

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, MAY 29, 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.
 - a. Time Extension for Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09.
 - b. Time Extension for Conditional Use Permit No. 2016-07.
 - c. Request for a General Plan Finding of Consistency Pursuant to Public Resource Code §21151.2 and Government Code §65402 for the Disposition of Real Property Owned by College of the Sequoias located on the southeast corner of S. Mooney Blvd. and W. Myrtle Ave. (APN: 096-035-010).
 - d. Request for General Plan Consistency Finding Pursuant to Public Resource Code §21151.2 and Government Code §65402 for Visalia Unified School District's Acquisition of 649 S. County Center Dr. located on the northwest corner of S. County Center Dr. and W. Campus Ave. (APN: 095-010-063).
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-06: A request by Champions Center, Crystal Hernandez to allow individual and group counseling in the OC (Office Conversion) zone. The site is located at 910 W. Center Street. (APN: 093-224-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-19.
6. PUBLIC HEARING – Andy Chamberlain
Variance No. 2018-05: A request by Brandon Gee to allow a variance to fence setback standards in the OC (Office Conversion) zone. The site is located at 201 E. Noble Avenue (APN: 097-052-009). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-18.

7. PUBLIC HEARING – Paul Scheibel

Rose Estate Tentative Subdivision Map No. 5567: A request to subdivide 2.98 acres into six numbered lots and two lettered lots. Located within the R-1-5 (Single-family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the northwest corner of Roeben Street and Walnut Avenue (APN: 087-442-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-31.

8. PUBLIC HEARING – Andy Chamberlain

a. Conditional Use Permit No. 2018-05: A request by River Management Group to install a new 105-foot high Monopine with a 100-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is zoned C-MU (Commercial Mixed Use). The site is located at 537 E. Houston Avenue. (APN: 094-130-005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-17.

b. Variance No. 2018-04: A request by River Management Group to install a new 105-foot high Monopine with a 100-foot high telecommunications tower which is less than the required 1 to 5 (vertical height to horizontal separation) from a property line. The site is zoned C-MU (Commercial Mixed Use). The site is located at 537 E. Houston Avenue. (APN: 094-130-005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-17.

9. PUBLIC HEARING – Brandon Smith

Candelas Tentative Subdivision Map No. 5566: A request by Lennar Homes of California, Inc. to subdivide five parcels totaling 33.71-acres into 149-lots for single-family residential use, five lettered lots for landscaping and lighting district purposes, and two remainder lots. This subdivision map will also modify the property lines of two existing parcels with existing residential uses that total 1.11 acres and will become the remainder parcels. The project site has a zoning designation of R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size). The site is located on the northwest corner of McAuliff Street and Tulare Avenue within the City of Visalia, situated in Tulare County. (APN: 101-300-014, 017, 018; 101-310-010, 011) An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2018-09 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Staff concludes that the Environmental Impact Report adequately analyzed and addressed the proposed project.

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- a. Reappointment of Commissioners.
- b. ARCO Appeal Update.

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 FRIDAY, JUNE 8, 2018 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 11, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 29, 2018

PROJECT PLANNER: Andrew Chamberlain
Principal Planner (559) 713-4003
andrew.chamberlain@visalia.city

SUBJECT: **Conditional Use Permit No. 2018-06:** A request by Champions Center, Crystal Hernandez to allow individual and group counseling in the OC (Office Conversion) zone. The site is located at 910 W. Center Street. (APN: 093-224-004)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2018-13 for Conditional Use Permit No. 2018-06 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-06 based on the findings and conditions in Resolution No. 2018-13.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to allow individual and group counseling in the OC (Office Conversion) zone in an existing 925 sq. ft. residential office conversion. The site layout is shown in the aerial photo in Exhibit "A". The building fronts onto Center Street and has 5 parking stalls that are accessed from the alley.

As described in the Operational Statement in Exhibit "B", the site would provide individual and group counseling Monday – Friday from 10 am to 7 pm. The counseling consists of youth and adult substance use disorder treatment, batter's intervention programs, and individual therapy. The average site activity would be three staff members and two clients per hour with variations for small group counseling based upon the limited size of the facility.

The proposed activities do not include on-site dispensing of medications, any type of drug testing, and no 24 hour residential treatment activities.

The programs and facility will meet the California Department of Health Care Services licensing requirements. The site was converted from a residential use to an office use since the mid 1980's.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional / Administrative Office
Zoning:	O-C (Office Conversion)
Surrounding Zoning and Land Use:	North: O-C (Office Conversion) Office use South: O-C (Office Conversion) Office use East: O-C (Office Conversion) Office use West: O-C (Office Conversion) Office use
Environmental Document	Categorical Exemption No. 2018-19
Site Plan:	Site Plan Review No. 2018-041

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

The Historic Preservation Advisory Committee recommends approval of Conditional Use Permit No. 2018-06. On April 11, 2018, the Committee reviewed the requested conditional use permit for counseling and found the use as described in the operational statement consistent with the Historic Ordinance, and the purpose and intent of the Office Conversion zone. The site is within the Historic District, and is listed in the Local Register of Historic Structures as a "Vernacular" style with a "Background" classification.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. The counseling service described in the Operational Statement in Exhibit "B", is similar to other office and counselling uses in the Office Conversion zone.

Land Use Compatibility

The purpose and intent of the O-C office zone is to retain the residential character of a site while allowing it to convert to an office use. The OC zone is used in several areas of the Historic District to further enhance the integration of office uses into older residential areas and assist in maintaining the historic residential streetscape.



This site was previously converted into an office with a five stall parking lot off of the alley at the rear of the site, and an ADA access ramp to the rear entrance. The site is surrounded by similar residential office conversions.

Staff concludes that the proposed counseling use as described in the operational statement would not have a negative impact on surrounding uses based upon the location and available improvements.

Conditional Use Permit - Group Counseling is a “conditional” use in the OC zone requiring a public hearing before the Planning Commission. The Champions Center conducts individual and group counseling for a variety of issues – drug, family, court actions, and others. The proposed use of the site does not include dispensing of medications, drug testing and related activities. The proposed counseling programs comply with and are licensed by the California Department of Health Services.

As described in the Operational Statement in Exhibit “B”, the office would operate Monday through Friday, from 10 am to 7 pm. Staffing would be three persons at one time with an average of 2 clients per hour. The applicant has indicated to staff that some counseling sessions may include small groups, typically families which would not exceed three to five individuals. Staff has included Condition No. 3 for Planning Commission consideration limiting group counseling to no more than five individuals.

Parking

The site was previously converted to an office use with five parking stalls at the rear of the site off of the alley. No additional parking would be required with the proposed individual and group counseling use. The proposed use meets the office parking requirements.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-19).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - 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 Historic Preservation Advisory Committee recommends approval this use permit, finding it consistent with the purposes and intent of Office Conversion uses in the Historic District.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-19). This exemption is

based on the project being characterized as a conditional use permit, which is a minor alteration to land use limitations that does not result in changes in land use or density.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2018-041.
2. That the site be operated constant with the Operational Statement in Exhibit "B".
3. That group counseling is limited to five individuals.
4. That no on-site medication dispensing or drug testing be conducted at the site.
5. That any exterior changes to the building or site shall be reviewed through the Historic Preservation process.
6. That a substantial change to any part of the operation statement shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2018-13
- Exhibit "A" – Site Plan (2001 Aerial Photo)
- Exhibit "B" – Operational Statement
- Exhibit "C" – Interior Pictures
- Site Plan Review Comments, Item No. 2018-041
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

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

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

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

Chapter 17.20 OFFICE ZONES

17.20.010 Purposes.

- A. The several types of office zones included in this chapter are designed to achieve the following:
1. Provide appropriate areas for various types of offices to be concentrated for the convenience of the public, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons that they serve in a manner consistent with the general plan;
 2. Maintain the central downtown business district (Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;
 3. Protect office areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;
 4. Ensure compatibility with adjacent land uses.

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

2. Office Conversion Zone—(OC). The purpose and intent of the office conversion zone district is to promote the conversion, rather than the demolition, of existing residential structures where feasible, in designated areas for low-intensity administrative and professional offices. Office uses that are typically high generators of vehicle trips or parking need generators are not provided in this district. This zone will create opportunities for the long-term preservation of historic structures and the residential character of non-historic neighborhoods through the office conversion process. The development criteria will reduce the potential for land use conflicts between the office conversion sites and their adjacent residential neighborhoods. These provisions will serve to maintain the streetscape through architectural compatibility and the placement of on-site parking at the rear of the sites. This will also serve to maintain the historic and aesthetic character of the core area.

17.20.015 Applicability.

The requirements in this chapter shall apply to all property within the O-PA and O-C zone districts.

17.20.020 Permitted uses.

Permitted uses in the O-PA and OC zones shall be determined by Table 17.25.030 in Section 17.25.030.

17.20.025 Conditional and temporary uses.

Conditional and temporary uses in the O-PA and OC zones shall be determined by Table 17.25.030 in Section 17.25.030. 17.20.030 Required conditions.

- A. A site plan review permit must be obtained for all development in the O-PA and O-C zones subject to the requirements and procedures in Chapter 17.28;
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, outdoor dining areas, and play areas.

17.20.040 Off-street parking and loading facilities.

- A. Off-street parking facilities and off-street loading facilities shall be provided as prescribed in Chapter 17.34.
- B. On-site parking is prohibited in the front and street side setback areas for O-C zoned properties;
- C. Adequate parking for OC zoned properties must be provided on site to serve the desired office use. Parking is to be developed at the rear of the subject site, and should be master planned with adjacent sites to allow the common use of planter strips, access points and handicap parking spaces to the greatest extent possible;

Section 17.20.060 Development standards in the O-C zone.

The following development standards shall apply to property located in O-C zone district. These standards would include, but not be limited to, the application of consistent height and bulk, matching setbacks, and compatible architectural design that will be reviewed and approved through the site plan review process:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: thirty (30) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: shall be consistent with adjacent primary setbacks or a minimum of twenty-five (25) feet. On interior lots where adjacent structures are less than twenty-five (25) feet, averaging may be used;
 - 4. Rear: twenty-five (25) feet.
 - 2. Side: five (5) feet;
 - 3. Street side on corner lot: ten (10) feet;
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: twenty-five (25) feet or consistent with building setbacks;
 - 2. Rear: five (5) feet, except where there is alley access.
 - 3. Side: five (5) feet;
 - 4. Street side on a corner lot: ten (10) feet or consistent with building setbacks;
- F. Additional standards:
 - 1. Maintain front and street side residential setbacks, in addition to maintaining and enhancing the historical residential streetscape;
 - 2. Develop existing alleys to a width of eighteen (18) to twenty (20) feet. Dedication or irrevocable offer of dedication of up to two feet per lot will be required, excepting sites that have a primary structure located in the dedication area and for which there is adequate parking on the site;
 - 3. Signs shall be compatible with the character of the main structure, and shall comply with the provisions of Chapter 17.48.
 - 4. Existing structures that are compatible with the adjacent properties and streetscape shall be maintained as the primary structure for a site;
 - 5. All additions and alterations shall be consistent with the existing design of the primary unit as determined through the site plan review process;
 - 6. Offices that are of a twenty-four (24) hour use or high-volume customer destination that cannot be accommodated through on-site parking are prohibited adjacent to residential neighborhoods;

RESOLUTION NO. 2018-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-06, A REQUEST BY CHAMPIONS CENTER TO ALLOW INDIVIDUAL AND GROUP COUNSELING IN THE OC (OFFICE CONVERSION) ZONE. THE SITE IS LOCATED AT 910 W. CENTER STREET. (APN: 093-224-004)

WHEREAS, Conditional Use Permit No. 2018-06, is a request by Champions Center to allow individual and group counseling in the OC (Office Conversion) zone. The site is located at 910 W. Center Street (APN: 093-224-004); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 29, 2018; and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after a duly noticed public hearing on April 11, 2018, does recommend approval of the requested conditional use permit for individual and group counseling to the Planning Commission; and

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

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the Historic Preservation Advisory Committee recommends approval this use permit, finding it consistent with the purposes and intent of Office Conversion uses in the Historic District.
4. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-19). This exemption is based on the project being characterized as a conditional use permit, which is a minor alteration to land use limitations that does not result in changes in land use or density.

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2018-041.
2. That the site be operated constant with the Operational Statement in Exhibit "B".
3. That group counseling is limited to five individuals.
4. That no on-site medication dispensing or drug testing be conducted at the site.
5. That any exterior changes to the building or site shall be reviewed through the Historic Preservation process.
6. That a substantial change to any part of the operation statement shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

Exhibit - A



Exhibit - A



March 7, 2018

Planning Commission
315 E. Acequia Ave
Visalia, CA 93291

Re: Operational Statement

This Operational Statement is provided to demonstrate the commitment that Champions will make to the success of the system of care for the individuals within Tulare County, specifically Visalia. Champions has provided behavioral health and social services for approximately 18 years in a variety of capacities. Programs are licensed by the California Department of Health Care Services, and complies with all state licensing requirements under the Department of Health Care Services for all services rendered.

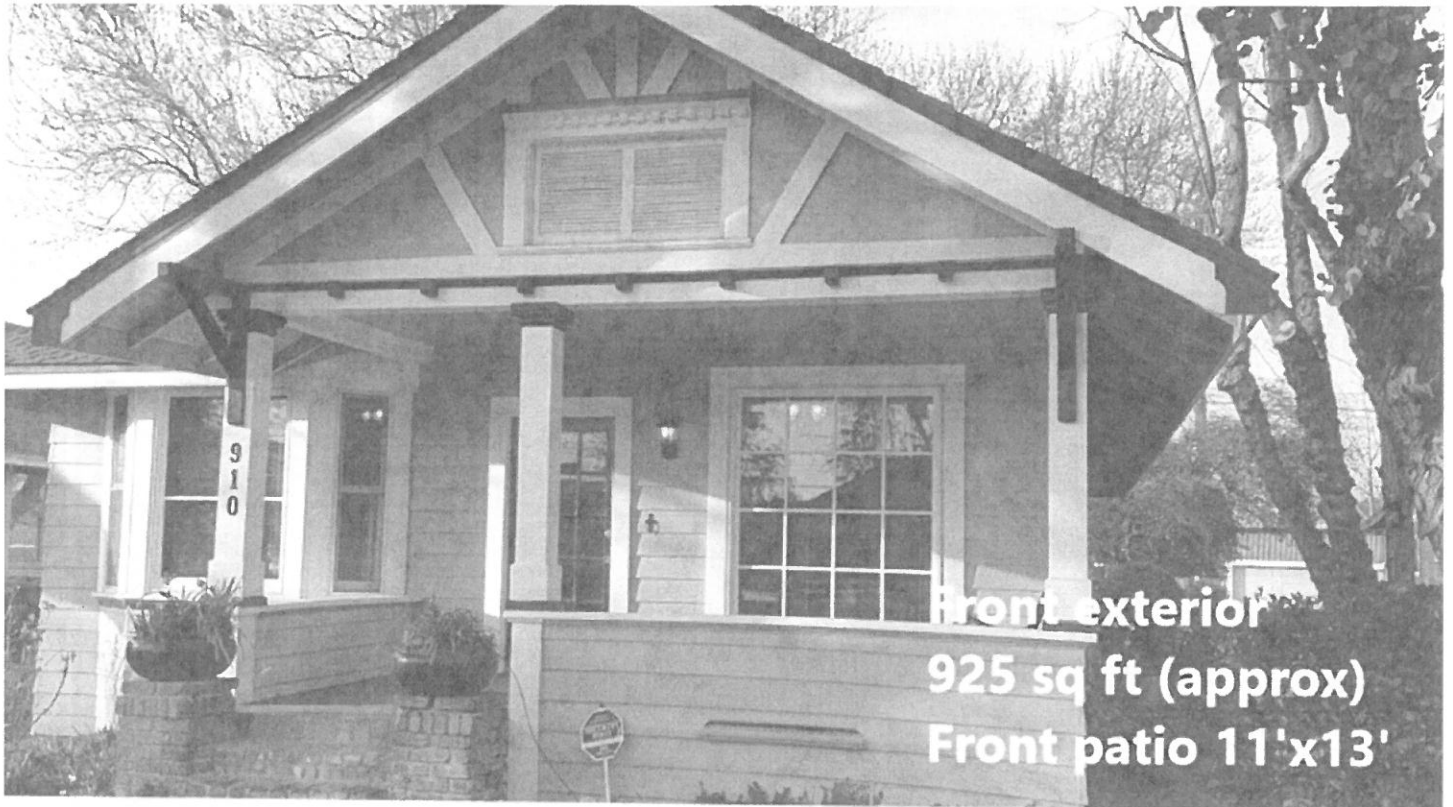
The following is a breakdown for basic operations at the 910 W. Center, Visalia CA 93291 location:

- Days of operation: Monday through Friday
- Hours of operation: 10am to 7pm
- Services to be offered: Youth and adult substance use disorder treatment, batterer's intervention program, and individual therapy
- No medication will be prescribed/given to clients
- NOT a 24-hour residential treatment center
- Max employees at any given time: 3
- Expected clients per hour: 2 average
- 5 parking stalls located at north entrance (rear) of property
- Several bus stops located within one mile of property, two within approximately ¼ mile

Sincerely,

Armando Villarreal, MPA
Director of Operations

Exhibit – C



**Front exterior
925 sq ft (approx)
Front patio 11'x13'**



**North entrance (rear)
Wheelchair accessible
5 parking stalls**

Exhibit – C



#10

MEETING DATE: MARCH 14, 2018

SITE PLAN NO. 18-041

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

CVP

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: March 14, 2018

SITE PLAN NO: 2018-041
PROJECT: Champions Center
DESCRIPTION: CAMPIONS CENTER - COUNSELING
APPLICANT: CRYSTAL HERNONDEZ
PROP. OWNER: B. BLANKS
LOCATION TITLE: 910 W. CENTER STREET
APN TITLE: 093-224-004
GENERAL PLAN: Office Conversion
ZONING: O-C - Office Conversion

Planning Division Recommendation:

- Revise and Proceed – Conditional Use Permit (CUP) required if group counseling is conducted
 Resubmit

Project Requirements

- Conditional Use Permit required if group counseling is conducted.
- The site is within the Historic District and on the Local Register of Historic Structures
- Building Permit

PROJECT SPECIFIC INFORMATION:

1. Individual Counseling is a "Permitted" use in the OC zone – Group Counseling is a "Conditional" use in the OC zone. The applicants in attendance seemed to indicate that group counselling would occur resulting in needing a conditional use permit.
2. The site is within the Historic District and on the Local Register of Historic Structures – any exterior changes including a sign are subject to Review by the Historic Preservation Advisory Committee. (paint is not a reviewable item by the committee)
3. Provide a detailed Operational Statement if a CUP is done for group counseling. Provide professional information on the staff Certified/Licensed, and the types of clients, and group sizes.
4. At the meeting the applicant indicated that there are no medications or similar treatments provided as a part of this proposed service. Most types of dispensaries will require a Conditional Use Permit.
5. No additional parking is required.
6. Meet all other codes and ordinances.

Staff initial finding is that the proposed use IS CONSISTENT with the City General Plan. Should any discretionary action be required, approval by the City Council and/or Planning Commission constitutes the final determination of consistency.

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 

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **6** DATE: **March 14, 2018**
SITE PLAN NO: SPR18041
PROJECT TITLE: CHAMPIONS CENTER
DESCRIPTION: INDIVIDUAL AND GROUP THERAPY. (O-C) (AE)
APPLICANT: HERNONDEZ CRYSTAL
PROP OWNER: BLANKS BETTY E
LOCATION: 910 W CENTER AVE
APN(S): 093-224-004

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone 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 \$3.45 per square foot.
- Park Development fee \$_____ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: No comments at this time. Added note:

any construction may trigger 20% rule for path of travel.



Signature



Site Plan Review Comments For:

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

ITEM NO: 5

DATE: March 14, 2018

SITE PLAN NO: SPR18041
PROJECT TITLE: CHAMPIONS CENTER
DESCRIPTION: INDIVIDUAL AND GROUP THERAPY. (O-C) (AE)
APPLICANT: HERNONDEZ CRYSTAL
PROP OWNER: BLANKS BETTY E
LOCATION: 910 W CENTER AVE
APN(S): 093-224-004

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

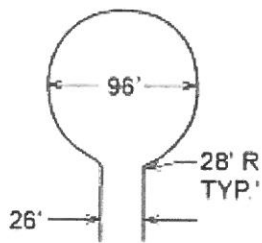
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

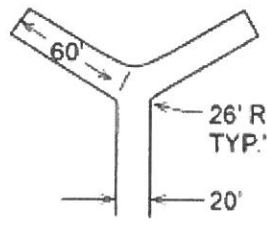
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

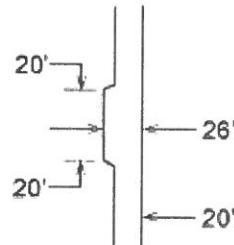
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



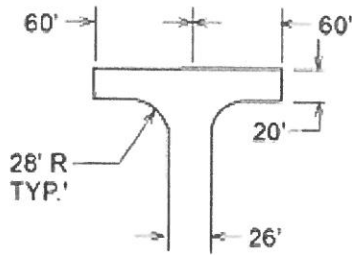
96' DIAMETER
CUL-DE-SAC



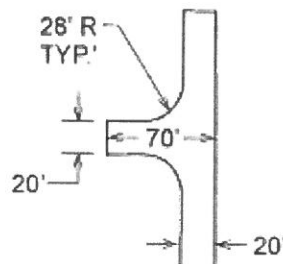
60' "Y"



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: MARCH 14, 2018

SITE PLAN NO.: 18-041
PROJECT TITLE: CHAMPIONS CENTER
DESCRIPTION: INDIVIDUAL AND GROUP THERAPY
APPLICANT: HERNANDEZ CRYSTAL
PROP OWNER: BLANKS BETTY E
LOCATION: 910 W CENTER AVE VISALIA
APN: 093-224-004

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Comply with comments from planning, building and fire department**
- 2. Project will not incur impact fees prior use offsets fees.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-041**
Date: **03/14/2018**

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.)

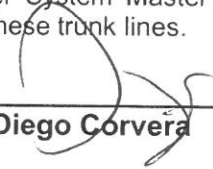
(Fee Schedule Date:**8/18/2017**)
(Project type for fee rates:**OFFICE**)

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

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

Reimbursement:

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



Diego Corvera

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 14, 2018

ITEM NO: 6
SITE PLAN NO: SPR18041
PROJECT TITLE: CHAMPIONS CENTER
DESCRIPTION: INDIVIDUAL AND GROUP THERAPY (O-C) (AE)
APPLICANT: HERNONDEZ CRYSTAL
PROP. OWNER: BLANKS BETTY E
APN: 093-224-004
LOCATION: 910 W CENTER 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:

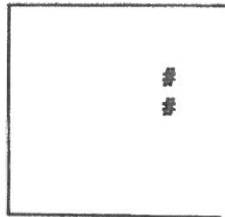
•



Leslie Blair

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

COMMERCIAL BIN SERVICE



ITEM NO: 6

DATE: March 14, 2018

#

SITE PLAN NO:

SPR18041

PROJECT TITLE:

CHAMPIONS CENTER

DESCRIPTION:

INDIVIDUAL AND GROUP THERAPY. (O-C) (AE)

APPLICANT:

HERNONDEZ CRYSTAL

PROP OWNER:

BLANKS BETTY E

LOCATION:

910 W CENTER AVE

APN(S):

093-224-004

XX

No comments.

Same comments as

Revisions required prior to submitting final plans. See

Resubmittal required. See comments below.

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

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

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

Type of refuse service not indicate 16-06

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

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

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

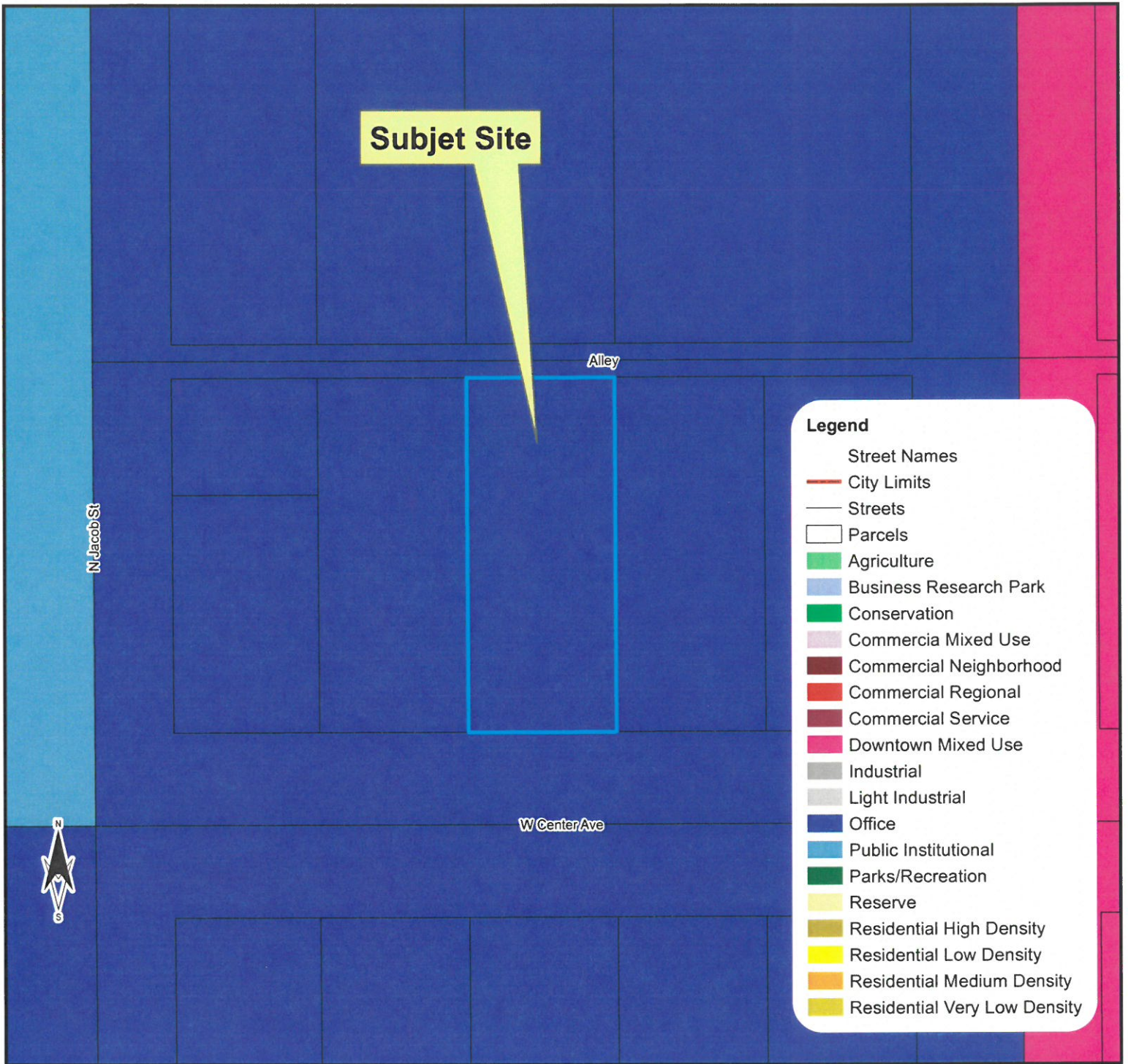
Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
with no less than 38' clear space in front of the bin, included the front concrete pad.
Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and
there must be a minimum of 53 feet clearance in front of the compactor
to allow the truck enough room to provide service.

Comment



City of Visalia

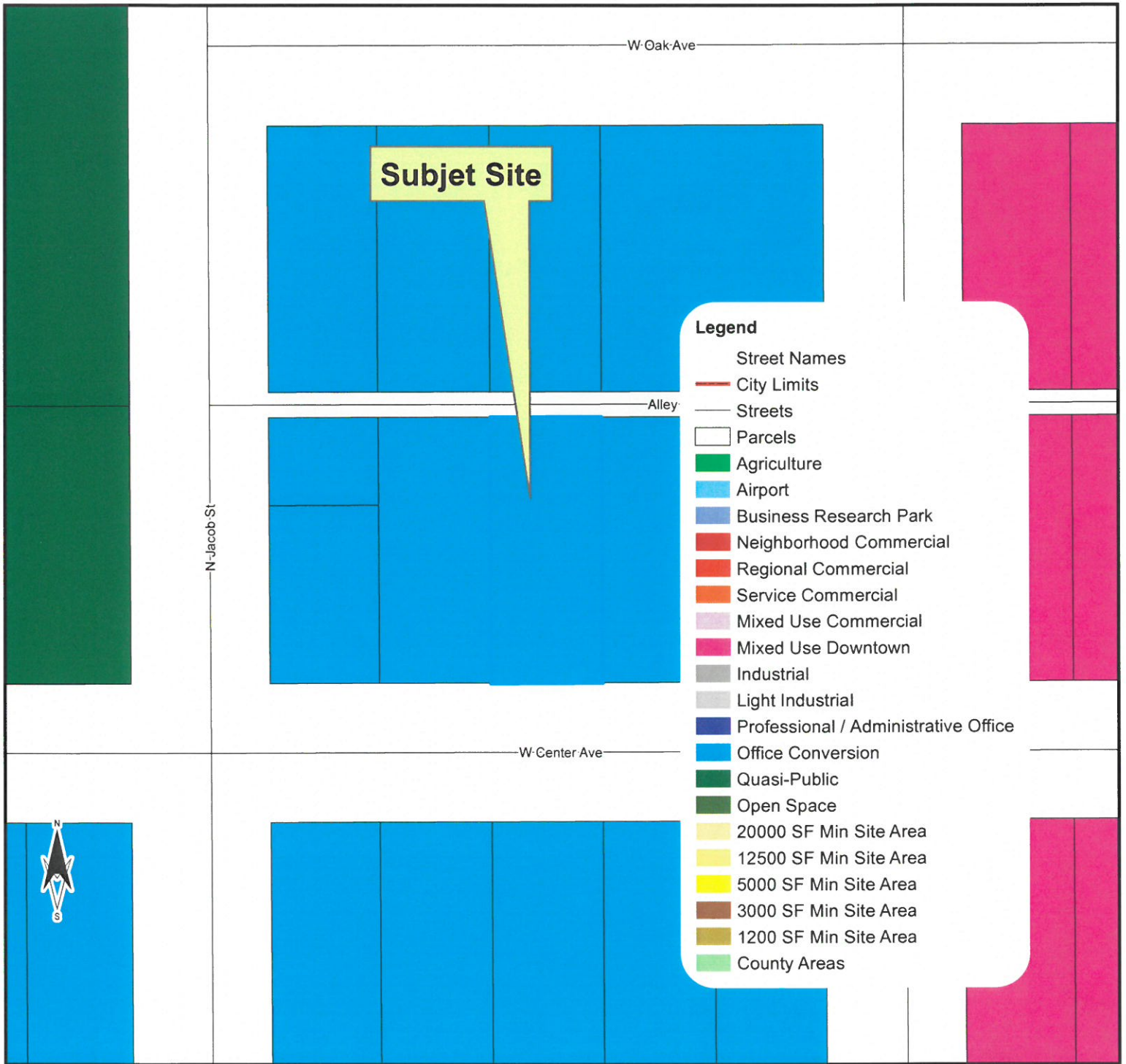


Land Use Designations

0 10 20 40 60 80 Feet

CUP No. 2018-06

City of Visalia



Zoning Designations



CUP No. 2018-06

City of Visalia



Aerial Photo

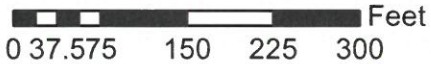
0 5 10 20 30 40 Feet

CUP No. 2018-06

City of Visalia



Location Map



CUP No. 2018-06