

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 Categorical 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. 2017-18: 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).

STAFF RECOMMENDATION

Conditional Use Permit No. 2017-18

Staff recommends approval of Conditional Use Permit No. 2017-18, as conditioned, based upon the findings and conditions in Resolution No. 2017-33. 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. 2017-18, based on the findings and conditions in Resolution No. 2017-33.

PROJECT DESCRIPTION

Conditional Use Permit No. 2017-18 is a request by Social Vocational Services (SVS), Inc., to operate an adult daytime program to provide vocational, and life skills training to adults with development disabilities within a new building located at 1120 South Ben Maddox Way (northeast corner of Ben Maddox and Tulare Avenue). The applicant, SVS, Inc., is proposing to occupy 8,640 square feet of the 11,200 square foot building (see Exhibit "A"). SVS, Inc. is licensed by the California Department of Development Services, Community Care Licensing, under the category of adult day care.

The applicant's operational statement, see Exhibit "B", identifies that the use will provide vocational and life skills training to approximately 75 clients. The activities/services provided are both community and facility based. During peak operational times, there will be 25 service professionals in addition to the 5 administrative staff members, a Director, 2 case managers and 2 administrative assistants.

The facility will operate Monday through Friday from 7:00 am to 4:00 pm. Clients are typically non-drivers who may be dropped off at the site, ride public transportation, or be transported to and from the site by transportation provided by the facility. As noted in the operational statement, SVS, Inc. will have 12-passenger vans parked on-site that will be used to transport clients to the facility, field trips or places of employment. On-site activities for their clients consist of art studio work, music exploration, horticulture and physical fitness. Clients that work in the community will arrive on-site but then will be transported to their places of employment.

The entire 5.5-acre site was originally approved as a master planned development consisting of five office buildings with a shared common parking lot. Improvement plans for the 5.5-acre site have been approved and on-site improvements have been constructed. These improvements include the construction of the parking lot area, drive approaches, parking lot lighting, sidewalks and landscaping areas. The floor plan, Exhibit "C", depicts the 8,640 square foot tenant space being utilized for office space, arts and craft rooms, media room, exercise rooms, dining rooms and restrooms.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Corrected Land Use Designation	Office
Zoning	C-MU – Commercial Mixed Use
Corrected Zoning	P-A – Professional / Administrative Office
Surrounding Zoning and Land Use	North: C-S – Service Commercial / Visalia Honda Automobile Dealership South: C-MU – Commercial Mixed Use / Visalia Vineyard Dialysis East: R-1-5 – Single-family Residential / Calvary Baptist Church & Foxglen Residential Subdivision West: C-MU – Commercial Mixed Use / Kaweah Delta Medical Walk In Clinic
Environmental Review	Categorical Exemption No. 2017-36
Site Plan	2014-186

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

Change of Zone No. 2004-09 & General Plan Amendment No. 2004-10: A request by the property owner of the site for a change in the planned land use designation and zone district. The request was to change the land use designation and zoning from the Business Research Park (BRP) to the Professional / Administrative Office (PA). This project was approved by the Planning Commission and City Council in 2004.

Parcel Map No. 2006-20 and CUP No. 2006-47 were approved by the Planning Commission on October 9, 2006 (per Resolution Nos. 2006-105 & 106). The parcel map divided the 5.5-acre site into five parcels with one common lot while the CUP established a five unit office development with private driveway access and shared parking.

Conditional Use Permit No. 2007-56 was approved by the Planning Commission on November 7, 2007, per Resolution No. 2007-117. The CUP was a request to add two drive-thru lanes to an approved 7,500 sq. ft. bank building within a 5.5-acre office business center.

Conditional Use Permit No. 2011-01 was approved by the Planning Commission on January 24, 2011, per Resolution No. 2011-03. The CUP was a request by Kaweah Delta Community Health Care District, to lease 3,468 square feet of an existing 5,148 square foot building to be used for a new medical walk-in clinic.

Conditional Use Permit No. 2012-36 was approved by the Planning Commission on October 8, 2012, per Resolution No. 2012-51. The CUP was a request by Peoples Care Central Valley Inc. to allow an adult daytime program to provide vocational, and life skills training to people with disabilities located at 909 W. Murray Avenue.

Conditional Use Permit No. 2013-14 was approved by the Planning Commission on May 13, 2013, per Resolution No. 2013-20. The CUP was a request by Harriman Kinyon Architects to construct two office buildings (8,000 square feet and 11,200 square feet) to establish two dialysis clinics located at 1120 South Ben Maddox Way and 1140 South Ben Maddox Way.

PROJECT EVALUATION

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

Land Use Compatibility

Vocational and life skill training is a conditional use in the Commercial Mixed Use zone. The existing office development is surrounded by other commercial or office uses. The proposed use and site can operate in a compatible manner with the surrounding uses. Adult day care services are considered compatible uses in office areas where potential impacts can be addressed through the CUP process. Social Vocational Services Inc. is proposing to locate in an area that is planned and zoned for professional office uses. The applicant, per the operational statement, demonstrates the ability for their use to be compatible with the surrounding uses and will not be a detriment to the surrounding land uses and businesses because the hours of operation coincide with surrounding office uses. Moreover, SVS Inc. also provides transportation services that limit the number of vehicle trips to the site.

Based upon the existing office development site and the proposed operational statement, staff finds that the proposed project is consistent with the intent of the zone and adjacent land uses which are office and/or service commercial.

Mapping Errors

During the comprehensive Zoning Ordinance update, staff informed the Planning Commission that due to the number of parcels/properties changing, any potential mapping errors that staff is made aware of would be corrected if staff concluded that the error was not identified initially and is verified as a legitimate mistake. Unlike property owner initiated requests to change their properties zoning, Mapping Errors can be corrected without requiring a General Plan Amendment and Change of Zone. The Planning Commission supported staff's conclusion that legitimate mapping errors be corrected without requiring the processing of land use entitlements.

Staff has concluded that the entire 5.5-acre site, which has a General Plan Land Use designation of Commercial Mixed Use and a Zoning designation of Commercial Mixed Use (C-MU) is a mapping error based on the previous land use entitlements that were approved for the unified office development. The City Council, in 2004, approved General Plan Amendment No. 2004-10 and Change of Zone No. 2004-09, which re-designated the entire site from Business Research Park to Professional / Administrative Office (PA). The subsequent

approved entitlements, Parcel Map No. 2006-20 and Conditional Use Permit No. 2006-47, were approved by the Planning Commission for a master plan that depicted a unified office development including private driveway access and shared parking.

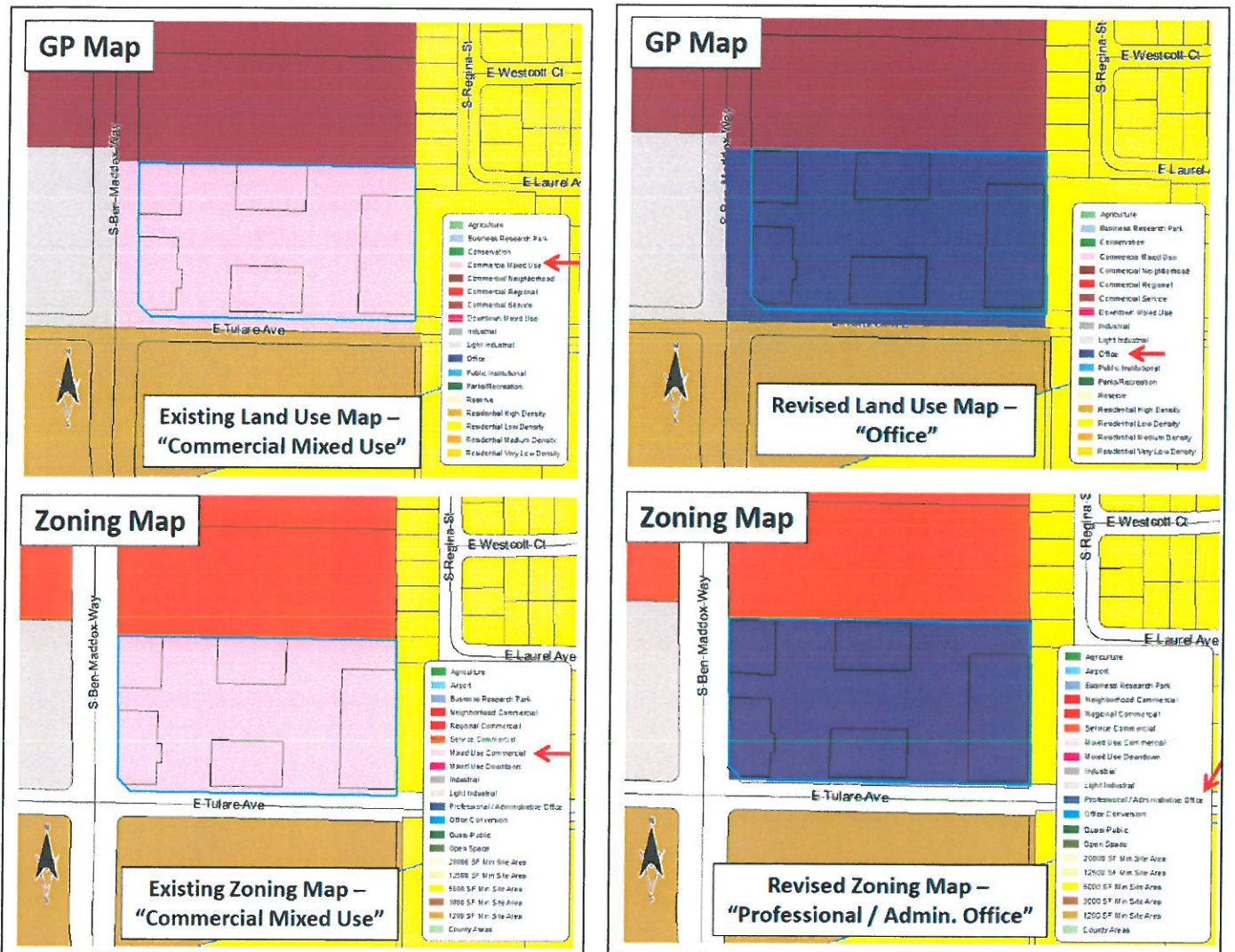
Staff, as part of the CUP staff report, is acknowledging the mapping error and is requesting the Planning Commission direct staff to change the General Plan Land Use Map designation and Zoning Map designation as follows:

Existing:

- GP Land Use Map: Commercial Mixed Use
- Zoning Map: Commercial Mixed Use

Change to:

- GP Land Use Map: Office
- Zoning Map: Professional / Administrative Office



The changes to both the land use and zoning maps from Commercial Mixed Use to Professional / Administrative Office will not create non-conforming uses/standards to the site or uses within the unified office development as a result of the mapping changes.

Parking

The proposed use requires 35 parking spaces based on one stall per 250 square feet of office space. The site plan notes that 45 parking spaces will be allocated to the SVS Inc., use. The entire office development was developed to accommodate parking demands for both professional office uses and medical uses. Only one building pad remains and when a use is identified for that building pad staff will require that the parking allowances created for the entire office development are not exceeded as required by the Zoning Ordinance Parking standards.

Vehicular Access

The site is accessed from two driveways, one on East Tulare Avenue and one on South Ben Maddox Way. A condition of project approval for the previously approved Parcel Map and CUP required that a reciprocal easement/agreement be recorded against the project site. This agreement requires owners of the individual parcels to share in the maintenance and upkeep of the common lot area which includes the maintenance of all landscaping and all site improvements. The agreement contains provisions for cross-access and shared parking which meets the needs of this project.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-36).

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. 2017-36). 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. 2017-18

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2014-186, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A" and Floor Plan in Exhibit "C".
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. 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.
5. That no outdoor storage may occur on the site.
6. That the projects comply with all applicable conditions of Parcel Map No. 2006-20 and Conditional Use Permit No. 2006-47.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-18, 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. 2017-33
- Exhibit "A" – Site Plan
- Exhibit "B" – Applicants Operational Statement
- Exhibit "C" – Floor Plan
- Exhibit "D" – Photographs of 1120 S. Ben Maddox Way Building
- Site Plan Review No. 2014-186 Comments
- Existing General Plan Land Use Map
- Revised General Plan Land Use Map
- Existing Zoning Map
- Revised 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. 2017-33

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

WHEREAS, Conditional Use Permit No. 2017-18, is 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); 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. 2017-18, 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.

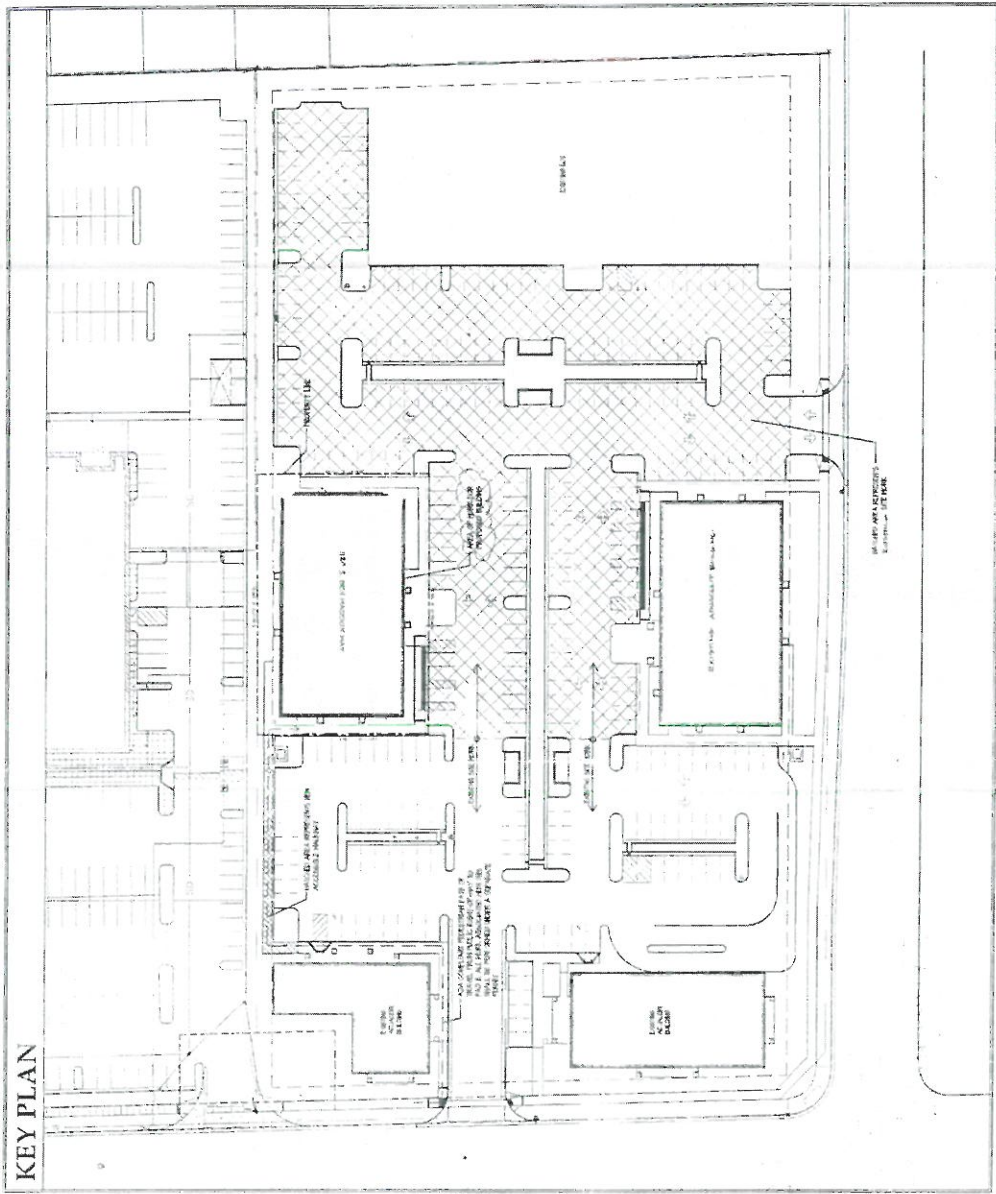
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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. 2017-36). 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.

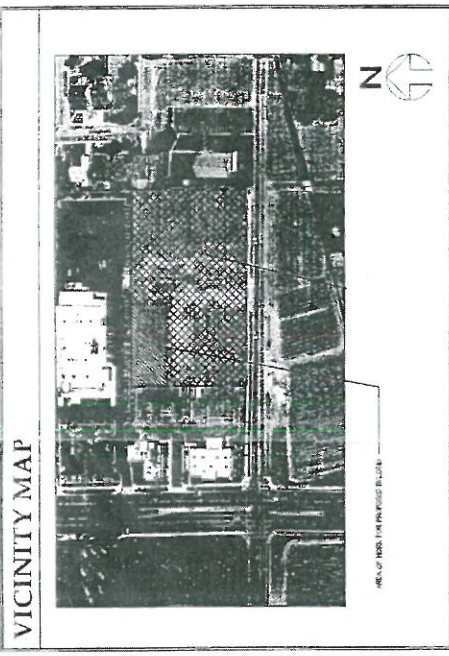
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2014-186, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A" and Floor Plan in Exhibit "C".
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. 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.
5. That no outdoor storage may occur on the site.
6. That the projects comply with all applicable conditions of Parcel Map No. 2006-20 and Conditional Use Permit No. 2006-47.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-18, prior to the issuance of any building permit for this project.



PROJECT DATA

PROJECT LOCATION:	1120 S. BEN MADDOX WAY VISALIA, CA 93292
DATE:	10/15/2014
PROJECT NO.:	14-000001
CLIENT:	1120 S. BEN MADDOX WAY LLC
DESIGNER:	1120 S. BEN MADDOX WAY LLC
DATE OF ISSUE:	10/15/2014
SCALE:	AS SHOWN
PROJECT TYPE:	COMMERCIAL DEVELOPMENT
PROJECT STATUS:	PRELIMINARY
PROJECT DESCRIPTION:	RETAIL AND OFFICE BUILDING
PROJECT AREA:	1.00 ACRES
TOTAL SQUARE FEET:	100,000
CONSTRUCTION TYPE:	CONCRETE
FINISHES:	SEE SPECIFICATIONS
NOTES:	1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



Site Plan Review
 1120 S. BEN MADDOX WAY
 VISALIA, CA 93292

Exhibit "A"



City of Visalia
Community Development Department
315 E. Acequia Ave.
Visalia, CA 93291

Re: Operational Statement for Social Vocational Services

Dear Community Development Department,

We are Social Vocational Services (SVS), a private non-profit California corporation, which provides skills and vocational training to adults with Developmental Disabilities. Our program offices are licensed by California Department of Developmental Services, Community Care Licensing, in the category of adult day care.

Our adult day care activities are both community and facility based. Our consumers are assisted in exploring such areas as communication, computer skills, interviewing skills, personal appearance and use of adaptive devices. Additional on site activities include art studio work, music exploration, horticulture and physical fitness. Community based activities are primarily employment opportunities/contracts but also include field trips to businesses of interest to our consumers, visiting the library, bowling and BBQ's in nearby parks.

California State Licensing requires a staff to consumer ratio of 1 staff to every 3 consumers. We provide constant supervision to our consumers, of which some may be non-ambulatory. We would like to open a third location* in Visalia and license it to serve 75 consumers. This means at peak capacity we would employ 25 direct service professionals, as well as 5 administrative staff: a Program Director, (2) Case Managers and (2) Administrative Assistants. Our offices operate from 7:00 am to 4:00 pm, Monday through Friday--closed evenings, weekends and state holidays.

We provide transportation to our consumers—they do not drive. At maximum capacity we would have a fleet of 12 passenger vans to provide transportation to/from program and work sites. As such our vans depart our facility at approx. 7:30 am. Half the vans return to the facility to drop off consumers around 9am, the other half remain in the community at work sites. At about 2pm vans leave our facility to take consumers home. At about 3:30pm all vans return to our facility. They are parked at our facility overnight and weekends.



Thank you very much for your time. For additional information about our organization please visit our website, <http://www.socialvocationalservices.org/> or feel free to contact me.

Sincerely,

Susan Copley - Leonhardt

Susan Copley-Leonhardt
Director of Business Administration

*SVS, Inc. operates two other facilities in Visalia

1. 1814 Dinuba Blvd.
2. 3140 W. Caldwell

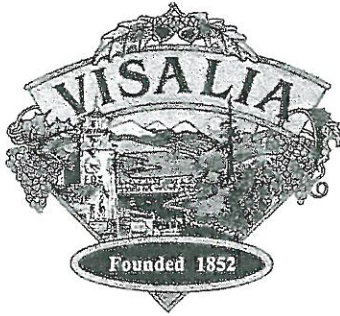
Exhibit "D"



Exhibit "D"



EX LANE



MEETING DATE 12/10/2014
SITE PLAN NO. 14-186
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 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

- ADDITIONAL COMMENTS** Project requires Conditional Use Permit.

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



Site Plan Review Committee

MEETING DATE 12-10-14
SITE PLAN NO. 14-186
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
- | | | | |
|--------------------------------------|---|--|--|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering | prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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 8:30 a.m. and 4:30 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 type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |
- MIND OUT FOR SVS*

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 6 DATE: December 10, 2014
 SITE PLAN NO: SPR14186
 PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
 DESCRIPTION: TENANT IMPROVEMENT TO UTILIZE
 APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF
 SHELL BUILDING ON 18,184 SF AREA (PA ZONED)
 (AE) (DISTRICT A)
 APPLICANT: SOCIAL VOCATIONAL SERVICES
 PROP OWNER: TAM PROP LLC
 LOCATION: 1120 S BEN MADDOX WAY
 APN(S): 100-010-039

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit ~~8~~⁴ sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit ~~2~~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 and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE . Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential 3.36 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

G. FERREO
 Signature



SITE PLAN NO: SPR14186
 PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
 DESCRIPTION: TENANT IMPROVEMENT TO UTILIZE APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF SHELL BUILDING ON 18,184 SF AREA (PA ZONED) (AE) (DISTRICT A)
 APPLICANT: SOCIAL VOCATIONAL SERVICES
 PROP OWNER: TAM PROP LLC
 LOCATION: 1120 S BEN MADDOX WAY
 APN(S): 100-010-039

The following comments are applicable when checked:

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

General:

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

Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*

If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*

No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.

There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)

Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

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

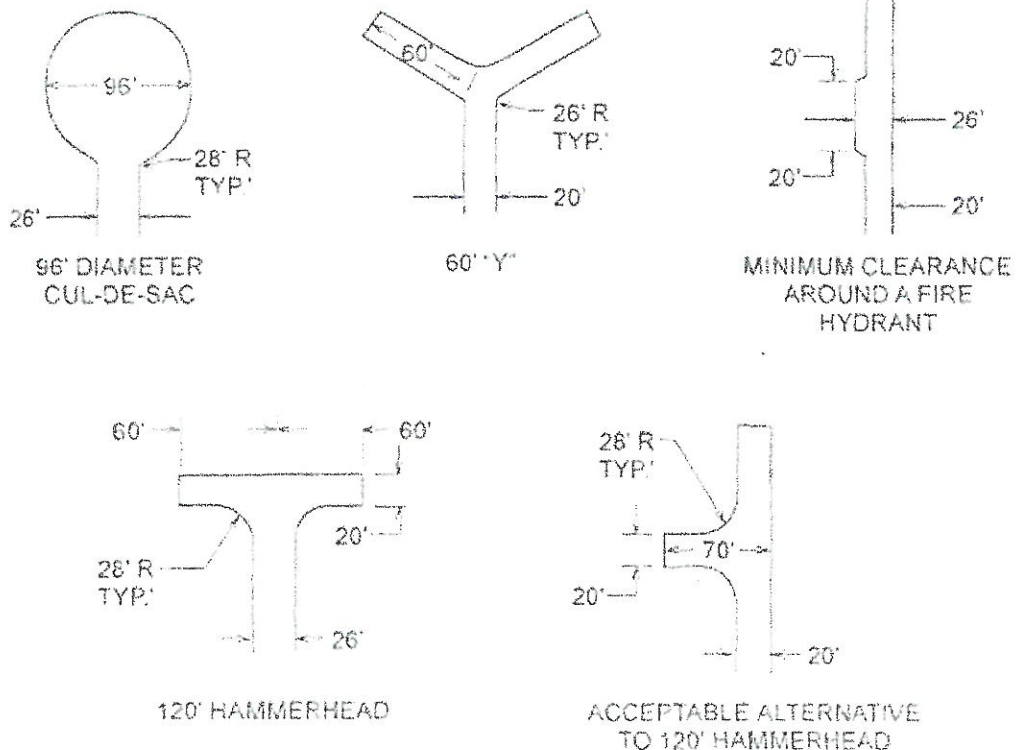


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND


- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

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

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 10, 2014

SITE PLAN NO: 2014-186
PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
DESCRIPTION: TENANT IMPROVEMENT TO UTILIZE APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF SHELL BUILDING ON 18,184 SF AREA (PA ZONED) (AE) (DISTRICT A)
APPLICANT: SOCIAL VOCATIONAL SERVICES
PROP. OWNER: TAM PROP LLC
LOCATION TITLE: 1120 S BEN MADDOX WAY
APN TITLE: 100-010-039
GENERAL PLAN: PAO (Professional / Admin. Office)
EXISTING ZONING: PA (Professional / Admin. Office)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Minor Conditional Use Permit for Adult Day Care Center
- Detailed site plan
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 12/10/2014

1. The proposed shell building is Permitted subject to complying with the conditions that approved the overall development plan. CUP No. 2006-47 and Parcel Map No. 2006-20 conditions are still in effect and shall run with the land.
2. A Conditional Use Permit is required for the proposed Social Vocational Services use. Vocational Training and adult dare care in excess of 13 clients requires the submittal and approval of a CUP.
3. Provide a detailed operational statement that provides infomraiothn on the number of clients onsite, employees, hours of operation, number of company vehicles used and/or parked at the site, etc.

CITY GENERAL PLAN CONSISTENCY

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: "A" (See Chapter 17.24 For BRP Zoned Sites) [17.30.160]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front (Building site)	20 Feet**	20 Feet** (only building)
➤ Front (Parking)	25 Feet**	25 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 | 15 Feet | 5 Feet |
- *(Except where building is on property line)
 **(Reduce per Ordinance No. 2010-17, see Mooney Blvd. Corridor project)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

Parking:

1. Parking is provided at the office rate of one space per 250 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).

Landscaping:

1. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be


planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

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.

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.

Signature 

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: DECEMBER 10, 2014

SITE PLAN NO.: 14-186
PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
DESCRIPTION: TENANT IMPROVEMEN TO UTILIZE APPROX.
6,000 SF OF PROPOSED 11,200 SF SHELL
BUILDING
APPLICANT: SOCIAL VOCATIONAL SERVICES
PROP OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN: 100-010-039

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. FOR ANY WORK IN PUBLIC RIGHT-OF-WAY
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 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. Site must comply with ADA accessibility requirements, including parking and path of travel from public right of way.

2. Impact fees for new square footage will apply at medical office rates.

3. Building permit plan check and inspection fees will apply.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-185
Date: 12/10/2014

**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.)**

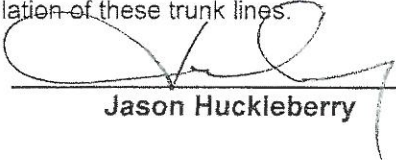
(Fee Schedule Date:8/15/2014)
(Project type for fee rates:Medical Office)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$12,932 per 1,000 sf
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	Trunk Line - \$88 per 1,000 sf Treatment Plant - \$209 per 1,000 sf
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$611 per 1,000 sf
<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.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 10, 2014

ITEM NO: 6
SITE PLAN NO: SPR14186
PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
DESCRIPTION: TENANT IMPROVEMENT TO UTILIZE APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF SHELL BUILDING ON 18,184 SF AREA (PA ZONED) (AE) (DISTRICT A)
APPLICANT: SOCIAL VOCATIONAL SERVICES
PROP. OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN(S): 100-010-039

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

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

Additional Comments:

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Leslie Blair

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 6 DATE: December 10, 2014
SITE PLAN NO: SPR14186
PROJECT TITLE: SOCIAL VOCATIONAL SERVICES
DESCRIPTION: TENANT IMPROVEMENT TO UTILIZE
 APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF
 SHELL BUILDING ON 18,184 SF AREA (PA ZONED)
 (AE) (DISTRICT A)
APPLICANT: SOCIAL VOCATIONAL SERVICES
PROP OWNER: TAM PROP LLC
LOCATION: 1120 S BEN MADDOX WAY
APN(S): 100-010-039


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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

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

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



AUTHORIZED SIGNATURE

12-8-14

ITEM NO: 6

DATE: December 10, 2014

SITE PLAN NO:

SPR14186

PROJECT TITLE:

SOCIAL VOCATIONAL SERVICES

DESCRIPTION:

TENANT IMPROVEMENT TO UTILIZE APPROXIMATELY 6,000 SF OF PROPOSED 11,200 SF SHELL BUILDING ON 18,184 SF AREA (PA ZONED) (AE) (DISTRICT A)

APPLICANT:

SOCIAL VOCATIONAL SERVICES

PROP OWNER:

TAM PROP LLC

LOCATION:

1120 S BEN MADDOX WAY

APN(S):

100-010-039

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

Site Plan Review Comments

No Comment at this time.

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

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure 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:

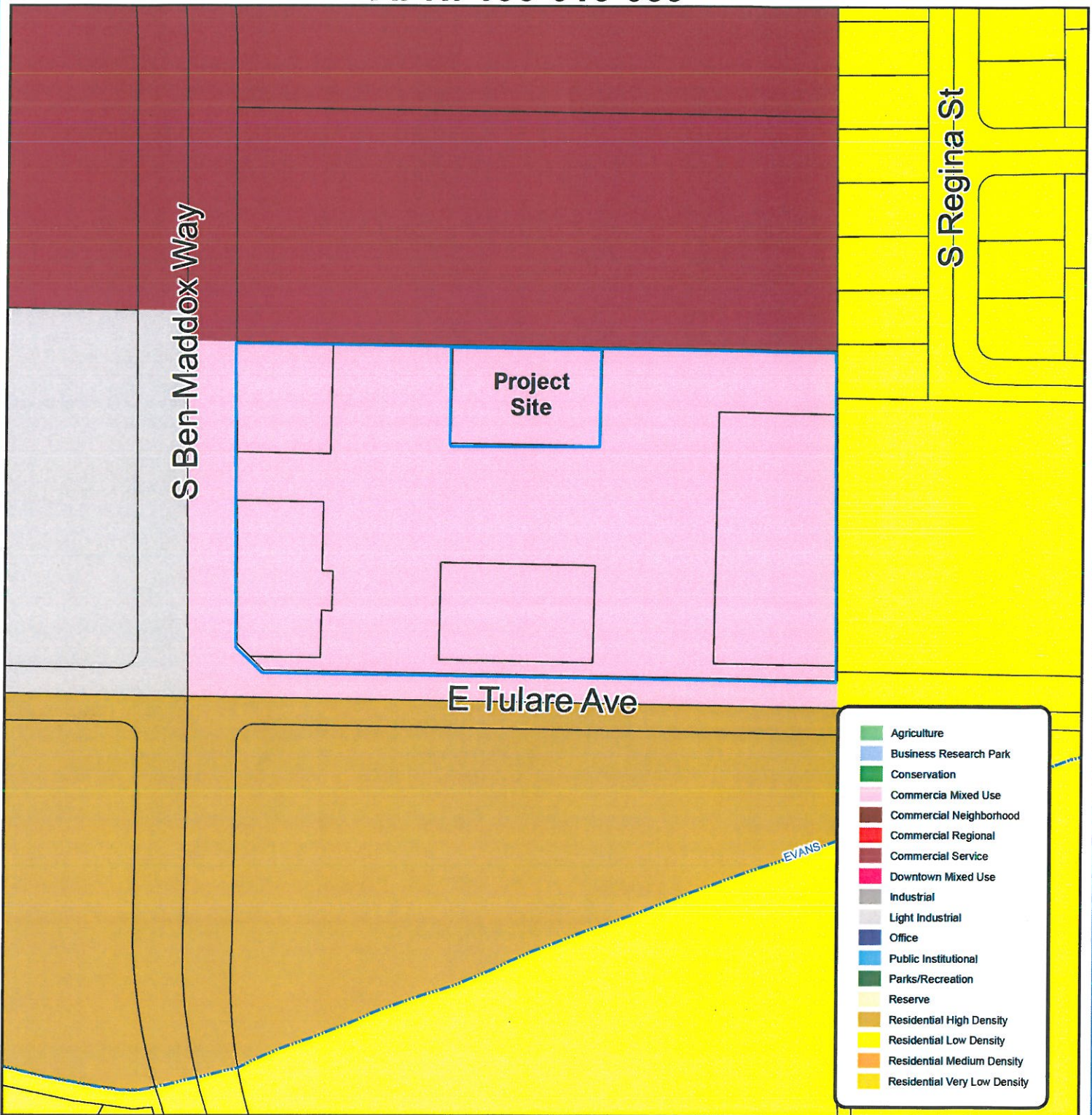
Line of Sight Issues:

Other Concerns:

Visalia Police Department

Conditional Use Permit No. 2017-18

APN: 100-010-039

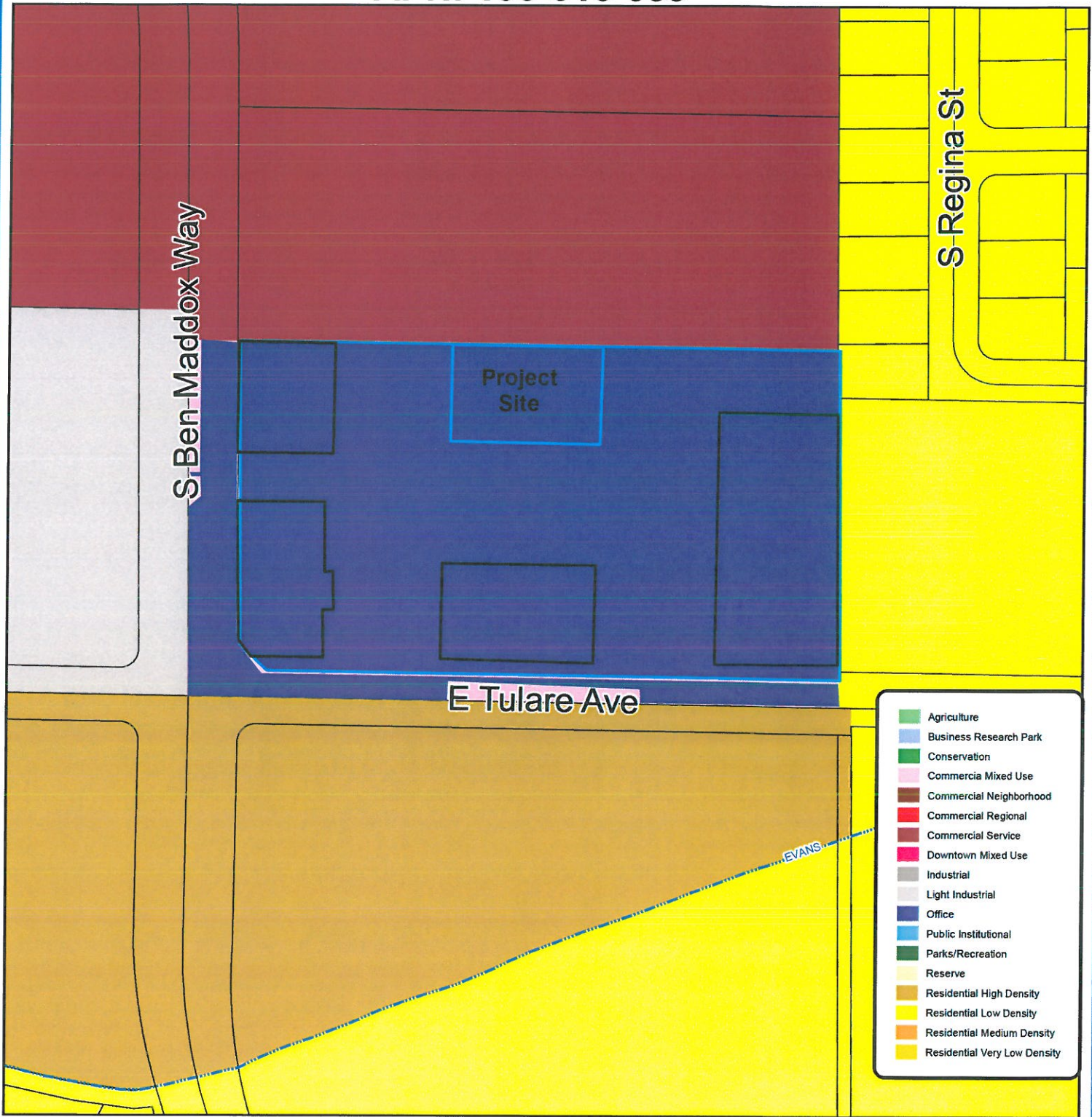


Existing General Plan Land Use Map



Conditional Use Permit No. 2017-18

APN: 100-010-039

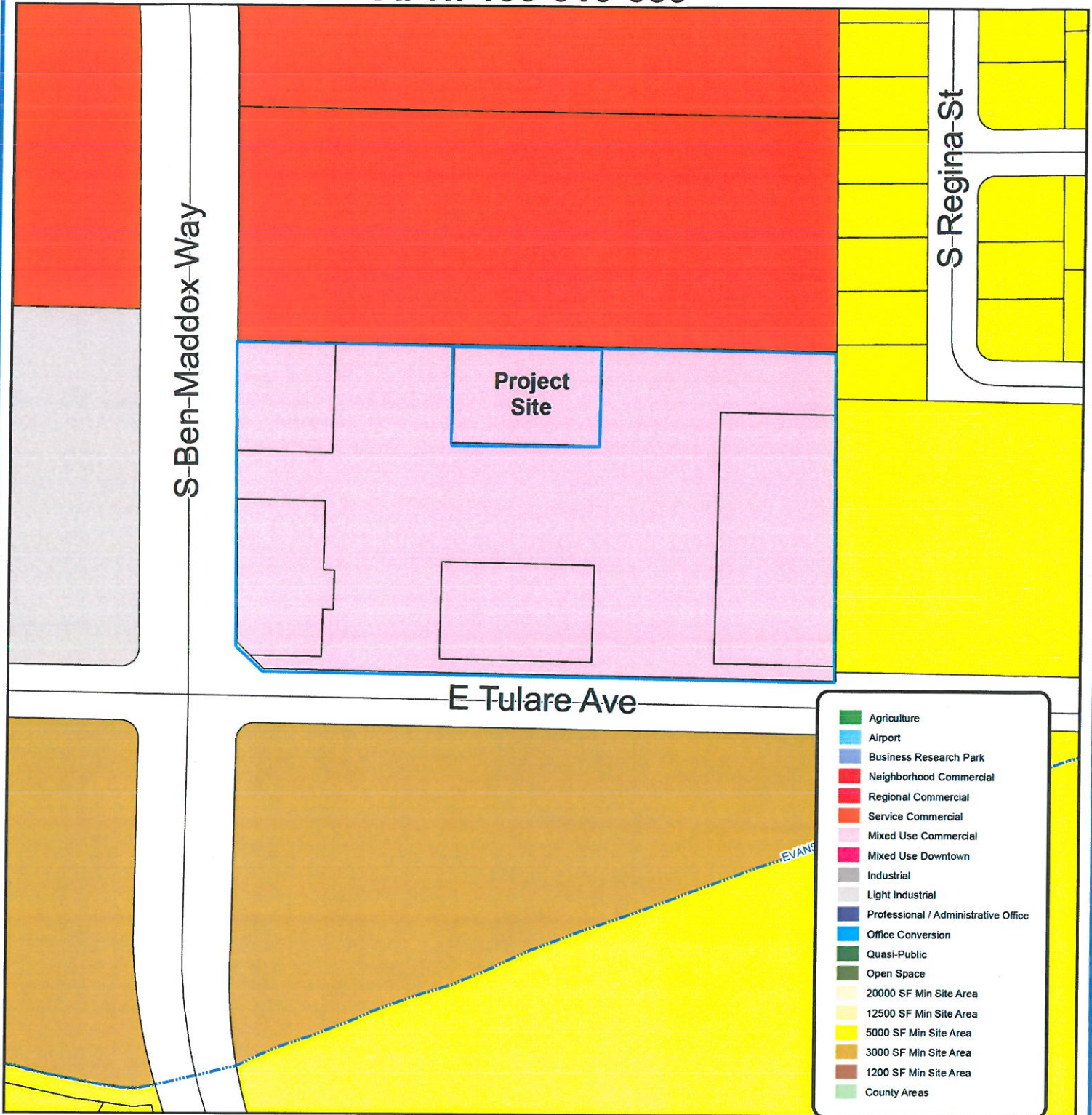


Revised General Plan Land Use Map



Conditional Use Permit No. 2017-18

APN: 100-010-039

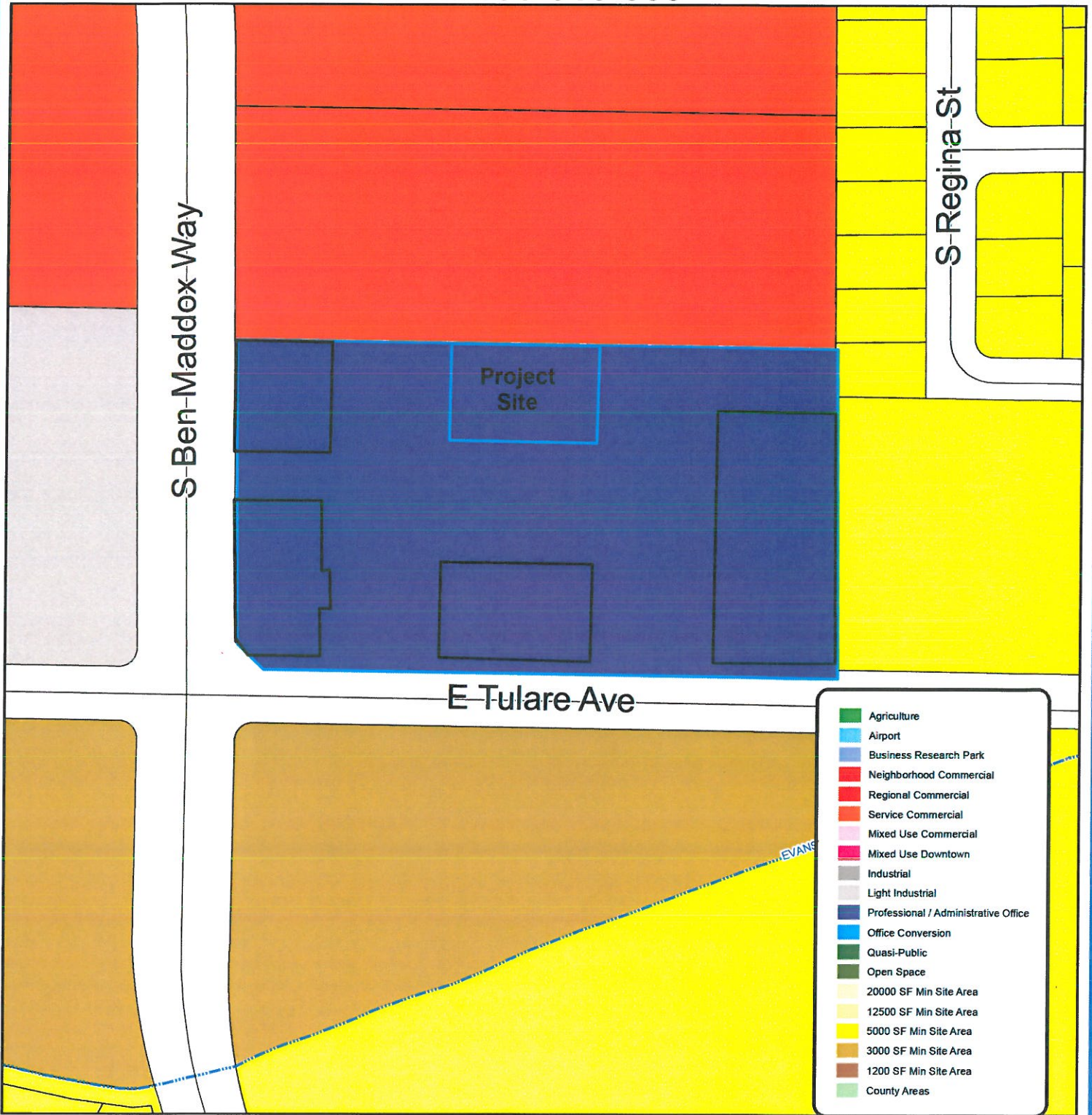


Existing Zoning Map



Conditional Use Permit No. 2017-18

APN: 100-010-039



Revised Zoning Map



Conditional Use Permit No. 2017-18

APN: 100-010-039



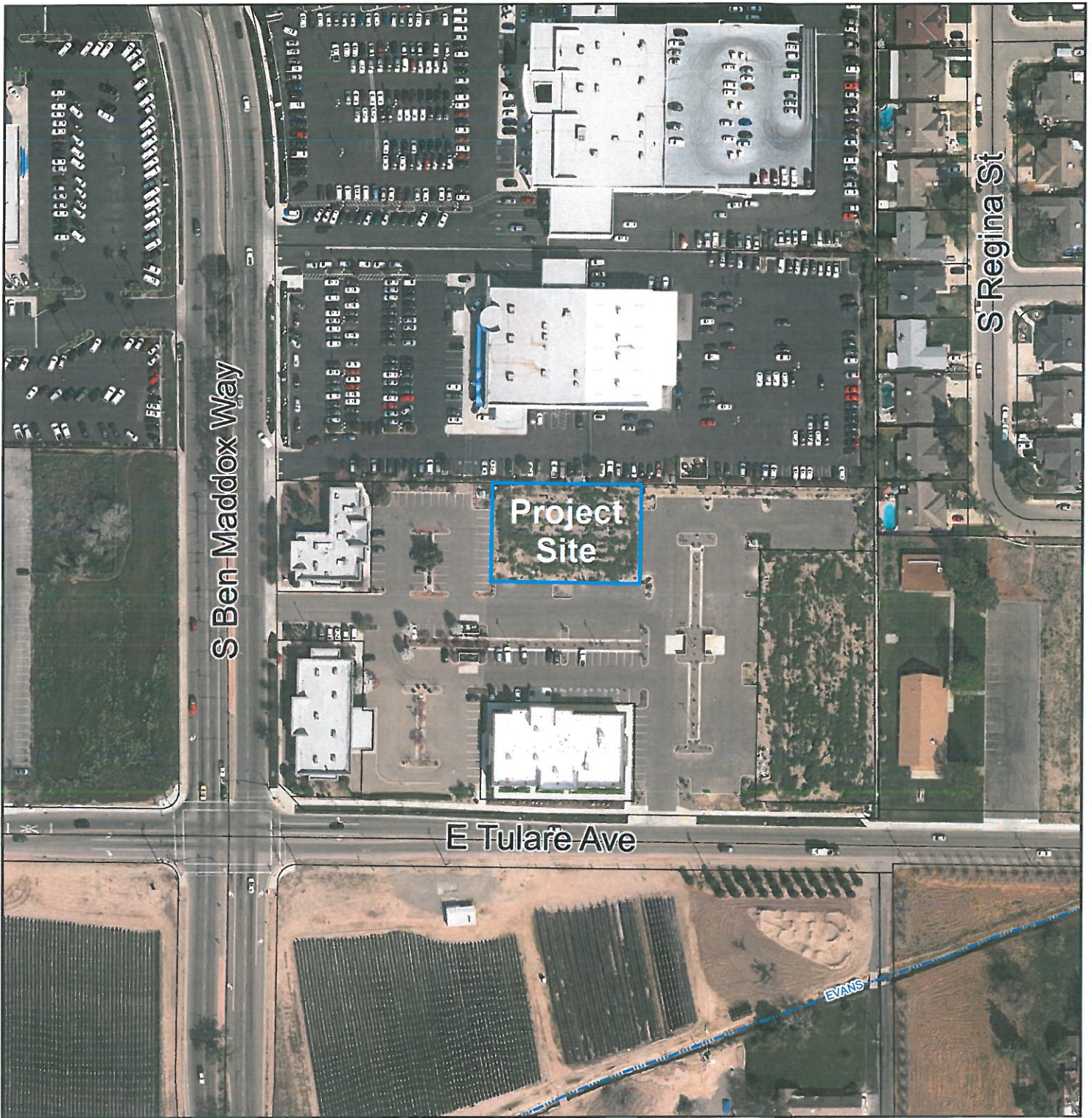
Aerial Map

100 50 0 100 200 Feet



Conditional Use Permit No. 2017-18

APN: 100-010-039

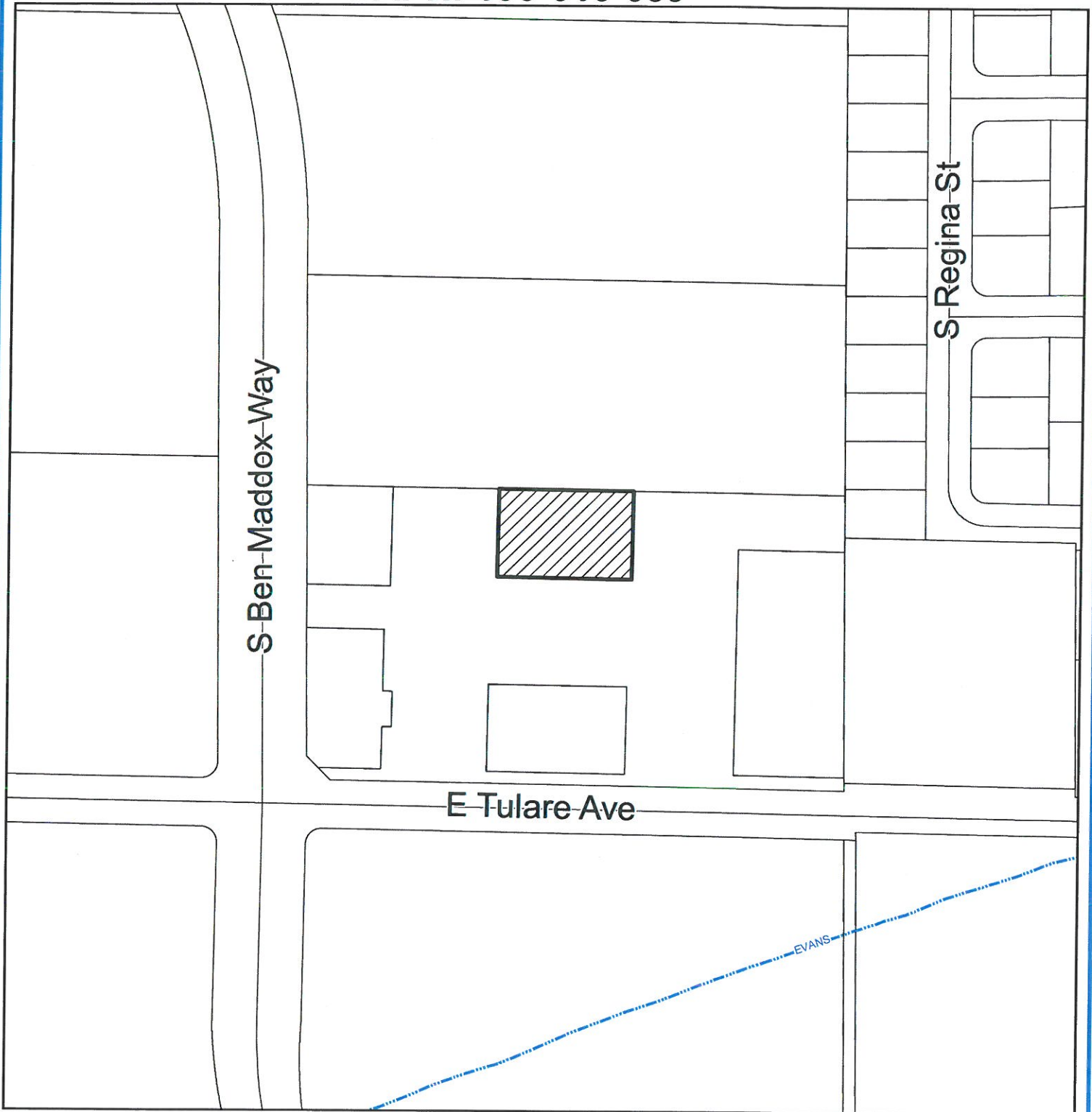


Aerial Map



Conditional Use Permit No. 2017-18

APN: 100-010-039



Vicinity Map

