

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 11, 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.
  - Time Extension for Parcel Map No. 2013-02
  - Time Extension for Sol Road Estates Tentative Subdivision Map No. 5542
5. PUBLIC HEARING – Andy Chamberlain - *Continued from the 08/14/2017 Public Hearing*  
Variance No. 2017-16: 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 three water treatment tanks. The site is located at 1622 S. Demaree Street.(APN: 095-232-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-58.
6. PUBLIC HEARING – Andy Chamberlain - *Continued from the 08/28/2017 Public Hearing*  
Conditional Use Permit No. 2017-28: A request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-61.
7. PUBLIC HEARING – Andy Chamberlain  
Variance No. 2017-20: A request by Frank Golden to exceed the 25% office area limit in the Industrial Zone, allowing a 45% office area totaling 2,346 sq. ft. of office in a 5,200 sq. ft. building, in the Industrial (I) Zone. The site is located at 9420 W. Perishing Avenue. (APN: 081-100-026). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305.

8. PUBLIC HEARING –

Conditional Use Permit No. 2017-27: A request by Vise Brewing Company, Inc. to allow a 3,650 square foot nano-brewery and taproom in the C-S (Service Commercial) zone. The project site is located at 210 S. Cain Street, Suites N & O, on the east side of Cain Street between Acequia and Mineral King Avenues.(APN: 098-120-017)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-65.

9. PUBLIC HEARING –

- a. Tentative Parcel Map No. 2017-02: A request by Stephen Richey to subdivide a 33,026 square foot parcel into three parcels to facilitate future residential development on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.
- b. Conditional Use Permit No. 2017-29: A request by Stephen Richey to establish a planned residential development containing a lot without public street frontage and a lot with less than standard street frontage on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.

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, SEPTEMBER 21, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 25, 2017**

# **City of Visalia**

## **Memo**



**To:** Visalia Planning Commission  
**From:** Andrew Chamberlain, Senior Planner (713-4003)  
**Date:** September 11, 2017  
**Re:** Conditional Use Permit No. 2017-28, a request by the Roman Catholic Bishop of Fresno, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071) – Continued Public Hearing

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### **Staff Recommendation**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2017-28 based on the findings and conditions in Revised Resolution No. 2017-61.

### **Background**

On August 28, 2017, the Planning Commission continued Conditional Use Permit No. 2017-28 due to the Commission meeting running past 11:00 pm, wherein the Commission does not take new items. Since the action was continued to a date specific, no re-noticing of the action was done.

Staff has prepared a revised resolution identifying the continued public hearing.

### **Attachments:**

Revised Resolution No. 2107-61

RESOLUTION NO. 2017-61

Revised

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-28, A REQUEST BY THE ROMAN CATHOLIC BISHOP OF FRESNO, DENNIS TOWNSEND, AIA - AGENT, TO AMEND THE MASTER PLAN IN CONDITIONAL USE PERMIT NO. 2008-40, FOR THE ST. CHARLES BORROMEO FOR THE GOOD SHEPHERD CHURCH, EXPANDING THE SANCTUARY AND RECONFIGURING THE PARKING AND BUILDINGS ON THE SITE, IN THE QP (QUASI-PUBLIC) ZONE. THE SITE IS LOCATED AT 5049 W. CALDWELL AVENUE. (APN: 119-070-071)

**WHEREAS**, Conditional Use Permit No. 2017-28, is a request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 28, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia, did continue the item with no public hearing due to the 11:00 pm cut-off for new items, to September 11, 2017, a date specific, did hold a public hearing before said Commission on September 11, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-28, 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 of the City of Visalia 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 15305.

**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.
  - 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 project is consistent with Conditional Use Permit No. 2008-40, for the establishment of a church campus.
  4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-61).

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

1. That the site shall be developed constant with the Site Plan in Exhibit "A" and the sanctuary plan in Exhibit "C".
2. That the site be operated in compliance with the Operational Statement in Exhibit "E".
3. That the sanctuary and Parish Hall shall not be used at the same time, or with overlapping times, resulting in the generation of more vehicle parking than can be accommodated on the improved parking lots.
4. That the monthly or weekly use of the unimproved overflow parking is prohibited. Monthly or weekly use of the overflow parking would require that it be fully improved.
5. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-191.
6. That the church sanctuary be developed in substantial compliance with the Revised Elevation shown in Exhibit "D".
7. That the perimeter wall along Caldwell Avenue and Akers Street be designed and/or color matched to the main sanctuary and plaza design.
8. That the church sanctuary, including all choir and viewing area seating shall not exceed 3,392 seats.
9. That outdoor public address systems and other equipment which may produce loud noise, may not exceed the allowable community noise levels.
10. That all applicable conditions of Conditional Use Permit No. 2008-40, and Resolution No. 2008-73 shall apply.
11. That a separate sign permit be obtained.
12. That all other federal, state and city codes, ordinances and laws be met.



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** August 28, 2017

**PROJECT PLANNER:** Andrew Chamberlain  
Phone No. 713-4003

**SUBJECT: Conditional Use Permit No. 2017-28:** A request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071)

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-61 for Conditional Use Permit No. 2017-28 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to adopt Resolution No. 2017-61 approving Conditional Use Permit No. 2017-28.

## PROJECT DESCRIPTION

The requested amendment is to allow the reconfiguration of the approved master plan (site plan) for the church campus, increasing the size of the sanctuary, and revising the main sanctuary elevations. The revisions also include reducing the number and locations of the satellite buildings and parking fields. Currently the site contains the Parish Hall and a 260 stall parking lot with access drives to Akers Street and Caldwell Avenue.

The Site Plans in Exhibit "A" show the existing master plan with the proposed revised master plan below it. The overall parking and access for the site remain consistent with the original approval, with the parking field being expanded and the ancillary buildings reduced in numbers. The sanctuary expands from 25,500 sq. ft. to 33,983 sq. ft. with an increase in seating from 2,200 seats to 3,392 seats. The location and of the sanctuary moves a little north, and the shape changes slightly. The parking count would increase from the original 858 stalls to 868 stalls.

The original site plan included 12 ancillary multi-purpose, office and classroom buildings in addition to the sanctuary. The revised master plan calls for three ancillary buildings in addition to the sanctuary. The Parish Hall was constructed with parking and is currently in use. The main access drives run along the south and east property lines will remain in place as a buffer to the adjacent residential areas. The revised master plan would locate the multi-purpose building and two-story classroom buildings just south of their original location as shown in Exhibit "A".

Exhibit "B" shows the proposed sanctuary without the architects notes and dimensions, which are included in Exhibit "C". Exhibit "D" illustrates the approved sanctuary elevation from 2008, with the proposed revision shown in the lower portion of the page. The proposed elevation retains the Mission style character while reducing the height and adding some architectural features.

The revised master plan would be done in two phases instead of the seven phases originally approved for the project. Phase One will be the sanctuary, plazas and parking. Phase Two would be the multi-purpose building, classrooms. Exhibit "E" is the Revised Operational Statement which describes the proposed phasing. All of the parking required to accommodate the enlarged sanctuary would be installed with Phase One.

The Revised Operational Statement in Exhibit "E" is consistent with the original operational statement in uses and timing for the proposed facilities. The proposed use of the various facilities is intended to not overlap resulting in adequate improved parking for the campus.



2016 Aerial Photo of the Subject Site

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Public Institutional
Zoning:	QP (Quasi-Public)
Surrounding Zoning and Land Use:	North: R-1-5 Single-family Residential – Visalia United Methodist Church campus South: R-1-5– Single-family residential subdivision East: R-1-5 – Single family residential subdivision West: QP – Visalia First Assembly of God Church campus
Environmental Document	Categorical Exemption No. 2017-61
Site Plan:	Site Plan Review No. 2016-191

**RELATED PLANS & POLICIES**

The proposed project is consistent with applicable plans and policies and is consistent with the intent and purpose of the General Plan, and Zoning Ordinance.

**RELATED PROJECTS**

Conditional Use Permit No. 2008-40, approved by the Planning Commission on November 24, 2008, established a master site plan for a 2,200-seat, 25,500 sq. ft. sanctuary and related church and school facilities.

**PROJECT EVALUATION**

**Land Use Compatibility**

The church campus is a conditional use in the Quasi-Public zone, and is consistent with the land use designation identified by the Land Use Element of the General Plan for public and quasi-public uses of a religious type.

**Sanctuary Expansion**

The expansion of the sanctuary from 25,500 sq. ft. to 33,983 sq. ft. is an 8,483 sq. ft. expansion, or approximately 33%. The increased sanctuary size would accommodate 3,392 seats, which is an increase of 1,192 seats. For the purpose of calculating required parking, the original parking requirements were based upon providing one stall for every four fixed seats. The increased seating will require that parking to meet the one stall per ever four seats ratio be available.

**Parking**

The approved parking for the 2008 church campus is 858 parking spaces installed in several phases. The parking was calculated based upon one stall per every four seats, which is also used for the proposed revision. The proposed 2017 revision includes the installation of 868 parking stalls and the sanctuary with the first phase. The proposed 868 parking stalls exceeds the parking stall to seating ratio for the proposed 3,392 seats (3,392 / 4 = 848 stalls required). As shown in the site plan, the parking lots will include the required accessible parking stalls, clean air vehicles, and landscaping.

The plan does include overflow parking in an open lawn area to meet peak parking needs during holiday periods by providing an additional 128 parking spaces. The temporary use of overflow parking has been allowed when the user has met their required paved parking numbers. Temporary overflow parking which is not improved with paving is only intended to be used a few days a year. Staff has included a condition prohibiting the monthly or weekly use of the overflow parking. Monthly or weekly use of the overflow parking would require that it be fully improved.

**Revised Building Elevations**

The revised elevations in Exhibit "D" show a reduced height massing of the building with slightly enhanced architectural features. The revisions retain the contemporary Mission style architecture, and will be



**CUP 2008-40  
Elevation**



**CUP 2107-23  
Revised Elevation**



reflected in the overall campus. The site plan shows numerous shrines and features around the sanctuary and in the Plaza between the sanctuary and Parish Hall. The Plaza will have statues and shrines arranged around a central gathering space with trees and benches.

The architectural quality of the proposed church facilities is consistent with the existing church campus facilities established in the surrounding area. Visual impacts through various design techniques, such as building orientation, scale and building mass, signage, parking and landscaping depth, have been addressed through site plan review of the project.

### Block Walls

There is an existing block wall along the south and east property lines of the project site. No additional walls are required as a part of this project.

Along Caldwell and Akers a concrete block wall with ornamental iron was approved in 2008, and will be retained in the 2017 plan. The wall will be designed and/or color matched to the sanctuary and plaza shrines.

### Access and Circulation

The site is served by two arterial roadways, Caldwell Avenue to the north and Akers Street to the west. The access points have been established and are either currently connected to the on-site circulation system, or will be as a part of Phase One development. The proposed revisions do not include any changes to the site access points or the main access drives along the south and east sides of the site.

### Street Improvements

The street improvements have been installed in Caldwell Avenue and Akers Street. The City is preparing a Capital Improvement Program for the construction of a median in Caldwell Avenue. The final median design will restrict vehicles exiting the site to a right turn movement only. The existing median in Akers Street already restricts vehicles exiting the site to a right turn movement. The median plan currently contains a left turn lane into the center access point on the church campus for westbound vehicles on Caldwell Avenue.

### Conditional Use Permit No. 2008-40

All of the applicable conditions of Conditional Use Permit No. 2008-40 found in Resolution No. 2008-73 (Exhibits "F" and "G") shall still be applicable to the church campus.

### Environmental Review

Negative Declaration No. 2008-56 was prepared for Conditional Use Permit No. 2008-40, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant, and therefore, no project mitigation measures were required.

The proposed revisions are within the scope of the original project and Negative Declaration No. 2008-56, therefore staff has prepared Categorical Exemption No. 2107-61 for the revisions in Conditional Use Permit No. 2017-28, based on Section 15305 Minor Alterations in Land Use Limitations. The proposed action does not change the land use or density in an area with an average slope of 20% or less.

## **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 findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is consistent with Conditional Use Permit No. 2008-40, for the establishment of a church campus.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-61).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site shall be developed constant with the Site Plan in Exhibit "A" and the sanctuary plan in Exhibit "C".
2. That the site be operated in compliance with the Operational Statement in Exhibit "E".
3. That the sanctuary and Parish Hall shall not be used at the same time, or with overlapping times, resulting in the generation of more vehicle parking than can be accommodated on the improved parking lots.
4. That the monthly or weekly use of the unimproved overflow parking is prohibited. Monthly or weekly use of the overflow parking would require that it be fully improved.
5. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-191.
6. That the church sanctuary be developed in substantial compliance with the Revised Elevation shown in Exhibit "D".
7. That the perimeter wall along Caldwell Avenue and Akers Street be designed and/or color matched to the main sanctuary and plaza design.
8. That the church sanctuary, including all choir and viewing area seating shall not exceed 3,392 seats.
9. That outdoor public address systems and other equipment which may produce loud noise, may not exceed the allowable community noise levels.
10. That all applicable conditions of Conditional Use Permit No. 2008-40, and Resolution No. 2008-73 shall apply.
11. That a separate sign permit be obtained.
12. That all other federal, state and city codes, ordinances and laws be met.

## 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies – CUP Zoning Section
- Resolution No. 2017-61
- Exhibit “A” – Master Site Plans CUP 2008-40 and CUP 2017-28
- Exhibit “B” – Sanctuary 2017
- Exhibit “C” – Sanctuary 2017
- Exhibit “D” – Elevations
- Exhibit “E” – Operational Statement
- Exhibit “F” – CUP No. 2008-40 staff report
- Exhibit “G” – Resolution No. 2008-73 from CUP No. 2008-40
- Site Plan Review No. 2016-191
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

## Related Plans and Policies

### 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.

#### 17.38.020 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. 2017-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-28, A REQUEST BY THE ROMAN CATHOLIC BISHOP OF FRESNO, DENNIS TOWNSEND, AIA - AGENT, TO AMEND THE MASTER PLAN IN CONDITIONAL USE PERMIT NO. 2008-40, FOR THE ST. CHARLES BORROMEIO FOR THE GOOD SHEPHERD CHURCH, EXPANDING THE SANCTUARY AND RECONFIGURING THE PARKING AND BUILDINGS ON THE SITE, IN THE QP (QUASI-PUBLIC) ZONE. THE SITE IS LOCATED AT 5049 W. CALDWELL AVENUE. (APN: 119-070-071)

**WHEREAS**, Conditional Use Permit No. 2017-28, is a request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 28, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-28, 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 of the City of Visalia 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 15305.

**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.
  - 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 project is consistent with Conditional Use Permit No. 2008-40, for the establishment of a church campus.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-61).

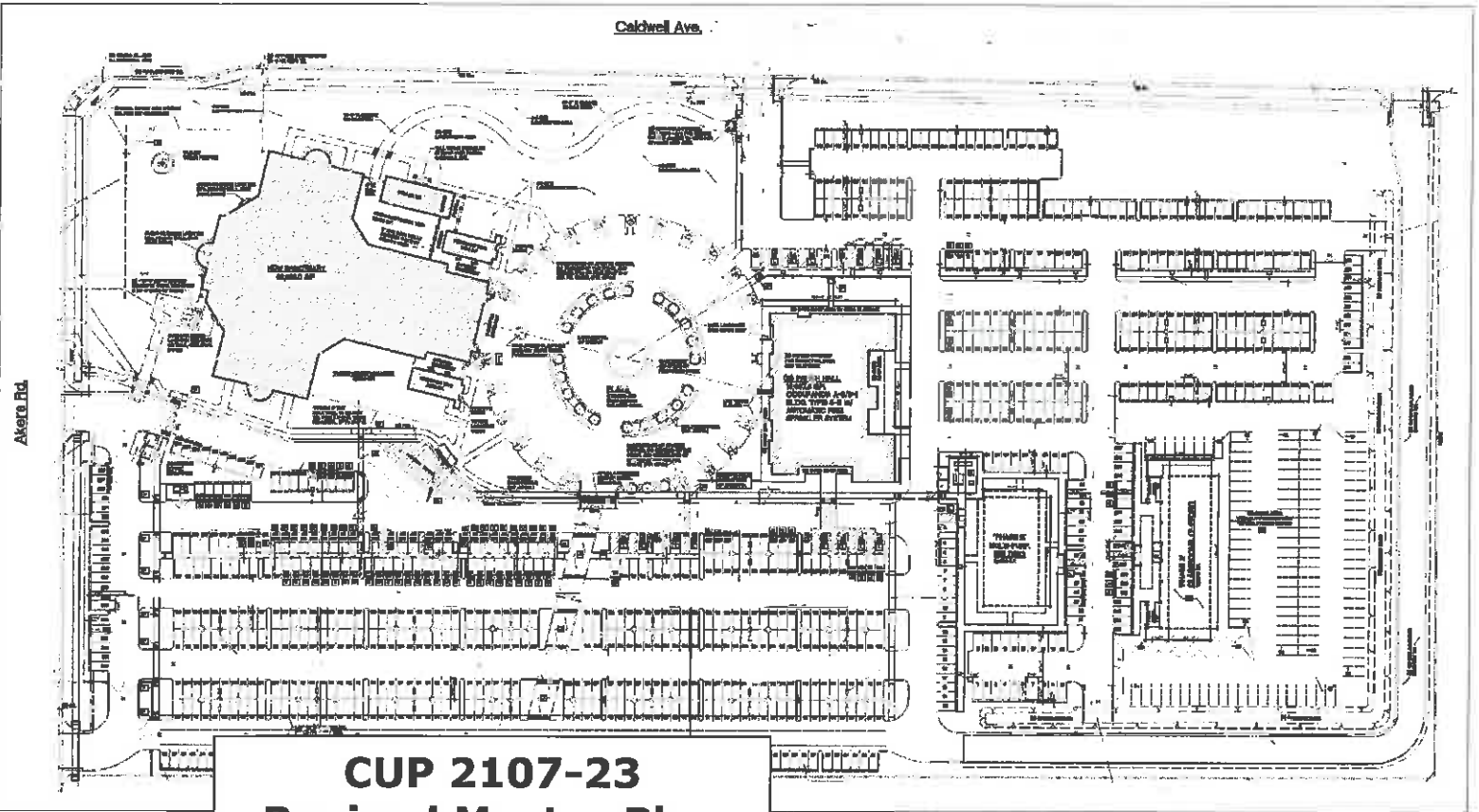
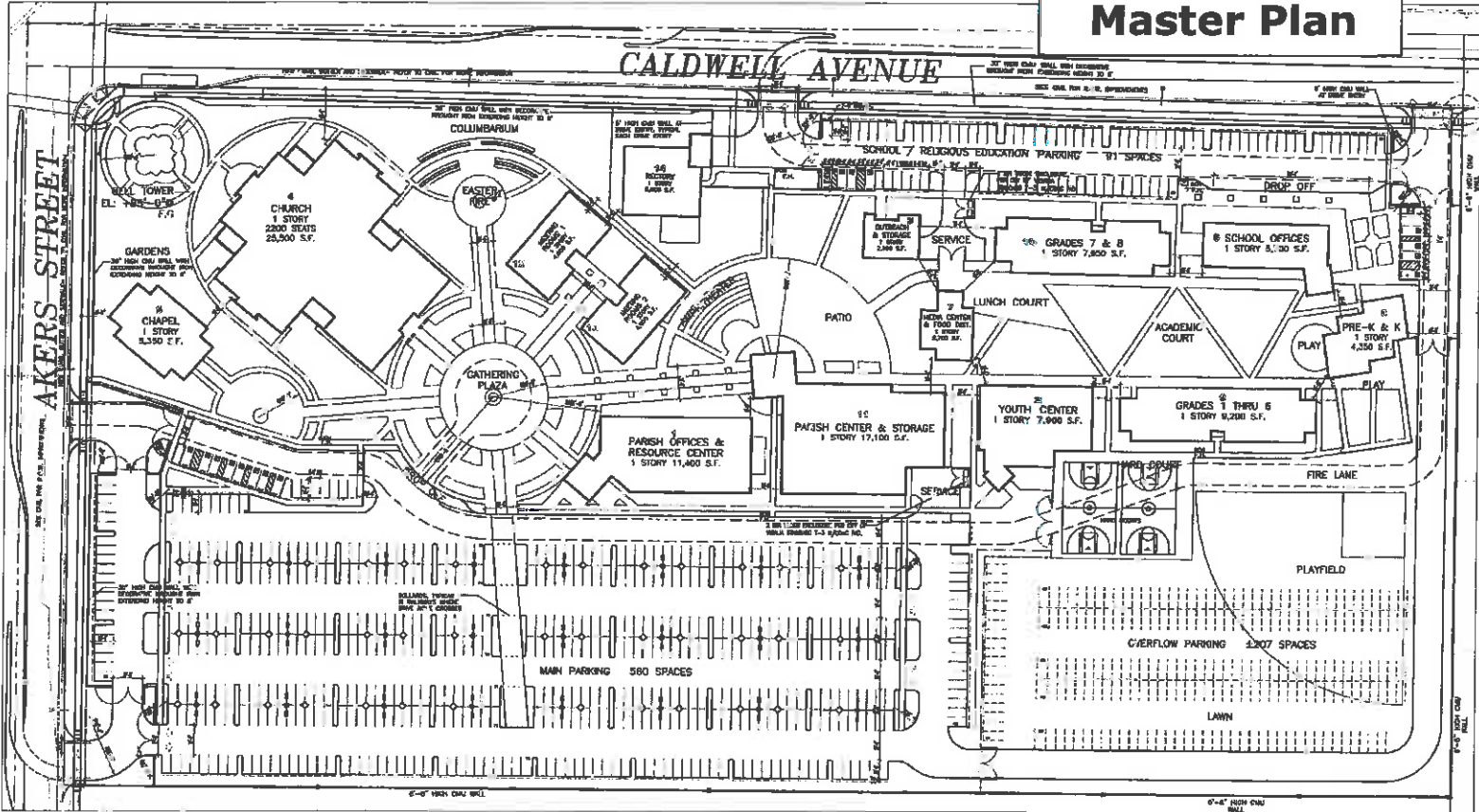
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed constant with the Site Plan in Exhibit "A" and the sanctuary plan in Exhibit "C".
2. That the site be operated in compliance with the Operational Statement in Exhibit "E".
3. That the sanctuary and Parish Hall shall not be used at the same time, or with overlapping times, resulting in the generation of more vehicle parking than can be accommodated on the improved parking lots.
4. That the monthly or weekly use of the unimproved overflow parking is prohibited. Monthly or weekly use of the overflow parking would require that it be fully improved.
5. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2016-191.
6. That the church sanctuary be developed in substantial compliance with the Revised Elevation shown in Exhibit "D".
7. That the perimeter wall along Caldwell Avenue and Akers Street be designed and/or color matched to the main sanctuary and plaza design.
8. That the church sanctuary, including all choir and viewing area seating shall not exceed 3,392 seats.
9. That outdoor public address systems and other equipment which may produce loud noise, may not exceed the allowable community noise levels.
10. That all applicable conditions of Conditional Use Permit No. 2008-40, and Resolution No. 2008-73 shall apply.
11. That a separate sign permit be obtained.
12. That all other federal, state and city codes, ordinances and laws be met.



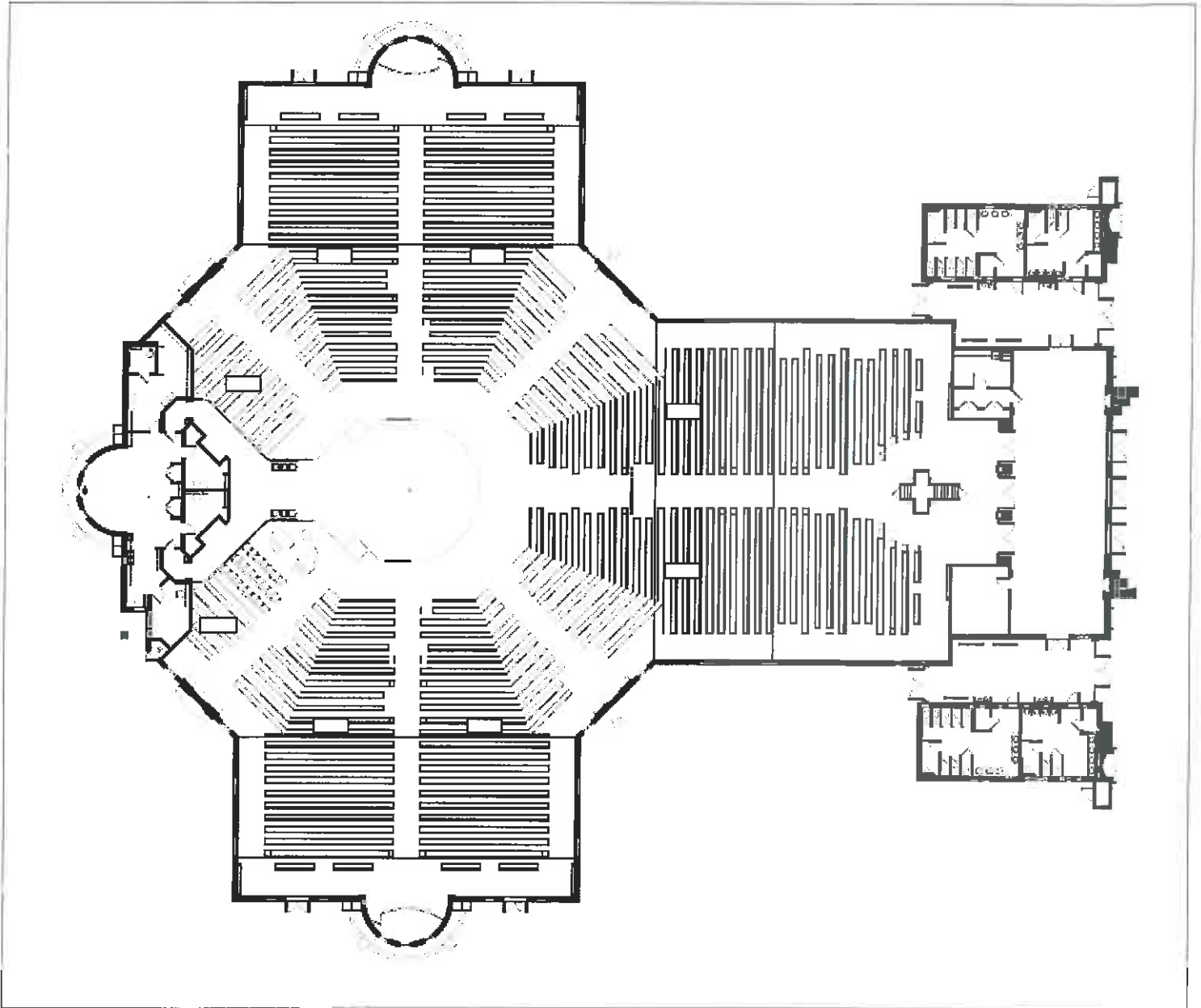
Exhibit - A

CUP 2008-40  
Master Plan



CUP 2107-23  
Revised Master Plan

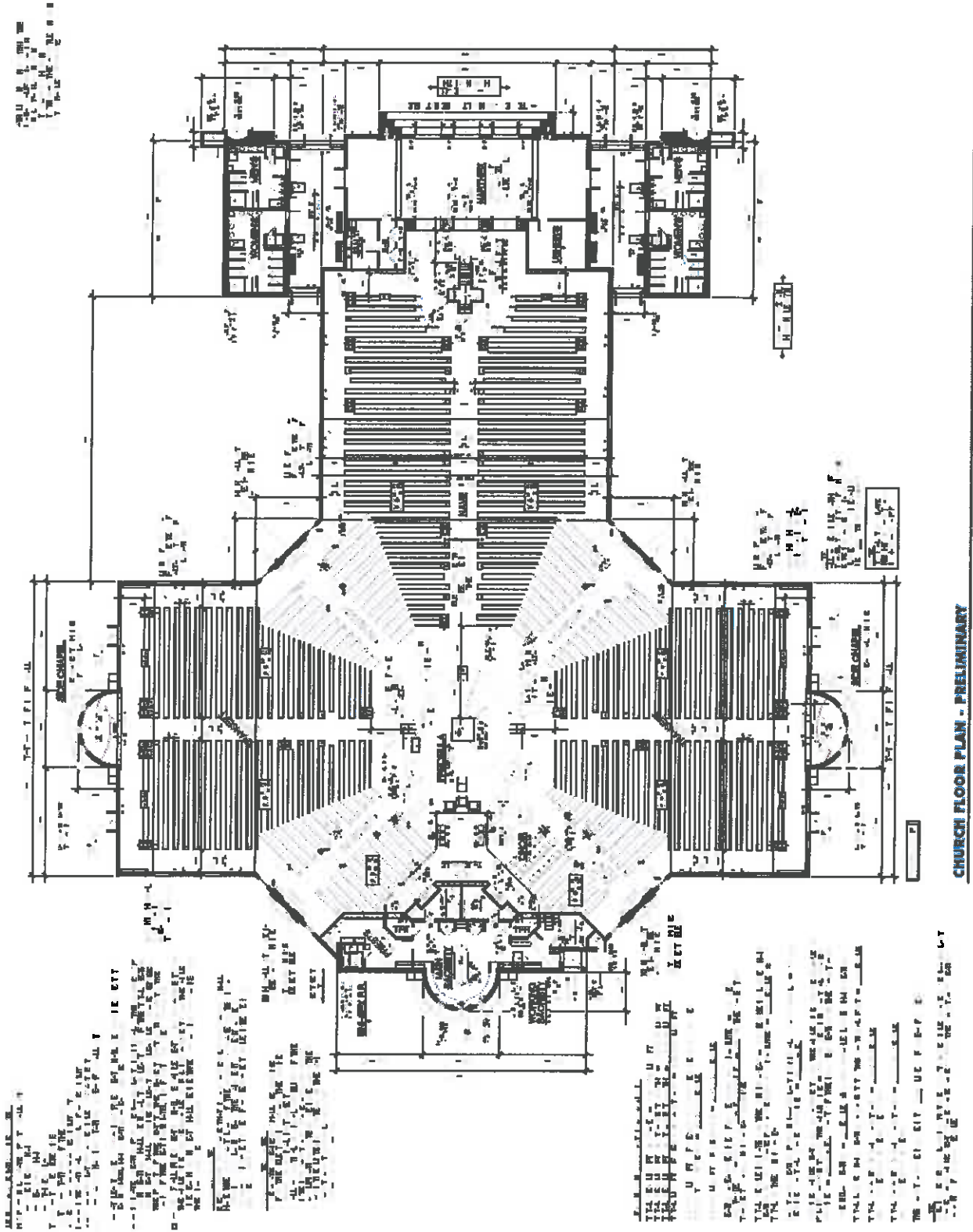
Exhibit - A



Sanctuary Layout  
without Architects  
Notes & Dimensions

# Exhibit - C

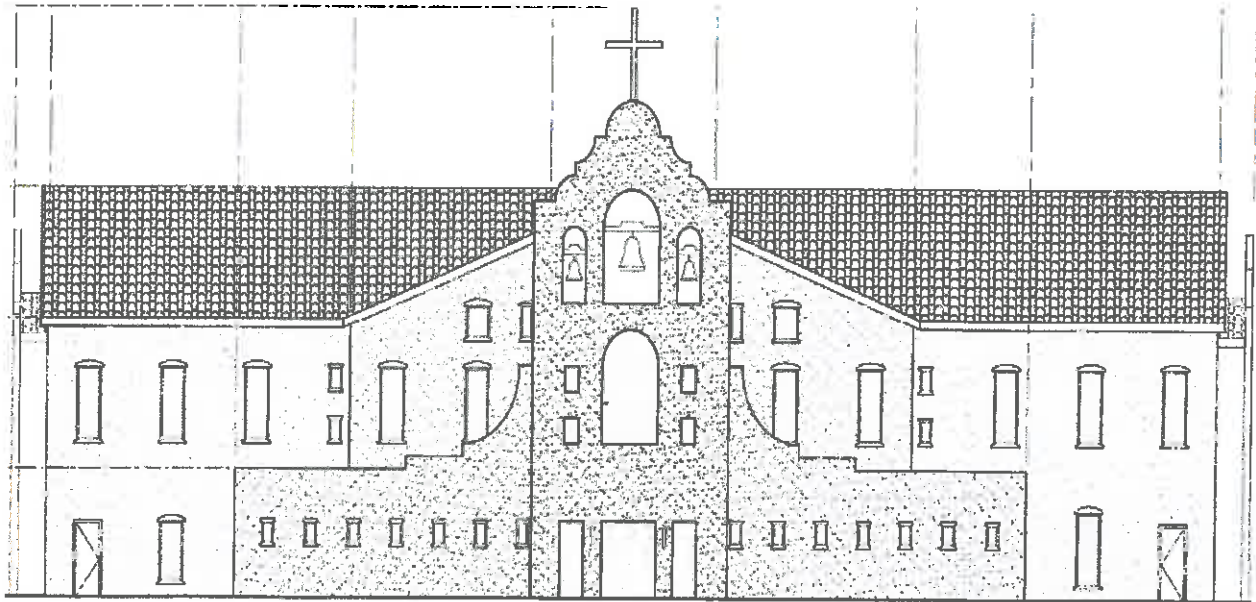
		<b>St. Charles Brokers, Inc.</b> No. 1796, State of Florida 1700 North Bay Street Suite 200 Tampa, FL 33601 Phone: 813-288-1111	<b>REVISION</b> NO.      DATE      DESCRIPTION	ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.	<b>UPDATED*</b> <b>PRELIMINARY</b> <b>FLOOR PLAN</b> 10/23/2023 <b>A-1</b>
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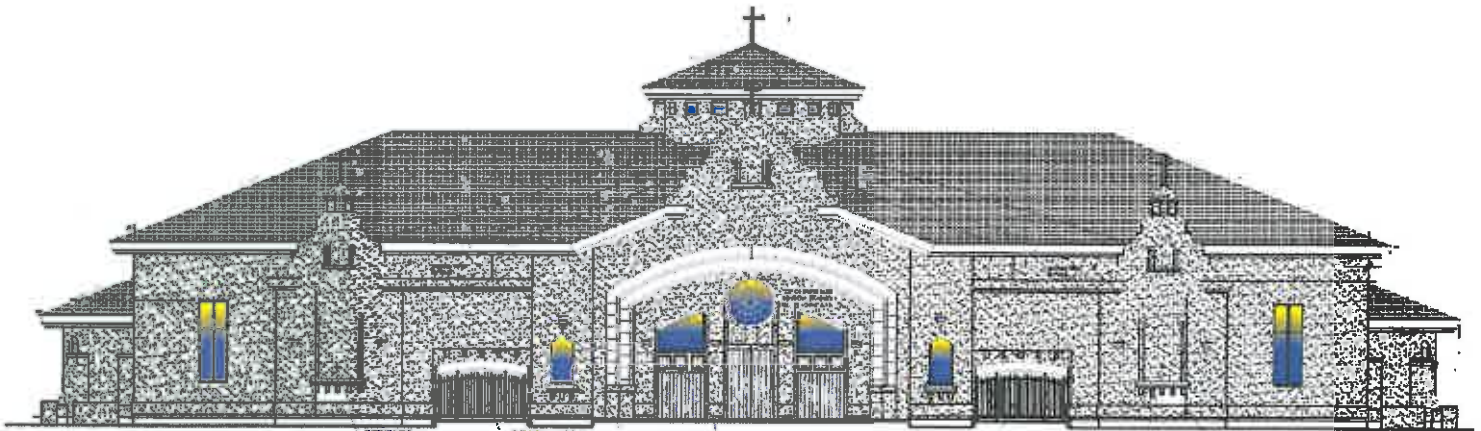
CHURCH FLOOR PLAN - PRELIMINARY

# Exhibit - C

**Exhibit - D**



**CUP 2008-40  
Elevation**



**FRONT ELEVATION - PRELIMINARY**

**CUP 2107-23  
Revised Elevation**

Revised 2017 Operational Statement

St. Charles Borromeo for the Good Shepherd Parish

Site Plan No.: 16-191 Resubmittal

OPERATIONAL STATEMENT:

This project will be constructed in 2 phases. The extent and timing of phase 2 is undetermined at this time as future development is dependent on parish needs and available funding.

The City of Visalia parking requirements are met or exceeded in phase 1. The applicant is proposing an undeveloped overflow parking area which, it is understood, would only be used after obtaining a special temporary permit from the City of Visalia. The additional parking is intended to alleviate off-site parking issues on special occasions such as Christmas, and Easter, and Diocesan functions.

PHASE                      DESCRIPTION

One	Sanctuary, parking, shade structure (potentially with solar (PV) panels), gathering plaza, sidewalks, and on-site walkways & landscaping.
Two	Multi-Purpose building, classrooms, potential additional shade structures with PV panels, landscaping at new buildings and additional statuary and site furnishings.

MASTER PLAN PROGRAM:

<u>Building</u>	<u>Use and Capacity</u>	<u>Hours of Operation</u>
Existing Parish Hall	Special events, classes. 900 occupants	Weekdays 8:00-5:00 Periodic weekend events
New Sanctuary	Sanctuary and restrooms. 3,393 occupants	Saturday evenings Sunday mornings
Future Multi-Purpose	Activity space for up to 350 occupants	Weekday evenings Periodic weekends
Future Classrooms	12 classrooms for 25. 300 occupants students each	Weekends and one mid-week evening

# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** November 24, 2008

**PROJECT PLANNER:** Teresa Nickell  
Phone No. 713-4328

**SUBJECT: Conditional Use Permit No. 2008-40:** A request by the Diocese of Fresno Education Corp. (Hyndman & Hyndman Architects, Agent) to allow a new 113,850 sq. ft. church campus (St. Charles Borromeo Catholic Church) to be constructed in multiple phases on 19.3 acres in the QP (Quasi-Public) zone, located on the southeast corner of Akers Street and West Caldwell Avenue. (APN: 119-070-071)

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2008-73 for Conditional Use Permit No. 2008-40 based on the project's consistency with the policies of the City's General Plan, Zoning Ordinance and Airport Master Plan.

## RECOMMENDED MOTION

I move to adopt Resolution No. 2008-73 approving Conditional Use Permit No. 2008-40.

## PROJECT DESCRIPTION

The Diocese of Fresno Education Corp. is requesting approval of the master site plan for a new church campus proposed for a 19.3-acre site to be developed with 113,850 sq. ft. of building space in multiple phases. Seven conceptual phases are planned to occur every 5 to 10 years and may change depending on parish needs and available financing. According to the applicant's Operational Statement (Exhibit "H"), the first phase will develop a 25,500 sq. ft., 2,200-seat church building, a gathering plaza, main parking area, partial south block wall, fire lane, right-of-way improvements, and will include placement of two temporary modular classrooms with restrooms. The remaining six phases will develop the following:

Phase 2 – Parish Center and storage, amphitheater, patio, service area;

Phase 3 – Parish offices and resources center, meeting rooms, columbarium, Easter fire pit

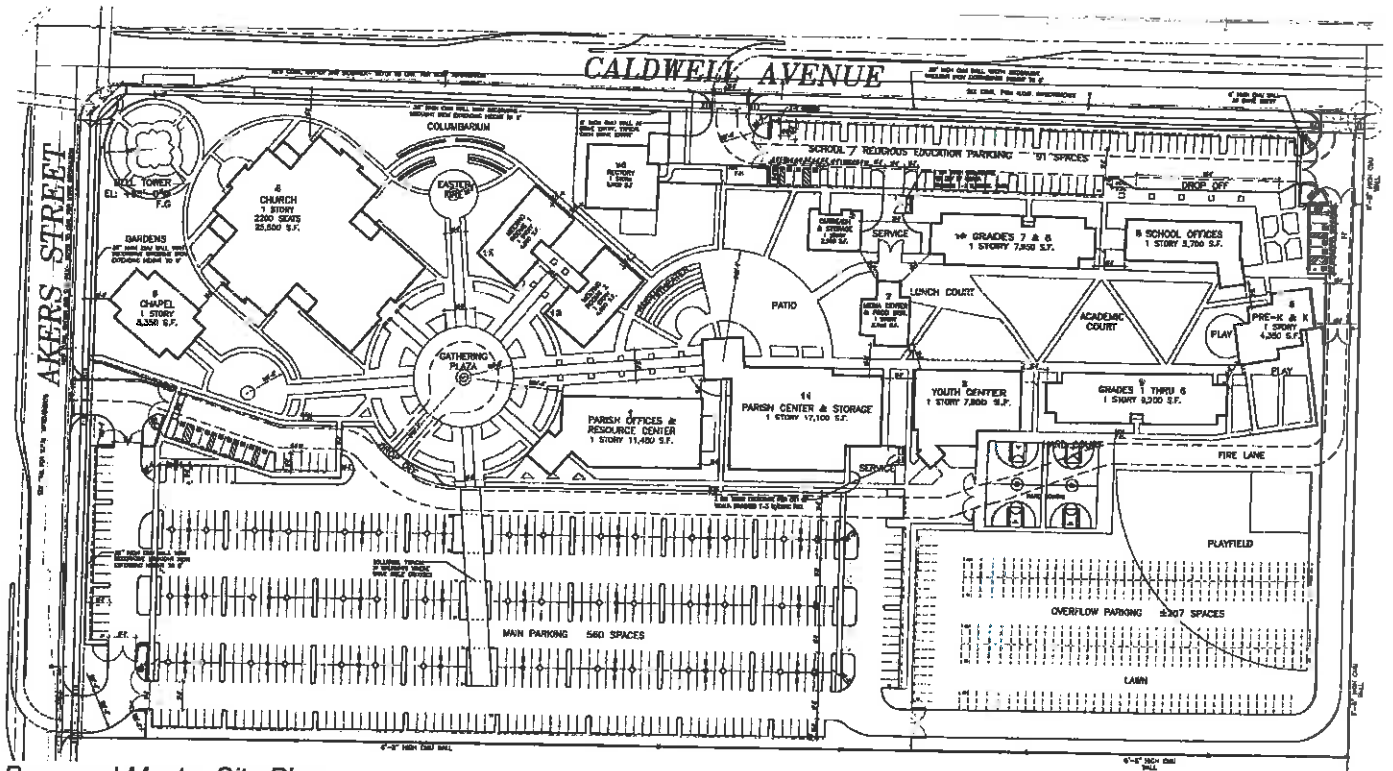
Phase 4 – Youth center, hard courts, playfields, overflow parking, fire lane, complete block walls along south and east property lines;

Phase 5 – Chapel, gardens, tower;

Phase 6 – Rectory, outreach and storage, partial parking along Caldwell, service yard;

Phase 7 – School buildings, play areas, lunch court, remaining parking and drop-off, perimeter fence and gates at Akers and Caldwell.

The Operational Statement indicates the use and capacity of each building planned, in particular, the rectory will house 3 full-time residents plus a guest room, the parish center will allow up to 900 persons, each classroom will allow up to 25 students, the youth center will allow up to 150 persons, the chapel will provide room for up to 200 persons, and the church sanctuary will have at least 1,400 fixed seats. Proposed school and office hours will be weekdays from 8:00 a.m. to 5:00 p.m., while church services are proposed for Saturday evenings and Sunday mornings.



Proposed Master Site Plan

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Public Institutional
Zoning:	QP (Quasi-Public)
Surrounding Zoning and Land Use:	<p>North: R-1-6 (Single-family Residential – 6,000 sq. ft. minimum lot size), R-M-2 (Multi-family Residential – 3,000 sq. ft. minimum lot size), R-1-4.5 (Single-family Residential – 4,500 sq. ft. minimum lot size) – Visalia United Methodist Church campus, vacant lot, single-family residential subdivision</p> <p>South: R-1-6 – Single-family residential subdivision</p> <p>East: R-1-6 – Single family residential subdivision</p> <p>West: QP – Visalia First Assembly of God Church campus</p>

Environmental Document  
Site Plan:

Negative Declaration Environmental Document No. 2008-56  
Site Plan Review No. 07-214

Exhibit "F"

## **RELATED PLANS & POLICIES**

The proposed project is consistent with applicable plans and policies and is consistent with the intent and purpose of the General Plan, Zoning Ordinance and Airport Master Plan.

## **RELATED PROJECTS**

General Plan Amendment No. 2005-01 and Change of Zone No. 2005-02, approved by the City Council by Ordinance 2005-10 in July, 2005 and Ordinance 2005-12 in August, 2005, respectively, changed the Public Institutional land use designation and the QP zone designation of the parcel lying south and adjacent to the project site to Low Density Residential and R-1-6 (Single-family Residential – 6,000 sq. ft. minimum lot).

Conditional Use Permit No. 97-17, approved by the Planning Commission on September 22, 1997, established a master site plan for a 3,000-seat, 23,640 sq. ft. sanctuary and related church and school facilities for Visalia First Assembly of God, located west of the subject site, at the southwest corner of Akers Street and West Caldwell Avenue.

General Plan Amendment No. 96-04, approved by the City Council on October 7, 1996, expanded the Urban Development Boundary and changed the land use designation from Agricultural to Quasi-Public Institutional for this site. The Airport Land Use Commission of Tulare County reviewed the project and determined the site plan was consistent with ALUC policies.

Conditional Use Permit No. 90-38, approved by the Planning Commission on May 28, 1991, established a master site plan for a 1,200-seat, 25,000 sq. ft. sanctuary and related church and school facilities for Visalia United Methodist Church, located north of the subject site, at the northeast corner of Akers Street and West Caldwell Avenue. On August 27, 2001, the Planning Commission approved Conditional Use Permit No. 2001-28 to allow the site to be expanded with recreational areas.

Conditional Use Permit No. 1002, approved by the Planning Commission in 1985, established a religious facility and master plan for a 4,500 sq. ft. synagogue and related religious and school facilities for Congregation B’Nai David, located at 1039 South Chinowth Street.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

The proposed church campus will be developed in multiple phases with a 2,200-seat, 25,500 sq. ft. church sanctuary, chapel, rectory, associated outdoor facilities, school and offices, parking areas and playfield areas. The proposed church campus is an allowed use under the current zone (Quasi-Public) and is consistent with the land use designation identified by the Land Use Element of the General Plan for public and quasi-public uses of a religious type.

The proposed church campus will be located at the intersection of two arterial roadways and will be completely bordered along the east and south sides by adjacent single-family residential subdivisions. The proposal is consistent with the existing mix of quasi-public and low density residential uses in the surrounding area.

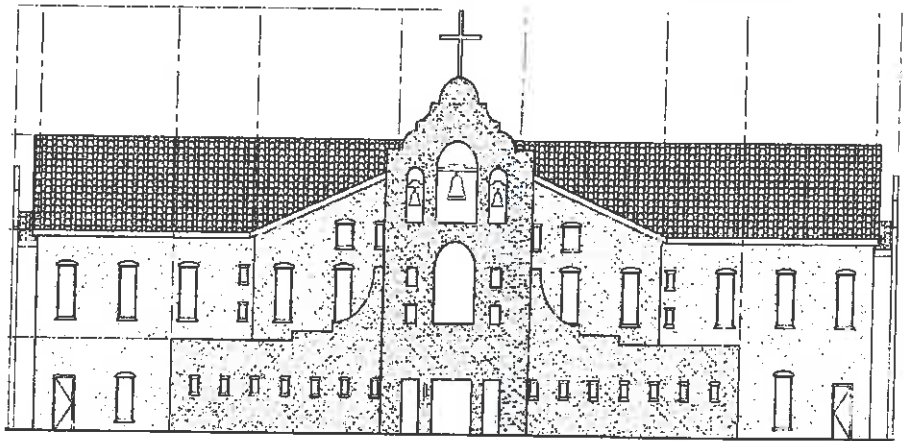
### **Landscaping and Architectural Compatibility**

The proposed church campus will be designed with architecturally aesthetic features, such as a bell tower, columbarium, and mission bells on the church building, reminiscent of a traditional Spanish mission architectural theme (see inset below). The architectural quality of the proposed church facilities is consistent with the existing church campus facilities established in the



surrounding area. Visual impacts through various design techniques, such as building orientation, scale and building mass, signage, parking and landscaping depth, have been addressed through site plan review of the project. The resulting landscaping plan (Exhibit “E”) reflects adequate shade provided by trees along both street frontages, in parking areas, and in and around walkways and buildings.

A perimeter concrete block wall with ornamental iron is proposed for Phase Seven along the frontages of both streets to improve visual impact of the church and facilities. Staff is recommending a Condition of Approval (COA No. 4) that the perimeter fencing be developed with matching materials found on the main sanctuary building to maintain the aesthetic quality planned for the site. Completion of landscaping requirements will occur in later phases with the exception to landscape trees along the frontages of Caldwell Avenue and Akers Street, which staff recommends with Condition of Approval (COA No. 5) to be completed with first phase development, to provide visual character and tree canopies for shade.



*Proposed Church Sanctuary – southeast elevation*

#### Block Walls (East and South property lines)

With development of the first phase improvements, the Applicant/Developer will complete the south block wall from Akers to the Phase One line at the southeast corner of the south parking lot. This wall is proposed to be 6’-8” high. The remaining south wall and the east wall will be completed with Phase Four when the athletic fields on the southeast portion of the site are installed. However, staff recommends a Condition of Approval (COA No. 6) to require the completion of the concrete block walls along both the south and east property lines if any increase in use occurs beyond what is planned with the first phase of development to mitigate potential impacts to the adjacent residential neighborhoods.

Phase One development will also include a chain link fence or temporary-type fencing along the east line until future phases are implemented.

#### Access and Circulation

The site is served by two arterial roadways, Caldwell Avenue to the north and Akers Street to the west. The site will access Caldwell Avenue via two driveways, the closest driveway located approximately 600 feet east of the arterial intersection and at least 500 feet from a planned bus stop near the intersection. Two driveways on Akers Street will serve the site, located approximately 300 feet south of the arterial intersection and at the south property line of the site. All driveways will be gated with development of Phase Seven. Staff recommends a Condition of Approval (COA No. 7) to require Site Plan Review of the drive gates prior to building permit approval. A 20-foot wide temporary fire lane will be constructed with the first phase to allow emergency access from both Caldwell Avenue and Akers Street. The Applicant/Developer will need to remove an existing above-ground water tank located at the northeast corner of the site prior to construction of the second driveway on Caldwell, subject to appropriate permits.

Exhibit “F”

## Street Improvements

Proposed street improvements will include completion of a west-bound left turn pocket on Caldwell Avenue at the intersection, a median break and turn pocket on Akers Street, street lighting and signal modification, to be completed by the Applicant/Developer with the first phase of construction. The City plans to complete turn pockets and landscape medians on Caldwell Avenue in the future, that are not part of this project. Therefore, the Applicant/Developer will stripe the Caldwell median from the intersection to the east side of the site with first phase development, pursuant to Site Plan Review comments by the Engineering Division. The City will complete the striped median and turn pocket on Akers Road south of the site for the Ironwood subdivision located south of the site in the future.

Street improvements on Caldwell and Akers will be reimbursed to the Applicant through the City's current Traffic Impact Fee program. Right-of-way dedications for a 10-foot easement for landscape and sidewalks on Caldwell Avenue and Akers Street will also be required with the project.

A preliminary Traffic Impact Analysis prepared by VRPA Technologies (February, 2008) has indicated that the anticipated traffic generation by the project will not increase the current level of service established by the City's Circulation Element Update (April, 2001), Level of Service "C". The Applicant/Developer will be required to pay impact fees associated with the project.

## Parking

Based on the City's minimum zoning requirements for parking for the proposed church establishment, the project is required to provide at least 850 parking spaces on site. The parking was designed to meet this requirement with the following: main parking lot will provide 560 parking spaces, with 91 spaces planned for the school use and approximately 207 spaces available in the overflow area, a total of 858 spaces, including handicap parking. The main parking lot (560 spaces) will be completed with the first phase of development. Temporary overflow parking in open lawn areas will meet peak parking needs during holiday periods by providing an additional 220 spaces with the first phase development.

## Lighting

The project proposes 12-foot high pedestrian lighting along interior walk paths, parking lot light fixtures, and 70-foot high mounting light fixtures for the athletic fields. The City's Zoning Ordinance requires lighting to be deflected away from adjoining properties, pursuant to Section code 17.28.40.3. Specific lighting standards for the QP zone are generalized, therefore, Planning staff, through site plan review, has historically implemented the standard of .5 lumens at property lines as an adequate measure of light to protect and promote the public's welfare by reducing harmful glare upon nearby residences.

The Applicant's preliminary lighting plan (Exhibit "F") far exceeds light shed upon the residential neighbors at the south and east property lines. The R-1 (Single-family Residential) zone allows a maximum building height of 35 feet. Since the QP zone has no similar height restriction, staff recommends that a 1:1 ratio for height and setback for all outdoor lighting be demonstrated to mitigate potential glare and/or imposing height issues with the adjacent residences. A new Light Study is requested by staff to demonstrate that all outdoor light fixtures are compliant with .5 lumens at property lines and are directed and/or shielded to not fall upon adjacent properties. Staff recommends Condition of Approval No. 8 for these requirements to be met prior to building permit approval.

Exhibit "F"

### Airport Land Use Compatibility

The project was reviewed by the Tulare County Airport Land Use Commission (ALUC) on November 5, 2008. The ALUC found the project does not conflict with the ALUC policies (see Exhibit "G"). Further, the project falls below the maximum threshold for density under the City's Airport Master Plan. Review of the project by the Airport Manager of Visalia Municipal Airport and the Visalia Airport Advisory Committee resulted in no comments. Thus, the project would not pose a significant threat to the safety of people.

### Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant, and therefore, no project mitigation measures are required. A Negative Declaration was prepared indicating that potential impacts can be reduced to levels of less than significant with compliance of and adherence to mitigation measures contained in the Land Use Element, Circulation Element and Zoning Ordinance. Staff recommends that Negative Declaration No. 2008-56 be adopted for this project.

## **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, Zoning Ordinance and Airport Master Plan. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2008-56, is hereby adopted.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), initial phased site plan (Exhibit "B"), and floor plan (Exhibit "C").
2. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2007-214.
3. That the church sanctuary be developed in substantial compliance with the elevations shown in Exhibit "D".
4. That the perimeter concrete block wall proposed along Caldwell Avenue and Akers Road be matched and finished with a natural (or paint/stucco) material consisting of finish materials found on the main sanctuary building.

Exhibit "F"

5. That the landscape trees along Caldwell Avenue and Akers Road be installed with first phase development, as shown in Exhibit "E".
6. That any increase in intensity of use of building improvements and open space areas approved for the first development phase, shown in Exhibit "B", that may potentially affect the residential neighbors to the south and east of the site, shall require the completion of a 6'-8" high concrete block wall along the south and east property lines.
7. All drive gates shall be reviewed by the Site Plan Review Committee prior to building permit approval.
8. That the Applicant/Developer submit a new Light Study to the Planning Division prior to building permit approval. The Light Study shall demonstrate a 1:1 ratio for height and setback from property lines for all outdoor lighting, and that the photometric output of each light fixture be .5 lumens or less at property lines, and are directed and/or shielded to not fall upon adjacent properties.
9. That the church sanctuary shall not have a main assembly area greater than that approved with this use permit (2,200 permanent seats, or 30 sq. ft. X 858 stalls = 25,740 sq. ft. maximum).
10. That outdoor public address systems and other equipment which may produce loud noise, may not exceed the allowable community noise levels. Additional Planning Division review is required prior to the installation or use of any public address system for the church, school or athletic fields.
11. That a separate sign permit be obtained.
12. 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. 2008-40, prior to the issuance of any building permits for this project.
13. That all other federal, state and city codes, ordinances and laws be met.

### **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 on a conditional use permit application. An appeal shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record.

**Exhibit "F"**

RESOLUTION NO. 2008-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2008-40, A REQUEST BY THE DIOCESE OF FRESNO EDUCATION CORP. (HYNDMAN & HYNDMAN ARCHITECTS, AGENT) TO ALLOW A NEW 113,850 SQ. FT. CHURCH CAMPUS (ST. CHARLES BORROMEIO CATHOLIC CHURCH) TO BE CONSTRUCTED IN MULTIPLE PHASES ON 19.3 ACRES IN THE QP (QUASI-PUBLIC) ZONE, LOCATED ON THE SOUTHEAST CORNER OF AKERS STREET AND WEST CALDWELL AVENUE (APN: 119-070-071)

**WHEREAS**, Conditional Use Permit No. 2008-40: A request by the Diocese of Fresno Education Corp. (Hyndman & Hyndman Architects, Agent) to allow a new 113,850 sq. ft. church campus (St. Charles Borromeo Catholic Church) to be constructed in multiple phases on 19.3 acres in the QP (Quasi-Public) zone, located on the southeast corner of Akers Street and West Caldwell Avenue. (APN: 119-070-071); and

**WHEREAS**, the Planning Commission of the City of Visalia, after twenty (20) days published notice did hold a public hearing before said Commission on November 24, 2008; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2008-56 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Visalia approves the conditional use permit based on the following specific findings and 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, Zoning Ordinance, and Airport Master Plan. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.]

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2008-56 is hereby adopted.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the conditional use permit on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed and operated in compliance with the approved site plan (Exhibit "A"), initial phased site plan (Exhibit "B"), and floor plan (Exhibit "C").
2. That the site shall be developed consistent with the comments and conditions of the Site Plan Review Committee, as set forth under Site Plan No. 2007-214.
3. That the church sanctuary be developed in substantial compliance with the elevations shown in Exhibit "D".
4. That the perimeter concrete block wall proposed along Caldwell Avenue and Akers Road be matched and finished with a natural (or paint/stucco) material consisting of finish materials found on the main sanctuary building.
5. That the landscape trees along Caldwell Avenue and Akers Road be installed with first phase development, as shown in Exhibit "E".
6. That any increase in intensity of use of building improvements and open space areas approved for the first development phase, shown in Exhibit "B", that may potentially affect the residential neighbors to the south and east of the site, shall require the completion of a 6'-8" high concrete block wall along the south and east property lines.
7. All drive gates shall be reviewed by the Site Plan Review Committee prior to building permit approval.
8. That the Applicant/Developer submit a new Light Study to the Planning Division prior to building permit approval. The Light Study shall demonstrate a 1:1 ratio for height and setback from property lines for all outdoor lighting, and that the photometric output of each light fixture be .5 lumens or less at property lines, and are directed and/or shielded to not fall upon adjacent properties.
9. That the church sanctuary shall not have a main assembly area greater than that approved with this use permit (2,200 permanent seats, or 30 sq. ft. X 858 stalls = 25,740 sq. ft. maximum).
10. That outdoor public address systems and other equipment which may produce loud noise, may not exceed the allowable community noise levels. Additional Planning Division review is required prior to the installation or use of any public address system for the church, school or athletic fields.
11. That a separate sign permit be obtained.

Exhibit - G

Exhibit - G

12. 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. 2008-40, prior to the issuance of any building permits for this project.

13. That all other federal, state and city codes, ordinances and laws be met.

Commissioner Soltesz offered the motion to this resolution. Commissioner Lane seconded the motion and it carried by the following vote:

AYES: Commissioners Peck, Lane, Soltesz

NOES:

ABSTAINED: Commissioner Segrue

ABSENT: Commissioner Salinas

STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

ATTEST: Fred Brusuelas, AICP  
Community Development Assistant Director

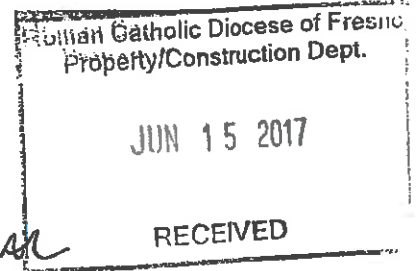
I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2008-73, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on November 24, 2008.

---

Fred Brusuelas, AICP  
Community Development Assistant Director

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Lawrence Segrue, Vice Chairperson



#12

MEETING DATE: MAY 31, 2017  
SITE PLAN NO. 16-191 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

CUP AMENDMENT

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 12 DATE: MAY 31, 2017

SITE PLAN NO.: 16-191 RESUBMITTAL  
 PROJECT TITLE: ST CHARLES BORROME0 CATHOLIC CHURCH-  
 NO MAP

DESCRIPTION: NEW SANCTUARY AND PARKING LOT  
 ENLARGEMENT ON THE EXISTING SITE.  
 (QP)(X)(REFF-SPR13-118)

APPLICANT: THE ROMAN CATHOLIC BISHOP OF FRESNO A  
 CORPS

PROP OWNER: CH-DIOCESE FRESNO ED CORP  
 LOCATION: 5049 W CALDWALL AVE  
 APN: 119-070-073

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **PER DESIGN**
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  \_\_\_\_\_ parkway width at **ONSITE, COMPLY WITH ADA STDS**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY**  
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 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 686-3425 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. Impact fees will apply to proposed new development area and buildings. Refer to page 3 for applicable fees. Some development impact fees were partially paid with Parish Hall Building.**
- 2. A building permit is required. Standard plan check and inspection fees will apply.**
- 3. New landscape and irrigation will need to comply with State MWELO regulations. Landscape plan shall be submitted with building permits.**
- 4. Refer to further entitlement conditions required by the Planning Dept.**
- 5. Proposed overflow parking area needs to be in compliance with SJV Air District standards for surface improvements for infrequent or short term vehicle parking.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 16-191 RESUBMITTAL  
Date: 5/31/2017

**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/MIXED USE)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,226/AC X 15.56 = \$19,077
<input checked="" type="checkbox"/> Transportation Impact Fee	CHURCH BLDG \$3,176/1000SQFT X 36.50 = \$115,924
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6/SEAT X 3,393 = \$20,358
	<b>TREATMENT PLANT FEE</b>
	\$14/SEAT X 3,393 = \$47,502
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41.00/LF X 1492 (AKERS/CALDWELL) = \$61,172
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$4,629/AC X 15.56 = \$72,027
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,963/AC X 15.56 = \$52,842
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$949/AC X 15.56 = \$14,766
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/AC X 15.56 = \$27,992
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$453/1000SF X 36.5 = \$16,535
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

  
\_\_\_\_\_  
Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 31, 2017

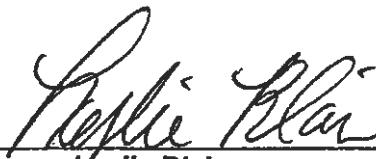
ITEM NO: 12	RESUBMTL
SITE PLAN NO:	SPR16191
PROJECT TITLE:	ST CHARLES BORROMEIO CATHOLIC CHURCH-NO MAP
DESCRIPTION:	NEW SANCTUARY AND PARKING LOT ENLARGEMENT ON THE EXISTING SITE. (QP) (X) (REF-SPR13-118)
APPLICANT:	THE ROMAN CATHOLIC BISHOP OF FRESNO A CORP S
PROP. OWNER:	CH-DIOCESE FRESNO ED CORP
APN:	119-070-073
LOCATION:	5049 W CALDWELL 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 TIA study that was completed for original project. Did TIA include this additional phase as part of the project report? Depending on development size, characteristics, etc., a TIA may be required.

### Additional Comments:

- The westerly access on Caldwell is restricted to no left outs. The easterly driveway on Caldwell is restricted no left ins or outs.



Leslie Blair

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 31, 2017

SITE PLAN NO: 2016-191 RESUBMITTAL  
PROJECT TITLE: ST CHARLES BORROMEIO CATHOLIC CHURCH  
DESCRIPTION: NEW SANCTUARY AND PARKING LOT ENLARGEMENT ON THE EXISTING SITE. (QP) (X) (REF-SPR13-118)  
APPLICANT: THE ROMAN CATHOLIC BISHOP OF FRESNO A CORP SOLE  
PROP. OWNER: CH-DIOCESE FRESNO ED CORP  
LOCATION TITLE: 5049 W CALDWELL AVE  
APN TITLE: 119-070-073  
GENERAL PLAN: Quasi Public  
EXISTING ZONING: Q-P -- Quasi Public

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Amendment to Conditional Use Permit No. 2008-40
- Revised Operation Statement with Phasing
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (05/31/2017):**

1. Comply with previous comments from the December 28, 2016 Site Plan Review meeting.

## **Previous Comments**

### **PROJECT SPECIFIC INFORMATION (12/28/2016):**

2. A CUP amendment is required for the proposed modifications to the St. Charles Borromeo Catholic Church.
3. Per Condition No. 9 of CUP No. 2008-40, the church sanctuary shall not have a main assembly area greater than that approved with this use permit (2,200 permanent seats, or 30 sq. ft. X 858 stalls = 25,740 sq. ft. maximum). The proposed sanctuary is identified at 33,983 sq. ft., which is larger than the 25,500 sq. ft. sanctuary approved per CUP No. 2008-40.
4. Call out fence height and location as approved per CUP No. 2008-40. The perimeter 30" high concrete block wall with wrought iron fencing extending the entire fence height to 6-ft. along Caldwell Avenue and Akers Road shall match with material consisting of finish materials found on the main sanctuary building.
5. ~~Staff recommends providing revisions to the internal circulation as noted on the site plan. Staff recommends opening up the drive aisle between the parking lot south of the Future Building Pad and the main parking lot to the west. In addition, staff recommends placing a drive aisle along the east side of the Parish Hall. This will allow vehicles to access and exit the site via the drive approaches along W. Caldwell Ave.~~
6. Provide Landscape plans with the CUP amendment submittal.
7. Provide elevations for the sanctuary. Identify differences between the new sanctuary and the elevations and the approve elevations provided for CUP No. 2008-40.
8. The City of Visalia is in the process of making improvements to the Caldwell Avenue corridor. As a result of this project, a median island will be constructed across the frontage of the Catholic church site. The construction of the median island will result in restricting vehicular access to only "Right Turn In" and "Right Turn Out" for the two vehicular driveways on Caldwell Avenue. Staff recommends that the church consult independently with the City

Engineering Division to determine if a left-turn pocket into the church can be incorporated into the median island design.

9. Engineering Division staff will be reviewing the Traffic Impact Analysis completed on February 15, 2008 by VRPA Technologies to determine if the analysis is still adequate for the project with proposed modifications, or if any changes to the document are warranted based on modifications to the church master plan or changes to the median island.
10. Make changes to site plan and provide a revised operation statement that clearly reflect what the immediate improvements are and what the future improvements are (i.e. phasing) for the church campus. The hatching symbols on the buildings need to be consistent for existing, new, and future buildings.

- 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.

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### **Parking:**

1. Provide one (1) parking space for every four (4) permanent seats in the principal assembly area or room, or one (1) parking space for every thirty (30) square feet of floor area, whichever is greater (refer to Zoning Ordinance Section 17.34.020.D).
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 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).
4. Outdoor retail sales prohibited.
5. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
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. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. 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 read "T. J. [unclear]", written over a horizontal line.



**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 12                      DATE: May 31, 2017  
 SITE PLAN NO:                      SPR16191                      **RESUBMIT**  
 PROJECT TITLE:                      ST CHARLES BORROMEIO CATHOLIC CHURCH-NO  
 DESCRIPTION:                      NEW SANCTUARY AND PARKING LOT  
    ENLARGEMENT ON THE EXISTING SITE. (QP) (X)  
    (REFF-SPR13-118)  
 APPLICANT:                      THE ROMAN CATHOLIC BISHOP OF FRESNO A  
 PROP OWNER:                      CH-DIOCESE FRESNO ED CORP  
 LOCATION:                      5049 W CALDWELL AVE  
 APN(S):                      119-070-073

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)  
**ENGINEERING FOR LIGHT STANDARDS.**
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: ANY NEW LANDSCAPING SHALL MEET THE MWEL0  
REQUIREMENTS.


 Date: 5/31/17

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

# 16-191  
# 5049 W Caldwell

**COMMERCIAL BIN SERVICE**

- See comments below
- 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 indicated 16-06
- 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 areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards  
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

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**COMMENTS**

Enclosure location does not have a minimum of 40' clear access path in front of the enclosure for direct stab. Needs to be relocated to an area where the enclosure will be direct stab accessible.

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

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 12                      DATE: May 31, 2017  
SITE PLAN NO:                      SPR16191                      **RESUBMIT**  
PROJECT TITLE:                      ST CHARLES BORROMEIO CATHOLIC CHURCH-NO  
DESCRIPTION:                      NEW SANCTUARY AND PARKING LOT  
   ENLARGEMENT ON THE EXISTING SITE. (QP) (X)  
   (REFF-SPR13-118)  
APPLICANT:                              THE ROMAN CATHOLIC BISHOP OF FRESNO A  
PROP OWNER:                            CH-DIOCESE FRESNO ED CORP  
LOCATION:                                5049 W CALDWELL AVE  
APN(S):                                 119-070-073

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

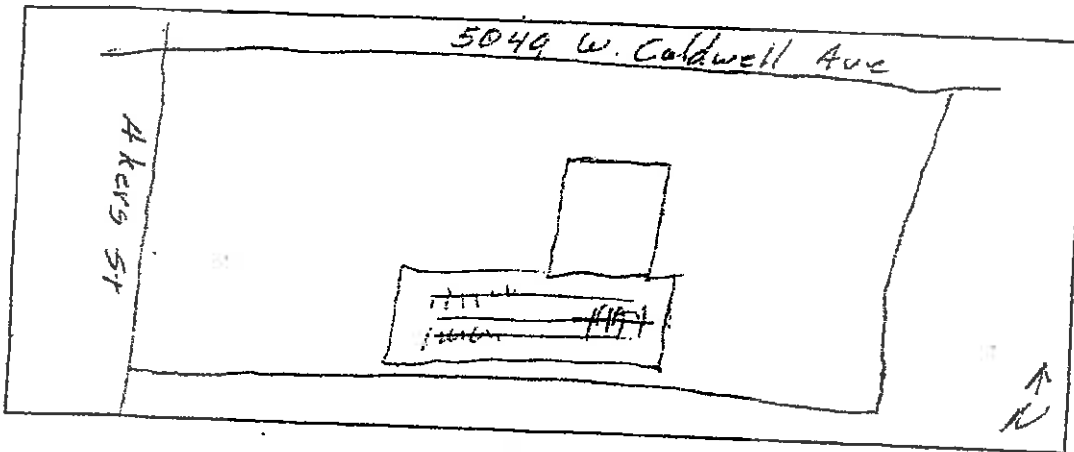
*J. M. Kila*  
AUTHORIZED SIGNATURE  
8-26-17  
DATE

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

Date: 5-30-17

Site Plan Review # 15191

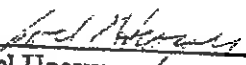
SITE PLAN REVIEW COMMENTS



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

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

ITEM NO: 12      DATE: May 31, 2017  
SITE PLAN NO:      SPR16191      **RESUBMIT**  
PROJECT TITLE:      ST CHARLES BORROMEO CATHOLIC CHURCH-NO  
DESCRIPTION:      NEW SANCTUARY AND PARKING LOT  
                                 ENLARGEMENT ON THE EXISTING SITE. (QP) (X)  
                                 (REF-SPR13-118)  
APPLICANT:      THE ROMAN CATHOLIC BISHOP OF FRESNO A  
PROP OWNER:      CH-DIOCESE FRESNO ED CORP  
LOCATION:      6049 W CALDWELL AVE  
APN(S):      119-070-073

### 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:

Visalia Police Department



**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: 12

DATE: May 31, 2017

SITE PLAN NO:

SPR16191

**RESUBMIT**

PROJECT TITLE:

ST CHARLES BORROMEO CATHOLIC CHURCH-NO  
NEW SANCTUARY AND PARKING LOT  
ENLARGEMENT ON THE EXISTING SITE. (QP) (X)  
(REF-SPR13-118)

DESCRIPTION:

APPLICANT:

THE ROMAN CATHOLIC BISHOP OF FRESNO A

PROP OWNER:

CH-DIOCESE FRESNO ED CORP

LOCATION:

5049 W CALDWELL AVE

APN(S):

119-070-073

**The following comments are applicable when checked:**

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

**General:**

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

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

**Water Supply:**

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 4 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:  
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*



**Emergency Access:**

- ☒ A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- ☒ Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- ☐ A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- ☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

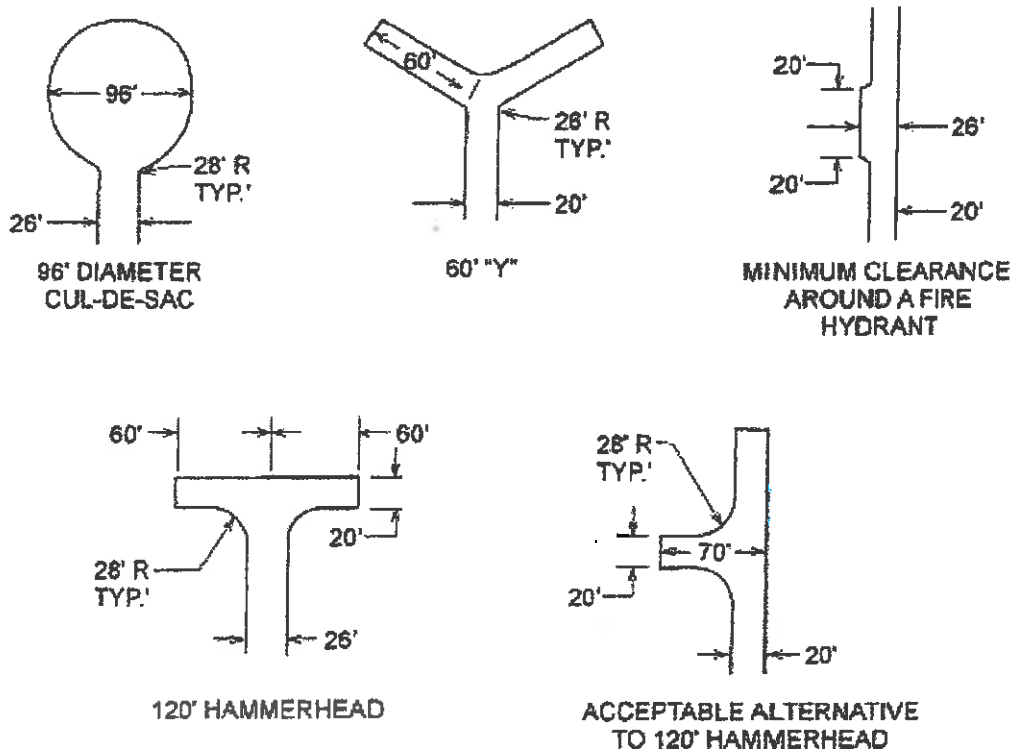


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

**Fire Protection Systems:**

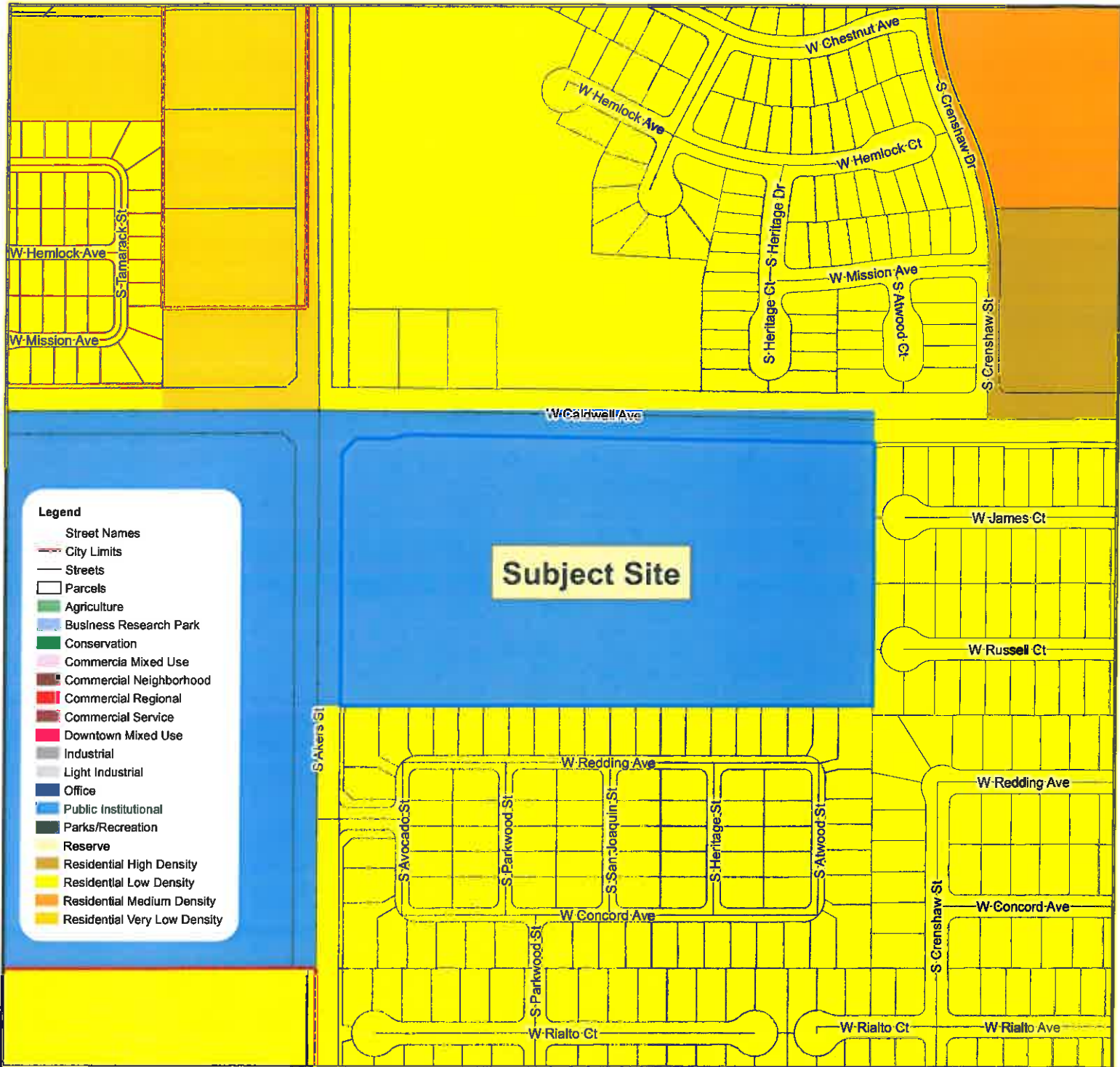
An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

**Special Comments:**

  
Kurtis A. Brown  
Fire Marshal

# City of Visalia

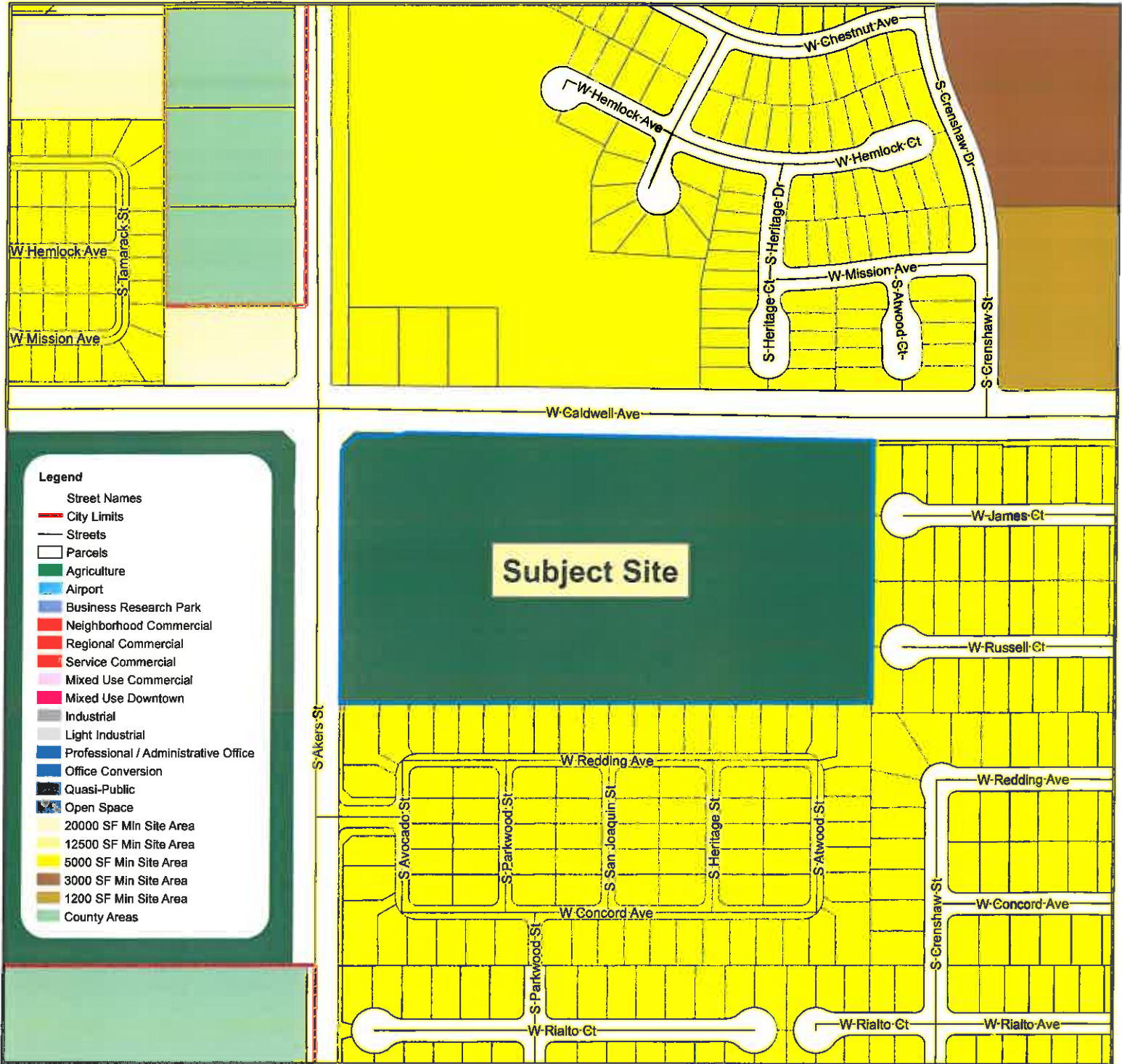


## Land Use Designations



CUP 2017-20

# City of Visalia



# City of Visalia

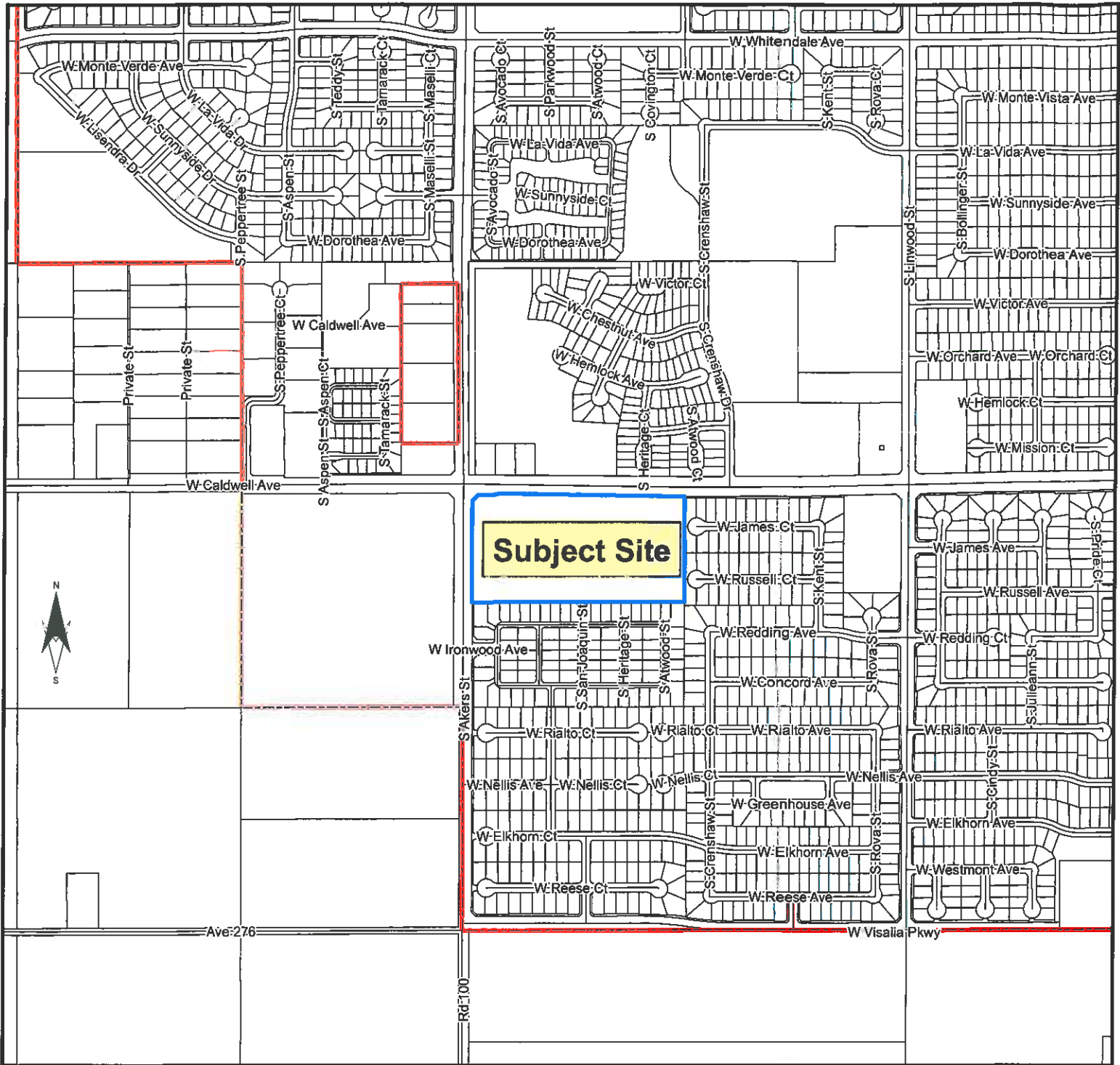


## Aerial Photo

0 45 90 180 270 360 Feet

CUP 2017-20

# City of Visalia



## Location Map

CUP 2017-20