

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, APRIL 23, 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.
  - Adoption of Resolution No. 2017-37, denying Conditional Use Permit No. 2017-22 in accordance with action taken by the Planning Commission during the regular meeting held on April 9, 2018.
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-04: A request by Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street. (APN: 122-300-040) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-14
6. PUBLIC HEARING – Paul Scheibel
  - Zoning Text Amendment No. 2018-01: a request by American Ambulance Visalia to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix) Line M54 to conditionally allow the Ambulance Services/Medical Transport use in the I-L (Light Industrial) Zone District, Citywide
  - Conditional Use Permit No. 2018-07: A request by American Ambulance Visalia to allow an ambulance service on a .75-acre parcel in the I-L- (Light Industrial) Zone District. The project site is located at 6743 West Pershing Court. (APN: 085-520-009) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-016



## 7. PUBLIC HEARING – Brandon Smith

- a. Cherry Creek Tentative Subdivision Map No. 5565: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. APN: 126-110-061 [portion]. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- b. Tentative Parcel Map No. 2017-04: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- c. Conditional Use Permit No. 2017-37: a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.

## 8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Joint City Council and Planning Commission Meeting.
- Quarterly Growth Report.

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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, MAY 3, 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 TUESDAY MAY 29 2018**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 23, 2018

**PROJECT PLANNER:** Andrew Chamberlain, Principal Planner  
Phone No.: (559) 713-4003

**SUBJECT: Conditional Use Permit No. 2018-04:** A request by Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street. (APN: 122-300-040)

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2018-09 for Conditional Use Permit No. 2018-04 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-04 based on the findings and conditions in Resolution No. 2018-09.

## PROJECT DESCRIPTION

The Conditional Use Permit is a request to allow an escape room facility in an existing office building as described in Exhibit "A". Escape rooms are a recreational and team-building exercise consisting of groups of people (4-8 individuals) whom are placed in a room with a series of clues that lead to being able to escape the room.

The rooms are not locked, allowing anyone to leave at any time they desire. The purpose is to work with others to figure out the clues and escape the room as a group or as two groups trying to see who can get out first. The sessions last up to one hour and are done by appointments, which may be scheduled up to two hours prior to an appointment. As stated in the operational statement, no "walk-in" users are allowed. The hours are shown as Wed - Fri 5-10, and Sat 11 to 11.

The site is an office building located on Fairway Street, in one of the offices of approximately 1,600 sq. ft. No alterations are done to the offices, they are just outfitted with furniture, sometimes to establish a theme, and used as is. In this facility there are five rooms planned, the applicant has indicated that it is rare to have all rooms operating at the same time.



## BACKGROUND INFORMATION

General Plan Land Use Designation: Commercial Mixed Use

Zoning: C-MU (Commercial Mixed Use)



Surrounding Zoning and Land Use: North: C-MU (Commercial Mixed-Use) – Office  
South: C-MU (Commercial Mixed-Use) – Office  
East: R-1-5 (Single-Family Residential) – Single-family residence  
West: C-MU (Commercial Mixed-Use) – Office

Environmental Document Categorical Exemption No. 2018-14  
Site Plan: Site Plan Review No. 2018-026

### **RELATED PLANS AND POLICIES**

Please see attached summary of related plans and policies.

### **RELATED PROJECTS**

None

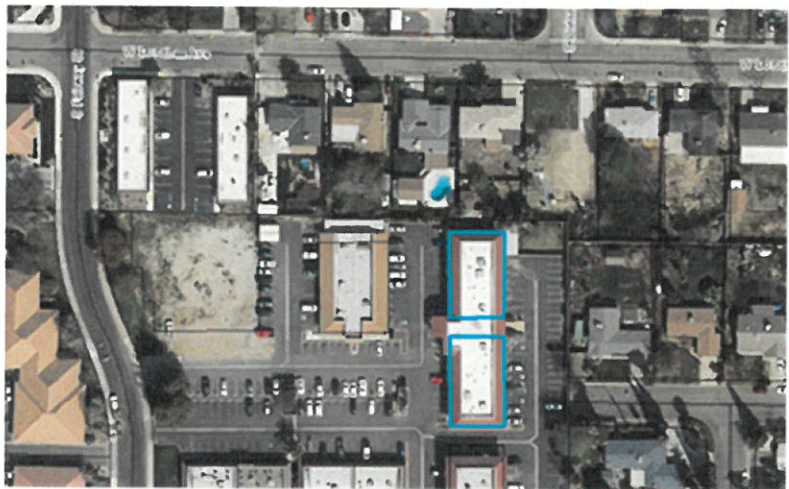
## **PROJECT EVALUATION**

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

### **Land Use Compatibility**

The Visalia Zoning Matrix identifies recreational facilities as a conditional use in the C-MU zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses.

The building contains multiple tenant spaces including professional offices and some vacant suites. Adjacent land uses on the north, south and west are C-MU zoned offices and a restaurant. To the west is single family residential, separated by a parking lot and block wall.



Staff believes that the proposed escape room facility can operate without negative impacts on the adjacent residential and office uses based upon the recommended conditions in this staff report.

The proposed escape room will operate on weekdays from 5:00 pm to 10:00 pm, and Saturday from 11:00 am to 11:00 pm which are generally outside the hours of operation associated with typical professional offices. The site is accessed through a shared parking area from Fairway Street with no direct vehicular connection to the residential area to the east.

Staff has included recommended conditions of approval requiring the operator prohibit loitering in the parking lot between the subject building and the residential area to the east. With the main parking lot on the west side of the building, it is likely that most of the patrons would utilize the parking are on the west side of the building. A condition has also been included prohibiting any illuminated signage on the east or south sides of the building which may shine into the adjacent residential neighborhood.



## Parking

There is no specific parking requirement for an escape room facility. Based upon the operational statement indicating that there will be five rooms with a maximum of 5 to 7 people at a time (operator and customers) per room, there could be up to 25 to 35 persons at one time. The operational statement indicates that most of the time there would only be one room operating at one time. Staff concludes that parking demands can be met based on the existing parking lots to the east and west of the building, and the hours of operation which are outside the normal operating hours for the existing office uses.

feels that there is the potential for 2-3 rooms to be used at peak times with 15 to 21 persons. Staff believes that this can be accommodated based upon the proposed hours of operation in the evening and on weekends when the office users are typically closed.

## Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-14)

### **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-14).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2018-026.
2. That the facility operates consistent with the Operational Statement in Exhibit "A". Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
3. That no illuminated signs be placed on the east or south side of the building.
4. That the operators shall be responsible for patrons using the east parking lot, preventing loitering or other activities in the parking lot between the building and the residential area.
5. That the site be developed in substantial compliance with the floor plan in Exhibit "B". Substantial changes to the floor plan shall be reviewed by the Site Plan Review Committee to determine consistency with this use permit.



6. That all other Federal, State, Regional, and City codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2018-09
- Exhibit "A" – Operational Statement
- Exhibit "B" – Floor Plan
- Exhibit "C" – Sample Photos of Rooms
- Exhibit "D" – Aerial Photo of Building
- Site Plan Review No. 2018-026 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map



## Related Plans & Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

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

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

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

**17.38.120 Appeal to city council.**

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

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

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



RESOLUTION NO. 2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-04, A REQUEST BY JANA WILKERSON TO ALLOW AN ESCAPE ROOM FACILITY IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE SITE IS LOCATED AT 3300 S. FAIRWAY STREET. (APN: 122-300-040)

**WHEREAS**, Conditional Use Permit No. 2018-04, is a request Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street (APN: 122-300-040); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 23, 2018; and

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

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, 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) for minor alterations in land use limitations. (Categorical Exemption No. 2018-14). This exemption is based on the project being characterized as a

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

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2018-026.
2. That the facility operates consistent with the Operational Statement in Exhibit "A". Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
3. That no illuminated signs be placed on the east or south side of the building.
4. That the operators shall be responsible for patrons using the east parking lot, preventing loitering or other activities in the parking lot between the building and the residential area.
5. That the site be developed in substantial compliance with the floor plan in Exhibit "B". Substantial changes to the floor plan shall be reviewed by the Site Plan Review Committee to determine consistency with this use permit.
6. That all other Federal, State, Regional, and City codes and ordinances be met.



## Operational Statement for The Great Escape

An escape room is an interactive experience where a team of people can work on clues and puzzles in a room to accomplish a specific task. We are open to the public but we specialize in team building and communications training for corporations. Corporations can come in and purchase 2 different packages. Package 1 is just the team building and package 2 is a communications training that involves a 2 hour program where a team first takes a quiz to identify their communication styles, then they go through the game. Afterward, we analyze their communication styles and teach them how to best work with different personality types in the workspace.

We are also open to the public where a group of friends or a family can book a room and come in for their scheduled appointment and enjoy the experience together. It is an excellent form of entertainment.

Corporate groups can be scheduled during hours that we are not open to the public. For example, occasionally during the day we may schedule a corporate group.

3 Rooms max open at once each holds 2-8 players (we will be opening with only 2 rooms but will eventually add a 3rd room)

Max number of employees working at one time 3 Total expected employees 6 Max number of occupants at one time is 35 (including employees).

\*It is very rare to have all rooms full and running at one time.

90% of the time we will only have between 4-6 players and only one room running at a time so most of the time we will only have 5-7 people there at a time.

All rooms must be booked 2 hours in advance and we only have employees there working when we are booked. Hours are Wed-Fri 5-10 and Sat 11-11. These are the hours that appointments are available. We do not take any walk ins. All appointments must be made online at least 2 hours in advance. So we never have people hanging around waiting for a spot.

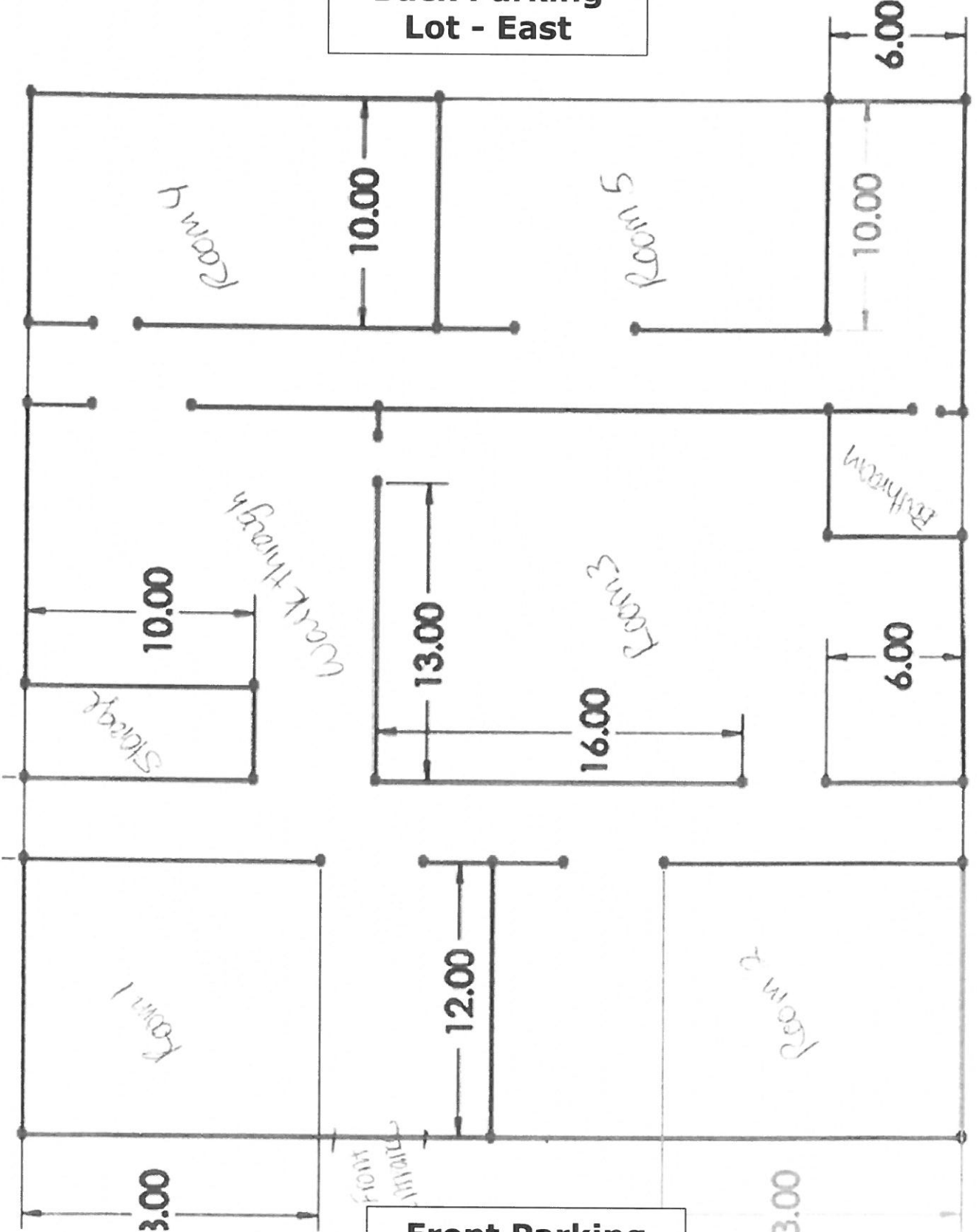
Each game lasts up to 1 hour in the room. Appointments are available every hour and a half which gives a half hour in between groups to take their fun picture, reset the room and get ready for the next group.

We will have very little impact on traffic. In February at the Clovis location we never had more than 8 people there at a time on a week night and there were only 2 times in the month that we had all 3 rooms running at once for one hour both instances on Saturdays.

We have a lobby and set appointment times so no one is hanging out in the parking lot before the games start. Groups generally come before going to dinner or before going out somewhere so when their game is over they leave. They are not hanging out afterward.

**Exhibit - A**

**Back Parking Lot - East**



**Front Parking Lot - West**

**Exhibit - B**





Three rooms in use at Clovis CA site

**Exhibit - C**





Exhibit - D





# 6

MEETING DATE: 02/28/18

SITE PLAN NO. 18-026

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

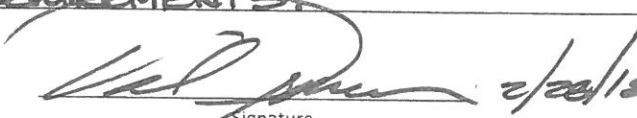
City of Visalia  
Building: Site Plan  
Review Comments

ITEM NO: 6      DATE: February 28, 2018  
SITE PLAN NO: SPR18026  
PROJECT TITLE: THE GREAT ESCAPE  
DESCRIPTION: AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING(C-MU) (X)  
APPLICANT: WILKERSON JANA  
PROP OWNER: ALI KARIM  
LOCATION: 3300 S FAIRWAY ST

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

- A building permit will be required. **FOR ANY ALTERATION WORK** For information call (559) 713-4444
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 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 and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be 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 ANY ALTERATIONS** For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (559) 230-6000
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **20% OF PERMIT VALUE SHALL BE USED FOR PATH OF TRAVEL REQUIREMENTS.**

  
Signature      2/28/18



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

ITEM NO: 6      DATE: February 28, 2018  
SITE PLAN NO:      SPR18026  
PROJECT TITLE:     THE GREAT ESCAPE  
DESCRIPTION:      AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING(C-MU) (X)  
APPLICANT:        WILKERSON JANA  
PROP OWNER:      ALI KARIM  
LOCATION:            3300 S FAIRWAY ST

### 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:  
WHAT TYPE OF BUSINESS IS PLANNED?

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:  
 2/26/18



**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: 6

DATE: February 28, 2018

SITE PLAN NO:

SPR18026

PROJECT TITLE:

THE GREAT ESCAPE

DESCRIPTION:

AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING(C-MU) (X)

APPLICANT:

WILKERSON JANA

PROP OWNER:

ALI KARIM

LOCATION:

3300 S FAIRWAY ST

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

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

**General:**

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

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

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

Residential

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

Commercial & Industrial

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

**Emergency Access**

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

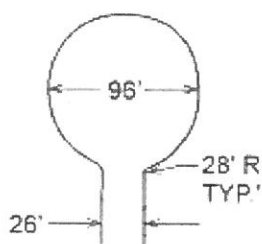


roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

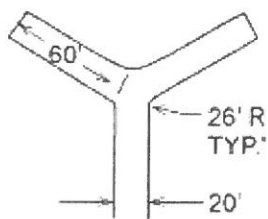
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

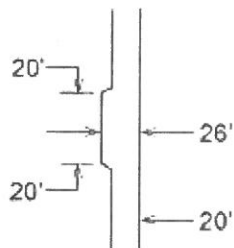
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



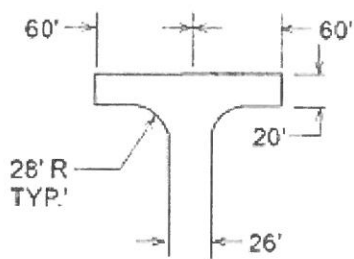
96' DIAMETER CUL-DE-SAC



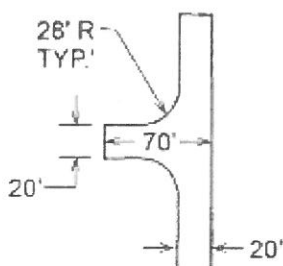
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"

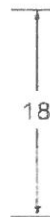


12"

SIGN TYPE "D"



12"




18"

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

**Fire Protection Systems**

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

**Special Comments:**



Kurtis A. Brown  
Fire Marshal

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: January 28, 2018

SITE PLAN NO: 2018-026  
PROJECT TITLE: Great Escape  
DESCRIPTION: Escape Room (CMU ZONED)  
APPLICANT: Jana Wilkerson  
PROP. OWNER: Karim  
LOCATION TITLE: 3300 S. Fairway  
APN TITLE: 122-300-040  
GENERAL PLAN: C-MU –Commercial Mixed Use  
EXISTING ZONING: C-MU –Commercial Mixed Use

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## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit for Other Recreational Facility (ZO 17.25.030 R18)
- Operational Statement
- Additional Information as needed pictures

## PROJECT SPECIFIC INFORMATION:

1. The proposed escape room is considered a recreational activity requiring a conditional use permit.
2. Provide a detailed operational statement as a part of the CUP application (days – hours – personnel per room plus reception – patrons per room – maximum number of rooms operating at one time – special events and related activities)
3. **Parking** 1,200 sq. ft. has a 5-6 stall parking credit for office use – the proposed use appears to have a higher parking demand based upon discussion with the applicant at Site Plan Review. This would appear to be off-set by only having evening hours during the week – with daytime hours on Saturdays. This would be part of the consideration through the public hearing process.
4. Per the CUP process, staff will be recommending a condition that the business is responsible for addressing any loitering after 5pm in the parking lot between their building and the residential property to the east.
5. A building permit is required.

## CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. As a “conditional” use, the final approval of consistency with the Zoning Ordinance is determined through the public hearing process.

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## **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.

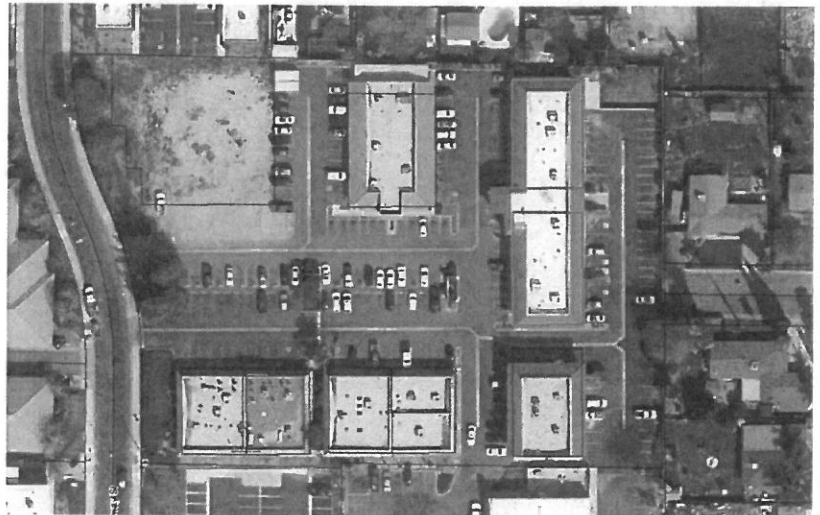
**Landscaping:**

1. 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)

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.

**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.

Signature \_\_\_\_\_ 



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## Fresno Escape Room - Official Site

<https://fresnoescaperoom.com> ▾

**ESCAPE ROOMS** are a physical adventure game where participants are placed into a **room** and have to use teamwork along with elements of the **room** to solve a series of ...

### What Is An Escape Room

Do you remember the first time you heard, "Escape Room?" What was your initial ...

### Book Now

PLEASE READ BEFORE BOOKING Our room capacities are listed below. If you do not ...

### The Crimson Storm

"LOCKED IN A PIRATE SHIP YOU MUST FREE YOURSELF AND FIND THE ...

### Fresno Escape Room

Can you get out? Think outside the box for an hour at Fresno Escape Room BY FARIN ...

### Directions

Fresno Escape Room 290 Shaw Ave, Suite A Clovis, California 93612 (559)575-8433 ...

### Team Building

Inquire About Booking an Event: Start Here → At Fresno Escape Room, your group is ...

● 290 Shaw Ave Ste A, Clovis, CA 93612 · (559) 575-8433

Directions · Details · ★★★★★ 33 Yelp reviews

## Xcape Room Fresno - Official Site

[www.xcaperoomfresno.com](http://www.xcaperoomfresno.com) ▾

Xcape Room Fresno is an escape room game experience offered in Fresno, California. Our escape rooms consist of finding clues and solving puzzles to ultimately ...

## The Premier Escape Room in Fresno | Method of Escape

<https://methodofescape.com> ▾

Looking for an escape room in Fresno? Method of Escape is THE premier escape experience! Locked in for 60min, find hidden clues & solve intricate puzzles that will ...

## Mind Games Clovis | Escape Rooms for Clovis and Fresno

[www.mindgamesclovis.com](http://www.mindgamesclovis.com) ▾

What's an escape/puzzle room? Groups of people join in a themed room to solve a mystery by unraveling a variety of puzzles and clues within a set amount of time.

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

COMMERCIAL BIN SERVICE

ITEM NO: 6      DATE: February 28, 2018  
#      #  
SITE PLAN NO:      SPR18026  
PROJECT TITLE:      THE GREAT ESCAPE  
DESCRIPTION:      AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING(C-MU) (X)  
APPLICANT:      WILKERSON JANA  
PROP OWNER:      ALI KARIM  
LOCATION:      3300 S FAIRWAY ST

- No comments.
- Same comments as
- Revisions required prior to submitting final plans.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicate 16-06
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.  
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.  
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards  
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.  
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Comment





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: FEBRUARY 28, 2018

SITE PLAN NO.: 18-026  
PROJECT TITLE: THE GREAT ESCAPE  
DESCRIPTION: AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING (C-MU)(X)  
APPLICANT: WILKERSON JANA  
PROP OWNER: ALI KARIM  
LOCATION: 3300 S FAIRWAY ST VISALIA  
APN: 122-300-040

**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.

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-026**

Date: **02/28/2018**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

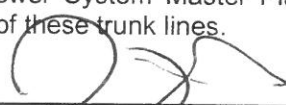
(Fee Schedule Date:**8/18/2017**)  
(Project type for fee rates:**RETAIL**)

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

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$14,207/1KSF X 1.2 = \$17,048</b> <b>CR\$6,349/1KSF X 1.2 = \$7,618</b> <b>\$9,429</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$24/1KSF X 1.2 = \$36</b> <b>CR \$95/1KSF X 1.2 = \$114</b> <b>TREATMENT PLAN FEE:</b> <b>\$54/1KSF X 1.2 = \$65</b> <b>CR \$225/1KSF X 1.2 = \$270</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 28, 2018

ITEM NO:	6
SITE PLAN NO:	SPR18026
PROJECT TITLE:	THE GREAT ESCAPE
DESCRIPTION:	AN ESCAPE ROOM IS USED PRIMARILY FOR CORPORATE TRAININGS WHERE TEAMS WORK TOGETHER TO SOLVE CLUES & PUZZLES TO COMPLETE A SPECIFIED TASK. 1200 SF BUILDING(C-MU) (X)
APPLICANT:	WILKERSON JANA
PROP. OWNER:	ALI KARIM
APN:	122-300-040
LOCATION:	3300 S FAIRWAY ST 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



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

**COMMERCIAL BIN SERVICE**

# #

ITEM NO: 6      DATE: February 28, 2018  
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PROP OWNER: ALI KARIM  
LOCATION: 3300 S FAIRWAY ST

XX

No comments.

Same comments as

Revisions required prior to submitting final plans.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated 16-06

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

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Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

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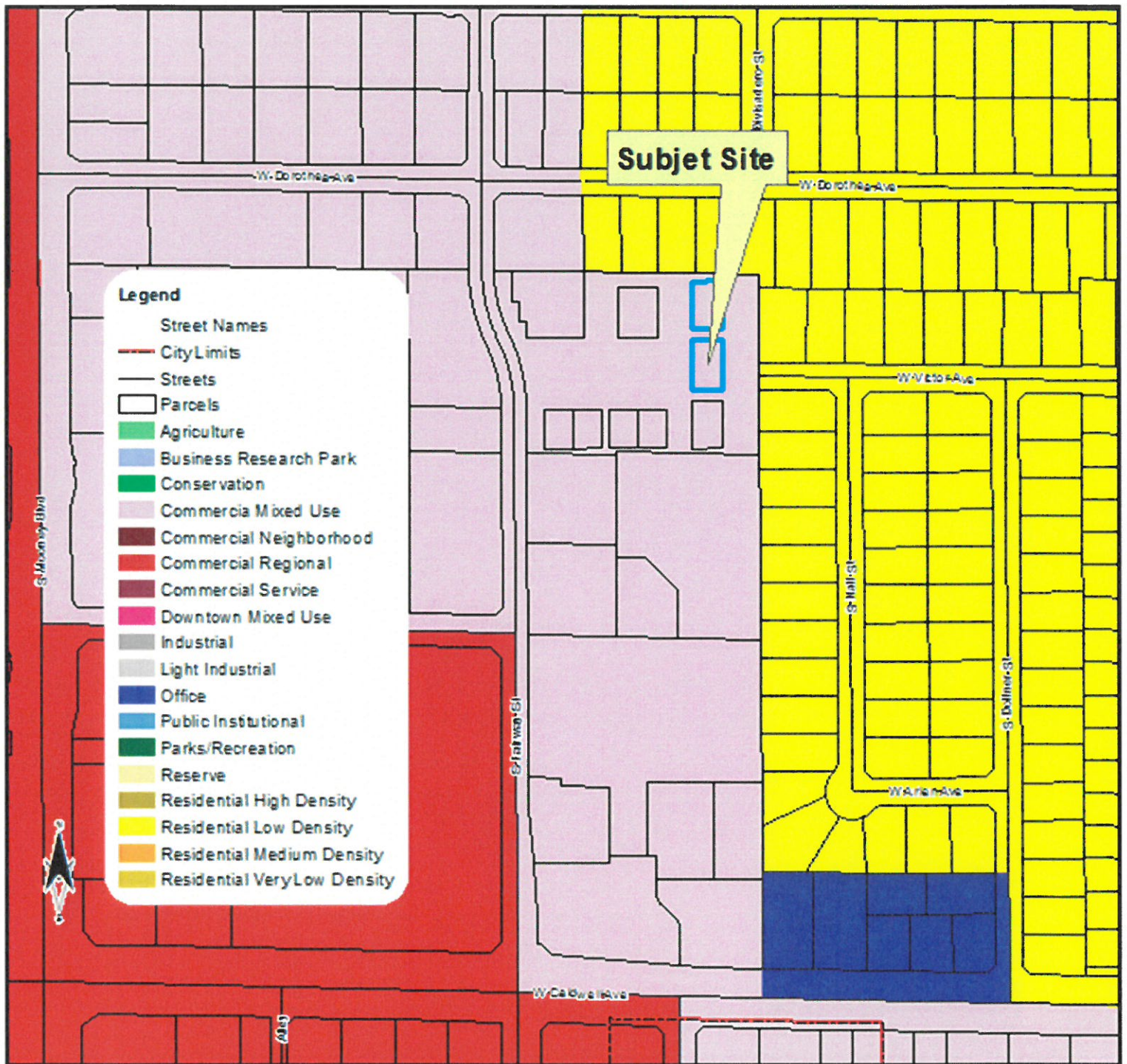
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The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

Comment



# City of Visalia



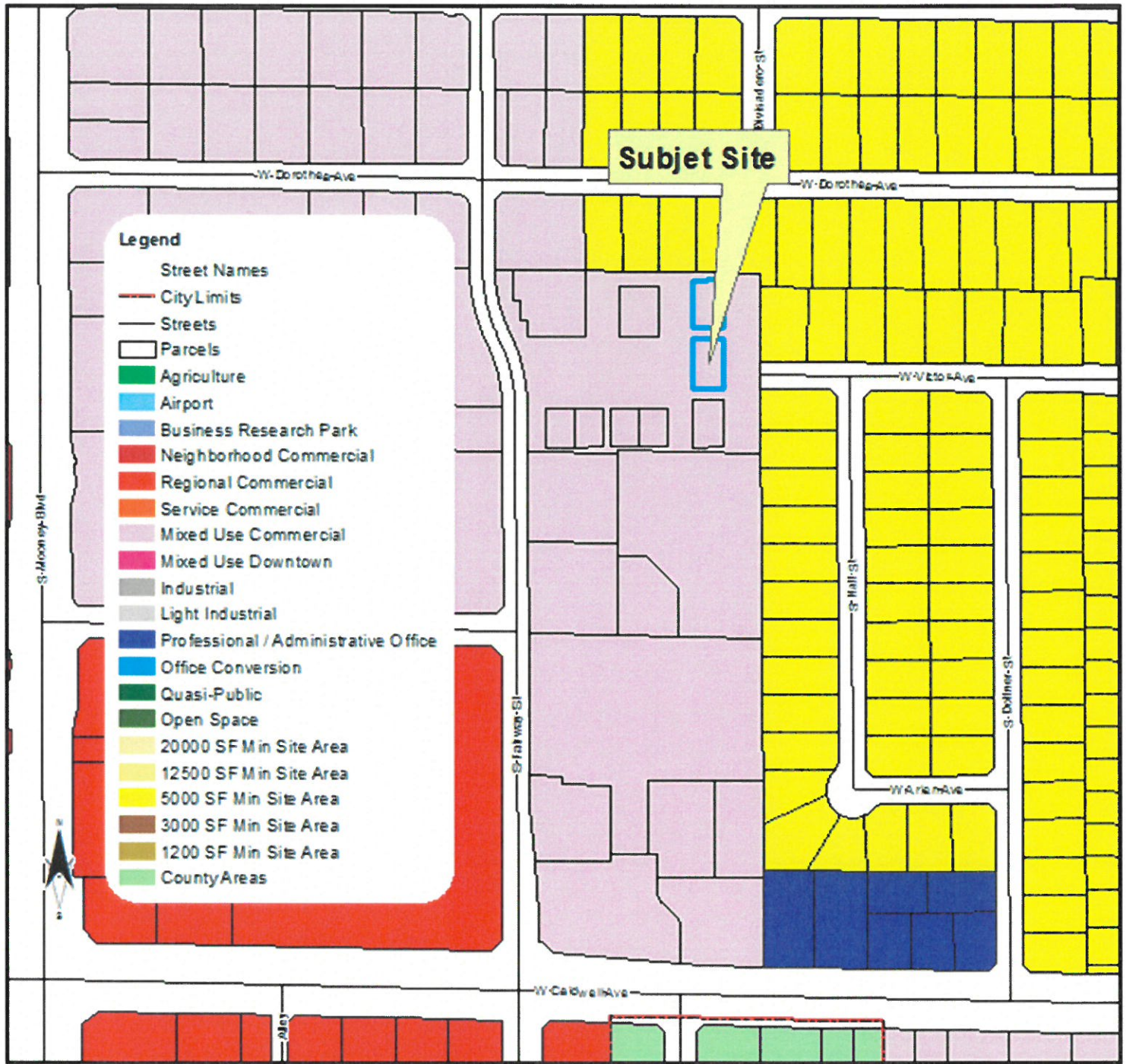
## Land Use Designations

0 60 120 240 360 480 Feet

CUP No. 2018-04



# City of Visalia



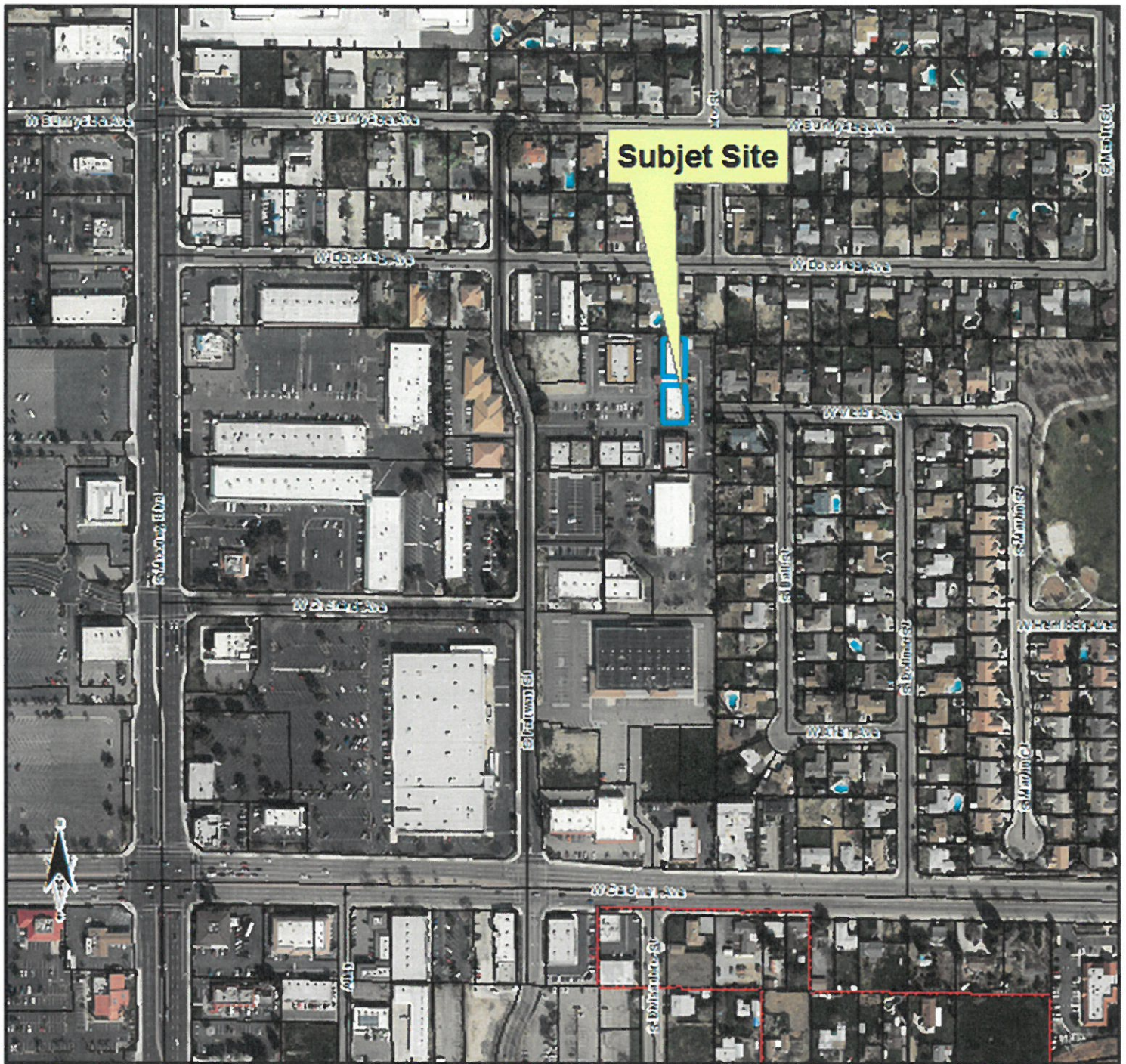
## Zoning Designations

0 60 120 240 360 480 Feet

CUP No. 2018-04



# City of Visalia



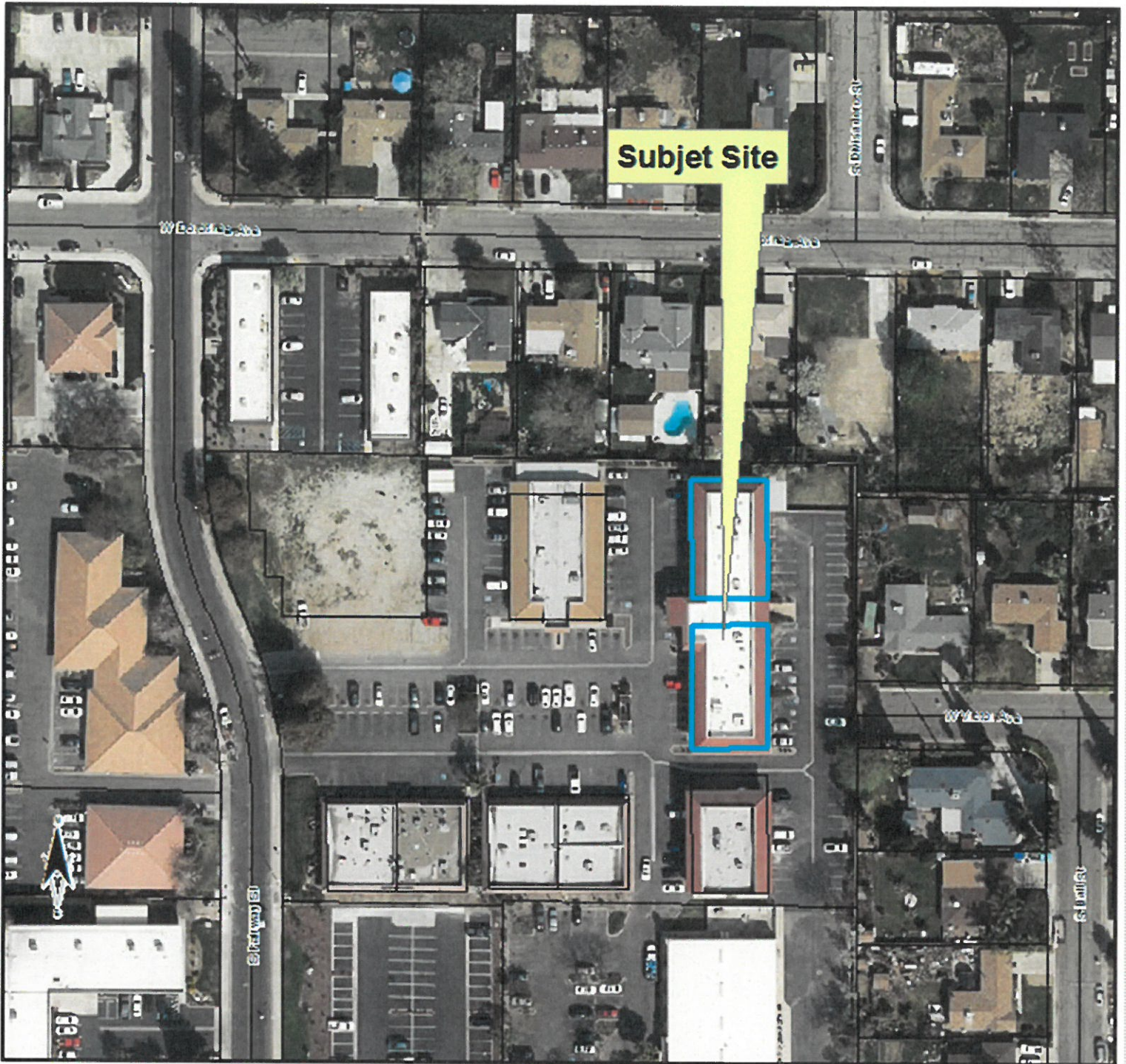
## Location Map

0 75 150 300 450 600 Feet

CUP No. 2018-04



# City of Visalia



## Aerial Photo

0 20 40 80 120 160 Feet

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