESCRIPTION: FAMILY BILLIARDS (CSO) (X/AE) (F)
APPLICANT: EKNOIAN LIZ
PROP OWNER: DPI GROUP LLC
LOCATION: 4243 W NOBLE AVE
APN(S): 087-070-017

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 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 a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *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 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** _____

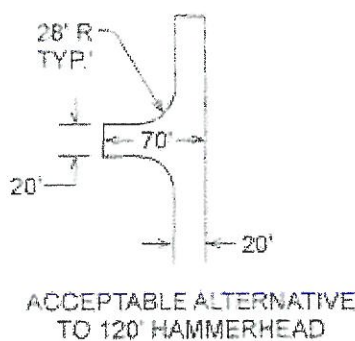
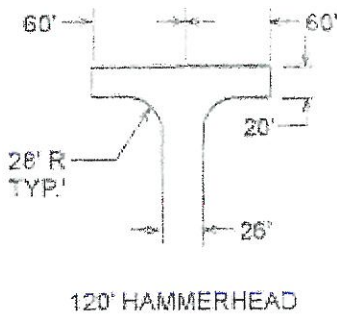
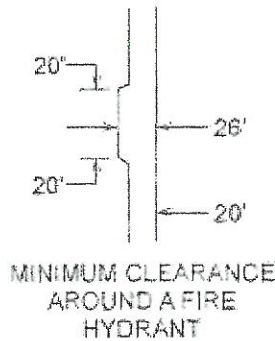
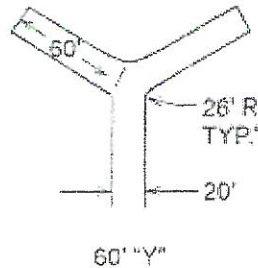
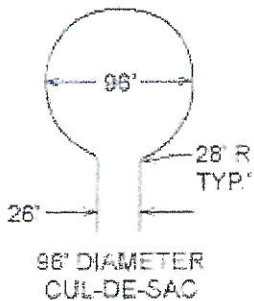
Emergency Access

- 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*

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



- 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 (Red Marking front and back area)*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following: *2016 CFC D103.5*
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:


 Kurtis A. Brown
 Fire Marshal

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 3 DATE: March 15, 2017
SITE PLAN NO: SPR17014 *RESUBMIT*
PROJECT TITLE: VISALIA CITY BILLIARDS
DESCRIPTION: FAMILY BILLIARDS (CSO) (X/AE) (F)
APPLICANT: EKNOIAN LIZ
PROP OWNER: DPI GROUP LLC
LOCATION: 4243 W NOBLE AVE
APN(S): 087-070-017

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

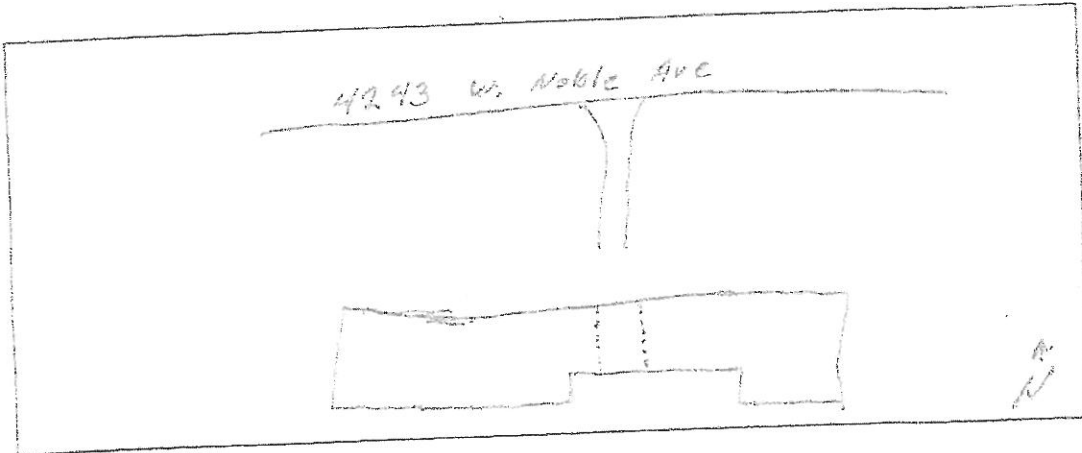
Liz Eknoian
AUTHORIZED SIGNATURE
3-14-17
DATE

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

Date: 1-31-12

Site Plan Review # 17014

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: March 15, 2017
 SITE PLAN NO: SPR17014 **RESUBMIT**
 PROJECT TITLE: VISALIA CITY BILLIARDS
 DESCRIPTION: FAMILY BILLIARDS (CSO) (X/AE) (F)
 APPLICANT: EKNOJIAN LIZ
 PROP OWNER: DPI GROUP LLC
 LOCATION: 4243 W NOBLE AVE
 APN(S): 087-070-017

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. **IF ANY DEMO IS DONE OR PROPOSED.** *For information call (559) 713-4444*
 - Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work **IF ANY DEMO IS DONE OR PROPOSED.**
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: _____

 Date: 3/15/17
 Signature

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Thursday, March 23, 2017 3:52 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for March 15, 2017

Susan & All:

Caltrans has a NO COMMENT on:

SPR 17034 (Continued)

SPR 17046 (RESUB)

SPR 17014 (RESUB)

SPR 17049

SPR 17051

SPR 17052

SPR 17053 (although located on SR 63, project is only for interior remodel for a medical office with 1 exam room; no changes to driveway or parking circulation is proposed)

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [<mailto:Susan.Currier@visalia.city>]
Sent: Friday, March 10, 2017 10:20 AM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for March 15, 2017

Please find the attached SPR Agenda for March 15, 2017.

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

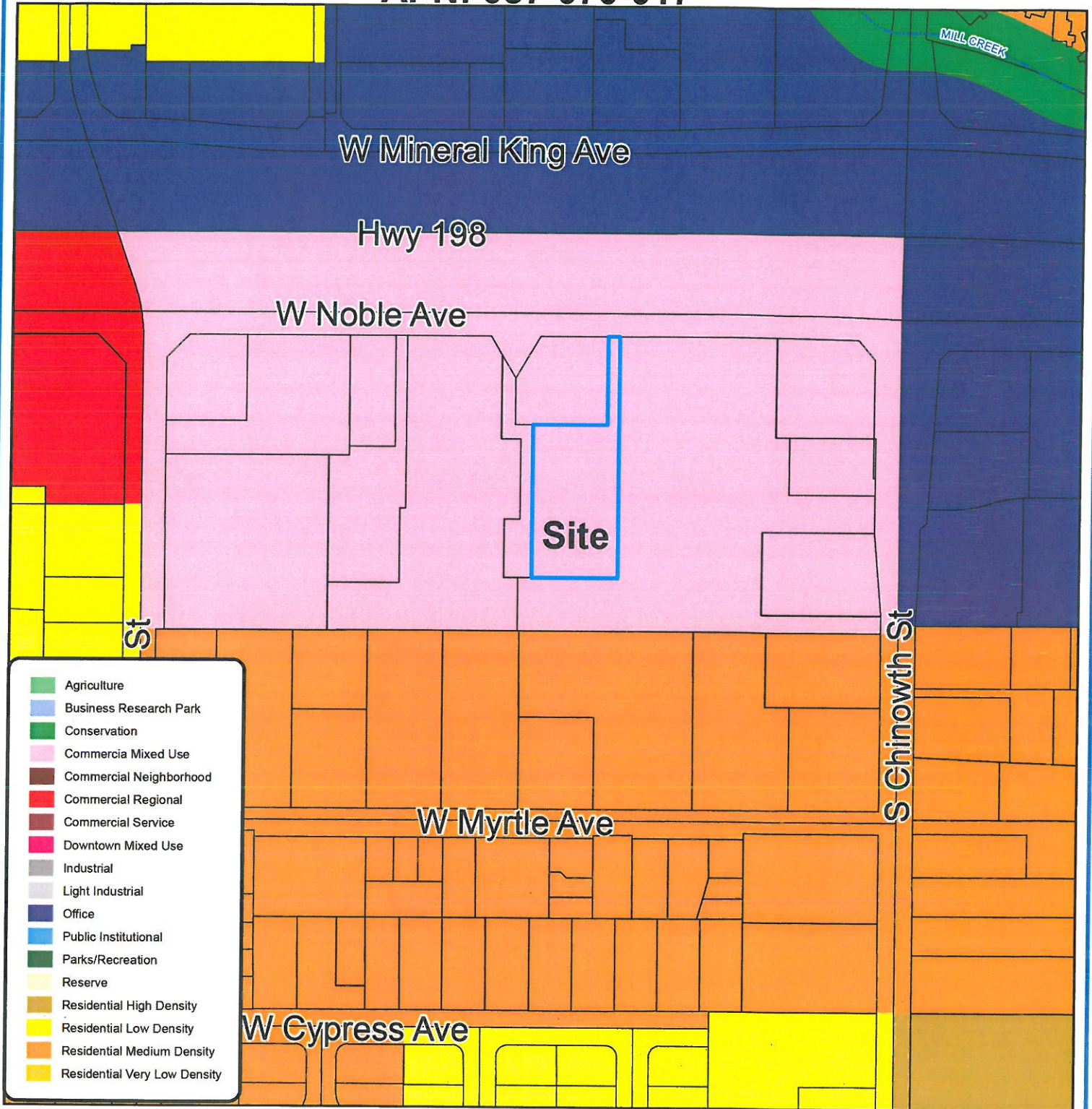
The Site Plan Review Agenda is sent out weekly.

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

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

Conditional Use Permit No. 2017-19

APN: 087-070-017

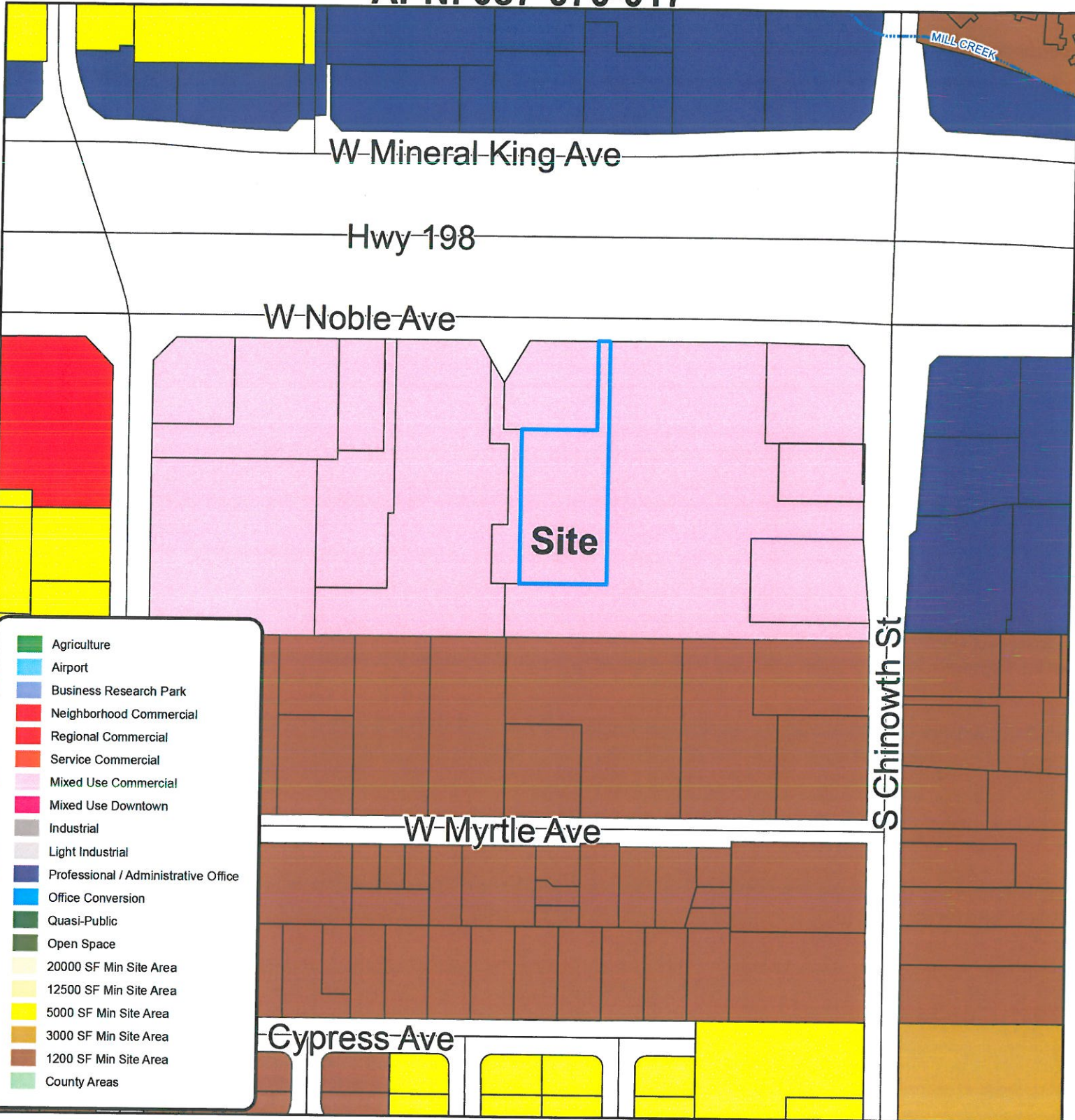


General Plan Land Use Map



Conditional Use Permit No. 2017-19

APN: 087-070-017

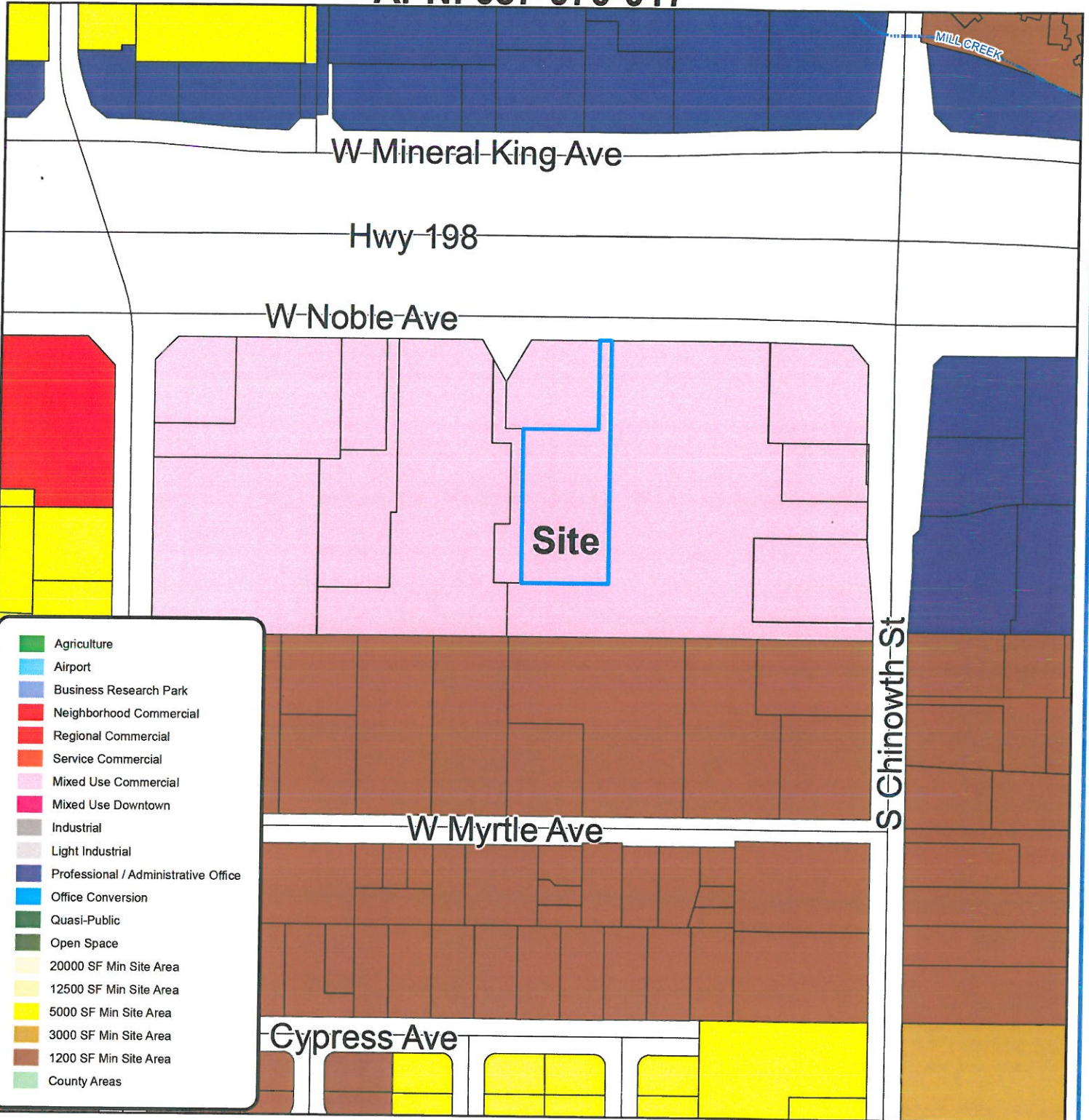


Zoning Map



Conditional Use Permit No. 2017-19

APN: 087-070-017



- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas



Zoning Map



Conditional Use Permit No. 2017-19

APN: 087-070-017



Aerial Map



Conditional Use Permit No. 2017-19

APN: 087-070-017

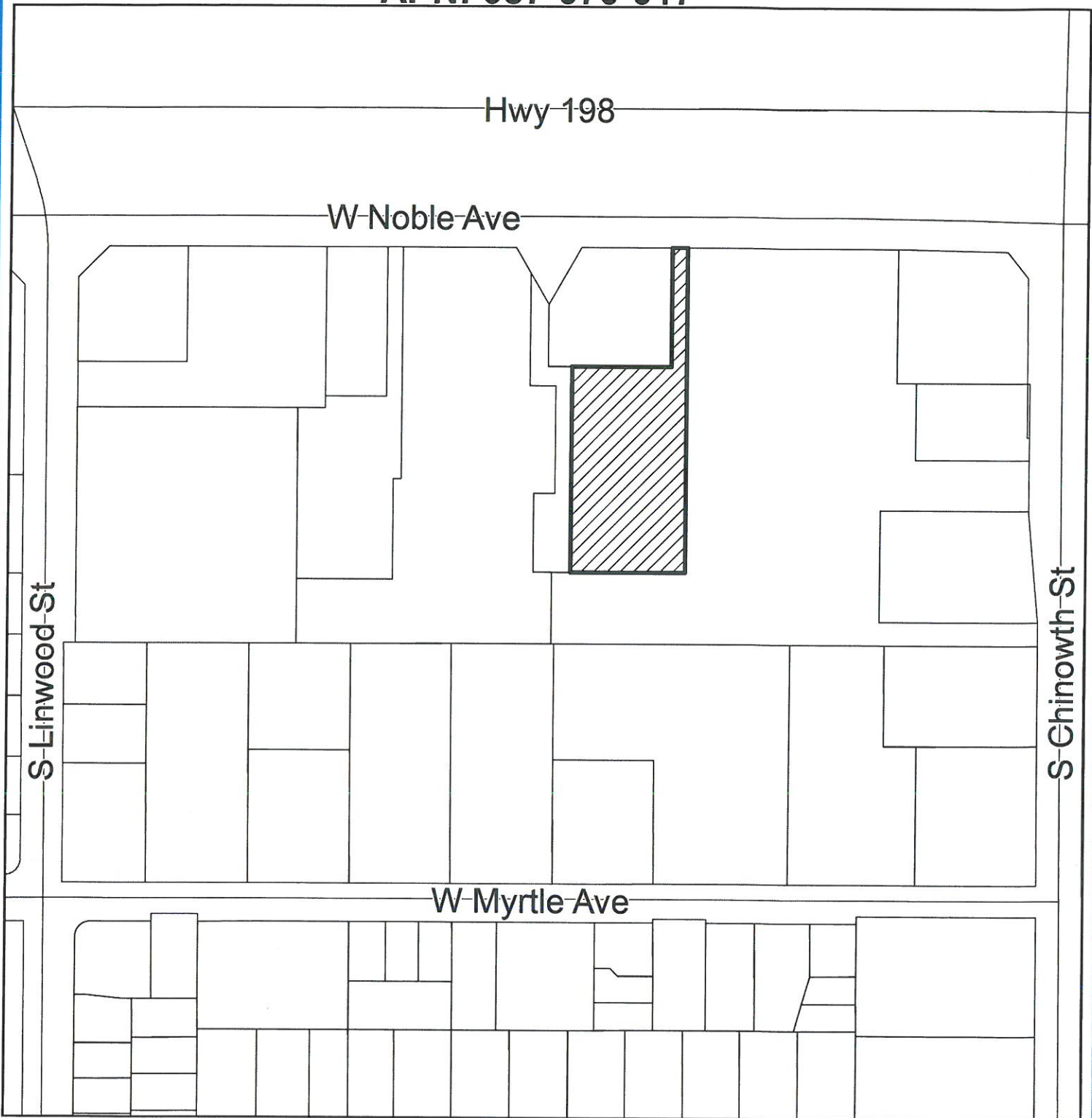


Aerial Map



Conditional Use Permit No. 2017-19

APN: 087-070-017



Vicinity Map

