

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JANUARY 8, 2018; 7:00 P.M., 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.
  - a. Administrative Adjustment Annual Report to Planning Commission
  - b. Finding of Consistency 2017-07: A request by Ginder Development Co. for a minor modification to Conditional Use Permit No. 2013-18, increasing the number of multiple family residential units from 32 to 40 units with a private gated access drive. The site is located at the southeast corner of Shirk Street and Riggan Avenue (APN: 077-800-002).
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2017-36: A request by the Family Healthcare Network to establish a Walk-in Medical Clinic in the Commercial Mixed Use (C-MU zone). The site is located at 2333 S. Mooney Boulevard. (APN: 121-070-086).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-83.
6. 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 MONDAY JANUARY 18, 2018 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 22, 2018**

# City of Visalia



To: Planning Commission  
From: Paul Bernal, City Planner (559) 713-4025  
Date: January 08, 2018  
Re: **Administrative Adjustment Annual Report to  
Planning Commission**

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## **DISCUSSION**

Pursuant to Section 17.42.180 of the Visalia Municipal Code (VMC), the City Planner shall report to the Planning Commission a summary of the Administrative Adjustment applications processed and approved during the preceding calendar year (i.e., calendar year 2017). This report is intended to fulfill the requirements of Section 17.42.180.

The purpose of an Administrative Adjustment is to provide action on projects which are routine in nature but may require an interpretation of the established policies and standards set forth in the zoning ordinance. Administrative Adjustments are limited to no more than 20% of a required development standard. Examples of development standards that are eligible for administrative adjustments include setbacks, site area, lot width, and building height. A copy of the Administrative Adjustment ordinance (Section 17.02.150 of the VMC) is attached to this report.

The City of Visalia Community Development Department has issued a total of 4,808 building permits during the 2017 calendar year (see Attachment "B" for building permit totals). During the preparation of this report, a total of 21 Administrative Adjustment applications were filed. Twenty Administrative Adjustments were approved and one was denied. Typical adjustments for residential development standards include encroachment into the required side and rear yard setbacks. Adjustments for commercial development standards consisted of revisions to the landscape setbacks and reduction to parking requirements for commercial establishments. The number of approved Administrative Adjustments is less than one percent of the total number of permits issued by the City of Visalia Community Development Department for the 2017 calendar year.

## **ATTACHMENTS**

- Attachment "A": Administrative Adjustments Section
- Attachment "B": 2017 Building Permits Issued

## **Attachment "A"**

### **Article 2. Administrative Adjustments**

#### **17.02.150 Purpose.**

The purpose of an administrative adjustment is to provide action on projects that are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance.

#### **17.02.160 Scope of authority.**

- A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.
- B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.
- C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and chief building official or his/her designee prior to granting said administrative adjustment.

#### **17.02.170 Adjustment criteria.**

The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:

- A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;
- B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought;
- C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;
- D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.

#### **17.02.180 Report to planning commission.**

No later than January 31st, the city planner shall report to the planning commission a summary of the administrative adjustment applications that have been processed and approved during the proceeding calendar year.

# ATTACHMENT B

## City of Visalia Building Permits Issued by Month 2017

Month	No. New SED Attached & Detached	New SED		No. Multi Family		New MED		No. Res. & Alt.		No. New Comm.		New COM		No. Additions & Alt. & Signs		Valuation	Misc. Permits	Total No. of Permits	Total Valuation of All Permits
		Valuation	Sq. Ft.	Permits	Units	Valuation	Sq. Ft.	Res. & Alt.	Comm.	Valuation	Sq. Ft.	Signs	Valuation	Permits					
Jan	37	\$9,854,407	78,735	3	6	\$713,788	5,610	135	\$2,804,498	2	\$645,000	2,999	20	\$1,678,250	131	328	\$15,695,944		
Feb	33	\$9,859,861	79,160	0	0	\$0	-	139	\$2,887,202	1	\$150,000	354	33	\$2,334,033	136	342	\$15,231,096		
Mar	31	\$8,963,163	71,668	3	6	\$688,191	6,089	225	\$3,767,456	5	\$5,528,494	48,681	30	\$2,451,828	158	455	\$21,399,132		
Apr	30	\$8,988,205	72,965	4	8	\$976,381	7,480	212	\$1,167,313	1	\$600,215	6,600	19	\$1,956,724	130	396	\$16,688,838		
May	41	\$10,007,120	81,290	4	8	\$976,381	7,480	240	\$3,811,098	4	\$2,749,942	20,911	36	\$3,292,850	138	463	\$20,837,391		
Jun	56	\$14,644,210	113,310	4	8	\$976,381	7,480	238	\$4,147,677	1	\$25,000	-	34	\$1,623,281	171	504	\$21,416,549		
Jul	62	\$16,623,203	133,130	0	0	\$0	-	159	\$2,671,599	6	\$3,023,971	39,655	26	\$2,459,841	133	386	\$24,478,614		
Aug	31	\$8,112,601	65,507	0	0	\$0	-	218	\$3,880,885	7	\$2,370,723	24,894	36	\$1,868,804	139	431	\$16,233,012		
Sep	47	\$12,574,304	102,006	0	0	\$0	-	158	\$2,326,170	5	\$1,559,280	83,035	28	\$4,384,159	139	377	\$23,844,213		
Oct	35	\$9,533,494	77,871	2	10	\$1,269,281	11,732	208	\$3,479,090	4	\$1,200,000	-	35	\$7,459,338	109	393	\$22,941,704		
Nov	51	\$14,698,538	119,680	2	16	\$1,854,426	17,840	181	\$3,269,199	1	\$468,000	-	22	\$1,067,690	99	356	\$21,457,852		
Dec	26	\$7,660,359	62,501	1	8	\$927,213	8,920	210	\$2,747,314	0	\$0	-	25	\$1,211,050	115	377	\$12,545,966		
TOTALS	483	\$131,519,465	1,062,813	23	70	\$8,382,042	72,631	2,323	\$39,659,531	37	\$21,370,625	227,129	344	\$31,488,648	1,598	4,808	\$232,670,311		

Misc. permits are not based on valuation.

# City of Visalia



**To:** Planning Commission

**From:** Andrew Chamberlain, Principal Planner (713-4003)

**Date:** January 8, 2017

**Re:** Finding of Consistency 2017-07: A request by Ginder Development Co. for a minor modification to Conditional Use Permit No. 2013-18, increasing the number of multiple family residential units from 32 to 40 units with a private gated access drive. The site is located at the southeast corner of Shirk Street and Riggan Avenue (APN: 077-800-002).

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## **RECOMMENDATION**

Staff recommends that Planning Commission make a Finding of Consistency for the proposed changes to the multiple family portion of Conditional Use Permit No. 2013-18 for the conversion to a private street and increasing the number of units from 32 to 40.

## **DISCUSSION**

The applicant is requesting a Finding of Consistency for modifications to an approved multiple family layout as expressed in the attached letter. Exhibit "A" was approved as part of Conditional Use Permit No. 2013-18, which was part of the Pheasant Ridge Unit No. 7 Tentative Subdivision Map, resulting in the relocation of a multiple family area from the interior of the subdivision to the corner at Shirk and Riggan. The use permit established the development pattern for the multiple family portion with a public street, and eight lots with four-plex units, totaling 32 multiple family units.

The applicant is requesting a change to the multiple family design as shown in Exhibit "B" with a private street and 40 multiple family units. The conditions of approval for CUP No. 2013-18, Resolution No. 2014-12 are provided in Exhibit "C", which required the final multiple family layout be reviewed through the Site Plan review process. In addition, the conditions require the multiple family area to meet the R-M development standards and to maintain a density of 10-15 units to the acre.

The use of a private street resulted in the street area being added to the density calculation wherein the applicant had to add 6 units to meet the minimum density of 10 units per acre for the 4 acre site.

The revised plan consists of 19 duplex units, two single units and a community building with common open space. All of the units and community building are one-story. The project will have a gated access point on Oriole Street with the block wall and Landscaping and Lighting Lot wrapping around the Oriole Street frontage.

The proposed reconfiguration of the multiple family area was reviewed through Site Plan Review No. 2017- 210, receiving as Revise and Proceed to Planning Commission for a Finding of Consistency.

Staff finds the proposed changes to the multiple family development pattern to be consistent with the conditions of approval for Conditional Use Permit No. 2013-18 and the Pheasant

Ridge Subdivision. The units are setback 13 to 21 feet from the single family area to the east and 12 feet from the wall along Shirk Street. The units are located 20 feet from the wall along Riggan Avenue, which is the "rear yard area" for this site. The minimum rear yard is 25 feet resulting in the need for an administrative adjustment to allow the 20-foot setback along Riggan Avenue. The original layout had one story units 20 feet from Riggan Avenue which was actually the side yard based upon the parceling and configuration for that plan. The City Planner has indicated that an administrative adjustment would be processed for this plan upon approval of the Finding of Consistency by the Planning Commission.

## **ATTACHMENTS**

- Applicant Letter
- Exhibit "A" – Approved Multiple Family Layout - 2014
- Exhibit "B" – Proposed Multiple Family Layout - 2017
- Exhibit "C" – Conditions of Approval CUP 2013-18 (Reso 2014-12)
- Exhibit "D" – Enlarged portion of 2014 Layout
- Aerial Map



GINDER DEVELOPMENT  
CORPORATION

City of Visalia Planning Division

Attention: Andrew Chamberlain

315 E. Acequia Ave, Visalia 93291

RE: SPR No. 2017-210

Ellis Ranch Senior Apartment Homes

Dear members of the Planning Commission, thank you for taking the time to review application No. 2017-210 for a proposed 40 unit multifamily senior project, to be located at the corner of north Shirk street and West Riggan Avenue in Visalia California. As the applicant for the above referenced application, I ask that during your review, you find this application consistent with the previously approved Conditional Use Permit 2013-18. After the initial Site Plan Review process, and after meetings with city of Visalia Staff, it is our opinion that the proposed project is consistent with the purpose and intent of Conditional Use Permit no. 2013-18.

Sincerely,

Ginder Development Corp.

M. Giorgio Russo V.P.

Applicant Letter - FOC



# Exhibit "A"

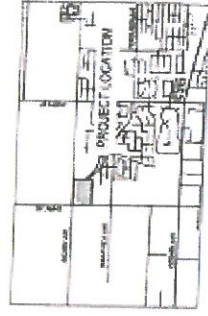
## PHEASANT RIDGE UNIT 7 TENTATIVE SUBDIVISION MAP AND CUP (PRD)

THIS IS A TENTATIVE SUBDIVISION MAP. THE SUBDIVISION IS SUBJECT TO THE CITY OF PUEBLO'S FINAL REVIEW AND APPROVAL.

- APN: 017-00-01
- ACREAGE: 27.8 AC
- PROJECT: PHEASANT RIDGE UNIT 7
- ZONING: R-1 (M-2)
- COMING EXISTING: 21 UNITS
- PROPOSED: 80 UNITS
- OWNER: CITY OF PUEBLO
- PREPARED BY: CALIFORNIA WATER SERVICE
- DATE: 08/15/18
- APPROVED BY: CITY OF PUEBLO
- STATUS: CALIFORNIA REGISTERED PROFESSIONAL LAND SURVEYOR
- PROJECT: PHEASANT RIDGE UNIT 7
- PREPARED BY: CALIFORNIA WATER SERVICE
- DATE: 08/15/18
- APPROVED BY: CITY OF PUEBLO
- STATUS: CALIFORNIA REGISTERED PROFESSIONAL LAND SURVEYOR

- SINGLE FAMILY DENSITY:**
  - CRUDE AVERAGE: 12 UNITS/AC
  - NET AVERAGE: 12 UNITS/AC
  - TOTAL UNITS: 80
  - NET DENSITY: 12 UNITS/AC
- MULTI-FAMILY DENSITY:**
  - CRUDE AVERAGE: 12 UNITS/AC
  - NET AVERAGE: 12 UNITS/AC
  - TOTAL UNITS: 80
  - NET DENSITY: 12 UNITS/AC
- NET DENSITY:**
  - TOTAL NET AVERAGE: 12 UNITS/AC
  - TOTAL UNITS: 80
  - TOTAL DENSITY: 12 UNITS/AC

LOT 1 & 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80



4CREAKS

1000 PHEASANT RIDGE UNIT 7  
PUEBLO, CO 81001

APPROVED BY: [Signature]

DATE: 08/15/18

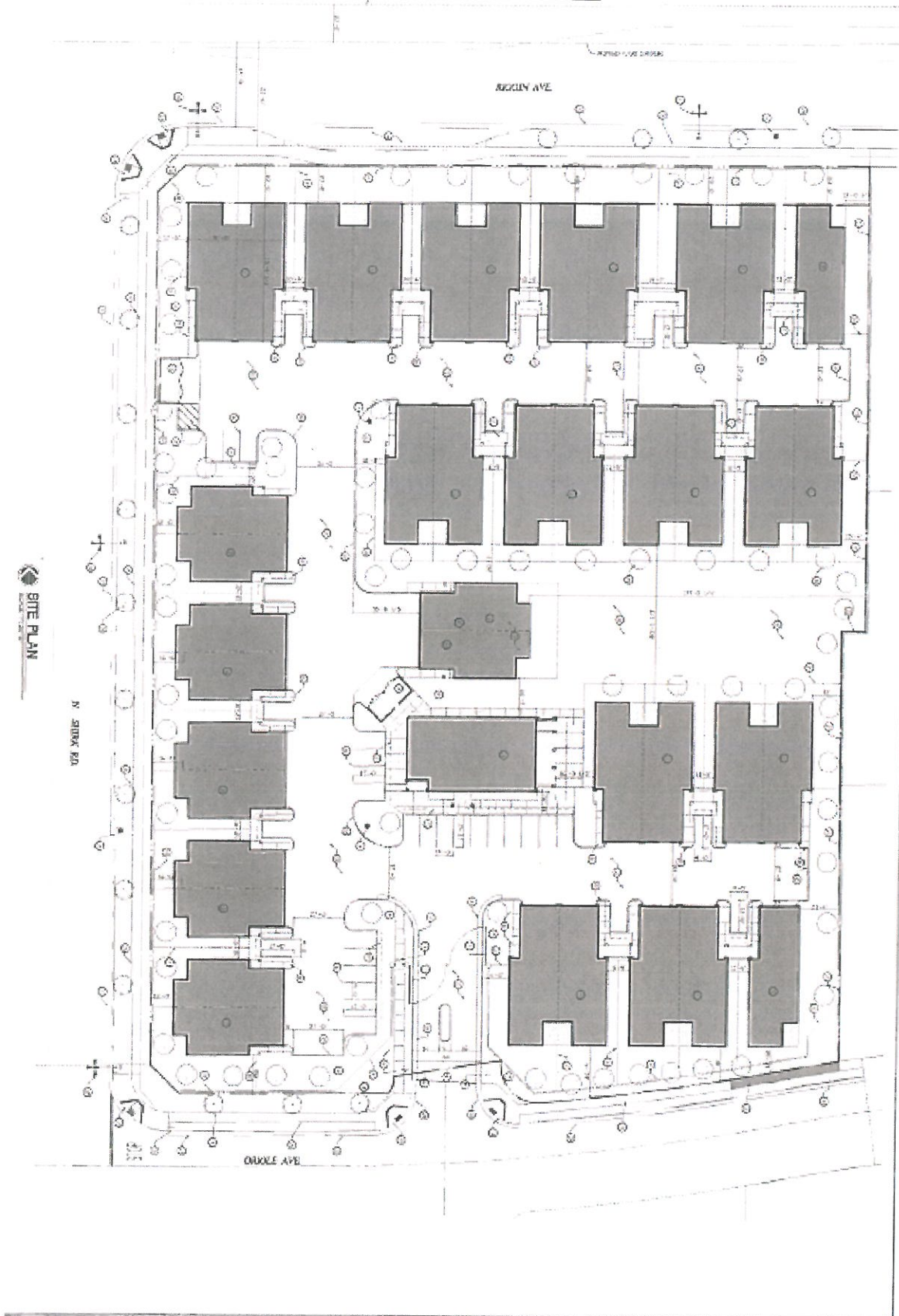


Multiple Family Area

Approved Plan  
CUP No. 2012-18

Exhibit "A"

# Exhibit "B"



NEW DEVELOPMENT FOR  
ELLIS RANCH SENIOR APARTMENTS  
ORIOLE AVE. & SHIRK ST.



Revised Plan

Exhibit "B"

## Exhibit "C"

### RESOLUTION NO 2014-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA  
APPROVING CONDITIONAL USE PERMIT NO. 2013-18:

A REQUEST BY SAN JOAQUIN VALLEY HOMES TO ALLOW A PLANNED  
RESIDENTIAL DEVELOPMENT, WITH RELOCATION OF APPROXIMATELY 4.7  
ACRES OF R-M-2 (MULTI-FAMILY RESIDENTIAL) ZONED PROPERTY FROM THE  
NORTHWEST CORNER OF MODOC AVENUE AND DENTON STREET TO THE  
SOUTHEAST CORNER OF RIGGIN AVENUE AND SHIRK STREET.  
THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF RIGGIN AVENUE AND  
SHIRK STREET (APN: 077-100-079)

**WHEREAS**, Conditional Use Permit No. 2013-18 is a request by San Joaquin Valley Homes to allow a Planned Residential Development, with relocation of approximately 4.7 acres of R-M-2 (Multi-Family Residential) zoned property from the northwest corner of Modoc Avenue and Denton Street to the southeast corner of Rigggin Avenue and Shirk Street. The site is located on the southeast corner of Rigggin Avenue and Shirk Street (APN: 077-100-079); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on March 10, 2014; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 17.38.110 and Chapter 17.26 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2013-087 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the density requirements of the underlying R-1-6 and R-M-2 zones are met.
4. That the proposed conditional use permit is compatible with adjacent land uses.

## Exhibit "C"

5. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2013-087 is hereby adopted.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-193.
2. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "B", attached herein.
3. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or walls, and other improvements along the public street frontages and within open space areas of the subdivision, including maintenance for appurtenant local streets, maintenance for street trees, and the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments for same from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll.
4. That lots located within the R-1-6 zone (Lots 1 through 83 on Exhibit "B") shall adhere to the R-1-6 zone development standards as specified in Zoning Ordinance Chapter 17.12, unless modified through an amendment to the Planned Residential Development permit (Conditional Use Permit No. 2013-18).
5. That lots located within the R-M-2 zone (Lots 84 through 91 on Exhibit "B") shall adhere to the R-M zone development standards as specified in Zoning Ordinance Chapter 17.16, unless modified through an amendment to the Planned Residential Development permit (Conditional Use Permit No. 2013-18).
6. That review shall be required and a "Revise and Proceed" shall be given by the Site Plan Review Committee for the multi-family development on Lots 84 through 91 prior to the construction of units on these lots. The multi-family development shall require the submittal of precise site and elevation plans.
7. That the multi-family development shall maintain a density of 10 to 15 dwelling units per net acre in accordance with the Medium Density Residential land use designation.
8. That the Shirk Street improvements for frontage in Phase 1 area (Phases illustrated in Exhibit "D") be completed with Phase 1, and that the Shirk & Riggin improvements for frontage in Phases 3 and 4 be completed with either Phase 3 or 4, whichever occurs first.
9. That the developer shall inform and have future home owners of the Pheasant Ridge Unit 7 subdivision sign and acknowledge the "Right to Farm"

Exhibit "C"

**Exhibit "C"**

Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.

- 10. That the Pheasant Ridge Unit 7 Tentative Subdivision Map No. 5548 shall be approved, and that requirements of the CUP which relate to this subdivision map shall be fulfilled.
- 11. That this Conditional Use Permit No. 2013-18 become null and void unless the Pheasant Ridge Unit 7 Tentative Subdivision Map No. 5548 is approved.
- 12. That the expiration date associated with Conditional Use Permit No. 2013-18 shall run concurrent with the expiration date associated with Pheasant Ridge Unit 7 Tentative Subdivision Map.
- 13. That all applicable federal, state, regional, and city policies and ordinances be met.
- 14. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-18.

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

AYES: Commissioners Taylor, Salinas, Segrue, Peck  
 NOES:  
 ABSTAINED:  
 ABSENT: Commissioner Soltesz

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

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2014-12 passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on March 10, 2014.

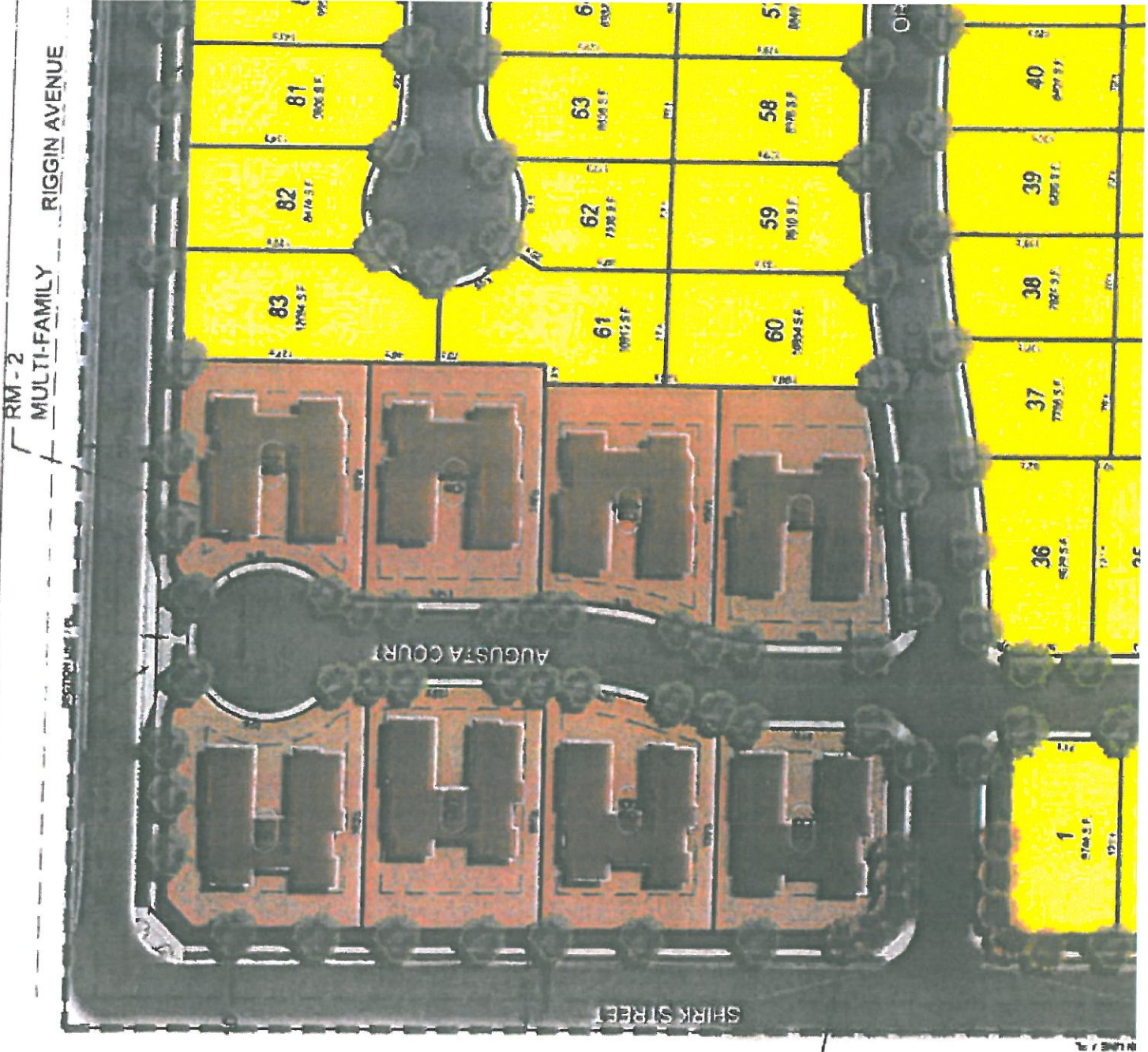
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Josh McDonnell, Assistant Director / City Planner

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Adam Peck, Chairperson

Exhibit "D"



Approved Plan  
CUP No. 2012-18

Exhibit "D"





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 8, 2018  
**PROJECT PLANNER:** Andrew Chamberlain, Principal Planner  
Phone No. 713-4003

**Conditional Use Permit No. 2017-36:** A request by the Family Healthcare Network to establish a Walk-in Medical Clinic in the Commercial Mixed Use (C-MU) zone.

**Location:** The site is located at 2333 S. Mooney Boulevard. (APN: 121-070-086)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-36, as conditioned, based on the findings and conditions in Resolution No. 2017-81. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-36, based on the findings and conditions in Resolution No. 2017-81.

## PROJECT DESCRIPTION

Family Healthcare Network is requesting approval of Conditional Use Permit No. 2017-36, allowing the operation of a walk-in dental and medical clinic in the Commercial Mixed Use (C-MU) zone. The subject site is an existing 17,671 sq. ft. commercial space previously occupied by a "Dollar Tree" retail goods store. Located on the west side of Mooney Boulevard, the subject building is part of a larger commercial development with multiple retail stores and shared parking and access. The site has access from Mooney Boulevard and Beech Avenue to a 222 stall parking lot as shown in Exhibit "A".

The Operational Statement in Exhibit "B" indicates that the facility will include full medical and dental services with approximately 25 exam rooms, and six dental operatories. With approximately 40 full time staff they project serving 10,000 patients annually. Hours of operation will be Monday – Friday 7 am to 9 pm, and Saturday 8 am to 5 pm.

Aside from the interior alterations to accommodate the facility, there would be no significant changes to the building exterior or parking lot.

## BACKGROUND INFORMATION

General Plan Land Use Designation: Commercial Mixed Use  
Zoning: Commercial Mixed Use (C-MU)  
Surrounding Zoning and Land Use:  
North: C-MU zone (Commercial) / Beech Ave. & Visalia Mall  
South: C-MU zone (Commercial) / Rescued Treasures & Big Lots  
East: C-MU zone (Commercial) / Parking lot & Bank of the West & Flex Fit Gym  
West: C-MU zone (Commercial) / United States Postal



Environmental Review: Categorical Exemption No. 2017-83  
Special Districts: None  
Site Plan: Site Plan Review No. 2017-193

**RELATED PLANS & POLICIES**

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

**RELATED PROJECTS**

None

**PROJECT EVALUATION**

Staff recommends approval of Conditional Use Permit No. 2017-36, for the operation of a walk-in dental and medical clinic at this location in the C-MU zone. Walk-in dental and medical clinics are a conditional use in the C-MU zone to assure that the potential intensity of the use can be accommodated on the proposed site. Staff's recommendation is based upon the facility being located in a multi-tenant retail center with adequate parking and access, along with the intent of providing mixed use facilities along this portion of the Mooney Boulevard corridor. The proposed use is consistent with the General Plan and Zoning Ordinance intent for the Commercial Mixed Use designation.

Walk-in Clinic Operational Statement

Based upon the Operational Statement in Exhibit "B" the clinic will have hours of operation similar to other commercial uses in the area, weekdays 7 am to 9 pm and Saturdays 8 am to 5 pm. The services provided at this facility will cover both general medical and dental.

Parking

The Parking Analysis provided in Exhibit "A" shows a demand of 88 parking stalls for this use and a total combined demand of 229 stalls for the entire commercial center. The center has 222 parking stalls, resulting in a 7 parking stall deficit.

The applicant has requested an Administrative Adjustment for the 7 parking stall deficit, which would be a 3.1% reduction in the required parking. The City Planner has reviewed the project and overall commercial center and found that the requested reduction in parking would not adversely affect the center or adjacent properties. The minor reduction in required parking would still allow adequate parking for the commercial center. If the proposed conditional use permit is approved by the Planning Commission, the City Planner would approve an administrative adjustment for the parking.

Administrative adjustments are processed as a separate application with a fee. Under Zoning Ordinance Section 17.02.150, adjustments up to 20% of the development standard may be approved by the City Planner.

Access

The commercial center has a total of four access points to Mooney Boulevard and Beech Street, along with an access drive along the entire length of the southern property lines, providing cross access with the adjacent commercial center to the south.

General Plan Health Care Objectives & Policies – The General Plan Land Use Element contains several objectives and policies related to providing a broad range of health care facilities integrated throughout the community. Walk-in medical clinics and urgent care centers have been approved in several commercial locations in the past few years. These types of facilities provide an alternative health care option to utilizing the hospital emergency room or the family physician for minor/routine medical services in a timely manner.

### **Objectives**

LU-O-35: Plan for the integration of public facilities with surrounding districts, so that hospitals, schools, and libraries act as hubs for mixed use activity centers and are easily accessible to the majority of residents in Visalia.

LU-O-37: Facilitate a continued high level of health care services in the community.

### **Policies**

LU-P-61: Support the continued development and revitalization of the following corridors as integral parts of the community, with offices, commercial uses, multi-family residential, and mixed use developments.

- Mooney Boulevard between Noble and Caldwell;
- Dinuba Boulevard between Houston and Ferguson;
- Ben Maddox Way between Tulare and Houston;
- Santa Fe Avenue between Tulare and Houston; and
- Houston Avenue between Hall and Cain.

LU-P-113: Allow new public and private health care facilities in Downtown, East Downtown, and other commercial and office areas, as needed, and continue to coordinate land use issues with representatives from the healthcare community.

### **Environmental Review**

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-83). This exemption is based on the project being characterized as a conditional use permit, which is a minor alteration to land use limitations that does not result in changes in land use or density.

## **RECOMMENDED FINDINGS**

1. That the proposed conditional use permit for a walk-in medical clinic in the Commercial Mixed Use(C-MU) zone is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That an administrative adjustment to allow a 7 parking stall reduction in the required parking (3.1%) is consistent with the proposed project location in a larger commercial center.
3. The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-83). This exemption is based on the project being characterized as a

conditional use permit, which is a minor alteration to land use limitations that does not result in changes in land use or density.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2017-193.
2. That the site be developed in substantial compliance with the site Plan in Exhibit "A".
3. That the walk-in clinic facility operates consistent with the operational statement in Exhibit "B".
4. That an Administrative Adjustment be submitted with fees and processed to allow the reduction of approximately 7 parking stalls for this use, prior to occupancy of the building for this project.
5. That all applicable federal, state, and city laws and codes and ordinances be met.

### **APPEAL INFORMATION**

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

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2017-81
- Exhibit "A" – Walk-In Clinic Site Plan
- Exhibit "B" – Operational Statement
- Site Plan Review Comments: SPR 2017-193
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

### City of Visalia Zoning Ordinance – Excerpts [Title 17 of Visalia Municipal Code]

#### **Chapter 17.19 - MIXED USE ZONES**

##### **17.19.010 Purposes.**

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
  2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
  3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:
1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
  2. Mixed Use Downtown Zone—(D-MU). The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city.

#### **Conditional Use Permit – 17.38**

##### **17.38.010 Purposes and powers.**

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

##### **17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;

3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.
7. Additional technical studies or reports, as required by the Site Plan Review Committee.
8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

#### **17.38.030 Lapse of conditional use permit.**

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

#### **17.38.040 Revocation.**

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

#### **17.38.050 New application.**

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

#### **17.38.060 Conditional use permit to run with the land.**

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

#### **17.38.065 Abandonment of conditional use permit.**

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

### **17.38.070 Temporary uses or structures.**

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.

6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.

7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

9. Fruit/Vegetable stands shall be subject to site plan review.

C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.

D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

### **17.38.080 Public hearing--Notice.**

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

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2017-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-36, A REQUEST BY THE FAMILY HEALTHCARE NETWORK TO ESTABLISH A WALK-INDENTAL AND MEDICAL CLINIC IN THE COMMERCIAL MIXED USE (C-MU) ZONE. THE SITE IS LOCATED AT 2333 S. MOONEY BOULEVARD. (APN: 121-070-086)

**WHEREAS**, Conditional Use Permit No. 2017-36, is a request by the Family Healthcare Network to establish a Walk-in Dental and Medical Clinic in the Commercial Mixed Use (C-MU) zone. The site is located at 2333 S. Mooney Boulevard. (APN: 121-070-086); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 8, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

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

1. That the proposed conditional use permit for a walk-in medical clinic in the Commercial Mixed Use(C-MU) zone is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That an administrative adjustment to allow a 7 parking stall reduction in the required parking (3.1%) is consistent with the proposed project location in a larger commercial center.
3. The project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act

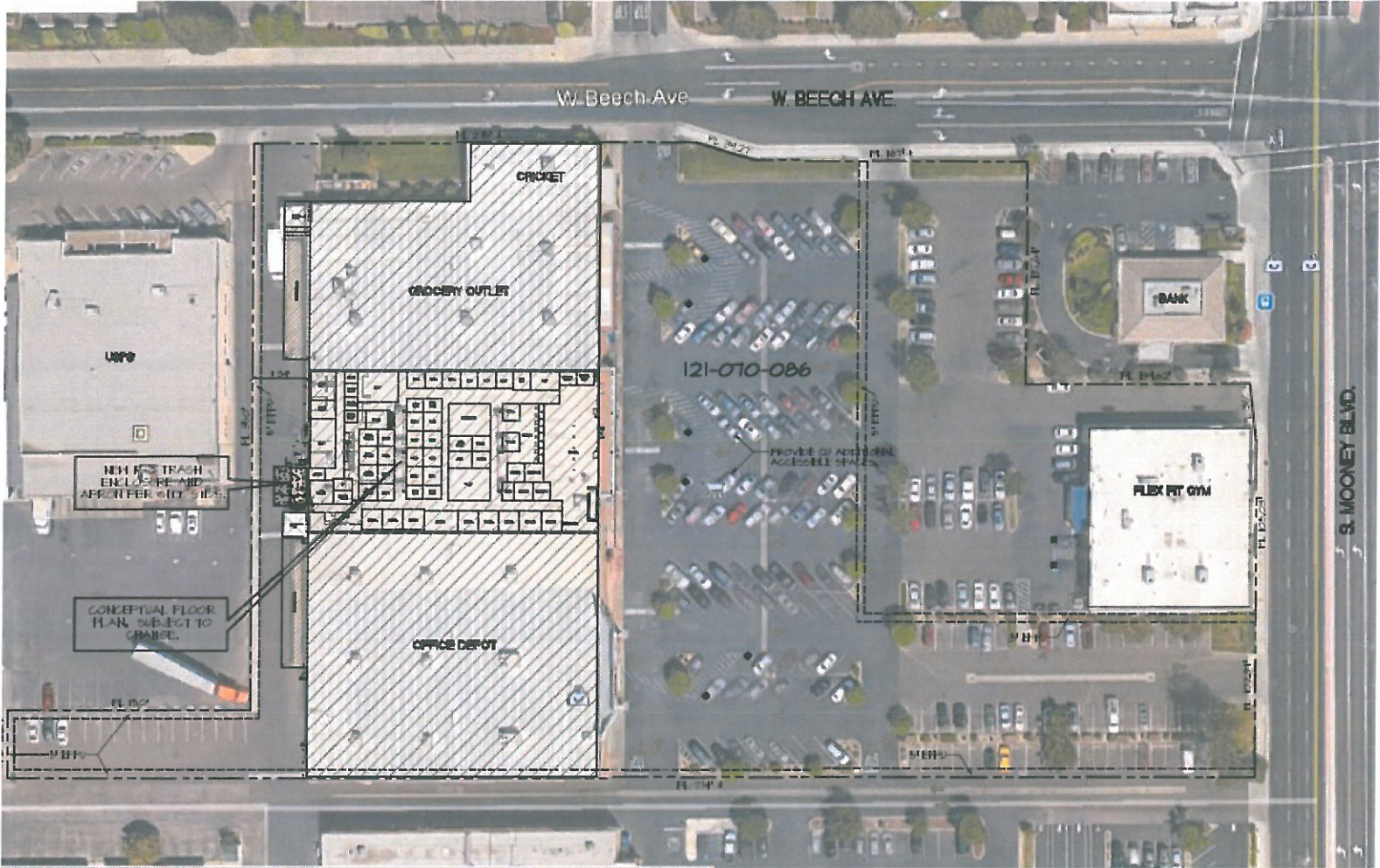


(CEQA). (Categorical Exemption No. 2017-83). This exemption is based on the project being characterized as a conditional use permit, which is a minor alteration to land use limitations that does not result in changes in land use or density.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2017-193.
2. That the site be developed in substantial compliance with the site Plan in Exhibit "A".
3. That the walk-in clinic facility operates consistent with the operational statement in Exhibit "B".
4. That an Administrative Adjustment be submitted with fees and processed to allow the reduction of approximately 7 parking stalls for this use, prior to occupancy of the building for this project.
5. That all applicable federal, state, and city laws and codes and ordinances be met.

# Exhibit - A



## PARKING ANALYSIS

SUITE	TENANT	APPROX. SQ. FT.	CITY RATIO	REQUIRED NO. OF SPACES
2313	CRICKET	2,820	300	9.40
2323	GROCERY OUTLET	18,000	500	36.00
<b>THIS PROJECT</b> → 2333	<b>FAMILY HEALTHCARE NETWORK</b>	<b>17,671</b>	<b>200</b>	<b>88.36</b>
2335	FLEX FIT GYM	11,000	500	22.00
2425	OFFICE DEPOT RETAIL	13,701	300	45.67
	OFFICE DEPOT FURNITURE/EQUIP.	13,701	500	27.40
				229 TOTAL
				(7) LESS 3.1% ADMIN. ADJ.
				222 REQUIRED
<b><u>PARKING PROVIDED:</u></b>				
	REGULAR (EXISTING)	212 SPACES		
	ACCESSIBLE (EXISTING)	8 SPACES		
	ACCESSIBLE (NEW)	2 SPACES		
		222 SPACES TOTAL		

FACILITY REMODEL FOR:  
**FAMILY HEALTHCARE NETWORK**  
 2333 S. MOONEY BLVD.  
 VISALIA, CA  
 CONTRACTOR: BJ PERCH CONSTRUCTION

**Collins Engineering**  
 Structural & Civil Engineering  
 P.O. Box 391 • Visalia, CA 93279  
 (559) 734-4060  
 License S-4068



# Exhibit - A

## **Exhibit “B” – Operational Statement**

Family HealthCare Network is a private non-profit organization that operates health care / medical clinics.

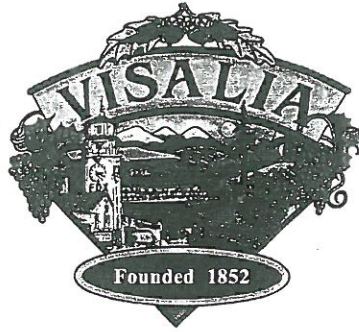
Family HealthCare Network proposes to open a full service medical clinic at 2333 S. Mooney Boulevard in Visalia, CA. The 17,000 square foot facility will include full medical and dental services.

- The renovated site will include approximately 25 exam rooms and seven dental operatories.

Hours of operation are expected to be

- Monday-Friday - 7am - 9pm
- Saturday - 8am - 5pm

Approximately 40 full time staff will work at the site and are projected to offer 10,000 patient visits annually.



#5

MEETING DATE: OCTOBER 25, 2017

SITE PLAN NO. 17-193

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS:** OFF AGENDA SUBMITAL FOR TRASH ENCLOSURE

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

Site Plan Review Committee



RECYCLED PAPER

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 713-4003

Date: October 25, 2017

SITE PLAN NO: 2017-193  
PROJECT TITLE: Family Health Care  
DESCRIPTION: Walk-in Medical Clinic (C-MU)  
(APPLICANT: Family Health Care – Mat Graham  
PROP. OWNER: Valley Oaks Sh. Ctr.  
LOCATION TITLE: 518 E. Main Street  
APN TITLE: 094-231-024  
GENERAL PLAN: Commercial Mixed Use  
EXISTING ZONING: C-MU

## Planning Division Recommendation:

- Revise and Proceed
- Resubmit
- Revise and Proceed Off Agenda

## Project Requirements

- Conditional Use Permit for Walk-in Medical Clinic
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (01/11/2017):**

1. Walk-in Medical Clinics are a conditional use in the C-MU zone – provide a detailed operational statement with the CUP application. The Op. State. provided for SPR is good – expanding to bullet points with brief statements would make easier to review for Planning Commission.
2. Provide a breakdown of building square footage – use and parking demand. See Building/Engineering comments related to Accessible Parking Stalls (number of stalls and location) which may change the parking field or numbers.
3. Trash Enclosure – provide on-site – City Standard enclosure required – work with Solid Waste to provide based upon existing site configuration.
4. A conceptual building elevation should be supplied with the CUP application.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Final consistency with the GP and ZO is determined through the CUP discretionary action process.

## Parking:

1. See above – provide parking analysis for entire site and uses.
2. See Building and Engineering requirements for parking and access.

**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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 5 DATE: OCTOBER 25, 2017

SITE PLAN NO.: 17-193  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK  
DESCRIPTION: INTERIOR TENANT IMPROVEMENT FOR NEW WALK-IN MEDICAL CLINIC (CMU) (X)  
APPLICANT: GRAHAM MATTHEW D  
PROP OWNER: VALLEY OAKS SHOPPING CENTER LP  
LOCATION: 2333 S MOONEY BLVD  
APN: 121-070-086

**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 **ONSITE ACCESSIBLE PATH OF TRAVEL**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .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 Valley Oak trees with drip lines and adjacent grade elevations.  Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.  A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.  Resubmit with additional information.  Redesign required.

**Additional Comments:**

- 1. Proposed medical use within existing retail space will incur additional impact fees. Refer to page 3 for applicable fees and summary.**
- 2. Refer to Building Dept. for required number of accessible stalls in existing parking lot.**
- 3. A 24' trash enclosure is required for the proposed use. Enclosure can be located at rear of building where existing bins are serviced, enclosure to include a concrete apron and metal gates per City standards. REVISION TO SITE PLAN TO SHOW PROPER LOCATION OF REQUIRED ENCLOSURE SHALL BE SUBMITTED OFF-AGENDA PRIOR TO CUP APPLICATION.**
- 4. Refer to Planning Dept. conditions of approval.**
- 5. An accessible path of travel to the public right-of-way shall be established if one does not exist in the shopping center.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-193  
Date: 10/25/2017

**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.)**

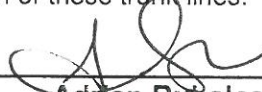
(Fee Schedule Date:8/18/2017)  
(Project type for fee rates:MEDICAL)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>MEDICAL \$15,481 - (\$14,207CR) \$1,274/1KSF X (25%CR) X 17.67 = \$16,884</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>MEDICAL \$95 + \$225 = \$320/1KSF CREDIT \$54 + \$16 = (\$70/1KSF) \$250/1KSF X 17.67 = \$4,418</b>
<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



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 25, 2017

ITEM NO: 5  
SITE PLAN NO: SPR17193  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK  
DESCRIPTION: INTERIOR TENANT IMPROVMENT FOR NEW WALK-IN MEDICAL CLINIC. (C-MU) (X)  
APPLICANT: GRAHAM MATTHEW D  
PROP. OWNER: VALLEY OAKS SHOPPING CENTER LP  
APN: 121-070-086  
LOCATION: 2335 S MOONEY BLVD VISA  
APN: 121-070-086  
LOCATION: 2323 S MOONEY BLVD VISA  
APN: 121-070-086  
LOCATION: 2333 S MOONEY BLVD VISA  
APN: 121-070-086  
LOCATION: 2549 S MOONEY BLVD VISA  
APN: 121-070-086  
LOCATION: 2313 S MOONEY BLVD VISA  
APN: 121-070-086  
LOCATION: 2425 S MOONEY BLVD VISA

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

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

**Additional Comments:**

•

  
\_\_\_\_\_  
Leslie Blair



**Site Plan Review Comments For:**

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

ITEM NO: 5

DATE: October 25, 2017

SITE PLAN NO:

SPR17193

PROJECT TITLE:

FAMILY HEALTHCARE NETWORK

DESCRIPTION:

INTERIOR TENANT IMPROVMENT FOR NEW  
WALK-IN MEDICAL CLINIC. (C-MU) (X)

APPLICANT:

GRAHAM MATTHEW D

PROP OWNER:

VALLEY OAKS SHOPPING CENTER LP

LOCATION:

2333 S MOONEY BLVD

APN(S):

121-070-086

**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

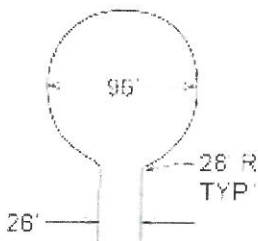
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

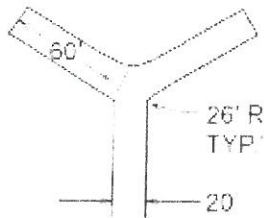
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

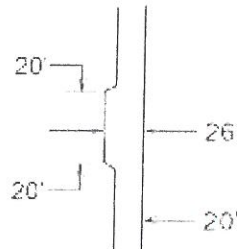
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



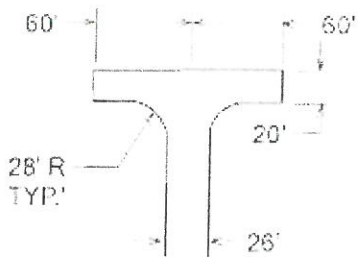
96' DIAMETER  
CUL-DE-SAC



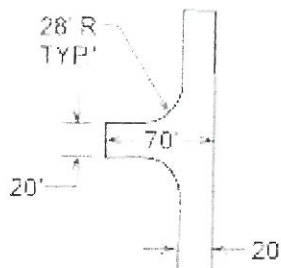
60' "Y"



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:**

-

ITEM NO: 5

DATE: October 25, 2017

SITE PLAN NO:

SPR17193

PROJECT TITLE:

FAMILY HEALTHCARE NETWORK

DESCRIPTION:

INTERIOR TENANT IMPROVMENT FOR NEW WALK-IN MEDICAL CLINIC. (C-MU) (X)

APPLICANT:

GRAHAM MATTHEW D

PROP OWNER:

VALLEY OAKS SHOPPING CENTER LP

LOCATION:

2333 S MOONEY BLVD

APN(S):

121-070-086

**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:

*[Handwritten signature]*

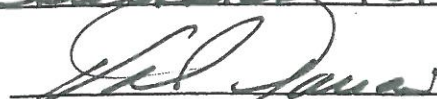
**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 5      D      October 25, 2017  
 SITE PLAN NO: SPR17193  
 PROJECT TITLE: FAMILY HEALTHCARE NETWORK  
 DESCRIPTION: INTERIOR TENANT IMPROVMENT FOR NEW WALK-IN MEDICAL CLINIC. (C-MU) (X)  
 APPLICANT: GRAHAM MATTHEW D  
 PROP OWNER: VALLEY OAKS SHOPPING CENTER LP  
 LOCATION: 2333 S MOONEY BLVD  
 APN(S): 121-070-086

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 \_\_\_\_\_ \*  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: PROJECT SHALL MEET OSHPD 3. BUILDING SIZE IS PROPERLY CALCULATED FOR THIS PROJECT.

  
 Signature Date: 10/25/17


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

# 17-193  
#

COMMERCIAL BIN SERVICE

- see comments below
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down  
be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other  
items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)  
with no less than 38' clear space in front of the bin, included the front concrete pad.  
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards  
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.



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

---

**COMMENTS**

Existing service is bin service with no enclosure the middle a south pads. Would like to see double enclosure: one for the Office Depot location and one for the Healthcare network. Bins left without enclosures are prone to be messy with spilled trash, and attract vagrant and transient activity. Separate enclosures for each pad helps to provide the correct service levels for each business and identifies any problems or issues with service.

---

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



SP 17193



### CITY OF VISALIA NONSIGNIFICANT WASTEWATER DISCHARGE PERMIT APPLICATION

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

**PLEASE PRINT OR TYPE**

APPLICANT BUSINESS NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

BUSINESS OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

NATURE OF BUSINESS: (printing, laboratory, warehousing, manufacturer, etc.)

NO. OF EMPLOYEES: \_\_\_\_\_ HOURS OPEN: \_\_\_\_\_ AM/PM TO \_\_\_\_\_ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have any pretreatment devices or processes used for treating wastewater or sludge?

YES NO If yes, please indicate type e.g. chlorination, silver recovery, solvent separation, pH adjustment, spill containment, sedimentation, etc. \_\_\_\_\_

Does your facility store or handle any hazardous materials? YES NO If yes, give name and quantity. \_\_\_\_\_

I hereby affirm that all information furnished is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature Date

Public Works Department  
**Quality Assurance Division**  
7579 Ave. 288  
Visalia CA 93277  
(559) 713-4487

the Control Authority as required in § 441.50 are exempt from any further requirements of this part.

**§ 441.20 General definitions.**

For purposes of this part:

(a) *Amalgam process wastewater* means any wastewater generated and discharged by a dental discharger through the practice of dentistry that may contain dental amalgam.

(b) *Amalgam separator* means a collection device designed to capture and remove dental amalgam from the amalgam process wastewater of a dental facility.

(c) *Control Authority* is defined in 40 CFR 403.3(f).

(d) *Dental amalgam* means an alloy of elemental mercury and other metal(s) that is used in the practice of dentistry.

(e) *Dental Discharger* means a facility where the practice of dentistry is performed, including, but not limited to, institutions, permanent or temporary offices, clinics, home offices, and facilities owned and operated by Federal, state or local governments, that discharges wastewater to a publicly owned treatment works (POTW).

(f) *Duly Authorized Representative* is defined in 40 CFR 403.12(l)(3).

(g) *Existing Sources* means a dental discharger that is not a new source.

(h) *Mobile unit* means a specialized mobile self-contained van, trailer, or equipment used in providing dentistry services at multiple locations.

(i) *New Sources* means a dental discharger whose first discharge to a POTW occurs after July 14, 2017.

(j) *Publicly Owned Treatment Works* is defined in 40 CFR 403.3(q).

**§ 441.30 Pretreatment standards for existing sources (PSES).**

No later than July 14, 2020, any existing source subject to this part must achieve the following pretreatment standards:

(a) Removal of dental amalgam solids from all amalgam process wastewater by one of the following methods:

(1) Installation, operation, and maintenance of one or more amalgam separators that meet the following requirements:

(i) Compliant with either the American National Standards Institute (ANSI) American National Standard/American Dental Association (ADA) Specification 108 for Amalgam Separators (2009) with Technical Addendum (2011) or the International Organization for Standardization (ISO) 11143 Standard (2008) or subsequent versions so long as that version requires amalgam separators to achieve at least a 95% removal efficiency. Compliance

must be assessed by an accredited testing laboratory under ANSI's accreditation program for product certification or a testing laboratory that is a signatory to the International Laboratory Accreditation Cooperation's Mutual Recognition Arrangement. The testing laboratory's scope of accreditation must include ANSI/ADA 108–2009 or ISO 11143.

(ii) The amalgam separator(s) must be sized to accommodate the maximum discharge rate of amalgam process wastewater.

(iii) A dental discharger subject to this part that operates an amalgam separator that was installed at a dental facility prior to June 14, 2017, satisfies the requirements of paragraphs (a)(1)(i) and (ii) of this section until the existing separator is replaced as described in paragraph (a)(1)(v) of this section or until June 14, 2017, whichever is sooner.

(iv) The amalgam separator(s) must be inspected in accordance with the manufacturer's operating manual to ensure proper operation and maintenance of the separator(s) and to confirm that all amalgam process wastewater is flowing through the amalgam retaining portion of the amalgam separator(s).

(v) In the event that an amalgam separator is not functioning properly, the amalgam separator must be repaired consistent with manufacturer instructions or replaced with a unit that meets the requirements of paragraphs (a)(i) and (ii) of this section as soon as possible, but no later than 10 business days after the malfunction is discovered by the dental discharger, or an agent or representative of the dental discharger.

(vi) The amalgam retaining units must be replaced in accordance with the manufacturer's schedule as specified in the manufacturer's operating manual or when the amalgam retaining unit has reached the maximum level, as specified by the manufacturer in the operating manual, at which the amalgam separator can perform to the specified efficiency, whichever comes first.

(2) Installation, operation, and maintenance of one or more amalgam removal device(s) other than an amalgam separator. The amalgam removal device must meet the following requirements:

(i) Removal efficiency of at least 95 percent of the mass of solids from all amalgam process wastewater. The removal efficiency must be calculated in grams recorded to three decimal places, on a dry weight basis. The removal efficiency must be demonstrated at the maximum water flow rate through the

device as established by the device manufacturer's instructions for use.

(ii) The removal efficiency must be determined using the average performance of three samples. The removal efficiency must be demonstrated using a test sample of dental amalgam that meets the following particle size distribution specifications: 60 percent by mass of particles that pass through a 3150 µm sieve but which do not pass through a 500 µm sieve, 10 percent by mass of particles that pass through a 500 µm sieve but which do not pass through a 100 µm sieve, and 30 percent by mass of particles that pass through a 100 µm sieve. Each of these three specified particle size distributions must contain a representative distribution of particle sizes.

(iii) The device(s) must be sized to accommodate the maximum discharge rate of amalgam process wastewater.

(iv) The device(s) must be accompanied by the manufacturer's manual providing instructions for use including the frequency for inspection and collecting container replacement such that the unit is replaced once it has reached the maximum filling level at which the device can perform to the specified efficiency.

(v) The device(s) must be inspected in accordance with the manufacturer's operation manual to ensure proper operation and maintenance, including confirmation that amalgam process wastewater is flowing through the amalgam separating portion of the device(s).

(vi) In the event that a device is not functioning properly, it must be repaired consistent with manufacturer instructions or replaced with a unit that meets the requirements of paragraphs (a)(2)(i) through (iii) of this section as soon as possible, but no later than 10 business days after the malfunction is discovered by the dental discharger, or an agent or representative of the dental discharger.

(vii) The amalgam retaining unit(s) of the device(s) must be replaced as specified in the manufacturer's operating manual, or when the collecting container has reached the maximum filling level, as specified by the manufacturer in the operating manual, at which the amalgam separator can perform to the specified efficiency, whichever comes first.

(viii) The demonstration of the device(s) under paragraphs (a)(2)(i) through (iii) of this section must be documented in the One-Time Compliance Report.

(b) Implementation of the following best management practices (BMPs):

(1) Waste amalgam including, but not limited to, dental amalgam from chair-side traps, screens, vacuum pump filters, dental tools, cuspidors, or collection devices, must not be discharged to a POTW.

(2) Dental unit water lines, chair-side traps, and vacuum lines that discharge amalgam process wastewater to a POTW must not be cleaned with oxidizing or acidic cleaners, including but not limited to bleach, chlorine, iodine and peroxide that have a pH lower than 6 or greater than 8.

(c) All material is available for inspection at EPA's Water Docket, EPA West, 1301 Constitution Avenue NW., Room 3334, Washington, DC 20004, Telephone: 202-566-2426, and is available from the sources listed below.

(1) The following standards are available from the American Dental Association (ADA), 211 East Chicago Ave., Chicago IL 60611-2678, Telephone 312-440-2500, <http://www.ada.org>.

(i) ANSI/ADA Specification No. 108:2009, American National Standard/American Dental Association Specification No. 108 Amalgam Separators. February 2009.

(ii) ANSI/ADA Specification No. 108:2009 Addendum, American National Standard/American Dental Association Specification No. 108 Amalgam Separators, Addendum. November 2011.

(2) The following standards are available from the American National Standards Institute (ANSI), 25 West 43rd Street, 4th Floor, New York, NY 10036, Telephone 212-642-4900, <http://webstore.ansi.org>.

(i) International Standard ISO 11143:2008, Dentistry—Amalgam Separators. Second edition, July 1, 2008.

(ii) [Reserved]

#### § 441.40 Pretreatment standards for new sources (PSNS).

As of July 14, 2017, any new source subject to this part must comply with the requirements of § 441.30(a) and (b) and the reporting and recordkeeping requirements of § 441.50.

#### § 441.50 Reporting and recordkeeping requirements.

(a) Dental Dischargers subject to this part must comply with the following reporting requirements in lieu of the otherwise applicable requirements in 40 CFR 403.12(b), (d), (e), and (g).

(1) *One-Time Compliance Report deadlines.* For existing sources, a One-Time Compliance Report must be submitted to the Control Authority no later than October 12, 2020, or 90 days after a transfer of ownership. For new

sources, a One-Time Compliance Report must be submitted to the Control Authority no later than 90 days following the introduction of wastewater into a POTW.

(2) *Signature and certification.* The One-Time Compliance Report must be signed and certified by a responsible corporate officer, a general partner or proprietor if the dental discharger is a partnership or sole proprietorship, or a duly authorized representative in accordance with the requirements of 40 CFR 403.12(l).

(3) *Contents.* (i) The One-Time Compliance Report for dental dischargers subject to this part that do not place or remove dental amalgam as described at § 441.10(f) must include the: facility name, physical address, mailing address, contact information, name of the operator(s) and owner(s); and a certification statement that the dental discharger does not place dental amalgam and does not remove amalgam except in limited circumstances.

(ii) The One-Time Compliance Report for dental dischargers subject to the standards of this part must include:

(A) The facility name, physical address, mailing address, and contact information.

(B) Name(s) of the operator(s) and owner(s).

(C) A description of the operation at the dental facility including: The total number of chairs, the total number of chairs at which dental amalgam may be present in the resulting wastewater, and a description of any existing amalgam separator(s) or equivalent device(s) currently operated to include, at a minimum, the make, model, year of installation.

(D) Certification that the amalgam separator(s) or equivalent device is designed and will be operated and maintained to meet the requirements specified in § 441.30 or § 441.40.

(E) Certification that the dental discharger is implementing BMPs specified in § 441.30(b) or § 441.40(b) and will continue to do so.

(F) The name of the third-party service provider that maintains the amalgam separator(s) or equivalent device(s) operated at the dental office, if applicable. Otherwise, a brief description of the practices employed by the facility to ensure proper operation and maintenance in accordance with § 441.30 or § 441.40.

(4) *Transfer of ownership notification.* If a dental discharger transfers ownership of the facility, the new owner must submit a new One-Time Compliance Report to the Control Authority no later than 90 days after the transfer.

(5) *Retention period.* As long as a Dental Discharger subject to this part is in operation, or until ownership is transferred, the Dental Discharger or an agent or representative of the dental discharger must maintain the One-Time Compliance Report required at paragraph (a) of this section and make it available for inspection in either physical or electronic form.

(b) Dental Dischargers or an agent or representative of the dental discharger must maintain and make available for inspection in either physical or electronic form, for a minimum of three years:

(1) Documentation of the date, person(s) conducting the inspection, and results of each inspection of the amalgam separator(s) or equivalent device(s), and a summary of follow-up actions, if needed.

(2) Documentation of amalgam retaining container or equivalent container replacement (including the date, as applicable).

(3) Documentation of all dates that collected dental amalgam is picked up or shipped for proper disposal in accordance with 40 CFR 261.5(g)(3), and the name of the permitted or licensed treatment, storage or disposal facility receiving the amalgam retaining containers.

(4) Documentation of any repair or replacement of an amalgam separator or equivalent device, including the date, person(s) making the repair or replacement, and a description of the repair or replacement (including make and model).

(5) Dischargers or an agent or representative of the dental discharger must maintain and make available for inspection in either physical or electronic form the manufacturers operating manual for the current device.

[FR Doc. 2017-12338 Filed 6-12-17; 11:15 am]

BILLING CODE 6560-50-P

## FEDERAL COMMUNICATIONS COMMISSION

47 CFR Parts 2, 15, 80, 90, 97, and 101

[ET Docket No. 15-99; FCC 17-33]

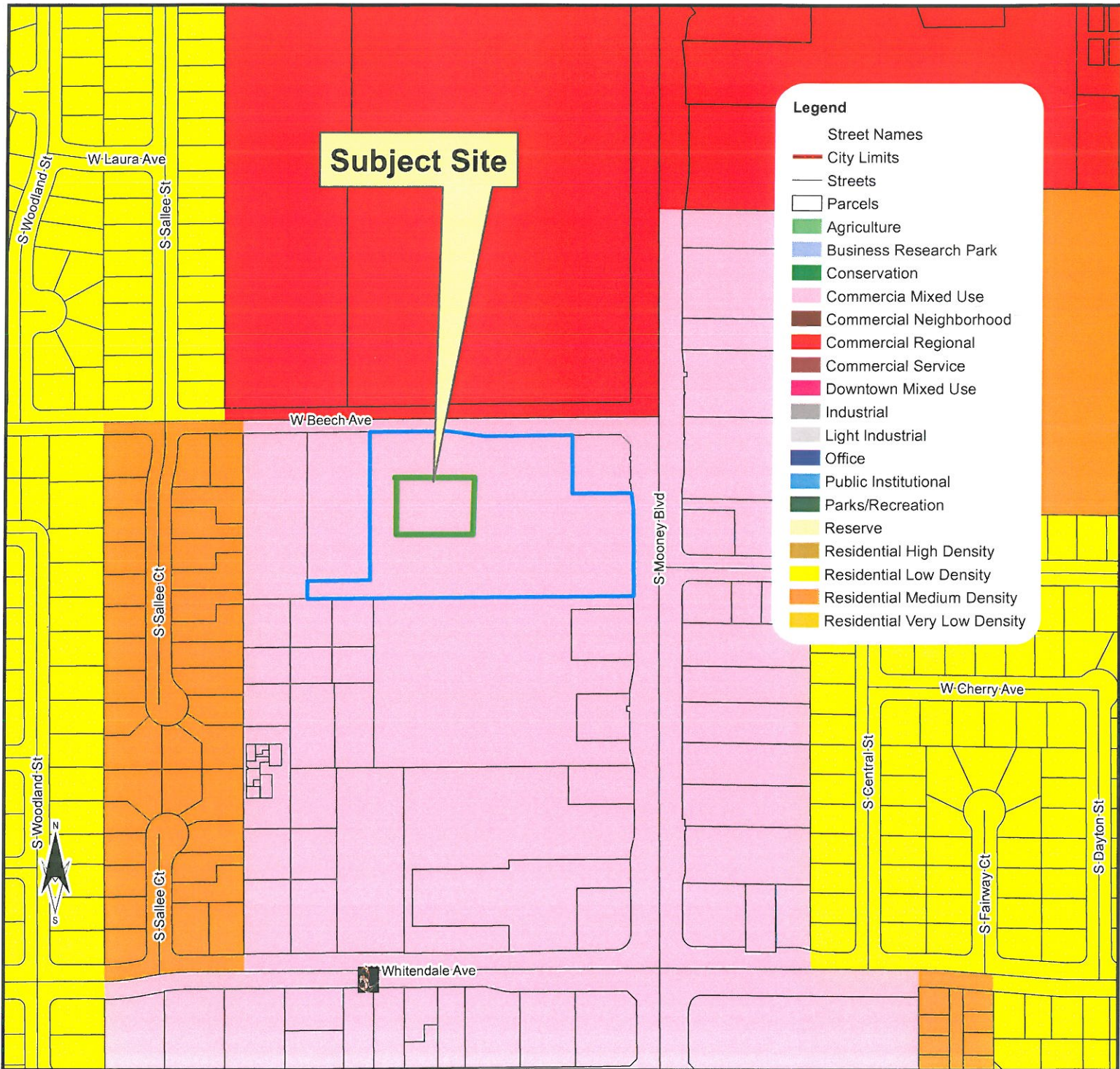
### WRC-12 Implementation Report and Order

AGENCY: Federal Communications Commission.

ACTION: Final rule.

SUMMARY: In this document, the Commission implemented allocation changes from the World Radiocommunication Conference

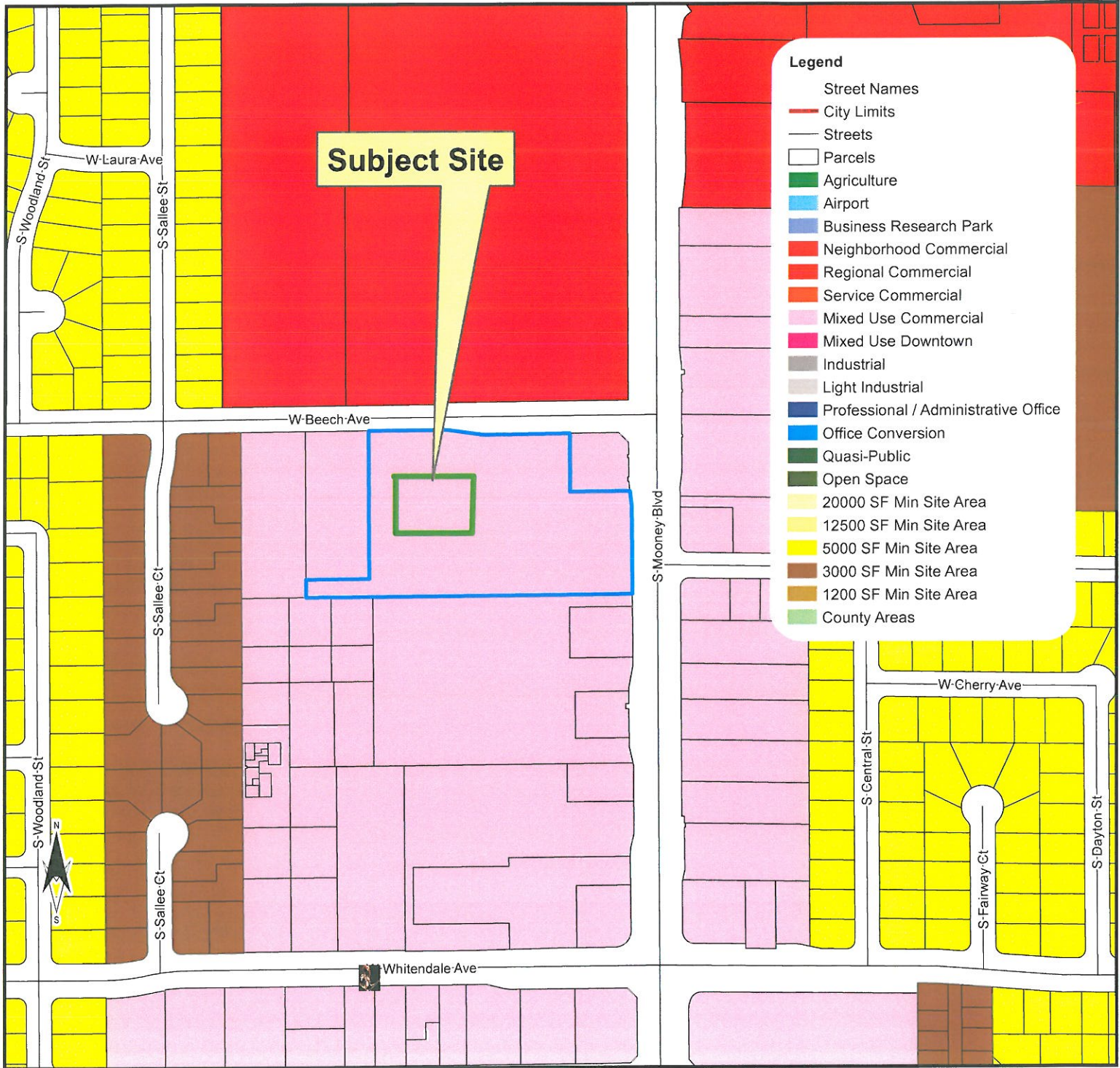
# City of Visalia



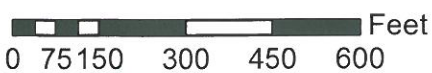
## Land Use Designations



# City of Visalia



## Zoning Designations



# City of Visalia



## Aerial Photo

0 30 60 120 180 240 Feet



