

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

SUBJECT: 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)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2018-18 for Conditional Use Permit No. 2018-08 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. 2018-08 based on the findings and conditions in Resolution No. 2018-18.

PROJECT DESCRIPTION

This conditional use permit is a request to amend Conditional Use Permit (CUP) No. 97-05, which was approved for a 52 bed assisted living facility. The assisted living facility was to be built in three phases. The facility was constructed with one building along the east property line consisting of 24-beds (Building "A"), and another building along the north side of the site with 24-beds (Building "B"), for a total of 48 clients that reside on-site (see Figure 1). These two buildings are joined by a breezeway making them appear as one building. The house located along Douglas Ave. is the office for the assisted living facility.

CUP No. 2018-08 is requesting to establish 11-beds in the office building. This would increase the total number of clients on-site to 59. Although there are only 48-beds currently provided on-site, the 1997 CUP was approved for 52 beds. This CUP amendment would theoretically increase the total number of beds by seven beds. No new construction is requested other than the conversion of the office into bedroom's and the addition of three on-site parking stalls (see Exhibit "A"). Two existing offices are located in Buildings "A" and "B".



Figure 1

The site is accessed from Douglas Avenue with a loop drive to the existing office and a separate access drive to the units and parking lot towards the back of the site. Sidewalks are installed along the frontage along with a wall section and wrought iron fencing behind the 15-foot front setback along Douglas Ave. The frontage is landscaped along with the interior of the site. The rear yard area and a portion of the west side of the property contain walkways and minor amenities for active clients and visitors.

The Operational Statement in Exhibit "B" indicates that there would be two additional staff in conjunction with the added clients. The applicant also indicates that their clients typically do not have automobiles thereby eliminating any on-site parking concerns for the site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Medium Density Multiple Family
Zoning:	R-M-2 (Medium Density Multiple Family)
Surrounding Zoning and Land Use:	North: R-1-5 / Single Family homes South: R-M-2 / Apartment Complex East: R-1-5 / Single Family homes West: R-M-2 / Vacant Parcel
Environmental Document	Categorical Exemption No. 2018-22
Site Plan:	Site Plan Review No. 2018-036

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

In 1999 the Planning Commission approved Conditional Use Permit No. 99-29 allowing the expansion of the facility to 80 beds. The use permit allowed the addition of a third building along the west side of the facility, the removal of the house, and the addition 18 more parking stalls. The facility owners at the time did not pursue the construction of any buildings or improvements associated with the CUP No. 99-29, and the use permit lapsed after two years.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. The expansion of the assisted living facility from 52 to 59 clients as described in the Operational Statement in Exhibit "B" is consistent with the existing operation of the facility.

Land Use Compatibility

The site is zoned R-M-2 (medium density residential) which provides for these types of facilities thought the use permit process. The site is bordered on the east and north sides by single family residential rear yards with a block wall. To the south is a multiple family complex, and the R-M-2 zoned property to the west is vacant.

Staff concludes that the proposed addition of seven clients to allow the office to have a total of 11 clients is consistent with the existing use of the facility and would not result in a negative impact on the existing surrounding residential uses.

Conditional Use Permit – Assisted living facilities are a “conditional” use in the R-M-2 zone requiring a public hearing before the Planning Commission. The existing assisted living facility was developed under Conditional Use Permit No. 97-05, which permitted 52 clients.

Operational Statement

As described in the Operational Statement in Exhibit “B”, there would be two additional staff members, with minor increases in the number of potential visitors by one or two persons a day. There would be no additional service vehicles needed for the proposed client increase.

Staff concludes that there will be little if any discernable change in the operation of the facility, and minimal if any impact to the adjacent residential land uses.

Parking

The current on-site parking lot contains 16 parking stalls. This project would add one parking stall to the main lot and two stalls along the loop driveway for a total of 19 on-site parking stalls. Group care facilities are required to provide one parking stall per three beds (59 beds / 3 = 19.66) resulting in a 20 parking stall demand. The additional beds results in the site being one stall short of the required parking.

Staff concludes that the parking spaces provided are adequate based on staffing levels (addition of two staff members for a total of 8 employees on-site) and given that clients of this facility are prohibited from having their personal vehicles. In addition, the operational statement indicates that approximately 35 to 40% of the facility staff uses ridesharing or public transportation. Staff recommends that Condition No. 4 be approved as part of the project's Conditions of Approval prohibiting clients of this facility from bringing their own personal vehicles.

Walls and Fences

The subject site has a block wall along the north and east property lines adjacent to the single-family residences. The west property line adjacent to the vacant multiple family designated parcel is a combination of wrought iron and wood fencing. No additional walls or fencing is proposed with this project.

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. 2018-22).

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 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. 2018-22). 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. 2018-036.
2. That the site be operated constant with the Operational Statement in Exhibit "B".
3. That the total number of clients is limited to 59.
4. That clients shall be prohibited from having their vehicles at the facility or located on the public street near the facility.
5. That all other applicable conditions of Conditional Use Permit No. 99-29 shall apply.
6. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2018-18
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Aerial Photo
- Site Plan Review Comments, Item No. 2018-036
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

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

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2018-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2018-08, is 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); 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 Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

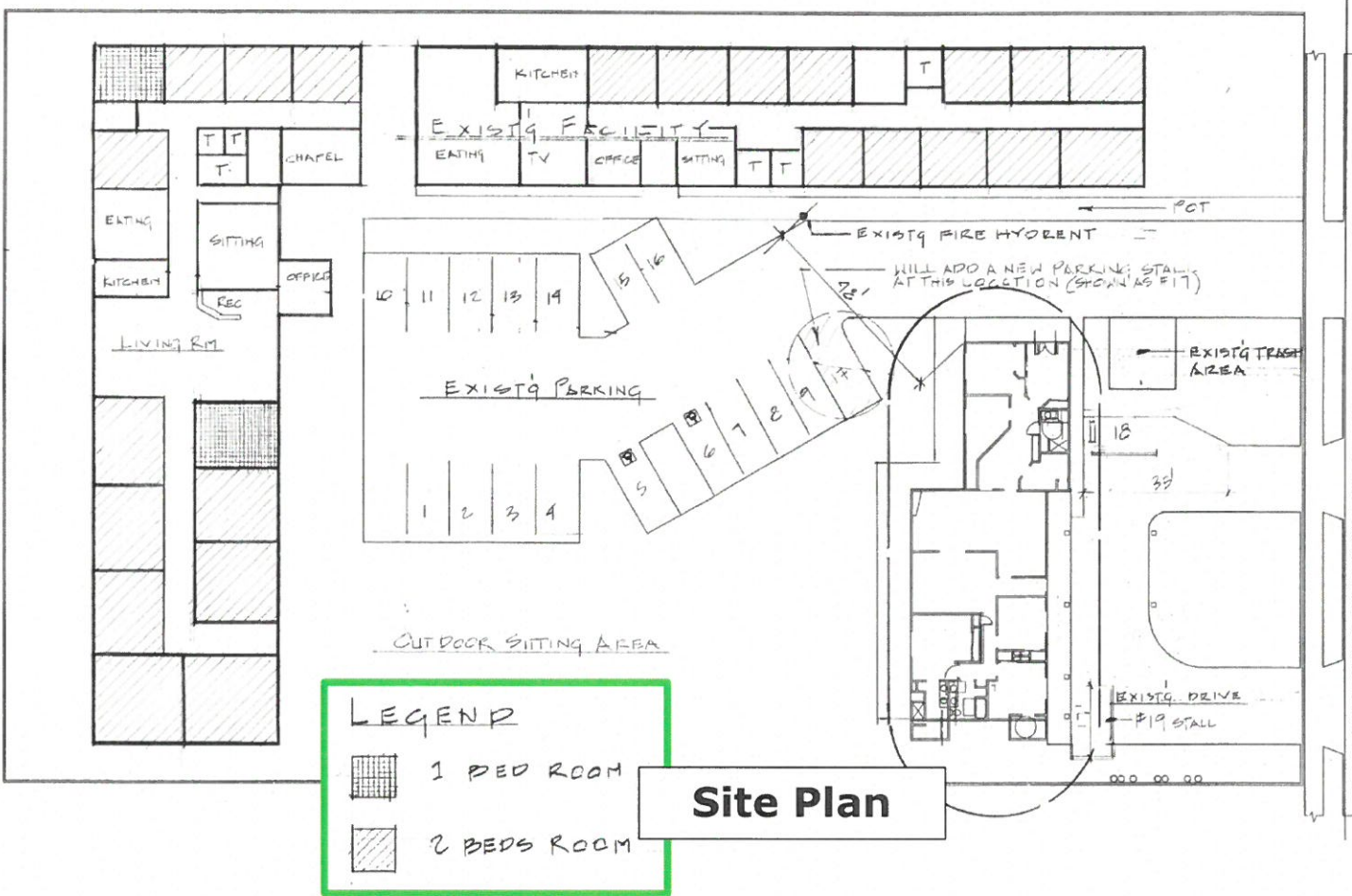
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically,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

3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-22). 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.

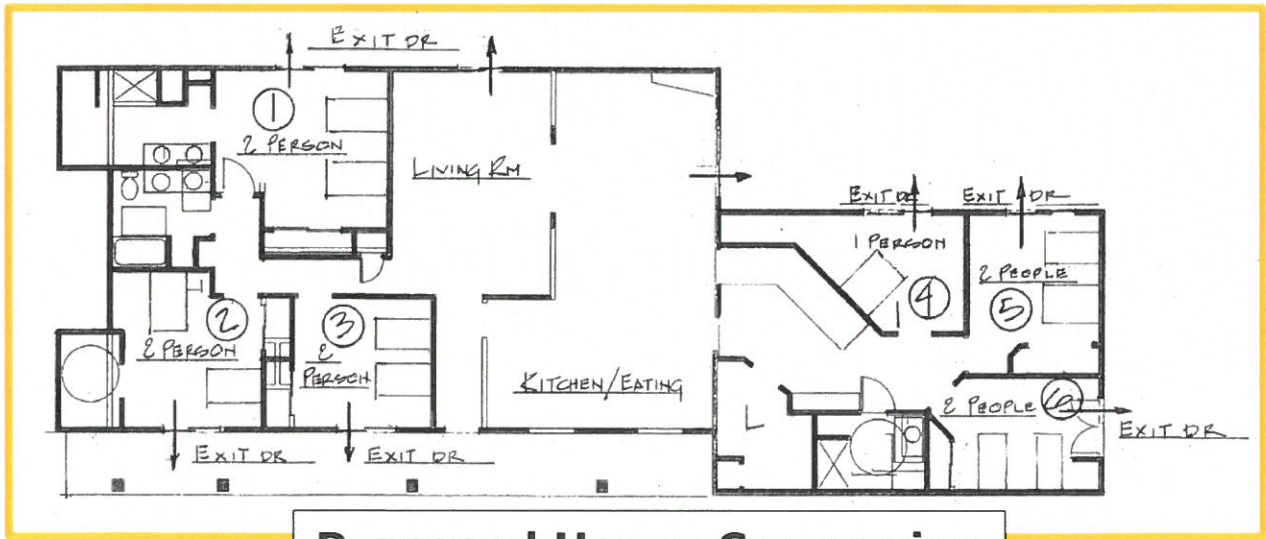
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2018-036.
2. That the site be operated constant with the Operational Statement in Exhibit "B".
3. That the total number of clients is limited to 59.
4. That the clients shall be prohibited from having their vehicles at the facility or located on the public street near the facility.
5. That all other applicable conditions of Conditional Use Permit No. 99-29 shall apply.
6. That all other Federal, State, Regional, and City codes and ordinances be met.

Exhibit - A



4. E. DOUGLAS



Proposed House Conversion for 11 Clients

Exhibit – B

Operational Statement

Operational Statement

- ❖ Magnolia Park operational statement for proposed additional 11 bed change of capacity located at 2948 E. Douglas Ave Visalia CA. 93292
- ❖ Magnolia Park is a 48 bed existing Assisted Living facility.
- ❖ The existing community and the additional beds will have awake staff at all times.
- ❖ Most of our residents do not have the capacity to drive on their own. Therefore we do not anticipate any change of traffic impact to our surrounding neighborhood.
- ❖ In the last 10 years we have had two residents with vehicles at Magnolia Park. This was only while the vehicles were sold.
- ❖ We do anticipate additional 2 staff per shift we will be having 3 shifts/24 hrs.
- ❖ Since management and kitchen staff is already on site for the existing facility this would not increase any additional staff the traffic impact will be very minimal or none at all.
- ❖ We encourage our staff to use public transportation or to ride share to help in minimizing the overall impact of the whole business in our community and environment.
- ❖ Currently we have approximately 35-40% of our staff ridesharing or using the bus.

	Existing	Proposed	Total
Employees/day	6	2	8
Average Visitors Daily	4	1 – 2	5 – 6
Peak Visitors (after 5 PM)	6	1 – 2	7 – 8
Service Vehicles	1	No Change	

Exhibit – C



Exhibit – C



#6

MEETING DATE: MARCH 7, 2018

SITE PLAN NO. 18-036

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: OFF AGENDA TO ADDRESS PLANNING DEPT. REQUIREMENTS

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

Site Plan Review Committee



RECYCLED PAPER

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 6 DATE: 07, 2018
SITE PLAN NO: SPR18036
PROJECT TITLE: MAGNOLIA PARK
DESCRIPTION: REMODEL INTERIOR OF EXISTING 3600 SF BUILDING (R-M-2) (X)
APPLICANT: LEWIS LARRY
PROP OWNER: MAGNOLIA GROUP INC THE
LOCATION: 2950 E DOUGLAS AVE
APN(S): 103-290-030

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: DEFINE OCC. GROUP FOR CHANGE OF USE OF EXISTING STRUCTURE.


Signature 3/7/18



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

ITEM NO: 6

DATE: March 07, 2018

SITE PLAN NO: SPR18036
PROJECT TITLE: MAGNOLIA PARK
DESCRIPTION: REMODEL INTERIOR OF EXISTING 3600 SF BUILDING (R-M-2) (X)
APPLICANT: LEWIS LARRY
PROP OWNER: MAGNOLIA GROUP INC THE
LOCATION: 2950 E DOUGLAS AVE
APN(S): 103-290-030

The following comments are applicable when checked:

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

General:

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

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

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

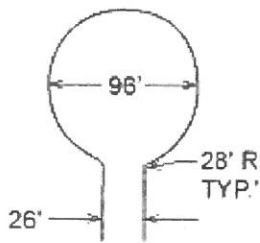
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

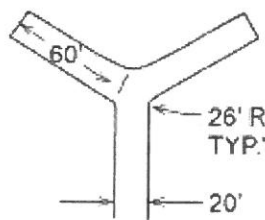
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

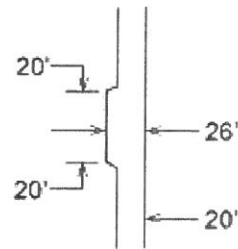
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



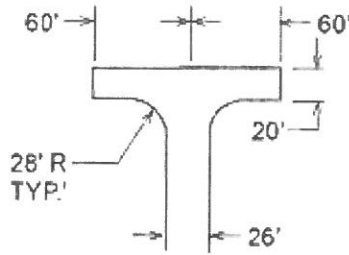
96' DIAMETER CUL-DE-SAC



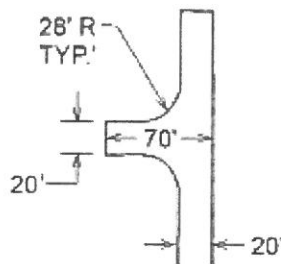
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

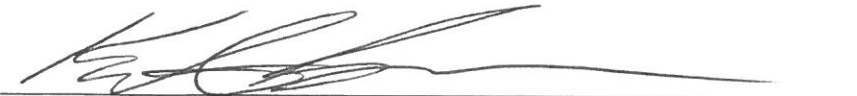
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
- 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking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

Fire Protection Systems

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

Special Comments:




Kurtis A. Brown
Fire Marshal

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

ITEM NO: 6 DATE: March 07, 2018
SITE PLAN NO: SPR18036
PROJECT TITLE: MAGNOLIA PARK
DESCRIPTION: REMODEL INTERIOR OF EXISTING 3600 SF BUILDING (R-M-2) (X)
APPLICANT: LEWIS LARRY
PROP OWNER: MAGNOLIA GROUP INC THE
LOCATION: 2950 E DOUGLAS AVE
APN(S): 103-290-030

Site Plan Review Comments

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

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

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns: LOW + THIN LANDSCAPING TO PREVENT HOMELESS ENCAMPMENTS.

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

B. ALLEN LIA

SITE PLAN REVIEW COMMENTS

Andrew Chamberlin - 713-4003

Date: March 7, 2018

SITE PLAN NO: 2018-36
PROJECT TITLE: Expand Care Facility
DESCRIPTION: Expand Care Facility
APPLICANT: Larry Lewis
PROP. OWNER: Magnolia Group
LOCATION TITLE: 2950 E. Douglas Ave.
APN TITLE: 103-290-030
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: R-M-2

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit Amendment required
- Provide a detailed operational statement
- Show all beds (numbers ambulatory and non-ambulatory) and functions in all/adjacent buildings
- Parking will be based upon total facility
- Four additional parking stalls are required per this proposal – provide bed numbers and parking numbers on plan in and operational statement.
- Where is the main office?
- Meet ADA compliance.
- Does this increase the staff numbers – show existing and proposed numbers of staff in operational statement.
- See Engineering Comments

PROJECT SPECIFIC INFORMATION (3-7-18):

1. See comments above
2. Landscaping to meet MWELo requirements for any replacement or new landscaping.
3. Other information as may be required for the CUP amendment action
- 4.

Remodel to existing building – no other on-site changes shown – subject to all R-M-2 standards.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential

- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)

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 _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: MARCH 7, 2018

SITE PLAN NO.: 18-036
PROJECT TITLE: MAGNOLIA PARK
DESCRIPTION: REMODEL INTERIOR OF EXISTING 3600 SF BUILDING (R-M-2)(X)
APPLICANT: LEWIS LARRY
PROP OWNER: MAGNOLIA GROUP INC
LOCATION: 2950 E DOUGLAS AVE VISALIA
APN: 103-290-030

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. **FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
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:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-036**

Date: **3/7/2018**

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:**ASST. LIVING**)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,094/UNIT X 5 = \$10,470
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$300/BED X 5 = \$1,500
	TREATMENT PLANT FEE:
	\$285/RESIDENT X 5 = \$1,425
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Diego Corvera

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 7, 2018

ITEM NO: 6
SITE PLAN NO: SPR18036
PROJECT TITLE: MAGNOLIA PARK
DESCRIPTION: REMODEL INTERIOR OF EXISTING 3600 SF BUILDING (R-M-2) (X)
APPLICANT: LEWIS LARRY
PROP. OWNER: MAGNOLIA GROUP INC THE
APN: 103-290-030
LOCATION: 2950 E DOUGLAS 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.

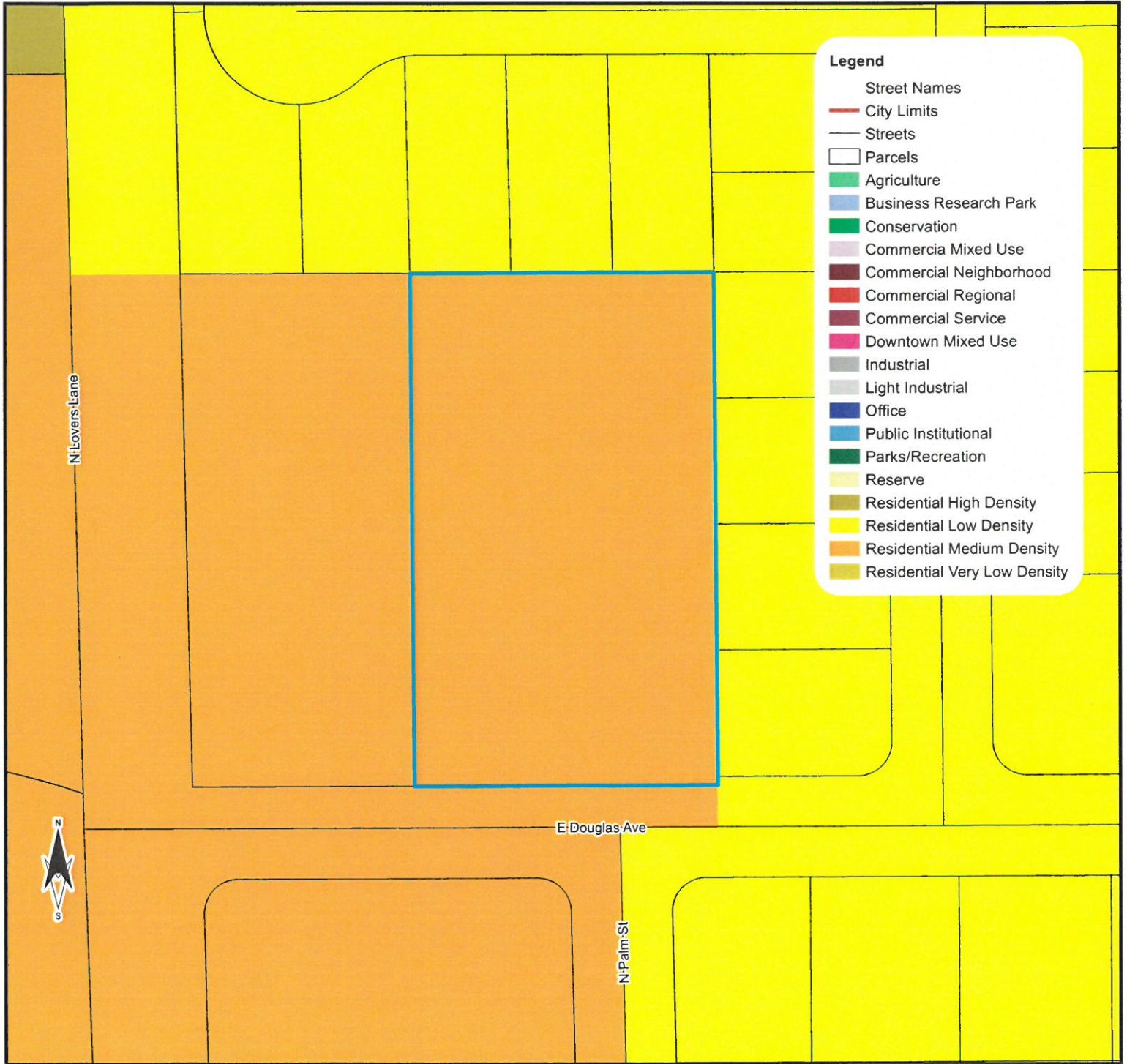
Additional Comments:

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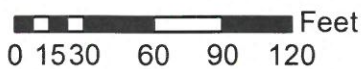


Leslie Blair

City of Visalia



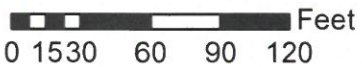
Land Use Designations



City of Visalia



Zoning Designations



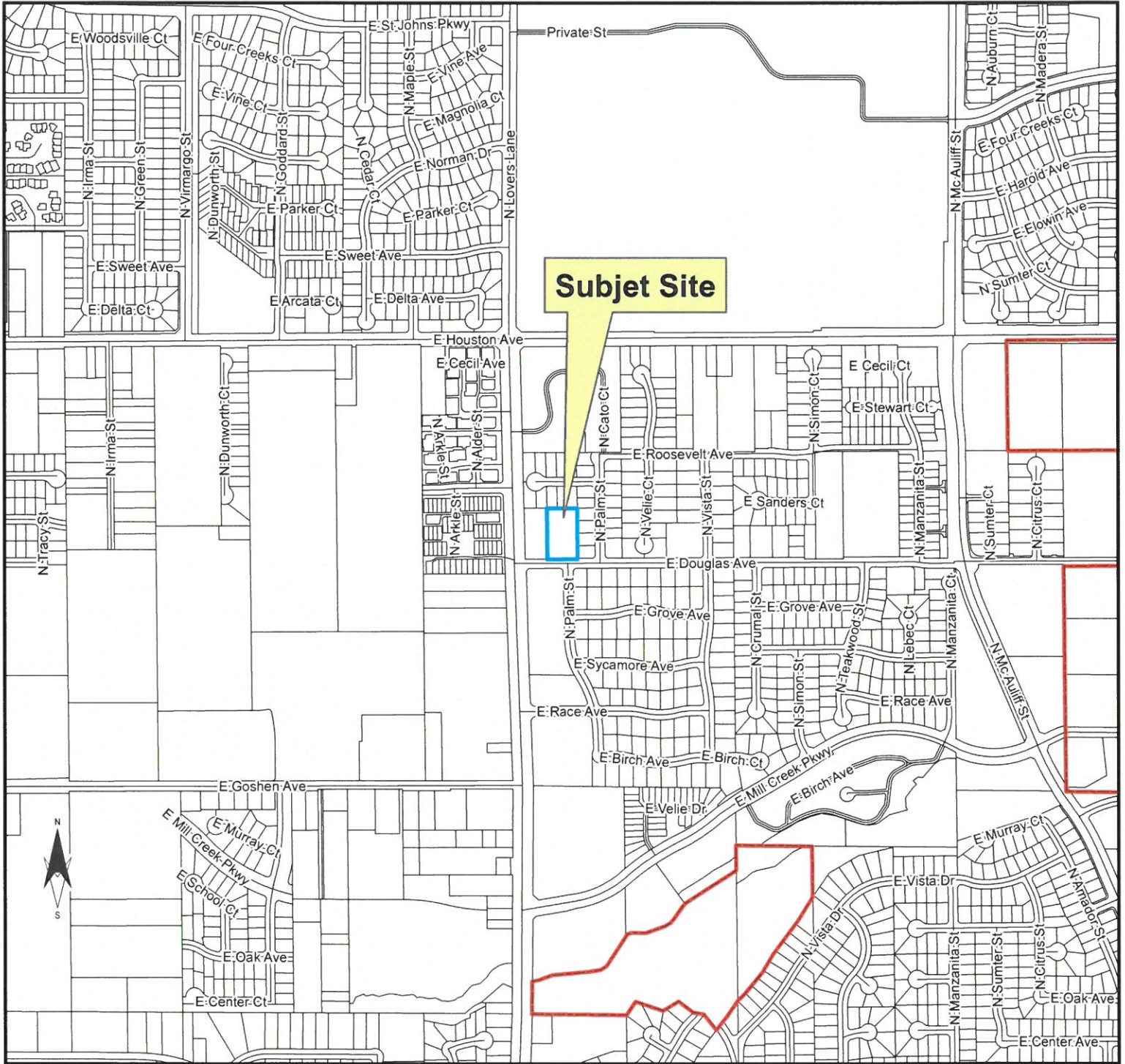
City of Visalia



Aerial Photo

0 15 30 60 90 120 Feet

City of Visalia



Location Map

