

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

SUBJECT: **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)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-31 for Conditional Use Permit No. 2017-16, as conditioned, based on the project's consistency with the policies of the City's General Plan, West Visalia Specific Plan, and Zoning Ordinance.

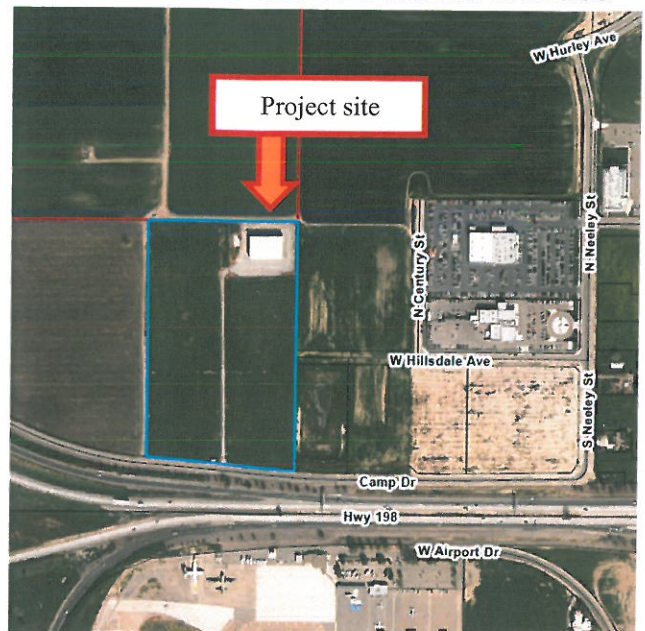
RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-16, as conditioned, based on the findings and conditions in Resolution No. 2017-31.

PROJECT DESCRIPTION

Conditional Use Permit No. 2017-16 is a request for the Valley Oak SPCA to utilize an existing 15,000 square foot building as a facility for the care of cats and dogs. The developed site consists of approximately two acres on a 16-acre parcel, the remainder of which is fallow land (see site plan attached as Exhibit "A"). The proposed use does not entail any expansion to the existing warehouse building and there are no exterior improvements proposed for the building other than a master sign program. A pre-existing concrete foundation located west of the building may be used in the future for placement of a modular office unit or a fenced exercise yard. Existing improvements surrounding the building, such as parking and access drives, will be upgraded to meet City standards and to include a new trash enclosure. The inside of the warehouse building will be improved with three sections with the primary uses being an adoption center, interim storage space, and a multi-purpose dog training facility (see floor plan attached as Exhibit "B"). An operating statement is attached as Exhibit "C".

Adoption Center. The adoption center will consist of a 5,000 square foot section with interior improvements completed over two phases. The operating statement affirms that the center will house approximately 30 dogs and 20 cats received as transfers from surrounding area shelters. The SPCA has confirmed to staff that



Aerial view of site – East of Hwy. 99, North of Airport

the average number of animals housed at the center will be higher than at the initial move-in period, but not to exceed 176 dogs and 158 cats. Euthanasia services will not be offered at the adoption center. The center will have an average monthly adoption rate of 150 animals. The center's operation is primarily oriented towards offering services to the public and anticipates an average of one to four customers at any single time with visiting durations lasting from 30 to 60 minutes. The center will be open five days a week (Thursday through Monday) and will have an average of six employees.

The initial phase improvements (Phase 1) are shown in the northwesterly section of floor plan. A future phase (Phase 2) will add further improvements to the southwesterly section including offices, cat and dog play rooms, and additional kennels.

Storage / Future Expansion. The middle 5,000 square foot section will initially be used for storage until future plans are established by the occupant. The expansion area may include a pet clinic and grooming center that will operate five days a week or a boarding facility that will operate seven days a week. This space will have an average of two to three employees.

Training Area. The easterly 5,000 square foot section will be used as a dog training facility that will be open to the public. This space is planned to be rented out to animal trainers and behaviorists and will not be utilized by employees of the SPCA.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Agriculture
Zoning:	A (Agriculture)
Surrounding Zoning and Land Use:	North: County / Vacant South: Agriculture zoning / Vacant East: Service Commercial zoning / Vacant West: Agriculture zoning / Vacant
Environmental Document:	Categorical Exemption No. 2017-33
Special Districts:	West Visalia Specific Plan
Site Plan:	Site Plan Review No. 2017-061

Related Projects

The Planning Commission previously approved Conditional Use Permit No. 2016-07 and Variance No. 2016-03 on May 9, 2016, to construct a new 14,100 square foot facility for Valley Oak SPCA containing the same functions as the proposed project. This site is located on vacant property within the Industrial zone, at the end of Nevada Court approximately 1,000 feet west of the intersection of Plaza Drive and Goshen Avenue.

Related Plans and Policies

Please see attached summary of related plans and policies.

PROJECT EVALUATION

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

The analysis and staff recommendation toward the proposed use at this location is based on the types of land uses and level of activity indicated in the site plan, floor plan, and operation statement. If levels of activity increase on the site beyond that which is identified in the project

proposal, including but not limited to daily customer or employee traffic and number of animals being kept in kennels, the proposed use must be re-evaluated by the City Planner for a determination of appropriate compliance action.

Consistency with Zoning Ordinance and General Plan

The Zoning Ordinance's regulations for the Agriculture zone do not call out the specific uses of animal shelters, kennels, and other related services, unlike the Zoning Ordinance's table of allowed uses for Commercial, Office, and Industrial zones. The proposed use is considered as an "other type of conditional use similar in nature and intensity and determined by the City Planner" (ref. VMC Section 17.08.040(P)). This determination is based on conditionally allowed other uses providing a quasi-public type service to the general public, including but not limited to libraries, museums, art galleries, and other public buildings, structures, and facilities.

Staff concurs that the animal adoption use is compatible with the purpose and intent of the Agriculture zone (ref. VMC Section 17.08.010(B)), which places emphasis on agricultural-related uses as the highest and best-suited use for that zoned land. The purpose and intent of the zone discourages allowing urban development in a manner that makes agricultural production uneconomical or impractical, until such time that the land is determined suitable for conversion toward urban uses.

The current site improvements consist of a large-scale warehouse surrounded by an improved parking lot that, together with the site's Agricultural zoning, present a challenge for reuse of the site in a manner that is in keeping with the zoning and viable uses. The proposed use of an animal adoption center provides a quasi-public type use for the site that would not incur growth-inducing impacts or place development pressure on surrounding properties. The proposed use is limited to a portion of a site that has been previously developed for use as a warehouse and will not incur any impacts on surrounding Agriculture-zoned lands, which are currently fallow land.

Staff also finds that the proposed use would have no conflicts with the General Plan land use designation of Agriculture. The land use designation generally applies to areas that are outside the City's Urban Development Boundaries, however the subject site is one of a couple exceptions where the property is within the City's Urban Development Boundary and within the City limits (the other exception being the Wastewater Treatment Plant property).

Consistency with West Visalia Specific Plan

The property is located within the boundaries of the West Visalia Specific Plan, adopted by the City Council in 1988. The Specific Plan identifies the property as being within Subarea B and as having a land use plan designation of Agriculture.

Staff finds that the project is not inconsistent with the Specific Plan based on a review of its goal statements, policy statements, and land use and development plan. This determination is largely on the basis that, although the project is located within an Agricultural zoning and land use, the project site entails a reuse of an existing building with no exterior changes planned to the building or the surrounding grounds and does not interfere with surrounding agricultural operations. In instances where the Specific Plan examines the Agriculture zoning, the zoning "shall be regarded as an appropriate and effective implementation tool to accomplish the long-term preservation of



Street view looking north from Camp Drive

agricultural uses in the Plan area” and that “application of this zoning designation ... shall be continued as set out by the land use component of this Plan.” (Policy Statement #8)

Land Use Compatibility

The area surrounding the project site is vacant with fallow land on all sides. Land located immediately to the east is the only adjoining land that is zoned for development with urban uses. This land is designated as Service Commercial but is deed restricted strictly for the development of new auto dealerships. The closest developed urban uses are two auto dealerships (Lampe Chrysler Dodge Jeep Ram and BMW of Visalia) located 600 feet to the east.

The site is significantly separated from other uses as to not incur any noise impacts upon these uses. The nearest residential or noise-sensitive land uses are two dwelling units located 1/4 mile to the east on Neeley Street. The project’s plans and operation statement shows that animals will be housed and boarded indoors with the exception of a possible small fence enclosure west of the building.

The facility’s operation statement describes the on-site operations and daily visitor traffic that range from zero to four customers at a time with 30 to 60 minute turnover. Such traffic is compatible with existing automotive uses in the area that generally see a low amount of vehicle traffic spread throughout the day. The amount of customer and employee traffic will not require additional widening to Camp Drive.

The proposed use at this site is being considered based on its similarity in nature and intensity to certain other conditionally allowed uses in the zone. If the proposed use were to vacate in the future, any ensuing uses occupying the building must be a permitted or conditionally allowed use in the Agriculture zone. Likewise, the building cannot be leased or re-occupied toward other office or educational uses unless found to be consistent with the allowed uses in the zoning designation.

Capacity of Adoption Center

The total capacity at the adoption center will include animals in addition to the initial number of animals housed at move-in. The additional animals would come from new litters from animals within the facility and the possibility of new animal arrivals coming from outside the facility.

Staff is recommending a maximum number of animals to be housed at the adoption center, not to exceed 176 dogs and 158 cats at any given time. These numbers have been established by Valley Oak SPCA based on the future expansion of kennels in the Adoption Center and the ability for each kennel to hold the maximum capacity of animals and their litters.

Modular Unit

The operation statement states that a modular unit or a fenced exercise yard may be considered for placement on an existing concrete slab west of the existing warehouse building. The concrete slab was the site of a mobile home that was constructed in 1991 and removed in approximately 2014.

Staff is recommending a condition of approval that this location be permitted to accommodate a modular unit for the purpose of office space affiliated with the primary use on the site, with the building size not to exceed beyond the existing foundation footprint (approximately 50’ x 25’).

Access Drive Improvements

The building is reached by a 900 foot long paved access drive aisle from Camp Drive. The drive’s width is currently 12 feet and will be required to be widened to 20 feet to meet City standards for service vehicles and two-way traffic. The transition between Camp Drive and the

access drive will also need to be completely paved. A wrought iron vehicle gate adjacent to Camp Drive will be removed since it does not meet the required minimum width.

Parking

The site plan indicates that 22 parking stalls will be striped on the site and the existing pavement on the site suggests that additional parking stalls could be striped on the property. The proposed uses of an animal shelter and kennel do not have parking ratios established in the Zoning Ordinance, so required parking is based upon the operation statement's breakdown of daily employees and visitors.

Sign Program

The applicant has submitted a master sign program for use with the proposed project (see Exhibit "G").

The proposal requests three wall signs wherein the signs will be located on the south, west, and east elevations. The signs will consist of individual metal letters, back lot or internally lit, located near the top of each building elevation. Each sign will consist of a single row of letters ranging from 2'-8" to 3'-0" in height and will provide the name/function of the facility. The combined sign area of the three wall signs will be 148 square feet with the primary south-facing sign being 96 square feet in size and each of the east & west signs being 26 square feet.

The proposed signage will exceed the Sign Ordinance standards of signage allowed in the Agriculture zone. The Ordinance, VMC Section 17.48.090(F), allows for a total sign area of 32 square feet that may be in the form of a freestanding sign or a wall sign. The Ordinance further states that these regulations are for permanent signs incidental to agricultural operations conducted in the Zone.

The sign program has been submitted in association with the proposed reuse of the building on the property and the desire to provide clear and visible identity signage to the public. The Sign Ordinance allows for the submittal of Master Sign Programs in accordance with VMC Section 17.48.140 where there is a desire by the applicant to allow for signage that is more cohesive and integrated with the development. Variations in the sign copy area can be considered under a Master Sign Program if a more superior result is achieved. Master Sign Programs are reviewed and approved by the Planning Commission.

Staff is in support of allowing a Master Sign Program for the site, in light of the proposed use and the physical challenges incumbent in the site. The zoning only allows for a small amount of signage in association with agricultural operations, whereas the proposed use would be allowed a greater amount of signage if located in a commercial or industrial zone. A greater amount of signage can also be justified due to the building's setback off Camp Drive and the size of the building.

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) for minor alterations of an existing structure (Categorical Exemption No. 2017-33).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, West Visalia Specific Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations of an existing structure (Categorical Exemption No. 2017-33).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2017-061, incorporated herein by reference.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", and elevation plans shown in Exhibits "D" and "E". Any changes to these plans, including further improvement of areas identified as "Future Office Space", "Warehouse", and "Training", are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission as a Finding of Consistency or as an Amendment to the Conditional Use Permit.
3. That the use shall comply with the operational statement shown in Exhibit "C". Any changes to the operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission as a Finding of Consistency or as an Amendment to the Conditional Use Permit.
4. That the adoption center component of the use hold no more than 176 dogs and 158 cats at any given time.
5. That the site is allowed to have wall signage on the building in conformance with the sign program attached as Exhibit "G".
6. That all project signage shall comply with City codes and ordinances, except maximum total sign area as shown in Exhibit "G".
7. That no portion or entirety of the building may be leased or re-occupied for alternate uses, unless first determined by the City Planner to be consistent with the allowed uses for the zoning designation.
8. That the use be allowed to place a modular unit on the existing concrete slab (shown in Exhibit "A") for the purpose of office space affiliated with the primary use on the site. The size of the modular unit shall not extend beyond the footprint of the existing concrete slab (approximately 50' x 25'). The Site Plan Review Committee shall review and approve the placement of the modular building.
9. That all other Federal, State, Regional, and City codes and ordinances be met.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-16, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2017-31
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – South & West Elevations
- Exhibit "E" – North & East Elevations
- Exhibit "F" – Landscape Plans
- Exhibit "G" – Sign Program
- Site Plan Review Item No. 2017-061 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance

Chapter 17.08: Agricultural Zone

17.08.010 Purpose and intent.

The purpose and intent of the Agricultural zone (A) is to preserve lands best suited for agriculture from the encroachment of incompatible uses, to prevent the intrusion of urban development into agricultural areas in such a manner as to make agricultural production uneconomical or impractical to preserve in agricultural use, land suited to eventual development in other uses until such time as streets, utilities and other community facilities may be provided or programmed to ensure the orderly and beneficial conversion of these lands to nonagricultural use; to provide appropriate areas for certain predominantly open uses of land that are not injurious to agricultural uses but that may not be harmonious with urban uses.

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2017-31

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

WHEREAS, Conditional Use Permit No. 2017-16 is 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); 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 Conditional Use Permit No. 2017-16, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-33).

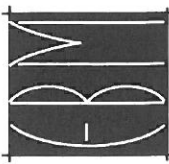
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, West Visalia Specific Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations of an existing structure (Categorical Exemption No. 2017-33).

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

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2017-061, incorporated herein by reference.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", and elevation plans shown in Exhibits "D" and "E". Any changes to these plans, including further improvement of areas identified as "Future Office Space", "Warehouse", and "Training", are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission as a Finding of Consistency or as an Amendment to the Conditional Use Permit.
3. That the use shall comply with the operational statement shown in Exhibit "C". Any changes to the operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission as a Finding of Consistency or as an Amendment to the Conditional Use Permit.
4. That the adoption center component of the use hold no more than 176 dogs and 158 cats at any given time.
5. That the site is allowed to have wall signage on the building in conformance with the sign program attached as Exhibit "G".
6. That all project signage shall comply with City codes and ordinances, except maximum total sign area as shown in Exhibit "G".
7. That no portion or entirety of the building may be leased or re-occupied for alternate uses, unless first determined by the City Planner to be consistent with the allowed uses for the zoning designation.
8. That the use be allowed to place a modular unit on the existing concrete slab (shown in Exhibit "A") for the purpose of office space affiliated with the primary use on the site. The size of the modular unit shall not extend beyond the footprint of the existing concrete slab (approximately 50' x 25'). The Site Plan Review Committee shall review and approve the placement of the modular building.
9. That all other Federal, State, Regional, and City codes and ordinances be met.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-16, prior to the issuance of any building permit for this project.



**DESIGN GROUP
INCORPORATED
ARCHITECTS**



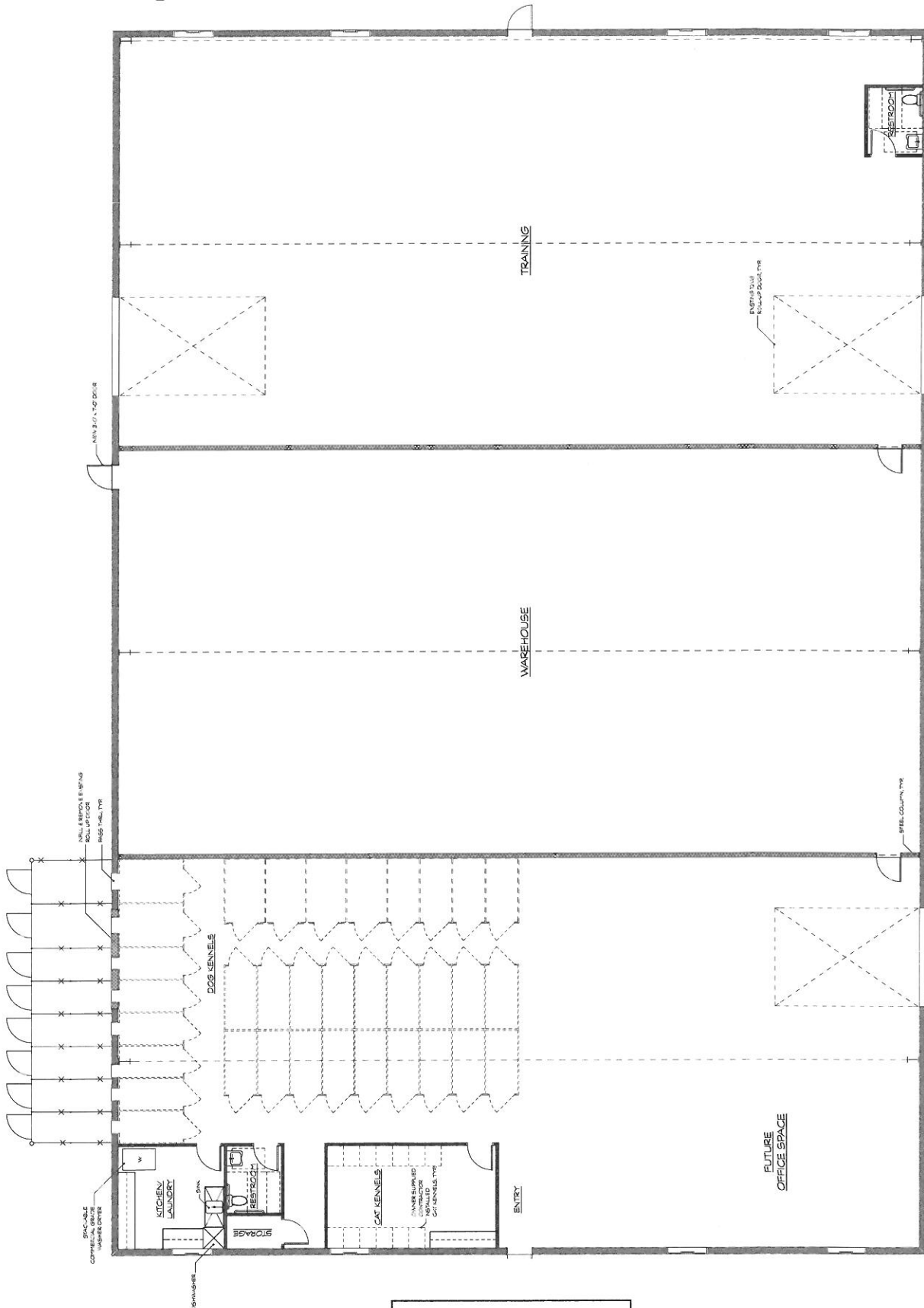
4412 W. FERGOUSON
VISALIA, CA 93291
TEL: 7328726
FAX: 7326586

SCALE: AS SHOWN
DATE: 11.02.01

AN INTERIOR REMODEL FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 03-28-07
 [] UNREVISIONED
 [] REVISION 1
 [] REVISION 2
 [] REVISION 3
 [] REVISION 4

Sheet
A-3



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

Exhibit "B"

**Valley Oak SPCA
Operating Statement**

May 17, 2017

Valley Oak SPCA has negotiated a lease with purchase option of a 15,000 square foot metal warehouse that sits on nearly 2 acres of land enclosed by a concrete wall with a security gate. The site is located at 9800 Camp Drive in Visalia. This facility will be divided into three \pm 5,000 square foot sections by installing two interior walls.

Hoey - Whitendale Adoption Center

Approximately 5,000 sq. ft.

This western most 5,000 s.f. section of the warehouse will house animals available for adoption and animals we have pulled into our rescue from the surrounding shelters. Pets will either be adopted into a new home or we will find an out of area rescue organization to accept the pet and re-home it in their area.

We anticipate holding approximately 20-30 dogs at move-in and 10-20 cats shortly thereafter. We have an average monthly adoption rate of 150 animals (including fosters).

Hours of operation will be 5 days per week. We will be open to the public Monday, Thursday and Friday from Noon -- 5PM and Sat and Sun 10AM – 5PM.

Based on our experience we can expect to have zero to four customers in our parking lot at any given time. Many will arrive or leave with pets. About half of the customers will be at our facility for an hour. The other half will arrive and leave within 30 minutes. We will offer owner surrendered animals by appointment and have a small inventory of retail items for sale.

Due to our urgency to find a location to operate out of we will be constructing interior changes in phases.

Phase 1:

- Installing two interior walls dividing the space into three \pm 5,000 square foot sections
- Completion of at least one ADA restroom
- Laundry/kitchen room
- Parking lot striping, additional man door, trash enclosure.

Phase 2:

- Additional restrooms as required
- Break Room
- 1-2 Offices
- 1-2 Cat Rooms
- Additional kennels
- Dog play room
- Quarantine room

An average of 6 employees will work here.

Exhibit "C"

The middle section of the building:

The center 5,000 s.f. section will be used for storage until future plans are established. Long term ideas include relocating our clinic, adding boarding/grooming services or educational conferences and classes, cat café, or retail space.

Anticipated hours of operation for the clinic and grooming services will be Monday thru Friday from 9:00AM -- 5PM. Anticipated hours of operation for the boarding facility will be Monday, thru Friday from 9:00AM -- 5PM and Sat and Sun 10AM – 5PM.

An average of 2-3 employees will work here.

The Eastern section of the building:

The Eastern 5,000 s.f. section is planned to be used as a multi-purpose dog training facility. Dog trainers and behaviorists will utilize the space to hold public classes for the community and their pets including Agility and Search & Rescue. Equipment and fixtures are limited to mobile agility/exercise equipment such as poles, jumps and tunnels.

This space will be rented out to Dog trainers and behaviorists who will utilize the space. No employees will work here.

The property contains a pre-existing concrete portable building pad with all utilities at the site. This pad may be used for a modular unit for office space in the future or it may be removed in order to place a fenced exercise yard for animals.

In the long term, added acreage (approx. 2 acres) surrounding the warehouse may be purchased and utilized as a private dog park.

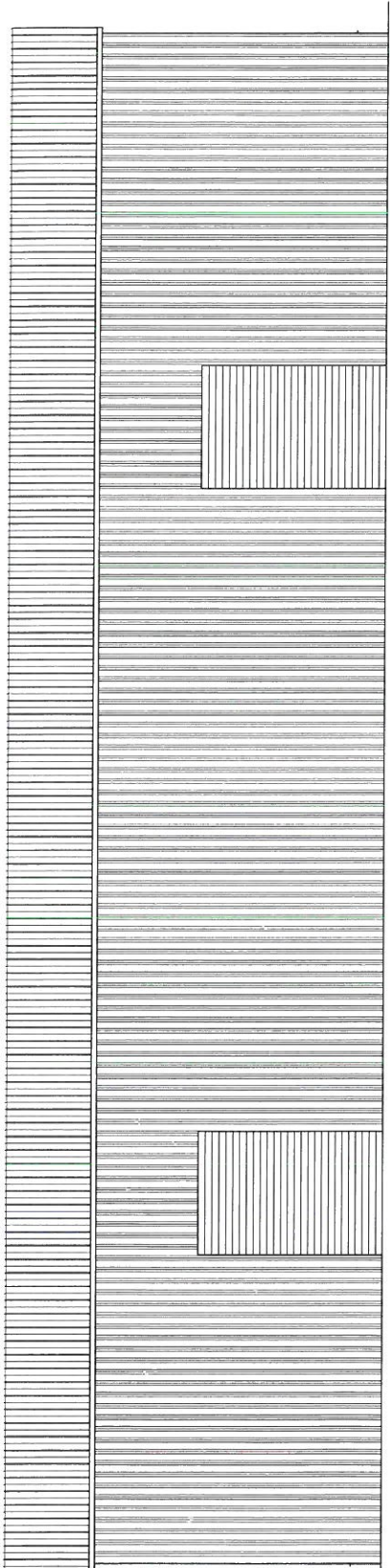


4412 W. FERGLINSON
 VISALIA, CA. 93291
 (559) 733-8226
 FAX: 732-5886
 SCALE: AS NOTED
 DRAWN: JF-COZ

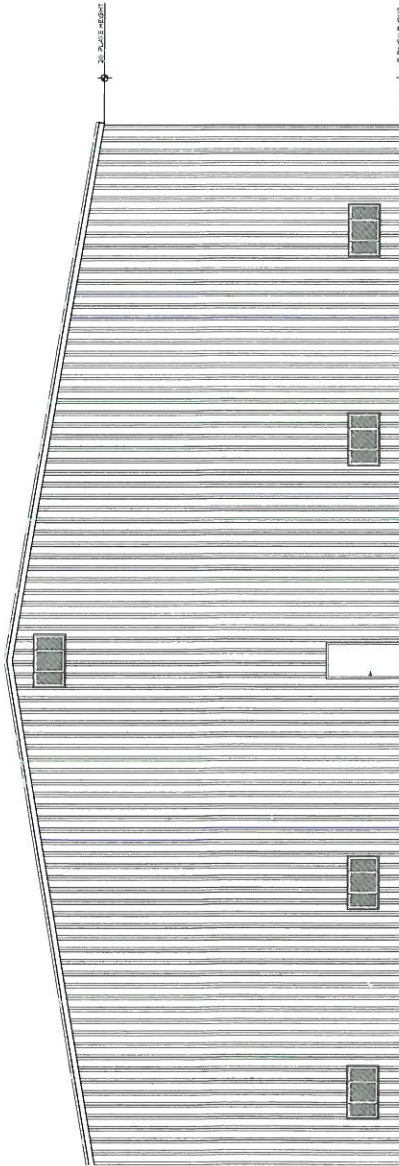
AN INTERIOR REMODEL FOR:
VALLEY OAK S.P.C.A.
 VISALIA, CA 93291

DATE: 03-28-77
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 TITLE:

Sheet
A-4



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



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

Exhibit "D"



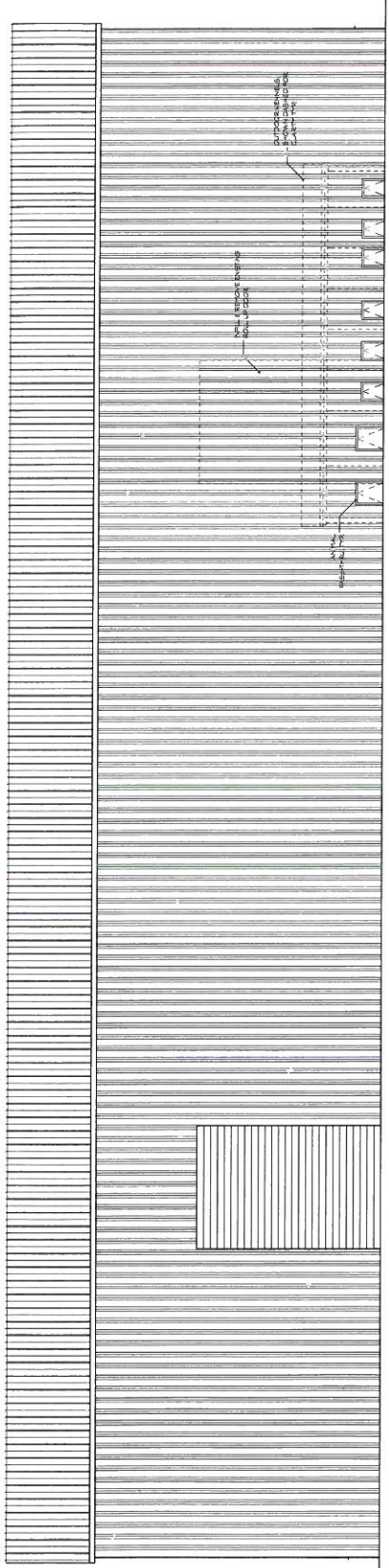
4121 W. FERGUSON
 VISALIA, CA 93291
 (805) 732-8926
 FAX: 732-8836

SCALE AS NOTED
 8004 17001

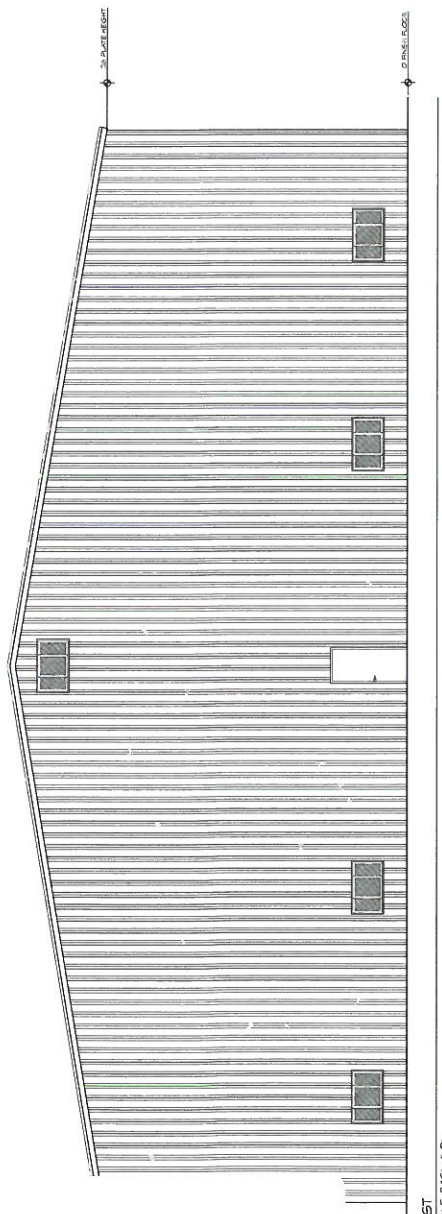
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VALLEY OAK S.P.C.A.
 VISALIA, CA 93291

DATE: 09-23-07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

Sheet
A-5

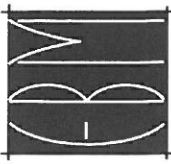


NORTH
 SCALE 3/8" = 1'-0"



EAST
 SCALE 3/8" = 1'-0"

Exhibit "E"



**DESIGN GROUP
INCORPORATED**
ARCHITECTS



DAVID FERGIUSON
VISALIA, CA 93291
(559) 732-9295
FAX: 732-5836

SCALE - AS NOTED
DATE - 11/20/01

AN INTERIOR REMODEL FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

TITLE: 02-23-17

- △ EXISTING
- △ EXISTING
- △ EXISTING
- △ EXISTING
- △ EXISTING

SHEET
A-2

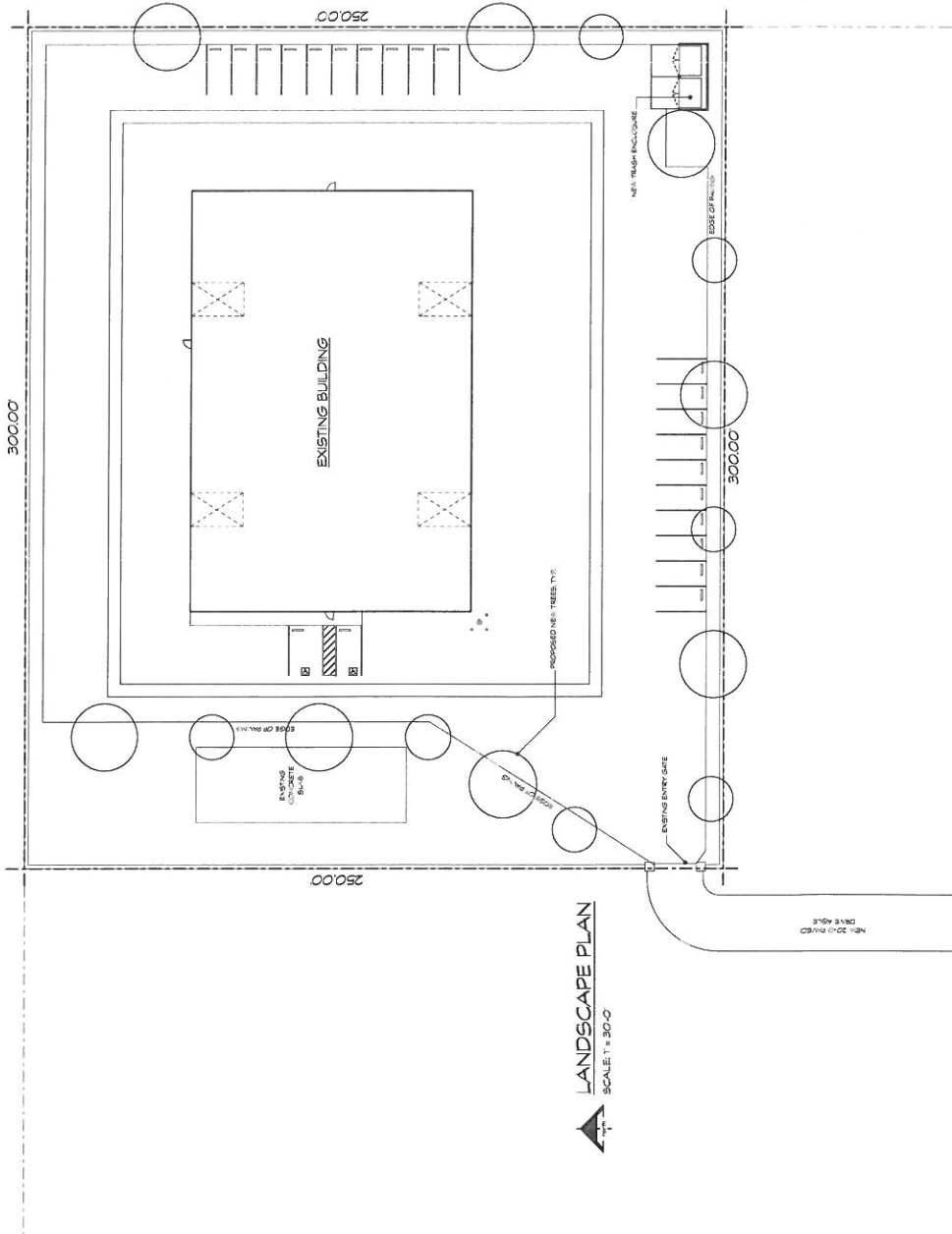


Exhibit "F"

June 2, 2017

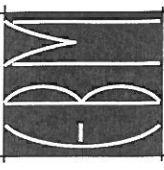
Re: **Site Plan Review #2017-16**

Master Sign Program

Project Scope:

The proposed signage for this project will consist of three signs, located on the South, East and West sides of the buildings. The sign on the South side will be 3' tall by 32' long and have an area of 96 square feet. The signs on the East and west sides will be 2'-8" tall by 9'-6" long and have an area of 26 square feet each. This is a total area of 148 square feet.

The signs will be individual metal letters that will be either back lit or internally lit. While the final color of the signs has not been determined, it is anticipated that they will be a contrasting color to the blue metal siding of the building. One option would be a silver or metal finish.



**DESIGN GROUP
INCORPORATED**
ARCHITECTS

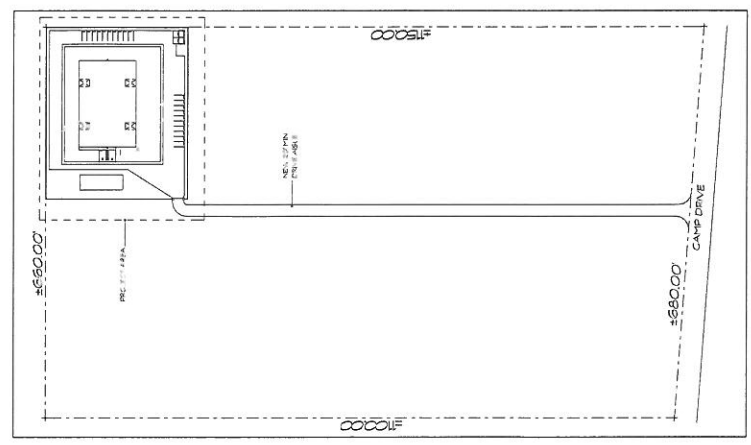
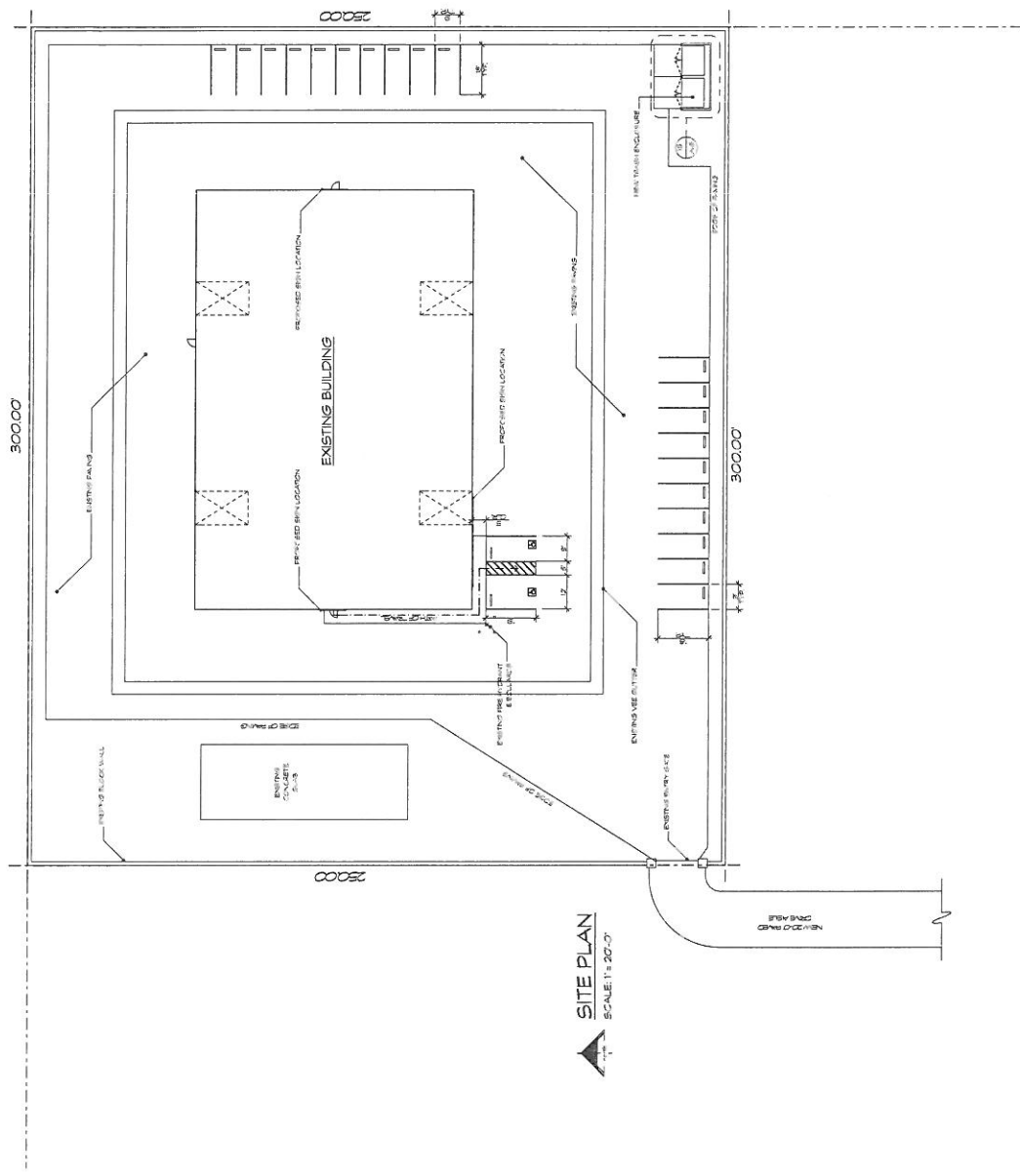


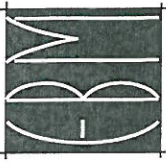
4412 W. FERGUSON
VISALIA, CA 93291
959.732.9278
FAX: 959.682.5656
WWW.DGI-ARCH.COM

A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 05-22-17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SHEET
A-1





DESIGN GROUP
INCORPORATED
ARCHITECTS



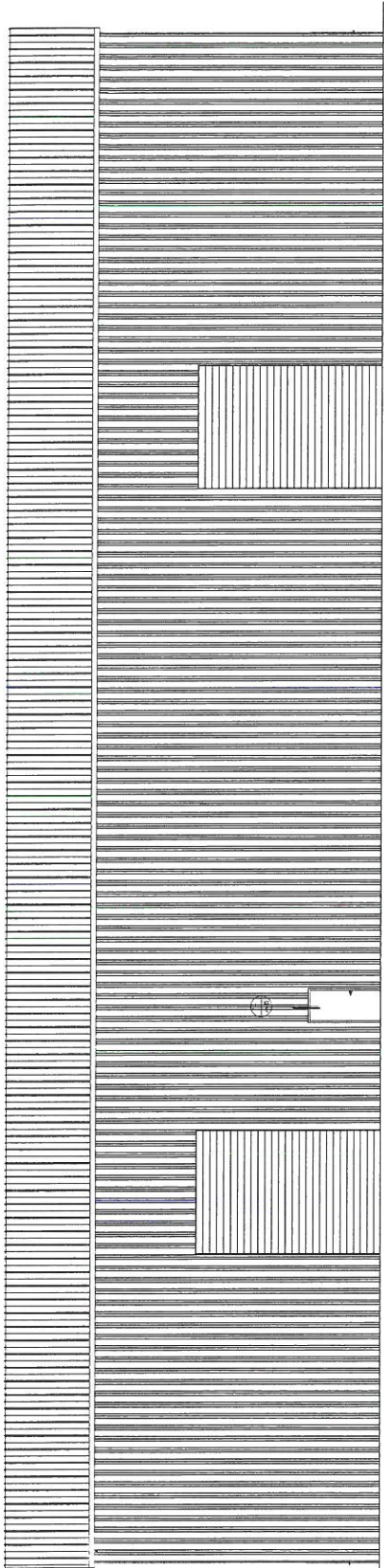
ARTIST RECEPTION
VISALIA, CA 93291
559.732.9225
FAX: 559.732.6336

ALPACAS, INC.

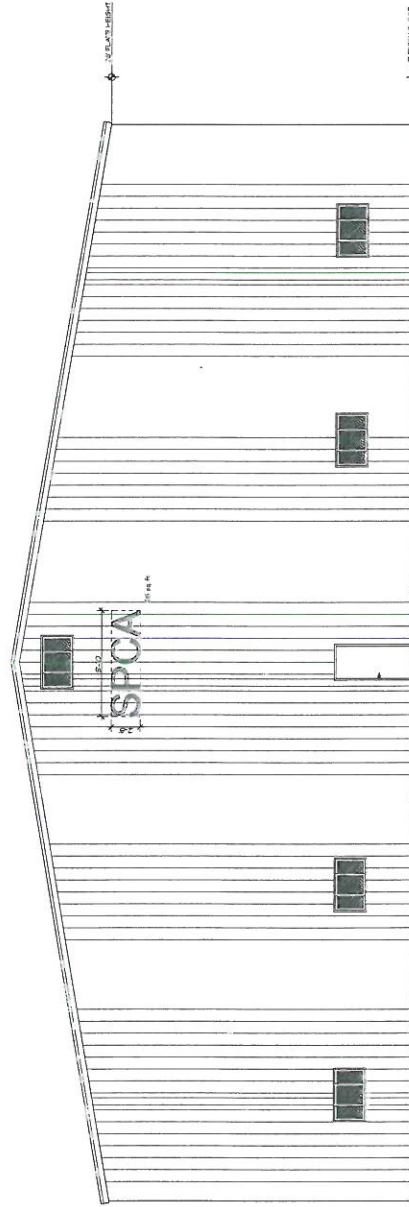
A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 05/25/17
 Δ REVISION
 Δ REVISION
 Δ REVISION
 Δ REVISION
 Δ REVISION

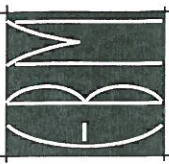
Sheet
A-4



NORTH
SCALE 3/8" = 1'-0"



EAST
SCALE 3/8" = 1'-0"



**DESIGN GROUP
INCORPORATED**
ARCHITECTS



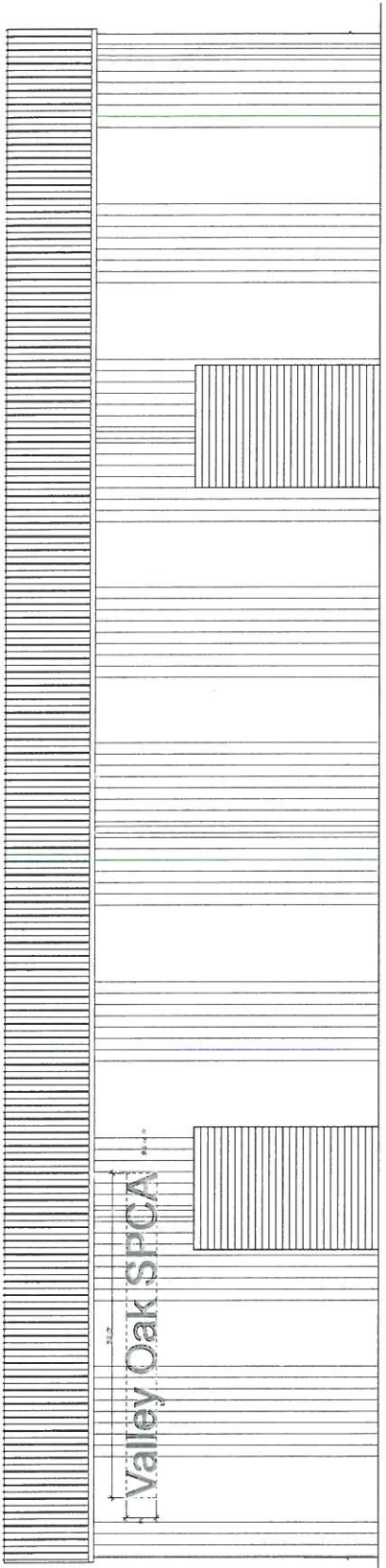
447291 REDWOOD DR
VALLEJO, CA 94591
TEL: 707-552-1100
FAX: 707-552-1100

SCALE: AS NOTED
DATE: 11-01-17

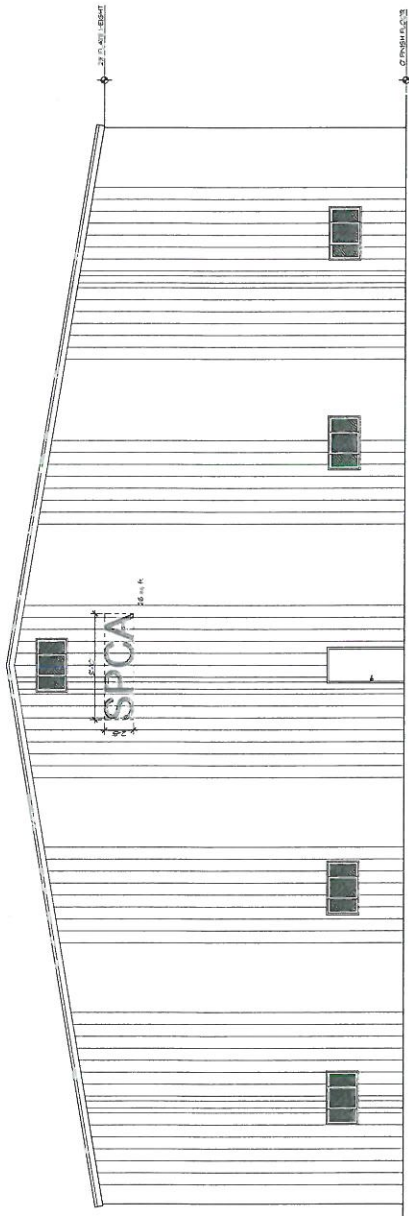
A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93281

DATE: 05-23-17
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

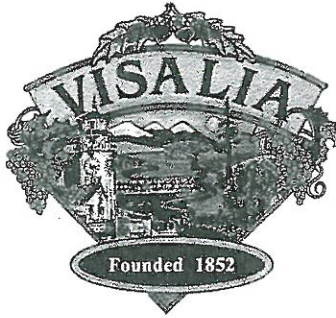
Sheet
A-3



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



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



2
MEETING DATE: APRIL 12, 2017
SITE PLAN NO. 17-061 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



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

17-061

9800 W Camp

COMMERCIAL BIN SERVICE

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



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



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

COMMENTS

Needs a double enclosure built to city standards, located for direct stab.

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



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: 2

DATE: April 12, 2017

SITE PLAN NO:

SPR17061

RESUBMIT

PROJECT TITLE:

VALLEY OAK SPCA

DESCRIPTION:

CREATE OFFICE, RESTROOM, BREAKROOM, AND KENNELS

APPLICANT:

MCCONNAUGHEY ERIC

PROP OWNER:

MARTELLA JUSTIN M & ANITA N (TRS)(REV TR)

LOCATION:

9800 W CAMP DR

APN(S):

081-020-039

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 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

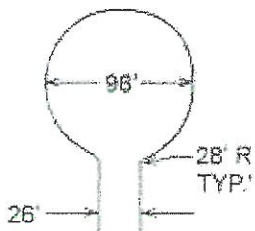
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

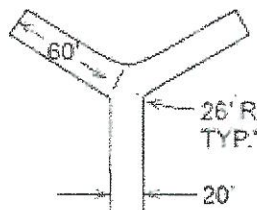
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

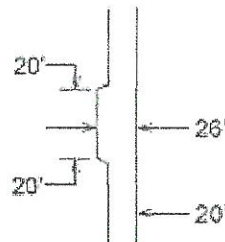
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



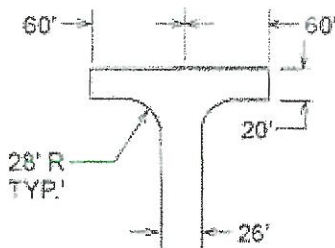
96' DIAMETER
CUL-DE-SAC



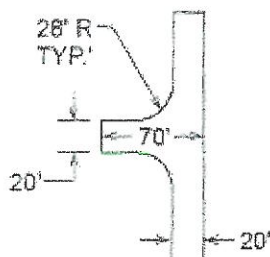
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18

- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following: *2016 CFC D103.5*
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:


 Kurtis A. Brown
 Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: April 05, 2017

SITE PLAN NO: 2017-061 RESUBMIT
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CREATE OFFICE, RESTROOM, BREAKROOM, AND KENNELS
APPLICANT: MCCONNAUGHEY ERIC
PROP. OWNER: MARTELLA JUSTIN M & ANITA N (TRS)(REV TR)
LOCATION TITLE: 9800 W CAMP DR
APN TITLE: 081-020-039
GENERAL PLAN: Agriculture
EXISTING ZONING: AG – Agriculture

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP)
- Detailed Floor Plan
- Revised Site Plan Exhibit
- Operational Statement
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (04/12/2017):

1. A CUP is required for the SPCA use.
2. Provide site plan exhibits and detailed operational statement with the CUP application submittal.
3. Identify all areas within the building proposed for the SPCA use. Any tenant spaces not identified may be subject to future Site Plan Review and may require amending the CUP if these areas are not defined during the CUP process.
4. Provide additional information on the indoor training area. If equipment is going to be placed in the tenant space this information shall be depicted on the floor plan.

Previous Comments

PROJECT SPECIFIC INFORMATION (03/29/2017):

1. A CUP is required for the relocation of the Valley Oak SPCA to this site.
2. Provide a detailed site plan that clearly depicts all the improvements associated with the proposed use. The site plan shall depict parking stalls, trash enclosure location, ADA path of travels, and any additional structures that will be placed on-site.
3. Provide a detailed floor plan that depicts the improvements proposed by the Valley Oak SPCA use. If the entire building is not being utilized, identify the use of the areas that are not occupied by the SPCA use.
4. The access drive to the building shall be fully paved (asphalt or concrete) and shall maintain a 20-ft. drive aisle width.

- 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.

Development Standards for Agriculture Zoning

17.08.050 Required conditions.

- A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review Committee.
- B. Any materials used or created by any business or use shall not be stacked or piled so as to be visible above the fence or wall, unless specifically allowed by a conditional use permit.

17.08.060 Site area.

The minimum site area shall be twenty (20) acres for all permitted uses. The minimum site area for conditional uses shall be specifically approved by the planning commission in granting the conditional use permit.

17.08.070 Dwelling units per site.

Each parcel shall have not more than one dwelling unit, unless specifically provided under Section 17.08.020.

17.08.080 Coverage.

The maximum site area covered by structures shall be five (5) percent for permitted uses. Greater coverage is allowed with a conditional use permit.

17.08.090 Front yard.

The minimum front yard shall be thirty-five (35) feet.

17.08.100 Rear yard.

The minimum rear yard shall be twenty-five (25) feet.

17.08.110 Side yards.

- A. The minimum interior side yard shall be fifteen (15) feet.
- B. The minimum street side yard shall be thirty (30) feet.

17.08.120 Height of structures.

- A. The maximum height of a structure occupied by a permitted use shall be thirty-five (35) feet.
- B. The maximum height of accessory structures shall be thirty-five (35) feet subject to the exception that tank houses, storage tanks, windmills, radio towers and silos may exceed thirty-five (35) feet in height.
- C. The maximum height of a structure occupied by a conditional use and its accessory structures shall be determined by provisions of the conditional use permit.

17.08.130 Fences, walls, and hedges.

- A. Fences, walls, concertina wire, and hedges not exceeding seven (7) feet in height shall be permitted, except that in a required front yard or street side yard, a fence, wall or hedge shall not exceed four (4) feet in height.
- B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-1 or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

Parking:

1. Provide parking spaces based on a detailed operational statement and additional spaces may be required based on the City Planner determination of the use (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 17.34.030.1).

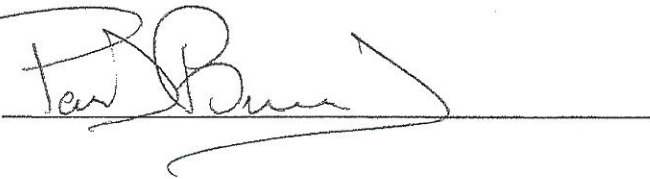
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.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

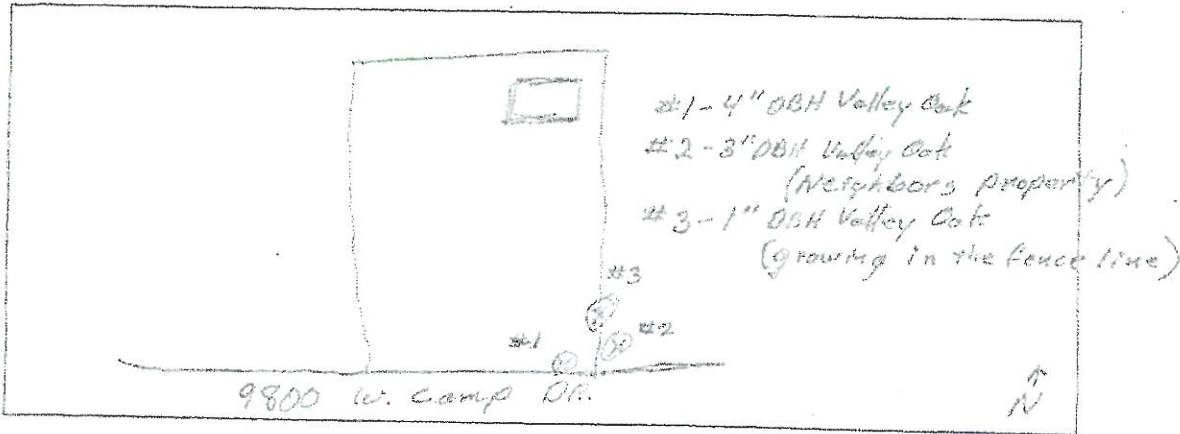
A handwritten signature in black ink, appearing to read "Terrence B. Bunn", is written over a horizontal line. The signature is stylized with large, sweeping loops.

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

Date: 3-27-17

Site Plan Review # 17061

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: Two Valley oaks on property.
One Valley oak on neighbors property to the East.

Please plot and protect all Valley oak Trees

Joel Hooyer

Parks and Urban Forestry Supervisor

559 713-4295

Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: APRIL 12, 2017

SITE PLAN NO.: 17-061 RESUBMITTAL
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CREATE OFFICE, RESTROOM, BREAKROOM,
AND KENNELS
APPLICANT: MCCONNAUGHY ERIC
PROP OWNER: MARTELLA JUSTIN M & ANITA N (TRS) (REV TR)
LOCATION: 9800 W CAMP DR
APN: 081-020-039

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 WORK REQUIRED IN THE PUBLIC RIGHT-OF-WAY
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **CAMP DR**
- 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 project will be required to install a City standard 24' refuse enclosure with a concrete apron and gates. Location and position are adequate. Refer to City design details.***
- 2. The 20' paved access drive to the site is recommended to be designed to a traffic index of 5.0 - a min. requirement for a Solid Waste vehicle. Drive shall be paved up to Camp Dr.***
- 3. Parking stalls shall be painted per City standards. Refer to City accessible standards, additional improvements may be necessary to comply with design standards.***
- 4. Impact fees will apply to proposed use. A credit for the previous warehousing will be applied, the offset of fees will be due at time of building permit issuance for each tenant improvement. Refer to page 3 for applicable fees and summary.***
- 5. City records do not indicate the existing facility is connected to City utility. There is an existing sewer trunk line in Camp Dr., fronting the parcel, however the building location exceeds distance for sewer main extension requirements.***
- 6. Refer to Building and Fire Dept. for additional requirements related to the change in occupancy.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **17-061 RESUBMITTAL**

Date: **4/12/2017**

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:**OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **INDUSTRIAL/SERV COMM**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,247/1000SF PER EACH T.I.
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DUE AT TIME OF CONNECTION
<input checked="" type="checkbox"/> Sewer Front Foot Fee	TO CITY SEWER IN CAMP DRIVE
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 12, 2017

ITEM NO:	2	RESUBMTL
SITE PLAN NO:	SPR17061	
PROJECT TITLE:	VALLEY OAK SPCA	
DESCRIPTION:	CREATE OFFICE, RESTROOM, BREAKROOM, AND KENNELS	
APPLICANT:	MCCONNAUGHEY ERIC	
PROP. OWNER:	MARTELLA JUSTIN M & ANITA N (TRS)(REV TR)	
LOCATION:	9800 W CAMP DR	
APN(S):	081-020-039	

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.
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:

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Leslie Blair

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 2 DATE: April 12, 2017
SITE PLAN NO: SPR17061 **RESUBMIT**
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CREATE OFFICE, RESTROOM, BREAKROOM, AND KENNELS
APPLICANT: MCCONNAUGHEY ERIC
PROP OWNER: MARTELLA JUSTIN M & ANITA N (TRS)(REV TR)
LOCATION: 9800 W CAMP DR
APN(S): 081-020-039

NOTE: These are general comments and DO NOT call.
Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

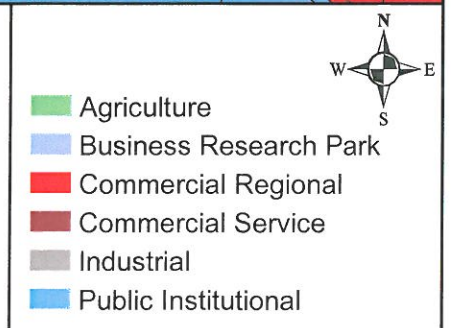
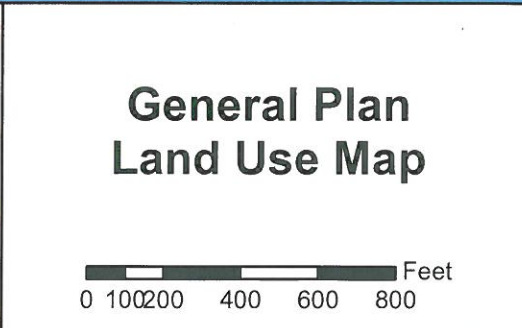
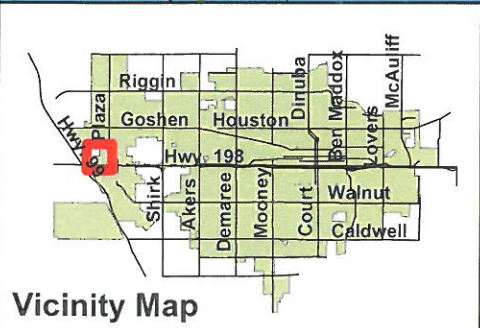
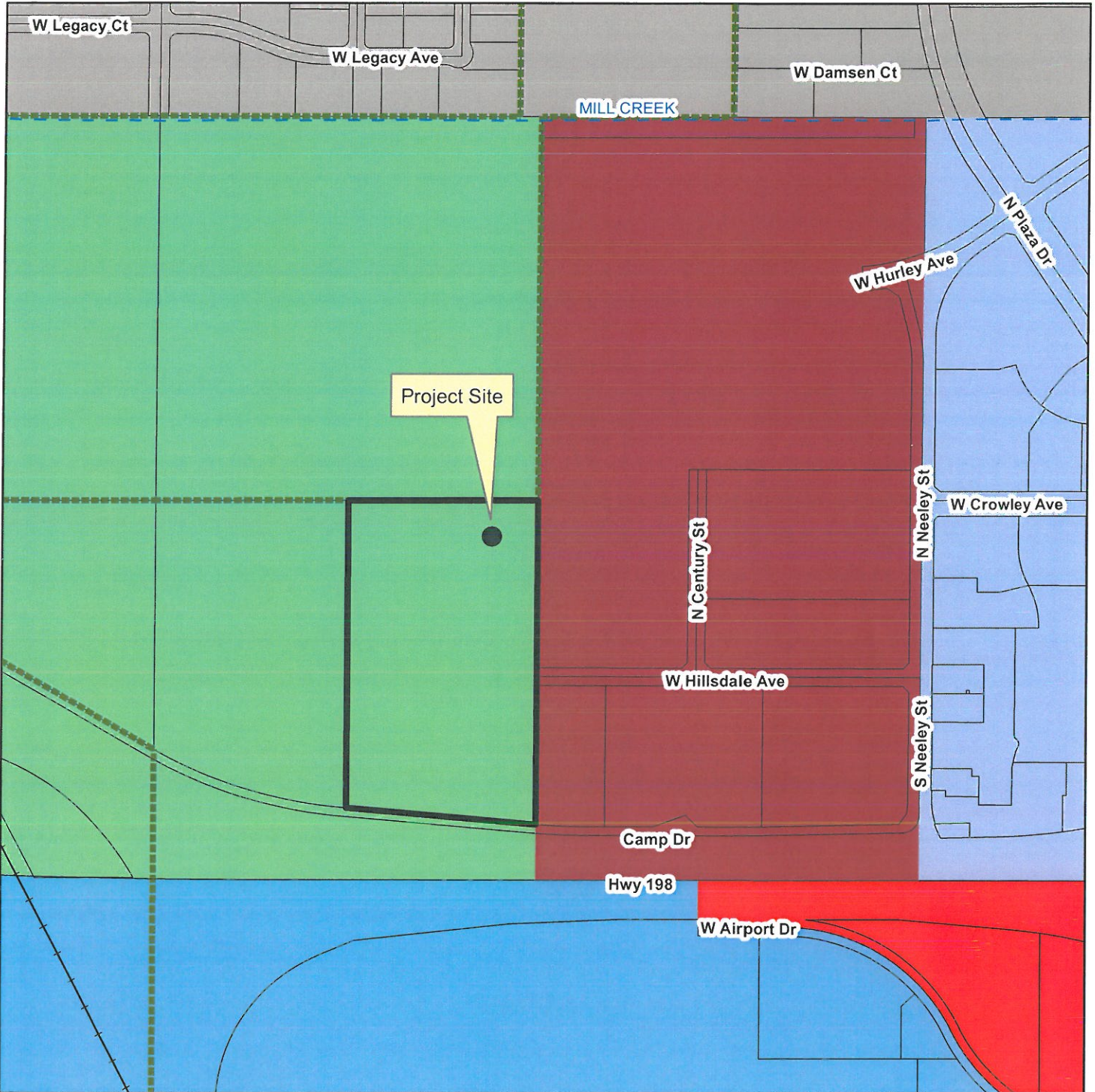
 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: VERIFY TRAVEL DISTANCE FOR EXITING
OF EACH SPACE.

 Date: 4/12/17
Signature

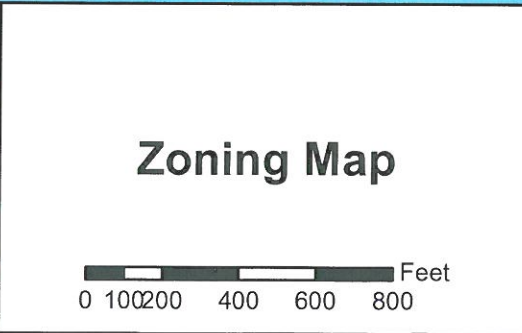
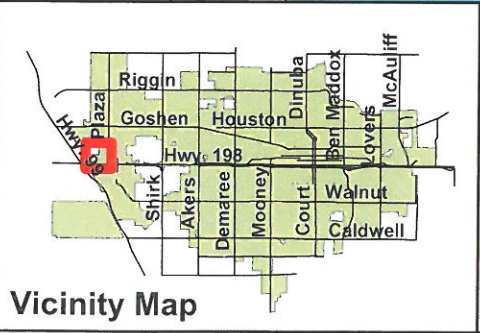
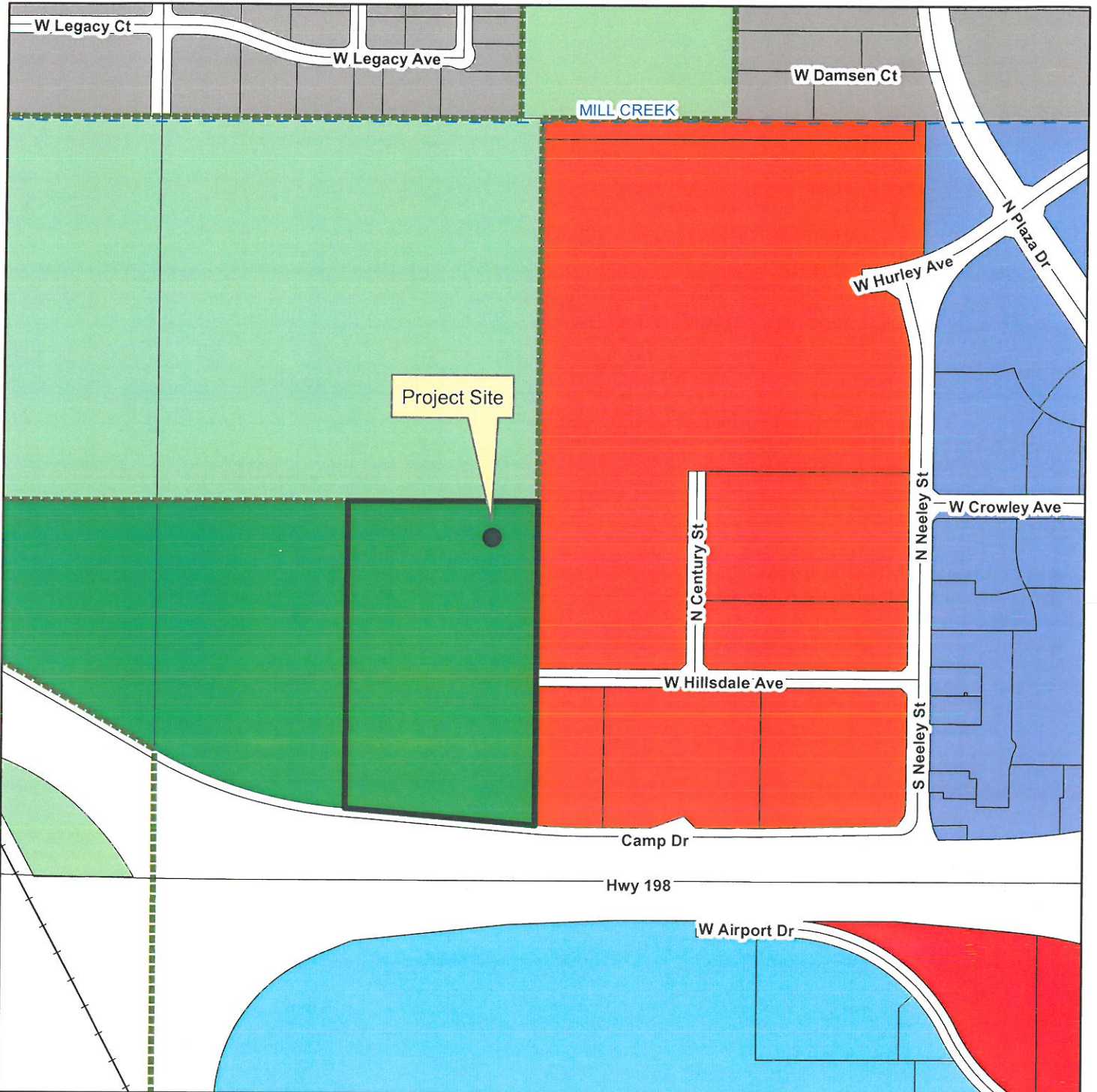
Conditional Use Permit No. 2017-16

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)



Conditional Use Permit No. 2017-16

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)




Conditional Use Permit No. 2017-16

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)



Aerial Photo
Photo Taken March 2016

0 100 200 400 600 800 Feet



- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS

