

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, JUNE 25, 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 – Andy Chamberlain  
Conditional Use Permit No. 2018-13: A request by Kim and Francisco Ramos to allow auto repair in the C-MU (Commercial Mixed Use) zone. The site is located at 1140 N. Ben Maddox Way (APN: 098-161-017). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-35.
6. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2018-09: A request by Great Valley Builders to allow a 7,071 square foot building on 1.58 acres for use as a private college classroom facility for Brandman University. The project site has a zoning designation of BRP (Business Research Park) and is located on the west side of Plaza Drive approximately 600 feet north of Crowley Avenue (APN: 081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-24.
7. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2018-12: A request by Steven L. Keike Architect to allow an amendment to Conditional Use Permit No. 2014-19, for the development of a 47,766 sq. ft. four-story 86-room, hotel on approximately 2-acres within the "Square at Plaza Drive" master-planned development. The two-acre site is zoned BRP (Business Research Park) and the Square at Plaza Drive master-planned development is located on the southwest corner of N. Plaza Dr. and W. Crowley Ave. (APN: N/A). A Mitigated Negative Declaration (MND No. 2014-53) was previously approved, and was determined to be adequate for the project.

8. PUBLIC HEARING – Andy Chamberlain  
Zoning Ordinance Text Amendment No. 2018-02: A request by the City of Visalia to amend Chapter 17 of the City of Visalia Zoning Ordinance adding Section 17.64 for a Mobile Food Vending Target Area Program and Mobile Food Vending Overlay District Maps to the Zoning Ordinance. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2018-15.
9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - The Visalia Planning Commission 2017 Annual Report.

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

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

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

#### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 5, 2018 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 9, 2018**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 25, 2018

**PROJECT PLANNER:** Andrew Chamberlain  
Principal Planner (559) 713-4003  
[andrew.chambelain@visalia.city](mailto:andrew.chambelain@visalia.city)

**SUBJECT: Conditional Use Permit No. 2018-13:** A request by Kim and Francisco Ramos to allow auto repair in the C-MU (Commercial Mixed Use) zone. The site is located at 1140 N. Ben Maddox Way. (APN: 098-161-017)

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2018-24 for Conditional Use Permit No. 2018-13 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. 2018-13 based on the findings and conditions in Resolution No. 2018-24.

## PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2018-13 is a request to allow automotive repair use in the Commercial Mixed Use (C-MU) zone within an existing building as described in the applicant's request in Exhibit "B". There are currently two auto repair businesses utilizing the building. These auto repair businesses are operating without the approval of a conditional use permit. The applicant, per their Operational Statement, is seeking to establish a CUP for the building/site to facilitate "Auto Repair" businesses in the building.

The building was originally designed and used for service commercial and automotive repair. The site is developed with an approximately 7,300 sq. ft. building with seven rollup doors, six parking stalls, landscaping, office, and a storage area. Additional parking is also available along the north side of the building between the rollup doors and a shared access drive with the property to the north.

Prior to the 1991 General Plan Land Use Element Update, the site was zoned C-4/M-1 which was a combined Service Commercial/Light Industrial land use and zoning designation.



The 1991 General Plan and 1993 Zoning Ordinance Update re-designated the site to C-SO (Commercial Shopping Office) which did not include automotive repair as a “Permitted” or “Conditionally-Permitted” use. The existing automotive repair tenants were grandfathered as “legal non-conforming uses” pursuant to Section 17.40 of the Zoning Ordinance.

After several years, the automotive tenants ceased operation and the building was vacant. Pursuant to Section 17.40 of the Zoning Ordinance, a legal non-conforming use that is discontinued for a continuous period of more than 180 days shall lose its legal nonconforming status, and the continued use of the property shall be required to conform to the provisions of the Zoning Ordinance. Subsequently, the building owners were prohibited from leasing the building to any new automotive repair business.

The building was recently sold to new owners who assumed that the building could be leased to an automotive repair business/tenant. Upon being notified by City staff of the CUP requirement for “Automotive Repair” uses, the applicant filed their Site Plan Review (SPR) and subsequent CUP applications.



## BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU
Surrounding Zoning and Land Use:	North: C-MU (Commercial Mixed Use) South: C-MU (Commercial Mixed Use) East: R-1-5 (Low Den. Residential) Residential West: CS (Service Commercial) Automotive, Vacant
Environmental Document	Categorical Exemption No. 2018-35
Site Plan:	Site Plan Review No. 2018-091

## RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

## RELATED PROJECTS

None

## PROJECT EVALUATION

Staff supports Conditional Use Permit No. 2018-13, as conditioned, based on project's consistency with the General Plan and the Zoning Ordinance. The request for automotive repair uses is consistent with the building design and the adjacent land uses along the Ben Maddox Way corridor.

### Land Use Compatibility

During the 2017 Zoning Ordinance update, the Ben Maddox corridor between Houston Ave. to the north and Mineral King to the south was discussed at length by both the Planning Commission and City Council. The discussion regarding the appropriate zoning classification for this area were a result of the existing auto-related businesses and uses operating along this corridor. The City Council concluded, after receiving public testimony that several properties fronting onto Ben Maddox should be designated C-S (Service Commercial) given the development pattern of these properties for auto repair and/or auto-related uses. In addition, the Council identified "Auto Repair" businesses as a "Conditionally-Permitted" use in the C-MU zone.

The inclusion of "Auto-Repair" as a CUP in the C-MU zone would enable property owners the opportunity to pursue auto repair uses subject to obtaining approval of a CUP. Through the CUP process, potential impacts could be addressed to ensure compatibility with surrounding uses including residential uses in the area.

The subject site is directly adjacent to the rear yards of existing single-family residential homes to the east. There is an existing six-foot high block wall along the property line separating the residential properties from the commercial properties. In addition, the building has roll-up doors to the service bays along the north side of the building.



To limit potential land use issues between the commercial and residential site, staff recommends Condition Nos. 2, 3, 4 and 5 be approved for this project to reduce noise and light impacts to the residential properties to the east. The conditions propose to do the following:

- Limit the hours of operation from 7:00 am to 7:00 pm for "Conditionally Permitted" Automotive Repair Businesses as identified in Section 17.25.030 Line A16 of the Zoning Ordinance Use Matrix.
- Require compliance with the City Noise Ordinance;

- Require on-site lighting to be designed to limit light intrusion into the residential area which may include shielding the light element to reduce light impacts to the residential areas to the east.
- Prohibit outdoor storage in the setback area along the east side of the building

Staff concludes that subject to the proposed conditions, the proposed automotive repair use would not have a negative impact on the adjacent residential uses.

### **Auto Related Uses and Conditional Use Permit For Automotive Repair**

There are several automotive related uses which are “Permitted” in the C-MU zone, including tire sales and service, auto oil, lube and smog test shops, auto parts sales, and automotive glass shops. A portion of the building is occupied by a tire sales and service use (i.e., Trujillo Wheel and Alignment) but they also provides minor auto repair. The balance of the building is occupied by an auto repair and parts sale business.

The applicant has filed CUP No. 2018-13 to legally establish the auto repair businesses in the building. Automotive Repairs, Major-Overhauling, Rebuilding, Painting are all auto-related uses that require a CUP and a public hearing before the Planning Commission.

Staff concludes an auto repair use is consistent with other uses that are “Permitted” on-site, and the auto-repair uses located along the Ben Maddox corridor, subject to the conditions as identified in the staff report and resolution. Although the C-MU zone designation provides the broadest spectrum of “Permitted” and “Conditionally-Permitted” uses, the conditions recommended for this site seek to limit potential land use conflicts between the commercial property and the residential uses to the east.

### **Outdoor Storage**

There is a five-foot setback along the east property line for the building adjacent to the residential properties. Staff recommends Condition No. 5 be adopted prohibiting outdoor storage along the east side of the building adjacent to the residential properties to the east. This condition will reduce the potential for unsightly storage and keep the area visibly open and limit unwanted activity in the area behind the building.

In addition, the previous owners erected two shed roof structures without permits along the east side of the building in the required five-foot setback area between the building and block wall. The shed structures are used to provide covered storage. The area along the east of the building is the required setback between the building and the property line shared with the adjacent residential area. This setback area is required to be clear of any building or structure. Staff is recommending Condition No. 6 requiring that the stored goods and the shed roofs be removed. The five-foot setback area may be fenced-off to prevent access to the area. If fencing is proposed a building permit is required.

### **Parking**

The site was developed as an auto repair shop with six parking stalls on the west end of the site, and additional parking located between the roll-up doors north of the building. The parking established when the building was constructed complies with the existing and future automotive related uses.

## **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. 2018-35).

### **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. 2018-35). 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. 2018-091.
2. That all uses listed in Section 17.25.030 Line A16 "Automotive Repairs, Major-Overhauling, Rebuilding, Painting" of the Zoning Ordinance that are conditionally permitted in the C-MU zone shall operate only between the hours of 7am to 7pm.
3. That the site is subject to and shall comply with the City of Visalia Community Noise standards as set forth in the Noise Ordinance.
4. That all on-site lighting, including security lighting, shall be designed and installed to prevent light or glare falling upon any of the adjacent residential properties to the east. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.
5. That no outdoor storage shall occur in the setback area along the east side of the building.
6. That the existing storage of goods along the east side of the building shall be removed and the shed roof structures and any other construction in the space between the building and block wall shall be removed.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2018-24
- Exhibit "A" – Aerial Photo
- Exhibit "B" – Applicant's Request
- Exhibit "C" – Photos
- Site Plan Review Comments, Item No. 2018-091
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map



## Related Plans & Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

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

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

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

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

**17.38.120 Appeal to city council.**

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

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

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

# Chapter 17.19

## MIXED USE ZONES

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### Sections:

- 17.19.010 Purpose and intent.**
- 17.19.015 Applicability.**
- 17.19.020 Permitted uses.**
- 17.19.030 Conditional and temporary uses.**
- 17.19.040 Required conditions.**
- 17.19.050 Off-street parking and loading facilities.**
- 17.19.060 Development standards in the C-MU zones outside the core area.**
- 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the core area.**

### **17.19.010 Purposes.**

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
  - 1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
  - 2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
  - 3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:
  - 1. **Mixed Use Commercial Zone—(C-MU).** The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
  - 2. **Mixed Use Downton Zone—(D-MU).** The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city.

**17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

RESOLUTION NO. 2018-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-13, A REQUEST BY KIM AND FRANCISCO RAMOS TO ALLOW AUTO REPAIR IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE SITE IS LOCATED AT 1140 N. BEN MADDOX WAY. (APN: 098-161-017)

**WHEREAS**, Conditional Use Permit No. 2018-13, is a request by Kim and Francisco Ramos to allow auto repair in the C-MU (Commercial Mixed Use) zone. The site is located at 1140 N. Ben Maddox Way (APN: 098-161-017); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 25, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit, as conditioned, 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. 2018-35). 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. 2018-091.
2. That all uses listed in Section 17.25.030 Line A16 "Automotive Repairs, Major-Overhauling, Rebuilding, Painting" of the Zoning Ordinance that are conditionally permitted in the C-MU zone shall operate only between the hours of 7am to 7pm.
3. That the site is subject to and shall comply with the City of Visalia Community Noise standards as set forth in the Noise Ordinance.
4. That all on-site lighting, including security lighting, shall be designed and installed to prevent light or glare falling upon any of the adjacent residential properties to the east. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.
5. That no outdoor storage shall occur in the setback area along the east side of the building.
6. That the existing storage of goods along the east side of the building shall be removed and the shed roof structures and any other construction in the space between the building and block wall shall be removed.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

**Exhibit – A**



**Exhibit – A**

**Exhibit – B**

5/23/18

To whom it may concern:

This letter is to inform the next conditional use permit committee of the intensions regarding the use of the commercial building located at 1140, N. Ben Maddox Way, Visalia. My husband Francisco Ramos and myself, the owners of this building wish to (use this building as a rental property). Since the building is currently designed for businesses within the automotive industry, we would like to be able to obtain renters that are able to meet the indicated criteria. However, since our building is in a multi-use zone we would like to welcome all potential tenants that meet that zone's criteria. For example, we would gladly rent our building to a tenant with a business of selling automotive accessories, window tinting, glass windows, etc.

This property is on 1.02 acres. The building has a 3,000 sq. ft. ware house and a 7,500 sq. ft. office/show room space. It has a handicap-access bathroom as well as a handicap-access parking space with a connecting ramp. There are 20-25 parking spots.

Whichever type of tenants we have I am confident that compliance to all sound and light ordinances along with any other reasonable issues will be met. Thank you for your prompt attention and help with this matter.

Sincerely,

Kim Ramos



**Exhibit – B**



**Exhibit - C**



**Exhibit - C**

#2

MEETING DATE: MAY 23, 2018

SITE PLAN NO. 18.091

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

MINOR C.O.P

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: MAY 23, 2018

SITE PLAN NO.: 18-091  
PROJECT TITLE: AUTOMOTIVE USE  
DESCRIPTION: RENT EXISTING BUILDING FOR AUTOMOTIVE USE (CMU) (X)  
APPLICANT: FRANCISCO & KIM RAMOS  
PROP OWNER: FRANCISCO & KIM RAMOS  
LOCATION: 1140 N BEN MADDOX WAY  
APN: 098-161-017

**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. No comments as submitted, refer to Planning Dept. conditions for required minor Conditional Use Permit (CUP).***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-091**  
Date: **5/23/2018**

**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:**CUP**)

Existing uses may qualify for credits on Development Impact Fees.

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

**Reimbursement:**

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



\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: May 23, 2018

Related to SPR No. 2018-087

SITE PLAN NO: 2018-091  
PROJECT TITLE: Automotive Use in C-MU zone  
DESCRIPTION: Automotive Use in C-MU zone – general auto repair (C-MU)  
APPLICANT: Kim Ramos  
PROP. OWNER: Kim Ramos  
LOCATION TITLE: 1140 N. Ben Maddox  
APN TITLE: 098-161-017  
GENERAL PLAN: Commercial Mixed Use  
ZONING: C-MU – Commercial Mixed Use

## Planning Division Recommendation:

- Revise and Proceed – Minor CUP for auto use  
 Resubmit

## Project Requirements

- Auto Repair is a “Conditional” use in the C-MU zone
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** April 25

1. The existing building was designed and built for automotive repair and similar uses with the roll-up doors and work bays.
2. The site is adjacent to R-1-5 Signal Family Residential wherein due to noise and related auto service activities, staff will be requiring limited hours of operation for automotive repair uses.
3. Storage between the building and wall along the east side of the building will be prohibited. This area should be fenced with a locked chain link gate to allow easy viewing into the space by business operators and Police, while keeping people out.
4. Site lighting including security lights need to be reviewed/adjusted to prevent direct/indirect light or glare from falling upon the adjacent residential area to the east.
5. Meet Community Noise Standards.
6. Replace any missing street and frontage trees to city standards.
7. Meet all other city codes and ordinances.

## **17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.

- D. Minimum required landscaped yard (setback) areas:
1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.
  7. The provisions of Chapter 17.58 shall also be met, if applicable.

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**Parking:**

1. The parking lot may need to be restriped to City standards – parking as originally provided is adequate for the site use.

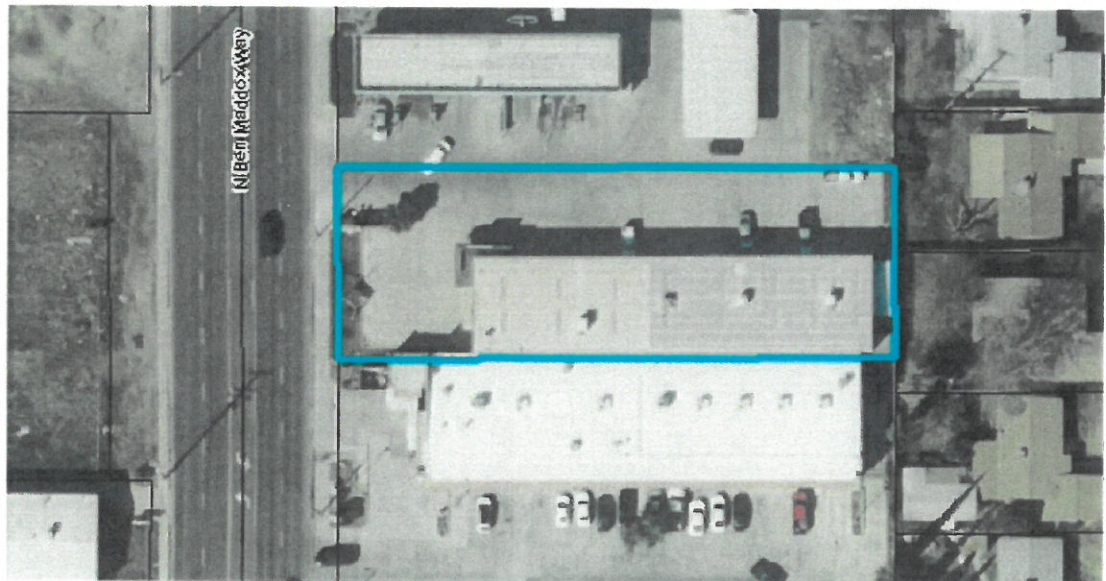
**Landscaping:**

1. Maintain landscaping.

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

Signature \_\_\_\_\_





City of Visalia  
Building: Site Plan  
Review Comments

SPR 18091

1140 N BEN MADDOX  
WAY

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: \_\_\_\_\_  
\_\_\_\_\_

VL GARCIA 5/23/18  
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

Date: 5-23-18  
Item # 2 Choose an item.  
Site Plan # 18091  
Project:  
Description: Automotive use  
Applicant:  
Location:  
APN:

**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**

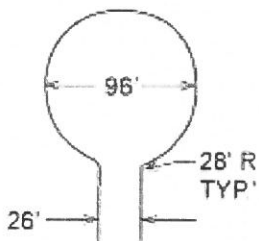
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

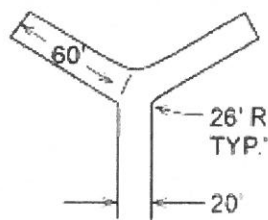
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

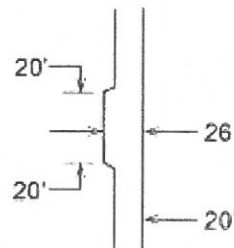
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



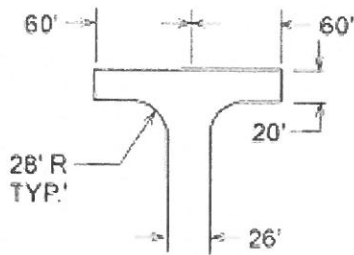
96' DIAMETER  
CUL-DE-SAC



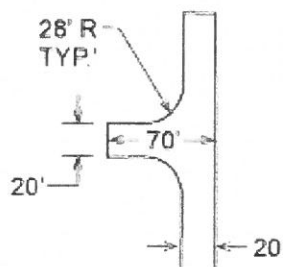
60' "Y"



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

SPR 18091

1140 N. BIRN MARBEX

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

### 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 AT NIGHT TO  
PREVENT CRIMES + HOMELESS

Landscaping Concerns:  
\_\_\_\_\_

Traffic Concerns:  
\_\_\_\_\_

Surveillance Issues:  
\_\_\_\_\_

Line of Sight Issues:  
\_\_\_\_\_

Other Concerns:  
RAM 6/10

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 23, 2018

**ITEM NO: 2**

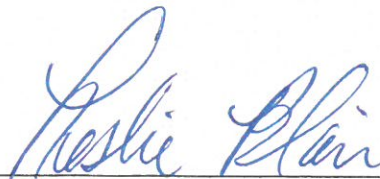
SITE PLAN NO:	SPR18091
PROJECT TITLE:	AUTOMOTIVE USE
DESCRIPTION:	RENT EXISTING BUILDING FOR AUTOMOTIVE USE (CMU)(X)
APPLICANT:	FRANCISCO & KIM RAMOS
OWNER:	FRANCISCO & KIM RAMOS
APN:	008-161-017
LOCATION:	1140 N BEN MADDOX WAY

**THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY**

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

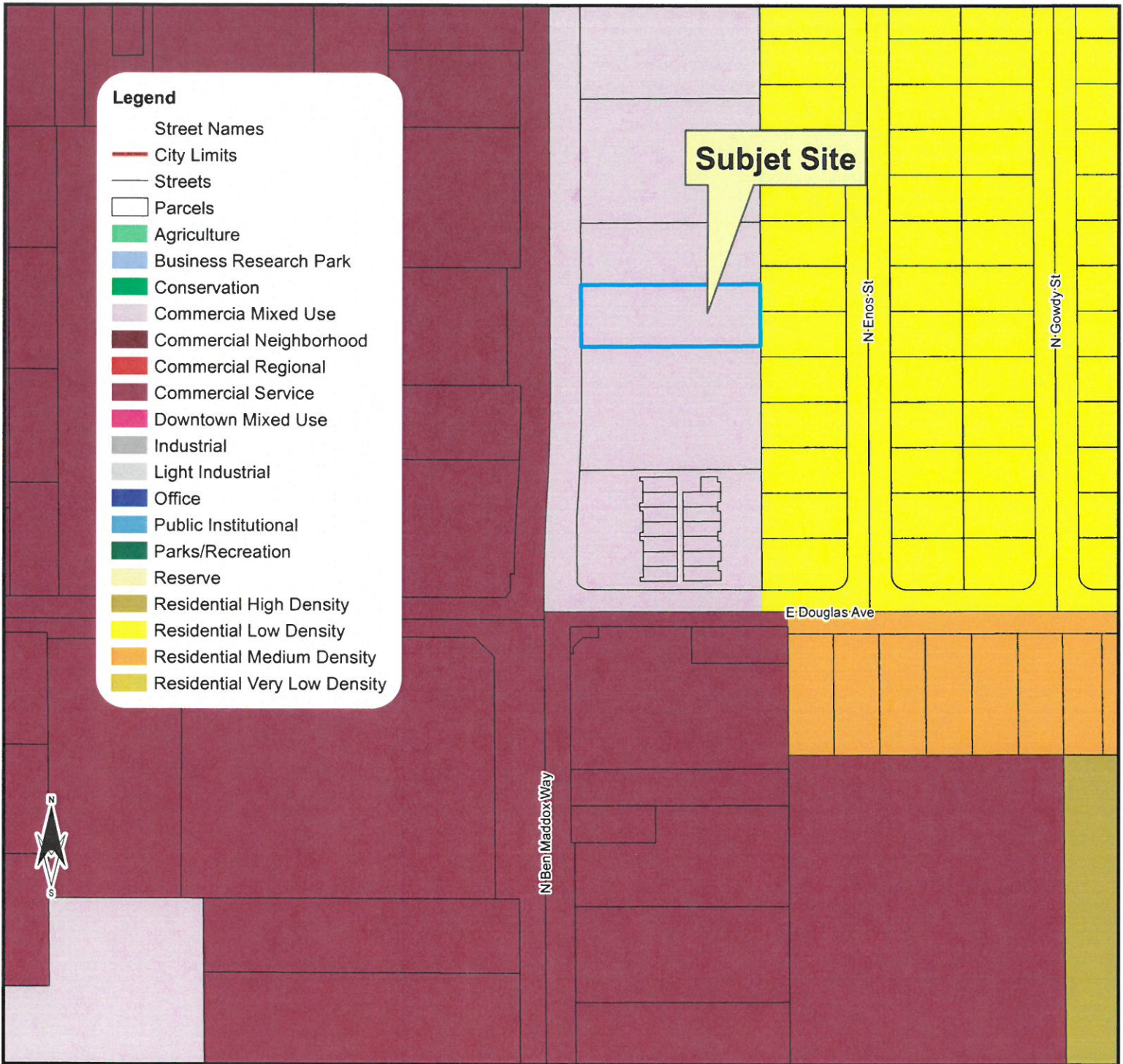
**Additional Comments:**

•



Leslie Blair

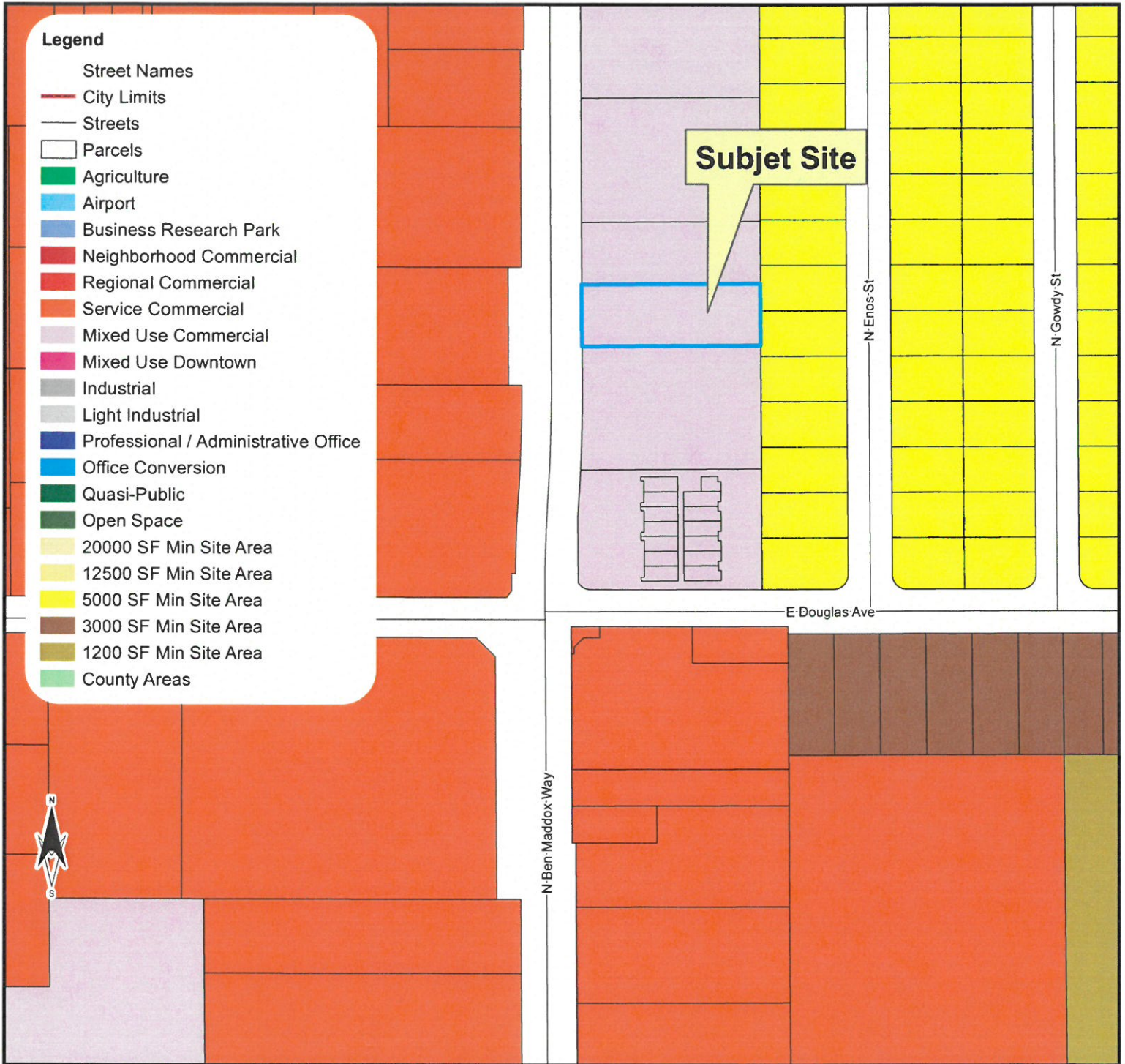
# City of Visalia



## Land Use Designations

0 40 80 160 240 320 Feet

# City of Visalia



## Zoning Designations



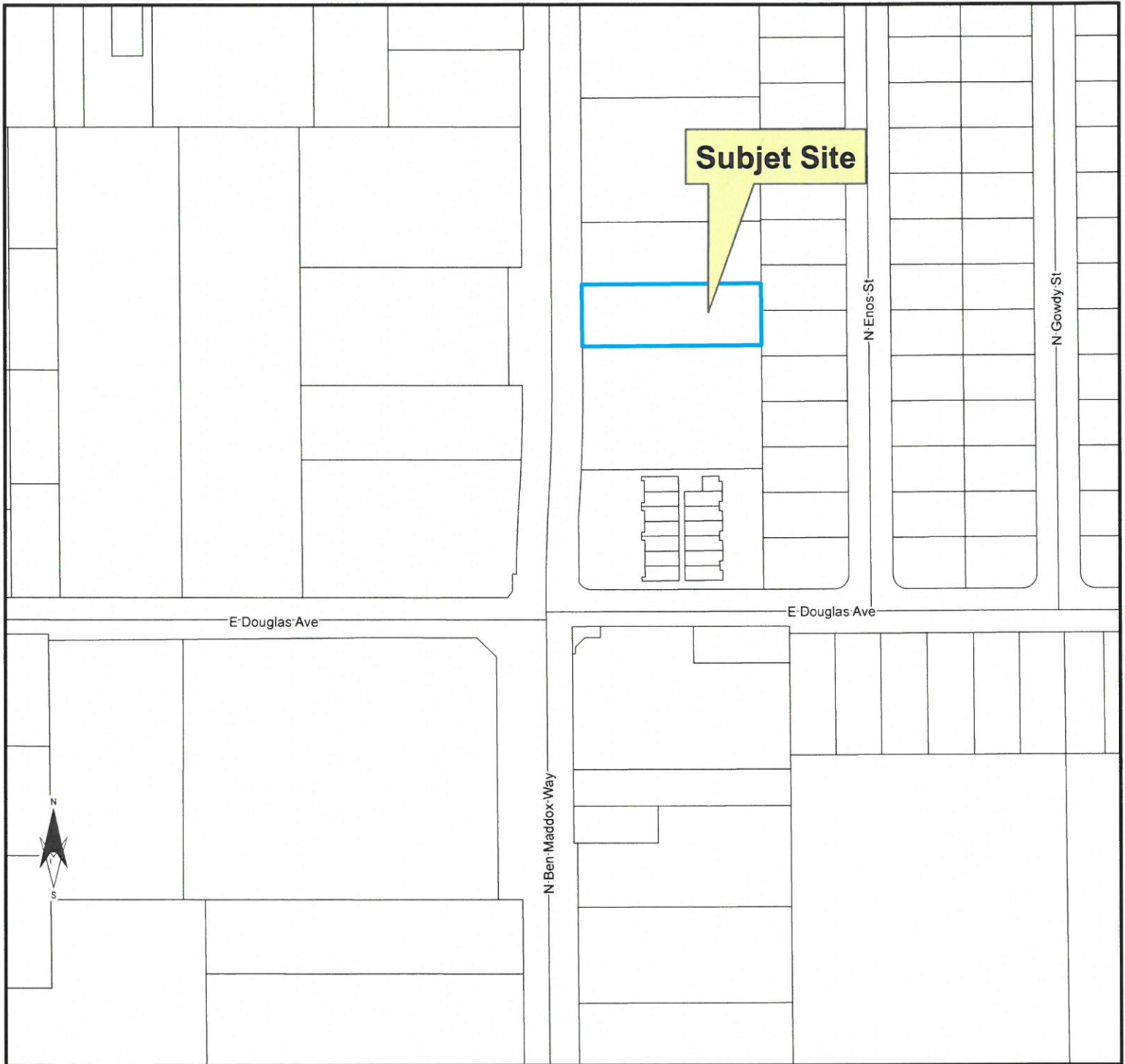
# City of Visalia



## Aerial Photo

0 30 60 120 180 240 Feet

# City of Visalia



## Location Map

