

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JULY 24, 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. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Brandon Smith
Variance No. 2017-11: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of a R-1-5 (Single-family Residential) zoned property, for the installation of two new vessels. The site is located at 1718 W. Tulare Avenue, on the northeast corner of Tulare Avenue and Bonnie Street. (APN: 096-013-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-48.
6. PUBLIC HEARING – Brandon Smith
Variance No. 2017-10: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of a R-1-5 (Single-family Residential) zoned property, for the installation of two new vessels. The site is located at 711 W. Cambridge Avenue, on the south side of Cambridge Avenue 250 feet west of Johnson Street. (APN: 096-341-008). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-47.
7. PUBLIC HEARING – Paul Bernal
Variance No. 2017-13: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of one water holding tank. The site is located at 1303 South Garden Street, on the west side of Garden Street between East Tulare and East Paradise Avenues (APN: 095-251-024). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-50.

8. PUBLIC HEARING – Paul Bernal

Variance No. 2017-12: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of four new treatment vessels. The site is located at 1601 East Monte Verde Avenue, on the southeast corner of South Ben Maddox Way and East Monte Verde Avenue (APN: 126-590-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-49.

9. PUBLIC HEARING – Brandon Smith

Variance No. 2017-09: A request by Ross Stores, Inc. (Imagetech Services, agent), to allow a variance to the maximum sign area associated with wall signage to the Dd's Discounts store located in the Mixed Use Commercial (C-MU) Zone. The site is located at 1925 N. Dinuba Boulevard, on the west side of Dinuba Boulevard between Vine and Prospect Avenues. (APN: 090-270-033) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-43.

10. PUBLIC HEARING – Brandon Smith

Variance No. 2017-08: A request by Ross Stores, Inc. (Imagetech Services, agent), to allow a variance to the maximum sign area associated with wall signage to the Dd's Discounts store located in the Regional Retail Commercial (C-R) Zone. The site is located at 3434 S. Mooney Boulevard, on the east side of Mooney Boulevard between Orchard and Caldwell Avenues. (APN: 122-290-029) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-42.

11. PUBLIC HEARING – Paul Scheibel

Conditional Use Permit No. 2017-17: Conditional Use Permit No. 2017-17: A request to construct a 25,000 square foot office building with a residence in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave. (APNs: 121-100-079, -080, -081, -082, 085, -086, -088,-089, and -091) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-36.

12. 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, AUGUST 3, 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, AUGUST 14, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 24, 2017

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No.: (559) 713-4369
E-Mail: paul.scheibel@visalia.city

SUBJECT: Conditional Use Permit No. 2017-17: Conditional Use Permit No. 2017-17: A request to construct a 25,000 square foot office building with a residence in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave. (APNs: 121-100-079, -080, -081, -082, 085, -086, -088, -089, and -091)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-17, as conditioned, based upon the findings and conditions in Resolution No. 2017-32. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-17, based on the findings and conditions in Resolution No. 2017-32.

PROJECT DESCRIPTION

Conditional Use Permit No. 2017-17 is a request by Eric McConnaughey on behalf of Sunnyside Personal Surgery Center, to construct a 25,000 square foot outpatient surgery center. The surgery center will contain space for three surgery rooms, and a full range of related functions, including pre-operation, post operation, reception and waiting rooms, and office space. The surgical procedures will be limited to outpatients. Consequently, the facility will have no overnight accommodations for patients. The building will contain a 5,000 square foot residence, located on the third (top) floor of the building. The residence will be for the limited-stay use of visiting surgeons.

The building will be located within the interior of an existing office complex. The office complex presently has four free-standing buildings that total 15,400 square feet. The buildings currently contain a mix of medical, professional, and general office uses. The site was developed to facilitate up to 10 individual office buildings. These are depicted by the vacant dirt pads in the aerial photograph to the right.

The entire site is maintained by a Common Area Maintenance (CAM) entity that owns the monolithic parking lot parcel, and maintains the overall site.



The project applicant proposes to construct the new building on the two pads that are highlighted in yellow in the aerial photo. The remaining four vacant pads (which are also under the ownership or control of the applicant) will be merged with the common area parcel. This is to provide sufficient overall parking on the site consistent with the uses of the five buildings on the site upon development of the surgery center. Once this action is completed, the four former buildable pads will no longer have any actual or presumed individual development rights.

The building is proposed to be three stories high. The finish will be stucco with a mission tile roof over large Monterey style eaves and rafters. This is to carry several of the building design themes of the existing buildings to the new building. The main entrance to the building will be from the north elevation because the majority of the available parking for the building will be located north of the building pad.

BACKGROUND INFORMATION

General Plan Land Use Designation	O	(Professional / Administrative Office)
Zoning	O-PA	(Professional / Administrative Office)

Surrounding Zoning and Land Use	North:	CMU – Commercial Mixed Use/ Residences on large lots
	South:	R-M-3 – High Density Residential/ 4-Plex residential units
	East:	O-PA - Offices
	West:	R-M-3 – 4-Plex residential units

Environmental Review	Categorical Exemption No. 2017-54
Site Plan	2017-080

RELATED PLANS & POLICIES

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

RELATED / SIMILAR PROJECTS

Conditional Use Permit No. 2003-46 and Parcel Map No. 2003-11: Approved by the Planning Commission on May 27, 2003. A request to amend Conditional Use Permit No. 2003-17 to modify the design of an approved planned office development and a parcel map to divide 4.6 acres into 13 lots. The site is located on the north side of Sunnyside Avenue, 700 feet west of Mooney Boulevard. The office portion of the previously approved Garden Terrace Villas Subdivision contained 14 parcels, all with easements for cross access, parking, and utilities.

Parcel Map No. 2003-11 excluded two existing office buildings to the east. The proposed physical office building layout of the development did not changed from the approved layout of the original PUD and subdivision map. The proposal only reconfigured parcel lines to include one common lot with individual parcels for building pads. Otherwise, the project retained the original conditions of Conditional Use Permit No. 2003-17.

Conditional Use Permit No. 2003-17 and Garden Terrace Villas Tentative Subdivision Map: Approved by the Planning Commission on November 24, 2003. A request to allow a Planned Unit Development with approximately 66,028 square feet of office and 60 multiple

family residential units, and a tentative subdivision map to allow the division of approximately 9.42 acres into 29 lots located on both sides of Sunnyside Avenue, 700 feet west of Mooney Boulevard.

PROJECT EVALUATION

Staff recommends approval of the requested Conditional Use Permit, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

Land Use Compatibility

An outpatient surgery center is a conditionally allowed use in the Office Zone District. The use is also consistent with the mix of medical and general office uses envisioned by the original project (CUP 2003-17) and its amendment (CUP 2003-46). The surgery center will not have overnight patients or an emergency room. The operational statement indicates that hours of operation will coincide with normal office business hours. Consequently, the use will function more like a specialty medical office or clinic than as a hospital.

The residence proposed to occupy the top floor of the new building is a conditionally allowed use in the Office Zone District. The residence will be for the sole use of visiting staff of the surgery center.

Building Design

The building incorporates elements of the four existing buildings on the site. This includes the finish material (stucco) and partial tile roof elements. Architectural compatibility among the buildings on the site is required by the conditions of approval for CUP 2003-17. The proposed building is more than four times the size, and is three stories in height (as opposed to the existing single-story buildings). Consequently, an approximate match of the existing buildings would not be possible, nor would it be necessarily desirable. However, besides incorporating finish materials of the existing building, a further degree of compatibility is achieved by "stepping" the building's three stories. This reduces mass, and adds angles and shadow lines to the building which reduces the building's apparent mass. Finally, the building will be located near the north-center of the site. This will provide maximum separation from the smaller existing buildings. Further, the new building's location near the center of the site will reduce its imposition on adjacent properties; particularly residential properties to the north and west.

Parking

The site currently provides 48 parking spaces. The existing uses on the site require 66 parking spaces. However, several site visits have disclosed no shortage of on-site parking. The proposed use will require an additional 90 parking spaces, for a total of 156 required for the site at buildout.

The project proposes to provide 199 parking spaces. Consequently, the project provides sufficient onsite parking for all existing and proposed uses that will comprise the site at buildout.

Environmental Review

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

Projects determined to meet this classification include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures,

facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances for commercial structures.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2017-17

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-54). Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to conversion of a single-family residence to office use.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2017-17

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-080, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".

3. That the applicant complies with their operational statement **as** stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the project comply with all applicable conditions of Parcel Map No. 2003-11 and Conditional Use Permit No. 2003-46, excepting that prior to issuance of a building permit:
 - a. The applicant shall complete and have recorded Lot Line Adjustments merging parcels 121-100-079, -080, -081, and -082 with parcels 121-100-091; and
 - b. The applicant shall complete and have recorded a Lot Line Adjustment merging parcels 121-100-085 and -086.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-17, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2017-32
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Floor Plan
- Exhibit "D" – Applicant's Operational Statement
- Site Plan Review No. 2017-080 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map

Chapter 17.38 CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2017-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-17 A REQUEST TO CONSTRUCT A 25,000 SQUARE FOOT OFFICE BUILDING WITH A RESIDENCE IN THE PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE, LOCATED AT 2324 W, SUNNYSIDE AVE. (APNS: 121-100-079, -080, -081, -082, -085, -086, -088, -089, AND -091)

WHEREAS, Conditional Use Permit No. 2017-17, is a request to construct a 25,000 square foot office building with a residence in the PA (Professional / Administrative Office) Zone, located at 2324 W. Sunnyside Ave. (APNs: 121-100-079, -080, -081, -082, -085, -086, -088, -089, AND -091); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 24, 2017; and,

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-17, as conditioned, 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.

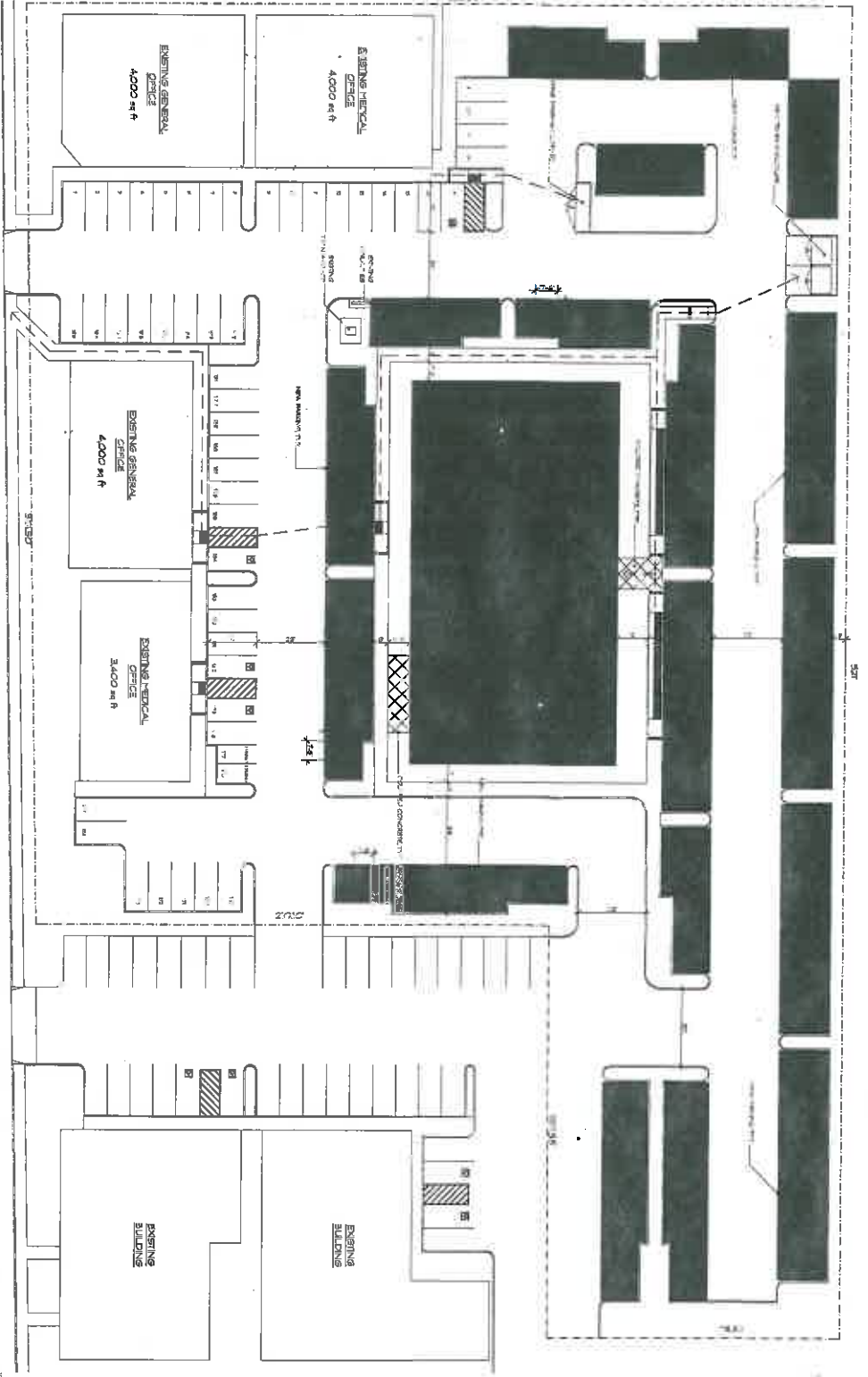
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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 findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-54). Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to conversion of a single-family residence to office use.

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-080, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the project comply with all applicable conditions of Parcel Map No. 2003-11 and Conditional Use Permit No. 2003-46, excepting that prior to issuance of a building permit:
 - a. The applicant shall complete and have recorded Lot Line Adjustments merging parcels 121-100-079, -080, -081, and -082 with parcels 121-100-091; and
 - b. The applicant shall complete and have recorded a Lot Line Adjustment merging parcels 121-100-085 and -086.
7. That all other Federal and State laws and City codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-17, prior to the issuance of any building permit for this project.



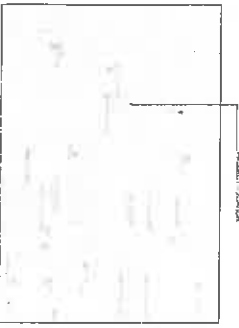
W. SUNNYSIDE AVE.

W. SUNNYSIDE AVE.

SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



PROJECT INFORMATION

ADDRESS	2501 W. SUNNYSIDE AVE. VISALIA, CA 93277
DATE	12/11/09
DESIGNER	3150 W. 10th St. Visalia, CA 93277
CLIENT	1000 W. 10th St. Visalia, CA 93277
PROJECT NO.	1000 W. 10th St. Visalia, CA 93277
PROJECT NAME	1000 W. 10th St. Visalia, CA 93277
PROJECT TYPE	1000 W. 10th St. Visalia, CA 93277
PROJECT STATUS	1000 W. 10th St. Visalia, CA 93277
PROJECT PHASE	1000 W. 10th St. Visalia, CA 93277
PROJECT DESCRIPTION	1000 W. 10th St. Visalia, CA 93277
PROJECT CONTACT	1000 W. 10th St. Visalia, CA 93277
PROJECT PHONE	1000 W. 10th St. Visalia, CA 93277
PROJECT FAX	1000 W. 10th St. Visalia, CA 93277
PROJECT EMAIL	1000 W. 10th St. Visalia, CA 93277
PROJECT WEBSITE	1000 W. 10th St. Visalia, CA 93277

PROJECT NARRATIVE:

The project consists of a new medical office and ambulatory surgery center. The existing medical office building is to be demolished and replaced with a new 10,000 sq ft medical office building. The existing ambulatory surgery center is to be demolished and replaced with a new 10,000 sq ft ambulatory surgery center. The project also includes parking for 100 vehicles and a new medical truck ramp. The project is located on the east side of W. Sunnyside Ave. between W. 10th St. and W. 11th St. The project is adjacent to the existing medical office building and ambulatory surgery center. The project is also adjacent to the existing parking lot and medical truck ramp. The project is located in the Sunnyside area of Visalia, California. The project is a new medical office and ambulatory surgery center. The project is located on the east side of W. Sunnyside Ave. between W. 10th St. and W. 11th St. The project is adjacent to the existing medical office building and ambulatory surgery center. The project is also adjacent to the existing parking lot and medical truck ramp. The project is located in the Sunnyside area of Visalia, California.

A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER.

SUNNYSIDE PERSONAL SURGERY CTR.

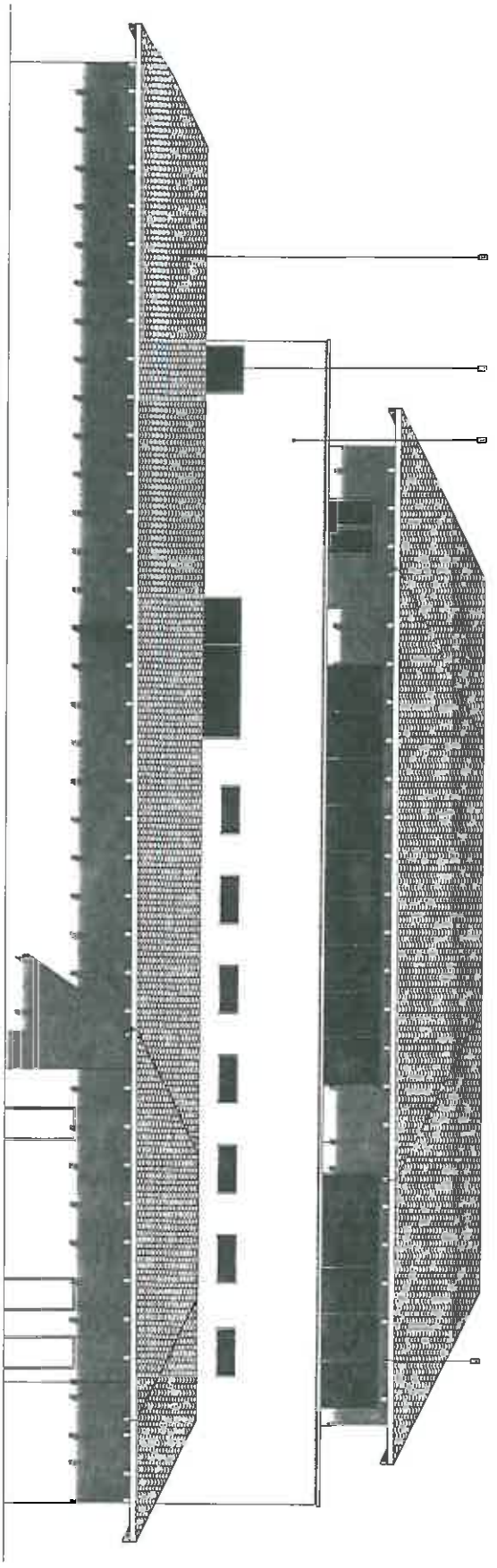
VISALIA, CA

DESIGN GROUP

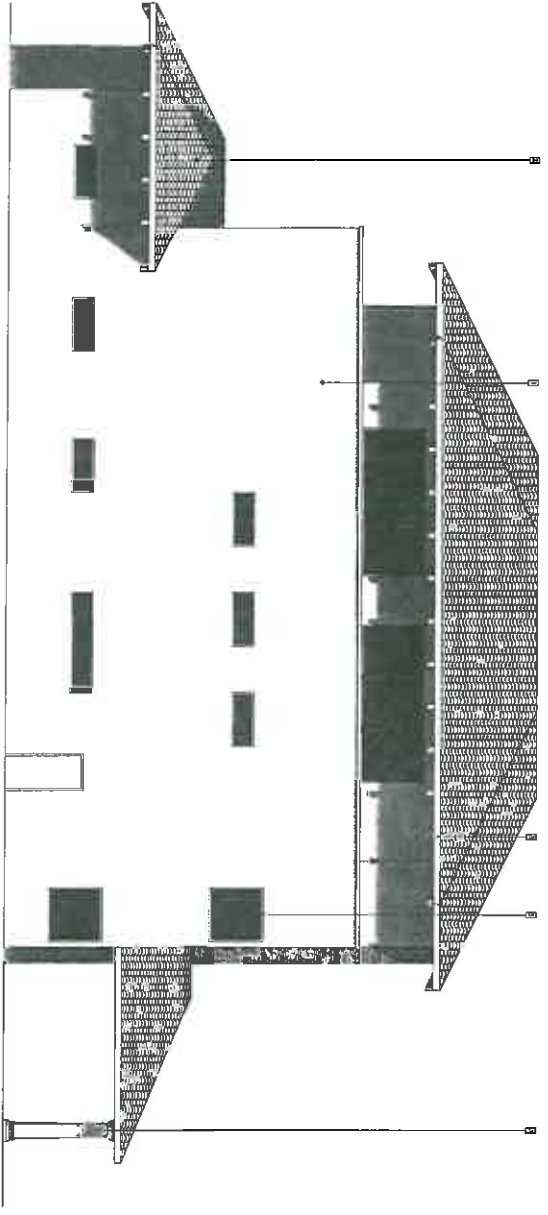
J. M. G. ARCHITECTS

ARCHITECTS

DATE: A-1



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



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION
1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	STEEL
6	ASPH/FLT
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINT
11	LANDSCAPE
12	EXTERIOR LIGHTING
13	EXTERIOR FURNITURE
14	EXTERIOR SIGNAGE
15	EXTERIOR SCREENS
16	EXTERIOR WALLS
17	EXTERIOR ROOFING
18	EXTERIOR FLOORING
19	EXTERIOR CEILING
20	EXTERIOR DOORS
21	EXTERIOR WINDOWS
22	EXTERIOR STAIRS
23	EXTERIOR RAMP
24	EXTERIOR DRIVEWAY
25	EXTERIOR PAVEMENT
26	EXTERIOR CURB
27	EXTERIOR SIDEWALK
28	EXTERIOR BIKEWAY
29	EXTERIOR TRAIL
30	EXTERIOR PATH
31	EXTERIOR DRIVE
32	EXTERIOR ROAD
33	EXTERIOR HIGHWAY
34	EXTERIOR AIRWAY
35	EXTERIOR WATERWAY
36	EXTERIOR RAILWAY
37	EXTERIOR CANAL
38	EXTERIOR DRAINAGE
39	EXTERIOR SEWER
40	EXTERIOR WASTE
41	EXTERIOR GAS
42	EXTERIOR TELEPHONE
43	EXTERIOR CABLE
44	EXTERIOR ANTENNA
45	EXTERIOR SATELLITE
46	EXTERIOR FIBER
47	EXTERIOR RADIATION
48	EXTERIOR ELECTROMAGNETIC
49	EXTERIOR SOUND
50	EXTERIOR VIBRATION
51	EXTERIOR POLLUTION
52	EXTERIOR CLIMATE
53	EXTERIOR WEATHER
54	EXTERIOR AIR QUALITY
55	EXTERIOR WATER QUALITY
56	EXTERIOR SOIL QUALITY
57	EXTERIOR VEGETATION
58	EXTERIOR ANIMALS
59	EXTERIOR PLANTS
60	EXTERIOR TREES
61	EXTERIOR SHRUBS
62	EXTERIOR HERBS
63	EXTERIOR FLOWERS
64	EXTERIOR FRUITS
65	EXTERIOR SEEDS
66	EXTERIOR SPORES
67	EXTERIOR BACTERIA
68	EXTERIOR VIRUSES
69	EXTERIOR FUNGI
70	EXTERIOR PARASITES
71	EXTERIOR INSECTS
72	EXTERIOR MAMMALS
73	EXTERIOR BIRDS
74	EXTERIOR REPTILES
75	EXTERIOR AMPHIBIANS
76	EXTERIOR MOLLUSKS
77	EXTERIOR ARACHNIDS
78	EXTERIOR NEMATODES
79	EXTERIOR PROTISTS
80	EXTERIOR PLANKTON
81	EXTERIOR BENTHIC
82	EXTERIOR PELAGIC
83	EXTERIOR PHYTOPLANKTON
84	EXTERIOR ZOOPLANKTON
85	EXTERIOR BACTERIOPHAGES
86	EXTERIOR VIRIOPHAGES
87	EXTERIOR PRIONS
88	EXTERIOR PRIOONS
89	EXTERIOR QUAKES
90	EXTERIOR VOLCANOS
91	EXTERIOR COMETS
92	EXTERIOR METEORS
93	EXTERIOR ASTEROIDS
94	EXTERIOR PLANETS
95	EXTERIOR MOONS
96	EXTERIOR STARS
97	EXTERIOR GALAXIES
98	EXTERIOR UNIVERSE
99	EXTERIOR TIME
100	EXTERIOR SPACE


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

A-5

A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER

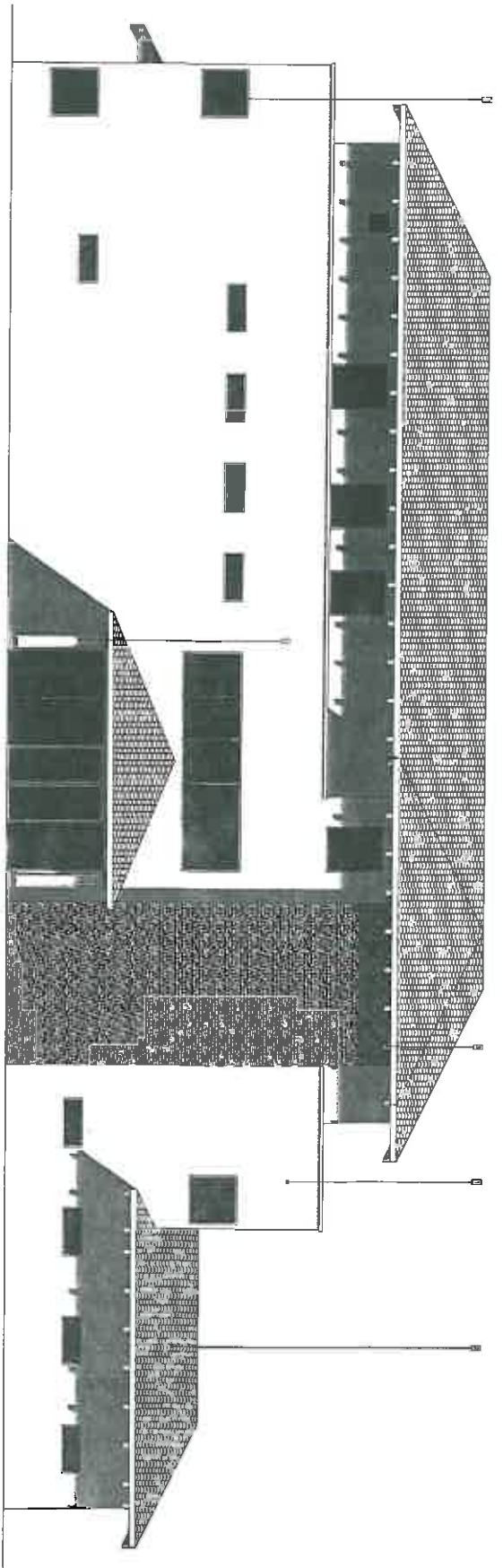
SUNNYSIDE PERSONAL SURGERY CTR.

VISALIA, CA

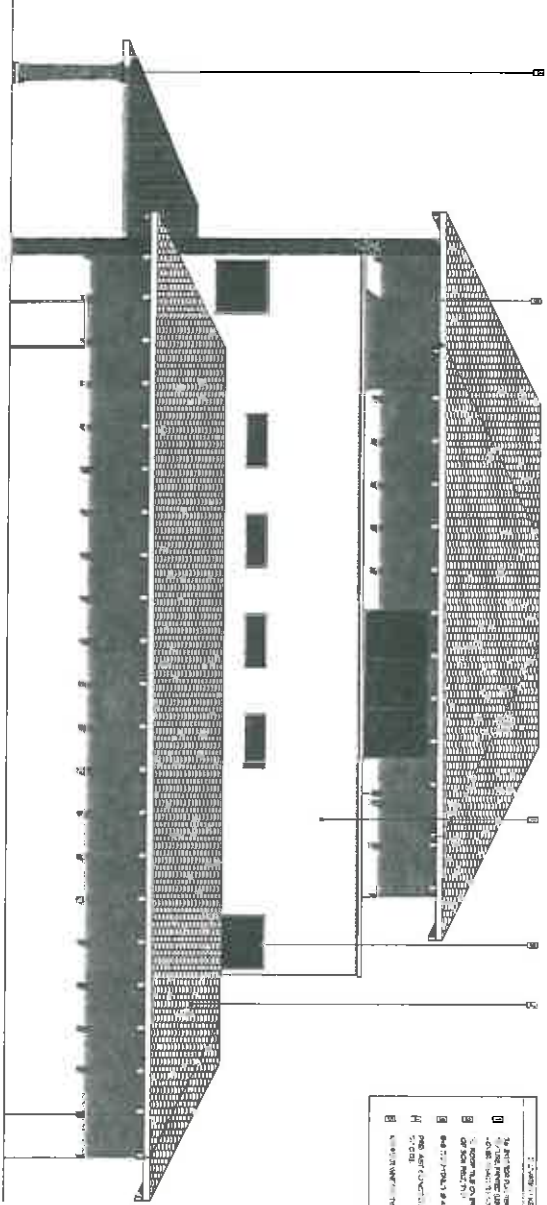


DESIGN GROUP
ARCHITECTS

B



① NORTH ELEVATION
SCALE: 3/16" = 1'-0"



② WEST ELEVATION
SCALE: 3/16" = 1'-0"


1	GLAZING
2	CONCRETE
3	BRICK
4	WOOD
5	STAINLESS STEEL
6	ALUMINUM
7	GLASS
8	BRICK
9	WOOD
10	STAINLESS STEEL
11	ALUMINUM
12	GLASS
13	BRICK
14	WOOD
15	STAINLESS STEEL
16	ALUMINUM
17	GLASS
18	BRICK
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90	STAINLESS STEEL
91	ALUMINUM
92	GLASS
93	BRICK
94	WOOD
95	STAINLESS STEEL
96	ALUMINUM
97	GLASS
98	BRICK
99	WOOD
100	STAINLESS STEEL

Sheet: **A-6**

A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER

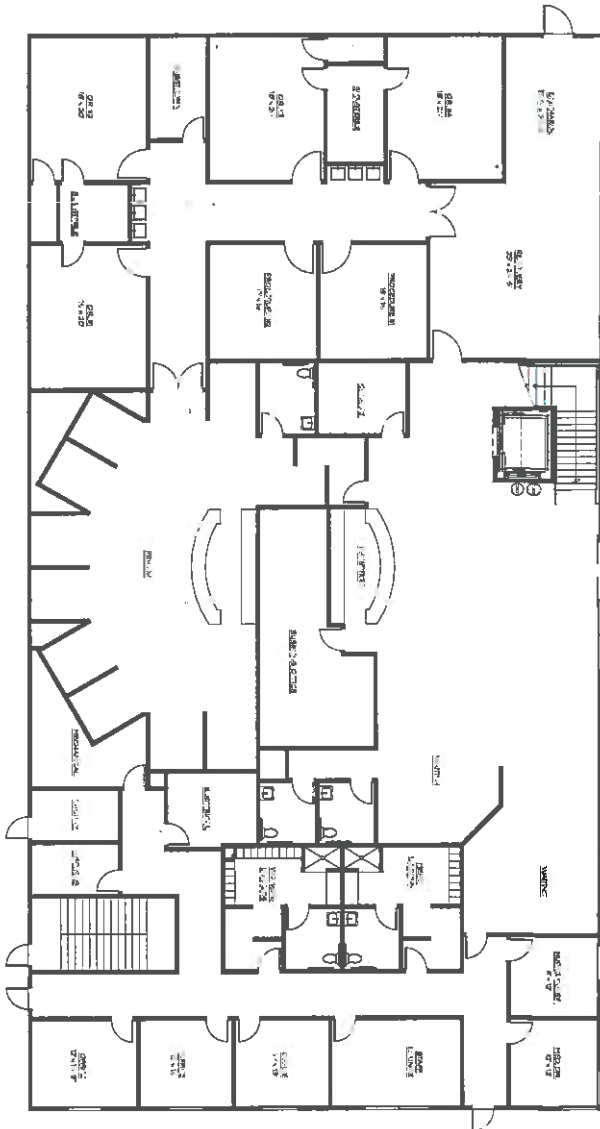
SUNNYSIDE PERSONAL SURGERY CTR.

VISALIA, CA



DESIGN GROUP ARCHITECTS

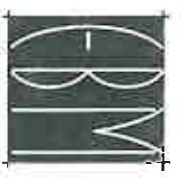
B



1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

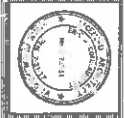
SYMBOL LEGEND

(Symbol)	WALL
(Symbol)	DOOR
(Symbol)	STAIR
(Symbol)	ELEVATOR
(Symbol)	RESTROOM
(Symbol)	UTILITY



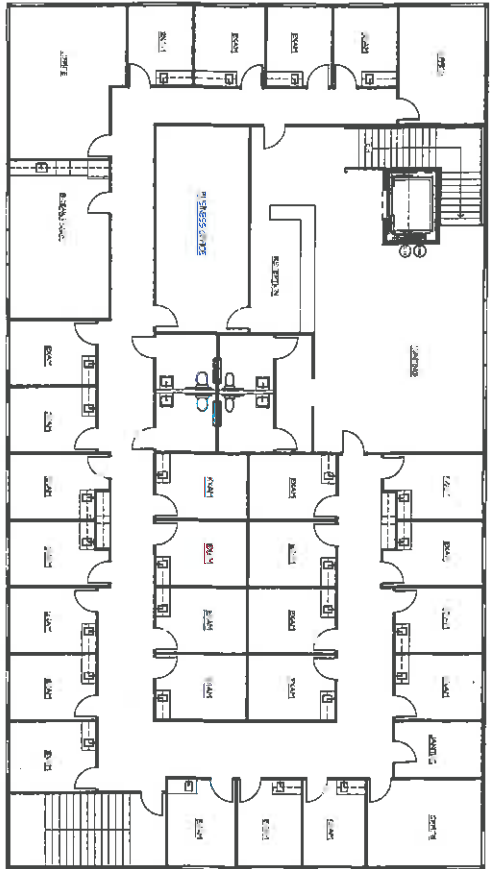
DESIGN GROUP
ARCHITECTS

A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER:
SUNNYSIDE PERSONAL SURGERY CTR.
VISALIA, CA



Sheet:
A-3

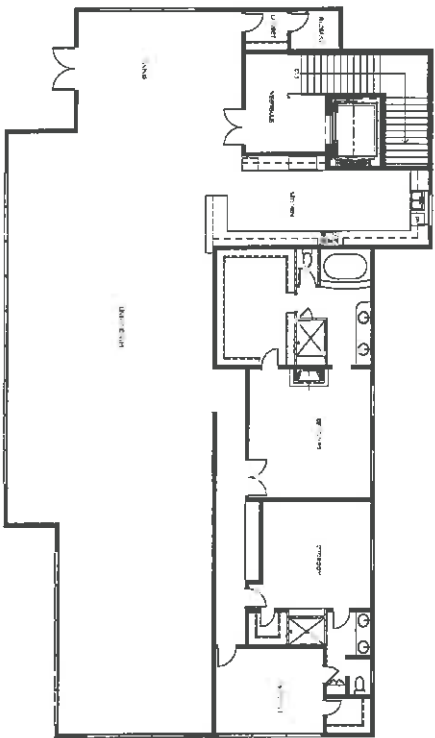
U



WALL LEGEND

1/2" WALL	0.5000
1/4" WALL	0.2500
1/8" WALL	0.1250
1/16" WALL	0.0625

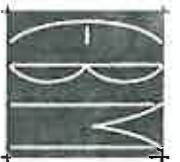
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
6,000 sq ft



WALL LEGEND

1/2" WALL	0.5000
1/4" WALL	0.2500
1/8" WALL	0.1250
1/16" WALL	0.0625

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
5,000 sq ft



DESIGN GROUP
ARCHITECTS



A NEW MEDICAL OFFICE & AMBULATORY SURGERY CENTER:
SUNNYSIDE PERSONAL SURGERY CTR.
VISALIA, CA

Sheet:
A-4



Project Narrative

This facility is a 25,000 sq. ft. 3-story structure. The first floor is a proposed 12,000 sq. ft. Ambulatory surgery center that will consist of 2-3 surgery rooms, 1-2 procedure rooms, pre-op and post-op areas, nurse's station, waiting room, business office, reception and offices. Typically it will be staffed with a 4-10 person professional staff, depending whether or not there is surgery scheduled and the number of surgeries scheduled.

Business hours will be Monday - Friday, 7 am - 6 pm and will not accommodate overnight patients. This is strictly an ambulatory surgery center with medical or general offices.

The second floor is a proposed 8,000 sq. ft. Medical office. This will consist of primarily medical with standard office and medical build-out and staffing when full.

The third floor is a proposed 5,000 sq. ft. Single-family residence.

The square footage of this facility is 25,000 sq. ft. which is equivalent to the size of buildings that could be built on the 6 existing office pads. In an effort to minimize the massing of the building, we are proposing a stepped design that reduces the size of each floor above and steps the building away from the apartments to the West. Our building is located approximately 150 feet from the property lines on the West and South sides and the apartments are buffered by the existing office buildings located on site.

Our proposed site provides more parking than is required for the type and size of this project.



#3

MEETING DATE: MAY 10, 2017
SITE PLAN NO. 17-080 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CVP

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4269.

Site Plan Review Committee



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 10, 2017

ITEM NO: 2	
SITE PLAN NO:	SPR17060
PROJECT TITLE:	DR LUI MEDICAL OFFICE
DESCRIPTION:	A 25,000 SF, 3 STORY MEDICAL OFFICE, SURGERY CENTER (REF: SPR15368 & 17038) (D PA) (O (O-PA)
APPLICANT:	MCCONNELL/UCHEY ERIC
PROP. OWNER:	COREWALL LLC JC LIU CAPITAL LLC MONTEMAGNI GLORIA (TR) (2014 TR) TWO LITTLE BOYS LAND COMPANY LLC
APN:	121-100-067
LOCATION:	2360 W SUNNYSIDE AVE VISA
APN:	121-100-079
LOCATION:	2348 W SUNNYSIDE AVE VISA
APN:	121-100-082
LOCATION:	2340 W SUNNYSIDE AVE VISA
APN:	121-100-085
LOCATION:	2324 W SUNNYSIDE AVE VISA
APN:	121-100-088
LOCATION:	2304 W SUNNYSIDE AVE 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:

- Per ITE Trip Generation Manual for a 20,000 SF facility (Land Use Code 810 or 720) plus a 5,000 SF home, the project will generate the following trips in the peak hours:

Code	Land Use	Description	AM Pk Hr 7-9	PM Pk Hr 4-6
810	Hospital	Surgery 20,000SF	60	62

720	Medical-Dental Office	Non-Surgery 20,000SF	48	68
210	Home	5,000SF	10	2

Per the COV Traffic Impact Analysis Procedures handbook, this is a Category 1 (under 100 peak hour trips generated) and requires a Traffic Impact Statement.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Hucklesberry 713-4250
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: MAY 19, 2017

SITE PLAN NO.: 17-080 RESUBMITTAL
PROJECT TITLE: DR LIU MEDICAL OFFICE
DESCRIPTION: A 25,000 SF, 3 STORY MEDICAL OFFICE,
SURGERY CENTER (REF: SPR 16-088 & 17-038)
(O-PA) (X)
APPLICANT: MCCONNAUGHEY ERIC
PROP OWNER: COREVALL LLC, JC LIU CAPITAL LLC,
MONTEMAGNI GLORIA (TR) (2014 TR), TWO
LITTLE BOYS LAND COMPANY LLC
LOCATION: 2300 W SUNNYSIDE AVE
APN: 121-100-079, 082, 085, 086, 087

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius:
 Install curb; gutter **ONSITE PER DESIGN**
 Drive approach size: Use radius return:
 Sidewalk: **MIN. 4'** width; parkway width at **ONSITE PER ACCESSIBILITY STD'S**
 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 NECESSARY IN PUBLIC RIGHT-OF-WAY
Insurance certificates 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 = 0.20%, 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 686-3426 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 medical building will incur impact fees. Refer to page 3 for applicable fees and summary.*
- 2. A building permit is required for new site improvements and building. Standard plan check and inspection fees will apply.*
- 3. Comply with City parking standards.*
- 4. New enclosure shall comply with current 24' City standards with concrete apron and gates. The path of travel from building to enclosure shall be re-routed to eliminate travel behind vehicles.*
- 5. New parking lot improvements shall utilize existing onsite utility design for sewer and storm water.*
- 6. A separate parcel map is required, to be submitted separately through Site Plan Review, to address existing parcel lines and onsite circulation easements.*
- 7. Refer to Building Dept. for correct number of accessible stalls required.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-050 RESUBMITTAL

Date: 5/10/2017

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: MEDICAL OFFICE + SFD)

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 checked="" type="checkbox"/> Transportation Impact Fee	\$15,065/1000SF X 20 = \$301,300 RESIDENCE \$5,600/UNIT X 1
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$92/1000SF X 20 + SFD \$751 = \$2,591
	TREATMENT PLANT FEE: \$219/1000SF X 20 + SFD \$745 = \$5,125
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$539/AC X 0.6 = \$323
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,346/AC X 0.6 = \$2,008
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/AC X 0.6 = \$1,079
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$642/1000SF X 20 + SFD \$547 = \$13,387
<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 Rudaicaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 10, 2017

SITE PLAN NO: 2017-080 RESUBMITTAL
PROJECT TITLE: DR LIU MEDICAL OFFICE
DESCRIPTION: A 25,000 SF, 3 STORY MEDICAL OFFICE, SERGERY CENTER (REF: SFR16088 & 17038) (O-PA) (X) (O-PA)
APPLICANT: MCCONNAUGHEY ERIC
PROP. OWNER: COREVALL LLC
LOCATION TITLE: 2300 W SUNNYSIDE AVE
APN TITLE: 121-100-067
GENERAL PLAN: Office
ZONING: P-A - Professional / Admin. Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Elevations
- Operational Statement
- Parcel Map
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/10/2017

1. A Conditional Use Permit is required for the surgery center and residential dwelling unit.
2. A new parcel map is required based on the proposed re-configuration of the building pads and parking lot common areas.
3. The City Planner will not process Lot Line Adjustments with the project.
4. The entire single-story office development was approved as a unified plan that was architecturally compatible based on design and mass of the office building square footages proposed (4,000 to 8,000 sq. ft.). The proposed project does not display any of the items that were taken into consideration when the entire project was approved and based on the size and scale of the proposed medical office building staff's initial assessment is this project may not be compatible with the approval of the previous project. The elevations provided do not incorporate building materials and window details that were approved with the master CUP No. 2003-05.
5. Staff's recommendation to the Planning Commission could include conditions that the elevations proposed for the three-story building be redesigned to comply with the elevations approved with the approval of CUP No. 2003-05.
6. Submit revised site plans and elevations as noted by staff.

Previous Comments

PROJECT SPECIFIC INFORMATION: 05/03/2017

1. A Conditional Use Permit is required for the surgery center and residential dwelling unit.
2. The entire project which included the multi-family residential development and single-story office development was approved as a unified plan that was architecturally compatible based on design and mass of the office building square footages proposed (4,000 to 8,000 sq. ft.). The proposed project does not display any of the items that were taken into consideration when the entire project was approved and based on the size and scale of the proposed medical office building staff's initial assessment is this project may not be compatible with the approval of the previous project.

3. Resubmit a site plan that provides dimensions to the parking stalls, drive aisle widths, pedestrian walkways, landscape planters, etc.
4. Provide elevations and floor plans with the Site Plan Review submittal.
5. Provide a second trash enclosure as required by the Solid Waste Division.
6. Per the approved Exhibit "A" site plan for CUP No. 2003-17, the internal access drive that connects the site with Mooney Blvd. shall be incorporated into this project (Exhibit A for CUP No. 2003-17 is attached). Staff may not support the request to remove this access drive to the adjoining property.
7. A new parcel map is required based on the proposed re-configuration of the building pads and parking lot common areas.
8. All recorded CC&R's shall be revised to reflect the new configuration of the common areas and building pad.

CITY GENERAL PLAN CONSISTENCY

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

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: 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: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: 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: ten (10) feet.

Parking:

1. Provide parking spaces based on the following: one space per 200 square feet of gross floor area for medical office (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.

6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
4. 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).
5. Outdoor retail sales prohibited.
6. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
7. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. 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 'J. R. [unclear]', written over a horizontal line.



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: 3

DATE: May 10, 2017

SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:
APPLICANT:
PROP OWNER:
LOCATION:
APN(S):

SPR17033 RESUBMIT
DR LIU MEDICAL OFFICE
A 25,000 SF, 3 STORY MEDICAL OFFICE, SURGERY
CENTER (REF: SPR18038 & 17035) (O-PA) (X) (O-PA)
MCCORMACKREY ERIC
COREVALL LLC
2348 W SUNNYSIDE AVE
121-100-037 121-100-078 121-100-082 121-100-095
121-100-093

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, 30 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 designees. *Visalia Municipal Code 16.36.120(S)*
- 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

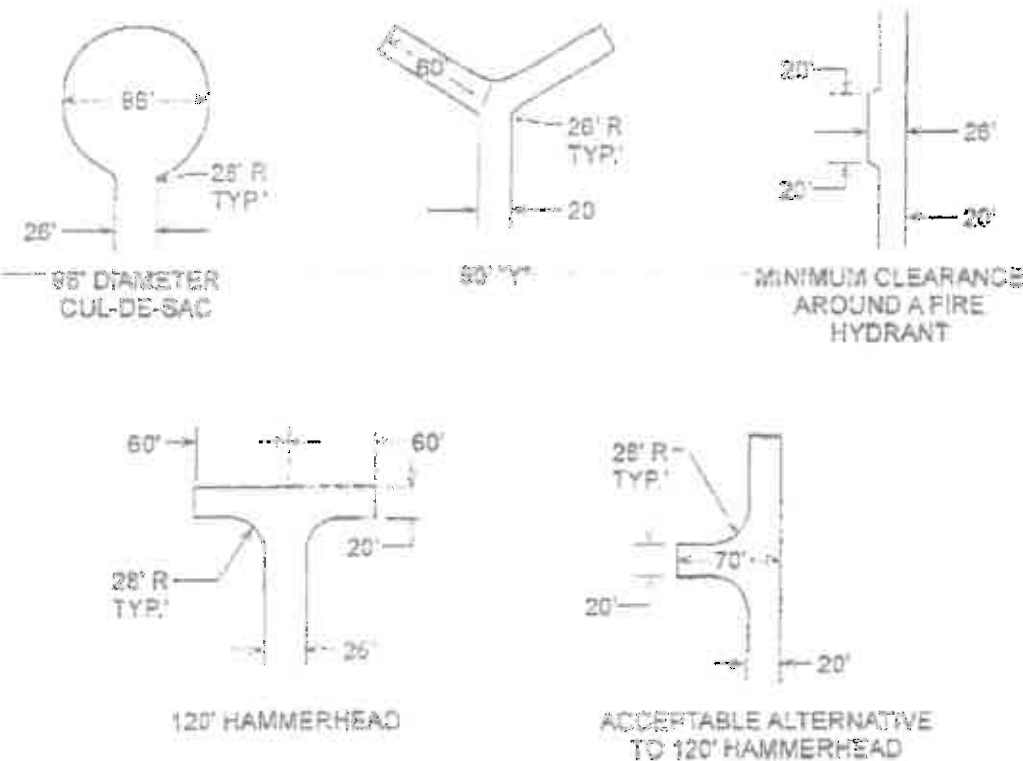
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus 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 40 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 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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.13 & 609.3*

Special Comments:


 Kurtis A. Brown
 Fire Marshal

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3

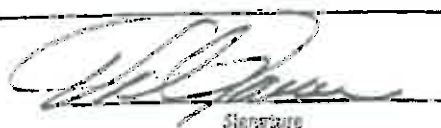
May 10, 2017

SITE PLAN NO: SPR17090 **RESUBMIT**
 PROJECT TITLE: DR LUI MEDICAL OFFICE
 DESCRIPTION: A 24,006 SF, 3 STORY MEDICAL OFFICE, SURGERY CENTER (REF: SPR16059 & 17098) (C-PA) (C) (C-PA)
 APPLICANT: MOONNAUGHEY ERIC
 PROP OWNER: COREVALL LLC
 LOCATION: 2300 W SUNNYSIDE AVE
 APN(S): 121-100-027 121-100-078 121-100-032 121-100-085 121-100-066

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 (450) 719-4326*
- A building permit will be required. *For information call (555) 715-4444*
- 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 Code Sec. 2903 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 (555) 715-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work.
- For information call (555) 893-5500*
- Location of cashier must provide clear view of gas pump island.
- Plans must be approved by the Tulare County Health Department. *For information call (555) 524-7420*
- Project is located in flood zone _____ Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (555) 713-4444*
- School Development fees. Commercial \$0.50 per square foot. Residential \$8.75 per square foot. **MIX USE**
- Existing address must be changed to be consistent with city address. *For information call (555) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments sheet: _____

Special comments: **NEW LANDSCAPE SHALL MEET THE MIVELO REQUIREMENTS**

 Date: **5/10/17**
 Signature

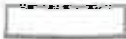
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

17-080

2300 W Sunnyside

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indica 15-06
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved area should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cui - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 36' clear space in front of the bin, included the front concrete pad.
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.



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



COMMENTS

New enclosure is set up for a direct slab with no further comments.

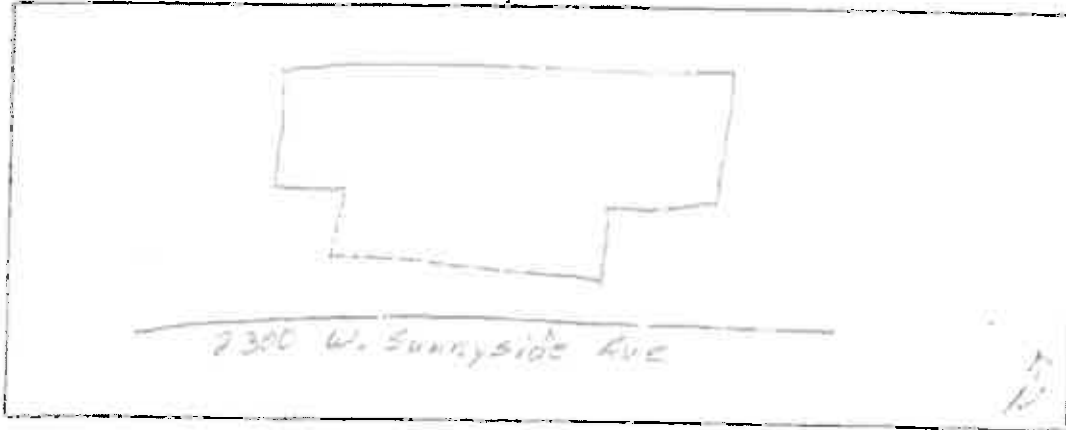
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

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

Date: 5-10-17

Site Plan Review # 17080

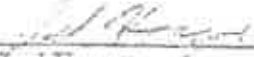
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

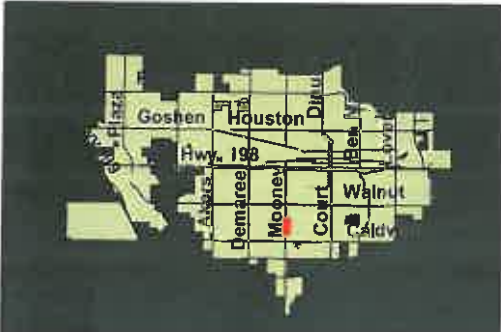
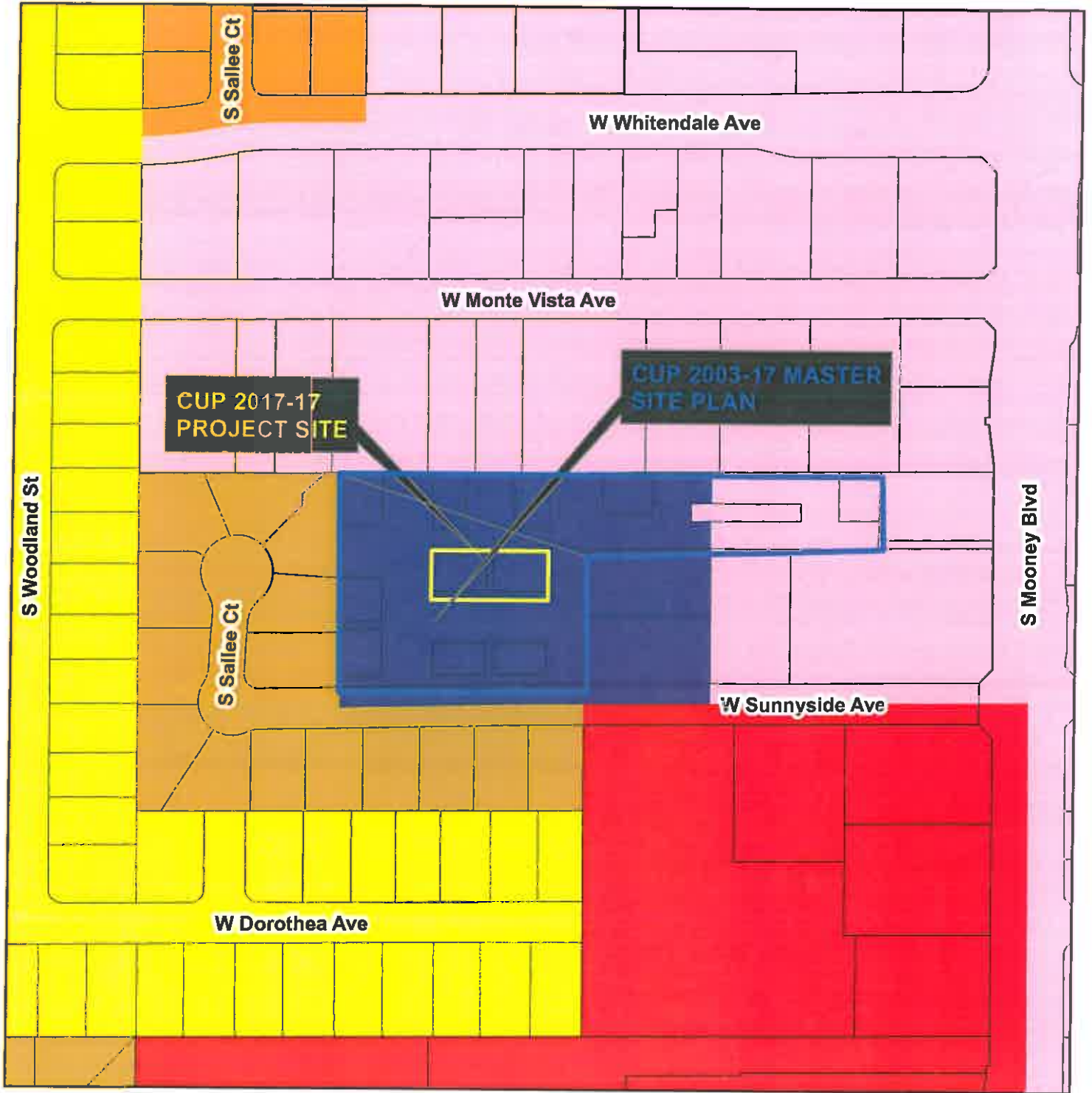
- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public 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

CUP 2017-17



General Plan/Zoning Map



CUP 2017-17

Southeast corner Houston Ave. and McAuliff St.



Aerial Map

