

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, JANUARY 22, 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.
  - Time Extension for Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34
5. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2017-38: A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-84.
6. PUBLIC HEARING – Paul Scheibel  
Lowery West Tentative Parcel Map TPM 2017-03: A request to subdivide 66.15 acres into four parcels and a remainder. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size) and R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Akers St. (APNs 077-060-006 and -028). Mitigated Negative Declaration No. 2016-63 was prepared for the original Annexation, GPA and TSM that was adopted on May 1, 2017. The proposed parcel map project is considered to be a subordinate component of the larger development project that was analyzed in MND No. 2016-63
7. 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, FEBRUARY 1, 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, FEBRUARY 12, 2018**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 22, 2018

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
Phone No.: 713-4636,  
Email: brandon.smith@visalia.city

**SUBJECT: Conditional Use Permit No. 2017-38:** A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-85 for Conditional Use Permit No. 2017-38 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-38 based on the findings and conditions in Resolution No. 2017-85.

## PROJECT DESCRIPTION

The Conditional Use Permit is a request to allow a massage therapy business for foot and body massage in an existing 753 square foot tenant space in the O-PA (Professional / Administrative Office) zone. The applicant is proposing to locate the massage therapy office into a tenant space located at the north end of a 3,010 square foot building, depicted on Exhibit "A", that was constructed in 2016. The remaining tenant spaces in the building are a legal services office and a vacant space. The applicant has also provided a floor plan on Exhibit "C" depicting the tenant improvements associated with this project. There are no exterior alterations proposed to the site or structure.

The business, entitled Zen Spa, will contain two massage areas / tables, a break room, and a restroom. According to the lessee's Operational Statement attached as Exhibit "D", this facility will initially have one full-time employee and may have two full-time employees in the future based on demand. The massage therapy business will operate Monday through Sunday from 9:00 a.m. to 10:00 p.m.





## BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional / Administrative Office
Zoning:	O-PA (Professional / Administrative Office)
Surrounding Zoning and Land Use:	North: R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) – Single-family residence
	South: C-MU (Commercial Mixed-Use) – Vacant commercial building, residential duplex
	East: O-PA (Professional / Admin. Office) – Single-family residence
	West: O-PA (Professional / Admin. Office) – Legal service office, single-family residences
Environmental Document	Categorical Exemption No. 2017-84
Site Plan:	Site Plan Review No. 2017-228

## RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

All massage establishments within the City of Visalia are subject to Visalia Municipal Code Chapter 5.68, Massage Establishments. Regulations in this chapter generally pertain to a local regulatory system that only allows for state certified massage therapists and practitioners to operate within the City. These regulations do not specify land use or zoning regulations with the exception that allowed hours of operation shall not extend prior to 7:00 a.m. or past 10:00 p.m.

## RELATED PROJECTS

None.

## PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

### Land Use Compatibility

The purpose and intent of the O-PA office zone is to provide areas for professional and administrative offices where they can be effectively integrated into surrounding areas. The Visalia Zoning Matrix identifies massage therapy as a conditional use in the O-PA zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses.

The building is separated into multiple tenant spaces, one of which is occupied with a



Google Maps online image of property, accessed January 12, 2018



professional office and another of which is currently vacant. Adjacent land uses to the west, on the opposite side of Hicks Street, are three single-family residences and an office building on land zoned O-PA.

Staff has concluded that the proposed massage therapy should not have a negative impact on surrounding uses given the size of the establishment and the availability of ample on-site parking. The proposed use will have operating hours until 10:00 p.m., which is beyond that associated with typical professional offices. However, the business's floor area and operation that consists of two tables implies that the business would generate up to 4 vehicle trips per hour and would have a less than significant traffic impact on Hicks Street. The site is also proximate to Houston Avenue, a major street, and other office and commercial uses that face onto that street.

Because of the residential land uses that will face onto the business site, staff is recommending a condition of approval requiring that any illuminated signage associated with the business shall only be illuminated during business hours (i.e. 9:00 a.m. to 10:00 p.m.). All massage establishments in the City of Visalia are required to cease operations at 10:00 p.m. in accordance with Visalia Municipal Code Chapter 5.68.

### Parking

The parking requirement for a massage therapy office is two parking spaces per work station. Based on this requirement, a total of four parking spaces are required. The entire 3,010 sq. ft. office building contains 15 parking spaces for use by all tenants located on-site, which equates to a medical office parking ratio of one space per 200 square feet of floor area. Seven parking spaces back out directly onto Hicks Street and eight spaces back out onto a common parking lot north of the building. The proposed use meets the parking requirements as identified in Section 17.34.020.B and 17.34.020.F.4 of the Zoning Ordinance.

### Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-84).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2017-84).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2017-228.
2. That the site be developed in substantial compliance with the floor plan (Exhibit "C"), and the operational statement (Exhibit "D"), attached herein.
3. That any illuminated signage associated with the business shall only be illuminated during business hours.
4. That substantial changes to the floor plan or operation statement, including but not limited to increasing the number of chairs or stations, shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City 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. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-84
- Exhibit "A" – Site Plan
- Exhibit "B" – Aerial Photo of Building
- Exhibit "C" - Floor Plan
- Exhibit "D" – Operational Statement
- Site Plan Review Comments, Item No. 2017-228
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map



## Related Plans & Policies

### Zoning Ordinance, Title 17 of Visalia Municipal Code

#### Excerpts from Chapter 17.38: Conditional Use Permits

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

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

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

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

##### **17.38.040 Revocation.**

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

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

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

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

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

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

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

**17.38.080 Public hearing--Notice.**

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

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

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

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

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

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

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

**17.38.120 Appeal to city council.**

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

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

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



RESOLUTION NO. 2017-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-38: A REQUEST BY YUHUA JIN (LORENA REYES, PROPERTY OWNER), TO ALLOW A MASSAGE THERAPIST WITHIN A 753 SQUARE FOOT SUITE IN THE O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED AT 332 W. HOUSTON AVENUE, ON THE NORTHEAST CORNER OF HOUSTON AVENUE AND HICKS STREET. (APN: 091-151-025)

**WHEREAS**, Conditional Use Permit No. 2017-38 is a request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 22, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-38, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-84).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-84).

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2017-228.
2. That the site be developed in substantial compliance with the floor plan (Exhibit "C"), and the operational statement (Exhibit "D"), attached herein.
3. That any illuminated signage associated with the business shall only be illuminated during business hours.
4. That substantial changes to the floor plan or operation statement, including but not limited to increasing the number of chairs or stations, shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.



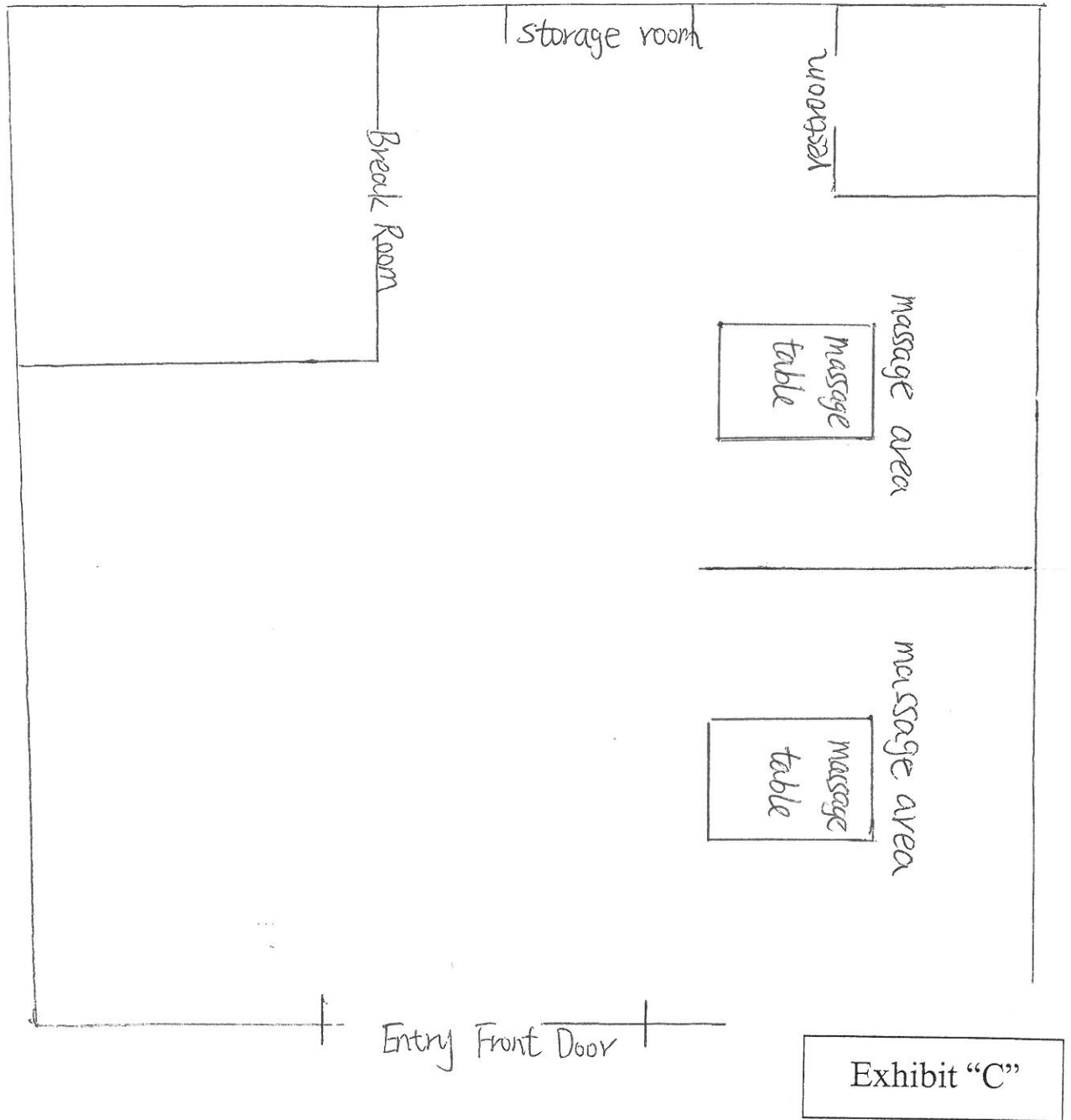




Exhibit "B"



# Zen Spa



332 W Houston Ave, CA Visalia

with fifteen parking lots.

Business hours Monday through Sunday 9:00 am - 10:00 pm

Zen Spa

- Two Massage Tables in the work station
- One employee (depending on business if busy, one more may be added)
- Business hours Monday through Sunday; 9:00AM -10:00PM

Exhibit "D"



#9

MEETING DATE: DECEMBER 13, 2017

SITE PLAN NO. 17-228

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

MINOR CUP.

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*

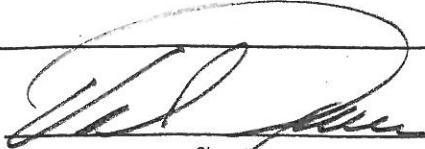
**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 9      DATE: December 13, 2017  
SITE PLAN NO: SPR17228  
PROJECT TITLE: ZEN SPA  
DESCRIPTION: FOOT AND BODY MASSAGE IN A 752 SQ FT OFFICE SPACE. (O-PA) (X)  
APPLICANT: JIN YUHUA  
PROP OWNER: REYES LORENA  
LOCATION: 332 W HOUSTON AVE  
APN(S): 091-151-025

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

Special comments: \_\_\_\_\_

  
Signature \_\_\_\_\_ Date: 12/13/17



ITEM NO: 9

DATE: December 13, 2017

SITE PLAN NO:

SPR17228

PROJECT TITLE:

ZEN SPA

DESCRIPTION:

FOOT AND BODY MASSAGE IN A 752 SQ FT OFFICE SPACE. (O-PA) (X)

APPLICANT:

JIN YUHUA

PROP OWNER:

REYES LORENA

LOCATION:

332 W HOUSTON AVE

APN(S):

091-151-025

**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:

Visalia Police Department

 A160



**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: 9

DATE: December 13, 2017

SITE PLAN NO: SPR17228  
PROJECT TITLE: ZEN SPA  
DESCRIPTION: FOOT AND BODY MASSAGE IN A 752 SQ FT OFFICE SPACE. (O-PA) (X)  
APPLICANT: JIN YUHUA  
PROP OWNER: REYES LORENA  
LOCATION: 332 W HOUSTON AVE  
APN(S): 091-151-025

**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

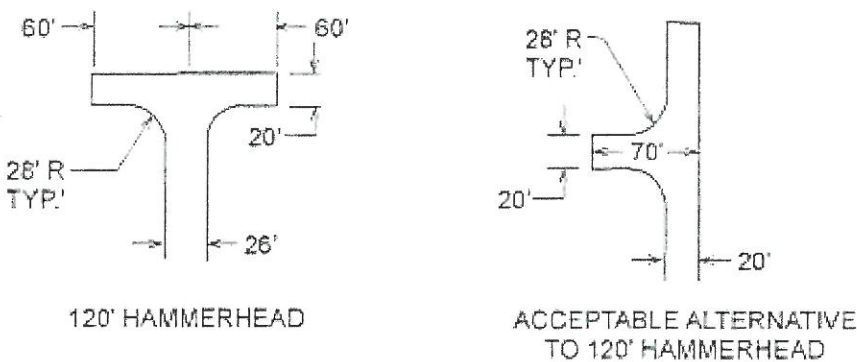
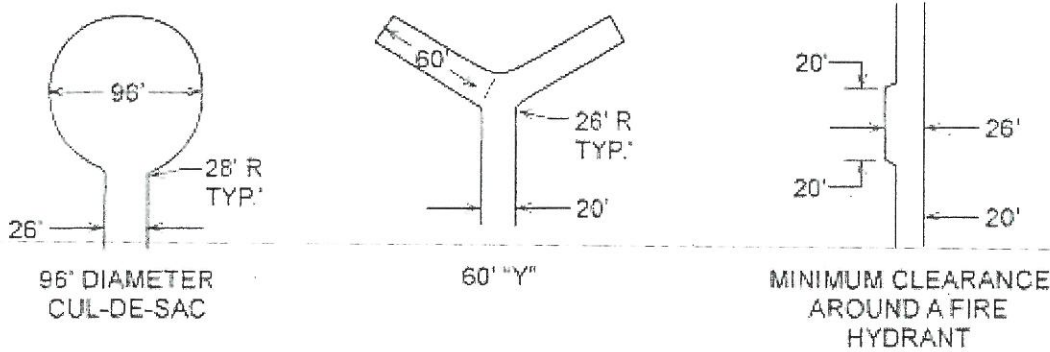
A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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



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






- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
  
- Marking- approved signs, other approved notices or marking that include the words “NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
  
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2016 CFC D103.5*
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
  
- Streets shall meet the City of Visalia’s Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

**Fire Protection Systems**

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
  
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
  
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

**Special Comments:**

  
Kurtis A. Brown  
Fire Marshal

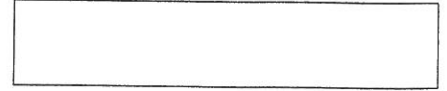




# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003  
 Date: December 13, 2017

SITE PLAN NO: 2017-228  
 PROJECT: Spa  
 DESCRIPTION: SPA (PA) (X)  
 APPLICANT: YUHUA JIN  
 PROP. OWNER: REYES  
 LOCATION TITLE: 328 W. HOUSTON  
 APN TITLE: 091-151-025  
 GENERAL PLAN: Professional Administrative Office  
 ZONING: PA



## Planning Division Recommendation:

- Revise and Proceed -to CUP
- Resubmit

## Project Requirements

- Condition Use Permit
- Building Permit if required

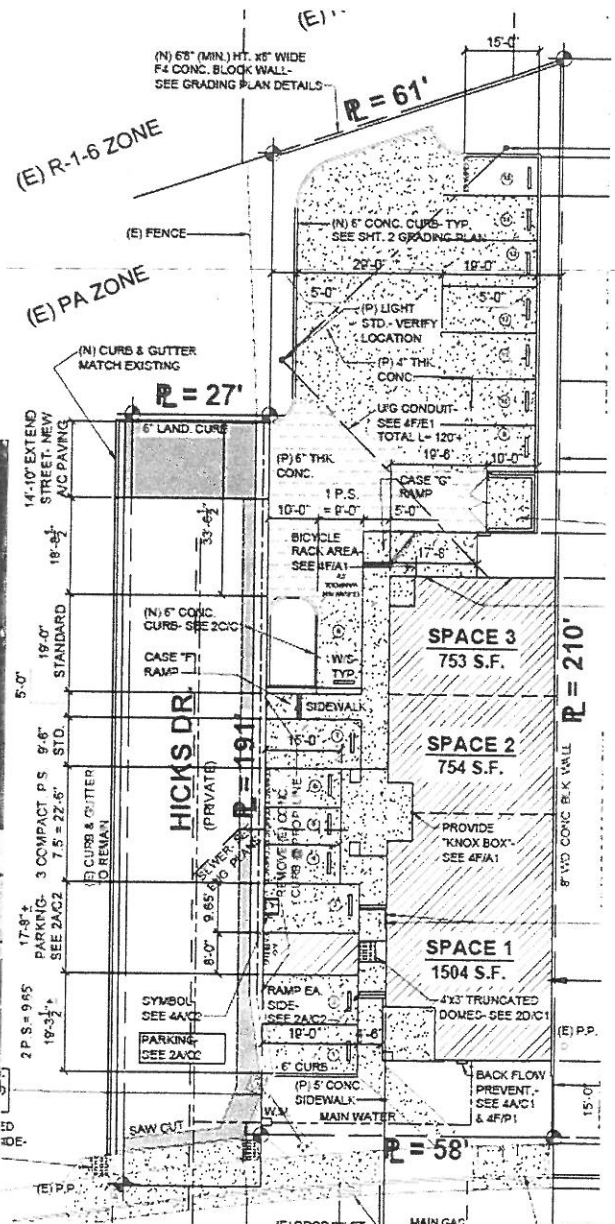
## PROJECT SPECIFIC INFORMATION:

1. Conditional Use Permit required.
2. Provide a detailed operational statement to be submitted with the CUP application.
3. Parking – the site plan shows two work stations with a minimum of 4 parking stalls required (2 per work station)
4. Meet all other codes and requirements.

**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

*[Handwritten signature]*



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 13, 2017

ITEM NO: 9  
SITE PLAN NO: SPR17228  
PROJECT TITLE: ZEN SPA  
DESCRIPTION: FOOT AND BODY MASSAGE IN A 752 SQ FT OFFICE SPACE. (O-PA) (X)  
APPLICANT: JIN YUHUA  
PROP. OWNER: REYES LORENA

APN: 091-151-025  
LOCATION: 328 W HOUSTON AVE VISA  
APN: 091-151-025  
LOCATION: 330 W HOUSTON AVE VISA  
APN: 091-151-025  
LOCATION: 332 W HOUSTON AVE VISA

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

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

**Additional Comments:**

•

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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 9 DATE: 12/13/2017

SITE PLAN NO.: 17-228  
PROJECT TITLE: ZEN SPA  
DESCRIPTION: FOOT AND BODY MASSAGE IN A 752 SQ FT OFFICE SPACE. (O-PA) (X)  
APPLICANT: JIN YUHUA  
PROP OWNER: REYES LORENA  
LOCATION: 328, 330, 332 W HOUSTON AVE VISALIA  
APN: 091-151-025

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with \_\_\_\_\_ radius;

Install curb;  gutter

Drive approach size:  Use radius return;

Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required.

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

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

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

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

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

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

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

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

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

Traffic indexes per city standards:



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-228  
Date: 12/13/2017

**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.)**

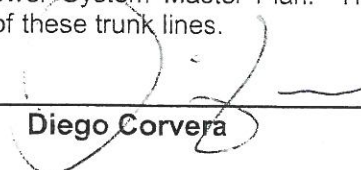
(Fee Schedule Date:8/18/2017)  
(Project type for fee rates:COMMERCIAL)

Existing uses may qualify for credits on Development Impact Fees. **OFFICE**

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

**Reimbursement:**

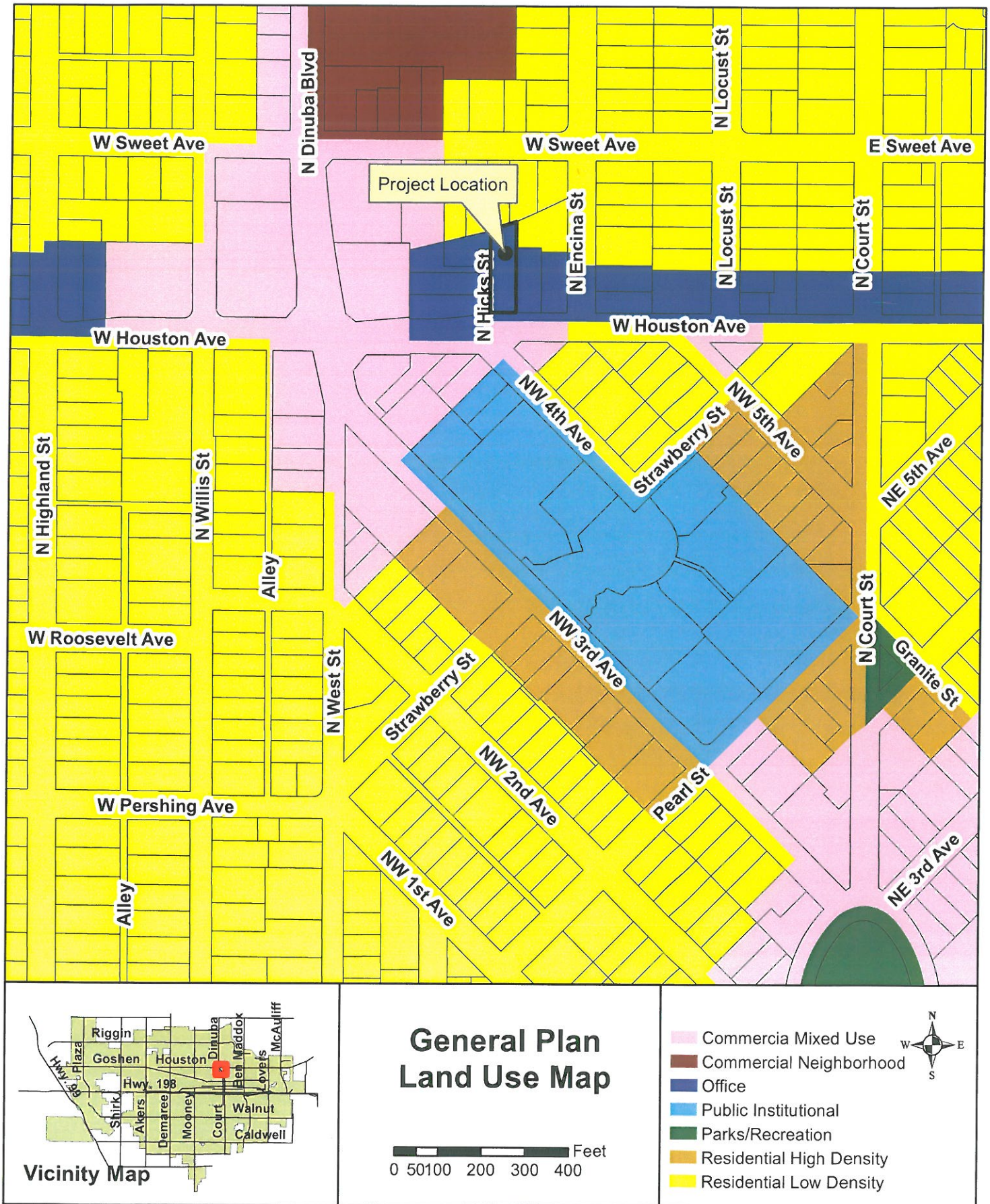
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in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

  
\_\_\_\_\_  
**Diego Corvera**



# Conditional Use Permit No. 2017-38

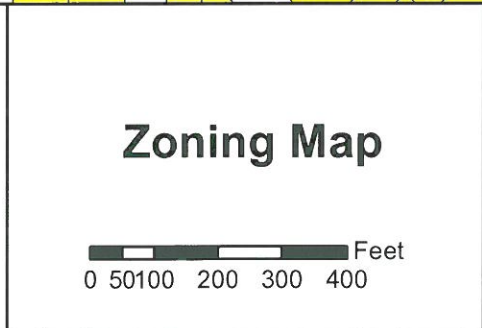
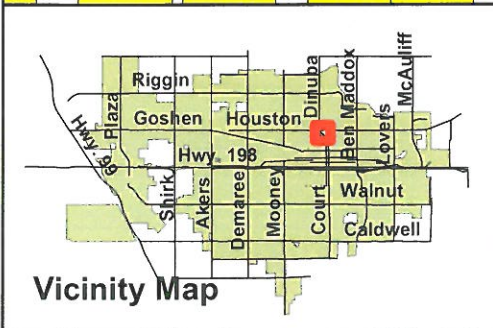
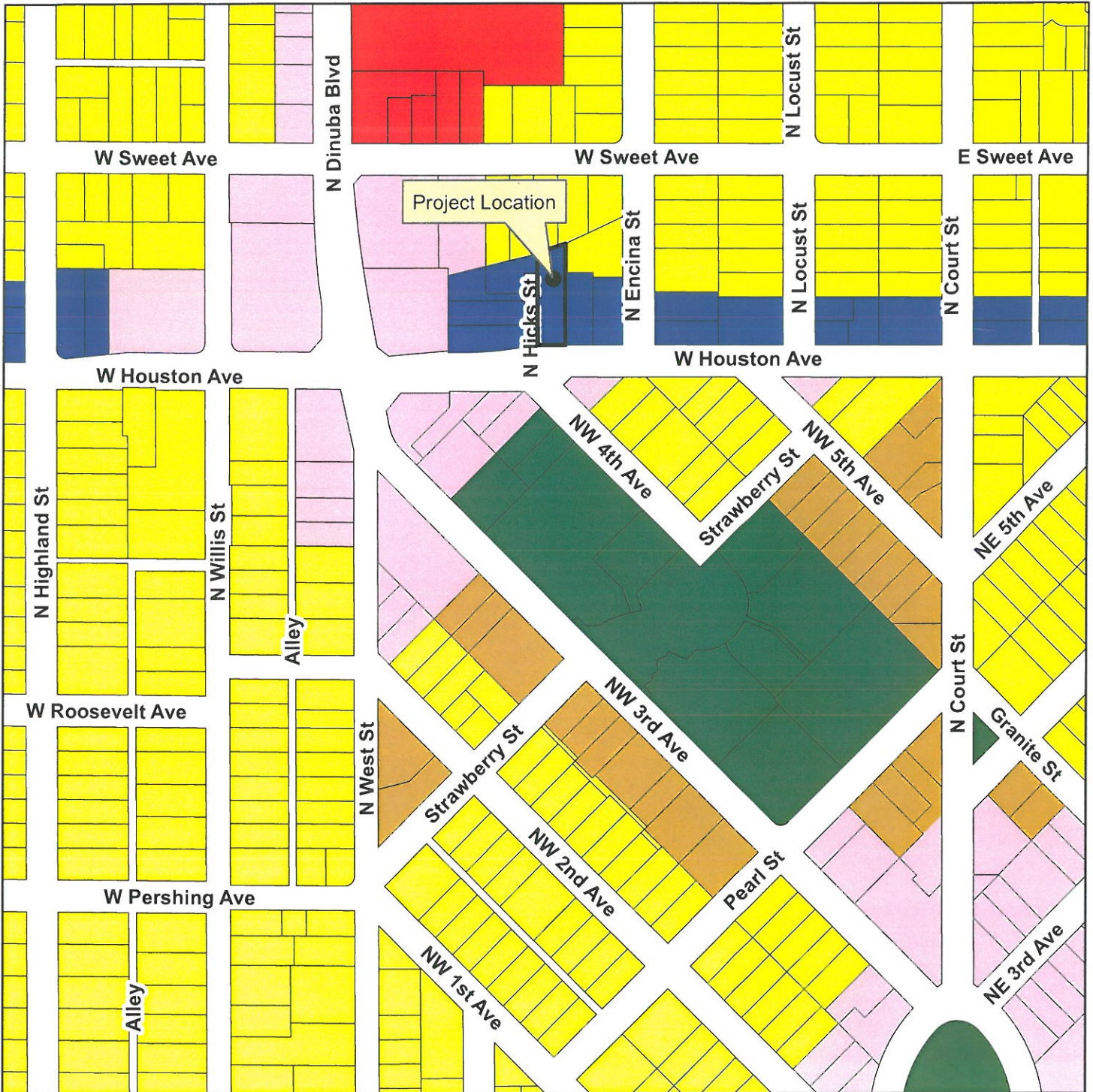
The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)





# Conditional Use Permit No. 2017-38

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# Conditional Use Permit No. 2017-38

The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)



**Aerial Photo**  
Photo Taken March 2016

0 50 100 200 Feet

- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS



# Conditional Use Permit No. 2017-38

The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)

