

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

SUBJECT: 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)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-20 based upon the findings and conditions in Resolution No. 2017-35. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-20 based on the findings and conditions listed in Resolution No. 2017-35.

PROJECT DESCRIPTION

Conditional Use Permit No. 2017-20 is a request to allow usage of a property for a church with less than 200 seats in the Service Commercial zone. The church will be locating within a 2,211 square foot portion of an existing building located at 700 S. Bridge Street. A Conditional Use Permit is required since churches up to 200 seats are a conditionally-allowed use in the Service Commercial (C-S) zone.



West Elevation of 700 S. Bridge Street

The proposed site plan, attached as Exhibit "A", depicts the existing building at 700 S. Bridge Street sectioned for church use. The remainder of the building is occupied by two separate automotive-related uses – one facing toward Bridge Street south of the proposed church and one facing toward Santa Fe Street – as well as storage space for an appliance store. Minor alterations are proposed to make restroom improvements next to the assembly space and to meet current building and fire codes. The parcel has 43 parking stalls located to the north of the church site as well as two stalls located south of the church site. The 43 existing parking stalls to the north include 19 stalls in a contained parking lot accessed off Bridge Street and 24 stalls on the south side of a parking lot next to the adjacent building.

The floor plan (see Exhibit "A") illustrates that the sanctuary/assembly room will have 35 seats and the operation statement (see Exhibit "B") states that the church will have a maximum

attendance of 35 persons. However, the available on-site parking and the occupancy load of the sanctuary would allow for additional seats in the sanctuary. The operational statement further describes that there will be Sunday morning services from 8:30 a.m. to 9:30 a.m. and Friday night band practice and bible studies from 5:00 p.m. to 8:30 p.m.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Service Commercial
Zoning:	C-S (Service Commercial)
Surrounding Land Use and Zoning	North: C-S (Service Commercial) / Multi-tenant building with various commercial tenants South: C-S (Service Commercial) / Automotive-related uses, pool service shop & towing yard East: R-1-5 (Single-Family Residential, 5,000 sq. ft. min. site area) / Single and multi-family residences West: QP (Quasi-Public) / Washington Elementary School
Environmental Review:	Categorical Exemption No. 2017-40
Special Districts:	None
Site Plan:	2017-093

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Conditional Use Permit No. 2012-04 was a request by Elmbridge Properties, L.P., to allow a 60-seat church to occupy 3,449 sq. ft. of an existing building in the Service Commercial (C-S) zone, located at 650 S. Bridge Street. This project was approved by the Planning Commission on January 23, 2012, though this space has since become vacant and the CUP has lapsed.

Conditional Use Permit No. 2015-15 was a request by Iglesia De Cristo Church to allow a 121-seat church to occupy 6,000 sq. ft. of an existing building in the Service Commercial (C-S) zone, located at 602 S. Bridge Street. This project was approved by the Planning Commission on June 8, 2015.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2017-20, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions with up to 200 seats are identified as a conditional use in several of Visalia's zoning classifications. Among the zones which conditionally allow churches are Downtown Mixed Use, Commercial Mixed Use, Service Commercial, Professional Office, and Light Industrial. Churches that locate in these zones frequently utilize preexisting buildings or portions thereof, as opposed to constructing a new facility. Churches that utilize preexisting buildings, like the subject church, should be evaluated for their compatibility with the building, other existing uses in the building, and the surrounding neighborhood.

The proposed church, which will utilize a portion of an existing building, can be made compatible to the building if handicap accessibility improvements and fire protection improvements are made to the site. According to the site plan, minor cosmetic improvements (not involving moving walls) will be made to the existing restrooms to meet current building codes. The project's floor plan also shows the addition of a platform in the sanctuary and a ramp. A handicap accessible parking stall is already installed outside of the building to the south but will require additional signage. Building Safety Division requirements include the placement of fire-rated walls where adjoining other occupants for a non-sprinkled building and increasing a hallway width to a minimum of 44" leading to the meeting room shown on the floor plan.

Staff has made the necessary building and fire improvements a condition of project approval. The sanctuary / assembly area has an occupancy load of 144 persons, which is consistent with the church total membership (35 adults) and the 35-seat sanctuary.

The proposed church is located within a commercial building that shares space with automotive-related uses. The church proposes to operate during non-peak hours (i.e. evenings and Sundays), which will not significantly conflict with other commercial uses in the vicinity that generally operate during weekdays. The tenant space has been occupied in the past by one or more churches; however there are no City records of any approved conditional use permit(s) or business license(s) pertaining to churches on the site.

Staff has concluded that the proposed church will not adversely impact the surrounding residential land uses based on the size of the church's total membership and based on all church operations occurring indoors. The applicant has also indicated that the church serves the surrounding neighborhood, being that some members reside within walking distance to the church. The proposed location would therefore help in reducing vehicle trips to the site.

Parking

The Zoning Ordinance requires churches to provide one parking space for every four seats in the primary meeting room or for every 30 square feet, whichever is greater. Staff has traditionally applied the seat-to-parking-space ratio toward churches as it provides a more accurate parking assessment for the use.

The church meets the parking requirements of the City Zoning Ordinance. The sanctuary provides 35 total seats which would require 9 parking spaces. The building provides approximately 45 total parking spaces on-site - 43 parking stalls on the north side of the building in two separate parking lots and 2 spaces on the south side. One parking lot has access from Bridge and Santa Fe Streets, as well as shared access for parking spaces belonging to the neighboring property to the north.

A majority of the site's parking spaces have restricted access by existing on-site gates. Staff has included a condition of approval that will require the gates to be open and/or unlocked during church operating hours, to ensure that the required on-site parking is accessible.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-40).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion

of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-40).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review item no. 2017-093.
2. That the site be developed in substantial compliance with the approved site plan and floor plan attached as Exhibit "A".
3. That the Building Safety Division and Fire Department improvements be installed on the site as shown in the site plan and floor plan attached as Exhibit "A" and as identified in the Site Plan Review comments.
4. That the facility be operated in compliance with the operational statement in Exhibit "B", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
5. That the site may not be used for any church purposes prior to meeting any required building permit improvements needed to occupy the site for church purposes.
6. That the maximum seating capacity of the sanctuary shall be limited to 144 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
7. That the on-site gates located on the north side of the building remain unlocked and/or open during church operating hours.
8. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.
9. 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. 2017-20.

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. 2017-035
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Operation Statement
- Site Plan Review Item No. 2017-093 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

RELATED PLANS AND POLICIES

Related Plans & Policies

Zoning Ordinance

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

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

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2017-35

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

WHEREAS, Conditional Use Permit No. 2017-20 is 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); 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 the Conditional Use Permit No. 2017-20, 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.

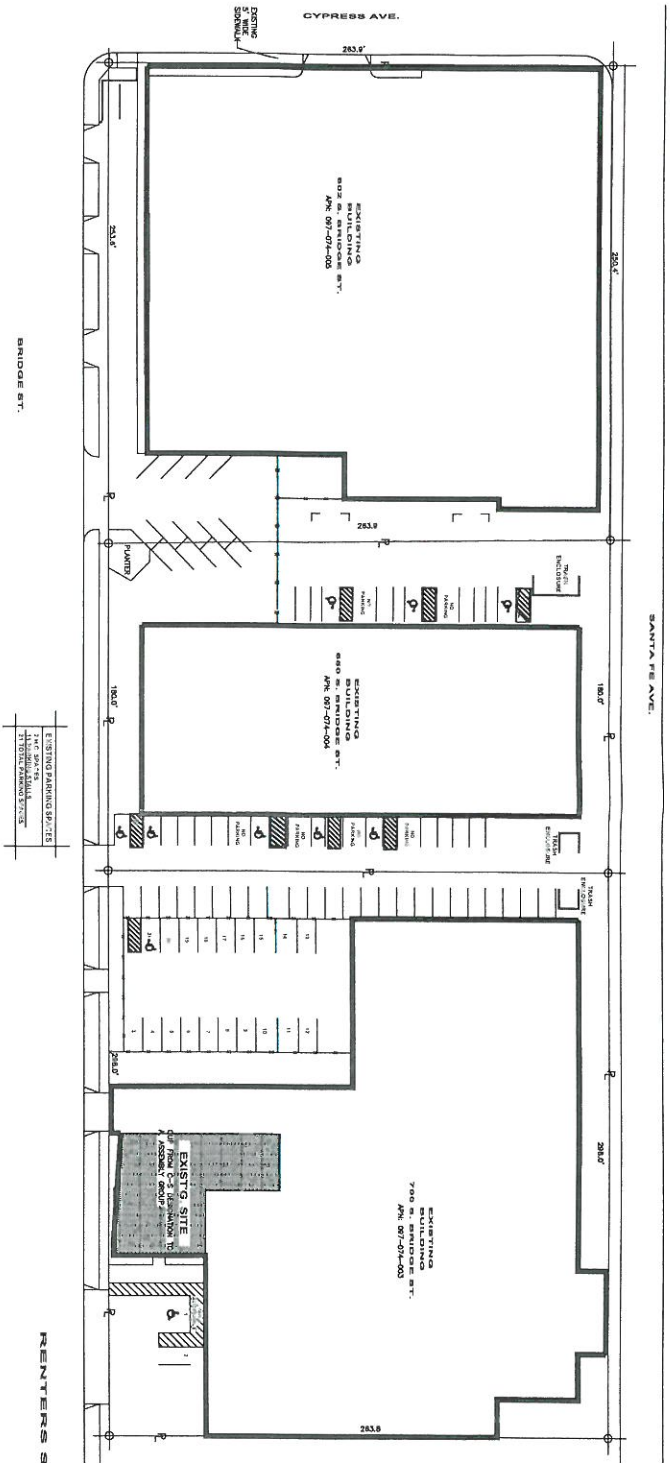
NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-40).

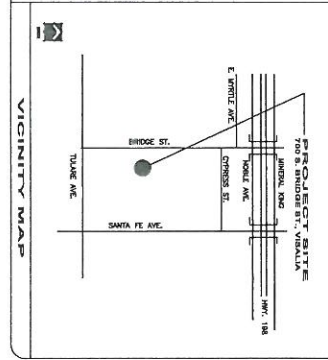
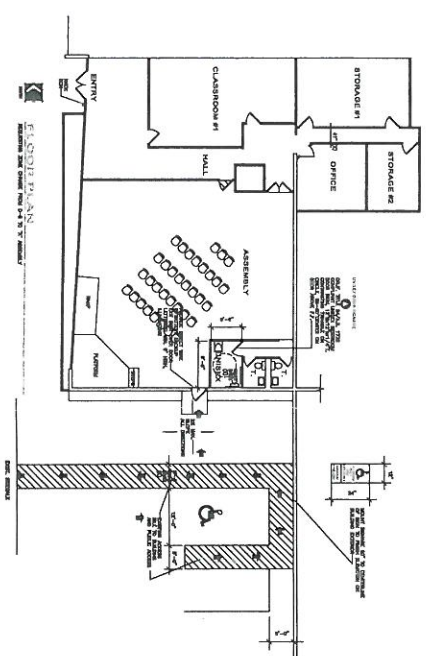
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review item no. 2017-093.
2. That the site be developed in substantial compliance with the approved site plan and floor plan attached as Exhibit "A".
3. That the Building Safety Division and Fire Department improvements be installed on the site as shown in the site plan and floor plan attached as Exhibit "A" and as identified in the Site Plan Review comments.
4. That the facility be operated in compliance with the operational statement in Exhibit "B", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
5. That the site may not be used for any church purposes prior to meeting any required building permit improvements needed to occupy the site for church purposes.
6. That the maximum seating capacity of the sanctuary shall be limited to 144 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
7. That the on-site gates located on the north side of the building remain unlocked and/or open during church operating hours.
8. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.
9. 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. 2017-20.



EXISTING SITE PLAN

ELMWOOD PROPERTIES, VISALIA, CA.



DATE	06/07/17
SHEET NO.	1705
1 OF 1 SHEETS	

PROJECT:	EXISTING CHURCH FLOOR PLAN
FOR:	Elmwood Properties, Visalia, CA.
SHEET TITLE:	SITE PLAN, FLOOR PLAN

Exhibit "A"

REVISIONS	DESCRIPTION
DATE	

RENTERS STATEMENT

Shepherd's Voice

SERVICE TIMES

BAND PRACTICE: SUNDAY MORNINGS 8:30AM-9:30 AM

SERVICE TIMES: SUNDAY MORNINGS 10AM-1PM

CLEAN UP: SUNDAY MORININGS 1PM-2PM

SUNDAY MORNING CHURCH ATTENDANCE: 25-35 PEOPLE MAX

SUNDAY MORNING CARS STALLS NEEDED: 5-8

FRIDAY NIGHT BAND PRACTICE: 5PM-6PM

FRIDAY NIGHT BIBLE STUDY TIMES: 6:30PM-8:30PM

CLEAN UP: FRIDAY NIGHTS 8:30-9:30

FRIDAY NIGHT CHURCH ATTENDANCE: 25-35 PEOPLE MAX

FRIDAY NIGHT CAR STALLS NEEDED: 5-8

Exhibit "B"



1

MEETING DATE: MAY 24, 2017

SITE PLAN NO. 17-093

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

Cip (Minor)

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

Andrew Chamberlain, Planning Division (559) 713-4003

Date: May 24, 2017

SITE PLAN NO: 2017-093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A) ASSEMBLY (C-S)
(AE) (C)
APPLICANT: HAYSLETT TOM
PROP. OWNER: ELMBRIDGE PROPERTIES LP
LOCATION TITLE: 700 S BRIDGE ST
APN TITLE: 097-074-003
GENERAL PLAN: Service Commercial
EXISTING ZONING: C-S – Service Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (05/24/2017):

1. Conditional Use Permit required, as a part of the CUP application, a detailed operational statement for each sub-use with hours, numbers of staff, and numbers of occupants, is required. Are any office or church activities planned outside of the typical service times?
2. Are any church vehicle's going to be stored on site – applicant > NO.
3. Staff indicated that as a part of the CUP, a condition requiring that the parking area shown be free of any vehicles excepting those for the church during their hours of operations. No stored vehicles from other building users shall be located in the church designated lot.
4. Provide a sanctuary layout for the seating and pulpit areas – provide an accurate estimate of the maximum number of occupants desired for the sanctuary.
5. Replace any missing landscaping along the street frontage landscape areas, including irrigation for said area.
6. NOTE: At the SPR meeting, the applicant indicated that the sanctuary occupancy would be approximately 35 persons at maximum; the congregation is not that big now.

- Staff's 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.

17.18.080 Development standards in the C-S zone.

Meet the development standards in the C-S zone:

Parking:

1. Provide spaces based on the sanctuary sq. ft. or seating.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. Provide shared parking/access agreements – **if needed**. Said agreements/ easements to be approved and recorded prior to issuance of building permits.
9. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.

Landscaping:

1. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

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 'AJC', written over a horizontal line.

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MAY 24, 2017

SITE PLAN NO.: 17-093
PROJECT TITLE: ELMBRIDGE PROPERTIES - CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A)
ASSEMBLY (CS) (AE) (C)
APPLICANT: HAYSLETT TOM
PROP OWNER: ELMBRIDGE PROPERTIES LP
LOCATION: 700 & 702 S BRIDGE ST
APN: 097-074-003

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; _____ parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. The existing van-accessible stall for proposed Church use will be required to comply with current accessibility and City standards. Modify/upgrade accordingly.

2. Proposed Church use within existing Service Commerical building will incur additional impact fees. Applicant has stated that a maximum of 35 members is proposed. Refer to page 3 for applicable fees and summary.

3. A building permit is required. Standard plan check and inspection fees will apply.

4. A detailed operational statement shall be submitted with the required Conditional Use Permit. Refer to further conditions of approval by the Planning Dept.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-093

Date: 5/24/2017

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:CHURCH)

Existing uses may qualify for credits on Development Impact Fees. **SERV COMM + INFILL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,176/1KSF - \$1,762CR = \$1,414 \$1,414/1KSF X 2.2 = \$3,111 LESS 25% INFILL = \$2,333 DUE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6/SEAT X 35 - (\$51CR) = \$159 TREATMENT PLANT FEE: \$14/SEAT X 35 - (\$117CR) = \$373
<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.



Adnan Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 24, 2017

ITEM NO: 1

SITE PLAN NO: SPR17093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A) ASSEMBLY (C-S) (AE) (C)
APPLICANT: HAYSLETT TOM
PROP. OWNER: ELMBRIDGE PROPERTIES LP
APN: 097-074-003
LOCATION: 702 S BRIDGE ST VISA
APN: 097-074-003
LOCATION: 700 S BRIDGE ST 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:

•



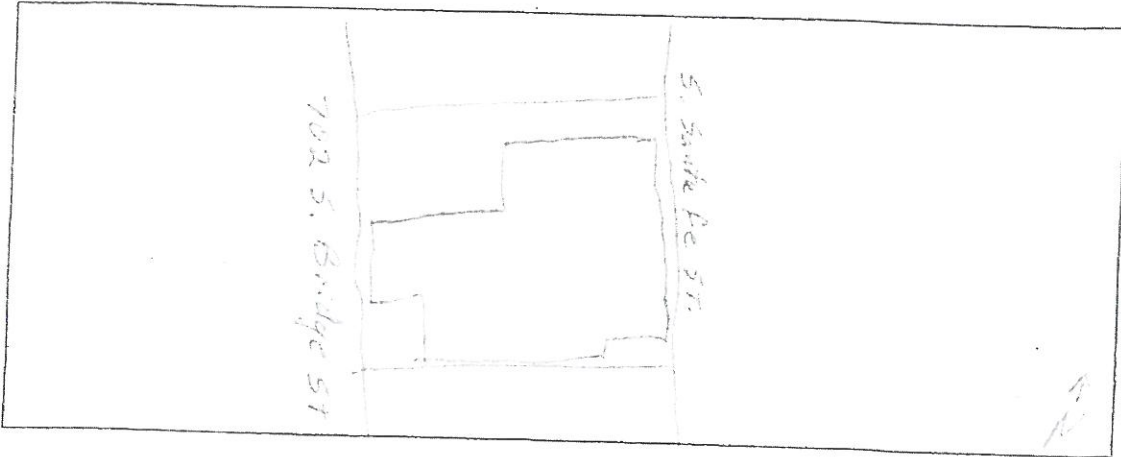
Leslie Blair

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

Date: 5-23-17

Site Plan Review: # 17093


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

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: May 24, 2017
SITE PLAN NO: SPR17093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A)
 ASSEMBLY (C-S) (AE) (C)
APPLICANT: HAYSLETT TOM
PROP OWNER: ELMBRIDGE PROPERTIES LP
LOCATION: 700 S BRIDGE ST
APN(S): 097-074-003

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

5-22-17

DATE

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 : May 24, 2017
SITE PLAN NO: SPR17093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A) ASSEMBLY (C-S) (AE) (C) HAYSLETT TOM
APPLICANT:
PROP OWNER: ELMBRIDGE PROPERTIES LP
LOCATION: 700 S BRIDGE ST
APN(S): 097-074-003

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.~~ **BETWEEN OCC. GROUP 1HR (SPRINKLER) 2HR (NE**
- 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.
- 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: **PROVIDE 1 HR RATED CORRIDOR FOR NON SPRINKLERED BUILDINGS WITH 44" MIN. WIDTH OF CORRIDOR.**

 Date: **5/24/17**
Signature

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

ITEM NO: 1 DATE: May 24, 2017
SITE PLAN NO: SPR17093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A)
ASSEMBLY (C-S) (AE) (C)
HAYSLETT TOM
APPLICANT: ELMBRIDGE PROPERTIES LP
PROP OWNER: 700 S BRIDGE ST
LOCATION: 097-074-003
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: 1
SITE PLAN NO: SPR17093
PROJECT TITLE: ELMBRIDGE PROPERTIES-CHURCH
DESCRIPTION: TO CHANGE THE BUILDING OCCUPANCY TO (A) ASSEMBLY (C-S) (AE) (C)
APPLICANT: HAYSLETT TOM
PROP OWNER: ELMBRIDGE PROPERTIES LP
LOCATION: 700 S BRIDGE ST
APN(S): 097-074-003

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

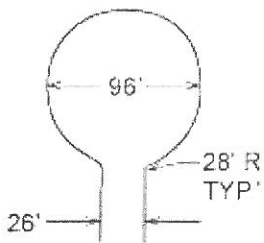
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

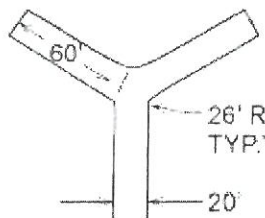
□ Buildings or portions of buildings or facilities with a vertical distance between the grade plane and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

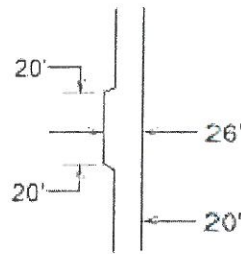
□ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



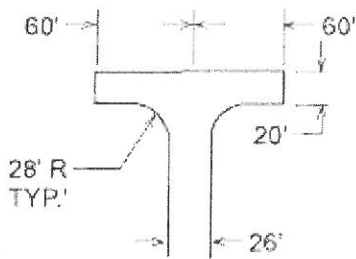
96' DIAMETER CUL-DE-SAC



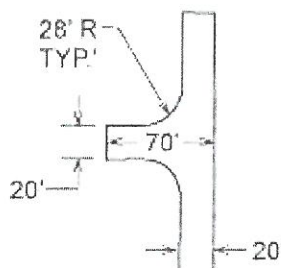
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

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

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

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

Fire Protection Systems

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

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

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

Special Comments:

-


 Kurtis A. Brown
 Fire Marshal

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Thursday, May 25, 2017 1:10 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for May 24, 2017

Susan & All –

Caltrans has a "NO COMMENT" on:

SPR 17093 2200 sf new church bldg
SPR 17094 juice bar in existing bldg..
SPR 17095 500sf bldg..
SPR 17096 wood fence
SPR17097 school parking lot ADA ramps

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, May 19, 2017 3:22 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for May 24, 2017

*Good afternoon,
Please find the attached SPR Agenda for May 24, 2017.*

*Susan Currier
Planning Assistant
City of Visalia
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Visalia, CA 93291
(559) 713-4436
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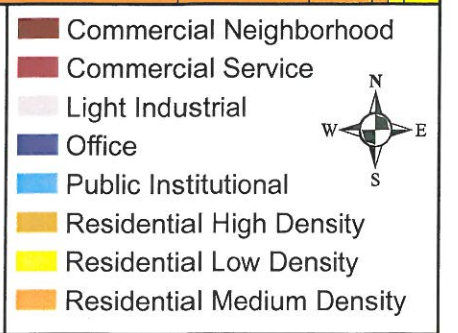
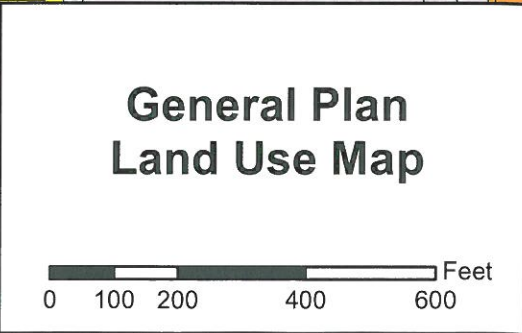
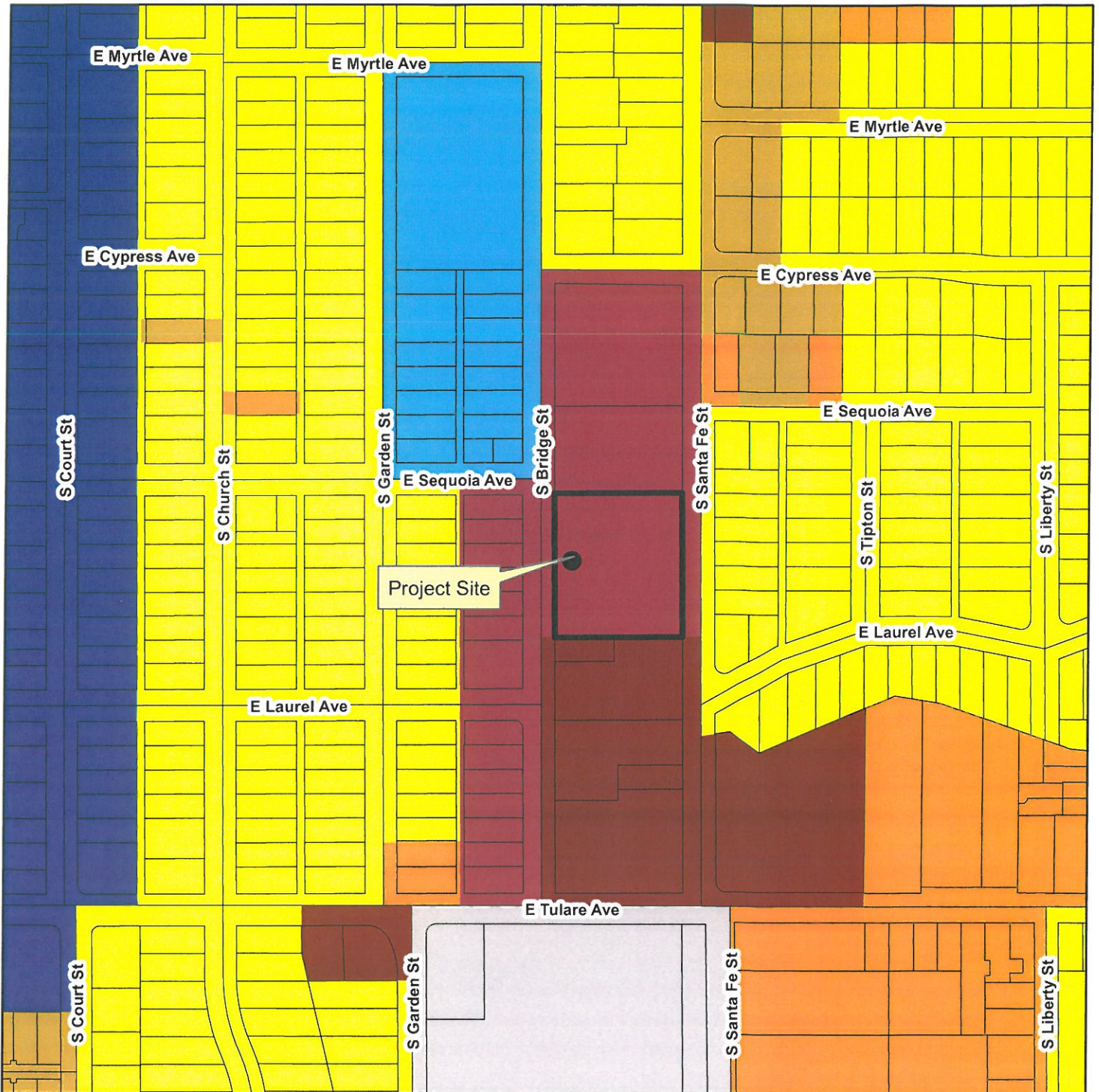
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Conditional Use Permit No. 2017-20

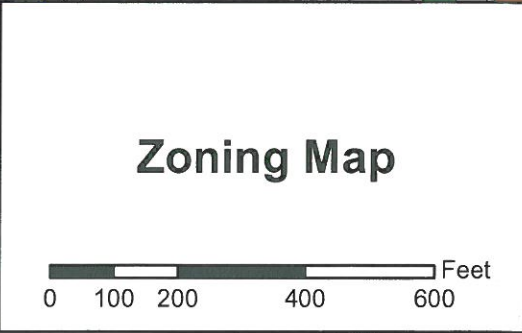
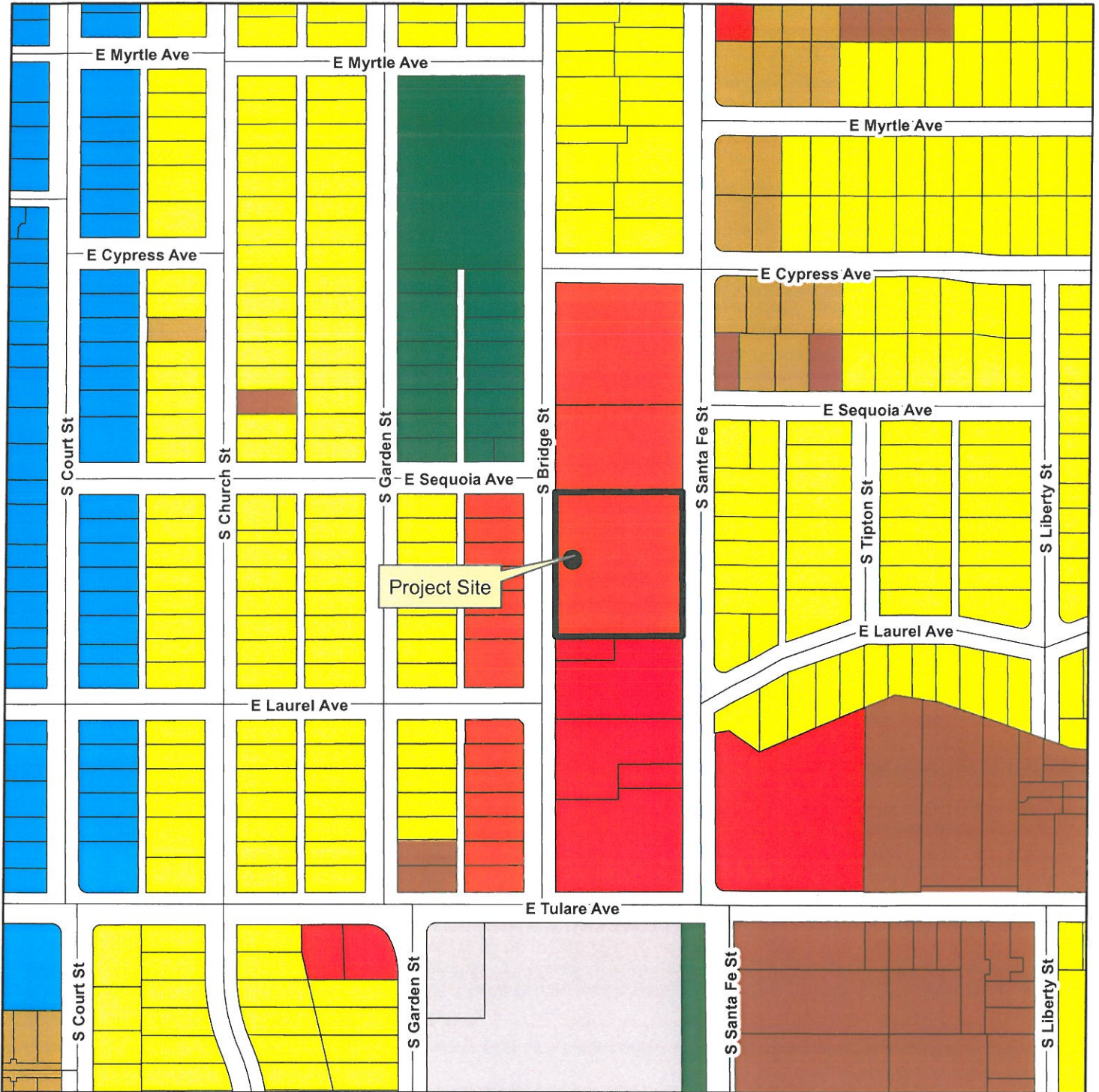
The project site is located at 700 S. Bridge Street. (APN: 097-074-003)



General Plan Land Use Map

Conditional Use Permit No. 2017-20

The project site is located at 700 S. Bridge Street. (APN: 097-074-003)



- C-N Neighborhood Commercial
 - C-S Service Commercial
 - I-L Light Industrial
 - O-C Office Conversion
 - QP Quasi-Public
 - R-1-5 Single-family Residential
 - R-M-2 Multi-family Residential
 - R-M-3 Multi-family Residential
-

Conditional Use Permit No. 2017-20

The project site is located at 700 S. Bridge Street. (APN: 097-074-003)



Aerial Photo

Photo Taken March 2016



Conditional Use Permit No. 2017-20

The project site is located at 700 S. Bridge Street. (APN: 097-074-003)

