

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, FEBRUARY 12, 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 Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17.
  - Request for Finding of Consistency for the Visalia Unified School District's Proposed School Site located south of the intersection of W. Houston Ave. and N. Woodland St. (APNs: 089-030-028 and 089-030-029).
  - Request to initiate a Zoning Text Amendment (ZTA) to allow the Ambulance Service use (Zoning Matrix Line M54) in the IL (Light Industrial) Zone District, Citywide.
5. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2018-01: A request by Steve Larios (Gerard and Cindy Homer, property owners), to allow a church within a 2,802 square foot portion of a building in the C-MU (Commercial Mixed Use) zone. The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - Update on Mobile Food Truck Work Session Item.
  - Update on Micro-Brewery Overlay District Work Session Item.
  - Update on City Council Strategic Planning Meeting

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, FEBRUARY 22, 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 26, 2018**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 12, 2018

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
Phone: (559) 713-4636  
Email: brandon.smith@visalia.city

**SUBJECT: Conditional Use Permit No. 2018-01:** A request by Steve Larios (Gerard and Cindy Homer, property owners), to allow a church within a 2,802 square foot portion of a building in the C-MU (Commercial Mixed Use) zone. The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-01 based upon the findings and conditions in Resolution No. 2018-01. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

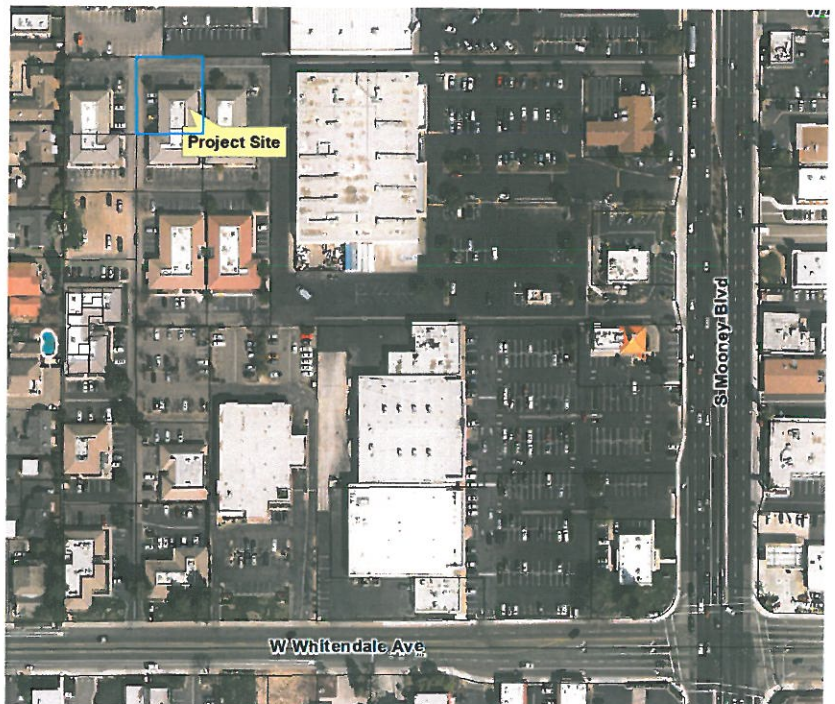
## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-01 based on the findings and conditions listed in Resolution No. 2018-01.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2018-01 is a request to allow usage of a property for a church in the Commercial Mixed Use (C-MU) zone. The church will be locating within a 2,802 square foot portion of an existing building located at 2374 West Whitendale Avenue. City business license records do not indicate a prior use in this tenant space after 2004, at which time the last known use was an office for a non-profit agency. A Conditional Use Permit is required since churches up to 200 seats are a conditionally-allowed use in the C-MU zone.

The site plan, attached as Exhibit "A", identifies the building that is proposed for church use. The proposed church space is located on a separate parcel, and has a solid wall dividing the church building from the existing office building located directly to the south. There is no interior access between the proposed church use and the existing office building to the south. In addition, no alterations are being proposed by the applicant for use of the proposed church



space. The site has 16 parking stalls located along the north and west sides of the proposed church.

The floor plan (see Exhibit "B") illustrates that the main sanctuary/assembly room will have 40 seats. Furthermore, the operation statement (see Exhibit "C") states that on Sundays the main sanctuary will have about 16 adults and that the total congregation size will be about 30 persons (adults/children). Other rooms shown on the floor plan will accommodate Sunday school classrooms, offices, storage rooms, a break room, and restrooms. The operational statement further describes that there will be Sunday morning services at 11:00 a.m., Tuesday evening bible studies at 7:00 p.m., and counseling sessions for individuals and couples during the week.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Use and Zoning	North: C-MU (Commercial Mixed Use) / Parking lots for adjacent commercial uses & post office South: C-MU (Commercial Mixed Use) / Tax services and accounting East: C-MU (Commercial Mixed Use) / Counseling office for substance and alcohol abuse West: C-MU (Commercial Mixed Use) / Unidentified commercial-office uses
Environmental Review:	Categorical Exemption No. 2018-01
Special Districts:	None
Site Plan:	2017-233

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED ACTIONS**

The subject site is Parcel 2 of Parcel Map No. 3169 (Tentative Parcel Map No. 83-2) recorded on August 31, 1984, that created 6 parcels to the west, east, and south. Joint access easements were established through the parcel map.

## **PROJECT EVALUATION**

Staff recommends approval of Conditional Use Permit No. 2018-01, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

### **Land Use Compatibility**

Churches and other religious institutions with up to 200 seats are identified as a conditional use in several of Visalia's zoning classifications. Among the zones which conditionally allow churches are Downtown Mixed Use, Commercial Mixed Use, Service Commercial, Professional Office, and Light Industrial. Churches that locate in these zones frequently utilize preexisting buildings or portions thereof, as opposed to constructing a new facility. Churches that utilize preexisting buildings, like the subject church, should be evaluated for their compatibility with the building, other existing uses in the building, and the surrounding neighborhood.

The proposed church, which will utilize a portion of an existing building, can be made compatible with building and fire department requirements without the requirement of a building permit. The use is considered by the Building Division as a "Group B" occupancy load since the main assembly area will not exceed 50 persons. Per the Building Division's Site Plan Review comments, the buildings shall have exit signs posted at all exit doors. Improvements are not required to the space labeled as "kitchen" on the floor plan since this space only contains a counter and sink and will be used only as a break room with no on-site cooking. Staff has made the necessary building and fire improvements a condition of project approval. In addition, staff recommends a condition of approval that limits the total seating in the sanctuary to 40 persons based on the floor plan submitted that depicts 40 seats provided in the main assembly area.

The proposed church is located within a commercial building in a professional office park that includes other office and service-type uses. The church proposes to operate during non-peak hours (i.e. evenings and Sundays), which will not significantly conflict with other office uses in the vicinity that generally operate during weekdays.

Staff has concluded that the proposed church will not adversely impact any sensitive land uses such as residential, based on the size of the church's total membership and based on all church operations occurring indoors. The nearest residential uses are multi-family residential units located 110 feet to the west and separated by a combination of concrete walls and wooden / screening fences.

#### Parking

The Zoning Ordinance requires churches to provide one parking space for every four seats in the primary meeting room or for every 30 square feet, whichever is greater. The church meets the parking requirements of the City Zoning Ordinance.

The sanctuary provides 40 total seats that would require 10 parking spaces based on seating. Also, the sanctuary's main assembly area is approximately 400 square feet which would require 13 parking spaces based on floor area. The proposed church site contains 16 parking spaces. There are nine parking spaces on the north side of the building and seven parking spaces on the west side of the building. Parking for the proposed use will be adequate based on the 40 seats shown on the floor plan (Exhibit "B") and based on the 30 person congregation size indicated in the operation statement (Exhibit "C").

The site has vehicular access from driveways and drive aisles located to the north, east, and south.

#### 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. 2018-01).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

## **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 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 Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-01).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2017-233.
2. That the site be developed in substantial compliance with the approved floor plan attached as Exhibit "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the site may not be used for any church purposes prior to meeting any required Building Division improvements needed to occupy the site for church purposes.
5. That the maximum seating capacity of the sanctuary shall be limited to 40 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
6. That all applicable federal, state, regional, and city laws, 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 <http://www.visalia.city> or from the City Clerk.

**Attachments:**

- Related Plans and Policies
- Resolution No. 2018-01
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operation Statement
- Site Plan Review Item No. 2017-233 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## RELATED PLANS AND POLICIES

### Related Plans & Policies

#### Zoning Ordinance

#### 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. 2018-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-01: A REQUEST BY STEVE LARIOS (GERARD AND CINDY HOMER, PROPERTY OWNERS), TO ALLOW A CHURCH WITHIN A 2,802 SQUARE FOOT PORTION OF A BUILDING IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED AT 2374 WEST WHITENDALE AVENUE, APPROXIMATELY 800 FEET NORTH OF WHITENDALE AVENUE AND 750 FEET WEST OF MOONEY BOULEVARD. (APN: 121-240-061)

**WHEREAS**, Conditional Use Permit No. 2018-01 is a request by Steve Larios (Gerard and Cindy Homer, property owners), to allow a church within a 2,802 square foot portion of a building in the C-MU (Commercial Mixed Use) zone. The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 12, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-01, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

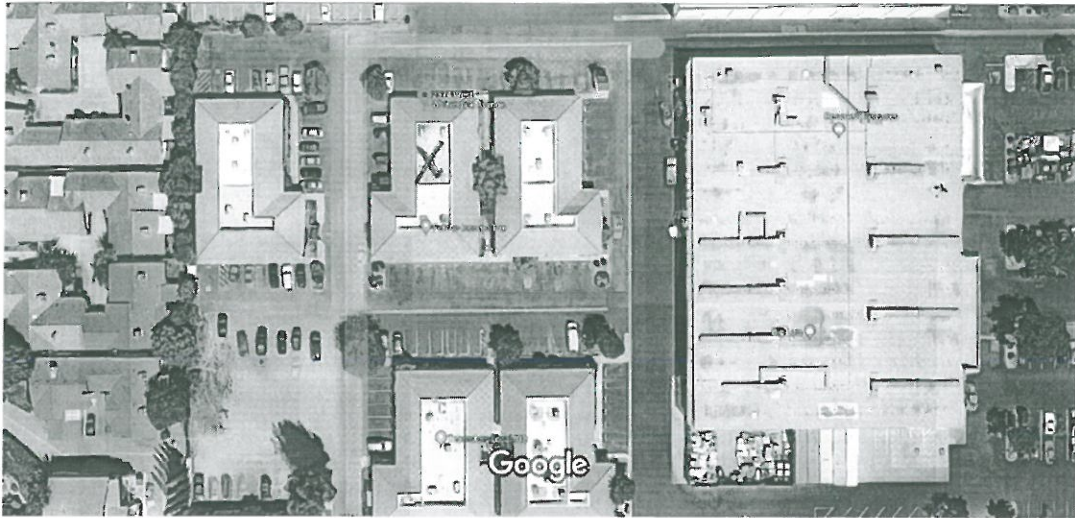
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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. 2018-01).

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

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2017-233.
2. That the site be developed in substantial compliance with the approved floor plan attached as Exhibit "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That the site may not be used for any church purposes prior to meeting any required Building Division improvements needed to occupy the site for church purposes.
5. That the maximum seating capacity of the sanctuary shall be limited to 40 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
6. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.

Google Maps 2374 W Whitendale Ave



Imagery ©2017 Google, Map data ©2017 Google 20 ft



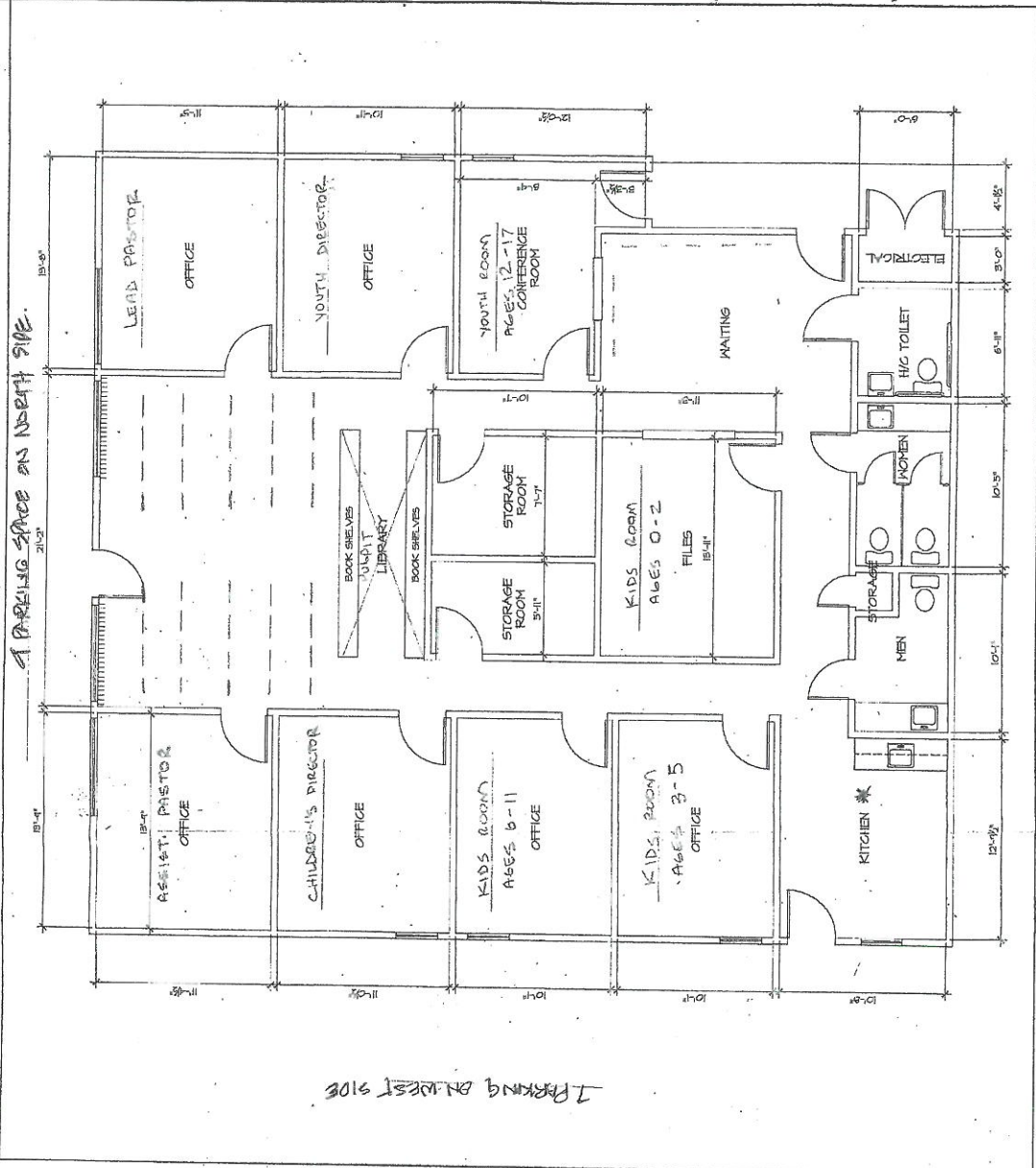
2374 W Whitendale Ave  
Visalia, CA 93277



At this location

Gerard Homer & Associates Engineers

Exhibit "A"



PARKING SPACE ON NORTH SIDE.

PARKING ON WEST SIDE

SCALE 1/4" = 1'-0"  
 8K  
 FLOOR PLAN

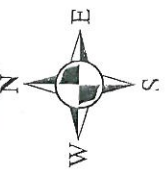


Exhibit "B"

DASHES ARE CHAIRS

PARKING - THERE ARE NO PARKING SPACES DESIGNATED FOR A SPECIFIC OFFICE, THEY ARE ALL COMMON.

\* THIS IS NOT A KITCHEN, IT IS A BREAK ROOM. THERE IS ONLY A COUNTER & SINK.



December 20, 2017

To Whom It May Concern:

We are a local religious non-profit organization that is active in the community since 2009.

Our congregation size is at about 30.

We plan to meet weekly on Sunday mornings, at 11am for worship/service and on Tuesday evenings at 7pm for bible study.

We will hold individual and couples counseling sessions in offices and conference rooms as needed, Tuesday – Saturday evenings. Anticipating four per month, maximum.

On Sundays we will have about:

- (16) people in the main sanctuary
- (2) babies in the 0-2 classroom
- (2) kids in the 3-5 classroom
- (6) kids in the 6-11 classroom
- (4) kids in the 12-17 classroom

On Tuesday evenings we will have about 6-8 adults meeting for bible study.

We will use the front offices for:

- 1) Lead Pastor
- 2) Assistant Pastor
- 3) Children's Director
- 4) Youth Director

No other special events anticipated.

If you have any questions, please feel free to contact me.

Thank you,

Steve Larios  
Lead Pastor  
909-292-8103

Exhibit "C"



# 2

MEETING DATE: 12/27/2017

SITE PLAN NO. 17-233R

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 :**

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

*Site Plan Review Committee*



# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: December 27, 2017

SITE PLAN NO: 2017-233 - B  
PROJECT TITLE: Visalia Bible Fellowship  
DESCRIPTION: Church with related Services  
APPLICANT: Larios  
PROP. OWNER: Homer  
LOCATION TITLE: 2374 W. Whitendale  
APN TITLE: 121-240-061  
GENERAL PLAN: Commercial Mixed Use  
EXISTING ZONING: C-MU

## Planning Division Recommendation:

- Revise and Proceed – CUP at Planning Commission  
 Resubmit

## Project Requirements

- Conditional Use Permit – Churches and related facilities are a conditional use in the Commercial Mixed Use zone.
- Provide a detailed “Operational Statement” for all the activities proposed for the space
- Building Permit
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: December 27, 2017**

1. Requires a conditional use permit application to be submitted with the required information and appropriate fees.
2. Staff recommends expanding the Operational Statement of all activities and numbers of participants.
3. The site plan shows 40 seats in the sanctuary area.
4. The parking is shown at 16 stalls – this accommodates the 1/30 sq. ft. of main sanctuary area ( $441/30=14.7$ ) and exceeds the one per every four fixed seats ( $40/4=10$  stalls).

### **PROJECT SPECIFIC INFORMATION: December 20, 2017**

5. Provide a detailed Operational Statement of all activities and numbers of participants.
6. Provide a layout of the building interior and seating and room measurements – Note that required parking is based upon the main sanctuary area and the Operational Statement.
7. Parking – Prove the number of parking stalls on the subject site.
8. Show property lines on site plan exhibit.
9. The conditional use permit is a public hearing before the Planning Commission. The CUP application needs to include the detailed site plan, room layout and operational statement.
10. Please contact Staff with any questions
11. **Andrew Chamberlain, Planning 713-4003**

### **17.19.060 Development standards in the C-MU zones outside the downtown area.**

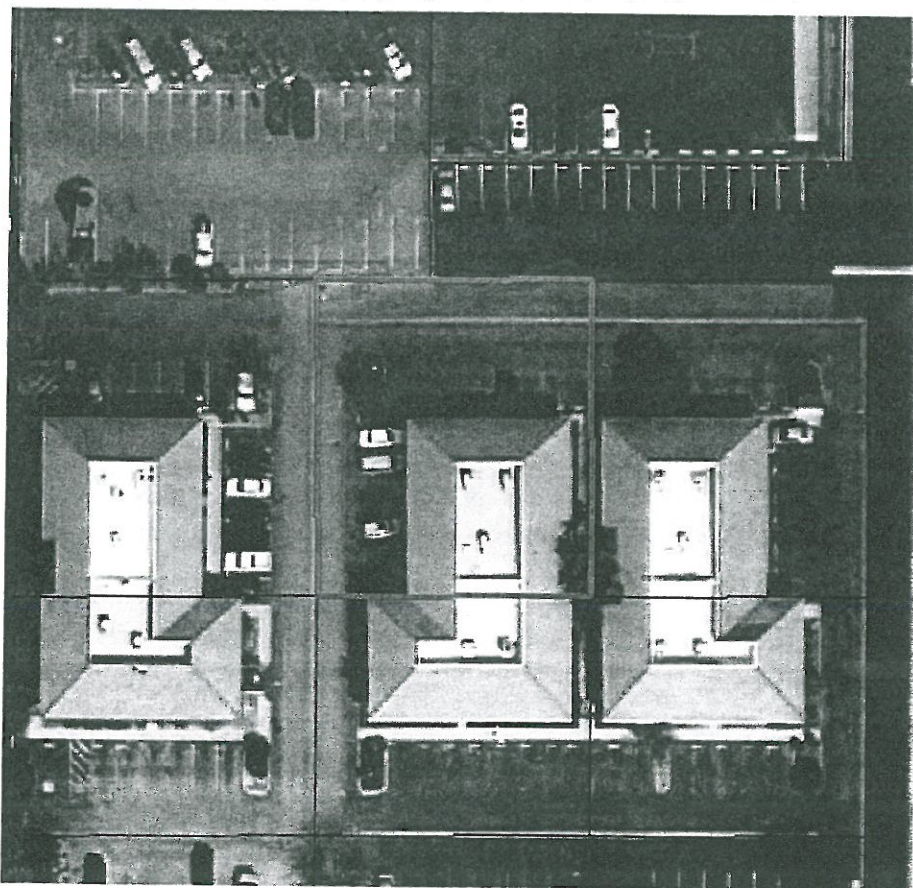
The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:



- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**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
- Diego Corvera 713-4209

ITEM NO: 2 DATE: 12/27/2017

SITE PLAN NO.: 17-233R  
PROJECT TITLE: VISALIA BIBLE FELLOWSHIP  
DESCRIPTION: CHURCH/RELIGIOUS ORGANIZATION CHANGE OF USE (C-MU)(X)  
APPLICANT: LARIOS STEVE  
PROP OWNER: HOMER GERARD B & CINDY A  
LOCATION: 2374, 2376 W WHITENDALE AVE  
APN: 121-240-061

**SITE PLAN REVIEW COMMENTS**

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

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide            wide riparian dedication from top of bank.
- Show 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. Comply with requirements from Planning and Building department.***

***2. No impact fees will be incurred as the existing office fees covers the change of use.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-233  
Date: 12/27/2017

**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.)**

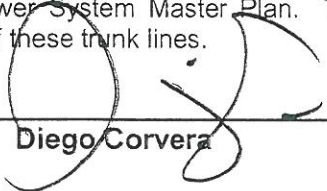
(Fee Schedule Date:8/18/2017)  
(Project type for fee rates:OFFICE)

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

FEE ITEM	FEE RATE
<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



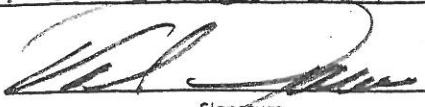
**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 2      DATE: December 27, 2017  
SITE PLAN NO: SPN 17233      RESUBMIT  
PROJECT TITLE: VISALIA BIBLE FELLOWSHIP  
DESCRIPTION: CHURCH/RELIGIOUS ORGANIZATION CHANGE OF USE (C-MU) (X)  
APPLICANT: LARIOS STEVE  
PROP OWNER: HOMER GERARD B & CINDY A  
LOCATION: 2374 W WHITENDALE AVE  
APN(S): 121-240-061

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: OCCUPANT LOAD UNDER 50 MAINTAIN  
"B" OCCUPANCY REQUIREMENTS.

 Date: 12/27/17  
Signature

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

ITEM NO: 2                      DATE: December 27, 2017  
SITE PLAN NO:                  SPR17233                      RESUBMIT  
PROJECT TITLE:                VISALIA BIBLE FELOWSHIP  
DESCRIPTION:                  CHURCH/RELIGIOUS ORGANIZATION CHANGE OF  
USE (C-MU) (X)  
APPLICANT:                    LARIOS STEVE  
PROP OWNER:                  HOMER GERARD B & CINDY A  
LOCATION:                        2374 W WHITENDALE AVE  
APN(S):                         121-240-061

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001  
  
Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

  
\_\_\_\_\_  
Visalia Police Department



**Site Plan Review Comments For:**

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

ITEM NO: 2

DA: December 27, 2017

SITE PLAN NO: SPR.17233      *RESUBMIT*  
PROJECT TITLE: VISALIA BIBLE FELLOWSHIP  
DESCRIPTION: CHURCH/RELIGIOUS ORGANIZATION CHANGE OF USE (C-MU) (X)  
APPLICANT: LARIOS STEVE  
PROP OWNER: HOMER GERARD B & CINDY A  
LOCATION: 2374 W WHITENDALE AVE  
APN(S): 121-240-061

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

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

**General:**

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



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

**Water Supply for Residential, Commercial & Industrial:**

Residential

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

Commercial & Industrial

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

**Emergency Access**

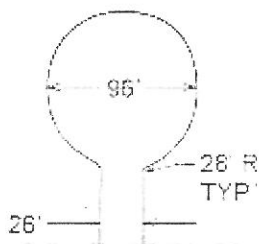
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

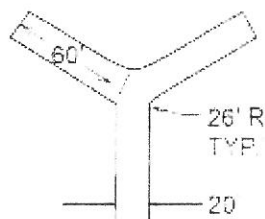
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

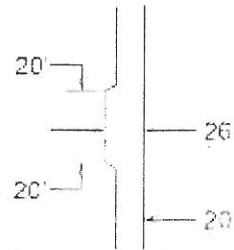
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



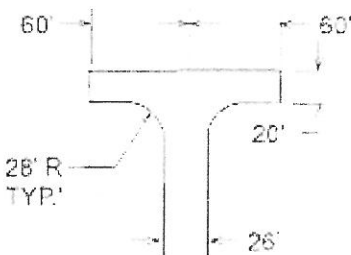
96' DIAMETER CUL-DE-SAC



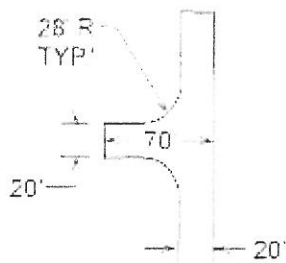
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

**Fire Protection Systems**

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

**Special Comments:**

- 

  
Kurtis A. Brown  
Fire Marshal

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 27, 2017

ITEM NO: <u>2</u>	RESUBMTL
SITE PLAN NO: SPR17233	
PROJECT TITLE: VISALIA BIBLE FELLOWSHIP	
DESCRIPTION: CHURCH/RELIGIOUS ORGANIZATION CHANGE OF USE (C-MU) (X)	
APPLICANT: LARIOS STEVE	
PROP. OWNER: HOMER GERARD B & CINDY A	
APN: 121-240-061	
LOCATION: 2376 W WHITENDALE AVE VISA	
APN: 121-240-061	
LOCATION: 2374 W WHITENDALE 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.

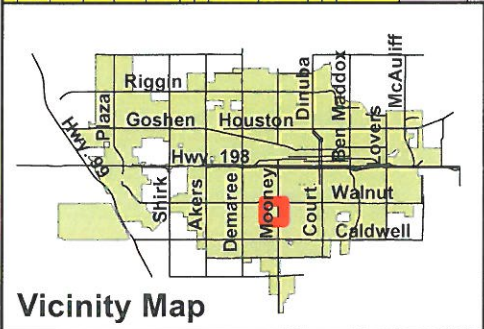
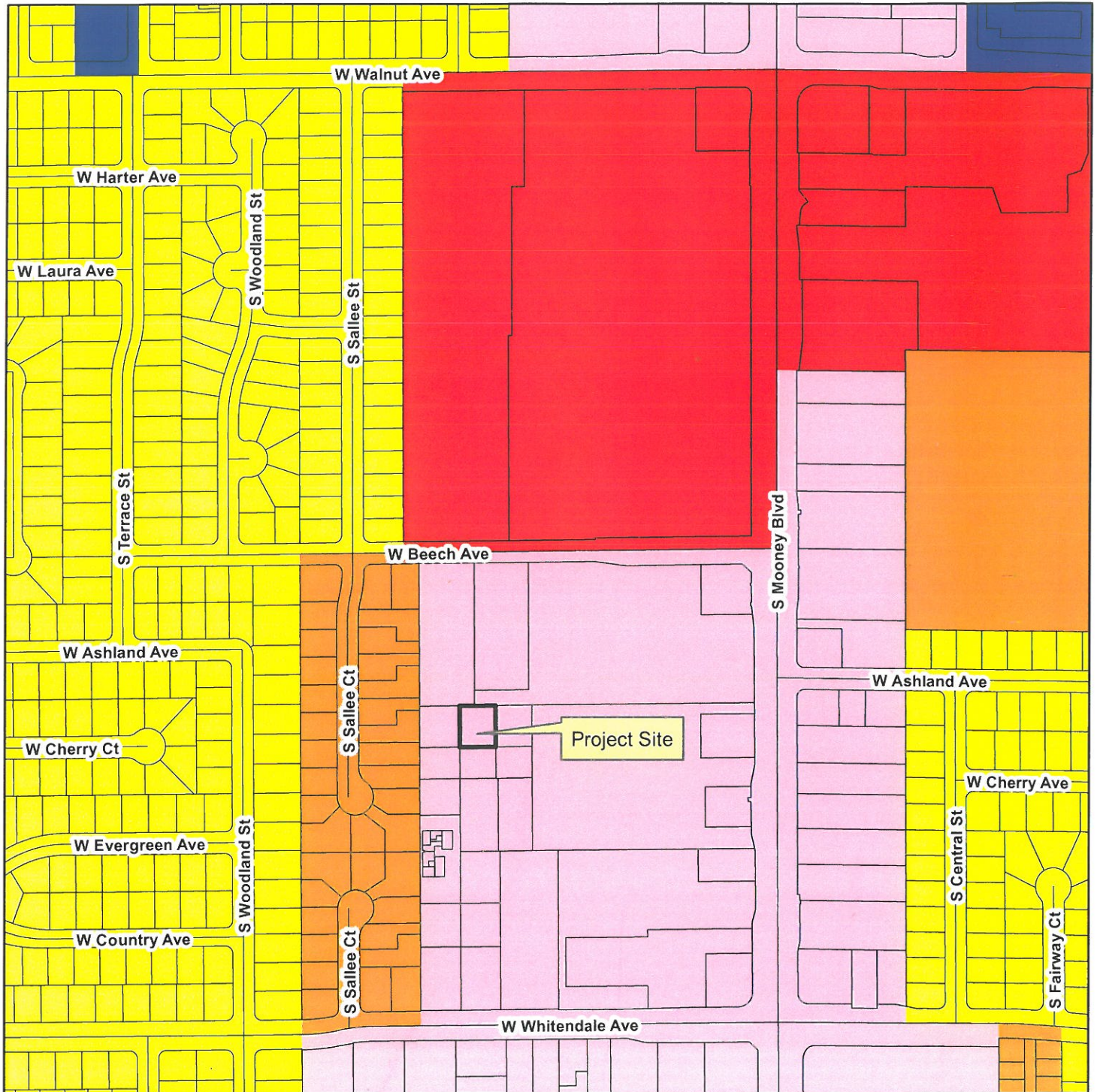
**Additional Comments:**

•

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

# Conditional Use Permit No. 2018-01

The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)



## General Plan Land Use Map

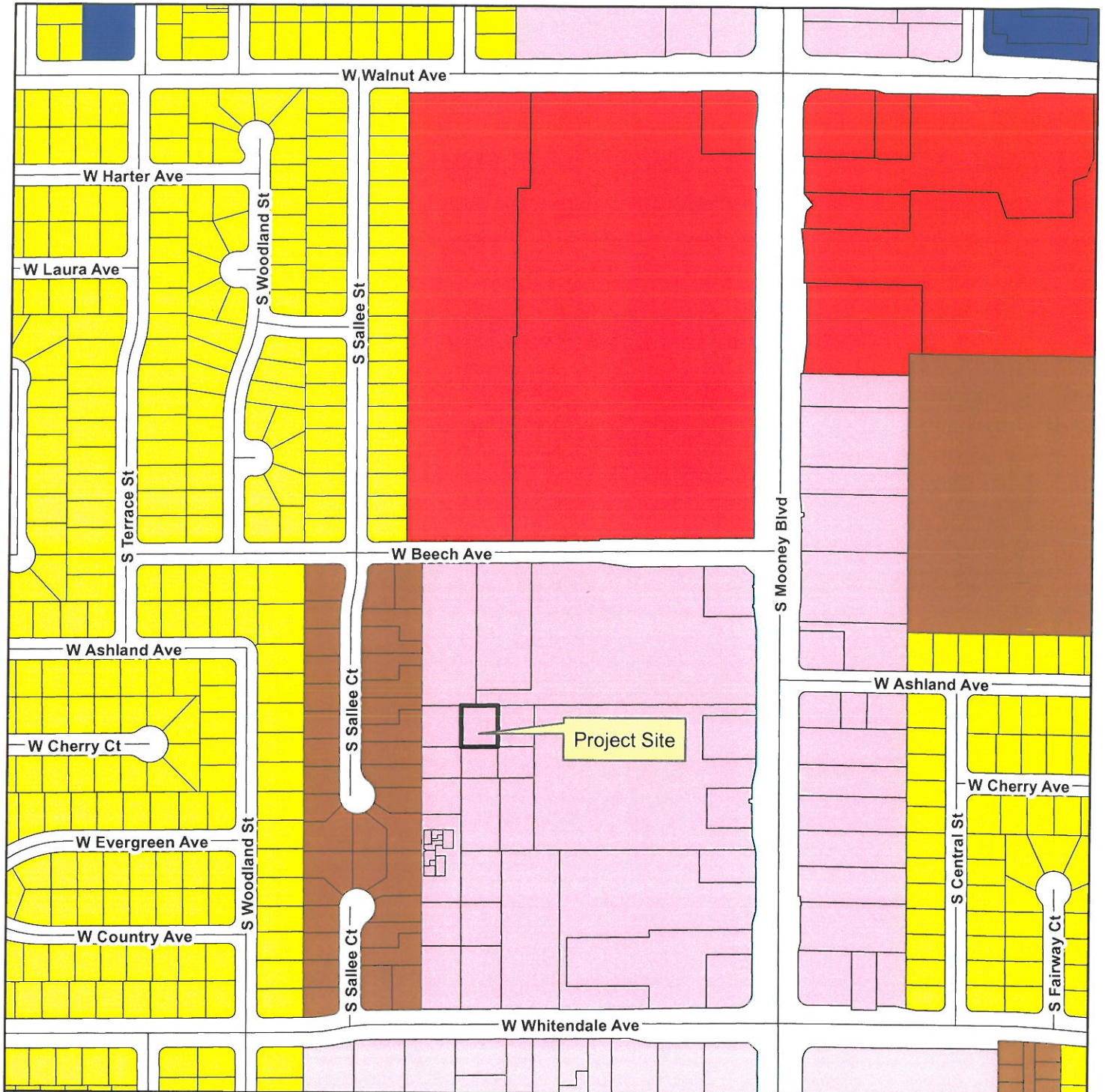


- Commercial Mixed Use
- Commercial Regional
- Office
- Residential High Density
- Residential Low Density
- Residential Medium Density



# Conditional Use Permit No. 2018-01

The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)



## Zoning Map



- C-R - Regional Commercial
- C-MU - Mixed Use Commercial
- O-PA - Prof. / Admin. Office
- R-1-5 - Single-family Res.
- R-M-2 - Multi-family Res.

# Conditional Use Permit No. 2018-01

The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)



## Aerial Photo

Photo Taken March 2016



- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS

# Conditional Use Permit No. 2018-01

The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)

