

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 25, 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.
 - Finding of Consistency No. 2017-004 a request by Visalia Adventure Park to construct solar carport shade structures in the west parking lot south of the batting cages. The site is located at 5600 West Cypress Avenue (APN: 08-450-019). The Visalia Adventure Park Conditional Use Permit No. 2003-39 for the family entertainment park was approved by the Planning Commission on January 26, 2004.
5. PUBLIC HEARING – Andy Chamberlain - *Continued from the 09/11/2017 Public Hearing*
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).
6. PUBLIC HEARING – Brandon Smith
 - a. Houdini Acres Tentative Subdivision Map #5563: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010,011,013). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-67.
 - b. Conditional Use Permit No. 2017-31: A request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013). The project is Categorical Exempt from the

7. PUBLIC HEARING – Andy Chamberlain

Variance No. 2017-21: A request by Walmart to allow 736 sq. ft. of building signage, and 108 sq. ft. of monument sign area in the Commercial Mixed Use (CMU) Zone. The site is located at 1819 E. Noble Avenue. (APN: 100-050-001, 007, 100-040-043) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-69.

8. PUBLIC HEARING –Paul Scheibel

- a. General Plan Amendment GPA No. 2017-01: A request by the City of Visalia to amend General Plan Land Use Element Policy LU-P- 45 and LU-P-46 (Visalia's Infill Incentive Program), and General Plan Land Use Policy LU-P-20 pertaining to annexation of Disadvantaged Unincorporated Communities (DUC), to be consistent with the 2016 General Plan Housing Element, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.
- b. Zoning Text Amendment ZTA No. 2017-02: Zoning Text Amendment ZTA 2017-02, a request by the City of Visalia to amend the Visalia Municipal Code, Title 17 (Zoning) to implement the 2016 General Plan Housing Element, and to correct minor errors noted from the 2017 Zoning Ordinance Update, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.

9. 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, OCTOBER 5, 2017 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 9, 2017

City of Visalia

Memo



To: Visalia Planning Commission

From: Andrew Chamberlain, Senior Planner (713-4003)

Date: September 25, 2017

Re: Continued Public Hearing for 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)

Staff Recommendation

Staff recommends that the Planning Commission deny Variance No. 2017-20 based upon the findings in Resolution No. 2017-58. The recommended denial is based upon the request not meeting the required findings as discussed below and in the staff report from the September 11, 2017 meeting. Revised Resolution No. 2017-61 contains amended findings based upon the public testimony from the September 11, 2017 meeting.

Background

On September 11, 2017, the Planning Commission continued Variance No. 2017-20 based upon public testimony identifying potential findings supporting the applicant's request. Staff has prepared the sections below with the applicant's expanded findings per the testimony provided on September 11, 2017. 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.



Discussion of Expanded Applicant Findings

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

Original Applicant Finding: There are several properties in the area that have been allowed to exceed the 25%. A literal interpretation of the zoning regulations for this zone would deprive this owner of similar rights enjoyed by others in the same district.

Original Staff Analysis: The Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. The applicant's contention is that existing offices in the Industrial zone over the 25% limitation is reasoning to allow the variance. Staff finds that the proposed 45% of the total building area, which encompasses two existing warehouse/office suites and adds a conference room, appears to be for broader office related functions, which are not directly associated with the attached warehouse.

The applicant has not demonstrated that the 25% limitation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance given that the applicant already has legally existing office space comprising 30% of the total building area.

Expanded Applicant Finding (September 11, 2017 – verbal): Comcast, Self Help, and Tulare County Child Support Services are all buildings which may be up to 100% office space with small warehouse areas. The applicant is simply requesting to be able to have what these properties in the Industrial zone enjoy.

Staff Analysis: There are legal non-conforming buildings in the Industrial zone with office space significantly exceeding the 25% building area. These buildings were developed in the 1980's and early 90's as permitted or conditionally permitted uses. Since the Zoning Ordinance update in 1993, buildings with these types of office percentages were not approved by the City as a matter of policy.

The Zoning Code update of 2016, codified the limitation of office space in an industrial development to no more than 25% of building area. The rationale for the policy and for the subsequent codification of the limit is to protect the land and leasable space values of developments in the Office zone districts, and to preserve the integrity of uses in the Industrial zone districts.

Basing a variance request on older pre-existing non-conforming buildings, which were used as the basis of removing offices as a permitted use in the Industrial zone in the early 1990's, would mean that all variances to office should be approved, or the Zoning Matrix amended to include them as a permitted use. Staff does not find these buildings to be an adequate basis to meet this finding. In the past 15 to 20 years staff has not knowingly approved offices greater than the 25% limit.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;

Original Applicant Finding: There are no physical special circumstances existing on this property creating a hardship that is peculiar to this land or lot. Adjacent lots are similar in nature.

Original Staff Analysis: Staff finds that there are not extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. The applicant has indicated that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

Expanded Applicant Finding (September 11, 2017 – verbal): The site is 38,000 sq. ft. less than the 5 acre minimum in the Industrial zone, with a 5,200 sq. ft. building which cannot support manufacturing. The limited size of the parcel is a special circumstance.

Staff Analysis: Staff finds parcel size as a special circumstance to not be accurate. There are numerous small parcels developed in the Industrial zone which meet the 25% office area limitation. These developments include a contemporary project just over 500 feet southwest of this site with parcels ranging from 15,000 to 18,000 sq. ft. There are approximately 25 newer buildings on these parcels with 5,200 sq. ft. buildings with offices less than 25% of the total building area, which are fully leased and used for industrial uses. The subject site is currently developed with more than adequate site area to support similar industrial uses.



The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

Original Applicant Finding: The variance will not allow the applicant any special privileges. Similar buildings are in the immediate vicinity and similar variances have been granted in similar situations.

Original Staff Analysis: Staff finds that the legally existing 30% office space allows the applicant the same privileges enjoyed by the owners of other properties classified in the same zone. No variances to allow office space exceeding the 25% limitation have been processed in this area.

Expanded Applicant Finding (September 11, 2017 – verbal): Many other properties enjoy offices exceeding the 25% limit, thus the applicant is being deprived of privileges enjoyed by others.

Staff Analysis: Staff does not find that the applicant has been deprived of privileges enjoyed by the owners of other properties classified in the same zone by the existence of older legally non-conforming sites with offices greater than 25% of the total building area. Property owners who have sites developed over the past 20 years have all been subject to the 25% office limitation. Throughout the last 20 years property owners in the Industrial zone have not been accorded the privilege of warehouse/office buildings with offices significantly exceeding the 25% limitation. To provide this to the subject site would be granting a privilege that is not enjoyed by sites which have been developed in the past 20 years.

The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

4. The granting of such variance will not constitute a grant of special privilege inconsistent with the limitations on the properties classified in the same zone.

Original Applicant Finding: The variance is in harmony with the zoning regulations.

Original Staff Analysis: Staff finds that the granting of the variance will constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The applicant has indicated that the required variance is in harmony with the zoning regulations. This is not the case, as all of the new construction in the area has met the 25% associated office limitation.

Expanded Applicant Finding (September 11, 2017 – verbal): This is not a grant of special privilege since there are other properties with offices significantly greater than the 25% limitation.

Staff Analysis: The request does constitute a granting of special privilege that is inconsistent with the limitations on the properties classified in the same zone. Over the past 20 years all of the properties in the Industrial zone have been subject to the 25% office limitation. Staff receives numerous requests for offices in the Industrial zone which have been not pursued due to the 25% limitation on offices. To provide

this to the subject site would be granting a privilege that is not enjoyed by sites which have been developed in the past 20 years.

The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

5. The granting of such variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Original Applicant Finding: The variance is in harmony with the building codes and zoning regulations.

Staff Analysis: Staff finds that while the request is inconsistent with the intent of the zoning ordinance, the variance, if granted, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

No Additional Applicant or Staff discussion on Finding No. 5

Applicant Identification of Conflicting Zoning Matrix lines

The applicant's agent identified that Zoning Matrix line O9 and the Warehouse/Storage lines W2 through W5, are conflicting related to office use. Based upon the excerpts from the Zoning Matrix below, staff did not find any conflict in the Zoning Matrix related to the amount of office and under what condition it would be allowed in the Industrial zone.

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix											
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-I	I	
O9			P					P	P	P	
WAREHOUSING/STORAGE											
W2	- primary use								P	P	
W3	- not to exceed 20% of gross floor area of permitted use					P	P	P	P	P	P
W4	- in excess of 20% of gross floor area of permitted use					C	C	C	C	C	
W5	Mini Storage Facilities							P	C		

Additional Staff Finding No. 6

In the consideration of this request staff found that there were related issues based upon the proposal resulting in the staff recommendation of denial. These findings revolve around the potential use of the expanded office in the future if the variance is approved. The variance goes with the land not the current use, wherein there may be pressure in the future for the City to allow non-industrial office uses at the 9420 W. Pershing Avenue suite due to the office/warehouse configuration. Future property owners would point to the variance granted by the City for reasoning that it should be eligible for both Office and Industrial zone uses.

6. The expanded office area would potentially result in a metal industrial building with a large office area in one of the suites, which will not be suitable for most "Permitted" Industrial uses. The result of the requested variance is a building with a total of 45% office, or the individual suite at 9420 W. Pershing Avenue having 60% office area. If approved as shown for expanded office, the 9420 W. Pershing Avenue suite would have no door to the associated warehouse, resulting in a high probability that in the future it would be leased as a separate office with no warehouse. Since the warehouse is not divided in the middle it could be entirely utilized by the 9424 W. Pershing Avenue suite in the future.

Attachments:

Revised Resolution No. 2107-58

September 11, 2017 – Staff Report

RESOLUTION NO. 2017-58
REVISED

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

WHEREAS, Variance No. 2017-20, is 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); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on September 11, 2017; and

WHEREAS, the Planning Commission of the City of Visalia, conducted a public hearing with public testimony, and continued the public hearing to September 25, 2017, to allow staff to review and respond to the public testimony; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2017-20 is not consistent with the City of Visalia Zoning Ordinance Section 17.42, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, if Variance No. 2017-20 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

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

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.*

Finding: That the Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. The applicant's contention is that existing offices in the Industrial zone over the 25% limitation is reasoning to allow the variance. Staff finds that the proposed 45% of the total building area, which encompasses two existing warehouse/office suites and adds a conference room, appears to be for broader office related functions, which are not directly associated with the attached warehouse.

The applicant has not demonstrated that the 25% limitation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance given that the applicant already has legally existing office space comprising 30% of the total building area.

Additional Finding Language From September 25, 2017: There are legal non-conforming buildings in the Industrial zone with office space significantly exceeding the 25% building area. These buildings were developed in the 1980's and early 90's as permitted or conditionally permitted uses. Since the Zoning Ordinance update in 1993, buildings with these types of office percentages were not approved by the City. Basing a variance request on older pre-existing non-conforming buildings, which were used as the basis of removing offices as a permitted use in the Industrial zone in the early 1990's, would mean that all variances to office should be approved, or the Zoning Matrix amended to include them as a permitted use. Staff does not find these buildings to be an adequate basis to meet this finding. In the past 15 to 20 years staff has not knowingly approved offices greater than the 25% limit.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.*

Finding: That there are not extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. The applicant has indicated that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

Additional Finding Language From September 25, 2017: Staff finds this not to be accurate. There are numerous small parcels developed in the Industrial zone which meet the 25% office area limitation. These developments include a contemporary project just over 500 feet southwest of this site with parcels ranging from 15,000 to 18,000 sq. ft. There are approximately 25 newer buildings on these parcels with 5,200 sq. ft. buildings with offices less than 25% of the total building area, which are fully leased and used for industrial uses. The subject site is currently developed with more than adequate site area to support similar industrial uses.

The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.*

Finding: That the legally existing 30% office space allows the applicant the same privileges enjoyed by the owners of other properties classified in the same zone.

No variances to allow office space exceeding the 25% limitation have been processed in this area.

Additional Finding Language From September 25, 2017: Staff does not find that the applicant has been deprived of privileges enjoyed by the owners of other properties classified in the same zone by the existence of older legally non-conforming sites with offices greater than 25% of the total building area. Property owners who have sites developed over the past 20 years have all been subject to the 25% office limitation. Throughout the last 20 years property owners in the Industrial zone have not been accorded the privilege of warehouse/office buildings with offices significantly exceeding the 25% limitation. To provide this to the subject site would be granting a privilege that is not enjoyed by sites which have been developed in the past 20 years.

The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.*

Finding: That the granting of the variance will constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The applicant has indicated that the required variance is in harmony with the zoning regulations. This is not the case, as all of the new construction in the area has met the 25% associated office limitation.

Additional Finding Language From September 25, 2017: The request does constitute a granting of special privilege that is inconsistent with the limitations on the properties classified in the same zone. Over the past 20 years all of the properties in the Industrial zone have been subject to the 25% office limitation. Staff receives numerous requests for offices in the Industrial zone which have been not pursued due to the 25% limitation on offices. To provide this to the subject site would be granting a privilege that is not enjoyed by sites which have been developed in the past 20 years.

The granting of the variance would set precedence for the approval of future variances for significant office spaces in the Industrial zone.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Finding: That the proposed variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

6. The expanded office area would potentially result in a metal industrial building with a large office area in one of the suites, which will not be suitable for most "Permitted" Industrial uses. The result of the requested variance is a building with

a total of 45% office, or the individual suite at 9420 W. Pershing Avenue having 60% office area. If approved as shown for expanded office, the 9420 W. Pershing Avenue suite would have no door to the associated warehouse, resulting in a high probability that in the future it would be leased as a separate office with no warehouse. Since the warehouse is not divided in the middle it could be entirely utilized by the 9424 W. Pershing Avenue suite in the future.



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 11, 2017

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

SUBJECT: 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).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission deny Variance No. 2017-20 based upon the findings in Resolution No. 2017-58. The recommended denial is based upon the request not meeting the required findings as discussed in the report and contained in the resolution.

RECOMMENDED MOTION

I move to deny Variance No. 2017-20, based on the findings in Resolution No. 2017-58.

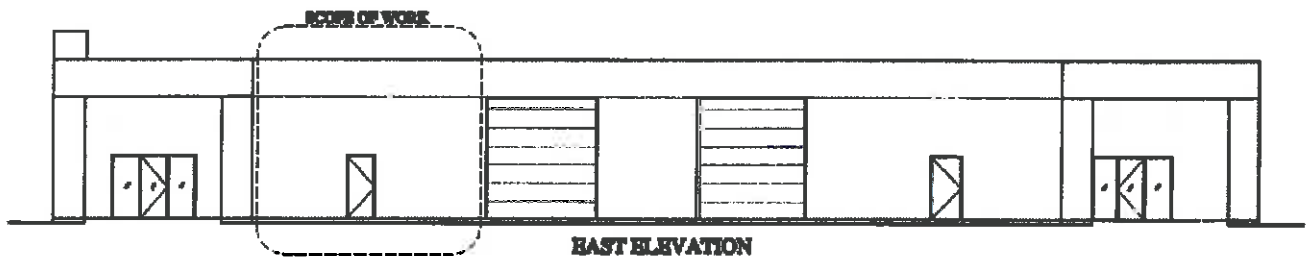
PROJECT DESCRIPTION

The applicant is requesting a variance to the 25% cap on an office use with associated industrial use in the Industrial zone, to allow an office totaling 45% of the total building area. The subject site is an existing warehouse/office building as shown in Exhibit "A". The current office area is 1,568 sq. ft. divided into two areas of the building totaling 30% of the building. The proposed 778 sq. f.t office addition would bring the total office area to 2,346 sq. ft. comprising 45% of the building. The proposed office addition is to provide additional offices and a conference room for Lincare Medical Supplies.

The Applicant Findings in Exhibit "C" identify that the variance should be granted since there are other existing offices in the Industrial zone that exceed the 25% maximum building area.

The proposed office expansion is enlarged and detailed in Exhibit "B" for clarity. While the site is developed as two separately addressed warehouse/office suites, Lincare Medical Supplies uses the entire structure as one warehouse/office facility. Floor plan and elevations are provided in Exhibit "D".

SQUARE FOOTAGE	
PROPOSED NEW OFFICE SPACE	778 SQ. FT.
EXISTING OFFICE	1,568 SQ. FT.
PROPOSED TOTAL OFFICE SPACE	2,346 SQ. FT.
25% OF SHELL	1,300 SQ. FT.
	ABOVE 25% 1,046 SQ. FT.
EXISTING BUILDING	+--5,200 SQ. FT.
	5,200x.25=1,300 SQ. FT.



BACKGROUND INFORMATION

General Plan Land Use Designation	Industrial
Zoning	I - Industrial
Surrounding Zoning and Land Use	North: I - Industrial South: I - Industrial East: I - Industrial West: I - Industrial
Environmental Review	NA
Special District	None
Site Plan Review	2017-123

PROJECT EVALUATION

Staff is unable to make the findings required to recommend approval of the requested variance. The findings provided by the applicant do not provide the basis for approval

25% Office Area Limitation

The Zoning Ordinance allows offices associated with an Industrial use, not exceeding 25% of the total building area. The current 5,200 sq. ft. building was developed as two warehouse/office suites with a total office area of 1,568 sq. ft. (768+800). The current combined office area for the entire building is 30%, which was allowed at the time of construction.

Stand-alone offices were removed as a permitted use in the Industrial zones per the 1993 Zoning Ordinance update. Offices associated with a warehouse were permitted with staff limiting them to 25% at the direction of the City Planner. The April 2017 Zoning Ordinance update codified the 25% limitation on offices in the Industrial zones. In the past 24 years since the Zoning Ordinance change in 1993, there have been no variances to allow office uses greater than 25% in the Industrial zones.



Warehouse Use

The existing Lincare Medical Supplies use was approved at the current location as a warehouse/office user in the Industrial zone.

Parking

Staff reviewed the parking and found that the 41 parking stalls shown in Exhibit "A" exceeds the required parking for the office and warehouse. The 2,346 sq. ft. of office would require 10 parking stalls and the warehouse would require 3 parking stalls for a total of 13 required parking stalls. The excessive amount of parking on the site would seem to indicate that the site is being used for office purposes with the warehouse portion serving an ancillary role of product and file storage.

Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings in Exhibit "C", which are included as part of the *Variance Finding Analysis* below and in the resolution.

Staff recommendation of denial is based upon not being able to make the required findings as described in the section below.

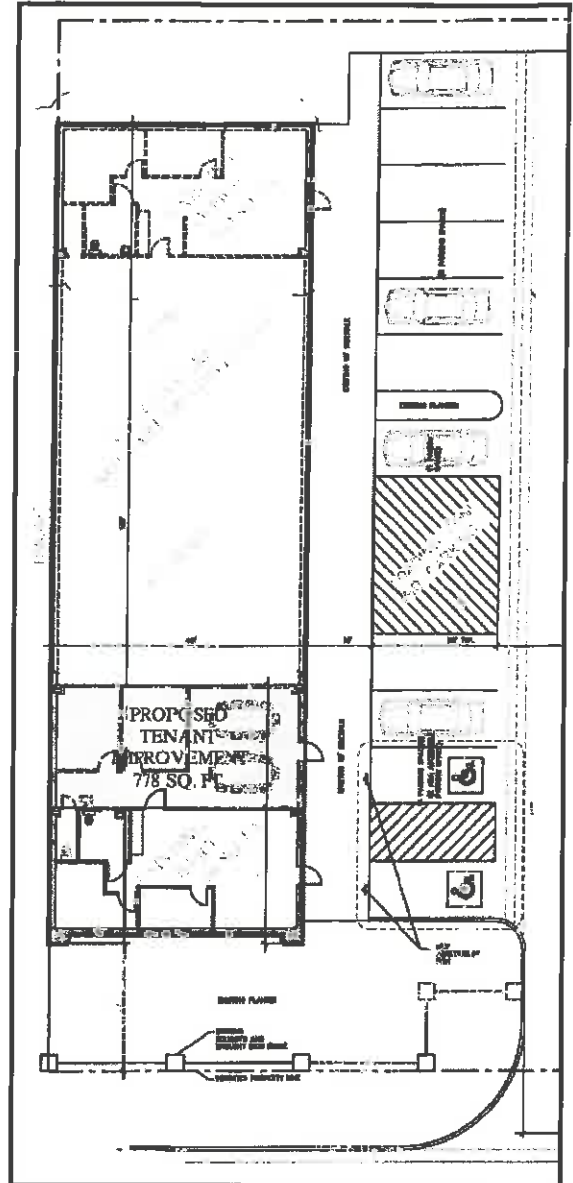
Variance Finding Analysis

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

Applicant Response: There are several properties in the area that have been allowed to exceed the 25%. A literal interpretation of the zoning regulations for this zone would deprive this owner of similar rights enjoyed by others in the same district.

Staff Analysis: The Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. The applicant's contention is that existing offices in the Industrial zone over the 25% limitation is reasoning to allow the variance. Staff finds that the proposed 45% of the total building area, which encompasses two existing warehouse/office suites and adds a conference room, appears to be for broader office related functions, which are not directly associated with the attached warehouse.

The applicant has not demonstrated that the 25% limitation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance given that the applicant already has legally existing office space comprising 30% of the total building area.



2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;

Applicant Response: There are no physical special circumstances existing on this property creating a hardship that is peculiar to this land or lot. Adjacent lots are similar in nature.

Staff Analysis: Staff finds that there are not extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. The applicant has indicated that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or

to the intended use of the property which do not apply generally to other properties classified in the same zone.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

Applicant Response: The variance will not allow the applicant any special privileges. Similar buildings are in the immediate vicinity and similar variances have been granted in similar situations.

Staff Analysis: Staff finds that the legally existing 30% office space allows the applicant the same privileges enjoyed by the owners of other properties classified in the same zone. No variances to allow office space exceeding the 25% limitation have been processed in this area.

4. The granting of such variance will not constitute a grant of special privilege inconsistent with the limitations on the properties classified in the same zone.

Applicant Response: The variance is in harmony with the zoning regulations.

Staff Analysis: Staff finds that the granting of the variance will constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The applicant has indicated that the required variance is in harmony with the zoning regulations. This is not the case, as all of the new construction in the area has met the 25% associated office limitation.

5. The granting of such variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant Response: The variance is in harmony with the building codes and zoning regulations.

Staff Analysis: Staff finds that while the request is inconsistent with the intent of the zoning ordinance, the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Based on staff's analysis, staff is unable to recommend approval of the variance request based upon not being able to make all of the required variance findings.

Environmental Review

If Variance No. 2017-20 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

Approval of the variance is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

RECOMMENDED FINDINGS

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to approve, deny or modify variances to regulations prescribed in the Zoning Ordinance.

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Finding: That the Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. The applicant's contention is that existing offices in the Industrial zone over the 25% limitation is reasoning to allow the variance. Staff finds that the proposed 45% of the total building area, which encompasses two existing warehouse/office suites and adds a conference room, appears to be for broader office related functions, which are not directly associated with the attached warehouse.

The applicant has not demonstrated that the 25% limitation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance given that the applicant already has legally existing office space comprising 30% of the total building area.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Finding: That there are not extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. The applicant has indicated that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Finding: That the legally existing 30% office space allows the applicant the same privileges enjoyed by the owners of other properties classified in the same zone. No variances to allow office space exceeding the 25% limitation have been processed in this area.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Finding: That the granting of the variance will constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The applicant has indicated that the required variance is in harmony with the zoning regulations. This is not the case, as all of the new construction in the area has met the 25% associated office limitation.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Finding: That the proposed variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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 form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2017-58
- Exhibit "A" – Site Plan
- Exhibit "B" – Site Plan Detail
- Exhibit "C" – Applicant Variance Findings
- Exhibit "D" – Floor Plan and Elevations
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;

B. Downtown building design criteria, pursuant to Section 17.58.090;

C. Fences, walls and hedges; and

D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;

E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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. (Prior code § 7559)

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or 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 which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building

official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

RESOLUTION NO. 2017-58

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

WHEREAS, Variance No. 2017-20, is 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); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on September 11, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2017-20 is not consistent with the City of Visalia Zoning Ordinance Section 17.42, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, if Variance No. 2017-20 is denied, no action needs to be taken on an environmental document subject to Section 15270 of the California Environmental Quality Act.

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

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.*

Finding: That the Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. The applicant's contention is that existing offices in the Industrial zone over the 25% limitation is reasoning to allow the variance. Staff finds that the proposed 45% of the total building area, which encompasses two existing warehouse/office suites and adds a conference room, appears to be for broader office related functions, which are not directly associated with the attached warehouse.

The applicant has not demonstrated that the 25% limitation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance given that the applicant already has legally existing office space comprising 30% of the total building area.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.*

Finding: That there are not extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone. The applicant has indicated that there are no exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.*

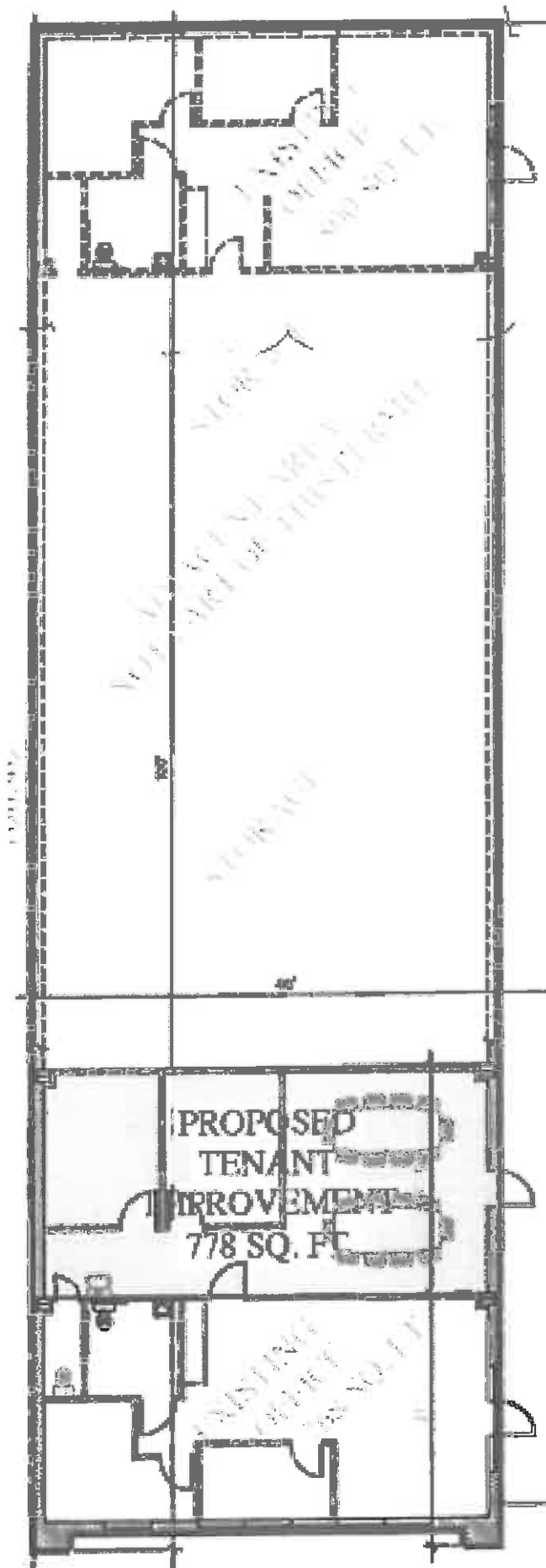
Finding: That the legally existing 30% office space allows the applicant the same privileges enjoyed by the owners of other properties classified in the same zone. No variances to allow office space exceeding the 25% limitation have been processed in this area.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.*

Finding: That the granting of the variance will constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The applicant has indicated that the required variance is in harmony with the zoning regulations. This is not the case, as all of the new construction in the area has met the 25% associated office limitation.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Finding: That the proposed variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.



SQUARE FOOTAGE

PROPOSED NEW OFFICE SPACE	778 SQ. FT.
EXISTING OFFICE	1,568 SQ. FT.
PROPOSED TOTAL OFFICE SPACE	2,346 SQ. FT.
25% OF SHELL	1,300 SQ. FT.
ABOVE 25%	1,046 SQ. FT.
EXISTING BUILDING	+ - 5,200 SQ. FT.
	5,200 x .25 = 1,300 SQ. FT.

Exhibit B – Site Plan Detail

8/4/2017

Variance No. 2017-20
(9420 W. Pershing Visalia CA 93277)

To Whom it May Concern:

Proposal: Requesting to allow Frank Golden to exceed the maximum of 25% office area in the Industrial (I) zone.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

There are several properties in the area that have been allowed to exceed the 25%. A literal interpretation of the zoning regulations for this zone would deprive this owner of similar rights enjoyed by others in the same district.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;

There are no physical special circumstances existing on this property creating a hardship that is peculiar to this land or lot. Adjacent lots are similar in nature.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The variance will not allow the applicant any special privileges. Similar buildings are in the immediate vicinity and similar variances have been granted in similar situations.

4. The granting of such variance will not constitute a grant of special privilege inconsistent with the limitations on the properties classified in the same zone.

The variance is in harmony with the zoning regulations.

5. The granting of such variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The variance is in harmony with the building codes and zoning regulations.

Thank you for your consideration,
Trompas William Fagundes

EXHIBIT C
Applicant Findings



#5

MEETING DATE: JUNE 28, 2017

SITE PLAN NO. 17-123

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

VARIANCE

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



ITEM NO: 5 DATE: June 28, 2017
SITE PLAN NO: SPR1712
PROJECT TITLE: LINCARE MEDICAL SUPPLIES
DESCRIPTION: TENANT IMPROVEMENT TO LINCARE MEDICAL
 SUPPLIES (I) (AE)
APPLICANT: GOLDEN FRANK
PROP OWNER: GOLDEN FRANK (TR)
LOCATION: 9420 W PERSHING AVE
APN(S): 081-100-026

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

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:

B. M. G. LHO

ITEM NO: 5

D' June 28, 2017

SITE PLAN NO:

SPK17-123

PROJECT TITLE:

LINCARE MEDICAL SUPPLIES

DESCRIPTION:

TENANT IMPROVEMENT TO LINCARE MEDICAL SUPPLIES (I) (AE)

APPLICANT:

GOLDEN FRANK

PROP OWNER:

GOLDEN FRANK (TR)

LOCATION:

9420 W PERSHING AVE

APN(S):

081-100-026



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

The following comments are applicable when checked:

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

General:

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

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

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

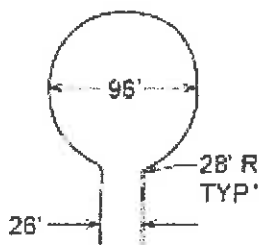
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

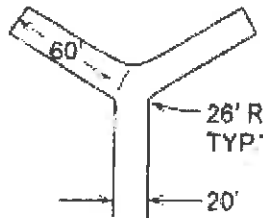
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

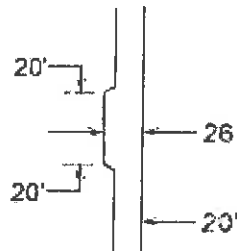
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



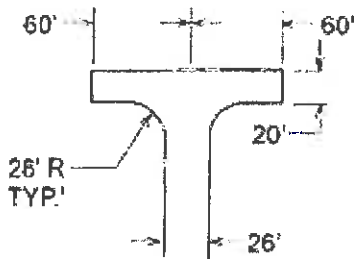
96' DIAMETER
CUL-DE-SAC



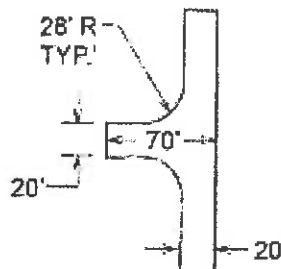
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

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

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

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

Fire Protection Systems

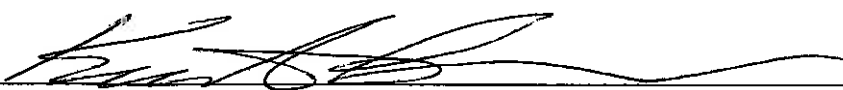
- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of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

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

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

Special Comments:

-


 Kurtis A. Brown
 Fire Marshal

City of Visalia
Building: Site Plan
Review Comments

FILE NO: 2 DATE: June 28, 2017
 SITE PLAN NO: 1 7123
 PROJECT TITLE: LINCARE MEDICAL SUPPLIES
 DESCRIPTION: TENANT IMPROVEMENT TO LINCARE MEDICAL SUPPLIES (I) (AE)
 APPLICANT: GOLDEN FRANK
 PROP OWNER: GOLDEN FRANK (TR)
 LOCATION: 9420 W PERSHING AVE
 APN(S): 081-100-026

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
- For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____


 Date: 6/28/17

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: **5** DATE: June 28, 2017
SITE PLAN NO: SPR17123
PROJECT TITLE: LINCARE MEDICAL SUPPLIES
DESCRIPTION: TENANT IMPROVEMENT TO LINCARE MEDICAL
 SUPPLIES (I) (AE)
APPLICANT: GOLDEN FRANK
PROP OWNER: GOLDEN FRANK (TR)
LOCATION: 9420 W PERSHING AVE
APN(S): 081-100-026


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 – ¼ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

6-28-17

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 28, 2017

ITEM NO: <u>5</u>	
SITE PLAN NO:	SPR17123
PROJECT TITLE:	LINCARE MEDICAL SUPPLIES
DESCRIPTION:	TENANT IMPROVEMENT TO LINCARE MEDICAL SUPPLIES (I) (AE)
APPLICANT:	GOLDEN FRANK
PROP OWNER:	GOLDEN FRANK (TR)
APN:	081-100-026
LOCATION:	9420 W PERSHING AVE VISA
APN:	081-100-026
LOCATION:	9424 W PERSHING 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 a TIA may be required. Depending on development size, characteristics, etc.,

Additional Comments:

•



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: JUNE 27, 2017

SITE PLAN NO.: 17-123
PROJECT TITLE: LINCARE MEDICAL SUPPLIES
DESCRIPTION: TENANT IMPROVEMENT TO LINCARE MEDICAL SUPPLIES (I) (AE)
APPLICANT: GOLDEN FRANK
PROP OWNER: GOLDEN FRANK (TR)
LOCATION: 9420, 9424 W PERSHING AVE VISALIA
APN: 081-100-026

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius;
 Install curb; gutter
 Drive approach size: Use radius return;
 Sidewalk: _____ width; parkway width at _____
 Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 Right-of-way dedication required. A title report is required for verification of ownership.
 Deed required prior to issuing building permit;
 City Encroachment Permit Required.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
 Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
 Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 Traffic indexes per city standards:

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

Additional Comments:

- 1. Comply with all requirements per Building and Fire Departments.**
- 2. Refer to further conditions required by the Planning Department.**
- 3. Comply with all accessibility requirements per the building code and ADA.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-123

Date: 06/28/2017

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:COMMERCIAL)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

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



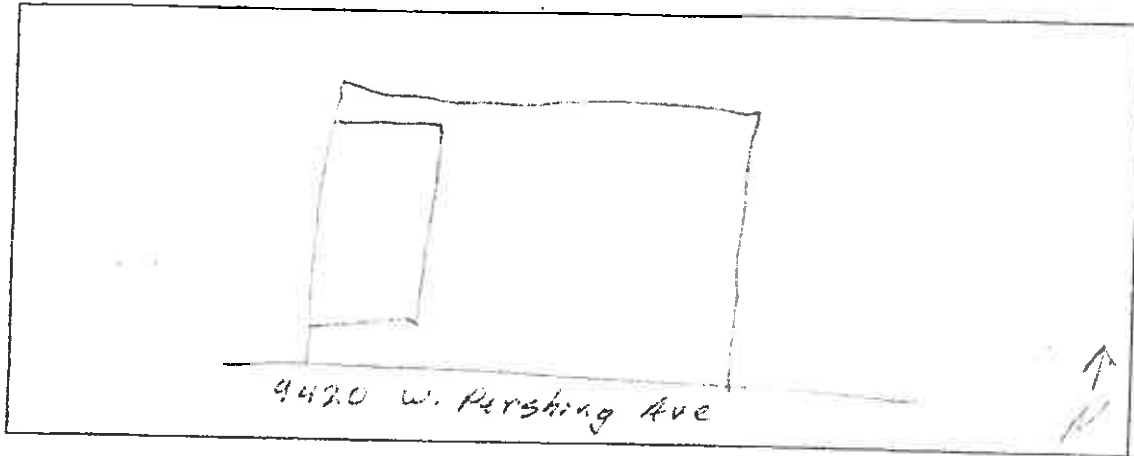
Adrian Rubalcaba

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

Date: 7-12-17

Site Plan Review # 17123

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 28, 2017

SITE PLAN NO: 2017-123
PROJECT TITLE: LINCARE MEDICAL SUPPLIES
DESCRIPTION: TENANT IMPROVEMENT TO LINCARE MEDICAL SUPPLIES (I) (AE)
APPLICANT: GOLDEN FRANK
PROP. OWNER: GOLDEN FRANK (TR)
LOCATION TITLE: 9420 W PERSHING AVE
APN TITLE: 081-100-026
GENERAL PLAN: Industrial
EXISTING ZONING: I – Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Variance to Office space w/ industrial use
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (06/28/2017):

1. A Variance is required due to the office space exceeding 25% of the overall building area for the industrial use.
2. Submit the variance application with responses by the applicant to the five (5) variance findings in addition to the site plan exhibits.
3. Staff may not support the request to expand the office space beyond the 25% allowance as stated in the zoning ordinance.
4. The applicant may elect to reduce the office space to comply with the 25% requirement or expand the overall building area resulting in the proposed office space complying the 25% requirement.

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



Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Monday, July 10, 2017 3:36 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for June 28, 2017

All –

Caltrans will ROUTE for comments:
SPR 17121 River Ranch 240 Lot Subd
SPR 17122 Lowery West 265 unit Subd

Caltrans has "NO COMMENT" on:
SPR 17119 – Taco Truck
SPR 17120 – 3 lot parcel map
SPR 17123 – TI

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, June 23, 2017 2:13 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for June 28, 2017

Please find the attached SPR Agenda for June 28, 2017.

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

The Site Plan Review Agenda is sent out weekly.

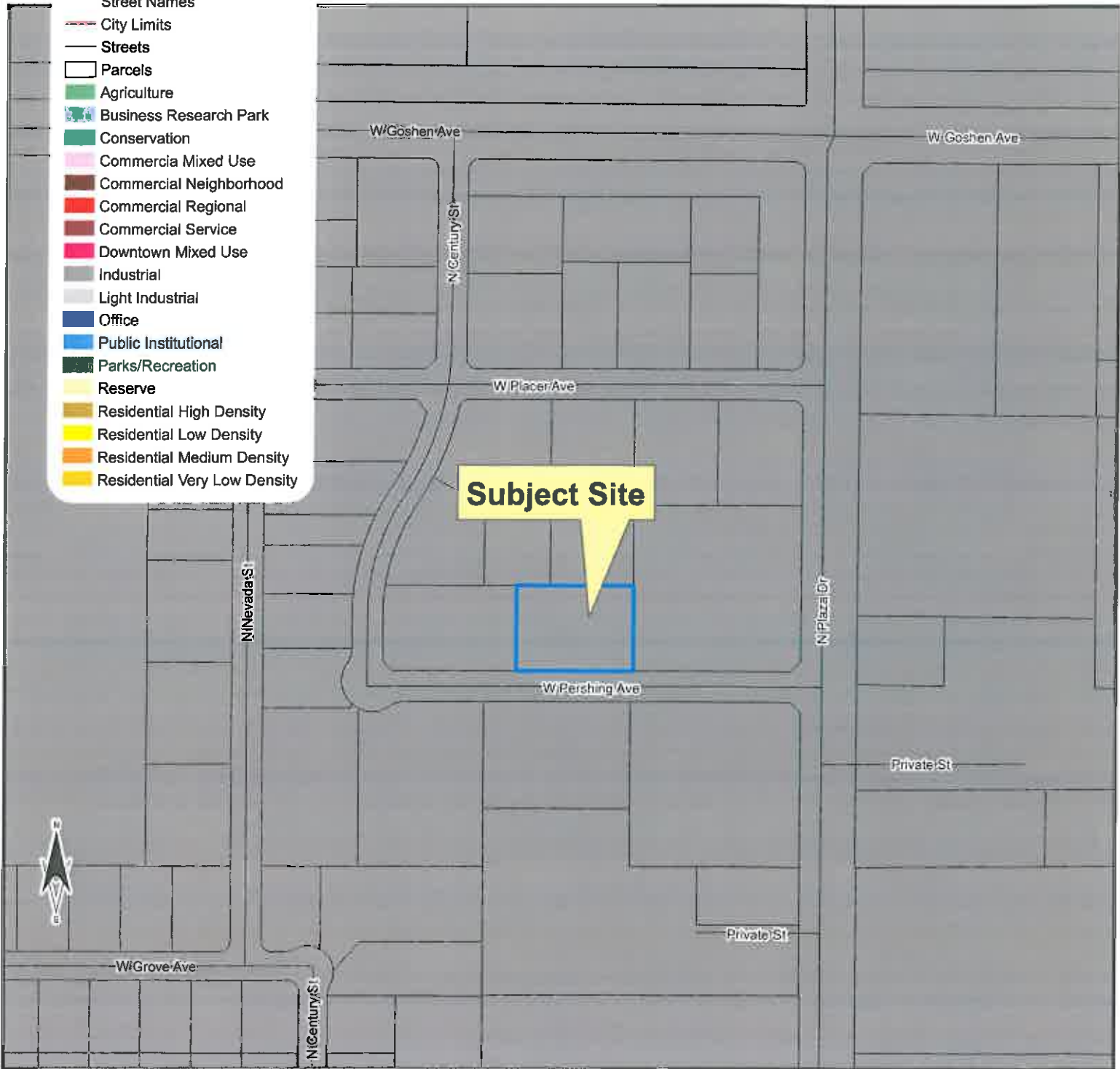
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siteplan-unsubscribe@lists.ci.visalia.ca.us

City of Visalia

Legend

- Street Names
- City Limits
- Streets
- Parcels
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density



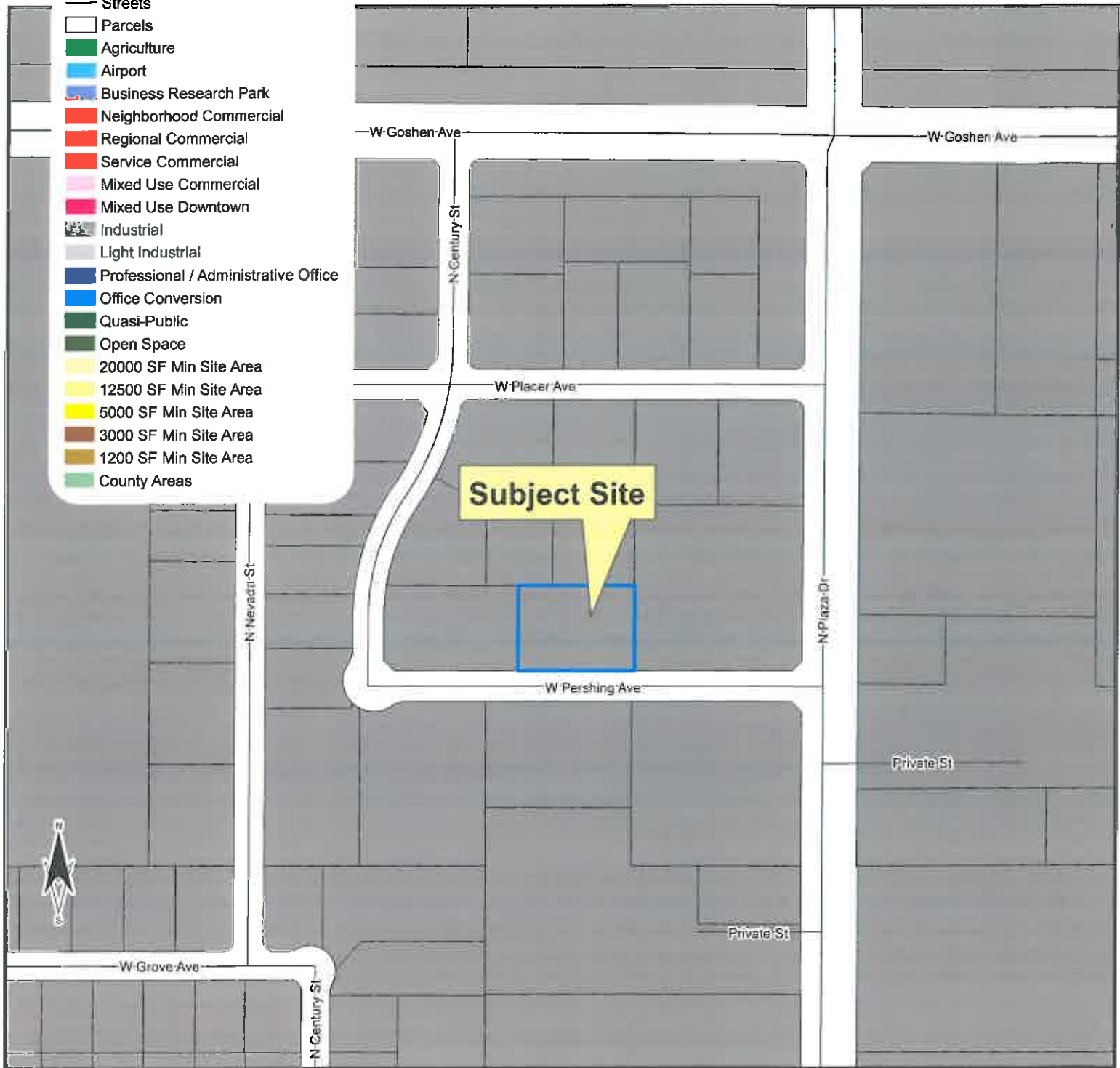
Land Use Designations



City of Visalia

Legend

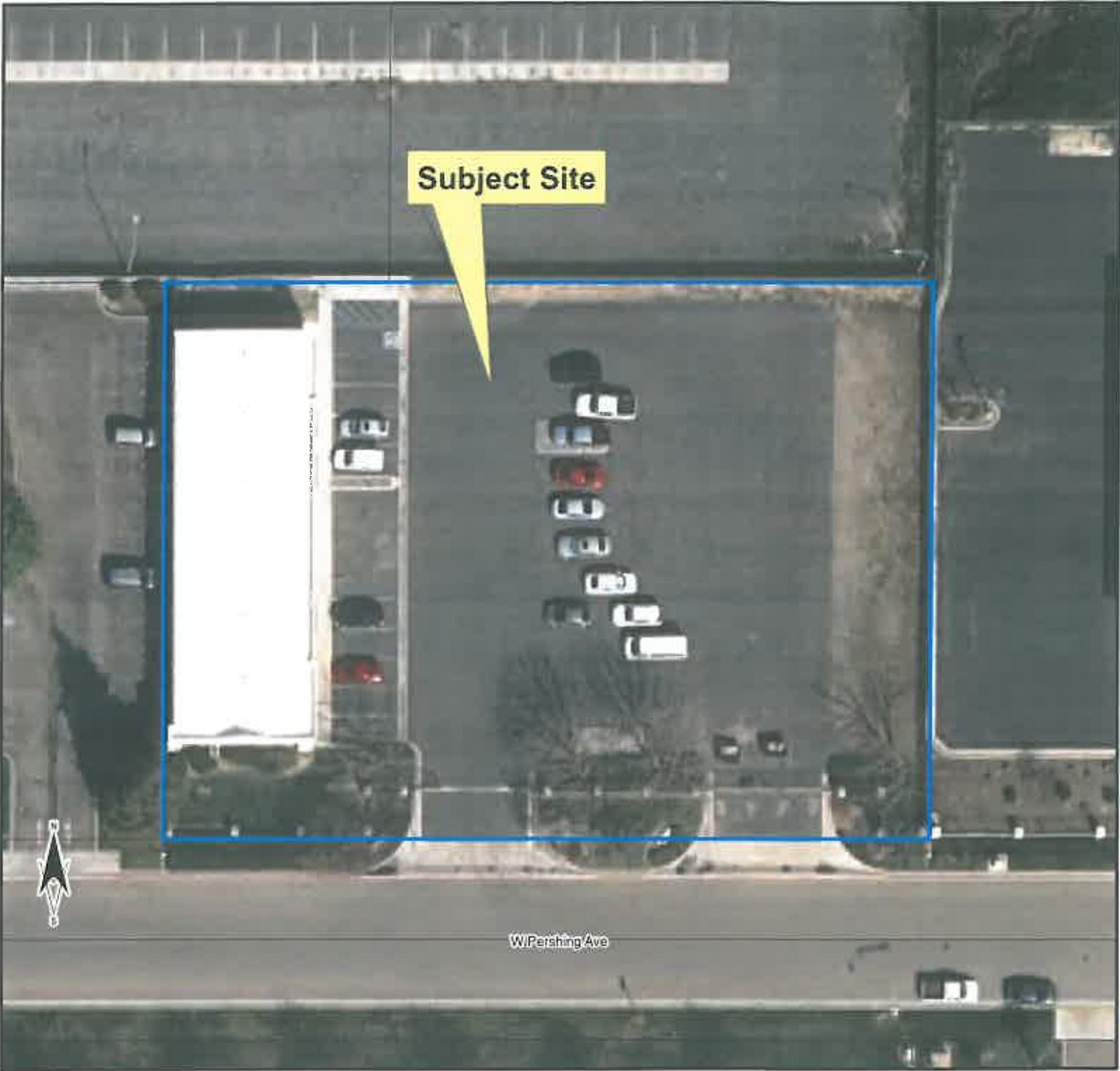
- Street Names
- City Limits
- Streets
- Parcels
- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas



Zoning Designations



City of Visalia



Aerial Photo

0 5 10 20 30 40 Feet

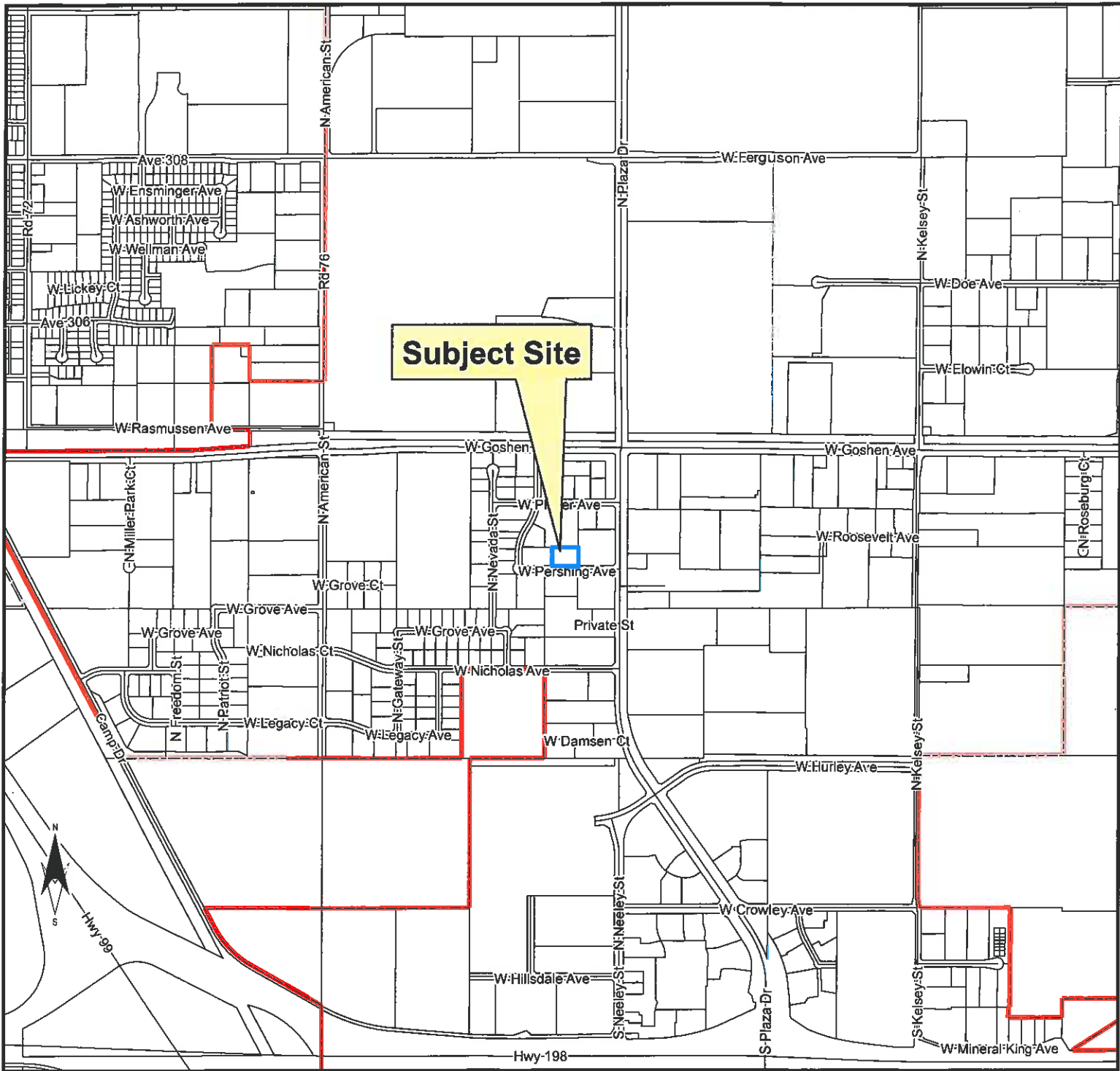
City of Visalia



Aerial Photo



City of Visalia



Location Map

0 290580 1,160 1,740 2,320 Feet