

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 26, 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.
 - No items on the Consent Calendar.
5. PUBLIC HEARING – Andy Chamberlain
 - Conditional Use Permit No. 2017-14: A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The site is located 3203 E. Houston Avenue (APNs: 103-180-084) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-31.
 - La Fortuna Tentative Subdivision Map No.5561: A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The site is located 3203 E. Houston Avenue (APNs: 103-180-084) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-31.
6. PUBLIC HEARING –Brandon Smith
Conditional Use Permit No. 2017-23: A request by Barrelhouse Brewing Company to allow live entertainment within an approved 5,500 square foot tap room and beer garden in the D-MU (Downtown Mixed Use) zone. The project site is located at 521 E. Main Street, on the south side of Main Street 200 feet east of Santa Fe Street. (APN: 094-235-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-38.

7. PUBLIC HEARING – Andy Chamberlain

Revocation of Conditional Use Permit No. 2016-01: Planning Commission consideration for the revocation of Conditional Use Permit No. 2016-01, which allowed Victory Outreach Visalia, to establish a Women’s Residential Care Facility with 30 beds for women, and 10 beds for male and female staff, and Victory Outreach Church offices, in the Single Family Residential (R-1-5) zone.

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, JULY 6, 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, JULY 10, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 26, 2017

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

SUBJECT: Conditional Use Permit No. 2017-23: A request by Barrelhouse Brewing Company to allow live entertainment within an approved 5,500 square foot tap room and beer garden in the D-MU (Downtown Mixed Use) zone. The project site is located at 521 E. Main Street, on the south side of Main Street 200 feet east of Santa Fe Street. (APN: 094-235-004)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-23, as conditioned, based on the findings and conditions in Resolution No. 2017-40. 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. 2017-23, based on the findings and conditions in Resolution No. 2017-40.

PROJECT DESCRIPTION

Barrelhouse Brewing Company is requesting approval of a conditional use permit to allow live entertainment in conjunction with a micro-brewery taproom in the D-MU zone, located at 521 E. Main Street. The allowance of live entertainment as defined in the Zoning Ordinance is a conditional use in the D-MU zone under the Zoning Matrix line E12 (this is not to be confused with night clubs, which are listed separately in the Zoning Matrix as a conditional use).

Live entertainment will occur on an indoor stage and an outdoor stage, both called out on the site plan illustrated in Exhibit "A". The indoor stage will be located at the back corner of the open bar area, while the outdoor stage will be located within an enclosed outdoor beer garden behind the taproom. The beer garden will contain picnic tables and on occasions will contain food trucks that enter from the back entrance off Acequia Avenue. There is no open floor area for dancing or similar activities associated with either stage set-up.

The applicant's operational plan (Exhibit "B") states that live entertainment will be offered most Fridays, Saturdays, and Sundays, though the entertainment may occur on other days as well. Live entertainment will consist primarily of amplified and non-amplified musical acts without any organized dancing. The live entertainment will generally be playing while the taproom is open to the public and that on occasion there will be ticketed events with a cover charge, perhaps 4 to 6 times a month. Regarding the taproom operation, there will be occasional food trucks locating in the beer garden and patrons will be allowed to bring food onto the site, but there are no plans to have a kitchen or to prepare food onsite. The applicants propose no age limit for patrons at any time except for certain ticketed events, notwithstanding conditions placed on the operation by the State Department of Alcoholic Beverage Control and/or the Visalia Police Department. Live entertainment is intended to complement the bar aspects of the establishment as opposed to live performances intended to attract an outside non-drinking patronage. Consequently, the potential for operation as a nightclub is not proposed by this CUP application.

Barrelhouse Brewing Company is a new micro-brewery taproom scheduled to open in July 2017. The project site is located within the East Downtown Overlay District, which allows for micro-breweries, taprooms, and brewpubs as permitted uses subject to conditions contained in Zoning Ordinance Chapter 17.63. Service of brewed beverages is allowed to be conducted with or without the service of food. The taproom operation was approved as a permitted use by the Site Plan Review Committee as item no. 2016-085, though the live entertainment aspect of the operation requires a Conditional Use Permit.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Downtown Mixed Use
Zoning:	D-MU (Downtown Mixed Use)
Surrounding Land Use and Zoning	North: DMU / Philly's Cheesesteak restaurant, Peddler's Market antique store South: DMU / Automobile service East: DMU / Lamplighter Mercantile antique store West: DMU / Vacant storefront
Environmental Review:	Categorical Exemption No. 2017-38
Special Districts:	Downtown Retail Overlay District; East Downtown Overlay District
Site Plan:	2016-085

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Over the years several conditional use permits have been approved for entertainment, dancing and similar activities that constitute live entertainment or nightclub uses.

The following permits have been approved for live entertainment. Unlike the subject, which is a micro-brewery taproom that can operate with or without the service of food, these uses constitute bona-fide restaurants with full bars operating on Type 47 licenses from the State Department of Alcoholic Beverage Control:

- **Conditional Use Permit No. 2014-28** was approved by the Planning Commission on December 8, 2014, allowing live entertainment at Sequoia Brewing Company, 124 W. Main Street.
- **Conditional Use Permit No. 2002-12** was approved by the Planning Commission on April 9, 2012, allowing live entertainment at Visalia Brewing Company at 112 W. Main Street.

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

The Visalia Zoning Matrix identifies live entertainment (and similarly night clubs) as a conditional use in the D-MU zone, and requires the submittal and approval of a Conditional Use Permit (CUP) application. Through the CUP process, potential land use impacts can be addressed, thereby ensuring compatibility between the proposed use and existing surrounding uses.

The primary on-site use of a taproom is a permitted use at this location, being within the East Downtown Micro-brewery Overlay District. Visalia Municipal Code Chapter 17.63, pertaining to the Overlay District, allows for micro-brewery taprooms with or without food sales. It should be noted that if Conditional Use Permit No. 2017-23 is denied, the taproom will continue to function as a permitted use of a micro-brewery taproom with or without food sales in accordance with this chapter, however no live entertainment activities would be allowed.

Adjacent land uses include a variety of retail, restaurant, and automotive-related uses. The hours of operation for most existing businesses in the surrounding area curtail in the early evening, with the exception of nearby restaurants (i.e. Cantons, Crawdaddys), a bar (Santa Fe Station), and the Regal Cinema movie theater.

Directly behind the indoor establishment there will be an outdoor beer garden where a stage for live entertainment will be located. The regular occurrence of amplified music outdoors will be subject to the City's Noise Ordinance regulations for Exterior Noise Standards, particularly as they relate to noise sensitive land uses that include residences, churches, hospitals, schools, and public libraries. In the surrounding vicinity there are two churches located within two blocks north of the establishment (Radiant Church and Visalia Buddhist Temple) that generally hold services on Sunday mornings, and there are two residences located two blocks south of the establishment (600 block of E. Mineral King). The churches and residences are heavily surrounded by buildings that help mitigate noise.

In order to maintain the establishment so that the live entertainment complements the taproom and does not become a significant draw unto itself, staff is recommending a condition of approval (reference Condition No. 9) that there shall not be two amplified live entertainment acts occurring simultaneously on the indoor and outdoor stages.

Outdoor Beer Garden

An existing outdoor patio of pervious landscaping enclosed by a screening fence is located at the back end (south side) of the building. The patio area has access from the restaurant and has gates on the south leading to Acequia Avenue. The site plan shows features within the patio that includes picnic tables.

Due to concerns regarding safety, staff recommends conditions (reference Condition Nos. 19, 20, and 21) that restrict access in and out of the patio. The conditions of approval include a requirement that gates shall not permit access from outside of the patio and that Main Street shall remain the primary access.

Police Department Review

The Visalia Police Department has reviewed the proposed conditions of approval with the applicant who has indicated their ability and willingness to implement and comply with the proposed conditions. The proposed conditions of approval are modeled from previous conditional use permit approvals for live entertainment but tailored to address the minimal live entertainment aspects of the business as addressed in the operational plan.

Security Plan

The operation statement indicates that trained security personnel will be employed onsite on evenings with ticketed or limited access live entertainment. Security personnel will be responsible for guarding entrances, preventing loitering and group gathering, and verifying occupancy limits.

The applicant will be required to submit a fully-detailed security plan for review and approval by the Visalia Police Department prior to commencing any ticketed live entertainment activities (reference Condition No. 25). The security plan shall describe in detail the types of security measures being undertaken and standards for managing the security measures. The security plan shall be in the possession of the Visalia Police Department along with contact information for responsible parties to address any issues. Video surveillance cameras will be a required component of the security plan as specified in recommended Condition No. 26.

Conditional Use Permit Revocation Process

Pursuant to Visalia Municipal Code Section 17.38.040, a failure by the owner/operator to comply with the conditions of project approval will result in a Notice of Conditional Use Permit Suspension Order to Cease and Desist. The City of Visalia has the authority to automatically suspend a conditional use permit for failure to comply with the condition(s) of the permit. Upon suspension the Planning Commission shall hold a public hearing within 60 days, in accordance with the public hearing notice procedures. If the Commission is not satisfied that the regulation, general provisions, or applicant's ability to meet the conditions, they may revoke the permit or take action as may be necessary to insure compliance with the regulation, general provision, or condition(s).

Alcoholic Beverage Control License

The applicant has applied for a duplicate of the business's (Barrelhouse Brewing Company's) existing Type 23 license through the State Department of Alcoholic Beverage Control (ABC).

The Department defines a Type 23 license as follows:

SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01 [Beer Manufacturer]. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.

Recommended condition no. 31 states that all necessary licenses from the ABC shall be obtained, kept current, and complied with. The terms of the ABC license include but are not limited to age restriction of patrons within the establishment, during or not during times of live entertainment.

Correspondence

A letter of correspondence was received by a neighboring property owner and is included as Exhibit "C". The correspondence indicates support toward the project.

Environmental Review

The requested action is considered a minor alteration in land use limitations as provided in the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301, and is therefore Categorically Exempt from a full environmental review. (Categorical Exemption No. 2017-38).

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use 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, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-38)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A" and the operational statement in Exhibit "B", notwithstanding any required conditions below and/or imposed by State Department of Alcoholic Beverage Control. 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.
2. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-085, incorporated herein by reference.
3. That the land use shall maintain operation primarily as a microbrewery or taproom as defined in Visalia Municipal Code Section 17.63.030. This operation allows for the service of brewed beverages with or without the service of food. The land use shall not operate primarily as a nightclub.
4. That the project be required to maintain the noise standards found in Visalia Municipal Code Section 8.36.040.
5. Amplified live entertainment is permitted between the hours of 11:00 a.m. and 9:00 p.m. Outside live entertainment shall not exceed sixty (60) decibels at fifty (50) feet from noise origin. Similar activities in nature and intensity may be allowed as determined by the City Planner. Any subsequent change to hours of the live entertainment shall require an amendment to the Conditional Use Permit.
6. Non-amplified live entertainment is permitted during any hours of operation.
7. All ticketed events shall require a Temporary Conditional Use Permit (TCUP).
8. No disk jockeys ("DJ's") shall be permitted at any time.
9. There shall not be two amplified live entertainment acts occurring simultaneously on the indoor and outdoor stages.
10. No organized dancing is to be permitted at any time.

11. Food trucks are required to be on the premises serving food to patrons for no less than three (3) hours on no less than eight (8) days per month.
12. There shall be no adult entertainment as defined in Visalia Municipal Code Chapter 17.62, including no lingerie/bathing suit shows.
13. During live entertainment, the operator shall regularly maintain the area under their control in an effort to prevent loitering of persons about the premises. No alcoholic beverages shall be consumed on any public areas adjacent to the licensed premises under the control of the licensee.
14. During live entertainment, the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.
15. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business.
16. The parking lot and public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any nightclub activities.
17. That the maximum occupancy limit shall be posted and not exceeded.
18. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
19. All exterior doors and all patio gates and doors shall remain closed at all times, except when loading, unloading, and the passage of vehicles are occurring in the gated area. Doors may not solely consist of a screen door or ventilated security door.
20. Patrons shall use only the Main Street entrance to enter and exit the business except in the event of an emergency.
21. A barrier shall be installed/maintained on the Acequia Street side (south side) of the business in the fence (currently chain-link style). This barrier is to provide a visual shield and assist with keeping contraband from being passed into and from the premises.
22. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the business. This does not include advertising placed inside the business directed to the outside.
23. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
24. The owner/operator shall provide proof that employees who sell alcohol have completed the following, either:
 - a) Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
 - b) Completed equivalent training acceptable to the ABC Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.
25. That the owner/operator shall prepare and hold to an approved security plan that includes the following:
 - a) Prior to any type of entertainment identified in this Conditional Use Permit (CUP) the owner/operator shall prepare and submit to the District Commander a security plan for

approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents of the security plan shall be incorporated as conditions of approval of CUP. The owner/operator shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for providing both the District Commander and the Planning Division a copy of the approved security plan.

- b) Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
- c) Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
- d) Identify all managers of the establishment and their contact telephone numbers.
- e) Confirm that all bartenders and other employees shall be trained to recognize the symptoms of an obviously intoxicated patron, to refuse serving alcoholic beverages to obviously intoxicated patrons, and to report emergencies to the manager on duty and to law enforcement.
- f) Confirm that first aid supplies and operational fire extinguishers are located in the kitchen (if applicable), service areas and the manager's office.
- g) Confirm that the burglar and fire alarm is monitored by a security company 24 hours a day, seven days a week.
- h) Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.
- i) Confirm that the security personnel shall regularly monitor the parking lot (if applicable) and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
- j) The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
- k) The applicant shall maintain a copy of the current security plan and CUP conditions of approval on the premises and shall present the security plan immediately upon request by a peace officer or code enforcement personnel.
- l) During times that security guards are required they must be able to provide the number of persons in the building when requested.
- m) If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code Section 8.40.030, the Visalia Police Department may initiate

proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.

- n) In the event the physical security plan is withdrawn or revoked, no live or recorded entertainment or dancing shall occur until such time as a security plan which has been approved by the Police Department and City Planner is in effect.

26. That the owner/operator shall maintain a video camera system that includes the following:

a) Half an hour prior to, during, and half an hour after the times of live entertainment, a fully functional color digital video camera must be in place to record the activities of patrons on the premises. The interior of the business must have at least one camera placed to focus on each area where alcoholic beverages are being dispensed (this shall include the outdoor patio area and billiard room), Additionally, there shall be at least one camera placed to focus on each of the following areas; front door(s) and/or entry area, any area outside where patrons wait to enter the establishment, and the majority of the open floor space area in the establishment.

b) The camera storage capacity should be for at least ten (10) calendar days. The system must continuously record, store, be capable of playing back images and be fully functional at all times.

27. The operation will be assessed/evaluated by City of Visalia Departments quarterly (4 times) within the first year of business, bi-annually (2 times) within the second year of business, and annually for every year thereafter to ensure adherence to this CUP and their Security Plan to determine whether modifications are necessary due to public safety, public nuisance, or ABC sales related problems occur. This includes but is not limited to the change of the age requirement to 21 years of age and over.

28. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-23 run with the land. The owner/operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators, who shall be subject to all of the conditions herein unless amended or revoked.

29. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2017-23, per Visalia Municipal Code Section No. 17.38.040.

30. 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. 2017-23.

31. That all applicable federal, state and city laws, codes and ordinances be met, including all necessary licenses from the California Department of Alcoholic Beverage Control.

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. 2017-40
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Correspondence
- Site Plan Review Item No. 2016-085 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance

Chapter 17.04: Definitions

"Live Entertainment" means the performance by one (1) or more of any of the following performed live with amplified sound by one (1) or more persons, whether or not done for compensation and whether or not admission is charged: (i) musical act, including karaoke; (ii) theatrical act, including a play, revue, or stand-up comedy; (iii) dance; (iv) magic act; (v) disc jockey; or (vi) similar activity.

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.

Chapter 17.63: MICRO-BREWERY/MICRO-WINERY OVERLAY DISTRICT

17.63.010 Purpose and Intent.

- A. There is created a Micro-brewery/Micro-winery Overlay District, the boundaries of which are shown on the map entitled, "Micro-brewery/Micro-winery Overlay District", which is on file at city hall. Said map is adopted and made a part of this ordinance.
- B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to facilitate businesses that specialize in the small-scale production and sale of crafted beverages. This chapter is also enacted to encourage the location of micro-brewery and micro-winery businesses in the East Downtown area. This is to:
1. Encourage, protect and enhance existing buildings, their productive re-use, and improvements in the East Downtown area.
 2. Promote the vibrancy and sense of destination and place of the East Downtown area by establishing this area as the recognized center for craft brewing establishments.
 3. Ensure that these establishments are compatible with each other and with existing and future uses within the East Downtown area.

17.63.020 Components of the Chapter.

This chapter shall include:

- A. The Ordinance text which specifies the micro-brewery/micro-winery overlay district and establishes specific standards pertaining to the district.
- B. A map designating the micro-brewery/micro-winery overlay district, which shall be depicted on the official zoning map of the city.

17.63.030 Definitions.

"Micro-brewery" An establishment that produces the range of brewed beer, ale, mead, hard cider and similar brewed beverages in quantities totaling 15,000 barrels or less per year (all beverage types combined) that are served on site and/or sold for off-site consumption. Service and sale of brewed beverages must be in conjunction with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Service of brewed beverages may be conducted with or without the service of food. Taproom, Nano-brewery, Craft brewery, and Brewpub are included in this definition.

"Micro-winery" An establishment that produces fermented fruit wine in quantities totaling 10,000 cases or less per year (all varieties and labels combined) that are served on site and/or sold for off-site consumption. Service and sale of wine must be in conjunction with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Service of wine may be conducted with or without the service of food. Tasting room and Boutique winery are included in this definition.

"Background entertainment" Non-amplified live music or performance intended to complement the primary venue, and for which no alteration of the physical or operational aspect of the primary use is made.

17.63.040 Standard Operating Conditions.

- A. Uses within the Overlay District
1. All uses shall be subject to the Zoning Matrix use allowances, except that micro-brewery/micro-winery locations that occur coincidentally within the micro-brewery/micro-winery overlay district and within the C-S (Service Commercial) or the D-MU (Mixed Use Downtown) Zone District shall be permitted by right.

2. Zoning regulations for micro-brewery/micro-winery locations shall be those of their underlying Zone District; except as follows:

- a) Alcoholic beverages sold on site shall be only that produced by the operator.
- b) Truck loading and unloading shall be limited to between the hours of 7:00am and 4:00pm daily.
- c) Venting of brewing process shall be directed away from sidewalks and residences.
- d) Outdoor storage shall be limited to an area of no more than 5% of the leasable floor area of the establishment. Outdoor storage shall be secured at all times and shall be fully screened from view.
- e) Parking required for a micro-brewery/micro-winery use shall be determined by the allocation of interior floor space of the establishment, and at the prescribed ratios as contained in Chapter 17.34 (Off-street parking and loading facilities). Portions of the floor area used for on-site consumption of beverages and/or food shall be parked at the prescribed restaurant ratio; brewing, bottling and warehousing of product produced or sold on site shall be parked at the prescribed industrial ratio; and, retail display of product for off-site sale shall be parked at the prescribed retail ratio.

RESOLUTION NO. 2017-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-23: A REQUEST BY BARRELHOUSE BREWING COMPANY TO ALLOW LIVE ENTERTAINMENT WITHIN AN APPROVED 5,500 SQUARE FOOT TAP ROOM AND BEER GARDEN IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE PROJECT SITE IS LOCATED AT 521 E. MAIN STREET, ON THE SOUTH SIDE OF MAIN STREET 200 FEET EAST OF SANTA FE STREET. (APN: 094-235-004)

WHEREAS, Conditional Use Permit No. 2017-23 is a request by Barrelhouse Brewing Company to allow live entertainment within an approved 5,500 square foot tap room and beer garden in the D-MU (Downtown Mixed Use) zone. The project site is located at 521 E. Main Street, on the south side of Main Street 200 feet east of Santa Fe Street. (APN: 094-235-004); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 26, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-23, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use 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, nor materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-38)

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 site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A" and the operational statement in Exhibit "B", notwithstanding any required conditions below and/or imposed by State Department of Alcoholic Beverage Control. 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.
2. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-085, incorporated herein by reference.
3. That the land use shall maintain operation primarily as a microbrewery or taproom as defined in Visalia Municipal Code Section 17.63.030. This operation allows for the service of brewed beverages with or without the service of food. The land use shall not operate primarily as a nightclub.
4. That the project be required to maintain the noise standards found in Visalia Municipal Code Section 8.36.040.
5. Amplified live entertainment is permitted between the hours of 11:00 a.m. and 9:00 p.m. Outside live entertainment shall not exceed sixty (60) decibels at fifty (50) feet from noise origin. Similar activities in nature and intensity may be allowed as determined by the City Planner. Any subsequent change to hours of the live entertainment shall require an amendment to the Conditional Use Permit.
6. Non-amplified live entertainment is permitted during any hours of operation.
7. All ticketed events shall require a Temporary Conditional Use Permit (TCUP).
8. No disk jockeys ("DJ's") shall be permitted at any time.
9. There shall not be two amplified live entertainment acts occurring simultaneously on the indoor and outdoor stages.
10. No organized dancing is to be permitted at any time.
11. Food trucks are required to be on the premises serving food to patrons for no less than three (3) hours on no less than eight (8) days per month.
12. There shall be no adult entertainment as defined in Visalia Municipal Code Chapter 17.62, including no lingerie/bathing suit shows.
13. During live entertainment, the operator shall regularly maintain the area under their control in an effort to prevent loitering of persons about the premises. No alcoholic

beverages shall be consumed on any public areas adjacent to the licensed premises under the control of the licensee.

14. During live entertainment, the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.
15. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business.
16. The parking lot and public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any nightclub activities.
17. That the maximum occupancy limit shall be posted and not exceeded.
18. Official inspections on the premises may be conducted at any time during business hours to validate conformance with these conditions of approval.
19. All exterior doors and all patio gates and doors shall remain closed at all times, except when loading, unloading, and the passage of vehicles are occurring in the gated area. Doors may not solely consist of a screen door or ventilated security door.
20. Patrons shall use only the Main Street entrance to enter and exit the business except in the event of an emergency.
21. A barrier shall be installed/maintained on the Acequia Street side (south side) of the business in the fence (currently chain-link style). This barrier is to provide a visual shield and assist with keeping contraband from being passed into and from the premises.
22. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the business. This does not include advertising placed inside the business directed to the outside.
23. No video/arcade games shall be maintained upon the premises unless approved through the site plan review and any subsequent entitlement process.
24. The owner/operator shall provide proof that employees who sell alcohol have completed the following, either:
 - a. Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
 - b. Completed equivalent training acceptable to the ABC Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.
25. That the owner/operator shall prepare and hold to an approved security plan that includes the following:
 - a) Prior to any type of entertainment identified in this Conditional Use Permit (CUP) the owner/operator shall prepare and submit to the District Commander a security plan for approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents

of the security plan shall be incorporated as conditions of approval of CUP. The owner/operator shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for providing both the District Commander and the Planning Division a copy of the approved security plan.

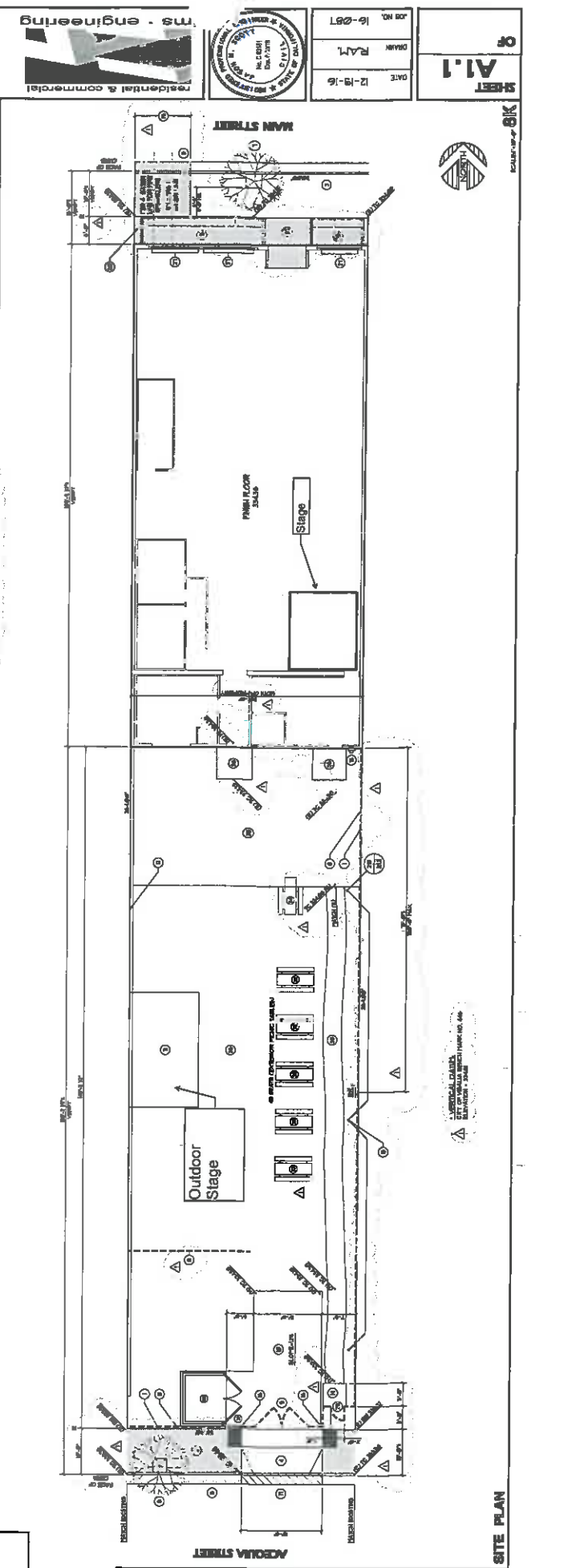
- b) Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
- c) Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
- d) Identify all managers of the establishment and their contact telephone numbers.
- e) Confirm that all bartenders and other employees shall be trained to recognize the symptoms of an obviously intoxicated patron, to refuse serving alcoholic beverages to obviously intoxicated patrons, and to report emergencies to the manager on duty and to law enforcement.
- f) Confirm that first aid supplies and operational fire extinguishers are located in the kitchen (if applicable), service areas and the manager's office.
- g) Confirm that the burglar and fire alarm is monitored by a security company 24 hours a day, seven days a week.
- h) Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.
- i) Confirm that the security personnel shall regularly monitor the parking lot (if applicable) and any adjacent property under the establishment's control to ensure the areas are free of people loitering or causing a disturbance.
- j) The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Visalia Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Visalia Police Department to inquire about police calls for service or public safety problems noted at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Visalia Police Department.
- k) The applicant shall maintain a copy of the current security plan and CUP conditions of approval on the premises and shall present the security plan immediately upon request by a peace officer or code enforcement personnel.
- l) During times that security guards are required they must be able to provide the number of persons in the building when requested.
- m) If it is determined that the establishment becomes a public nuisance as outlined in Visalia Municipal Code Section 8.40.030, the Visalia Police Department may

initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceeding.

- n) In the event the physical security plan is withdrawn or revoked, no live or recorded entertainment or dancing shall occur until such time as a security plan which has been approved by the Police Department and City Planner is in effect.
26. That the owner/operator shall maintain a video camera system that includes the following:
- a) Half an hour prior to, during, and half an hour after the times of live entertainment, a fully functional color digital video camera must be in place to record the activities of patrons on the premises. The interior of the business must have at least one camera placed to focus on each area where alcoholic beverages are being dispensed (this shall include the outdoor patio area and billiard room), Additionally, there shall be at least one camera placed to focus on each of the following areas; front door(s) and/or entry area, any area outside where patrons wait to enter the establishment, and the majority of the open floor space area in the establishment.
 - b) The camera storage capacity should be for at least ten (10) calendar days. The system must continuously record, store, be capable of playing back images and be fully functional at all times.
27. The operation will be assessed/evaluated by City of Visalia Departments quarterly (4 times) within the first year of business, bi-annually (2 times) within the second year of business, and annually for every year thereafter to ensure adherence to this CUP and their Security Plan to determine whether modifications are necessary due to public safety, public nuisance, or ABC sales related problems occur. This includes but is not limited to the change of the age requirement to 21 years of age and over.
28. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-23 run with the land. The owner/operator shall provide a copy of this resolution and conditions of approval to any and all subsequent owners/operators, who shall be subject to all of the conditions herein unless amended or revoked.
29. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2017-23, per Visalia Municipal Code Section No. 17.38.040.
30. 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. 2017-23.
31. That all applicable federal, state and city laws, codes and ordinances be met, including all necessary licenses from the California Department of Alcoholic Beverage Control.

<p>OWNERS INFORMATION: SHAWAN CORPORATION J.R. SHAWAN 100 WEST CHANDLER, SUITE 717 VESALE, CA 92081 PHONE: 949-244-1042</p>	<p>CONTRACTORS INFORMATION: CARVALLO CONSTRUCTION INC. 100 WEST CHANDLER, SUITE 717 VESALE, CA 92081 PHONE: 949-244-1040</p>	<p>ENGINEERS INFORMATION: JAYSON GOETT 100 WEST CHANDLER, SUITE 717 VESALE, CA 92081 PHONE: 949-244-1040</p>	<p>PROJECT CONSULTANTS/OWNER</p> <p>ELECTRICAL: SOUTHERN CALIFORNIA ELECTRIC 800-993-7711 NATIONAL GAS 800-442-5280 WATER CALIFORNIA WATER SERVICE 959-794-6794 SANITARY SERVICES CITY OF VESALE, DEPARTMENT OF PUBLIC WORKS 500-733-6000 SOLID WASTE SERVICES CITY OF VESALE, SOLID WASTE SERVICES 500-733-6000 TELEPHONE TO BE DETERMINED UNDERGROUND SURVEY DGC ALUMY 650-572-5380</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>	<p>PROJECT INFORMATION: SHEET NO. 16-087 DRAWN BY R.A.M. DATE 12-19-16</p>
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<p>KEY NOTES</p> <p>1. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>2. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>3. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>4. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>5. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>6. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>7. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>8. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>9. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>10. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p>	<p>KEY NOTES</p> <p>1. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>2. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>3. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>4. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>5. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>6. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>7. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>8. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>9. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>10. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p>	<p>KEY NOTES</p> <p>1. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>2. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>3. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>4. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>5. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>6. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>7. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>8. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>9. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>10. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p>	<p>KEY NOTES</p> <p>1. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>2. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>3. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>4. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>5. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>6. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>7. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>8. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>9. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p> <p>10. ALL CONCRETE SHALL BE CAST IN PLACE. ALL REINFORCING SHALL BE CAST IN PLACE.</p>
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PROJECT INFORMATION:
 SHEET NO. 16-087
 DRAWN BY R.A.M.
 DATE 12-19-16

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BARRELHOUSE BREWING CO.

521 East Main Street, Visalia CA 93291

OPERATIONAL STATEMENT

Planned Hours of Operation:

Mon-Wed 2:00PM - 9:00PM

Thurs-Sun

11:00AM - 12:00PM

This is a request for live entertainment inside a tasting room and beer garden. There will be live entertainment most Friday's, Saturday's and Sundays. The majority of the entertainment will be smaller bands with 1-4 members and the entertainment will be free to the public. Occasionally we plan to have a larger, ticketed event with a cover charge. We don't anticipate having the larger, ticketed events more than 4-6 times per month but this will be determined on the success of the ticketed events. This is a new concept in a new area of Visalia and we are not yet sure how this will go over. It could be once per month, it could be once per week. People going to these ticketed events will have to present a valid ID to our door man prior to entering the building.

We plan to have outdoor amplified and non-amplified music in the back lot during business hours but no later than 9:00PM. We plan to have amplified and non-amplified music inside during all hours of operation. We will keep the amplification to respectable levels and we will be good neighbors.

Line maintenance will be provided on the public sidewalk in front of building along Main Street in accordance with local regulations during ticketed events.

Indoor Capacity:

250

Training:

We will follow the California Department of Alcoholic Beverage Control rules and regulations. Every bartender must attend LEADS training by ABC as well as Cicerone Training. A zero tolerance for alcohol sales to minors will be enforced.

Management:

There will be a manager on duty at all times during events and peak hours. All managers follow the training above as well as our in-house training course.

Exhibit "B"

Food:

There will be occasional food trucks available to the public. All food trucks will have a valid catering license and will follow all applicable regulations. Patrons are also allowed to bring outside food into the taproom. There is no plan to have a kitchen or to prepare food onsite.

Security:

On the nights when we plan to provide ticketed entertainment, there will be 2 Door Staff and 2-6 licensed and/or uniformed security staff depending on capacity and scale of the show. The security personnel will be checking the front and back of the building to prevent loitering and group gathering outside of the property. Security will also be responsible for verifying head counts set by the door men to make sure occupancy is not exceeded. The building is being outfitted with a state of the art alarm, security system as well as a sprinkler system for the safety of all.

A security plan will be developed with the local police department and will be provided to planning to address the larger ticketed events.

Goal:

To create a satellite beer tasting room associated with our licensed brewery serving only those beers it produces in 4 oz. tastings with the option to purchase pints as well as apparel, and bottles to go. No beer brewing will take place on site. The intention of the taproom is to build Barrelhouse Brewing Co. brand awareness and educate the public concerning process, ingredients, flavors and history of beer. We plan to develop the brand in the area and make patrons aware of local restaurants and stores where they can purchase Barrelhouse our quality products.

About Barrelhouse Brewing Co:

Our current tasting room/brewery in Paso Robles has been in business now for 48 months. Our San Luis location has been open for 14 months. Barrelhouse is a family friendly environment where locals and tourists come in to experience high quality, local, craft beer sampling and education as well as relax with friends and family while enjoying Barrelhouse beer. Our tasting room is the preferred destination for local business professionals, law enforcement and families. We have not had any problems in the past 48 months that we have been open. Craft beer is the new wine. We cater to the higher end consumers that do not come in to partake in large quantities of yellow fizzy beer at "happy hour." The majority of our beers are barrel aged and different from any other beers you will currently find in the downtown area. We grew up in Leimore and have many friends and family who live in the area and support the local community.

Barrelhouse is a locally owned and operated production microbrewery based in Paso Robles CA.

Brandon Smith

From: Jane Shepard <janecshepard@yahoo.com>
Sent: Friday, June 16, 2017 3:36 PM
To: Brandon Smith
Subject: Subject: Conditional Use Permit No. 2017-23

Dear Brandon,

I support issuance of **Conditional Use Permit No. 2017-23**

I own the property at 620 E Main Street, so the proposed project at 521 E Main Street has an impact on the value of my property. As I understand it, the purpose of the Conditional use application is to allow live entertainment at the project site.

I'm glad to see another business in the neighborhood. It means that another close-by property will be better maintained.

Jane Shepard
111 S Elm Street
Visalia, CA 93291

Exhibit "C"



MEETING DATE June 29, 2016
SITE PLAN NO. 16-085
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS : Off Agenda to Address Planning & FD Requirements.

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

Site Plan Review Committee





Site Plan Review Comments For
City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 4

DATE: June 29, 2016

SITE PLAN NO:

SPR16085

RESUBMIT

PROJECT TITLE:

TAP ROOM/BEER GARDEN

DESCRIPTION:

TENANT IMPROVEMENTS FOR NEW TAP ROOM &
BEER GARDEN IN EXISTING 5500 SF BLDG. (CDT)
(X/AE) (DRD)

APPLICANT:

SCOTT JASON

PROP OWNER:

KREUTZKAMPF LARRY L & LINDA (TRS)

LOCATION:

521 E MAIN ST

APN(S):

094-235-004

The following comments are applicable when checked:

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

General:

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

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
- Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

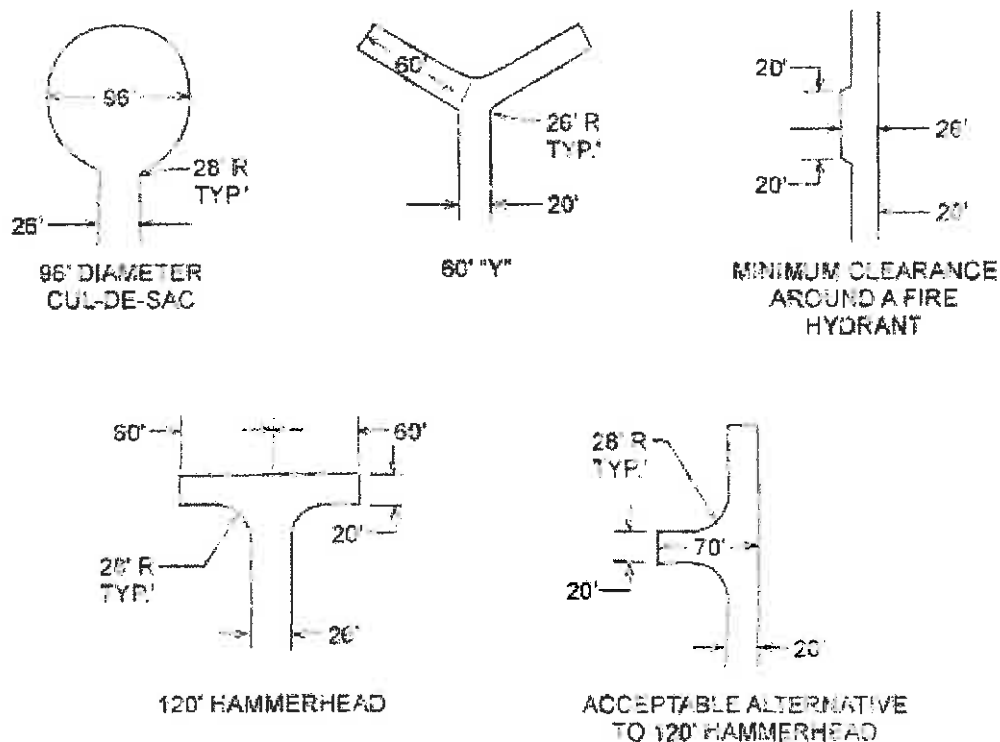


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND


- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:

- Post Occupant Load



Maribel Vasquez
Fire Inspector

City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 4 DATE: June 29, 2016
 SITE PLAN NO: SPR16085 **RESUBMIT**
 PROJECT TITLE: TAP ROOM/BEER GARDEN
 DESCRIPTION: TENENT IMPROVEMENTS FOR NEW TAP ROOM &
 BEAR GARDEN IN EXISTING 5500 SF BLDG. (CDT)
 (X/AE) (DRD)
 APPLICANT: SCOTT JASON
 PROP OWNER: KREUTZKAMPF LARRY L & LINDA (TRS)
 LOCATION: 621 E MAIN ST
 APN(S): 094-235-004

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: 6/22/16
- Special comments: POST OCCUPANT LOAD AT ALL ASSEMBLY AREAS INTERIOR AND EXTERIOR.

 Date: 6/29/16
 Signature

SEE BACK OF SHEET FOR ADDITIONAL COMMENTS.

- 1) OCCUPANT LOAD CALCULATED AT 1:15 FOR THE NET CLEAR FLOOR SPACE OF THE TAP ROOM.
- 2) SHOW THE EXIT DISCHARGE FOR THE MEANS OF EGRESS FOR THE REAR EXIT TO THE PUBLIC WAY. PLEASE INDICATE THE FOLLOWING
 - A) 48" MIN ROUTE.
 - B) TYPE OF SURFACE.
 - C) SIGNAGE INDICATING DIRECTION OF EXIT DISCHARGE.
 - D) LIGHTING.
 - E) GATE SIZE AND HARDWARE TYPE - PANIC.
- 3) IF FIXED SEATING IS PROVIDED THEN ACCESSIBLE SEATING SHALL BE REQUIRED.
- 4) ALL INTERIOR FINISHES SHALL MEET THE FLAME AND SMOKE SPREAD REQUIREMENTS FOR THE OCCUPANCY TYPE.
- 5) AUTOMATIC SPRINKLERS SYSTEM REQUIRED FOR FIRE AREA EXCEEDS 5000 SQ FT FOR GROUP A-2 OCCUPANCY OR THE OCCUPANT LOAD IS 100 OR MORE WITHIN ANY FIRE AREA.

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

ITEM NO: 4 DATE: June 29, 2016
SITE PLAN NO: SPR16085 **RESUBMIT**
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 BEAR GARDEN IN EXISTING 5500 SF BLDG. (CDT)
 (X/AE) (DRD)
APPLICANT: SCOTT JASON
PROP OWNER: KREUTZKAMPF LARRY L & LINDA (TRS)
LOCATION: 521 E MAIN ST
APN(S): 094-235-004

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: *REFER TO PREVIOUS "OTHER CONCERNS" FROM
LT. ALVAEZ. PRIOR TO CUP, BUSINESS MUST
SUBMIT A SECURITY PLAN TO DISTRICT ONE
COMMANDER, FOR ENTERTAINMENT.*

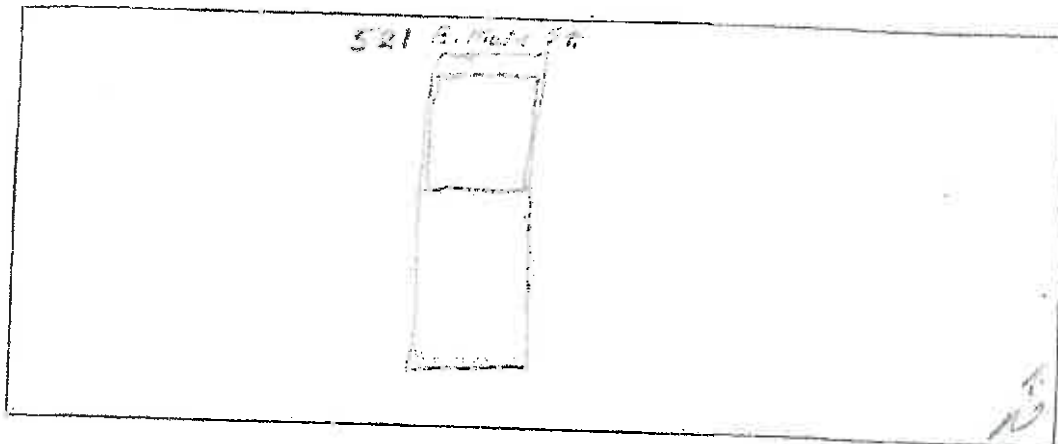
Visalia Police Department

City of Visalia
Parks and Urban Forestry
336 N. Den Madron Way
Visalia, CA 93292

Date: 7-7-16

Site Plan Review # 16085


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments:


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: JUNE 29, 2016

SITE PLAN NO.: 16-085 RESUBMITTAL
 PROJECT TITLE: TAP ROOM/BEER GARDEN
 DESCRIPTION: TENANT IMPROVEMENTS FOR A NEW TAP ROOM & BEER GARDEN IN EXISTING 5500SF BLDG. (CDT) (X/AE) (DRD)

APPLICANT: SCOTT JASON
 PROP OWNER: KREUTZKAMPF LARRY L & LINDA (TRS)
 LOCATION: 521 E MAIN ST
 APN: 094-235-004

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter
 - Drive approach size: **18' MIN** Use radius return; **REFER CITY COMMERCIAL STD**
 - Sidewalk: **10'** width; parkway width at **ACEQUIA**
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required. **FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**
 - Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .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:

ADDITIONAL INFORMATION IS NECESSARY TO SATISFY THE PLANNING AND POLICE DEPTS. AN "OFF-AGENDA" RESUBMITTAL IS REQUIRED. REFER TO PLANNING AND POLICE DEPTS. FURTHER CONDITIONS OF APPROVAL.

- 1. Proposed use will incur additional impact fees for the additional outdoor seating area. Impact fees will be assessed at a set occupancy of 100 interior and 100 exterior. Previous retail store will be credited towards the impact fee assessement. Refer to page 3 for fee summary.**
- 2. Refuse enclosure size and location is adequate. Refer to Solid Waste conditions for service arrangements. The required concrete apron will not need to meet city standard as the Solid Waste vehicle will not be servicing the refuse bins onsite.**
- 3. Public improvements along Acequia frontage are required. City standard sidewalk and new drive approach shall be installed.**
- 4. Comply with further conditions by the Fire and Building Dept's.**
- 5. Comply with current accessibility standards.**
- 6. Proposed outdoor seating area shall not encroach beyond the 9' sidewalk and right-of-way area. Any permanent structures shall be installed within the building footprint and not in the public right-of-way.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-085 RESUBMITTAL**

Date: **6/29/2016**

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

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

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

(Project type for fee rates: **RETAIL**)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6/SEAT X 200 - (\$121CR) = \$1,079
	TREATMENT PLANT FEE:
	\$14/SEAT X 200 - (\$286CR) =
	\$2,514

- Sewer Front Foot Fee
- Storm Drain Acq/Dev Fee
- Park Acq/Dev Fee
- Northeast Specific Plan Fees
- Waterways Acquisition Fee
- Public Safety Impact Fee: Police
- Public Safety Impact Fee: Fire
- Public Facility Impact Fee
- 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 Ruñalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 29, 2016

ITEM NO: 4
SITE PLAN NO: SPR16085
PROJECT TITLE: TAP ROOM/BEER GARDEN
DESCRIPTION: TENENT IMPROVEMENTS FOR NEW TAP ROOM & BEER GARDEN IN EXISTING 6500 SF BLDG (ODT)(XAE)(DRD)
APPLICANT: SCOTT JASON
PROP. OWNER: KREUTZKAMPF LARRY L & LINDA (FRS)
LOCATION: 521 E MAIN ST
APP(S): 094-235-004

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

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

Additional Comments:



Leslie Blair

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 29, 2016

SITE PLAN NO: 2016-085 RESUBMITTAL
PROJECT TITLE: BARRELHOUSE BREWING COMPANY TAP ROOM/BEER GARDEN
DESCRIPTION: TENENT IMPROVEMENTS FOR NEW TAP ROOM & BEER GARDEN IN EXISTING 5500 SF BLDG. (CDT) (X/AE) (DRD)
APPLICANT: SCOTT JASON
PROP. OWNER: KREUTZKAMPF LARRY L & LINDA (TRS)
LOCATION TITLE: 521 E MAIN ST
APN TITLE: 094-235-004
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed – Off Agenda (see below for requirements)
 Resubmit

Project Requirements

- Conditional Use Permit for Live Entertainment & Off-street Parking
- Detailed Operational Statement for Daily and Live Entertainment Activities
- Parking In-lieu Fees
- Downtown Retail Design District
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 06/29/2016

1. The previous comments from the June 15, 2016 meeting are still applicable.
2. The applicant stated they will pursue an Off-Site Parking Agreement with the property owner who owns the private parking lot located on the northeast corner of E. Main St. and S. Santa Fe Ave.
3. A CUP is required for "Off-Site" parking per Line No. 258 of the Zoning Matrix.
4. Parking in-lieu fees will be assessed on required parking stalls not covered with the shared parking agreement.
5. Staff will require a formal letter from the property owner of the private parking lot authorizing use of their property for the benefit of an Off-Site parking agreement with the proposed tap room.
6. CUP No. 2011-20 established the 33 stall private parking lot at the northeast corner of Main and Bridge. These 33 parking stalls established additional parking credit for the Main Street Promenade project. These 33 parking spaces are available for the remaining leasable areas within Phase 1 and 2 of the Main Street Promenade, and future Phase 3 and 4 of the Main Street Promenade.
7. CUP No. 2011-20 was approved with the following condition for the private parking lot: Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
8. The applicant shall provide an analysis of the parking demand for the private parking lot based on the daily use. The analysis shall demonstrate that businesses utilizing the parking lot have divergent needs based on their hours of operation.
9. Provide a detailed operational plan regarding the live entertainment use for this business. The operational plan shall include but not be limited to the hours live entertainment will be

provided, how often during the week, types of entertainment (live bands, DJs, dancing, cover charge, etc.), number of security personnel during hours of live entertainment, and any additional information that clearly describes how live entertainment activities are conducted.

Previous Comments

PROJECT SPECIFIC INFORMATION: 06/15/2016

1. Staff is currently processing a Zone Text Amendment / Overlay District to establish Micro-breweries / Micro-winery as standalone uses (no restaurant required) in the Overlay District area (i.e., downtown and east downtown area). Council has initiated the amendment and staff anticipates going to public hearing with the ordinance amendment sometime in late July 2016.
2. Staff is requesting additional information regarding the overall daily operation of the proposed Tap Room. Please include hours of operation, number of employees, how food service is provided (i.e., catered food service, food truck, etc.).
3. A Conditional Use Permit is required for the Live Entertainment component of the proposed Tap Room.
4. Provide a "live entertainment" summary that provides detail on the types of entertainment provided (i.e., bands, acoustic non-amplified and/or amplified, DJs, etc.). Identify times when live entertainment will be scheduled (late evenings, weekends only, etc.). Identify if dancing/night club activities are proposed. A security plan may be required for live entertainment events. The Visalia Police department requires security plans to address patrons safety during live entertainment events. Staff can facilitate a discussion between the applicant and the police department regarding the requirements of the security plan.
5. The site plan/floor plan exhibit shall depict the interior seating arrangements and shall also depict the improvements proposed for the outdoor patio area.
6. Identify the construction material proposed for the privacy fence (wood, metal, chain-link).
7. The site is located in Parking District "A". Parking in-lieu fees may be used in-lieu of providing the required parking spaces under Section 17.34.020 for real properties within central business district parking zones. Parking in-lieu fees may replace up to one hundred (100) percent of the required on-site parking spaces for real properties within the central business district parking zone A.
8. The Zoning Ordinance does not have a parking requirement for microbreweries; however, given the similarities of this use and a restaurant use, which encourages patrons to remain onsite and purchase for consumption items that are only provided at their place of business, applying the restaurant parking ratio is warranted. Parking is calculated at one space per 100 sq. ft. of building area.
9. A parking credit for retail (one space per 300 sq. ft. of building area) was established for the 5,500 sq. ft. building. Additionally, per Section 17.30.060 of the Zoning Ordinance, staff applied an exemption from payment of the parking in-lieu fee for the first 1,500 sq. ft. of gross building area of this building where occupancy is changing to a more intensive use (i.e., retail to Tap Room).
10. The parking in-lieu fee is approximately \$92,224.00 (see parking assessment below).

- Staff initial finding is that the proposed site plan IS CONSISTENT with proposed Zone Text Amendment / Overlay Zone which is going to be considered by both the Planning Commission (Recommendation) and City Council (adoption). The amendment to the ordinance is scheduled to go to public hearing sometime in July 2016.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

Parking Calculation:

- 5,500 sq. ft. existing building = 18 stall parking credit at 1/300 (retail)
- 1,500 sq. ft. exemption
- 4,000 sq. ft. balance = 40 parking stalls required at 1/100 (restaurant)

40 stalls required

-18 stalls credit

22 stall balance required = 22 X \$4,192.00 = \$92,224.00 Parking In Lieu Fee

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Outdoor retail sales prohibited.
3. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
4. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).

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.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

**DOWNTOWN RETAIL DESIGN DISTRICT
BUILDING DESIGN CRITERIA**

Amended April 1996

A. General

The following standards shall apply to all building alterations or new construction within the downtown retail design district

1. Definitions

a. Owner: Shall mean the person or persons in actual charge of the structure or a portion of the structure. It Includes:

1. The agent or agents of the owner specifically charged with responsibility for maintenance of the structure by a written contractual agreement.
2. The Occupants specifically charged with responsibility for maintenance of the structure by a written contractual agreement.
3. May, should and preferred are permissive in nature and indicate that compliance is discretionary on the part of the applicant. Where these are not used, compliance is mandatory.

2. Color – section deleted

3. Signs – signs should contribute to the commercial quality and character of the district. Within the district, the following standards for signage are prescribed:

a. Primary Signage

- 1) Material: Plastic is prohibited as a primary sign material.
- 2) Size:

- a. Two (2) square feet of sign area is permitted for each one (1) foot of linear occupancy frontage top a maximum of fifty (50) square feet.
- b. The sign area as calculated for the occupancy frontage may be used on the occupancy frontage, or may be divided between the occupancy frontage And any other exterior wall. (see DRD for more)

3) Location: Users may choose which exterior side of the building will be used for the purpose of calculating the permitted sign area. The exterior side chosen is the primary occupancy frontage. The building sign so calculated shall be mounted on the primary occupancy frontage.

b. On Awnings: A building sign may be affixed to or incorporated as a part of the design of the front valance only of an awning; however, such sign area shall be deducted from that calculated for the exterior building wall to which the awning is attached. Numerals used for the purpose of identifying street addresses need not be deducted from the calculated sign area.

c. Street addresses

d. Additional signs of a maximum twenty-five percent of the sign area calculated for the primary occupancy frontage will be allowed for each remaining exterior wall, provided that the sign for any given wall does not exceed two square feet per linear foot of the

wall length. This subsection does not apply to alley frontages visible from center or Acequia streets.

- e. Pedestrian oriented sign: one double faced sign not exceeding an area of three (3) square feet per face, to be constructed of wood, with a carved and/or painted logo. Pedestrian oriented signs shall be a minimum of 8 feet above the sidewalk and shall not exceed a maximum height of 12 feet.
 - f. A pedestrian oriented sign may also be affixed to or incorporated into the design of the side valance of awnings which are perpendicular to the store frontage. Both side valances of an awning may be so utilized, however, only one sign face per awning side is allowed. Each sign face shall not exceed three (3) square feet. If this option is chosen, no other pedestrian oriented sign is allowed.
 - g. The building sign area as calculated on the primary occupancy frontage may also be used on the alley frontage for those businesses with direct pedestrian entrances from alleyways, where such entrances and frontages are visible from center or Acequia streets. In no case shall the sign area used on the alley frontage exceed that permitted for the primary occupancy frontage.
 - h. Each building may display a reader board of a maximum area of twenty (20) square feet indicating the name, address and type of business of the businesses within the building. If the reader board is located on a part of the building qualifying as an occupancy frontage for which sign area is calculated, the sign area used for the reader board shall be deducted from the total permitted for that building.

Reader boards shall be designed as one with each copy panel consisting of similar materials and designs. Permits for reader boards shall not be issued without consent of the property owner.
 - i. Within the district, internally illuminated signs are prohibited, with the exception of neon.
 - j. Plastic is prohibited as a primary sign material.
 - k. Each commercial use which has direct pedestrian access through an exterior building wall which is visible from a public right-of-way, shall be allowed at least ten (10) square feet of building sign area, regardless of building occupancy frontage. Commercial uses having a sole access from the interior of any building or from an enclosed lobby or court shall not be allowed the minimum building sign area referred to in this section.
 - l. Permanent signage painted or affixed to the surface of retail display windows shall cover no more than twenty percent (20%) of the display window area and shall be allowed in addition to the calculated building sign area.
 - m. Temporary signs pertaining to special store events or sales lasting no more than thirty (30) days may be painted or affixed to display windows provided that their total area shall not exceed thirty percent (30%) of the window. Such temporary sign or signs shall be removed within seven (7) days of the completion of said event or sale. No permit is required for such temporary sign(s).
4. Awnings – awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, and significant elements of the building's architecture should be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design

of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

5. Prohibited material and elements.

- a. Use of wood siding, cladding or wood shingles, in excess of ten percent (10%) of the total area of any building façade.
- b. Mansard form roof tiles.
- c. Unbroken masses of split face, slump stone or concrete unit masonry.
- d. Use of reflective or mirrored surface cladding, in excess of ten percent (10%) of the total area of any building façade.
- e. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

B. Renovation

The following criteria should be followed when undertaking the renovation of existing buildings in the district.

1. Facades -

- a. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.
- b. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.
- c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.
- d. Where originally constructed facades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, facades and/or architectural details are uncovered, these shall not be recovered.

2. Windows and doors – where they still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of 30 inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This section shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.

3. Building materials

- a. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by any synthetic material, asbestos. Or wood shingles, wood or aluminum siding, or any other synthetic materials. Where brick has been painted, repainted in a color which matches the natural color of the brick as closely as possible is preferred. Where brick remains

unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.

- b. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

C. New building standards

The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

1. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.
2. New buildings shall be constructed to within ten percent (10%) of the maximum height of adjacent buildings; however, in no case shall a building exceed fifty (50) feet in height. The scale of new architectural elements should be consistent with that of adjacent structures.
3. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.
4. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of 30 inches above ground level.

D. Maintenance and repair required

Neither the owner or the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the planning commission, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to;

- a. The deterioration or decay of exterior walls or other vertical supports;
- b. The deterioration of roofs or other horizontal members;
- c. The deterioration of exterior chimneys;
- d. The extensive deterioration or crumbling of exterior plaster or mortar;
- e. The extensive peeling or chipping of exterior paint;
- f. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions

The person(s) in actual charge of any structure is(are) deemed to be the owner(s) of the structure or any portion thereof, unless the occupant(s) or agent(s) of the owner(s) are specifically charged with the responsibility for maintenance of the structure by a lease or other written contractual agreement between the owner(s) and the occupant(s) or agent(s).

The city's zoning compliance officer, or other designated enforcement official shall serve written notice upon the owner and/or other person in actual charge of any structure deemed to be in violation of these provision. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said conditions be repaired or corrected within an appropriately reasonable period of time. Said notice shall further advise the owner and/or the person in actual charge of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The planning commission shall adopt reasonable rules and regulations comporting with appropriate due process for the notice and conduct of such hearings pursuant to this provision. The planning commission may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such

hearing. Should the owner and/or person in actual charge of subject structure fail and/or refuse to request a hearing, should the planning commission determine at the conclusion of such a hearing that there is a violation of this provision, the planning commission shall require that the structure in question be brought into compliance within an appropriately reasonable period of time. Thereafter, any person who fails to comply with the requirements of this provision shall be deemed to be guilty of an infraction and shall be subject to the provisions and penalties provided in the city's ordinance code relating to zoning.

E. Minimum alterations required

At a minimum, all structures and architectural features of structures, including awnings, marquees, and other appurtenances within the district shall conform to the color and repair requirements stated in paragraphs a.1., A.3., And d. Above. Any improvement or architectural feature found not meeting these standards shall be repainted or otherwise changed to reflect appropriate colors and appearance within one (1) year, provided that the estimated cost of bringing a structure into compliance is in excess of \$2000. The colors of cloth or canvas awnings shall be changed by replacement of the awning fabric, rather than painting. The time limits for complying with paragraphs a.1. And d. shall begin to run from the date of adoption of all these building design criteria by the city council. The responsibility for meeting the standards of this paragraph shall rest with the person(s) in actual charge of any structure. The person(s) in actual charge is(are) deemed to be the owner(s) of the structure or any portion thereof, unless the occupant(s) or agent(s) or the owner(s) are specifically charged with responsibility for maintenance of the structure by a lease or other written contractual agreement between the owner(s) and the occupant(s) or agent(s).

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  _____

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 4 DATE: June 29, 2016
SITE PLAN NO: SPR16085 *RESUBMIT*
PROJECT TITLE: TAP ROOM/BEER GARDEN
DESCRIPTION: TENENT IMPROVEMENTS FOR NEW TAP ROOM &
 BEAR GARDEN IN EXISTING 5500 SF BLDG. (CDT
 (X/AE) (DRD)
APPLICANT: SCOTT JASON
PROP OWNER: KREUTZKAMPF LARRY L & LINDA (TRS)
LOCATION: 621 E MAIN ST
APN(S): 094-235-004

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



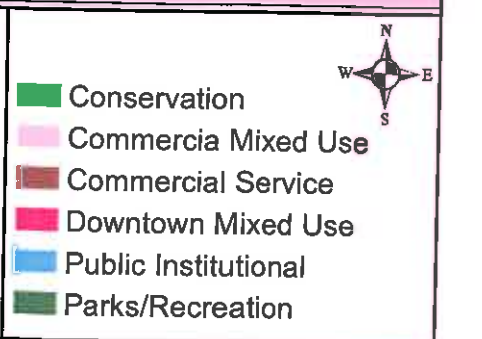
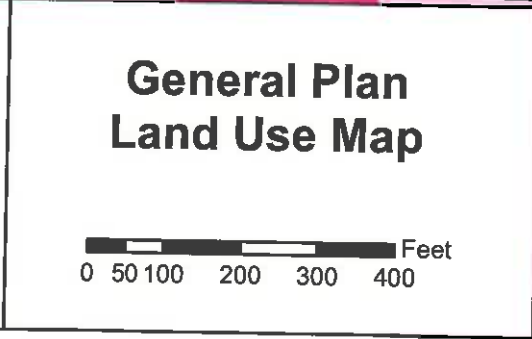
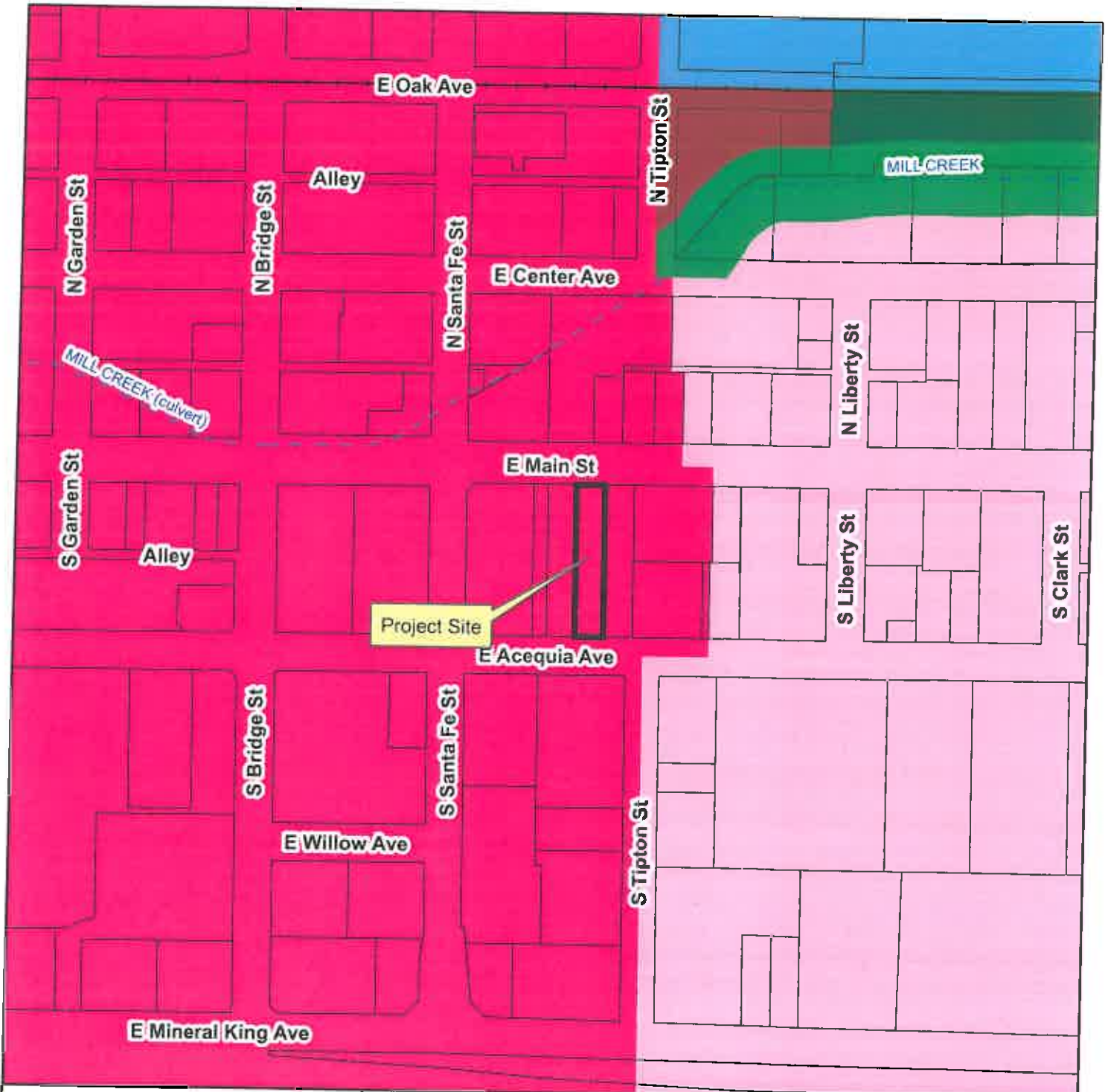
AUTHORIZED SIGNATURE

6-27-16

DATE

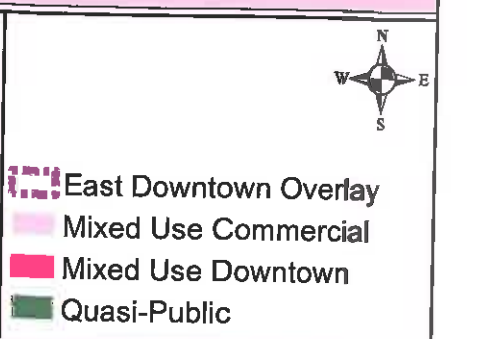
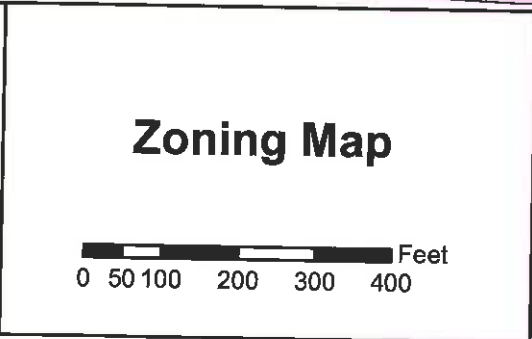
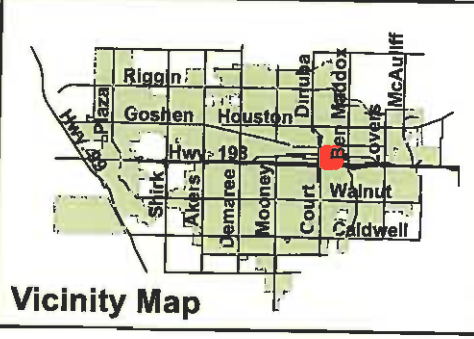
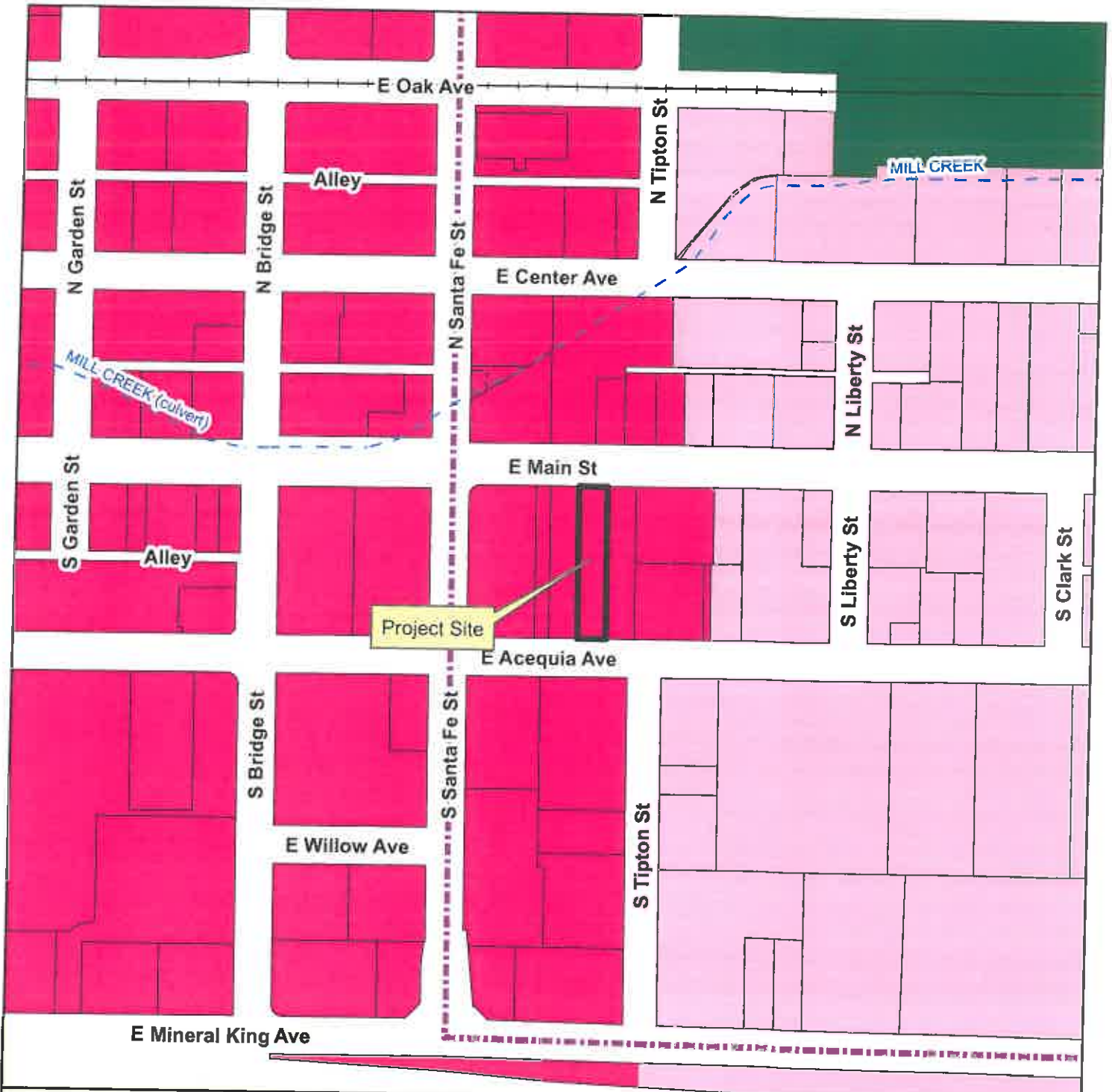
Conditional Use Permit No. 2017-23

The site is located at 521 E. Main Street, on the south side of Main Street 200 feet east of Santa Fe Street. (APN: 094-235-004)



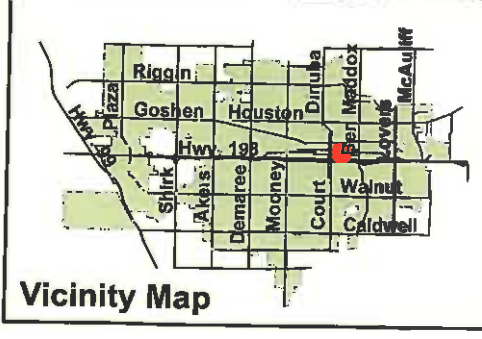
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Aerial Photo

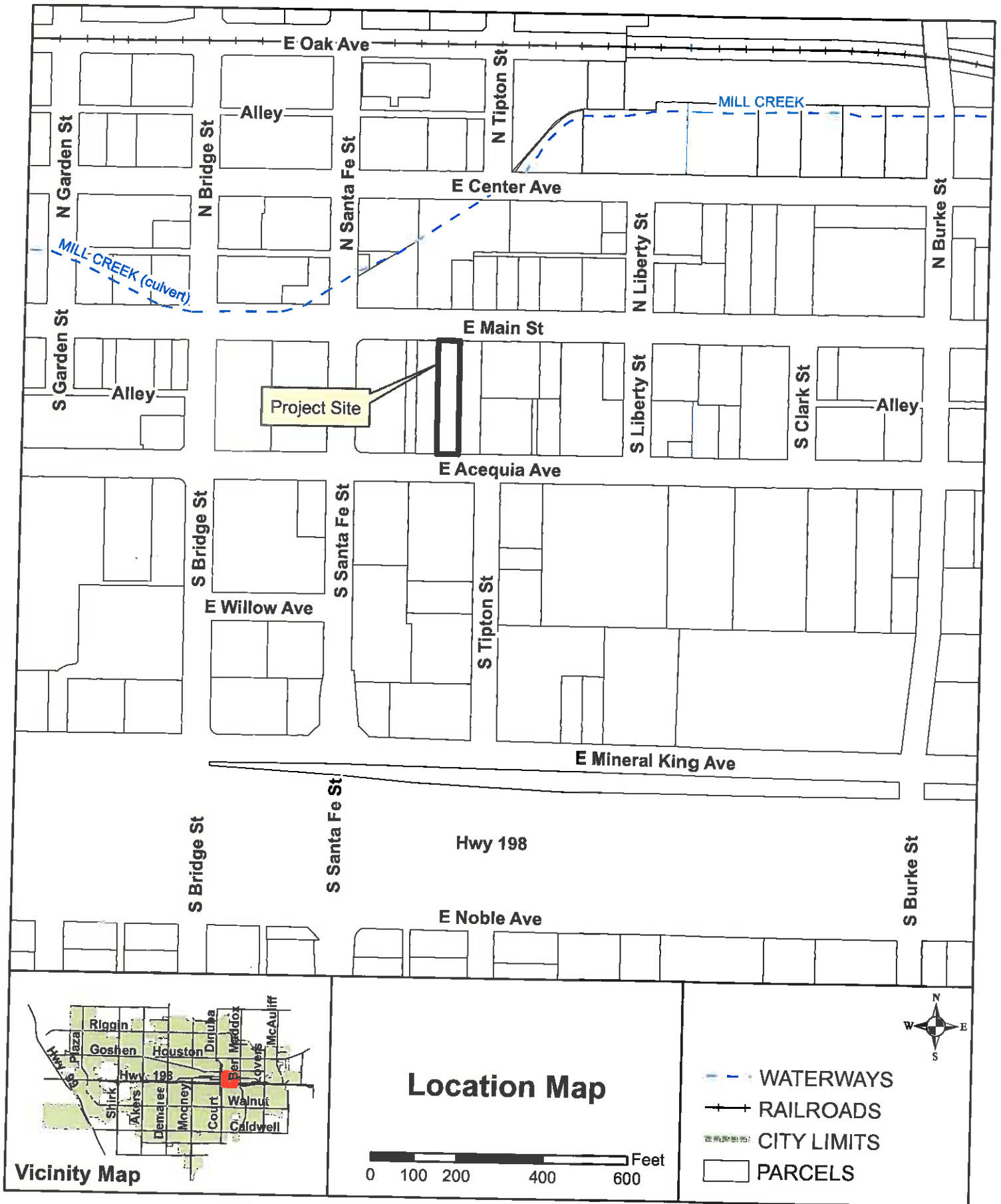
Photo Taken March 2016

0 50 100 200 300 Feet

- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Conditional Use Permit No. 2017-23

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Location Map



- - - WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS