

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 26, 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.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
 - a. Conditional Use Permit No. 2018-02: A request by Visalia Emergency Aid to add a new 6,000 sq. ft. building and reconfigure the existing Visalia Emergency Aid site in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-06
 - b. Variance No. 2018-02: A request by Visalia Emergency Aid to allow a variance to building, landscaping, and fence setback standards in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-06
6. PUBLIC HEARING – Paul Scheibel
Variance No. 2018-03: A request by the City of Visalia to allow a block wall up to eight feet in height, and a trash enclosure to be located within the minimum side yard setback areas of an existing multiple-family residential complex in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit) Zone District. The project is located at the southeast corner of Demaree Street and Goshen Avenue (APN: 089-230-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-07

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 THURSDAY, MARCH 8, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 12, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 26, 2018

PROJECT PLANNER: Andrew Chamberlain, Principal Planner
Phone No: 713-4003

SUBJECT: Conditional Use Permit No. 2018-02: A request by Visalia Emergency Aid to add a new 6,000 sq. ft. building and reconfigure the existing Visalia Emergency Aid site in the C-MU (Commercial Mixed Use) zone.

Variance No. 2018-02: A request by Visalia Emergency Aid to allow a variance to building, landscaping, and fence setback standards in the C-MU (Commercial Mixed Use) zone.

Location: The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-02 and Variance No. 2018-02 based upon the findings and conditions in Resolution Nos. 2018-03 and 2018-04. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-02 and Variance No. 2018-02 based on the findings and conditions in Resolution Nos. 2018-03 and 2018-04.

PROJECT DESCRIPTION

Conditional Use Permit No. 2018-02 is a request to add a new 6,000 sq. ft. storage building to the existing Visalia Emergency Aid site (see Exhibit "A"). To facilitate this request the following on-site improvements are necessary:

- Removal of 1,250 sq. ft. of the existing building used for administrative offices, work area and food pantry storage;
- Retain approximately 1,900 sq. ft. of the existing storage building.
- Removal of the existing house which is used for office area;
- Remodel the existing building located on the northeast end of the site into new office space;
- Construct a new trash enclosure;
- Construct a new parking lot and establish new landscaping around the site.

The existing vehicular access points along NE 3rd Street and Granite Street would remain as depicted in Exhibit "A". The improvements to the site will add approximately 19 parking stalls and include a new trash enclosure location which allows the solid waste truck to "direct stab" the trash bins within the enclosure.

In addition, a new seven-foot high block wall will be installed along portions of the north and east property lines. The existing 24-inch high masonry wall along parts of the east and northeast sides of the site will remain. The existing chain link fence with barbed wire currently located along Granite Street and NE 3rd Avenue will be removed and replaced with a seven-foot high wrought iron fence.

In addition to the CUP, the applicant has filed Variance No. 2018-02, which is a request to reduce building, landscaping and fence setbacks requirements in the C-MU zone as shown in Exhibit "A".

The variance, if approved will facilitate the following:

Building Setback: The setbacks for the C-MU zone require a minimum 15-foot building setback when adjacent to properties zoned R-1-5. The new 6,000 sq. ft. storage building is proposing a 10-foot setback along the north property line. The new storage building will have an approximate building height of 18-feet. Due to the need for a larger building and the overall narrowness of the site, the applicant is requesting a 5-foot reduction to the 15-foot building setback.

Trash Enclosure: The applicant is also requesting that the new trash enclosure be established with a 10-foot building setback along the north property line matching the setback request for the new storage building.

Landscape Setback: The landscaping setback along Granite Street is 15-feet and the landscaping setback along NE 3rd Avenue is 10-feet. The applicant is requesting a five-foot reduction for the landscape setback along Granite Street due to the limited size of the parcel, and the need to design the site for adequate on-site circulation and parking. The proposed landscape area along NE 3rd Avenue will comply with the 10-foot landscape requirement.

Fence Setback: The applicant is proposing to remove the existing chain link fence, which is currently located at the back of the sidewalk along Granite Street and NE 3rd Avenue, and replace with a new seven-foot tall wrought iron fence along Granite Street and NE 3rd Avenue. The required setback for the seven-foot wrought iron fence along Granite Street is 15-feet from property line while the required setback for the seven-foot wrought iron fence along NE 3rd Avenue is 10-feet from the property line.

The proposed wrought iron fence locations as depicted in Exhibit "A" are as follows:

- Granite Street: Seven-foot wrought iron fence installed along the property line (15-ft. setback from property line required per C-MU zone).
- NE 3rd Avenue: Seven-foot wrought iron fence installed at the back of the required 10-foot landscape setback (10-ft. setback from property line required per C-MU zone).
- NE 3rd Avenue: A portion of the seven-foot wrought iron fence installed along the property line just south of the remodeled office building (10-ft. setback from property line required per C-MU zone).

Please note that a fence (chain link or wrought iron) not exceeding four-feet in height is permitted within the required building/landscaping setbacks along Granite Street and NE 3rd Avenue.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Uses and Zoning:	North: R-1-5 / Single Family Residence South: R-1-5 / Single Family Residence East: R-1-5 / Single Family Residence West: C-MU / Convenience Market
Environmental Review:	Categorical Exemption No. 2018-006
Special Districts:	None
Site Plan:	2017-037

RELATED PROJECTS:

Variance No. 2016-04: A request by Darrin Simmons to eliminate the required five-foot (5) landscaping setback along the east, west and south property lines in the Commercial Shopping Office (CSO) zone. 1807 E. Houston Avenue. (APN: 089-180-010, 026, and 046)

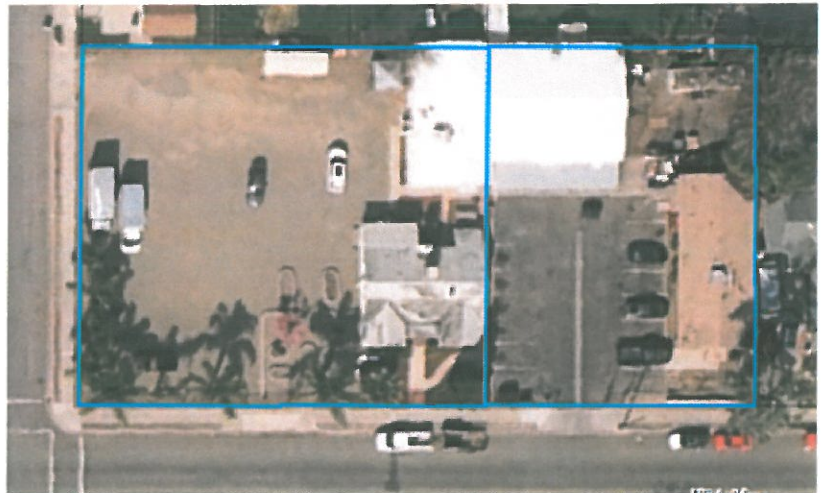
Variance No. 2017-01: A request by West End Partners, LLC to allow a variance to the minimum landscape setbacks in Design District 'A' associated with a new retail building with drive-through lane in the C-R (Regional Retail Commercial) Zone. The site is located at 2032 S. Mooney Boulevard, on the southeast corner of Mooney Boulevard and Walnut Avenue.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2018-02 and approval of Variance No. 2018-02 as described below, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Staff supports the requested site reconfiguration and building expansion as proposed in Exhibit "A". This is based upon consistency with the General Plan and Zoning ordinance which provide a basis for the integration of these types of organizations into the community where land use compatibility can be achieved. The proposed improvements, as a result of the project, provide better use of the site for storage and distribution along with enhanced on-site circulation, parking and trash service collection. The proposed improvements to the site are compatible with the overall character of the neighborhood and allow Visalia Emergency Aid Council to continue with their daily operations and services they provide to the community.



The facility's operation statement (see Exhibit "D") demonstrates that the on-site operations are similar to a standard retail/office type business with primary operating hours from 8:00 am to 5:00 pm six days a week (Monday through Saturday). As an emergency aid organization, they may be called upon to provide services beyond these hours in times of need.

Consistency with Zoning Ordinance and General Plan

The Zoning Ordinance master list of Permitted and Conditional uses does not specifically identify public or private social service organizations; however, the City Planner has determined that based upon the existing facility and operational statement, this use falls within the Public Community Services category as a "Conditionally Permitted" use in the C-MU zone.

Parking

The site plan provides 19 parking stalls which exceeds the minimum 14 required stalls (6 for office use and 8 for the warehouse use).

Variance Request

Staff supports the requested variance to building, landscaping and fence setbacks as requested per the site plan Exhibit "A". Staff has provided analysis of each of the variance request below.

Building and Trash Enclosure Setback: The requested reduction from 15-feet to 10-feet along the north property adjoining single family residential is supported by staff. There will be a 7-foot high block wall along this property line connecting to the existing storage building providing an additional buffer to these properties. The 10-foot area between the building and 7-foot block wall will be gated off to keep out any undesirable activities in the space. In addition, the building will act as a buffer to the adjacent residential houses reducing potential noise from the active warehouse and parking areas along NE 3rd Avenue. Likewise, the trash enclosure is located along this setback and situated to provide for direct stab, which should reduce the duration of the noise during trash pick-up.

Staff support is based upon the applicant's variance findings in Sections 1 and 2 in the attached Exhibit "C", which identifies the limited parcel size, need for parking, on-site vehicular circulation, compliance with ADA standards, and the fact that there are other properties in the vicinity which do not meet the setback and landscaping requirements. In addition the Planning Commission has approved other similar variances for minor setback modifications for residential and commercial developments in the past few years.

Landscaping Setback: Staff supports the minor reduction of landscaping along the Granite Street side of the project. The variance results in a 10-foot landscape setback along the Granite and NE 3rd frontages.

Staff support is based upon the applicant's variance findings in Section 3 of the attached Exhibit "C", which identifies the limited parcel size, need for standard parking, on-site vehicular circulation, and identifying that the Planning Commission has approved similar variances to minor landscape setback reductions such as the Mooney/Walnut and Houston Avenue variances listed in the Related Projects portion of this report. In addition, the project is incorporating landscaping along street frontages where is currently does not exist.

Fence Setback: Staff supports the request to install a seven-foot wrought iron fence on property line along the Granite Street. Likewise staff supports the request to install the seven-foot wrought iron fence on property line along a portion of the NE 3rd Avenue frontage as depicted in Exhibit "A". The removal of the existing non-conforming chain link fence with barbed wire and installation of a wrought iron fence is consistent with many businesses, residences and public facilities in the north Visalia area that have similar fencing located on property line. In addition,

visibility is unencumbered by the use of wrought iron fence and is a vast improvement over the current chain link/barbed wire fence.

Variance Findings

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided responses to the five variance findings for each requested deviation from the development standards of the C-MU zone for building, landscaping and fence setbacks. The applicant's responses to the variance findings are attached as Exhibit "C" to the staff report. Staff concurs with the applicant's findings which are also included below.

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

Applicant's Response to Variance Finding 1:

- **Building setback:** Existing buildings all sit on or within a few feet of property. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows a transition from existing structure to new structures which will be adjoined.
- **Trash enclosure setback:** Existing buildings are located on or within a few feet of property. Many buildings in the area sit on or slightly behind property line. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows an unencumbered direct stab from the Granite Street entrance for solid waste.
- **Landscape setback (Granite St.):** A smaller landscape setback will allow VEAC to meet other city standards such as providing adequate parking, ADA accessibility, dedicated trash enclosure with front loading and increase the existing landscaping on the present property.
- **Wrought Iron fence setback:** NE 3rd Avenue, an existing structure is located on the north end of the property. The request is to leave an existing adobe brick wall dating from the late 1930's and run the wrought iron fence on property line on that small portion of the property to allow adequate access to the front entrance and gabled awning. The adobe wall is currently 2' ft. from the existing fence located on property line. Moving the fence back 10' creates a wide void which would be attractive to homeless overnight camping.

The amount of homeless individuals in the neighborhood has been a source of concern at the present location. Trash, human waste and intoxicated individuals plague the area. As the office and visibility is limited on the side property line, it is requested to leave the required landscaped areas behind the fence to avoid destruction of plant material and decrease areas for camping and trash collection. Allowing this variance decreases potential police/code enforcement staff calls to remove nuisance individuals and preserves the integrity of the investment in the property.

Analysis: Staff finds that the requested variances to setbacks for project components are part of an overall project to enhance the site operations and appearance. The applicant has identified that the City has approved variances similar to those requested in the past. The requested variances are generally minor in nature and are done to accommodate

the size of the parcel, the need for on-site parking and circulation, and the amount of transient activity in the area. The replacement of the existing chain-link/barbed-wire fence with wrought iron fencing and moving 60% of the new fence back to the required setback, leaving a portion at property line is supported by staff. Staff concurs with the applicant's findings.

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

Applicant's Response to Variance Finding 2:

- **Building setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
- **Trash enclosure setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
- **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
- **Wrought Iron fence setback:** The issues listed above are not extraordinary and are common problems for CMU zoned properties within a 3 mile radius of proposed project, many of which have attractive wrought iron fencing on property line.

Analysis: Staff concurs with the applicant's findings in that there are variations in setbacks in this area due to the age of development, changing zoning and development standards over time, and other variances provided for similar circumstances in the area.

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

Applicant's Response to Variance Finding 3:

- **Building setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate parking and room for ADA compliance around areas for the existing use.
- **Trash enclosure setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate access for solid waste trucks, increase potential conflicts between pedestrian, public vehicle and solid waste access.
- **Landscape setback (Granite St.):** The planning commission has granted similar setbacks to other commercial uses in infill projects. i.e Walnut/Mooney (old Weathersby's) and Houston Ave.
- **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic.

Analysis: Staff concurs with the applicant's findings in that there are variations in setbacks in this area due to the age of development, changing zoning and development standards over time, and other variances provided for similar circumstances in the area.

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

Applicant's Response to Variance Finding 4:

- **Building setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
- **Trash enclosure setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
- **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
- **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic. See attached photos/addresses of similar properties within a 3 mile radius of VEAC.

Analysis: Staff concurs with the applicant's findings in that there are variations in setbacks in this area due to the age of development, changing zoning and development standards over time, and other variances provided for similar circumstances in the area.

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

Applicant's Response to Variance Finding 5:

- **Building setback:** The variance will have no adverse effect on surrounding properties and improves public access.
- **Trash enclosure setback:** The variance will have no adverse effect on surrounding properties and improves public access/safety by minimizing potential conflicts between pedestrian, vehicle and solid waste trucks.
- **Landscape setback (Granite St.):** The project will improve surrounding properties and improvements by adding ADA accessibility, landscape strips where currently none exist and an investment in the revitalization of the neighborhood.
- **Wrought Iron fence setback:** Granting of the variance will assure the property landscape areas are maintained, free of human waste, homeless camping and trash. The neighbors will enjoy a more attractive property in their neighborhood.

Analysis: Staff concurs with the applicant's findings that the granting of these minor variances will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity .

Environmental Review

The Conditional Use Permit for the facility is considered Categorically Exempt under Section 153305 (Class 5) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as amended, based on minor alterations to land use limitations that do not result in changes in land use or density. (Categorical Exemption No. 2018-006)

The Variance to setbacks is considered Categorically Exempt under Section 15305 (Class 5) of the Guidelines for the Implementation of CEQA, as amended, based on minor alterations to land use limitations that do not result in changes in land use or density. (Categorical Exemption No. 2018-006)

RECOMMENDED FINDINGS

Conditional Use Permit No. 2018-02

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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-006).

Variance No. 2018-02

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance.
 - **Building setback:** Existing buildings all sit on or within a few feet of property. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows a transition from existing structure to new structures which will be adjoined.
 - **Trash enclosure setback:** Existing buildings are located on or within a few feet of property. Many buildings in the area sit on or slightly behind property line. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows an unencumbered direct stab from the Granite Street entrance for solid waste.
 - **Landscape setback (Granite St.):** A smaller landscape setback will allow VEAC to meet other city standards such as providing adequate parking, ADA accessibility, dedicated trash enclosure with front loading and increase the existing landscaping on the present property.
 - **Wrought Iron fence setback:** NE 3rd Avenue, an existing structure is located on the north end of the property. The request is to leave an existing adobe brick wall dating from the late 1930's and run the wrought iron fence on property line on that

small portion of the property to allow adequate access to the front entrance and gabled awning. The adobe wall is currently 2' ft. from the existing fence located on property line. Moving the fence back 10' creates a wide void which would be attractive to homeless overnight camping.

The amount of homeless individuals in the neighborhood has been a source of concern at the present location. Trash, human waste and intoxicated individuals plague the area. As the office and visibility is limited on the side property line, it is requested to leave the required landscaped areas behind the fence to avoid destruction of plant material and decrease areas for camping and trash collection. Allowing this variance decreases potential police/code enforcement staff calls to remove nuisance individuals and preserves the integrity of the investment in the property.

That the replacement of the existing chain-link/barbed-wire fence with wrought iron fencing relocates 60% of the new fence back to the required setback, leaving the balance at property line to prevent a hidden space behind the old masonry wall at the east corner and to provide enhanced onsite circulation and parking along the Granite Street side of the site.

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;
 - **Building setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
 - **Trash enclosure setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
 - **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
 - **Wrought Iron fence setback:** The issues listed above are not extraordinary and are common problems for CMU zoned properties within a 3 mile radius of proposed project, many of which have attractive wrought iron fencing on property line.
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
 - **Building setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate parking and room for ADA compliance around areas for the existing use.
 - **Trash enclosure setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate access for solid waste trucks, increase potential conflicts between pedestrian, public vehicle and solid waste access.
 - **Landscape setback (Granite St.):** The planning commission has granted similar setbacks to other commercial uses in infill projects. i.e Walnut/Mooney (old Weathersby's) and Houston Ave.

- **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
 - **Building setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
 - **Trash enclosure setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
 - **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
 - **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic.
 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - **Building setback:** The variance will have no adverse effect on surrounding properties and improves public access.
 - **Trash enclosure setback:** The variance will have no adverse effect on surrounding properties and improves public access/safety by minimizing potential conflicts between pedestrian, vehicle and solid waste trucks.
 - **Landscape setback (Granite St.):** The project will improve surrounding properties and improvements by adding ADA accessibility, landscape strips where currently none exist and an investment in the revitalization of the neighborhood.
 - **Wrought Iron fence setback:** Granting of the variance will assure the property landscape areas are maintained, free of human waste, homeless camping and trash. The neighbors will enjoy a more attractive property in their neighborhood.
 6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-006).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-037.
2. That the site be developed in compliance with the site plan shown in Exhibit "A".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the project shall operate in compliance with the operation statement shown in Exhibit "D". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
5. That the building, trash enclosure, landscape, and fence setbacks are subject to the final approval of Variance No. 2018-02.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

Variance No. 2018-02

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-037.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
3. That Variance No. 2018-02 shall be null and void unless Conditional Use Permit No. 2018-02 is approved.
4. That all applicable federal, state, regional, county 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 www.visalia.city or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolutions
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan / Landscape Plan
- Exhibit "C" – Variance Findings
- Exhibit "D" – Operation Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 17: Zoning Ordinance

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.

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. (Prior code § 7525)

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. (Prior code § 7536)

Chapter 17.42 Variances and Exceptions

17.42.030 Variance powers of city planning commission.

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

17.42.090 Variance action of the city planning commission.

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

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

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

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

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

RESOLUTION NO. 2018-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-02, A REQUEST BY VISALIA EMERGENCY AID TO ADD A NEW 6,000 SQ. FT. BUILDING AND RECONFIGURE THE EXISTING VISALIA EMERGENCY AID SITE IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE SITE IS LOCATED AT 217 NE 3RD AVENUE. (APN: 094-071-019, 094-071-020)

WHEREAS, Conditional Use Permit No. 2018-02, is a request by Visalia Emergency Aid to add a new 6,000 sq. ft. building and reconfigure the existing Visalia Emergency Aid site in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 26, 2018; and

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

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-006.

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-037.
2. That the site be developed in compliance with the site plan shown in Exhibit "A".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the project shall operate in compliance with the operation statement shown in Exhibit "D". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
5. That the building, trash enclosure, landscape, and fence setbacks are subject to the final approval of Variance No. 2018-02.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met

RESOLUTION NO. 2018-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2018-02: A REQUEST BY VISALIA EMERGENCY AID TO ALLOW A VARIANCE TO LANDSCAPING, BUILDING, AND FENCE SETBACK STANDARDS IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE SITE IS LOCATED AT 217 NE 3RD AVENUE. (APN: 094-071-019, 094-071-020).

WHEREAS, Variance No. 2018-02 is a request by Visalia Emergency Aid to allow a variance to landscaping, building, and fence setback standards in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on February 26, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2018-02, as conditioned, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. 1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance.
 - **Building setback**: Existing buildings all sit on or within a few feet of property. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows a transition from existing structure to new structures which will be adjoined.
 - **Trash enclosure setback**: Existing buildings are located on or within a few feet of property. Many buildings in the area sit on or slightly behind property line. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company

setback requests and allows an unencumbered direct stab from the Granite Street entrance for solid waste.

- **Landscape setback (Granite St.):** A smaller landscape setback will allow VEAC to meet other city standards such as providing adequate parking, ADA accessibility, dedicated trash enclosure with front loading and increase the existing landscaping on the present property.
- **Wrought Iron fence setback:** NE 3rd Avenue, an existing structure is located on the north end of the property. The request is to leave an existing adobe brick wall dating from the late 1930's and run the wrought iron fence on property line on that small portion of the property to allow adequate access to the front entrance and gabled awning. The adobe wall is currently 2' ft. from the existing fence located on property line. Moving the fence back 10' creates a wide void which would be attractive to homeless overnight camping.

The amount of homeless individuals in the neighborhood has been a source of concern at the present location. Trash, human waste and intoxicated individuals plague the area. As the office and visibility is limited on the side property line, it is requested to leave the required landscaped areas behind the fence to avoid destruction of plant material and decrease areas for camping and trash collection. Allowing this variance decreases potential police/code enforcement staff calls to remove nuisance individuals and preserves the integrity of the investment in the property.

That the replacement of the existing chain-link/barbed-wire fence with wrought iron fencing relocates 60% of the new fence back to the required setback, leaving the balance at property line to prevent a hidden space behind the old masonry wall at the east corner and to provide enhanced onsite circulation and parking along the Granite Street side of the site.

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;
 - **Building setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
 - **Trash enclosure setback:** Similar setbacks between commercial/residential properties have been granted for existing uses in the area.
 - **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
 - **Wrought Iron fence setback:** The issues listed above are not extraordinary and are common problems for CMU zoned properties within

a 3 mile radius of proposed project, many of which have attractive wrought iron fencing on property line.

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

- **Building setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate parking and room for ADA compliance around areas for the existing use.
- **Trash enclosure setback:** Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate access for solid waste trucks, increase potential conflicts between pedestrian, public vehicle and solid waste access.
- **Landscape setback (Granite St.):** The planning commission has granted similar setbacks to other commercial uses in infill projects. i.e Walnut/Mooney (old Weathersby's) and Houston Ave.
- **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic.

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

- **Building setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
- **Trash enclosure setback:** The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.
- **Landscape setback (Granite St.):** The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances.
- **Wrought Iron fence setback:** Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic.

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

- **Building setback:** The variance will have no adverse effect on surrounding properties and improves public access.
- **Trash enclosure setback:** The variance will have no adverse effect on surrounding properties and improves public access/safety by minimizing potential conflicts between pedestrian, vehicle and solid waste trucks.
- **Landscape setback (Granite St.):** The project will improve surrounding properties and improvements by adding ADA accessibility, landscape strips where currently none exist and an investment in the revitalization of the neighborhood.
- **Wrought Iron fence setback:** Granting of the variance will assure the property landscape areas are maintained, free of human waste, homeless camping and trash. The neighbors will enjoy a more attractive property in their neighborhood.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-006.

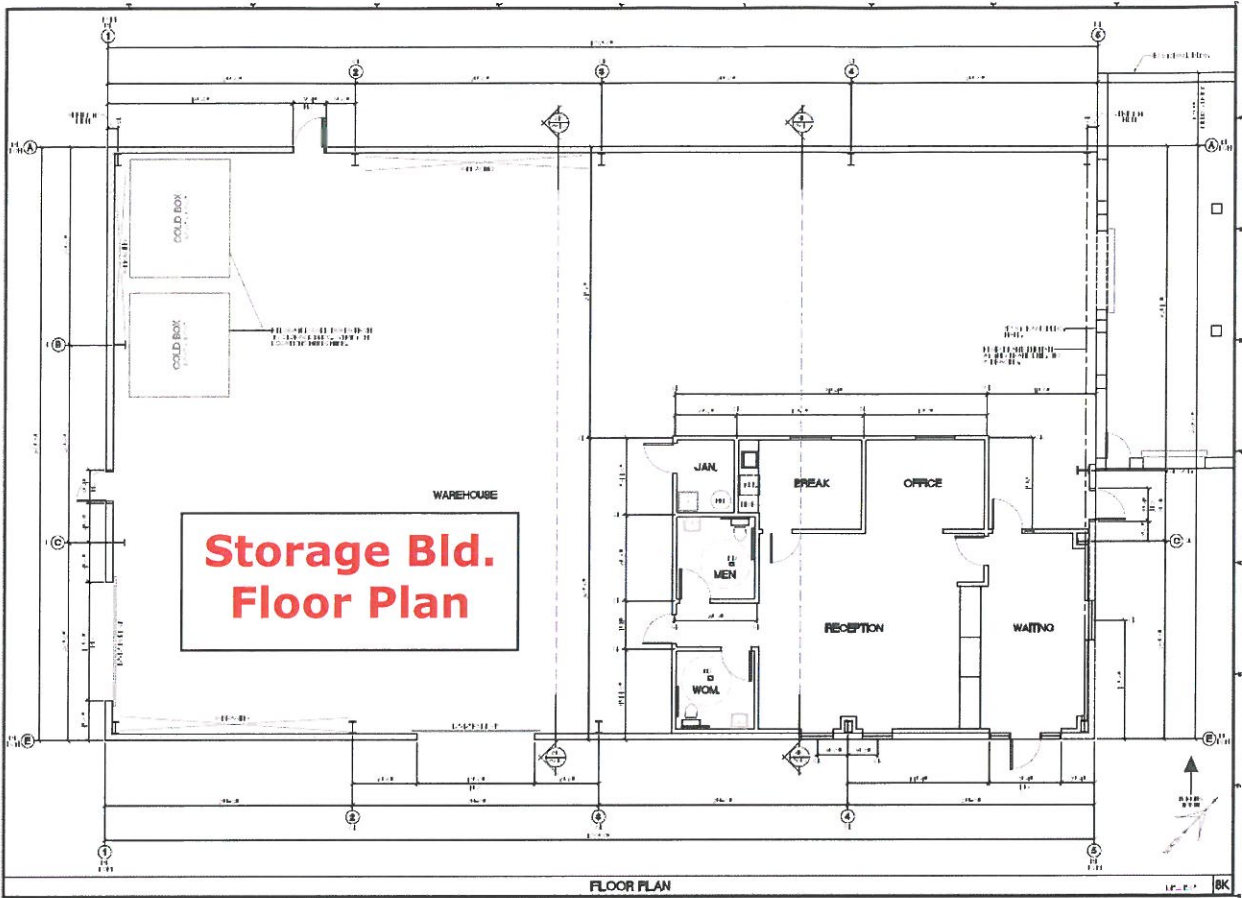
BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2018-02, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-037.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
3. That Variance No. 2018-02 shall be null and void unless Conditional Use Permit No. 2018-02 is approved.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met

Exhibit "B"



Collins Engineering
 Structural & Civil Engineering
 P.O. Box 301, Visalia, CA 93279
 (559) 736-6262
 License # 42228



**ADDITION AND REMODEL FOR
 VISALIA EMERGENCY AID COUNCIL**
 217 NE 3RD AVE.
 VISALIA, CA 93281

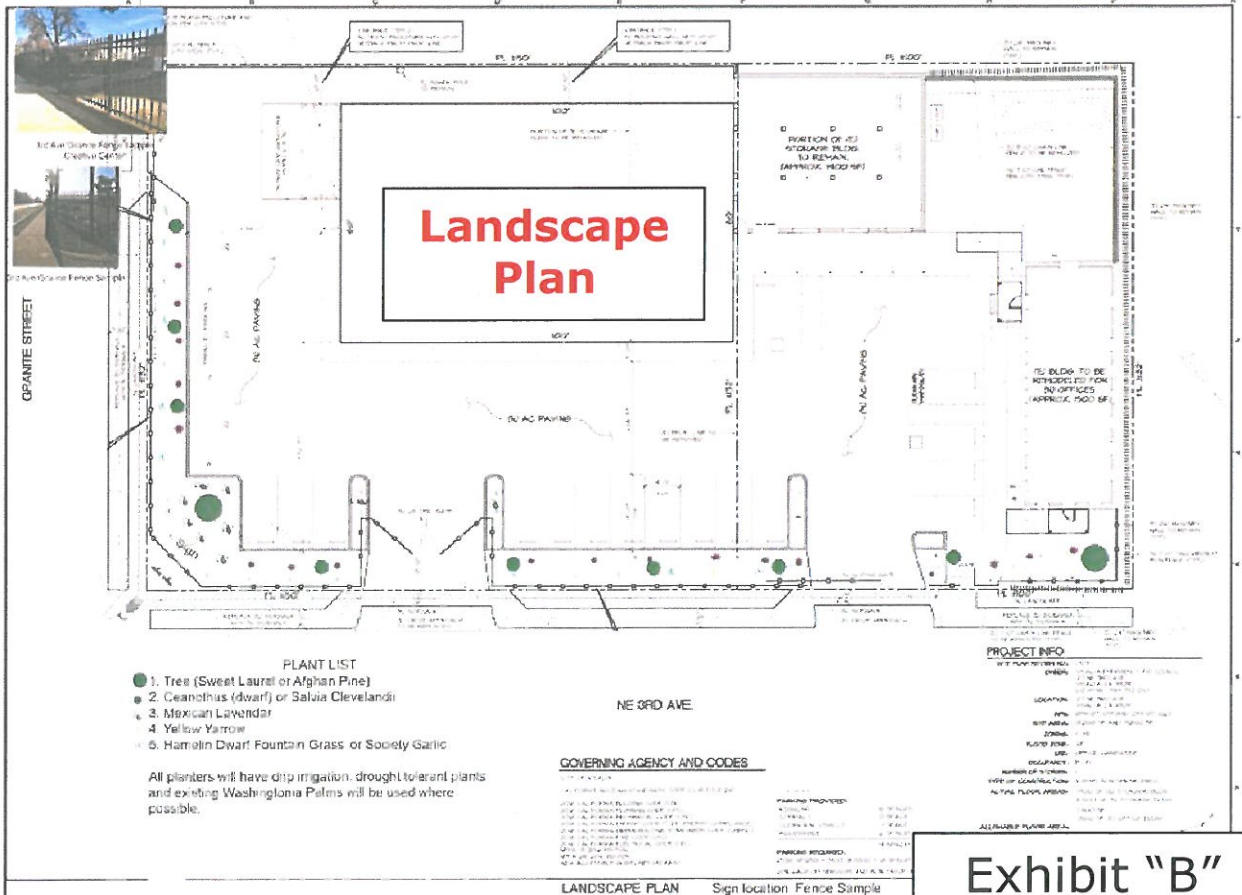


Exhibit "B"

Exhibit "C"

CUP – Visalia Emergency Aid Council SPR 17037 Attachment 1 – Project Details

Modified Setbacks or Standards Requested:

1. Modified Setback – Building Wall within 10' of property line on West property line.

Findings

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance. *Existing buildings all sit on or within a few feet of property. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows a transition from existing structure to new structures which will be adjoined.*
2. There are exceptional or extraordinary circumstance or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone; *Similar setbacks between commercial/residential properties have been granted for existing uses in the area. PC Action Agenda 6/27/2016 Item 7*
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone; *Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate parking and room for ADA compliance around areas for the existing use.*
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone; *The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.*
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. *The variance will have no adverse effect on surrounding properties and improves public access.*

2. Trash enclosure with 10' setback from property line.

Findings

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance. *Existing buildings are located on or within a few feet of property. Many buildings in the area sit on or slightly behind property line. To facilitate reuse and renovation of existing and new buildings, a modified setback is requested which meets utility company setback requests and allows an unencumbered direct stab from the Granite Street entrance for solid waste.*
2. There are exceptional or extraordinary circumstance or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone. *Similar setbacks between commercial/residential properties have been granted for existing uses in the area. PC Action Agenda 6/27/2016 Item 7*
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone; *Due to the age and irregular size of the lot, a strict interpretation of the code would not allow adequate access for solid waste trucks, increase potential conflicts between pedestrian, public vehicle and solid waste access.*

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone; *The granting of the variance is consistent with other properties in the neighborhood and represents an investment in the property which benefits surrounding property.*
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. *The variance will have no adverse effect on surrounding properties and improves public access/safety by minimizing potential conflicts between pedestrian, vehicle and solid waste trucks.*

3. 10' landscape setback from property line -Granite Street

Findings

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance. *A smaller landscape setback will allow VEAC to meet other city standards such as providing adequate parking, ADA accessibility, dedicated trash enclosure with front loading and increase the existing landscaping on the present property.*
2. There are exceptional or extraordinary circumstance or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone; *The elongated shape of the corner property makes it difficult to meet current parking, solid waste and ADA regulations using the 15' landscape setback. Other properties in the area have been granted similar landscape setback variances PC 6/27/2016 Item 7*
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone; *The planning commission has granted similar setbacks to other commercial uses in infill projects. i.e Walnut/Mooney (old Weatherby's) and Houston Ave. PC 6/27/2016.*
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone; *See #2*
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. *The project will improve surrounding properties and improvements by adding ADA accessibility, landscape strips where currently none exist and an investment in the revitalization of the neighborhood.*

4. 7' wrought iron fencing on property line – (a)small portion of 3rd Avenue and (b) side yard on Granite

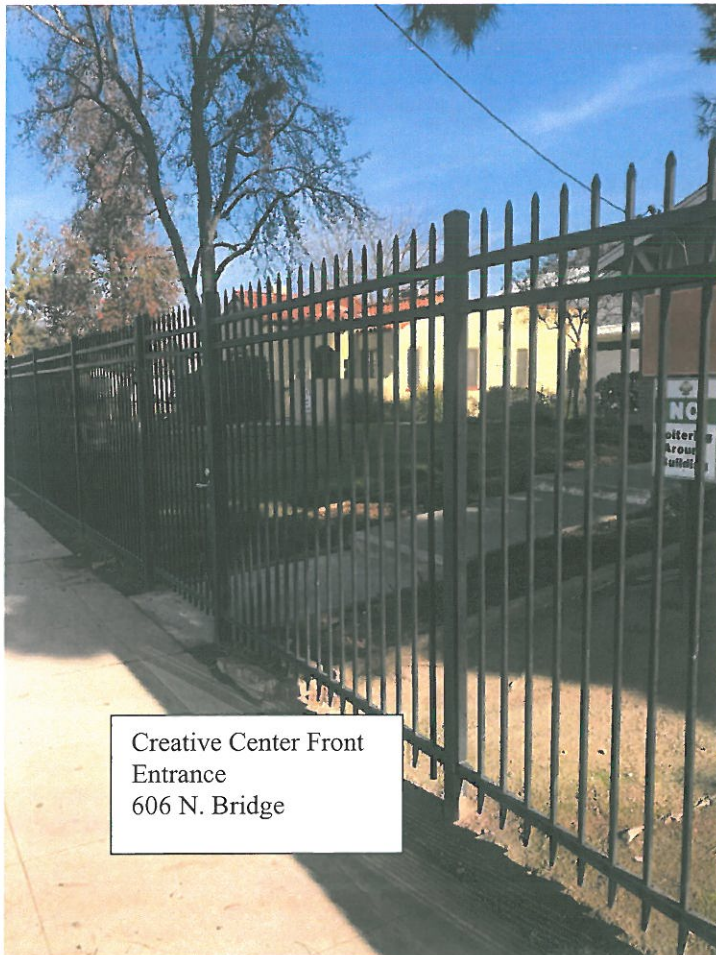
Findings

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objective of the zoning ordinance. (a)- *3rd Avenue, an existing structure is located on the north end of the property. The request is to leave an existing adobe brick wall dating from the late 1930's and run the wrought iron fence on property line on that small portion of the property to allow adequate access to the front entrance and gabled awning. The adobe wall is currently 2' ft from the existing fence located on property line. Moving the fence back 10' creates a wide void which would be attractive to homeless overnight camping.*

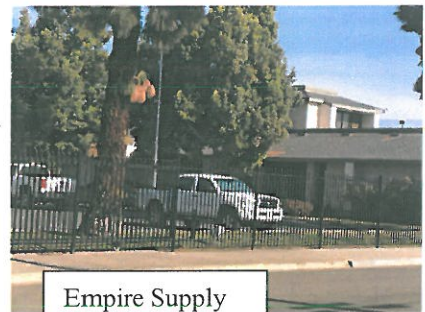
(b) The amount of homeless individuals in the neighborhood has been a source of concern at the present location. Trash, human waste and intoxicated individuals plague the area. As the office and visibility is limited on the side property line, it is requested to leave the required landscaped areas behind the fence to avoid destruction of plant material and decrease areas for camping and trash collection. Allowing this variance decreases potential police/code

enforcement staff calls to remove nuisance individuals and preserves the integrity of the investment in the property.

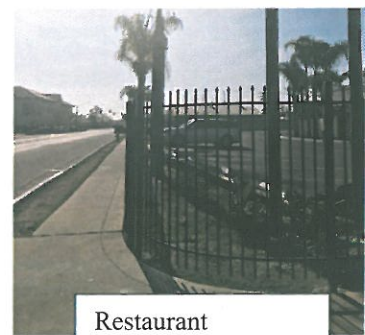
2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone; *The issues listed above are not extraordinary and are common problems for CMU zoned properties within a 3 mile radius of proposed project, many of which have attractive wrought iron fencing on property line. (photos included)*
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone; *Many businesses, residences and public facilities in the north Visalia area have similar fencing located on property line. Visibility is unencumbered by the use of wrought iron and it is a big improvement over the current chain link/barbed wire fence sitting on City right of way. VEAC is requesting this same privilege on the side yard only with a corner setback that will not encumber line of sight for vehicular or pedestrian traffic. See attached photos/addresses of similar properties within a 3 mile radius of VEAC.*
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone; *See #3*
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. *Granting of the variance will assure the property landscape areas are maintained, free of human waste, homeless camping and trash. The neighbors will enjoy a more attractive property in their neighborhood.*



Creative Center Front Entrance
606 N. Bridge



Empire Supply
616 E. Race



Restaurant
539 N. Santa Fe

Exhibit "C"

Exhibit "D"

Visalia Emergency Aid Council - Proposed New Food Pantry Operational Statement

Nature of the operation/project – What do you propose to do? Please describe in detail.

VEAC is a non-profit social service organization whose primary services are distribution of food to low-income, underemployed or unemployed households residing in the Visalia Unified School District. We work with volunteers to provide supplemental groceries to approximately 800 families per month. During peak days we will serve 50 persons in an eight hour day. It takes approximately 10-15 minutes per person to provide full service.

- **What is the existing use of the site? – Same as described above**
 - **List the hours and days of operation during a typical work week – Mon-Fri 8 am -5 pm 3rd/4th Saturday of each month 8am-Noon**
 - **Anticipated number of clients/customers at one given time- 5-6 clients during peak hours**
 - **Number of employees and future employees- 5 FT/6 PT**
 - **Will any of the employees live on the site? No**
 - **Number and type of service or delivery vehicles – 1 pickup truck, overnight storage of 3 box trucks on-site used by our thrift store during the work day.**
 - **What equipment is used? – pallet dolly, carts, pickup truck to pick up donations. Weekly delivery of food by large trucks.**
 - **Will hazardous materials or waste be produced as part of this business? No**
- **Please include any other information that will provide a clear understanding of your business and its operation.**

Construction Phasing Plan: The pantry will remain open and the existing parking lot will be utilized during construction of the new facility. An existing 1940 adobe building on the north end of the property will be renovated to current building code for use as administrative offices and a small conference room. Temporary ADA access to temporary offices will be constructed.

Phase 1: The existing office and house will be demolished prior to construction. The pantry will operate out of the small 1800 sq.ft. adobe/brick building on the northeast end of the property.

Phase 2: Construction of new 6,000 sq.ft. warehouse.

Phase 3: Existing and new parking lots will be completed, all temporary ADA access will be replaced with permanent sidewalks, ramps and drive access. The existing pantry building will be renovated for storage, the parking lot expanded and replaced, and trash enclosures constructed.

VEAC is located one block from Oval Park. Fire hydrants are located within the required minimum distance at the corner of 3rd & Granite and 3rd & Grape. A 7 ft. wrought iron fence will replace the current 7ft. chain link/razor wire fence and be much more attractive to the surrounding residential uses. In addition, the expanded storage capacity will reduce the number of large truck deliveries to the site, reducing emissions and traffic.

Contact Liz Wynn (559)2890-9958 for any additional questions.

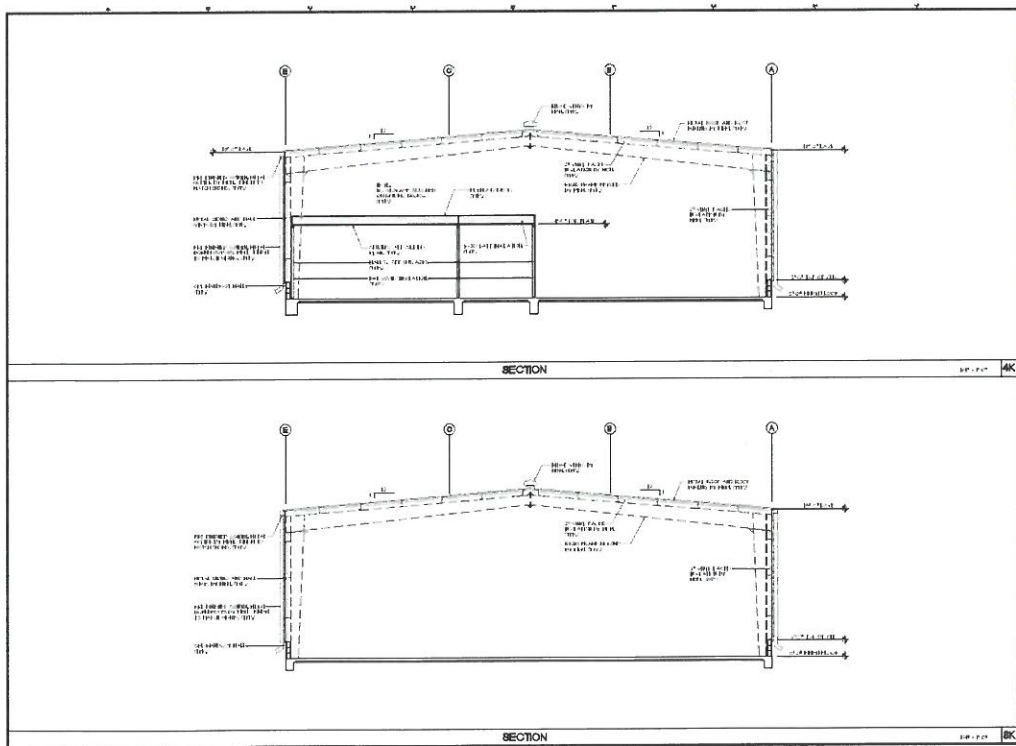
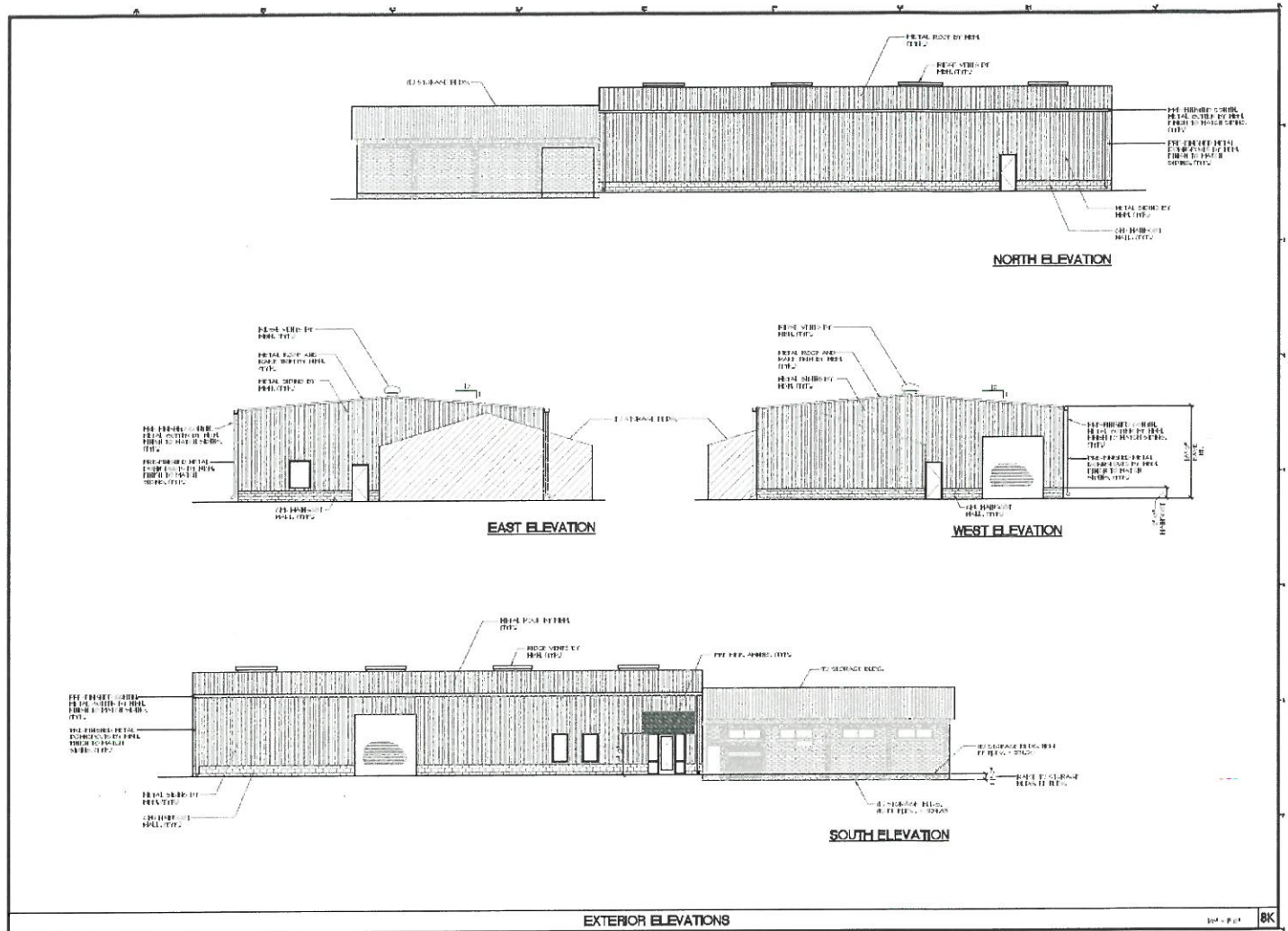
EXISTING BLDGS
To be removed
Office -1,200
House (storage)1,542
Total: 2742

PROPOSED BLDGS
Warehouse – 6,000 sq.ft.

Net Increase: 3,258

Exhibit "D"

Exhibit "E"





#1

MEETING DATE: MAY 3, 2017

SITE PLAN NO. 17-037

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



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MAY 3, 2017

SITE PLAN NO.: 17-037 RESUBMITTAL
PROJECT TITLE: VISALIA EMERGENCY AID FOOD PANTRY
DESCRIPTION: CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R16) (AE)
APPLICANT: WIN LIZ
PROP OWNER: VISALIA EMERGENCY AID COUNCIL
LOCATION: 217 NE 3RD AVE
APN: 000-011-073

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with **20'** radius; **GRANITE & NE 3RD**
- Install curb; gutter **AS NECESSARY**
- Drive approach size: **24' MIN.** Use radius return; **REFER TO COMMERCIAL OFFICE STDS**
- Sidewalk: **EXISTING** width; **EXISTING** 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; **RIGHT OF WAY FOR CURB RAMP**
- City Encroachment Permit Required. **FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **LOCATED IN AE ZONE, ADDL GRADING & ELEVATION REQUIREMENTS**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Refer to current City standards for new drive approach design and min. width requirements.***
- 2. Proposed trash enclosure is required to meet City 24' refuse standards. Trash enclosure shall have a concrete apron and gates per City standards. No drainage channels/gutters should be within concrete pad. Redesign accordingly.***
- 3. Demolished buildings may qualify for impact fee credits towards new construction impact fees.***
- 4. New food storage and office space will incur development impact fees. Refer to page 3 for applicable fees and summary.***
- 5. Site shall comply with accessibility. A pedestrian accessible path of travel from the public sidewalk to building entrance is required. The existing curb ramp at Granite and NE 3rd will also be required to be updated to comply with current accessible requirements. Refer to City standard 20' radius curb return - additional right-of-way will be required to accommodate a City std curb return.***
- 6. The existing fencing shall be removed. Desired fencing/gates at loading area or parking lot shall meet a minimum 20' setback from curb face.***
- 7. Comply with parking lot City standards. Proposed 24' drive aisle width will need to be adjusted to meet 25' minimum. Redesign accordingly.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **17-037 RESUBMITTAL**

Date: **5/3/2017**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**10/1/2016**)


(Project type for fee rates:**SERV COMM**)

Existing uses may qualify for credits on Development Impact Fees. **4,266 SF SERV.COMM + 1 SFD**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,931/1000SF X 5.73 - (\$5600CR) = \$5,465
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$527/1000SF X 5.73 - (\$542CR) = \$2,478
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 3, 2017

ITEM NO: <u>1</u>	RESUBMTL
SITE PLAN NO:	SPR17037
PROJECT TITLE:	VISALIA EMERGENCY AID FOOD PANTRY
DESCRIPTION:	CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R-1-6) (AE)
APPLICANT:	WIN LIZ
PROP. OWNER:	VISALIA EMERGENCY AID COUNCIL
APN:	000-011-073
LOCATION:	217 NE 3RD AVE VISA
APN:	000-011-073
LOCATION:	203 NE 3RD AVE VISA
APN:	000-011-073
LOCATION:	213 NE 3RD 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:

- Distance of gate from curb face needed to allow for at least one vehicle to que - 25 ft.



Leslie Blair



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown, Fire Marshal
707 W Acequia Avenue
Visalia, CA 93291
(559) 713-4261 office
(559) 713-4808 fax

ITEM NO: 1

DATE: May 03, 2017

SITE PLAN NO:

SPR17037

RESUBMIT

PROJECT TITLE:

VISALIA EMERGENCY AID FOOD PANTRY

DESCRIPTION:

CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R-1-6) (AE)

APPLICANT:

WIN LIZ

PROP OWNER:

VISALIA EMERGENCY AID COUNCIL

LOCATION:

217 NE 3RD AVE

APN(S):

000-011-073

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 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 a 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 Site Plan Review can be conducted. Please submit plans with more detailed information. 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 in building or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

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

Water Supply for Residential, Commercial & Industrial

Residential

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

Commercial & Industrial

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

Emergency Access

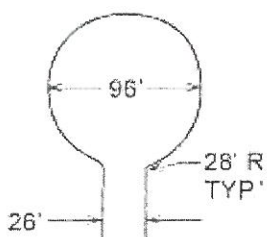
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

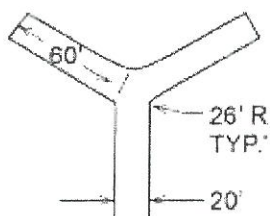
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

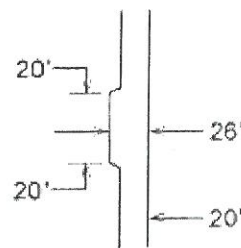
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



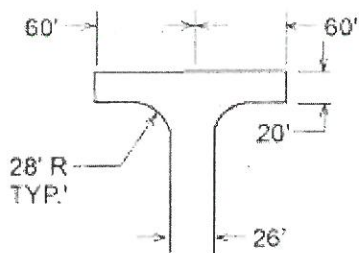
96' DIAMETER
CUL-DE-SAC



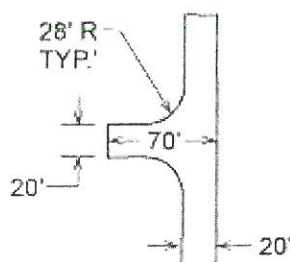
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"

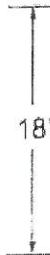


12"

SIGN TYPE "D"



12"



18"

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

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

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

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

Fire Protection Systems

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

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

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

Special Comments

-



Kurtis A. Brown
Fire Marshal

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: May 03, 2017
SITE PLAN NO: SPR17037 **RESUBMIT**
PROJECT TITLE: VISALIA EMERGENCY AID FOOD PANTRY
DESCRIPTION: CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R-1-6) (AE)
WIN LIZ
APPLICANT: VISALIA EMERGENCY AID COUNCIL
PROP OWNER: 217 NE 3RD AVE
LOCATION: 000-011-073
APN(S):

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 EXISTING STRUCTURES.** *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: PROVIDE MAIN GATE TO PUBLIC WAY AT FENCE.
LANDSCAPE TO MEET THE MWEL0 REQUIREMENT.

 Date: 5/2/17
Signature

QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: May 03, 2017
SITE PLAN NO: SPR17037 **RESUBMIT**
PROJECT TITLE: VISALIA EMERGENCY AID FOOD PANTRY
DESCRIPTION: CONSTRUCTION OF NEW 10,860 SF METAL
 WAREHOUSE CLIENT SERVICES OFFICE AND
 CONFERENCE ROOM (R-1-6) (AE)
APPLICANT: WIN LIZ
PROP OWNER: VISALIA EMERGENCY AID COUNCIL
LOCATION: 217 NE 3RD AVE
APN(S): 000-011-073

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR _____ min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

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

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



AUTHORIZED SIGNATURE

5-1-17

DATE

ITEM NO: 1

DATE: May 23, 2017

SITE PLAN NO:

SPR17037

RESUBMIT

PROJECT TITLE:

VISALIA EMERGENCY AID FOOD PANTRY

DESCRIPTION:

CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R-1-6) (AE)

APPLICANT:

WIN LIZ

PROP OWNER:

VISALIA EMERGENCY AID COUNCIL

LOCATION:

217 NE 3RD AVE

APN(S):

000-011-073

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:

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 3, 2017

SITE PLAN NO: 2017-037 **RESUBMITTAL**
PROJECT TITLE: VISALIA EMERGENCY AID FOOD PANTRY
DESCRIPTION: CONSTRUCTION OF NEW 10,860 SF METAL WAREHOUSE CLIENT SERVICES OFFICE AND CONFERENCE ROOM (R-1-6) (AE)
APPLICANT: WIN LIZ
PROP. OWNER: VISALIA EMERGENCY AID COUNCIL
LOCATION TITLE: 217 NE 3RD AVE
APN TITLE: N/A
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-MU – Commercial Mixed Use

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment
- Elevations
- Phasing Plan
- Detailed Operational Plan
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (05/03/2017):

1. A Conditional Use Permit is required for this project.
2. The proposed wrought iron fence shall replace the existing chain link fence. The change in fence material will be included as part of the CUP and shall be recommended as part of the CUP project conditions requiring that the fence be designed with wrought iron rather than chain link.
3. All landscaping shall comply with the MELOW Standards.
4. Provide a detailed phasing plan identify which structures will be constructed with the first phase and which structures will be retained during construction.
5. Provide building elevations with the CUP application submittal.
6. All other comments provided during the February 22, 2017. Site Plan meeting will are applicable.

Previous Comments

PROJECT SPECIFIC INFORMATION (02/22/2017):

1. A Conditional Use Permit is required for the redevelopment of the food pantry per Line P13 "Community Center".
2. A Variance is required for any fence solid 3-ft. fence or 4-ft. open fence located on property line. Any fence taller than those noted shall be located behind the required setback for the Commercial Mixed Use zone.
3. A 7-ft. block wall is required along the north and east property lines.
4. Provide a phasing plan that clearly identifies which structures shall remain and which structures shall be removed once the new building is constructed.
5. It is staff's understanding that the pantry warehouse will remain and the existing offices will be removed. A phasing plan may demonstrate how the site will function will portions of the site are being renovated.
6. Elevations shall be submitted with the CUP/Variance application submittal.
7. Depict the new location of the trash enclosure.
8. Provide an Operational Statement.

9. The office shall be parked at one space per 250 sq. ft. of office area. Provide additional information on the parking needs of this use.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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.

Parking:

- 1. Provide parking spaces based on the following: one space per 250 square feet of gross floor area for the office. One space per 1,000 square feet for the warehouses (see Zoning Ordinance Section 17.34.020).
- 2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
- 3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
- 4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
- 5. It is highly recommended that bicycle rack(s) be provided on site plan.
- 6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
- 7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
- 8. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
6. A seven-foot block wall is required along the north and east property lines as depicted on the site plan exhibit.
7. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.

3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be "T. J. [unclear]".

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Friday, May 12, 2017 2:57 PM
To: Susan Currier
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review for May 3, 2017

Susan and All –

CALTRANS has a 'NO COMMENT" on

SPR 17037 (RESUB)
SPR 17076 (RESUB)
SPR 17079 storage racks
SPR 17080 medical office
SPR 17084 outdoor gym
SPR 17085 8 unit subd
SPR 17081 taco truck
SPR 17082 new access gate
SPR 17083 auto shop

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [<mailto:Susan.Currier@visalia.city>]
Sent: Friday, April 28, 2017 3:36 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review for May 3, 2017

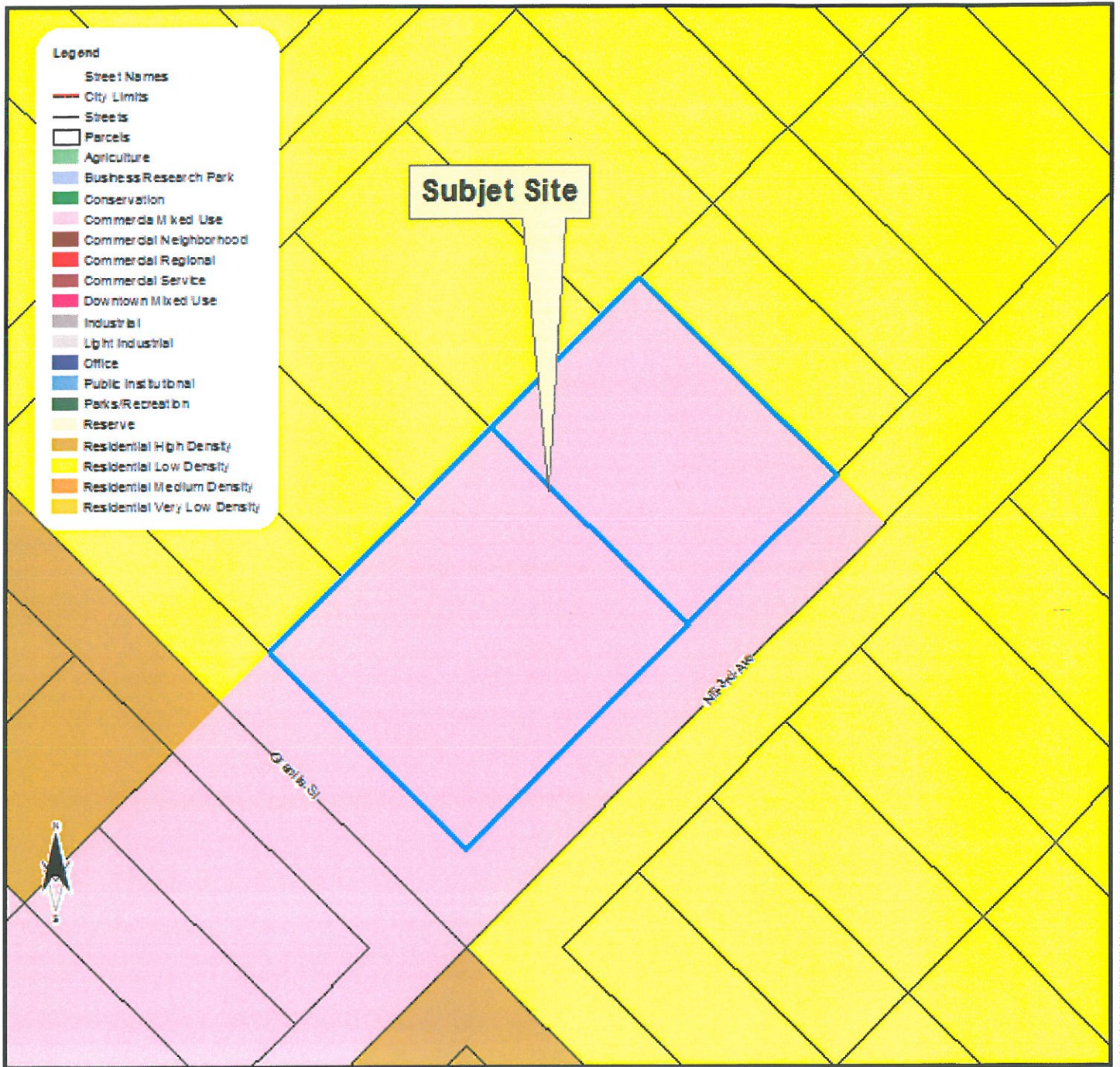
Please find the attached SPR Agenda for May 3, 2017. Remember that the meetings have been moved to the Convention Center, Room Sierra B, 303 E. Acequia.

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

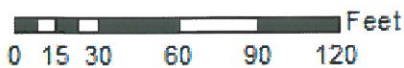
The Site Plan Review Agenda is sent out weekly.

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City of Visalia

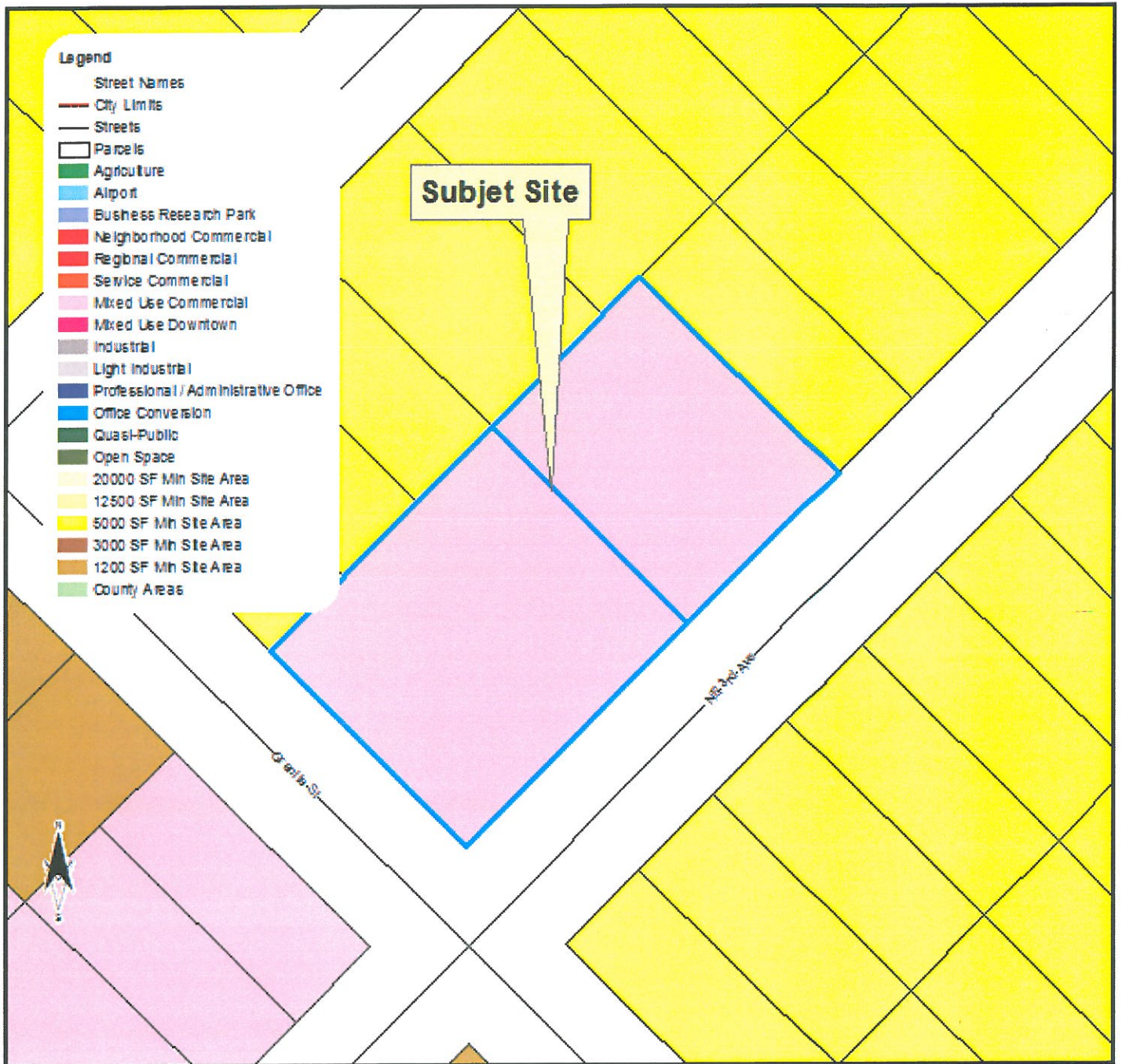


Land Use Designations

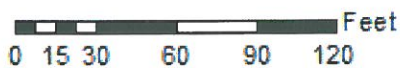


Visalia Emergency Aid

City of Visalia



Zoning Designations



Visalia Emergency Aid

City of Visalia



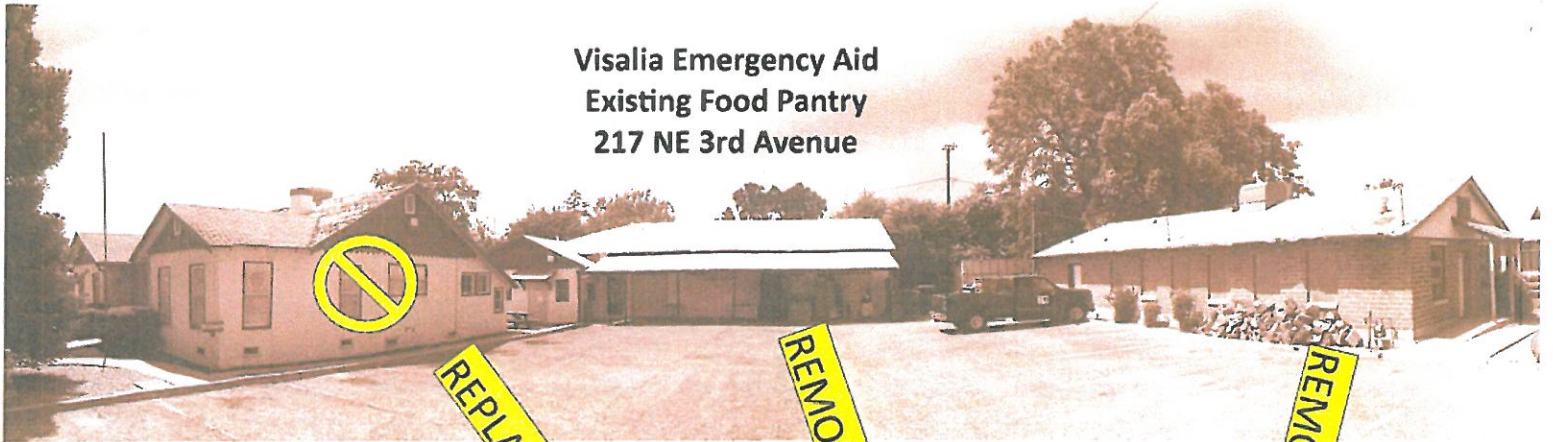
Aerial Photo

0 10 20 40 60 80 Feet

Visalia Emergency Aid

Project Rendering Visalia Emergency Aid

Visalia Emergency Aid
Existing Food Pantry
217 NE 3rd Avenue



REPLACE

REMODEL

REMODEL



Visalia Emergency Aid
Proposed Food Pantry
217 NE 3rd Avenue

