

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 11, 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 city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Brandon Smith
Tentative Parcel Map No. 2018-02: A request by Aditya Verma M.D. Inc. to subdivide a 19,604 square foot parcel into two parcels for office use. The proposed parcels created by this project will utilize the public access easement and easement for public utilities created through the planned office development that was established with the approval of Conditional Use Permit No. 9612. The proposed parcels are consistent with Conditional Use Permit No. 9612. The project is zoned O-PA (Professional / Administrative Office), located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2018-21.
6. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-10: A request by Courthouse Square Ventures LLC to establish a 34 room hotel with rooftop lounge in an existing building in the D-MU (Downtown Mixed Use) zone. The site is located at 210 N. Court Street. (APN: 094-287-001) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-83.

7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-08: A request by Arnulfo Gonzalez to amend Conditional Use Permit No. 97-05 for the existing assisted living facility, increasing the number of residents from 52 to 59 in the R-M-2 (Medium Density Residential) zone. The site is located at 2948 & 2950 E. Douglas Avenue. (APN: 103-290-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-22
8. PUBLIC HEARING – Paul Bernal
Teagan Ranch Tentative Subdivision Map No. 5568 is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-27
9. PUBLIC HEARING – Paul Scheibel
SUBJECT: Zoning Text Amendment No. 2018-03: A request by the City of Visalia to amend Chapter 17.63 of the City of Visalia Zoning Ordinance pertaining to Micro-brewery/Micro-winery uses, Citywide. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-28.

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For 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, JUNE 21, 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 25, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 11, 2018

PROJECT PLANNER: Brandon Smith, Senior Planner
(559) 713-4636; brandon.smith@visalia.city

SUBJECT: Tentative Parcel Map No. 2018-02: A request by Aditya Verma M.D. Inc. to subdivide a 19,604 square foot parcel into two parcels for office use. The proposed parcels created by this project will utilize the public access easement and easement for public utilities created through the planned office development that was established with the approval of Conditional Use Permit No. 9612. The proposed parcels are consistent with Conditional Use Permit No. 9612. The project is zoned O-PA (Professional / Administrative Office), located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2018-02, as conditioned, based on the findings and conditions in Resolution No. 2018-16. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approved Tentative Parcel Map No. 2018-02, based on the findings and conditions in Resolution No. 2018-16.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2018-02 is a request to subdivide one 0.45-acre parcel in the Mission Oaks Plaza development into two parcels as shown in Exhibit "A". The proposed sizes of the two parcels are 9,708 square feet for Parcel No. 1 and 9,923 square feet for Parcel No. 2. The objective is to create a separate parcel for each of the two office buildings located on the existing parcel. Footprints of the existing buildings and the surrounding site improvements are shown on Exhibit "A".

The existing parcel was created through a Parcel Map and Conditional Use Permit (i.e., CUP No. 96-12) for a Planned Office Development that established parcels without public street frontage and privately-maintained access easements to provide through public access, shown in the attached master plan (see Exhibit "B"). These access easements function as private streets – Avenida de las Robles and the southerly extensions of Tamarack Street and Aspen Street.

Vehicular access and parking for the existing buildings is provided via Avenida de las Robles and Tamarack Street, private streets created through CUP No. 96-12. The proposed tentative parcel map does not require any change to these private access easements.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Office
Zoning:	O-PA (Professional / Administrative Office)
Surrounding Land Use and Zoning:	North: O-PA / Office building South: O-PA / Office building, State Highway 198 East: O-PA / Office building West: O-PA / Office building
Environmental Review:	Categorical Exemption No. 2018-21
Special Districts:	N/A
Site Plan Review No:	2018-062

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Mission Oaks Plaza Subdivision and Conditional Use Permit No. 96-12 were approved by the City Council on June 17, 1996, denying an appeal and upholding the approval of the Planning Commission on May 28, 1996. The tentative subdivision map divided two parcels into 22 lots and the conditional use permit created a planned office development, located at the northwest corner of Akers Street and State Highway 198. The subdivision map subsequently expired and the map did not record but the CUP became use-inaugurated when construction of site improvements and buildings commenced on the site.

Tentative Parcel Map No. 99-02 was approved by the Planning Commission on January 25, 1999. The tentative parcel map renewed the approval of the action to separate the site into lots with the difference that the property was divided into 9 lots through a parcel map instead of 22 lots through a subdivision map. The parcel map recorded as Parcel Map No. 4390 and the project site is Parcel No. 4.

PROJECT EVALUATION

Staff recommends approval of the tentative parcel map, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

Planned Development Requirement

The creation of a parcel without direct access onto a public street requires a Planned Unit Development (PUD), which is reviewed and approved through the conditional use permit process.

The Planning Commission previously reviewed and approved a development plan and circulation pattern for the parcel and the surrounding area through CUP No. 9612 (see Exhibit "B"). The Site Plan Review (SPR) Committee subsequently reviewed the proposed parcel map and has made the determination that the parcel map is consistent with the development plan associated with CUP No. 9612, and is consistent with City development standards. The SPR Committee did not require a new or amended Conditional Use Permit for the proposed parcel map since it utilizes existing easements created by CUP No. 9612 and does not require alterations to these easements.

The two parcels proposed per Tentative Parcel Map No. 2018-02 will have no impact on the original development plan given that the parcel map is proposing to subdivide a single parcel into two parcels which ultimately allows for each building to be on its own parcel.

The minimum site area for properties in the O-PA zone is five acres (ref. Municipal Code Section 17.20.050.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if "there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone."

Staff recommends that the Planning Commission make this finding for the proposed project, given the lack of ability for each building/parcel to have public street access due to the site's existing development and circulation pattern, and given that existing parcels associated with this development in the O-PA zone are already less than five acres in size.

Site Area

The tentative parcel map shown in Exhibit "A", which further subdivides Parcel 4 of recorded Parcel Map No. 4390, is subject to approval of an acceptable master plan. The development pattern approved through CUP No. 9612 with shared access, ingress/egress, and parking constitutes an acceptable master plan and Planned Development which allows the proposed parcel sizes. The project site has since been developed with two separate buildings approved through Site Plan Review Nos. 2014-138 and 2015-128.

Access / Parking

The proposed parcels share common vehicular access from existing drive entrances / approaches at Akers Street, Tamarack Street, and Aspen Street. Vehicular access to proposed Parcels 1 and 2 is permitted through the private streets/utility easements created with the approval of the Mission Oaks Plaza development.

Existing parking spaces shown on the north, west, and east sides of proposed Parcels 1 and 2 serve the office buildings on these parcels. These parking spaces, along with all parking spaces within the Mission Oaks Plaza development located on Parcel 9 of recorded Parcel Map No. 4390, are common parking spaces for the joint use by all occupants within the development.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Office land use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of development in the Office land use designation and O-PA zone, which does not specify densities of development. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 8 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Environmental Review

The tentative map is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-21).

RECOMMENDED FINDINGS

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the previously approved planned development (Conditional Use Permit No. 9612).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Office land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Office zone standards since they are part of a planned development established through Conditional Use Permit No. 9612.
7. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
8. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-21). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-062, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in

writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2018-16
- Exhibit "A" – Tentative Parcel Map / Site Plan for project site
- Exhibit "B" – Planned Development Site Plan ("Mission Oaks Plaza") associated with Conditional Use Permit No. 9612
- Site Plan Review Item No. 2018-062 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

16.28.020 Advisory agency.

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

16.28.060 Hearing and notice.

A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.

B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.26: PLANNED DEVELOPMENT

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia.

17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site Area in Usable Open Space	Area Percent of Density Bonus
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6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

Chapter 17.30: DEVELOPMENT STANDARDS

17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

RESOLUTION NO. 2018-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2018-02, A REQUEST BY ADITYA VERMA M.D. INC. TO SUBDIVIDE A 19,604 SQUARE FOOT PARCEL INTO TWO PARCELS FOR OFFICE USE. THE PROPOSED PARCELS CREATED BY THIS PROJECT WILL UTILIZE THE PUBLIC ACCESS EASEMENT AND EASEMENT FOR PUBLIC UTILITIES CREATED THROUGH THE PLANNED OFFICE DEVELOPMENT THAT WAS ESTABLISHED WITH THE APPROVAL OF CONDITIONAL USE PERMIT NO. 9612. THE PROPOSED PARCELS ARE CONSISTENT WITH CONDITIONAL USE PERMIT NO. 9612. THE PROJECT IS ZONED O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE), LOCATED AT 5448 AND 5510 W. AVENIDA DE LOS ROBLES, ON THE NORTHWEST CORNER OF AVENIDA DE LOS ROBLES AND TAMARACK STREET APPROXIMATELY 600 FEET WEST OF AKERS STREET. (APN: 085-240-022)

WHEREAS, Tentative Parcel Map No. 2018-02 is a request by Aditya Verma M.D. Inc. to subdivide a 19,604 square foot parcel into two parcels for office use. The proposed parcels created by this project will utilize the public access easement and easement for public utilities created through the planned office development that was established with the approval of Conditional Use Permit No. 9612. The proposed parcels are consistent with Conditional Use Permit No. 9612. The project is zoned O-PA (Professional / Administrative Office), located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 11, 2018; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-21).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the previously approved planned development (Conditional Use Permit No. 9612).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Office land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Office zone standards since they are part of a planned development established through Conditional Use Permit No. 9612.
7. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
8. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-21). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-062, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That all applicable federal, state, regional, and city policies and ordinances be met.

SPR 18-062 R&P 4-04-2018

TENTATIVE PARCEL MAP

BEING PARCEL 4 OF PARCEL MAP NO. 4390 AS PER MAP RECORDED IN BOOK 44 OF PARCEL MAPS AT PAGE 89 T.C.B. SITUATED IN A PORTION OF THE S1/2, SE1/4, SEC. 27, T.18S., R.4E, M.D.B.M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

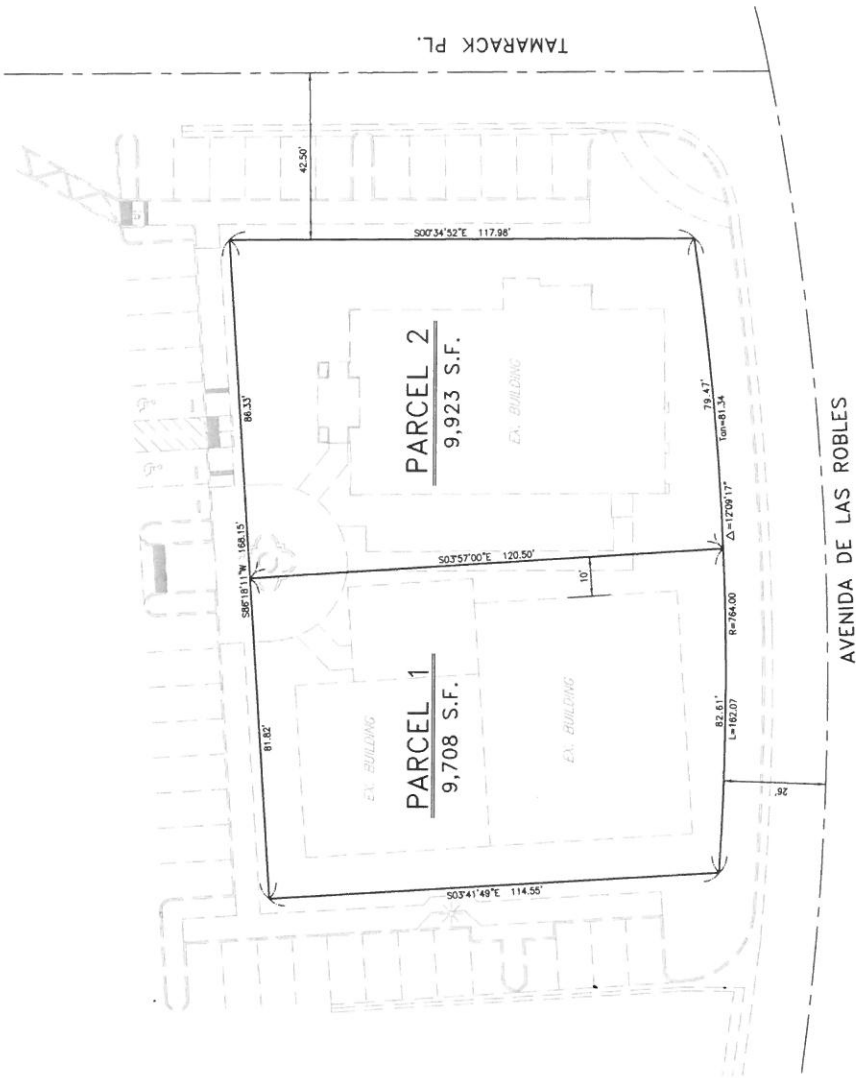
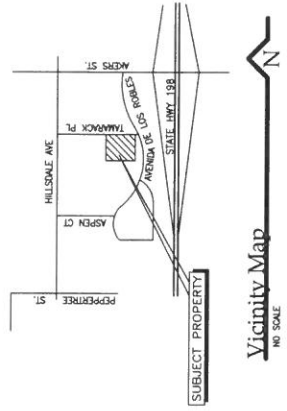
MARCH, 2018

OWNERS: ADITYA VERMA M.D.
5449 De Las Robles
Visalia, California, 93291

SURVEYOR: FORESTER, WEBER & ASSOCIATES, LLC
1620 Fremont Ave., Suite B
Visalia, CA 93291
(559) 732-0102
e-mail: fw@forester-weber.com

NOTES:
EXISTING PROPERTY USE: MEDICAL OFFICE
PROPOSED PROPERTY USE: SAME
ZONING: PX-240-022
WATER: CALIFORNIA WATER SERVICE
SEWER: VISALIA
STORM: VISALIA
FLOOD ZONE: X (SHADED)

NOTE: THE AREA OUTSIDE OF ACTUAL BUILDING FOUNDATION IS AN EASEMENT FOR UTILITIES, LANDSCAPING AND MAINTENANCE THEREOF, AND FOR INGRESS AND EGRESS TO SAID STRUCTURES.



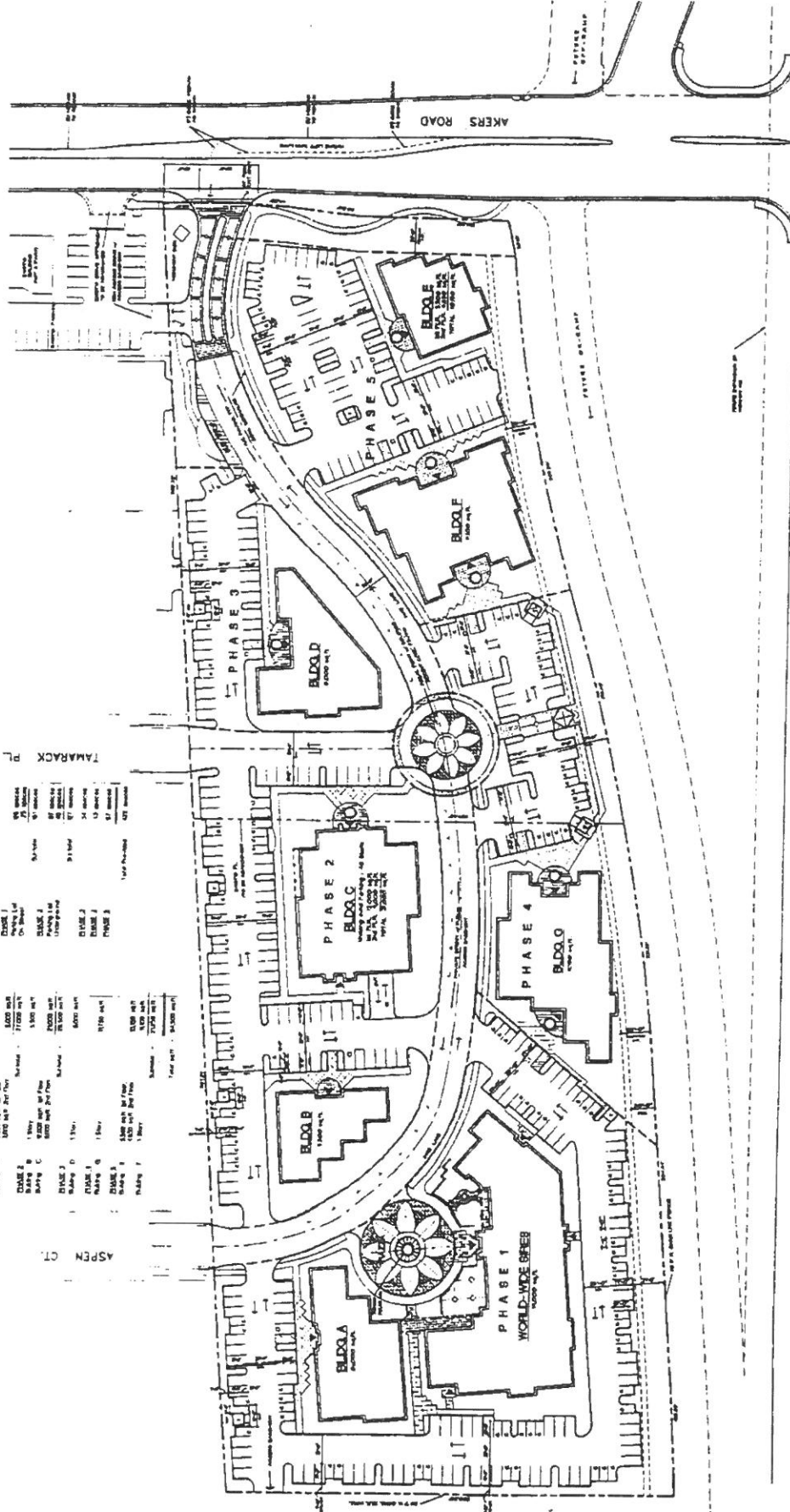
AVENIDA DE LAS ROBLES

TAMARACK PL.

Exhibit "A"

PROJECT DATA

PROJECT SIZE	
APR 1997	100,000 sq. ft.
APR 1998	100,000 sq. ft.
APR 1999	100,000 sq. ft.
APR 2000	100,000 sq. ft.
APR 2001	100,000 sq. ft.
APR 2002	100,000 sq. ft.
APR 2003	100,000 sq. ft.
APR 2004	100,000 sq. ft.
APR 2005	100,000 sq. ft.
APR 2006	100,000 sq. ft.
APR 2007	100,000 sq. ft.
APR 2008	100,000 sq. ft.
APR 2009	100,000 sq. ft.
APR 2010	100,000 sq. ft.
APR 2011	100,000 sq. ft.
APR 2012	100,000 sq. ft.
APR 2013	100,000 sq. ft.
APR 2014	100,000 sq. ft.
APR 2015	100,000 sq. ft.
APR 2016	100,000 sq. ft.
APR 2017	100,000 sq. ft.
APR 2018	100,000 sq. ft.
APR 2019	100,000 sq. ft.
APR 2020	100,000 sq. ft.
APR 2021	100,000 sq. ft.
APR 2022	100,000 sq. ft.
APR 2023	100,000 sq. ft.
APR 2024	100,000 sq. ft.
APR 2025	100,000 sq. ft.
APR 2026	100,000 sq. ft.
APR 2027	100,000 sq. ft.
APR 2028	100,000 sq. ft.
APR 2029	100,000 sq. ft.
APR 2030	100,000 sq. ft.



STATE HIGHWAY 198

SITE MASTERPLAN

WORLD-WIDE SIRES
THE LEADER IN WORLD GENETICS



Exhibit "B"



#7

MEETING DATE: APRIL 4, 2018
SITE PLAN NO. 18-002
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
- TPM
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 7 DATE: APRIL 4, 2018	
SITE PLAN NO.:	18-062
PROJECT TITLE:	VERMA MEDICAL OFFICES
DESCRIPTION:	PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING (O-PA)(X)
APPLICANT:	FORESTER WEBER & ASSOCIATES LLC
PROP OWNER:	ROOTED INVESTMENTS LLC
LOCATION:	531 E MAIN ST VISALIA
APN:	094-235-005

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 building, planning and fire.

2. This project will not incur any impact fees.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-062**
Date: **04/04/2018**

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 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

Andrew Chamberlain, Planning Division (559) 713-4003

Date: April 4, 2018

SITE PLAN NO: 2018-062
PROJECT TITLE: PARCEL MAP
DESCRIPTION: PARCEL MAP
APPLICANT: Forester and Weber
PROP. OWNER: Verma
LOCATION TITLE: 5448-5510 W. De Las Robles
APN TITLE: 085-240-022
GENERAL PLAN: Office
ZONING: PA

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Parcel Map
- 17.30.015-A Site
- Site Areas less than 5 acres may be approved/created upon approval of an acceptable master plan by the Site Plan Review Committee.
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/31/2017

1. A Tentative Parcel Map is required for the proposed parcel split.
2. The proposed parcel map as presented at Site Plan Review constitutes an acceptable Master Plan based upon this site being a component of the master planned office development at this location. All cross access and maintenance agreements for the larger complex are already in place and cover this portion.
3. These parcels may need to develop cross access and maintenance agreements for the subject area only constant with the developed site and related infrastructure.

CITY GENERAL PLAN CONSISTENCY

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

17.20.050 Development standards in the O-PA zone.

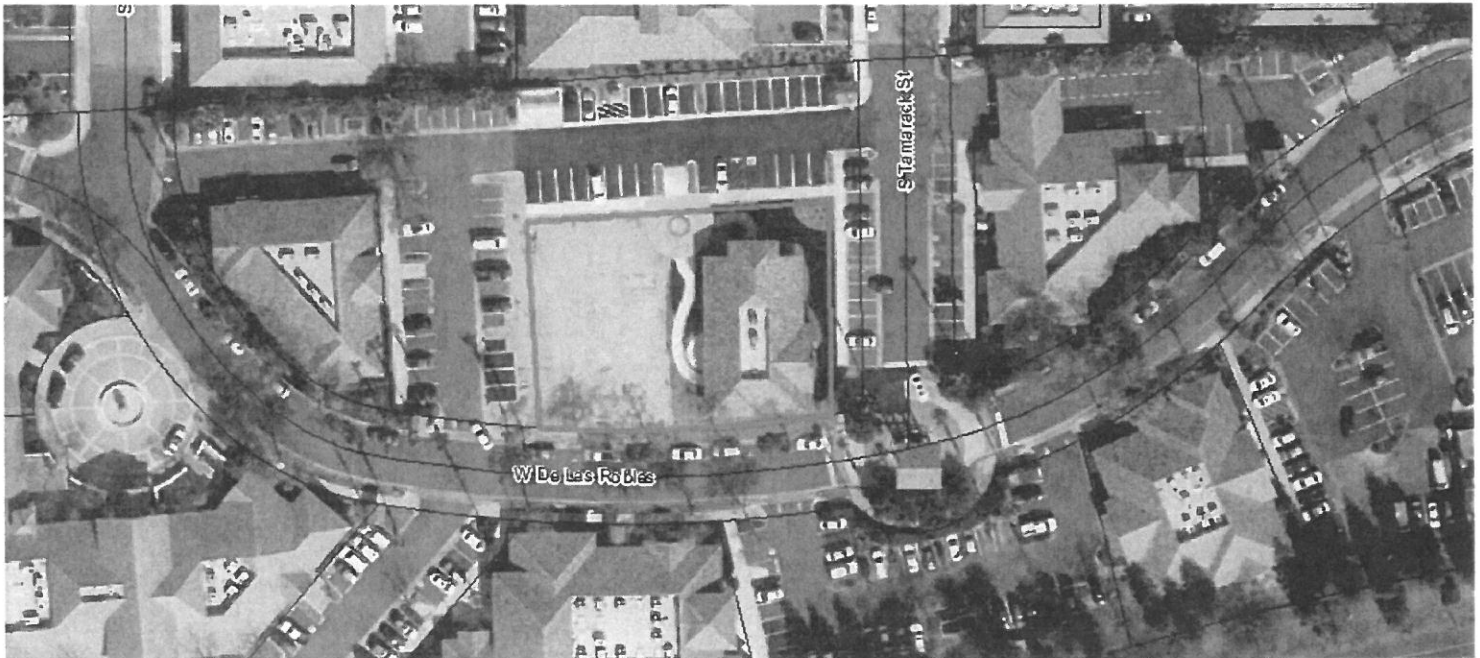
The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;

3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
- 1.

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 *in* *AWC*



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 6 DATE: April 04, 2018
SITE PLAN NO: SPR18U02
PROJECT TITLE: VERMA MEDICAL OFFICES
DESCRIPTION: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING. (O-PA) (X)
APPLICANT: FORESTER WEBER & ASSOCIATES LLC
PROP OWNER: VERMA ADITYA & POONAM
LOCATION: 5448 W DE LAS ROBLES
APN(S): 085-240-022

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 _____ * 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: _____

VA CARCIA 4/4/18
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: 6

DATE: April 04, 2018

SITE PLAN NO: SPR18062
PROJECT TITLE: VERMA MEDICAL OFFICES
DESCRIPTION: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING. (O-PA) (X)
APPLICANT: FORESTER WEBER & ASSOCIATES LLC
PROP OWNER: VERMA ADITYA & POONAM
LOCATION: 5448 W DE LAS ROBLES
APN(S): 085-240-022

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

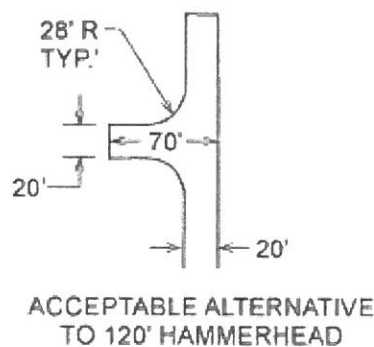
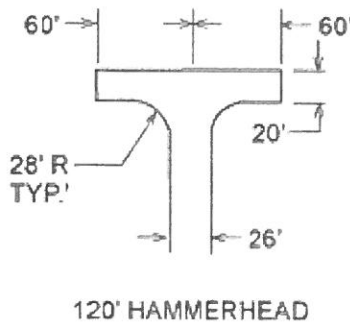
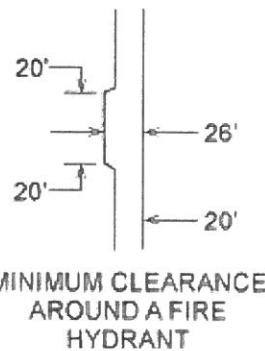
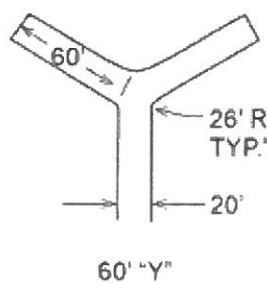
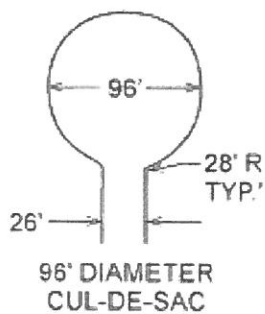
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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



☐ 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"



SIGN TYPE "C"



SIGN TYPE "D"



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

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

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

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


Fire Protection Systems

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

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

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

Special Comments:


Kurtis A. Brown
Fire Marshal

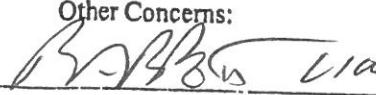
City of Visalia
Police Department
 303 S. Johnson St.
 Visalia, Ca. 93292
 (559) 713-4370

ITEM NO: 6	DATE: April 04, 2018
SITE PLAN NO: SPR18062	
PROJECT TITLE: VERMA MEDICAL OFFICES	
DESCRIPTION: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING. (O-PA) (X)	
APPLICANT: FORESTER WEBER & ASSOCIATES LLC	
PROP OWNER: VERMA ADITYA & POONAM	
LOCATION: 5448 W DE LAS ROBLES	
APN(S): 085-240-022	

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to: _____
- Territorial Reinforcement: Define property lines (private/public space). _____
- Access Controlled / Restricted etc: _____
- Lighting Concerns: PROPER LIGHTING ON BUILDING TO
DETER CRIME AT NIGHT
- Landscaping Concerns: LOW AND THIN TO DETER
TRANSIENT CAMPING 1
- Traffic Concerns: _____
- Surveillance Issues: _____
- Line of Sight Issues: _____
- Other Concerns: _____


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

COMMERCIAL BIN SERVICE

ITEM NO: 6

DATE: April 04, 2018

#

SITE PLAN NO: SPR18062
PROJECT TITLE: VERMA MEDICAL OFFICES
DESCRIPTION: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING. (O-PA) (X)
FORESTER WEBER & ASSOCIATES LLC
APPLICANT:
PROP OWNER: VERMA ADITYA & POONAM
LOCATION: 5448 W DE LAS ROBLES
APN(S): 085-240-022

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

XX

Type of refuse service not indicated.

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

Question for City staff: With the splitting of the parcel, does this require that each parcel have its own trash service? If so, no info is given for the new service.



Jim Ross, Solid Waste Manager, 559-713-4533

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 4, 2018

ITEM NO: 6
SITE PLAN NO: SPR18062
PROJECT TITLE: VERMA MEDICAL OFFICES
DESCRIPTION: PARCEL MAP TO DIVIDE EXISTING PARCEL INTO TWO PARCELS EACH PARCEL WILL HAVE AN EXISTING BUILDING. (O-PA) (X)
APPLICANT: FORESTER WEBER & ASSOCIATES LLC
PROP. OWNER: VERMA ADITYA & POONAM
APN: 085-240-022
LOCATION: 5448 W DE LAS ROBLES VISA
APN: 085-240-022
LOCATION: 5510 W DE LAS ROBLES 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.

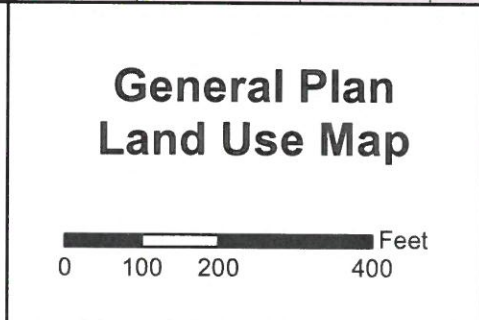
Additional Comments:

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Leslie Blair

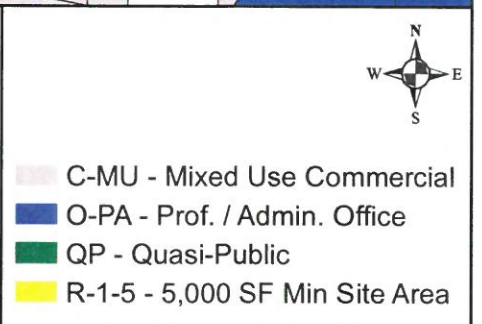
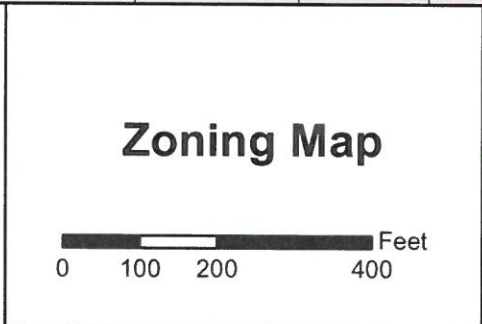
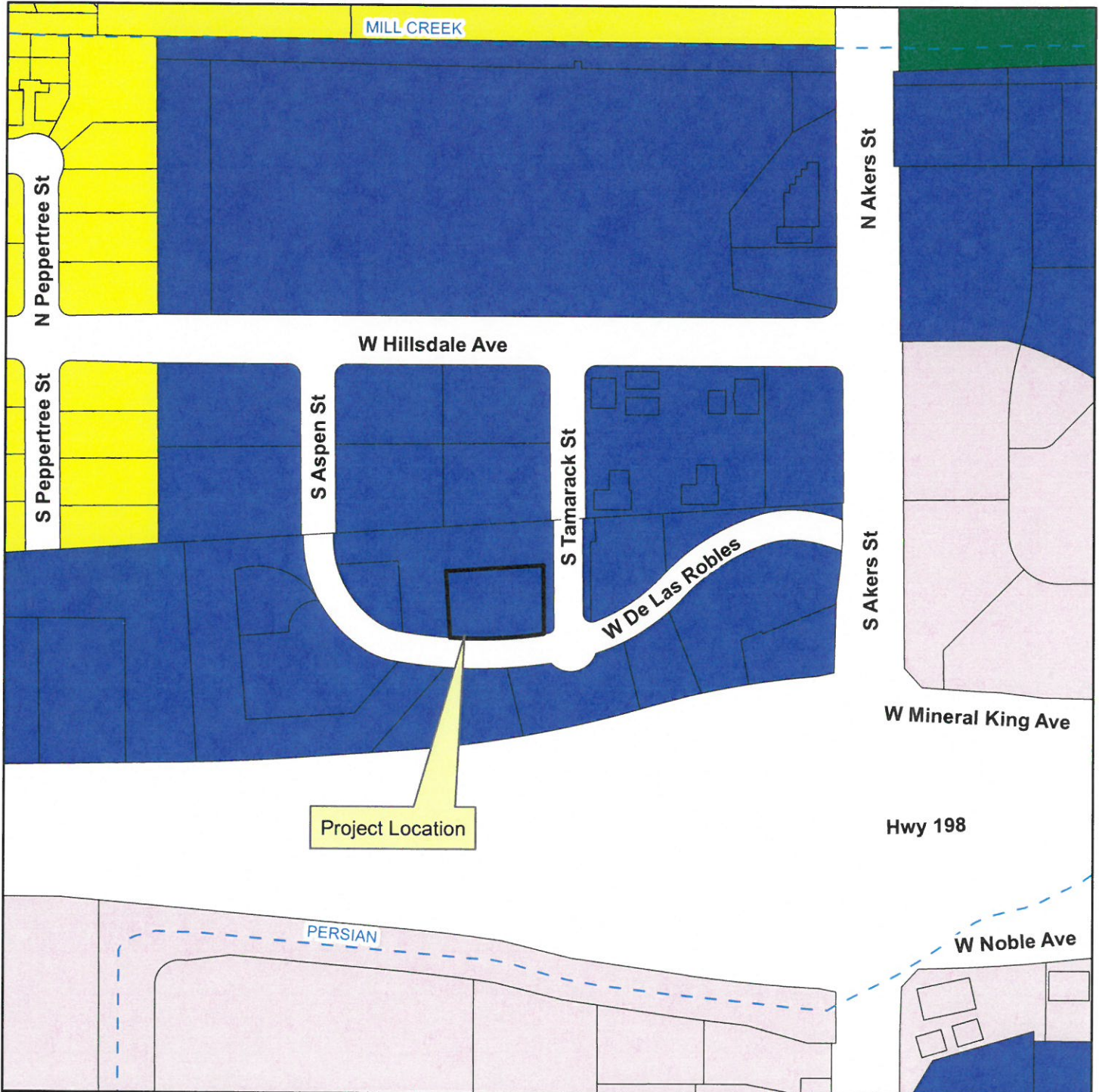
Tentative Parcel Map No. 2018-02

The project site is located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022)



Tentative Parcel Map No. 2018-02

The project site is located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022)



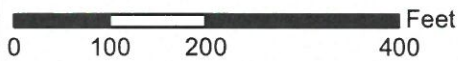
Tentative Parcel Map No. 2018-02





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Aerial Photo

Photo Taken March 2016

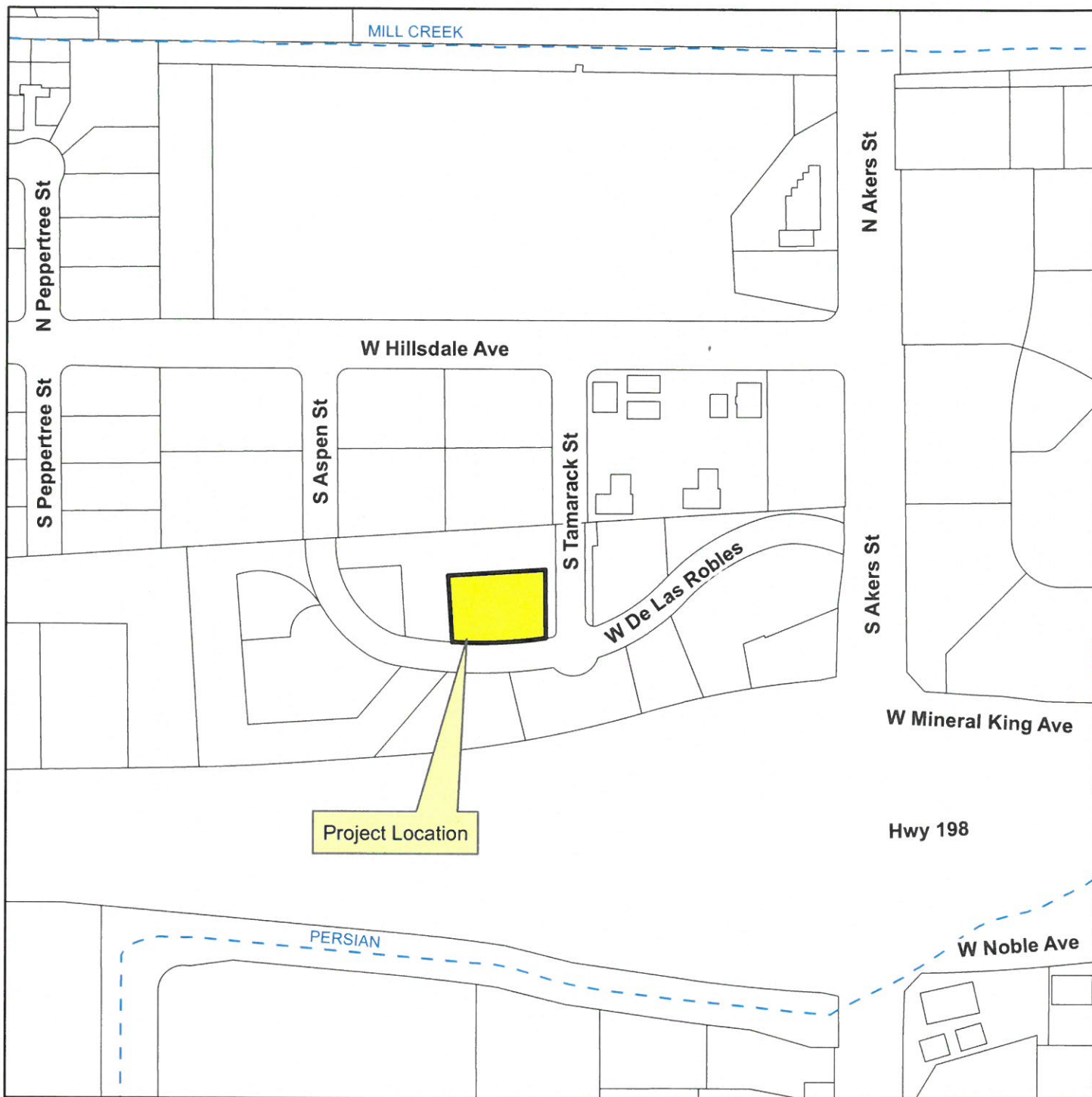


-  WATERWAYS
-  RAILROADS
-  CITY LIMITS
-  PARCELS



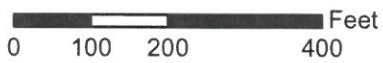
Tentative Parcel Map No. 2018-02

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Vicinity Map

Location Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

