

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, MARCH 12, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2017-38.
5. PUBLIC HEARING – Andy Chamberlain  
Variance No. 2018-01: A request by Central Valley Sweeping to exceed the 25% office area limit in the Industrial Zone, allowing a 36% office area totaling approximately 1,925 sq. ft. of office in a 5,438 sq. ft. building, in the Industrial (I) Zone. The site is located at 10313 W. Legacy Avenue. (APN: 073-220-003).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-01
6. PUBLIC HEARING – Paul Scheibel
  - a. Lowery West Tentative Subdivision Map TSM 5564: A request to subdivide 48 acres into 218 lots for residential units, including a 17.5-acre portion proposed as a Planned Residential Development (PRD) with 94 residential lots with gated access and private streets. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size), is located near the northeast corner of Riggin Ave. and Akers St. (APNs 077-060-006 and -028) The project has been found to be consistent with Mitigated Negative Declaration No. 2016-63.
  - b. Conditional Use Permit CUP 2017-32: A request for a Planned Residential Development (PRD) on a 17.5-acre portion of a proposed 48-acre, 218-unit residential subdivision. The PRD proposes to develop 94 residential lots with gated access and private streets, modifications to the minimum standards of the R-1-5 Zoned District, including lots that are smaller than 5,000 square feet less than 50 feet in width, and reduced yard setbacks. The site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size), located near on the northeast corner of Riggin Ave. and Akers St. (APNs 077-060-006 and -028) The project has been found

to be consistent with Mitigated Negative Declaration No. 2016-63.

7. REGULAR HEARING-Paul Scheibel
  - 2017 Annual Housing Element Progress Report
8. 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 22, 2018 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 26, 2018**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** March 12, 2018

**PROJECT PLANNER:** Andrew Chamberlain  
Senior Planner (559) 713-4003  
[andrew.chambelain@visalia.city](mailto:andrew.chambelain@visalia.city)

**SUBJECT: Variance No. 2018-01:** A request by Central Valley Sweeping to exceed the 25% office area limit in the Industrial Zone, allowing a 36% office area totaling approximately 1,925 sq. ft. of office in a 5,438 sq. ft. building, in the Industrial (I) Zone. The site is located at 10313 W. Legacy Avenue. (APN: 073-220-003).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2018-01 based upon the findings in Resolution No. 2018-02. The recommendation is based upon meeting the required variance findings, as discussed in the report, and contained in the resolution.

## RECOMMENDED MOTION

I move to approve Variance No. 2018-01, based on the findings in Resolution No. 2018-02.

## PROJECT DESCRIPTION

The applicant is requesting a variance to increase the maximum 25% limit for an office area associated with an industrial use in the Industrial zone pursuant to Section 17.25.030 of the Zone Matrix. The request is to allow an office area totaling 36% of the total building area. The subject site is an existing office and service warehouse for Central Valley Sweeping as shown in Exhibit "A". The current office area is 1,447 sq. ft. with a total building area of 4,960 sq. ft. resulting in 29% of the building area currently in office use, which already exceeds the 25% limitation as required per the Zone Matrix.

The applicant is requesting an additional 478 sq. ft. of office area for the facility to be constructed as a second floor over the existing office area. This would bring the total office area to 1,925 sq. ft. resulting in 36% of the building being used for office area as depicted in Exhibit "B".

The applicant's findings in Exhibit "C" indicate that the existing kitchen/break room is used as a conference room, and that the reception and accounting/record keeping areas are not adequate resulting in the need for a minor increase in office floor area. The findings also identify that a recent variance was granted for an office expansion in the Industrial zone area as referenced in the "Related Actions" section of this staff report.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Industrial
Zoning	I - Industrial
Surrounding Zoning and Land Use	North: I – Industrial
	South: I – Industrial
	East: I – Industrial
	West: I – Industrial



## PROJECT EVALUATION

The applicant has provided responses for each of the five variance findings below. The applicant's responses to the variance findings are also included in Exhibit "C". Staff concurs with each of the variance findings. Staff's conclusion is based on the recognition that the request to increase the office area to 36% of the total building area is to provide the office space necessary to support the bona-fide service/industrial use.

### **25% Office Area Limitation**

The Zoning Ordinance permits offices associated with an Industrial use to not exceeding 25% of the total building area. The current office area for the entire building is 29%, which was permitted at the time the building was constructed.

Stand-alone offices were removed as a permitted use in the Industrial zones per the 1993 Zoning Ordinance update. Offices associated with a warehouse were permitted with staff limiting them to 25% at the direction of the City Planner; however the 25% limitation was not codified with the 1993 Zoning Ordinance. The 2017 Zoning Ordinance update codified the 25% limitation on offices in the Industrial zones.



### **Related Actions**

On September 25, 2017, the Planning Commission approved Variance No. 2017-20 allowing a 45% office area for Lincare Medical in the Industrial Zone, located at located at 9420 W. Perishing Avenue.

### **Service Commercial/Warehouse Use**

The existing Central Valley Sweeping use was approved at the current location as a "Permitted" use in the Industrial zone. They are the original user for this building, which combines the storage and service area for their equipment and offices for the business. Central Valley Sweeping is a street sweeping service provider.



## **Parking**

Staff reviewed the parking and found that the 16 stalls provided on-site comply with the parking requirements for this industrial use. The site plan, Exhibit "A" depicts three new stalls located along the east side of the site inside the fenced yard area. These additional stalls meet the parking demand for the proposed office expansion.

## **Required Variance Findings**

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

The staff recommendation of approval is based upon being able to make the required findings as described in the section below.

## **Variance Finding Analysis**

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

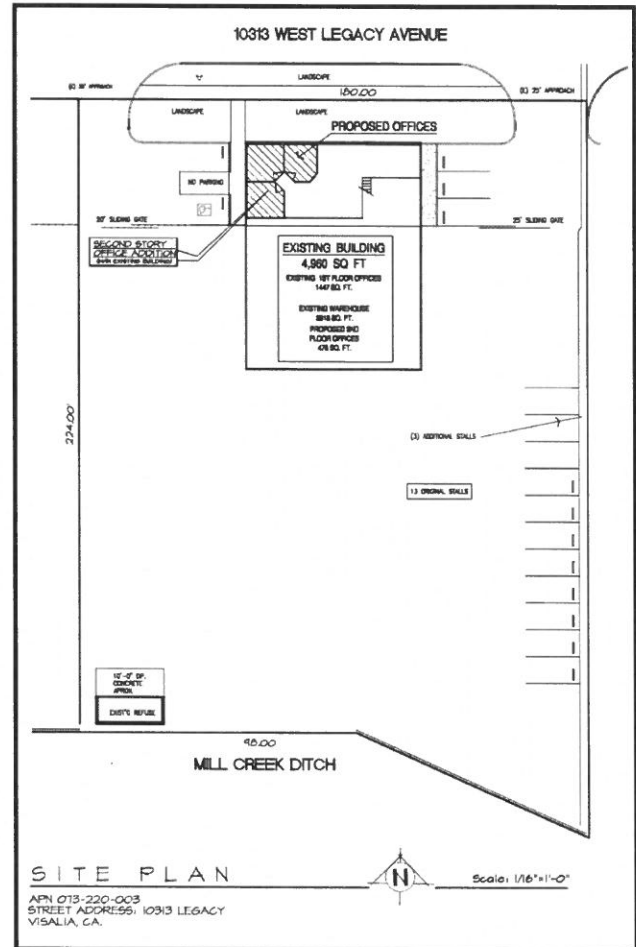
*Applicant Response:* Increase allowable square footage in existing zone. Currently we use the kitchen/break room as the conference room, the reception area is substandard. There is a lack of adequate space for accounting and record keeping.

*Staff Analysis:* The Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. Staff finds the requested increase from 29% to 36% for a bona-fide service/industrial use to be approximate based upon the site, use and requested 7% increase office area.

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

*Applicant Response:* We don't have the availability to expand our current footprint. The only room for expansion is to the second level.

*Staff Analysis:* Staff finds that the scope of the request by establishing the new office area to be constructed as a second floor office over the existing office area provides the existing industrial user the necessary office spaced needed to continue supporting the primary industrial use located on-site.



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

Applicant Response: *There has been a previously approved Variance for increase in square footage in this area.*

Staff Analysis: The Planning Commission approved Variance No. 2017-20 allowing a 45% office area for Lincare Medical in the Industrial Zone. The request for this variance is to permit an office area that is 36% of the total building area for the bona-fide industrial use.

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

Applicant Response: *There has been a previously approved Variance for increase in square footage in this area.*

Staff Analysis: The Planning Commission approved Variance No. 2017-20 allowing a 45% office area for Lincare Medical in the Industrial Zone. The request for this variance is to permit an office area that is 36% of the total building area for the bona-fide industrial use.

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

Applicant Response: *It will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Uses will not change).*

Staff Analysis: Staff finds that the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

### **Environmental Review**

The Variance is considered Categorically Exempt under Section 15305 (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. 2018-01)

## **RECOMMENDED FINDINGS**

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

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

Finding: Increase allowable square footage in existing zone. Currently we use the kitchen/break room as the conference room, the reception area is substandard. There is a lack of adequate space for accounting and record keeping.

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



Finding: We don't have the availability to expand our current footprint. The only room for expansion is to the second level.

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

Finding: There has been a previously approved Variance for increase in square footage in this area.

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

Finding: There has been a previously approved Variance for increase in square footage in this 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.*

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

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-08).

## **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. 2017-220.
2. That the office and additional parking stalls be developed consistent with the site plan and floor plan in Exhibit "A" and Exhibit "B".
3. That a building permit be obtained for the proposed office expansion.
4. That all applicable federal, state 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 form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2018-02
- Exhibit "A" – Site Plan
- Exhibit "B" – Site Plan Detail
- Exhibit "C" – Applicant Variance Findings
- Exhibit "D" – Full Site Plan Exhibit
- Site Plan Review No. 2017-220
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch



## RELATED PLANS AND POLICIES

### Zoning Ordinance Chapter 17.42

#### VARIANCES AND EXCEPTIONS

##### 17.42.010 Variance purposes.

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

##### 17.42.020 Exception purposes.

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

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

##### 17.42.030 Variance powers of city planning commission.

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

##### 17.42.040 Exception powers of city planning commission.

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

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

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

C. Fences, walls and hedges; and

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

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

##### 17.42.050 Application procedures.

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

1. Name and address of the applicant;

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

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

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7559)

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

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

17.42.080 Public hearing procedure.

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

17.42.090 Variance action of the city planning commission.

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

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



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

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

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

17.42.100 Exception action of the city planning commission.

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

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

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

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

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

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

17.42.110 Appeal to city council.

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

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

17.42.120 Action of city council.

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

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

17.42.130 Lapse of variance.

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

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

17.42.140 Revocation.

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

17.42.150 New application.

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



RESOLUTION NO. 2018-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2018-01, A REQUEST BY CENTRAL VALLEY SWEEPING TO EXCEED THE 25% OFFICE AREA LIMIT IN THE INDUSTRIAL ZONE, ALLOWING A 36% OFFICE AREA TOTALING APPROXIMATELY 1,925 SQ. FT. OF OFFICE IN A 5,438 SQ. FT. BUILDING, IN THE INDUSTRIAL (I) ZONE. THE SITE IS LOCATED AT 10313 W. LEGACY AVENUE. (APN: 073-220-003)

**WHEREAS**, Variance No. 2018-01, is a request by Central Valley Sweeping to exceed the 25% office area limit in the Industrial Zone, allowing a 36% office area totaling approximately 1,925 sq. ft. of office in a 5,438 sq. ft. building, in the Industrial (I) Zone. The site is located at 10313 W. Legacy Avenue (APN: 073-220-003); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on March 12, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2018-01, as conditioned by staff, to be in accordance with Section 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 findings based on the evidence presented:

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

Finding: Increase allowable square footage in existing zone. Currently we use the kitchen/break room as the conference room, the reception area is substandard. There is a lack of adequate space for accounting and record keeping. The Zoning Ordinance restriction limiting offices to 25% of the associated warehouse is a result of past office developments in the Industrial zone, which reduce the availability of Industrial sites for industrial uses. Staff finds the requested increase from 29% to 36% for a bona-fide service/industrial use to be approximate based upon the site, use and requested 7% increase office area.

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

Finding: We don't have the availability to expand our current footprint. The only room for expansion is to the second level. Staff finds that the scope of the request by establishing the new office area to be constructed as a second floor office over the existing office area provides the existing industrial user the necessary office spaced needed to continue supporting the primary industrial use located on-site.

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

Finding: There has been a previously approved Variance for increase in square footage in this area. The Planning Commission approved Variance No. 2017-20 allowing a 45% office area for Lincare Medical in the Industrial Zone. The request for this variance is to permit an office area that is 36% of the total building area for the bona-fide industrial 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;*

Finding: There has been a previously approved Variance for increase in square footage in this area. The Planning Commission approved Variance No. 2017-20 allowing a 45% office area for Lincare Medical in the Industrial Zone. The request for this variance is to permit an office area that is 36% of the total building area for the bona-fide industrial use.

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

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

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-08).

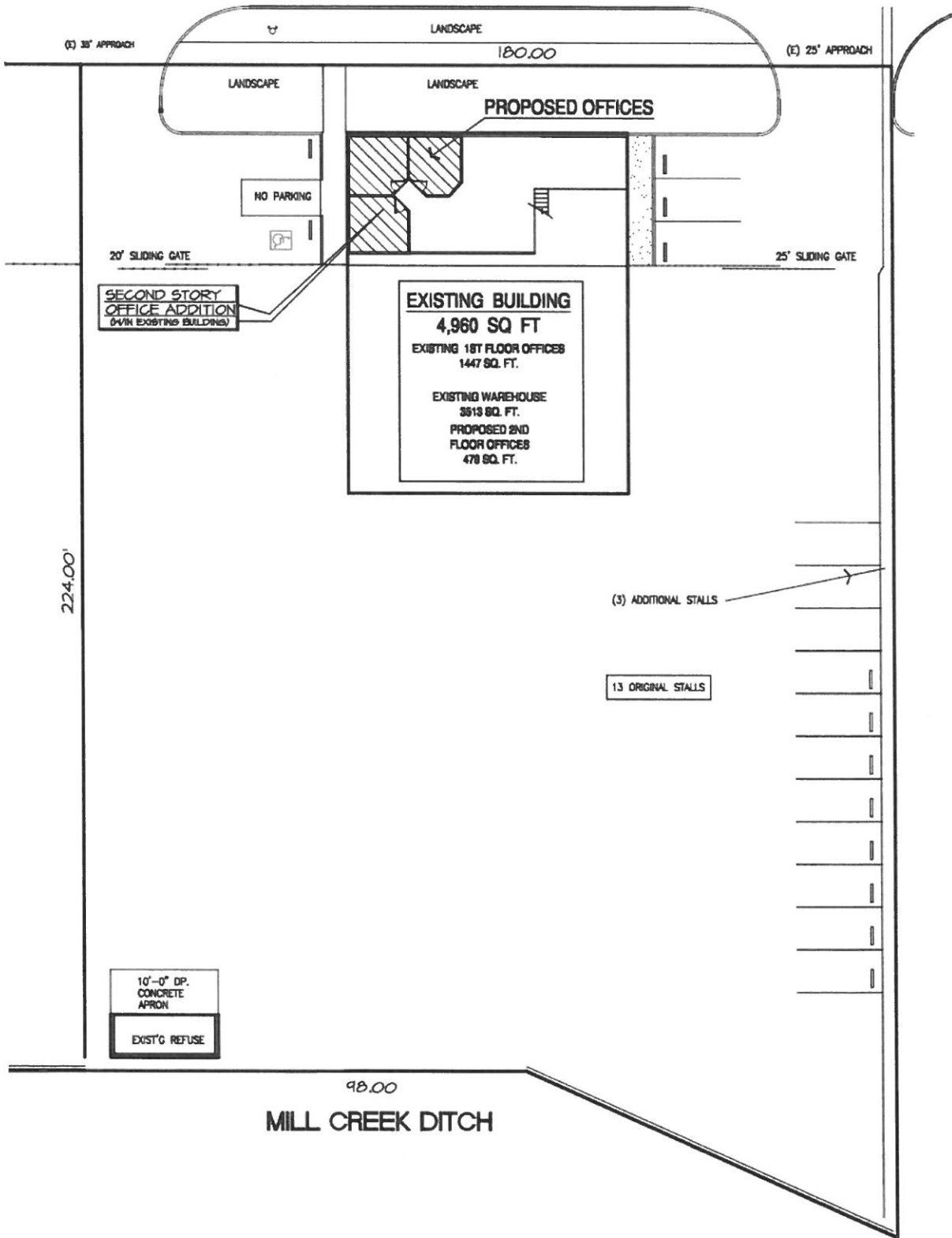
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2017-16, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the 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. 2017-220.



2. That the office and additional parking stalls be developed consistent with the site plan and floor plan in Exhibit "A" and Exhibit "B".
3. That a building permit be obtained for the proposed office expansion.
4. That all applicable federal, state and city laws, codes and ordinances be met.

10313 WEST LEGACY AVENUE



SITE PLAN

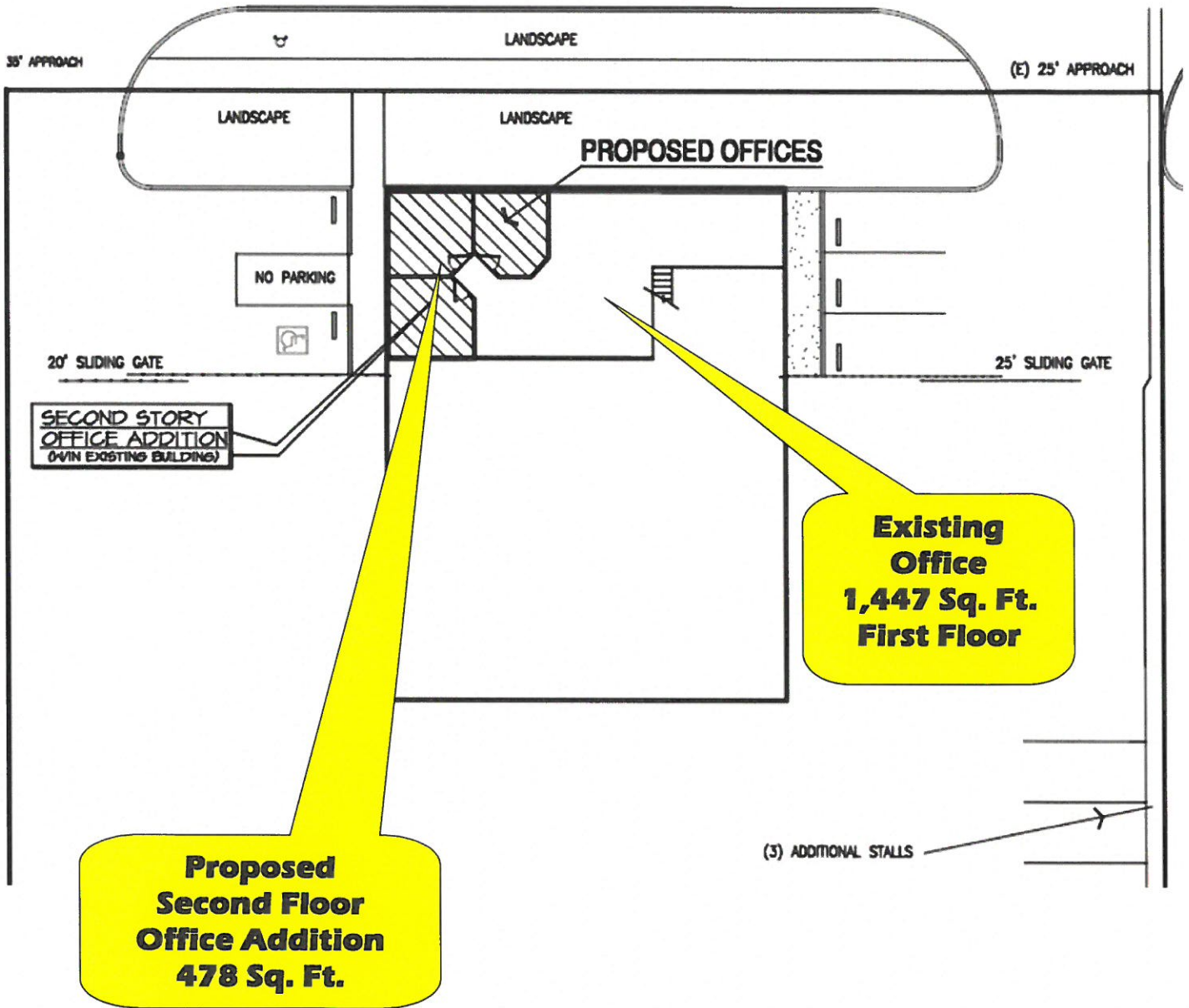
APN 073-220-003  
STREET ADDRESS: 10313 LEGACY  
VISALIA, CA.



Scale: 1/16"=1'-0"

EXHIBIT A

# 10313 WEST LEGACY AVENUE



$\% \text{ OF EXISTING OFFICE} / \text{EXISTING WAREHOUSE} = 1447 + 3513 = 4960 = 29\%$   
 $\% \text{ OF TOTAL REQUESTED \& EXISTING OFFICE/EXISTING WAREHOUSE}$   
 $1447 + 478 = 1925 + 3513 = 5438 = 36\%$



## **Applicant Variance Findings**

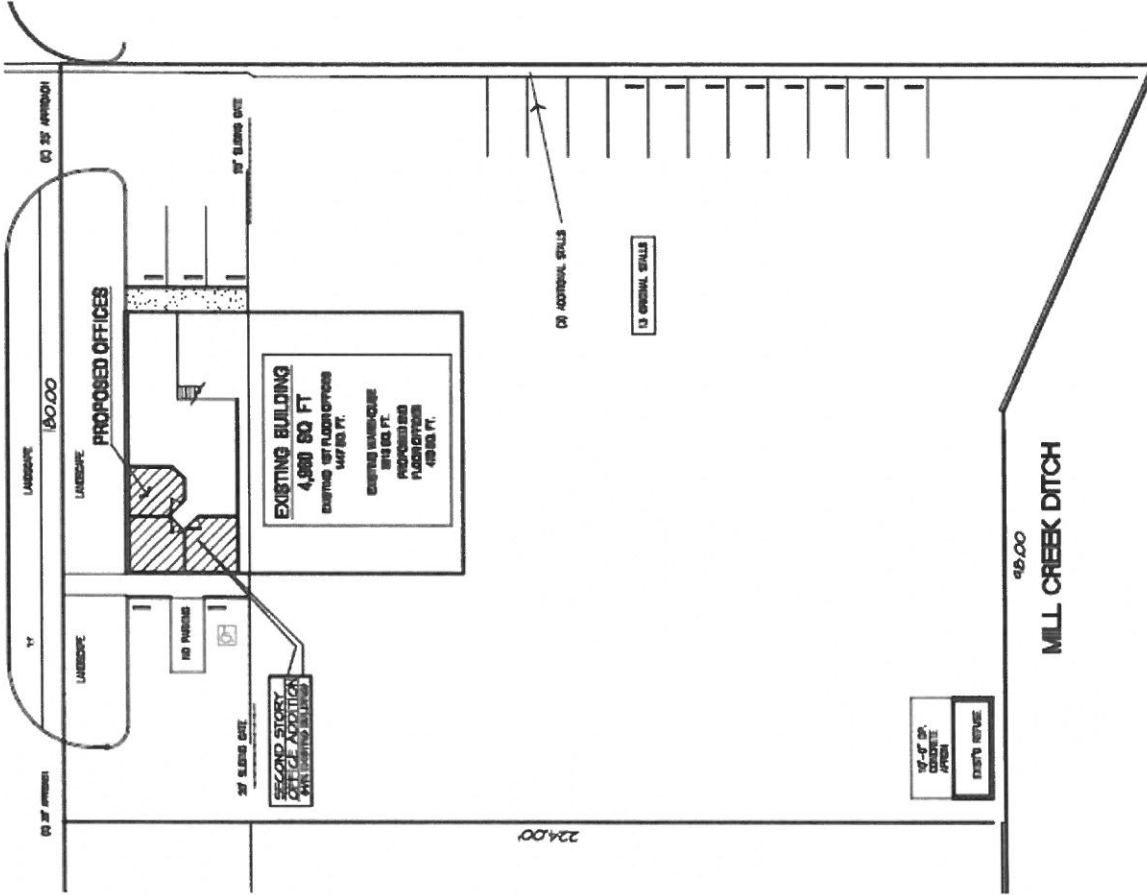
Central Valley Sweeping LLC  
10313 W. Legacy Ave  
Visalia, CA 93291

### City of Visalia Planning Dept., Variance Request

1. Increase allowable square footage in existing zone. Currently we use the kitchen/break room as the conference room, the reception area is substandard. There is a lack of adequate space for accounting and record keeping.
2. We don't have the availability to expand our current footprint. The only room for expansion is to the second level.
3. There has been a previously approved variance for increase in square footage in this area.
4. There has been a previously approved variance for increase in square footage in this area.
5. It will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Uses will not change).

**EXHIBIT C**  
**Applicant Findings**

10313 WEST LEGACY AVENUE



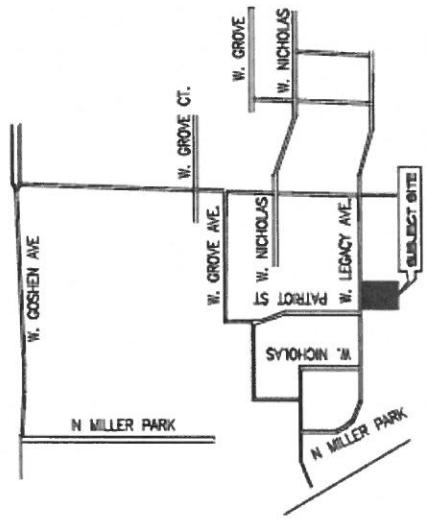
SITE DATA:

EXISTING USE: BUSINESS OFFICES/WAREHOUSE  
 PROPOSED USE: (A) SECOND STORY OFFICES  
 EXISTING ZONING: LI (LIGHT INDUSTRIAL)

TELEPHONE: SEC. TELEPHONE CO.  
 WATER: CALIFORNIA WATER SERVICE CO.  
 SEWER: CITY OF VISALIA  
 STORM: CITY OF VISALIA  
 SOLID WASTE: CITY OF VISALIA, CURBSIDE  
 GAS: THE GAS CO.  
 POWER: SOUTHERN CALIF. Edison CO.

APN 075-220-005  
 STREET ADDRESS: 10313 LEGACY  
 OCCUPANCY: 27' WAREHOUSE

% OF EXISTING OFFICE / EXISTING WAREHOUSE = 1447/4980 = 29%  
 % OF TOTAL REQUESTED & EXISTING OFFICE/EXISTING WAREHOUSE  
 1447/478+4923-2513 = 5430 = 36%



VICINITY MAP



NO SCALE

SITE PLAN

APN 075-220-005  
 STREET ADDRESS: 10313 LEGACY  
 VISALIA, CA

Scale: 1/16"=1'-0"



STEPHEN O. SPANSHOTT  
 ARCHITECT & ENGINEER  
 200 N. GARDEN AVENUE  
 VISALIA, CALIF. 93277  
 559-234-2222

NEW SECOND FLOOR OFFICES FOR  
 CENTRAL VALLEY SWEEPING  
 VISALIA  
 10313 W. LEGACY  
 CA

SHEET  
 05  
 DATE: 11/20/07

EXHIBIT D



MEETING DATE: 12/06/2017  
SITE PLAN NO. 17 - 220  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL  REDEVELOPMENT
- PLANNING COMMISSION  PARK/RECREATION
- Variance
- HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*






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

ITEM NO: 9                      DATE: December 06, 2017  
 SITE PLAN NO:                SPR17220  
 PROJECT TITLE:                CENTRAL VALLEY SWEEPING  
 DESCRIPTION:                 NEW OFFICES (3) IN EXISTING  
    WAREHOUSE/OFFICE @ 2ND FLOOR LOFT (I) (X/AE)  
 APPLICANT:                    SPARSHOTT STEVE  
 PROP OWNER:                 LEGACY AVENUE PROPERTY LLC  
 LOCATION:                    10313 W LEGACY AVE  
 APN(S):                        073-220-003

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone 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: \_\_\_\_\_

  
 Signature \_\_\_\_\_ Date: 12/6/17

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 9 DATE: 12/06/2017

SITE PLAN NO.: 17-220  
 PROJECT TITLE: CENTRAL VALLEY SWEEPING  
 DESCRIPTION: NEW OFFICES (3) IN EXISTING  
 WAREHOUSE/OFFICE @ 2<sup>ND</sup> FLOOR LOFT (I)  
 (X/AE)

APPLICANT: SPARSHOTT STEVE  
 PROP OWNER: LEGACY AVENUE  
 LOCATION: 10313 W LEGACY AVE VISALIA  
 APN: 073-220-003

**SITE PLAN REVIEW COMMENTS**

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

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide            wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations.     Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.     Resubmit with additional information.     Redesign required.

**Additional Comments:**

***1. This project will incur development impact fees for the additional office space. See sheet 3 for additional information.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-220  
Date: 12/06/2017

**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:OFFICE)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$6,349/1KSF X 0.478 = \$3,035 CR = \$1,984/1KSF X 0.478 = \$949 TOTAL:\$2,087
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$95.00/1KSF X 0.478 = \$45 CR = \$24/1KSF X 0.478 = \$12 TOTAL: \$33
	<b>TREATMENT PLANT CONNECTION FEE:</b>
	\$225/1KSF X 0.478 = \$108
<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	\$675/1KSF X 0.478 = \$323 CR = \$208/1KSF X 0.478 = \$99 TOTAL: \$224
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

Diego Corvera

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 6, 2017

ITEM NO: 9  
SITE PLAN NO: SPR17220  
PROJECT TITLE: CENTRAL VALLEY SWEEPING  
DESCRIPTION: NEW OFFICES (3) IN EXISTING WAREHOUSE/OFFICE @ 2ND FLOOR LOFT (I) (X/AE)  
APPLICANT: SPARSHOTT STEVE  
PROP. OWNER: LEGACY AVENUE PROPERTY LLC

APN: 073-220-003  
LOCATION: 10313 W LEGACY AVE VISA

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

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

**Additional Comments:**

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

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: December 6, 2017

SITE PLAN NO: 2017-220  
PROJECT: Central Valley Sweeping  
DESCRIPTION: OFFICE ADDTION (I) (X/AE)  
APPLICANT: STEVE SPARSHOT  
PROP. OWNER: LEGACY AVE PROP, LLC  
LOCATION TITLE: 10313 W. LEGACY AVE  
APN TITLE: 073-220-003  
GENERAL PLAN: Industrial  
ZONING: Industrial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Variance required
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 12/06/2017**

1. The proposed office expansion results in a total office area exceeding the maximum 25% of the gross building area at 36%. A variance to allowable office space is required.
2. Provide the five findings found in the Variance Application.
3. Provide a detailed operational statement to accompany the variance application.

## **17.20.060 Development standards in the I-L and I zones.**

- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:
- A. Minimum site area: five (5) acres.
- B. Maximum building height: seventy-five (75) feet.
- C. Minimum required yards (building setbacks):
1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
  2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
  3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
  4. Rear: zero (0) feet;
  5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
  6. Side: zero (0) feet;
  7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
  8. Side abutting railroad right-of-way: twenty-five (25) feet.
- D. Minimum required landscaped yard (setback) areas:



1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
  2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elwin Court, Clancy Drive, and Rasmussen Avenue);
  3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
  4. Rear: zero (0) feet;
  5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
  6. Side: zero (0) feet;
  7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
  8. Side abutting railroad right-of-way: twenty-five (25) feet.
- E. Additional standards:
1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
  2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district.

**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  

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 9                      DATE: December 08, 2017  
SITE PLAN NO:                SPR17220  
PROJECT TITLE:                CENTRAL VALLEY SWEEPING  
DESCRIPTION:                 NEW OFFICES (3) IN EXISTING  
                                      WAREHOUSE/OFFICE @ 2ND FLOOR LOFT (1) (X/AE)  
APPLICANT:                    SPARSHOTT STEVE  
PROP OWNER:                  LEGACY AVENUE PROPERTY LLC  
LOCATION:                        10313 W LEGACY AVE  
APN(S):                         073-220-003

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 - 3/4 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

Jan Kim  
AUTHORIZED SIGNATURE  
12-4-17  
DATE

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

ITEM NO: 9      DATE: December 06, 2017  
SITE PLAN NO: SPR17220  
PROJECT TITLE: CENTRAL VALLEY SWEEPING  
DESCRIPTION: NEW OFFICES (3) IN EXISTING WAREHOUSE/OFFICE @ 2ND FLOOR LOFT (I) (X/AE) SPARSHOTT STEVE  
APPLICANT: LEGACY AVENUE PROPERTY LLC  
PROP OWNER: 10313 W LEGACY AVE  
LOCATION: 073-220-003  
APN(S):

### 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: LOW AND THIN LANDSCAPING TO AVOID TRANSIENT ENCAMPMENT
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
[Signature]



**Site Plan Review Comments For:**

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

ITEM NO: 9

DATE: December 06, 2017

SITE PLAN NO:

SPR17220

PROJECT TITLE:

CENTRAL VALLEY SWEEPING

DESCRIPTION:

NEW OFFICES (3) IN EXISTING  
WAREHOUSE/OFFICE @ 2ND FLOOR LOFT (I) (X/AE)

APPLICANT:

SPARSHOTT STEVE

PROP OWNER:

LEGACY AVENUE PROPERTY LLC

LOCATION:

10313 W LEGACY AVE

APN(S):

073-220-003

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

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

**General:**

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



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

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

Residential

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

Commercial & Industrial

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

**Emergency Access**

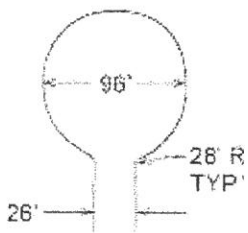
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

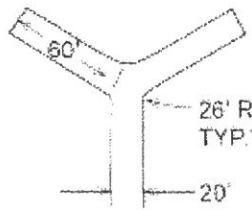
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

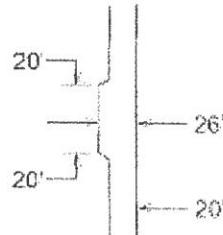
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



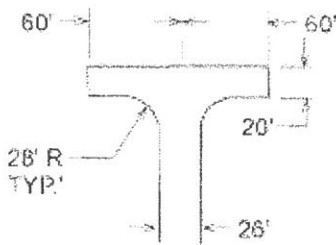
96" DIAMETER  
CUL-DE-SAC



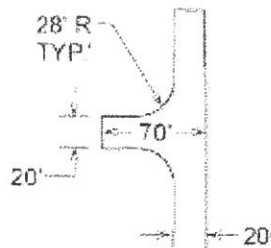
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

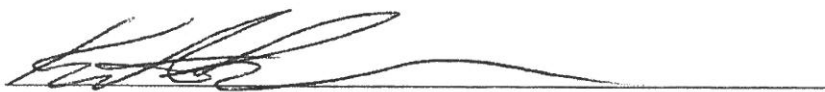
18"

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

**Fire Protection Systems**

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

**Special Comments:**

  
Kurtis A. Brown  
Fire Marshal



# City of Visalia

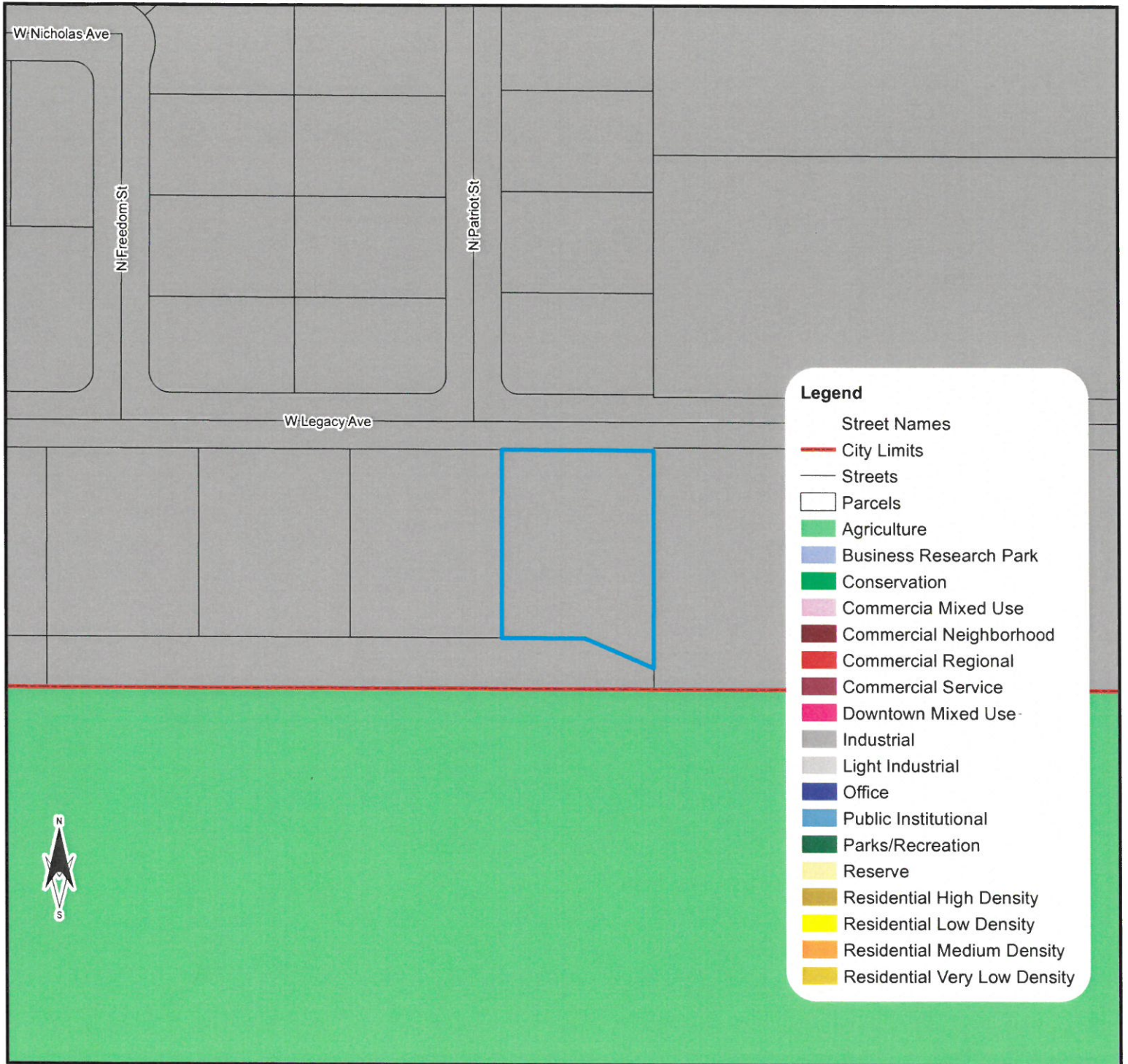


## Aerial Photo

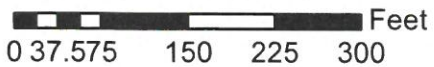
0 10 20 40 60 80 Feet



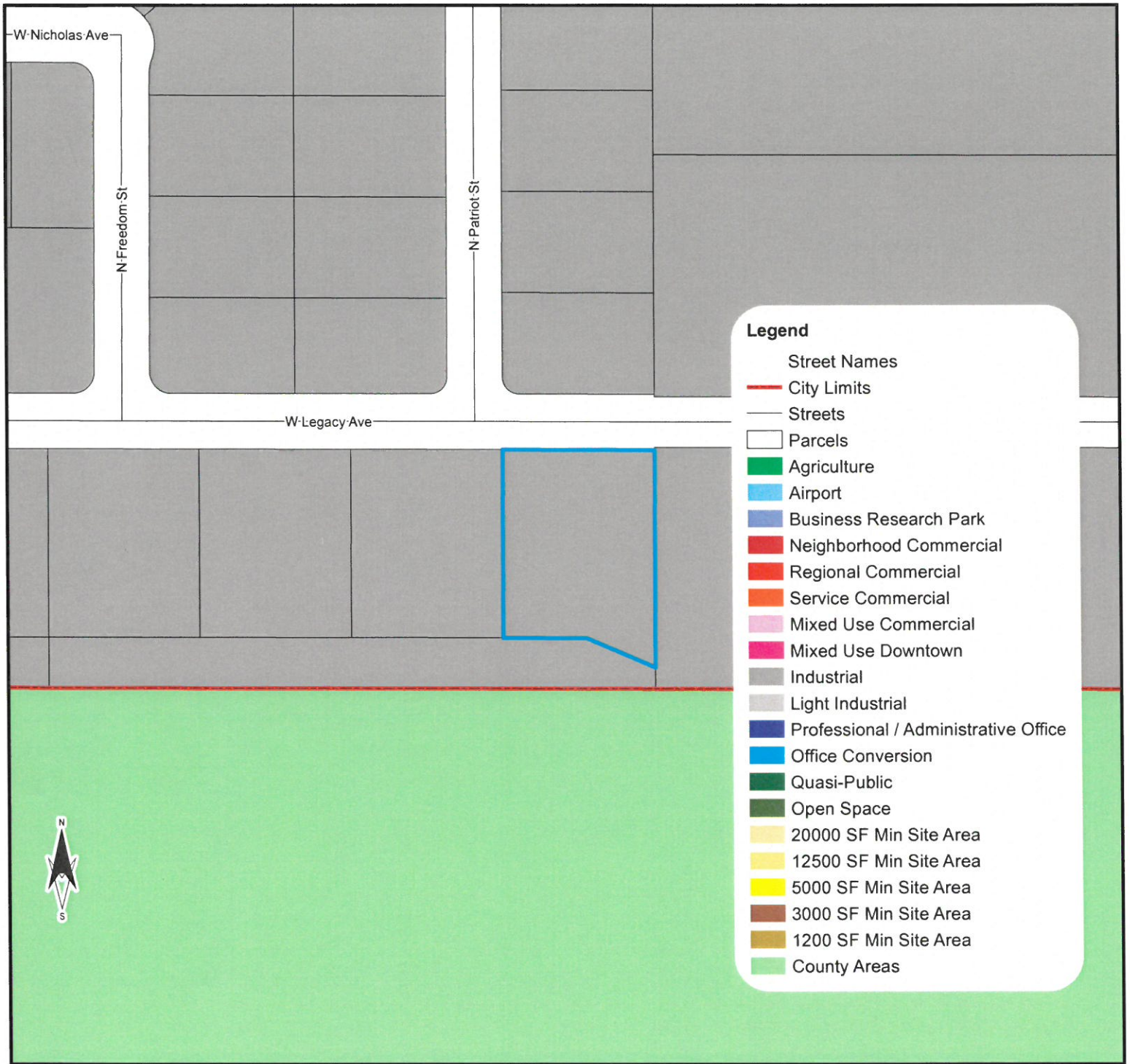
# City of Visalia



## Land Use Designations



# City of Visalia

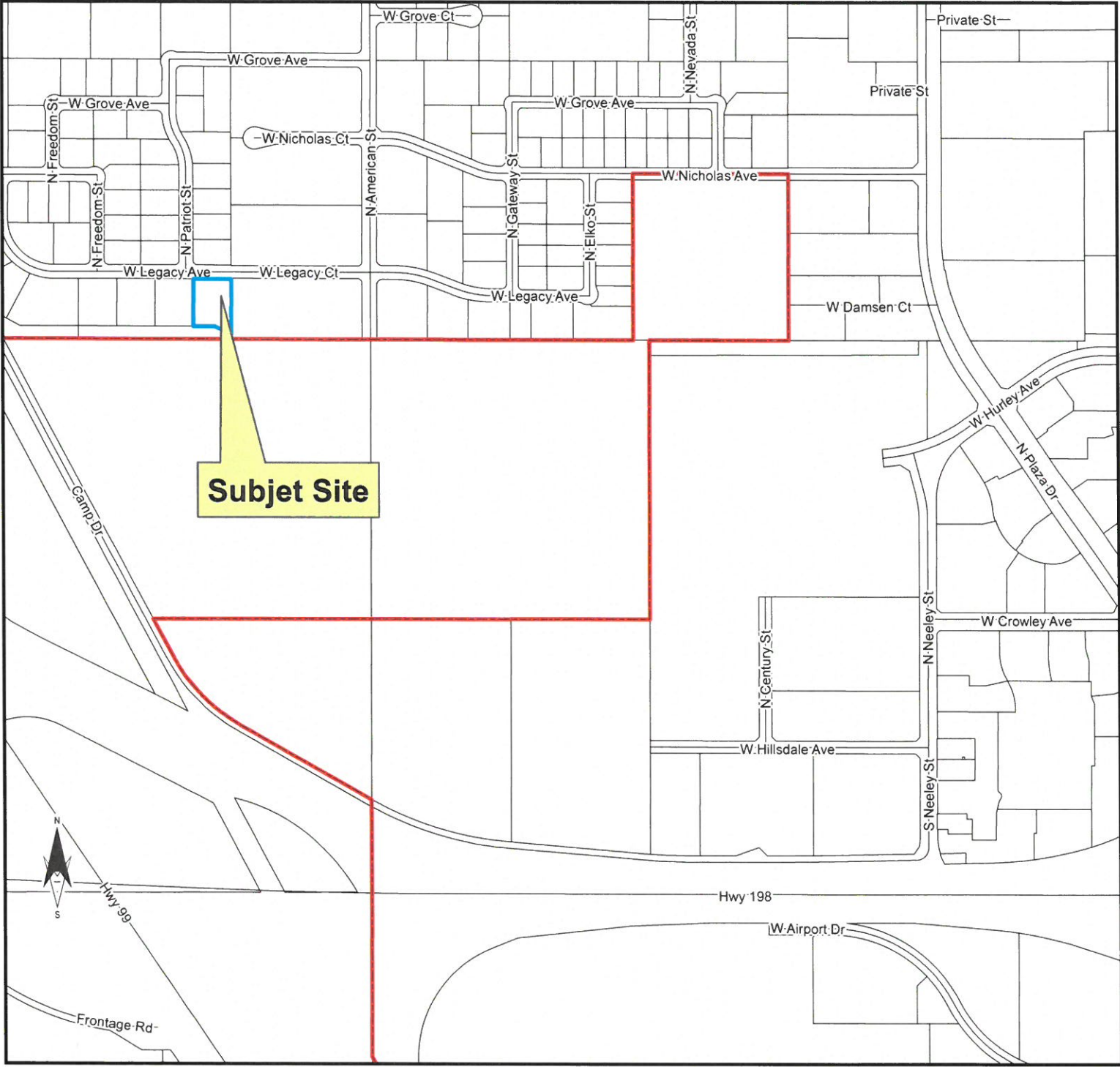


## Zoning Designations





# City of Visalia



## Location Map

