

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, JULY 10, 2017, 7:00 PM REGULAR MEETING, 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. SWEARING IN OF NEW COMMISSIONERS-
 - Chris Gomez
 - Sarrah Peariso
4. CHANGES OR COMMENTS TO THE AGENDA–
5. 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 Consent Calendar
6. REGULAR ITEM-Andy Chamberlain
Finding of Consistency No. 2017-03: A request by Bob Rose, owner Black Bear Diner, to replace the traffic control spikes with a rolling gate to prevent access to Beverly Drive, in the Commercial Mixed Use zone (CMU). The subject site is located at 900 S. Mooney Boulevard (APN: 096-023-030). The proposed action is considered "Ministerial" since it only technically requires a building permit. Ministerial Exemption No. 2107-51 has been prepared for this action.
7. PUBLIC HEARING – Rebecca Keenan
A request by the City of Visalia to rename North Burke Court to North Burke Street. The project site is located between Houston Avenue and Roosevelt Avenue, west of North Ben Maddox Way. On April 2, 2012 the City Council adopted Resolution No. 2012-18 adopting Negative Declaration No. 2012-01.
8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2017-20: A request by Elmbridge Properties to allow a church within a 2,211 square foot portion of a building located in the C-S (Service Commercial) zone. The project site is located at 700 S. Bridge Street. (APN: 097-074-003) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-40.

9. PUBLIC HEARING – Paul Bernal

- a. The Grove Tentative Subdivision Map No. 5562: A request by Swift Homes to subdivide 11.2 acres into 60 lots consisting of 53 single-family residential lots and 7 multi-family lots for a planned unified residential development. The project site is zoned R-M-2 (Multi-Family Residential 3,000 square feet minimum site area per unit) and is located on southwest corner of South Ben Maddox Way and East K Avenue (APNs: 126-120-065 & 126-120-066).
- b. Conditional Use Permit No. 2017-15: A request by Swift Homes for a Planned Residential Development to allow modified development standards for a mixed single-family and multi-family unified residential development on 11.2 acres and to amend Conditional Use Permit No. 2007-09 by removing duplex units from the approved Maddox at Caldwell Unit No. 7 tentative subdivision map (Tentative Subdivision Map No. 5531). The project site is zoned R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit), and is located on the southwest corner of South Ben Maddox Way and East K Avenue (APNs: 126-120-050,065, 066 & 126-590-008, 126-560-060, & 126-640-074).

An Initial Study was prepared for the project consistent with CEQA. Initial Study No. 2017-45 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the tentative subdivision map and conditional use permit applications.

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 20, 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 24, 2017

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: July 10, 2017

PROJECT PLANNER: Andrew Chamberlain
Senior Planner (713-4003)

SUBJECT: Finding of Consistency No. 2017-03: A request by Bob Rose, owner Black Bear Diner, to replace the traffic control spikes with a rolling gate to prevent access to Beverly Drive, in the Commercial Mixed Use zone (CMU). The subject site is located at 900 S. Mooney Boulevard (APN: 096-023-030).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-41 for Finding of consistency No. 2017-03 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2017-41 approving Finding of Consistency No. 2017-03.

PROJECT DESCRIPTION

This requested Finding of Consistency is to allow the replacement of the traffic control spikes with a rolling gate to prevent access to Beverly Drive from the parking lot of the Black Bear Diner. Exhibit "A" illustrates the proposed gate location approximately 15 feet inside the Beverly Drive property line, with the gate rolling north and south. A gate activation loop would be installed to provide vehicles access to the parking lot from Beverly Drive. The proposal is for a chain link gate approximately 3 feet high.

The applicant has provided correspondence in Exhibit "B", explaining their request. Over the years numerous drivers have accidentally tried to exit the site and found their tires punctured. Even though there is signage warning drivers, there are still incidents where individuals missed or misunderstood the warnings, resulting in tire damage. The spike strips are also occasionally subject to damage and require repairs at a significant price. The applicant feels that replacing the tire spikes with a rolling gate would eliminate virtually all of the accidental tire damage incidents. The gate provides a significant visual warning that the access drive is controlled, and along with signage on the gate itself, should reduce/eliminate accidental damage and provide the needed control, preventing vehicles from accessing Beverly Drive from the parking lot.

The Black Bear Diner operates seven days a week from 6 am to 10 pm. The primary entrance to the parking lot is on Mooney Boulevard, with a secondary vehicle access point on Beverly Drive. The Beverly Drive access point is used by both patrons and service vehicles. Under this proposal, no vehicles would be allowed to exit the site onto Beverly Drive.

BACKGROUND INFORMATION

General Plan Land Use Designation: Neighborhood Commercial

Zoning: C-N (Neighborhood Commercial)

Surrounding Zoning and Land Use: North: C-N (Neighborhood Commercial) / R-M-3

(Multiple-Family Residential)
South: QP (Quasi Public) VUSD & R-1-5 (Single-Family Residential)
East: QP (Quasi Public) Fire Station & R-1-5 (Single-Family Residential)
West: R-1-5 (Single-Family Residential)

Environmental Document

Categorical Exemption No. 2017-51

Site Plan:

Site Plan Review No. 2017-082

RELATED PLANS & POLICIES

None.

RELATED ACTIONS

Change of Zone No. 241 – In 1972 the zoning was changed from R-1-6 (Single Family Residential) to C-2 (Commercial) for the southeast corner of Mooney Boulevard and Beverly Drive to accommodate a Bob's Big Boy restaurant. A condition of the zone change required that there be no exiting from the restaurant parking lot onto Beverly Drive. The result was the installation of a set of spike strips and signage to prohibit exiting the site to Beverly Drive.

Amendment No. 94-11 – Was a request to amend Change of Zone No. 241, eliminating the condition not allowing vehicles to exit the site onto Beverly Drive. The action was denied.

PROJECT EVALUATION

Staff Recommendation

Staff supports the change from spike strips to a rolling gate as the traffic control device to prevent vehicles from exiting the Black Bear Diner site onto Beverly Drive.

Consistency with Condition of Approval

The 1972 approval of Change of Zone No. 241 included Condition No. 4 which states:

“That the access point from Beverly Drive be an ingress point only and so controlled by one-directional traffic devices.”

Since the development of the site in 1973, a set of tire spikes has been used as the traffic control device to prohibit vehicles from exiting the parking lot onto Beverly Drive.

The applicant proposes to replace the tire spikes with a rolling control gate, which would utilize an automatic opening system



to allow vehicles to enter the site from Beverly Drive, but not allow any vehicles to exit onto Beverly Drive. Staff supports the proposed change in the control device. As shown in Exhibit "A", the proposed rolling gate would accomplish the same intent as the tire spikes, with potentially less chance of accidental tire damage. With a significantly larger physical presence, a gate with signage posted on it, should reduce the potential for confusion, preventing individuals from mistakenly exiting the site resulting in tire damage.

Finding of Consistency

Staff has requested this finding of consistency due to the continuous neighborhood involvement over the years. The neighborhood has routinely notified the City when the spikes were damaged or removed in the past. A 300-foot radius mailed notice was sent for this item to inform the neighborhood of the proposed change from spike strips to a rolling gate as the traffic control device.

Environmental Review

The proposed action is considered "Ministerial" since it only technically requires a building permit. Ministerial Exemption No. 2107-51 has been prepared for this action.



RECOMMENDED FINDINGS

1. That the replacement of spike strips with a rolling gate will prevent vehicle access to Beverly Drive from the Black Bear Diner parking lot as shown in Exhibit "A".
2. That the rolling gate meets the intent of Condition No. 4 of Change of Zone No. 241, which requires a traffic control device to prohibit vehicles from exiting the site onto Beverly Drive.
3. That project is considered a Ministerial Exemption under Section 15073 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) because the action only requires the issuance of a building permit, with no exercise of discretion. (Ministerial Exemption No. 2017-51)

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 www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Resolution No. 2017-41
- Exhibit "A" – Site Plan
- Exhibit "B" – Correspondence
- Exhibit "C" – Aerial Photo
- Site Plan Review Comments
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

RESOLUTION NO. 2017-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING FINDING OF CONSISTENCY NO. 2017-03, A REQUEST BY BOB ROSE, OWNER BLACK BEAR DINER, TO REPLACE THE TRAFFIC CONTROL SPIKES WITH A ROLLING GATE TO PREVENT ACCESS TO BEVERLY DRIVE, IN THE COMMERCIAL MIXED USE ZONE (CMU). THE SUBJECT SITE IS LOCATED AT 900 S. MOONEY BOULEVARD (APN: 096-023-030)

WHEREAS, Finding of Consistency No. 2017-03, is a request by Bob Rose, owner Black Bear Diner, to replace the traffic control spikes with a rolling gate to prevent access to Beverly Drive, in the Commercial Mixed Use zone (CMU). The subject site is located at 900 S. Mooney Boulevard (APN: 096-023-030); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 10, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds that the proposed action to change the type of vehicle control device from spike strips to a gate as described in Finding of Consistency No. 2017-03, to be in accordance with Chapter 17.19.010-B-1, for the intent of the Mixed Use Commercial zone, of the Zoning Ordinance of the City of Visalia, and to meet the intent of Change of Zone No. 241, requiring a vehicle control device, based on the evidence contained in the staff report and testimony presented at the public hearing; and

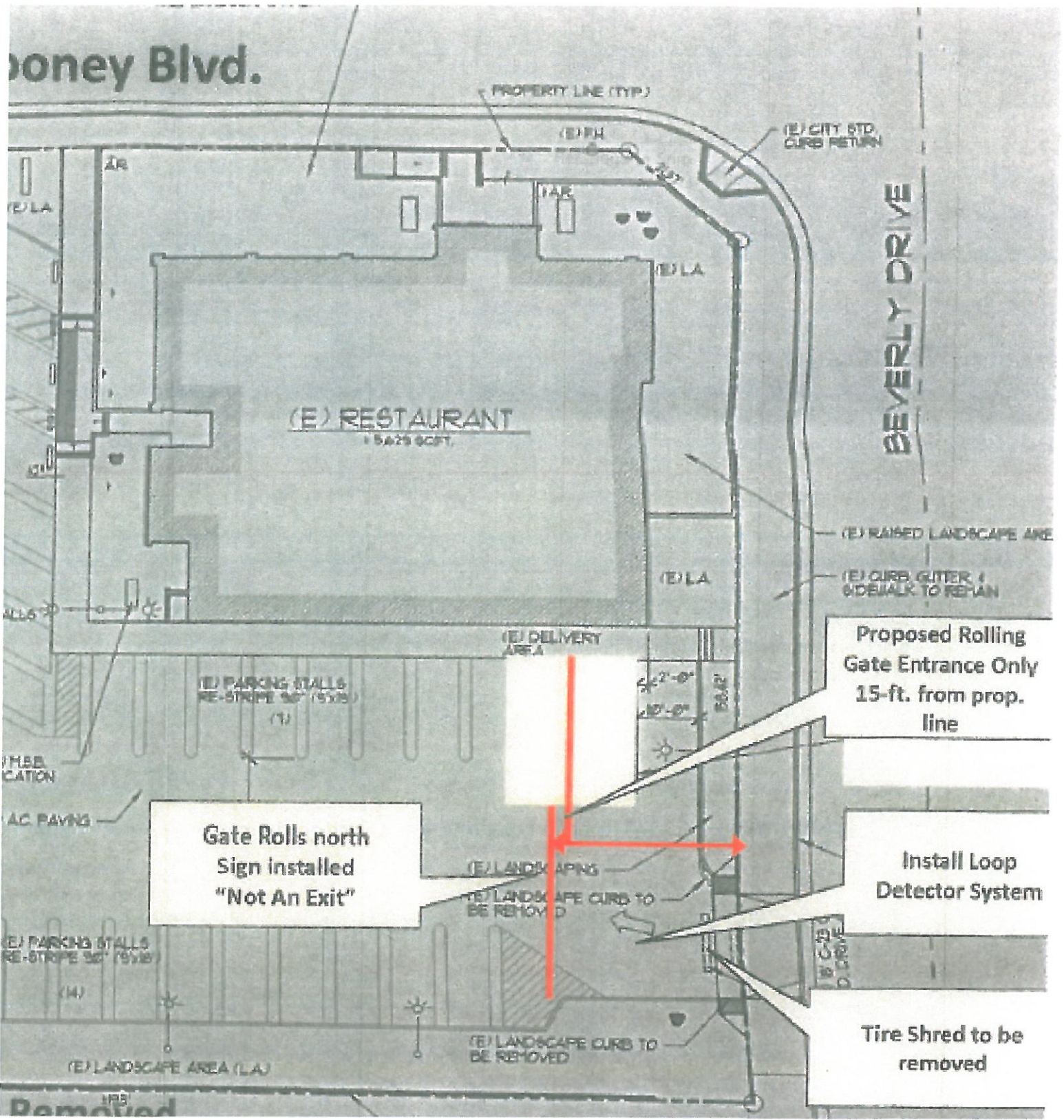
WHEREAS, the Planning Commission finds the project to be a Ministerial Exemption, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15073.

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 replacement of spike strips with a rolling gate will prevent vehicle access to Beverly Drive from the Black Bear Diner parking lot as shown in Exhibit "A".
2. That the rolling gate meets the intent of Condition No. 4 of Change of Zone No. 241, which requires a traffic control device to prohibit vehicles from exiting the site onto Beverly Drive.
3. That project is considered a Ministerial Exemption under Section 15073 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) because the action only requires the issuance of a building permit, with no exercise of discretion. (Ministerial Exemption No. 2017-51)

Exhibit "A"



Proposed Rolling Gate Entrance Only 15-ft. from prop. line

Gate Rolls north Sign installed "Not An Exit"

Install Loop Detector System

Tire Shred to be removed

Exhibit "A"



Black Bear Diner

Monday, June 5, 2017

Good-day City of Visalia,

My name is Amy Rose, my father (Bob Rose) and I own the property and the business on 900 South Mooney Drive, at the Black Bear Diner. We have owned this property for the past 3 years and understand that we need to have a diversion for the ingress on Beverly Dr. We have no problem controlling this traffic but need to propose a better solution for ourselves.

In 3 years, we have spent approximately \$12,000 (one 3-foot spike strip costs \$1,500, we've replaced these twice = \$6,000 + labor) in fixing the spikes and in customer's tires being popped (many trucks with tires costing us \$250 minimum a pop). As you can understand these spikes are not financially the most responsible way for us to continue. Please note, the reason why the spikes are continuously breaking is that trucks and cars need to hit the spikes at a 90-degree angle to not break; unfortunately, the turn in from Beverly Dr. is too sharp to make this angle.

Thus, in conclusion, we are proposing a 4-foot rolling gate, that will roll along our property towards Mooney. Please see the attached plans and CUP application for our proposal to fix this issue in a more permanent way than continuing with the spikes.

Thank you for your time and consideration.

Regards,


Amy Rose

Exhibit "C"





#8

MEETING DATE: May 3, 2017

SITE PLAN NO. 17-082

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP AMENDMENT

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 3, 2017

ITEM NO: <u>g</u>	
SITE PLAN NO:	SPR17082
PROJECT TITLE:	BLACK BEAR DINER GATE
DESCRIPTION:	BEVERLY DR. INGRESS & EGRESS SPIKES BEING CHANGED TO A SENSORED GATE TO WITH HOLD CUSTOMERS FROM EXITING ON TO BEVERLY DR. (C-MU) (AE) (A)
APPLICANT:	ROSE BOB
PROP. OWNER:	900 SOUTH MOONEY BLVD LLC
APN:	096-023-030
LOCATION:	900 S MOONEY BLVD VISA

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:

- Require 25-ft setback for gate from curb face for vehicle stacking.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 8 DATE: MAY 3, 2017

SITE PLAN NO.: 17-082
PROJECT TITLE: **BLACK BEAR DINER GATE**
DESCRIPTION: **BEVERLY DR. INGRESS & EGRESS SPIKES BEING CHANGED TO A SENSORED GATE TO WITHHOLD CUSTOMERS FROM EXISTING ONTO BEVERLY DR (CMU) (AE) (A)**

APPLICANT: **ROSE BOB**
PROP OWNER: **900 SOUTH MOONEY BLVD LLC**
LOCATION: **900 S MOONEY BLVD**
APN: **096-023-030**

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter
 - Drive approach size: _____; Use radius return;
 - Sidewalk: _____ width; _____ parkway width at **MAINTAIN EXISTING WIDTH**
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required. FOR ANY WORK 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:

- 1. Proposed new rolling gate shall be placed a minimum of 20' from face of curb - 25' is recommended.***
- 2. New loop system shall not encroach onto public sidewalk or obstruct pedestrian path of travel.***
- 3. Provide proper access restriction signage.***
- 4. A performance level rolling gate system shall be utilized to operate gate quickly - to not impede traffic on Beverly for entering vehicles/service trucks exceeding 20' in length.***
- 5. Gate width shall meet min. 20' standard per Fire Dept. Refer to further conditions.***
- 6. A building permit is required. Standard plan check and inspection fees apply.***
- 7. Refer to Planning Dept. for further entitlement conditions.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **17-082**

Date: **5/3/2017**

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

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

(Fee Schedule Date: **10/1/2016**)

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

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

ITEM NO: 8
DATE: May 03, 2017
SITE PLAN NO: SPR17082
PROJECT TITLE: BLACK BEAR DINER GATE
DESCRIPTION: BEVERLY DR. INGRESS & EGRESS SPIKES BEIN
CHANGED TO A SENSORED GATE TO WITH HOL
CUSTOMERS FROM EXITING ON TO BEVERLY DR
(C-MU) (AE) (A)
ROSE BOB
APPLICANT: 900 SOUTH MOONEY BLVD LLC
PROP OWNER: 900 S MOONEY BLVD
LOCATION: 096-023-030
APN(S):

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:



Site Plan Review Comments For:

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

ITEM NO: **8**

DATE: **May 03, 2017**

SITE PLAN NO:

SPR17082

PROJECT TITLE:

BLACK BEAR DINER GATE

DESCRIPTION:

BEVERLY DR. INGRESS & EGRESS SPIKES BEIN
CHANGED TO A SENSORED GATE TO WITH HOL
CUSTOMERS FROM EXITING ON TO BEVERLY DR
(C-MU) (AE) (A)

APPLICANT:

ROSE BOB

PROP OWNER:

900 SOUTH MOONEY BLVD LLC

LOCATION:

900 S MOONEY BLVD

APN(S):

096-023-030

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- Construction and demolition sites prior to and during construction shall comply with the following:
- Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

- Fire hydrant spacing and location shall comply with the following requirements:
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

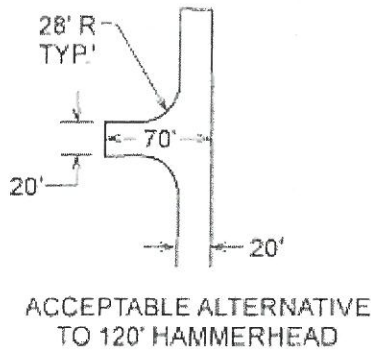
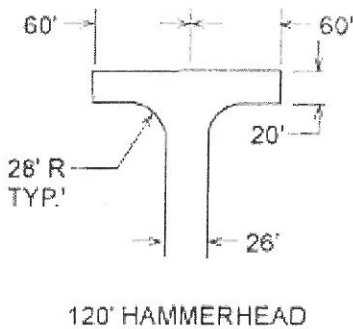
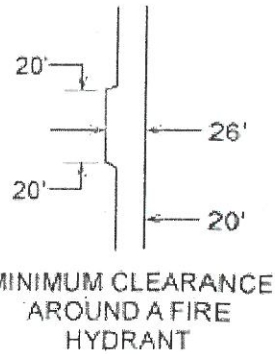
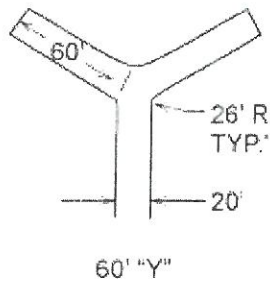
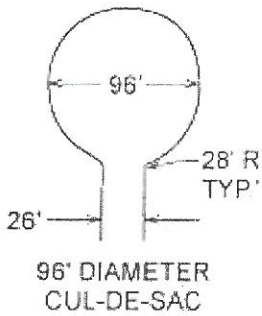
Emergency Access

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

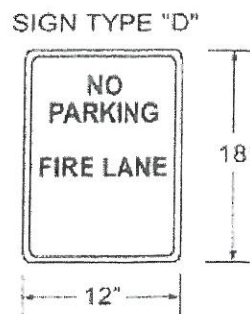
roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
 - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
 - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

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



- Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/ D103.6



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

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

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

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


Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:



Kurtis A. Brown
Fire Marshal

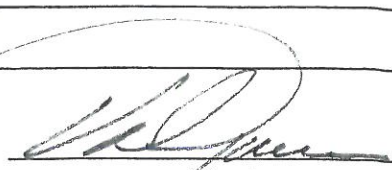
City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 8 DATE: May 03, 2017
 SITE PLAN NO: SPR 17082
 PROJECT TITLE: BLACK BEAR DINER GATE
 DESCRIPTION: BEVERLY DR. INGRESS & EGRESS SPIKES BEING CHANGED TO A SENSORED GATE TO WITH HOLD CUSTOMERS FROM EXITING ON TO BEVERLY DR (C-MU) (AE) (A)
 APPLICANT: ROSE BOB
 PROP OWNER: 900 SOUTH MOONEY BLVD LLC
 LOCATION: 900 S MOONEY BLVD
 APN(S): 096-023-030

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) **AND GATE SPECIFICATIONS.**
- 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 am 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. **ELECTRICAL ABOVE THE B.F.F.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____



 Signature

Date: 5/2/17

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 3, 2017

SITE PLAN NO: 2017-082
PROJECT TITLE: BLACK BEAR DINER GATE
DESCRIPTION: BEVERLY DR. INGRESS & EGRESS SPIKES BEING CHANGED TO A SENSORED GATE TO WITH HOLD CUSTOMERS FROM EXITING ON TO BEVERLY DR. (C-MU) (AE) (A)
APPLICANT: ROSE BOB
PROP. OWNER: 900 SOUTH MOONEY BLVD LLC
LOCATION TITLE: 900 SOUTH MOONEY BLVD
APN TITLE: 096-023-030
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP) Amendment
- Fully dimensioned Site Plan Exhibit
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/03/2017

1. A CUP Amendment is required for the removal of the spike-strip and installation of a motorized gate along the Beverly Ave. drive approach.
2. Provide a detailed site plan depicting the location of the fence and the setback distances from the property line.
3. Provide any additional information on the motorized gate including the length of time required for the gate to open.
4. All other conditions/requirements of the gate, including prohibiting existing/right-turns from the site onto Beverly Ave. will be incorporated as part of the Conditions of Project Approval for the amended CUP.

CITY GENERAL PLAN CONSISTENCY

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

17.19.060 Development standards in the C-MU zones outside the downtown area.

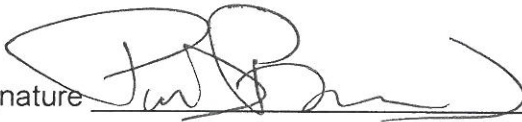
The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):

1. Front [*Noble Avenue frontage*]: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot [*Linwood Street frontage*]: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front [*Noble Avenue frontage*]: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot [*Linwood Street frontage*]: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

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

Signature _____

A handwritten signature in black ink, appearing to be "J. B. ...", written over a horizontal line.

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Friday, May 12, 2017 2:57 PM
To: Susan Currier
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review for May 3, 2017

Susan and All –

CALTRANS has a 'NO COMMENT" on

SPR 17037 (RESUB)
SPR 17076 (RESUB)
SPR 17079 storage racks
SPR 17080 medical office
SPR 17084 outdoor gym
SPR 17085 8 unit subd
SPR 17081 taco truck
SPR 17082 new access gate
SPR 17083 auto shop

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, April 28, 2017 3:36 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review for May 3, 2017

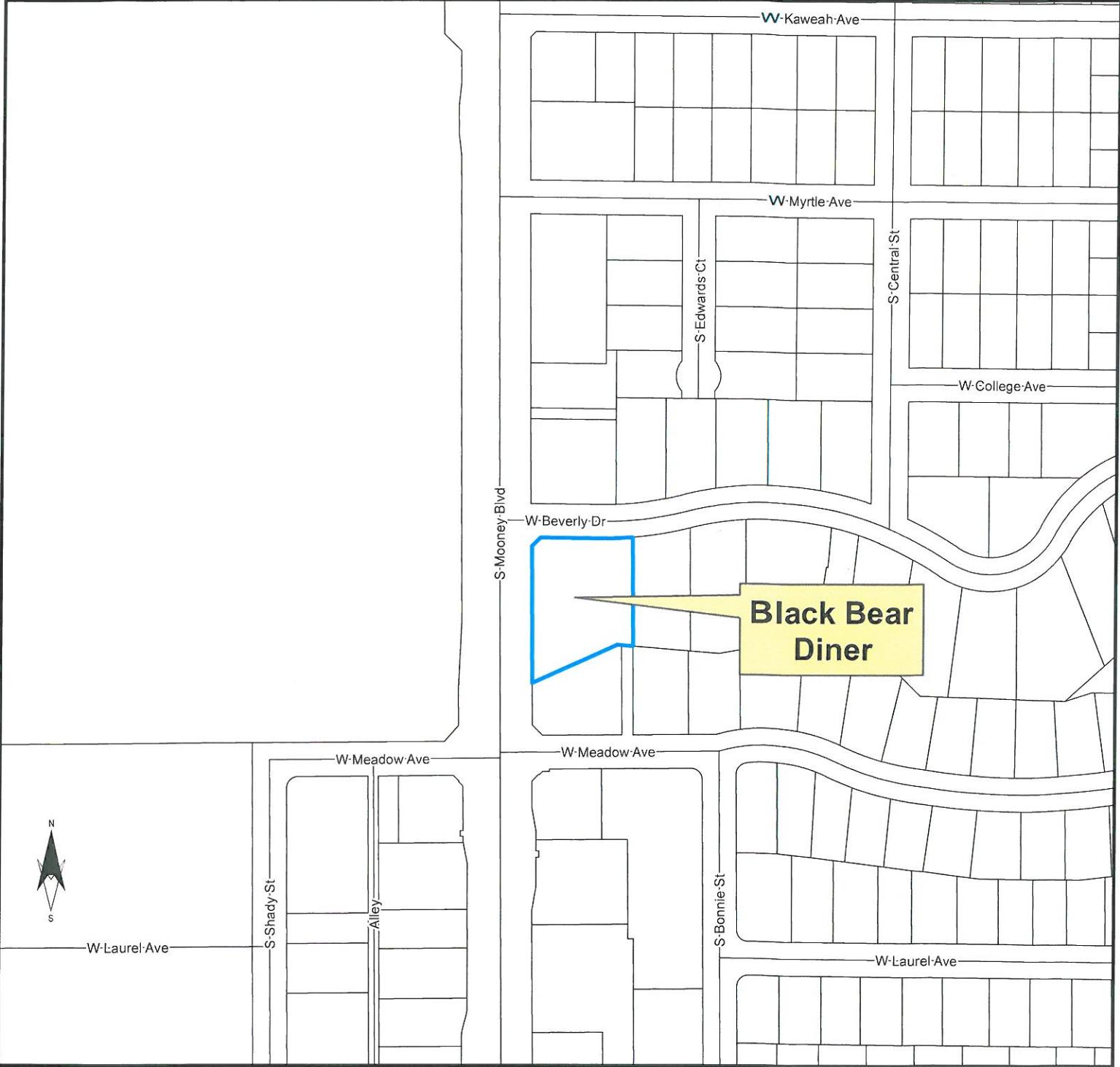
Please find the attached SPR Agenda for May 3, 2017. Remember that the meetings have been moved to the Convention Center, Room Sierra B, 303 E. Acequia.

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

The Site Plan Review Agenda is sent out weekly.

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

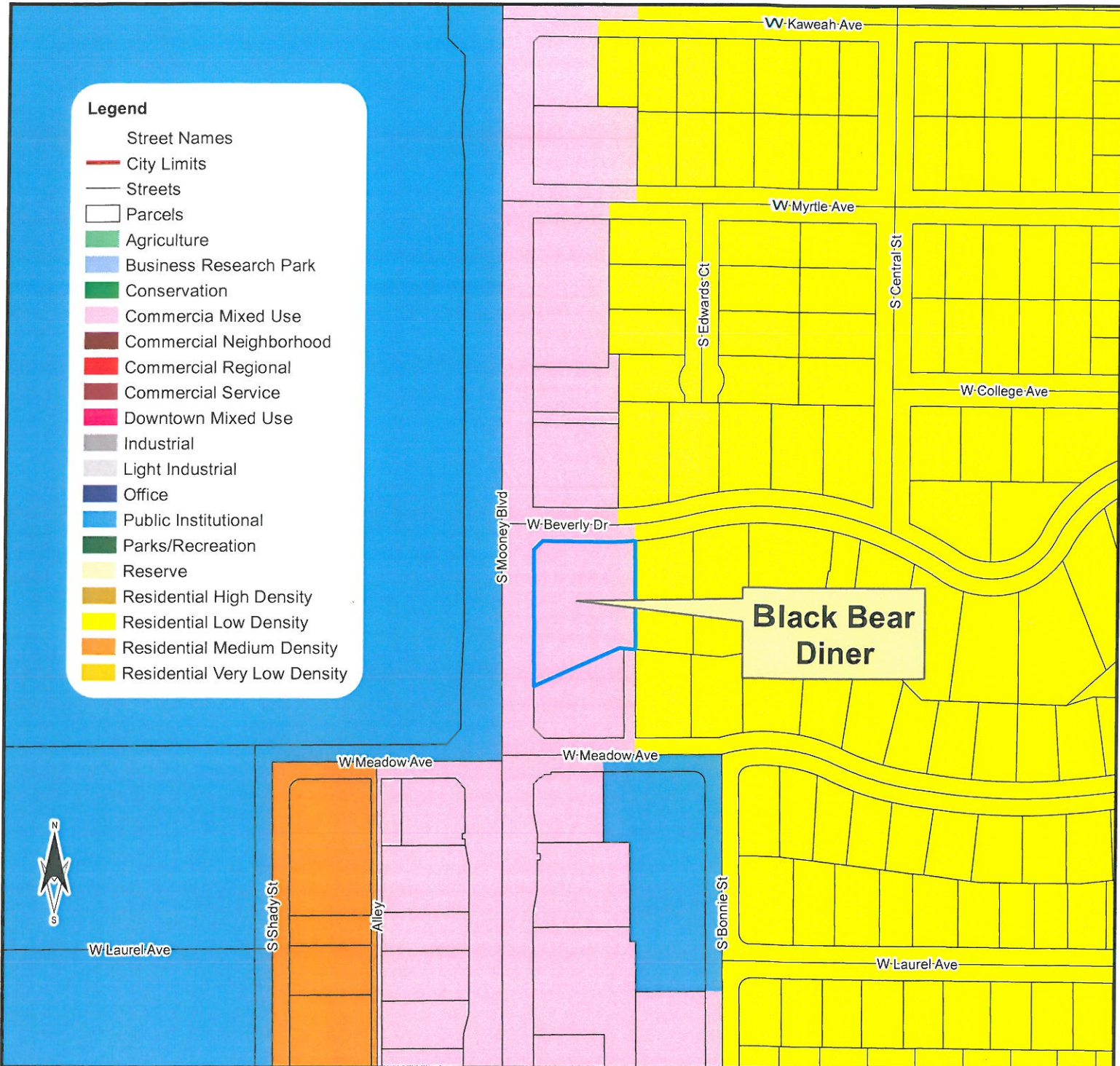
City of Visalia



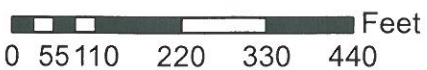
Location Map



City of Visalia



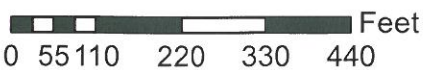
Land Use Designations



City of Visalia



Zoning Designations



City of Visalia



Aerial Photo

0 37.575 150 225 300 Feet