

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 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: Paul Scheibel, AICP, Principal Planner

Phone No.: (559) 713-4369

SUBJECT: Zoning Text Amendment (ZTA) 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 (CUP) 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)

STAFF RECOMMENDATION

Staff recommends approval of Zoning Text Amendment (ZTA) No. 2018-01 and Conditional Use Permit (CUP) No. 2018-07, based on the findings and conditions in Resolution Nos. 2018-14 and 2018-15. Staff's recommendation is based on the conclusion that the project will enhance public safety by allowing ambulance service facilities to be located more closely to their required response area. Further, the project, as conditioned, is consistent with the goals, objectives, and policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to recommend approval of Zoning Text Amendment No. 2018-01, based on the findings Resolution No. 2018-14; and,

I move to approve Conditional Use Permit No. CUP 2018-07, based on the findings and conditions in Resolution No. 2018-15.

PROJECT DESCRIPTION AND ANALYSIS

Zoning Text Amendment (ZTA) No. 2018-01 and Conditional Use Permit (CUP) No. 2018-07 are requests by American Ambulance Visalia to establish an ambulance service facility at 6743 W. Pershing Court. The site is zoned I-L (Light Industrial). Line 54 of the Zoning Use Matrix does not allow this use in either the I-L or the I-H (Heavy Industrial) Zone Districts. Consequently, ZTA 2018-01 has been filed with the CUP application. The ZTA requests that the use be conditionally allowed in the I-L Zone District. Approval of the CUP to establish the ambulance service facility would be contingent on the City Council's approval of the ZTA.

The proposed ambulance service facility will initially house one ambulance and crew. The applicant plans on adding a second ambulance and crew at some point in the future. The facility will operate on a 24 hours per day, seven days per week. As such, the existing 3,200 square-foot building will have tenant improvements to convert the existing office area into living quarters for the ambulance crews. The ambulance will initially be parked adjacent to the building. The applicant also intends to garage up to two ambulances in the existing bay spaces in the future. The applicant is not proposing any other alterations to the site or to the building façade.

The applicant is requesting this location, despite the need to first amend the Zoning Code to allow the use in the I-L Zone District, on the basis that this location is critical to their need to provide their required coverage to the west side of Visalia, especially this predominately industrially-zoned area of the City. Additionally, the applicant notes they are contractually mandated by Tulare County to provide ambulance service to the Goshen Community within ten minutes. Similarly, they are required by the State to provide ambulance response to a substantial portion of Highway 99. The applicant contends that this available existing building on W. Pershing Ave. is a superior alternative to developing a new site in the BRP (Business Research Park) Zone District, generally located on Plaza Drive, north of Highway 198. The majority of the applicant's existing ambulance facilities are located on former shop buildings on service commercial sites.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Light Industrial
Zoning:	I-L (Light Industrial)
Surrounding Zoning and Land Use:	North: I-L / Shop buildings South: I-L, R-1-20 beyond / Shop building, Single-family residence on 5 acres fronting Shirk St. beyond East: I-L / Shop buildings West: I-L / Shop buildings
Environmental Review:	Categorical Exemption No. 2018-16
Special Districts:	None
Site Plan Review:	No. 2018-013

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

A request to initiate the Zoning Text Amendment for this action was authorized by the Planning Commission on February 12, 2018. This action was taken pursuant to Zoning Ordinance section 17.44.020 B., which requires either Planning Commission or City Council authorization to initiate a Zoning Text Amendment.

Conditional Use Permit No. 2005-36, a request by American Ambulance to allow a Paramedic Ambulance Post in an existing building in the C-DT (Central Business District Retail) zone, located at 636 West Oak Avenue. The Planning Commission approved this project on September 12, 2005.

Conditional Use Permit No. 2009-28, a request by AMR Mobile Life Support Ambulance to allow an ambulance administrative office and crew quarters in a 2,000 sq. ft. building on a 26,000 +/- sq. ft. lot located in the C-S (Service Commercial) zone, located at 2412 East Valley Oaks Drive. The Planning Commission approved this project on June 8, 2009.

PROJECT EVALUATION

Staff recommends approval of the Zoning Text Amendment and Conditional Use Permit, based on the project's consistency with the Land Use and Safety Elements of the 2014 General Plan, and with the applicable Zoning Ordinance provisions.

General Plan Consistency

ZTA No. 2018-01 and CUP No. 2018-07 are consistent with General Plan Land Use Element Policy LU-P-104, which states as follows:

Preserve land designated for light and heavy industrial uses by limiting the intrusion of free-standing retail or service commercial uses.

The proposed ambulance facility will provide a vital support use for the greater Industrial area. Further, the proposed use will be located at a facility that is similar to the types of buildings that American Ambulance Visalia seeks when looking for developed sites. Re-using the facility for a non-retail and non-service commercial use contributes to the desired re-use of this and similar existing sites for other than retail and service commercial uses.

ZTA No. 2018-01 supports General Plan Safety Element Policy S-O-5, which states as follows:

Provide a comprehensive program of safety services including police, fire, and medical response in all parts of the Visalia Planning Area.

The Visalia Fire Department is the first responder to medical emergency calls received through the City's emergency call line (911). American Ambulance Visalia provides the paramedic ambulance transport to emergency rooms in support of these medical response calls for service. In 2017, the Visalia Fire Department received 15,301 calls for service. Of these calls for service, 10,619 (69%) were for medical response.

The proponent has noted that their western-most ambulance facility is located at the Kaweah Delta campus near Akers Street and Tulare Avenue. This location is ideally suited to respond to medical emergency calls in the central and southwestern areas of the City. However, it challenges its mandatory response time (10 minutes) for calls to the Industrial area, the Goshen Community, and to outlying portions of Hwy 99. The applicant states this ZTA applied at the Pershing Avenue location will help reduce current response times. Further, the ability to locate future ambulance facilities on I-L zoned sites farther to the west and north will help ensure for adequate emergency medical response coverage as buildout occurs in those areas.

Zoning Ordinance Consistency

Upon successful amendment to the Zoning Ordinance to allow ambulance service/medical transport uses to be conditionally allowed in the I-L Zone District, the project can be determined to meet all of the applicable codified standards contained in the Zoning Ordinance for uses in the I-L Zoned District. The use is proposed to be located on an existing legally established site. The site has access from Pershing Avenue, a local industrial road. The site is fully improved, including paved access and parking, and is served by all municipal utilities and services. No further upgrades to the site are required to facilitate the proposed use.

The existing building is of metal construction. No exterior alterations to the building are proposed by this project. The tenant improvements proposed by the applicant will be subject to building permits requiring compliance with all applicable building and fire code requirements for habitable structures.

The use is compatible with the range of light industrial uses summarized in Zoning Ordinance section 17.22.010 B.1.:

B. The purpose of the industrial land use zones are as follows:

1. Light Industrial Zone--(I-L). The purpose and intent of the Light Industrial zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.

The use is characterized by the continuous presence of an ambulance and crew on the site. The crew maintains work space and living quarters during the course of their 24-hour shift, and turns over the facility to their replacement crew upon shift change. The purpose of the facility is to respond to emergency medical calls and to provide medical transport to patients in the timeliest manner feasible. As stated in the applicant's Operational Statement, the ambulance will typically roll to their destination with emergency lights activated. Sirens are activated when there is traffic on the roadway ahead. This would typically be the case when the ambulance is on major roadways such as Shirk Avenue and Hwy 198.

The nature of the business can be seen as complementary to, and not in conflict with other allowed uses in the area. There adjacent light industrial and service uses that

predominate this portion of Pershing Ave. would not be adversely affected by the proposed use.

There are no residences adjacent to the site. The nearest residentially-zoned land is a five-acre vacant parcel that is approximately 100 feet south of the project site. This parcel fronts on Shirk Road. Future development of the site would likely take access from Shirk Road. Consequently, no significant near or longterm compatibility conflicts, including traffic conflicts, are anticipated as a result of the project being operated at the proposed location.

The Operational Statement addresses security of controlled medications used in conjunction with emergency medical care. All controlled medications are stored in locked and secure containers in the ambulance. Consequently, when the ambulance and crew depart the location, no controlled medications are left on the site. This security procedure complies with applicable federal regulations for security of controlled medications.

RECOMMENDED FINDINGS

Zoning Text Amendment Zone (ZTA) No. 2018-01

1. That the Zoning Text Amendment is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying the proposed Code standards to future developments will support other industrial uses in the I-L- (Light Industrial) Zone District.
3. That the proposed use is compatible with the established development patterns, setbacks and limitations applied to other uses within the I-L Zone District.
4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15305 (Minor Change in Land Use Limitations).

Conditional Use Permit (CUP) No. 2018-07

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - 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 Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-16).

APPEAL INFORMATION

ZTA 2018-01: The Planning Commission's recommendations on the Zoning Text Amendment proposals are advisory only, and are automatically referred to the City Council for final action. Therefore, the Planning Commission's actions on this item are not appealable.

CUP 2018-07: According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2018-07

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. 2018-013.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", and floor plan Exhibit "B".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the project shall operate in compliance with the operation statement shown in Exhibit "C". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
5. That any project signage shall be obtained under separate permits.
6. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
7. That approval of CUP 2018-07 shall be contingent on approval of ZTA 2018-01.

Attachments:

1. Related Plans and Policies
 2. Resolution No. 2018-14 (Zoning Text Amendment No. 2018-01)
 3. Resolution No. 2018-15 (Conditional Use Permit No. 2018-07)
 - Exhibit "A" Site Plan
 - Exhibit "B" Floor Plan
 - Exhibit "C" Operational Statement
 4. Site Plan Review 2018-013
 5. Categorical Exemption No. 2018-16
 6. Applicant's Letter, dated March 23, 2018
 7. Planning Commission Memorandum to Initiate Zoning Text Amendment, dated February 12, 2018
- Vicinity Map
- General Plan/Zoning Map of the General Area
- General Plan/Zoning Map of the Project Area
- Aerial Photo Map

RELATED PLANS AND POLICIES

Chapter 17.44 AMENDMENTS

Section 17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter. (Prior code § 7580)

Section 17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed. (Prior code § 7581)

Section 17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and which said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, 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. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
5. Additional information as required by the historic preservation advisory board.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application. (Prior code § 7582)

Section 17.44.040 Public hearing--Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions,

exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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 § 7583)

Section 17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7584)

Section 17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents. (Prior code § 7585)

Section 17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the minutes of the public hearing, the report of the city engineer and the findings of the commission. (Prior code § 7586)

Section 17.44.080 Appeal to city council.

A. Within five calendar days following the date of a decision of the city planning commission on a zone change 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 state specifically wherein it is claimed there was an error or abuse of discretion by the commission or wherein it is claimed there was an error or abuse of discretion by the commission or wherein its decision is 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. (Prior code § 7587)

Section 17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of

zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal. (Prior code § 7588)

Chapter 17.22

INDUSTRIAL ZONES

Sections:

- 17.22.010 Purposes.**
- 17.22.015 Applicability.**
- 17.22.020 Permitted uses.**
- 17.22.030 Conditional and temporary uses.**
- 17.22.040 Required conditions.**
- 17.22.050 Off-street parking and loading facilities.**
- 17.22.060 Development standards in the I-L and I zones.**
- 17.22.010 Purposes.**

A. The two types of industrial zones included in this chapter are designed to achieve the following:

1. Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources;
2. Ensure compatibility between industrial lands and adjacent dissimilar land uses;

3. Retain and strengthen the city's role as a regional manufacturing center in the Southern Central San Joaquin Valley;
4. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise or equipment;
5. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;
6. Direct industrial uses to and encourage expansion of the northwest industrial areas;
7. Protect areas appropriate for industrial use from intrusion by dwellings and other conflicting uses;
8. Protect residential and commercial properties and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;
9. Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial uses.

B. The purpose of the industrial land use zones are as follows:

1. Light Industrial Zone--(I-L). The purpose and intent of the Light Industrial zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.
2. Industrial Zone--(I). The purpose and intent of the Industrial zone district is to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.

17.22.015 Applicability.

The requirements in this chapter shall apply to all property within the I and I-L zone districts.

17.22.020 Permitted uses.

Permitted uses in I and I-L zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.22.030 Conditional and temporary uses.

Conditional and temporary uses in the I and I-L zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.22.040 Required conditions.

A. No use shall be permitted and no process, equipment or materials shall be employed which is determined by the planning commission to be injurious to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinder, refuse, noise, vibration, illumination, glare or heavy truck traffic or to involve any hazard of fire or explosion or to emit electrical disturbances that adversely affect commercial or electronic equipment outside the boundaries of the site;

B. No use shall emit visible smoke of a shade equal to or darker than No. 2 on a standard Ringelmann Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on the Ringelmann Chart may be emitted for four minutes in any thirty (30) minute period;

C. A site plan review permit must be obtained for all development in an I-L or I zone, subject to the requirements and procedures in Chapter 17.28.

17.22.050 Off-street parking and loading facilities.

Off-street parking facilities and off-street loading facilities shall be provided on the site of each use as prescribed in Chapter 17.34.

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 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: 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.

17.25.030 Commercial, Office, and Industrial Zone Use Table

- A. The following table (Table 17.25.030) identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-MU, D-MU, O-PA, O-C, BRP, I-L, and I zones.
- B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.
- C. Land uses are listed alphabetically, with some uses grouped by type under a general heading.
- D. Land uses with specific land use prohibitions or standards shall meet the requirements found in the identified Chapter or Section in the last column of the table.

City of Visalia Municipal Code Title 17 - Zoning Ordinance

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M51	- trucking & freight forwarding terminal										
			C						P	P	
M52	Massage Therapist										
	C	P		C	C	C	C				
MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)											
M53	Hospitals, Acute Care (general medical/surgical)										
					C	C					
M54	Ambulance Services/Medical Transport										
			C	C	C	C		C			
M55	Convalescent Hospitals / Senior Care Facilities / Nursing Homes										
				C	C	C					
M56	Clinics (medical group, urgent care/walk-ins, dental, rehabilitation)										
	C	C		C	C	C			C	C	
M57	Dialysis Centers and Blood Donation Centers										
		C	C	P	C	C			C		
M58	Hospices										
						C					
M59	Laboratories (medical testing & diagnostic)										
				P	C	C		P			
M60	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)										
		P	P	P	P	P					

Chapter 17.38

CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads,

and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

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.

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.

17.38.070 Temporary uses or structures.

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other

uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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. 2018-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF 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

WHEREAS, Zoning Text Amendment (ZTA) No. 2018-01 is 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; and,

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

WHEREAS, the Planning Commission of the City of Visalia considered the Zoning Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zoning Text Amendment based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying the proposed Code standards to future developments will support other industrial uses in the I-L- (Light Industrial) Zone District.
3. That the proposed use is compatible with the established development patterns, setbacks and limitations applied to other uses within the I-L Zone District.
4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15305 (Minor Change in Land Use Limitations).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zoning Text Amendment as shown on Attachment "A" of this Resolution, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Resolution No. 2018-14

ATTACHMENT A

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
M51	- trucking & freight forwarding terminal			C						P	P	
M52	Massage Therapist	C	P		C	C	C	C				
MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)												
M53	Hospitals, Acute Care (general medical/surgical)					C	C					I
M54	Ambulance Services/Medical Transport			C	C	C	C		C	C		
M55	Convalescent Hospitals / Senior Care Facilities / Nursing Homes				C	C	C					
M56	Clinics (medical group, urgent care/walk-ins, dental, rehabilitation)	C	C		C	C	C			C	C	
M57	Dialysis Centers and Blood Donation Centers		C	C	P	C	C			C		
M58	Hospices						C					
M59	Laboratories (medical testing & diagnostic)				P	C	C		P			
M60	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P	P					

RESOLUTION NO. 2018-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-07, A REQUEST BY 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)

WHEREAS, Conditional Use Permit No. 2018-07, is 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); 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:

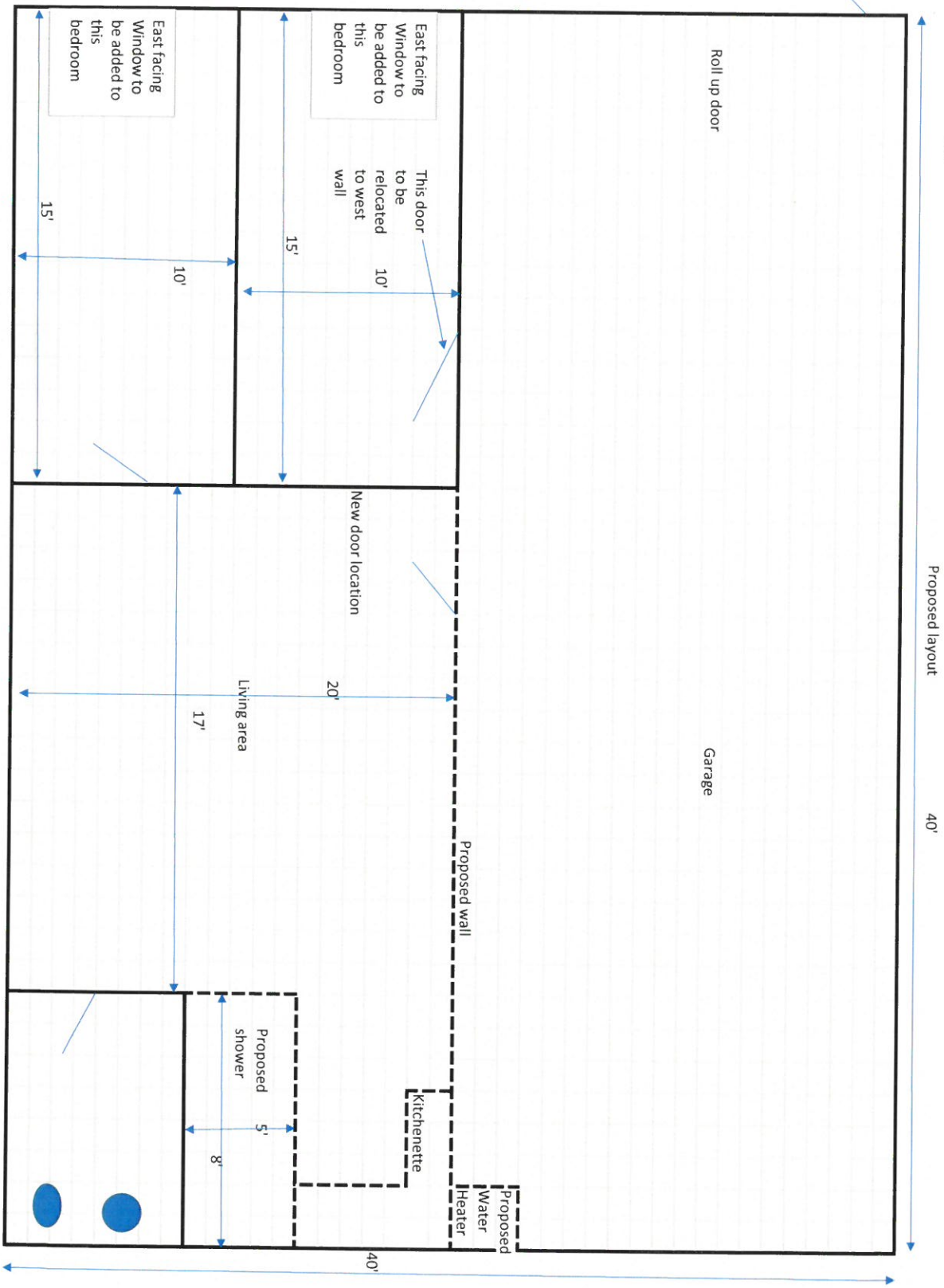
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the 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 Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-16).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-013.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", and floor plan Exhibit "B".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the project shall operate in compliance with the operation statement shown in Exhibit "C". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
5. That any project signage shall be obtained under separate permits.
6. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
7. That approval of CUP 2018-07 shall be contingent on approval of ZTA 2018-01.

1
2
NTS



Bold lines indicate existing walls
Dotted lines indicate proposed walls
Ceilings to be 9 feet high, HVAC unit above, vented to the outside

Operational Plan for West Visalia Ambulance Services

American Ambulance proposes to staff and deploy a two-person Paramedic Ambulance that will be stationed at 6743 West Pershing.

Hours of Operation-Due to the unpredictable nature of the Emergency Medical Services, this Ambulance shall be staffed 24 hours per day, 7 days per week 365 days per year. The change of shift for off going and oncoming personnel shall occur once per day at 0700 Hours.

Parking- Parking is necessary for employee vehicles and at least one Ambulance. Parking of employee vehicles shall be in the two parking spaces immediately East of the proposed building. Ambulance parking during the day shall be immediately South of the building (see attachment) and will be parked inside at night to enhance security.

Security- The Paramedic crew will remain in the building unless conducting outside duties such as washing and cleaning the Ambulance interior or exterior. The Ambulance shall remain locked when parked outside of the building. The exterior vehicle locks, combined with the interior cabinetry locks provide 2 layers of security for valuable medical supplies and are consistent with Federal requirements.

Ingress and Egress- Ambulances returning to the assigned location shall follow the normal traffic patterns both on the streets and in the parking lot. (see attachment). This shall apply to both Emergent and Non-emergent vehicle operations.

Building Improvements- Improvements to the existing building shall be completed consistent with the City building code and all applicable permits shall be obtained. (see attachment)



#6

MEETING DATE: JANUARY 24, 2018

SITE PLAN NO. 18-013

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 + ZTA

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



ATTACHMENT 4

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: January 24, 2018

SITE PLAN NO: 2018-013
PROJECT TITLE: American Ambulance
DESCRIPTION: Ambulance Station w/two person crew (IL) (X) (H)
APPLICANT: American Ambulance
PROP. OWNER: Bruce Kopitar
LOCATION TITLE: 6743 W PERSHING CT
APN TITLE: 085-520-009
GENERAL PLAN: Light Industrial
EXISTING ZONING: IL – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Zoning Ordinance Text Amendment
- Conditional Use Permit
- Building Permits

PROJECT SPECIFIC INFORMATION:

1. The Planning Division has reviewed the operational statement and has determined that proposed business ambulance business is not currently listed as a permitted or conditional use in the Light Industrial zone designation. A Zoning Ordinance Text Amendment to allow the use as "Conditional" in Light Industrial (Zone Matrix Line M54) is required.
2. Conditional Use Permit required if zoning text amendment is approved – these actions may occur concurrently.

Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council. Staff position at this time is to support adding the use as a "Conditional" use in the Light Industrial zone should the applicant choose to submit an application for a Zoning Text Amendment.

NOTE: Zoning Text Amendments require the initiation of the City Council or Planning Commission prior to officially accepting an application and setting it for public hearing. Staff would not submit a memo requesting initiation to the City Council without the receipt of a paid application for said zoning text amendment.

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 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: 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.

Landscaping:

1. Any on-site landscaping would need to be brought up to current City Standards.
2. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
3. 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)

Parking:

1. Parking shall be provided based on one of the following subject to the applicant providing additional information regarding the proposed use:
 - Storage and warehouses: one parking space for each one thousand (1,000) square feet of floor area.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

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

Signature _____

A handwritten signature in black ink, appearing to be 'AIC', written over a horizontal line.

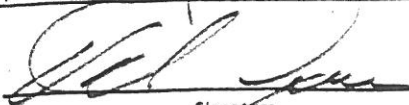
City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 6 DATE: January 24, 2018
 SITE PLAN NO: SPR18013
 PROJECT TITLE: AMERICAN AMBULANCE OF VISALIA
 DESCRIPTION: UTILIZE EXISTING BUILDING IN THE SHIRK AND PERSHING AREA TO HOUSE A 2-PERSON PARAMEDIC AMBULANCE CREW. (IL) (AE)
 AMERICAN AMBULANCE
 APPLICANT:
 PROP OWNER: KOPITAR BRUCE (TR)
 LOCATION: 6743 W PERSHING AVE
 APN(S): 085-520-009

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: 20% OF PERMIT VALUE SHALL BE USED FOR
'PATH OF TRAVEL' ADA UPGRADE TO THE 2010
STANDARDS.

 Date: 1/24/18
 Cienarriva



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: January 24, 2018

SITE PLAN NO: SPR18013

PROJECT TITLE: AMERICAN AMBULANCE OF VISALIA

DESCRIPTION: UTILIZE EXISTING BUILDING IN THE SHIRK AND PERSHING AREA TO HOUSE A 2-PERSON PARAMEDIC AMBULANCE CREW. (IL) (AE)

APPLICANT: AMERICAN AMBULANCE

PROP OWNER: KOPITAR BRUCE (TR)

LOCATION: 6743 W PERSHING AVE

APN(S): 085-520-009

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

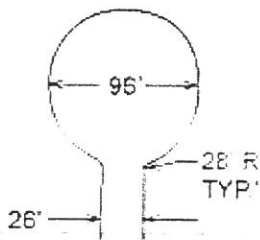
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

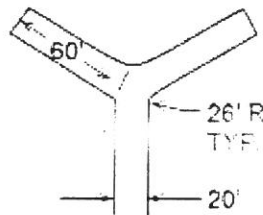
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

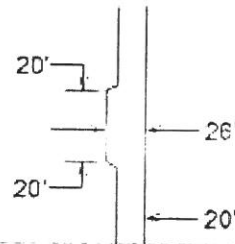
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



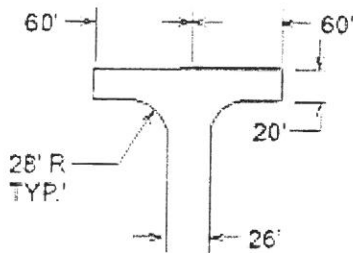
96' DIAMETER
CUL-DE-SAC



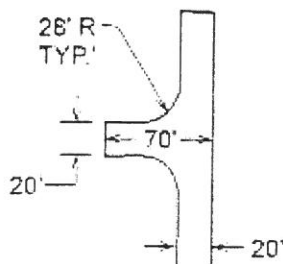
60' "Y"



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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: JANUARY 24, 2018

SITE PLAN NO.: 18-013
PROJECT TITLE: AMERICAN AMBULANCE OF VISALIA
DESCRIPTION: UTILIZE EXISTING BUILDING IN THE SHIRK AND PERSHING AREA TO HOUSE A 2 PERSON PARAMEDIC AMBULANCE CREW. (IL) (AE)
APPLICANT: AMERICAN AMBULANCE
PROP OWNER: KOPITAR BRUCE (TR)
LOCATION: 6743 W PERSHING AVE
APN: 085-520-009

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. Proposed service commercial use within existing industrial/serv. comm. building will not incur additional impact fees.***
- 2. Tenant improvements will require a building permit. Standard plan check and inspection fees apply.***
- 3. Project shall comply with accessibility per applicable City and CA Building Code requirements.***
- 4. Refer to Planning Dept. entitlement requirements and further processing.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 18-013

Date: 1/24/2018

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:SERV COMM)

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

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

Reimbursement:

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



Adrian Rubaicaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 24, 2018

ITEM NO: 6
SITE PLAN NO: SPR18013
PROJECT TITLE: AMERICAN AMBULANCE OF VISALIA
DESCRIPTION: UTILIZE EXISTING BUILDING IN THE SHIRK AND PERSHING AREA TO HOUSE A 2 PERSON
PARAMEDIC AMBULANCE CREW. (IL) (AE)
APPLICANT: AMERICAN AMBULANCE
PROP. OWNER: KOPITAR BRUCE (TR)

APN: 085-520-009
LOCATION: 6743 W PERSHING 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

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Zoning Text Amendment (ZTA) No. 2018-01 and Conditional Use Permit (CUP) No. 2018-07

PROJECT TITLE

ZTA 2018-01 is Citywide, CUP 2018-07 is located at 6743 W. Pershing Ave. (APN 085-520-009).

PROJECT LOCATION

Visalia, CA

Tulare

PROJECT LOCATION - CITY

COUNTY

Zoning Text Amendment (ZTA) 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 (CUP) 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).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia, Visalia, CA 93291 , ATTN: Paul Scheibel (559) 713-4369

NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT

American Ambulance Visalia, 2017 E. Noble Ave., Visalia, CA 93292 , ATTN: Dave Byl (559) 730-3015

NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT

American Ambulance Visalia, 2017 E. Noble Ave., Visalia, CA 93292 , ATTN: Dave Byl (559) 730-3015

NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15305**
- Statutory Exemptions- State code number:

The ZTA portion of the project is a minor change in land use limitations, the CUP portion is a minor alteration to an existing facility.

REASON FOR PROJECT EXEMPTION

Paul Scheibel, Principal Planner

(559) 713-4369

CONTACT PERSON

AREA CODE/PHONE

DATE

4-23-18

Paul Scheibel
Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR



March 23rd, 2018

*City of Visalia-Planning Division
315 E. Acequia Avenue
Visalia, CA 93291*

To whom it may concern,

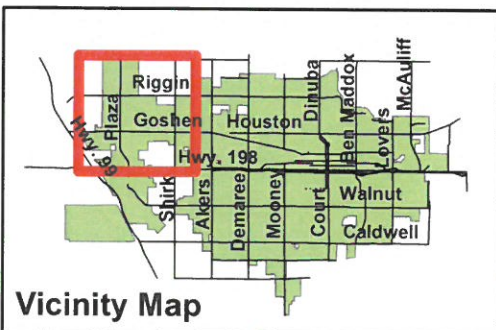
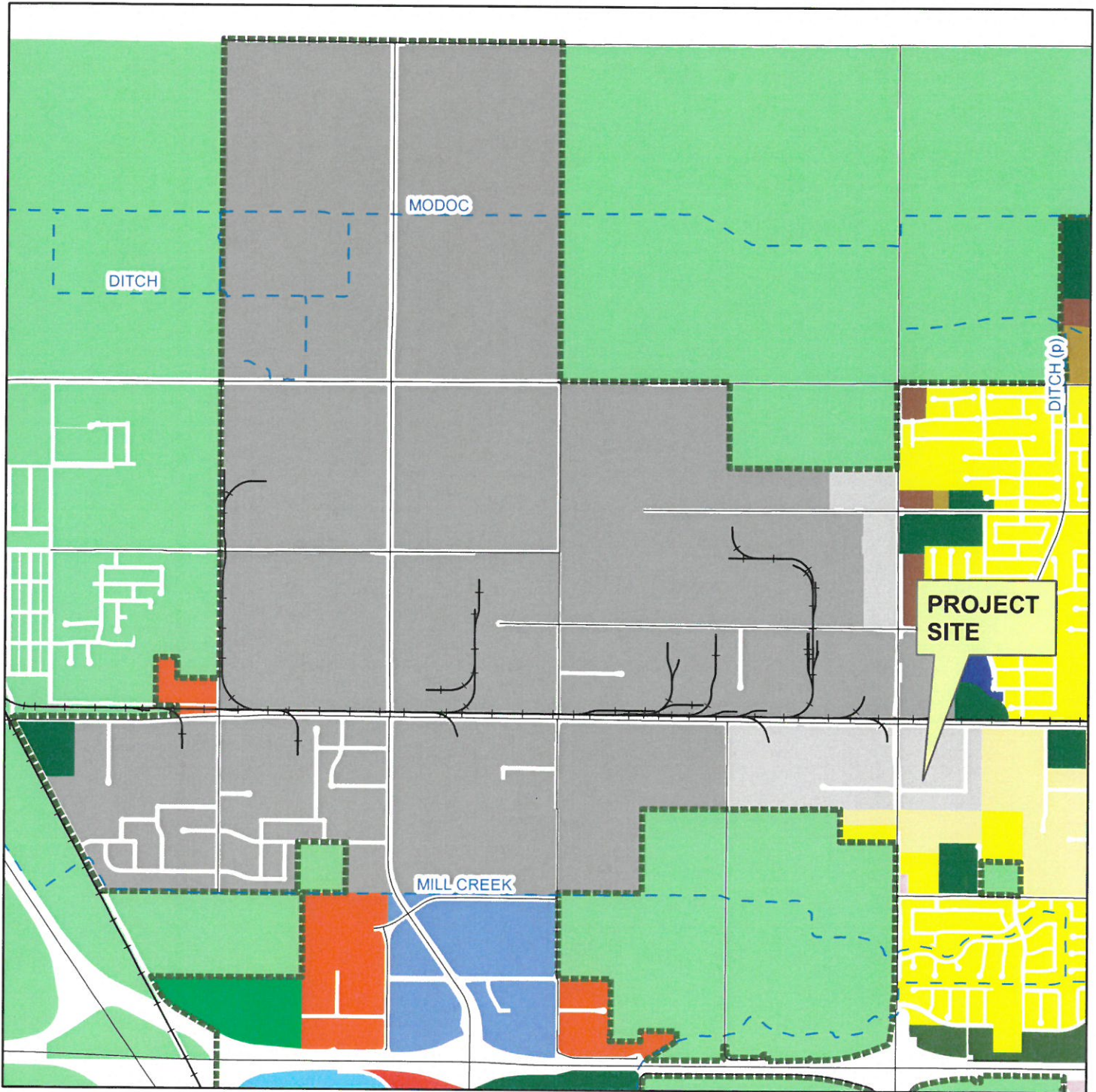
American Ambulance of Visalia provides Emergency Ambulance services to all citizens and visitors of Visalia and Surrounding areas. As part of this service, the County of Tulare imposes specific response time requirements for Emergency call response and American Ambulance is committed to meeting or exceeding those requirements. These requirements include arriving on scene of an Emergency response within 10 minutes at least 95% of the time within the city limits and (1) mile outside of the city limits. Due to the expansion of the city, the needs for Ambulance deployment change on a regular basis.

To continue to meet the Ambulance response needs of West Visalia, we respectfully ask you to consider the following operational plan for expansion of Ambulance services out of 6743 West Pershing. This plan is contingent on the amendment to the Zoning matrix that would allow Ambulance services in the light industrial zone.

Respectfully Submitted,

Dave Byl
Operations Manager
American Ambulance of Visalia

ZTA 2018-01 & CUP 2018-07 (AMERICAN AMBULANCE)



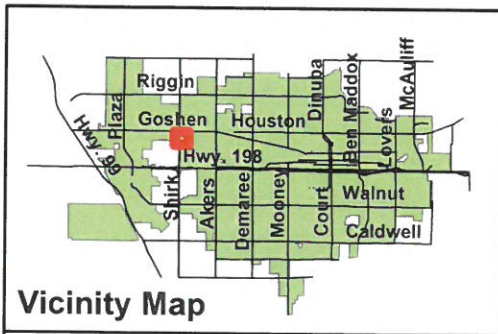
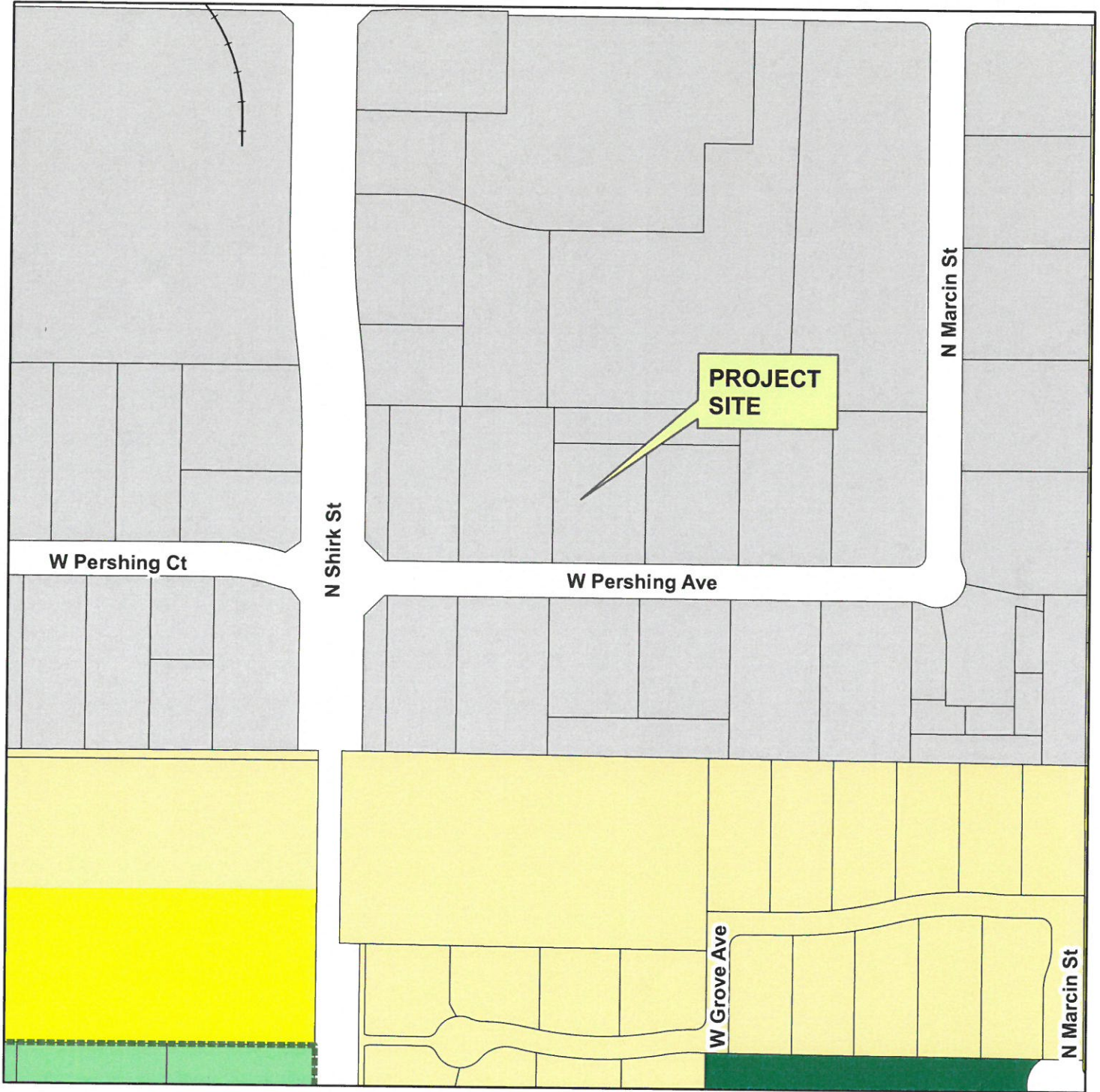
General Plan/Zoning General Area



- Major Streets
- WATERWAYS
- RAILROADS
- CITY LIMITS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU Mixed Use Downtown
- I - Industrial
- I-L - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site Area
- R-1-12.5 - 12,500 SF Min Site Area
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area



ZTA 2018-01 & CUP 2018-07 (AMERICAN AMBULANCE)



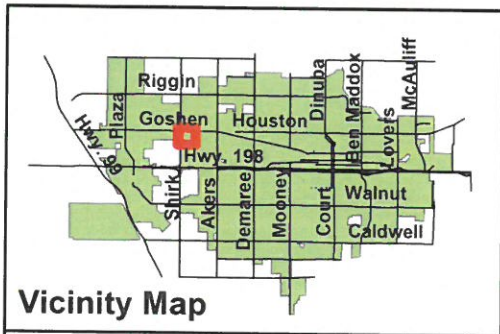
General Plan/Zoning Project Area



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU Mixed Use Downtown
- I - Industrial
- I-L - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site Area
- R-1-12.5 - 12,500 SF Min Site Area
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area



ZTA 2018-01 & CUP 2018-07 (AMERICAN AMBULANCE)



Aerial Map



— WATERWAYS
— RAILROADS

City of Visalia



To: Planning Commission

From: Paul Scheibel, Principal Planner (713-4369) *PS*

Date: February 12, 2018

Re: Request to initiate a Zoning Text Amendment (ZTA) to allow the Ambulance Service use (Zoning Matrix Line M54) in the IL (Light Industrial) Zone District, Citywide

RECOMMENDATION

Staff recommends that Planning Commission authorize the filing of a Zoning Text Amendment (ZTA) to allow the Ambulance Service use (Zoning Matrix Line M54) in the I-L (Light Industrial) Zone District. The authorization is made pursuant to the provisions of Zoning Ordinance Section 17.44.020 B. that provides for the Planning Commission to initiate ZTAs.

DISCUSSION

The request to add the IL Zone District to the zone districts that conditionally allow [subject to a Conditional Use Permit (CUP)] ambulance services is being made by American Ambulance of Visalia (please see attached letter). American Ambulance desires to establish a new facility within an existing industrial building at 6713 W. Pershing Avenue. The site is zone I-L. The proposal was reviewed by the Site Plan Review Committee (SPR 2018-013) on January 24, 2018. The SPR Committee determined the project review complete and placed a Revise and Proceed status on the proposal. The SPR Committee recommended that a ZTA and CUP applications be processed concurrently if the proponent desires to move forward through the discretionary entitlement process.

Planning staff concurs with the proponent's request and the SPR Committee's recommended entitlement process. The proponent has accurately articulated the fact that the preclusion of Ambulance Services from the Industrial zone districts inhibits the adequate provision of a vital emergency service from a substantial area of the City's industrial park, and areas farther to the west, such as the Goshen Community and Hwy 99.

Consequently, staff recommends that the Planning Commission authorize the proponent to file their ZTA application, concurrently with a CUP application for the 6713 W. Pershing Avenue location. It is anticipated that the ZTA and CUP applications would be brought before the Planning Commission within 30 to 60 days. The Planning Commission's conditional approval of a CUP would be contingent on the City Council's final approval of the ZTA.

ATTACHMENTS

- Applicant Letter
- Zoning Ordinance Chapter 17.44
- City Zoning Map

ATTACHMENT 7



American Ambulance of Visalia
2017 East Noble Avenue
Visalia, Ca 93292

January 31st, 2018

Paul Bernal
City Planner
315 E. Acequia Avenue
Visalia, CA 93291

Dear Paul,

American Ambulance of Visalia is seeking to expand in the area of Shirk and Pershing area of Northwest Visalia. Due to the zoning restrictions, Ambulance services are currently not allowed in areas Zoned as light industrial.

Please consider this letter as a formal request to consider an amendment to the Zoning to allow for Ambulance services in the light industrial zones. An application for a change of zone and conditional use permit will be forthcoming.

Should you have any questions regarding this matter, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "DBL", is written over the word "Respectfully,".

Dave Byl
Operations Manager
American Ambulance of Visalia

Chapter 17.44

ZONING AMENDMENTS

Sections:

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17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed.

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, 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. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
5. Additional information as required by the historic preservation advisory board.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application.

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing 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.

17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission.

17.44.060 Hearing.

A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.

B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents.

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission.

17.44.080 [Reserved].

17.44.090 Action of city council.

A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal.

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map.

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and 17.44.090.

