

# 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 Categorically 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:** Brandon Smith, Senior Planner  
Phone: (559) 713-4636  
Email: brandon.smith@visalia.city

**SUBJECT: 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)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-09 based upon the findings and conditions in Resolution No. 2018-19. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-09 based on the findings and conditions contained in Resolution No. 2018-19.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2018-09 is a request to construct a new building for use as a private college classroom facility to be occupied by Brandman University in the Business Research Park (BRP) zone. The facility will consist of a 7,071 square foot building located within the Plaza Business Park master-planned development, as shown on the site plan in Exhibit "A" attached herein. A Conditional Use Permit is required since academic colleges and universities are a conditionally-allowed use in the BRP zone. The facility is relocating from the university's existing 18,240 sq. ft. facility located on S. County Center Dr. south of Noble Ave., in the Visalia Marketplace Shopping Center.

According to floor plans submitted for the building (see Exhibit "B" attached herein), the building will include three classrooms and a computer lab, approximately 14 staff and faculty offices, and employee and student lounges. All activities will occur inside the building.

Brandman University has provided an operation statement attached as Exhibit "D" that explains the objective for their campus to provide an opportunity for adults to pursue higher education by offering primarily evening classes. Most classes will occur from 6:00 p.m. to 9:00 p.m., Monday through Thursday. Administrative offices will be open during normal business hours varying between 8:00 a.m. and 6:00 p.m. The anticipated total enrollment is around 300 students, with approximately 75 students completing coursework on-campus, approximately 10 students utilizing the building during daytime hours, approximately 19 students utilizing the campus on a nightly basis.

The new building's location and layout conform to the Plaza Business Park's approved site development plan, wherein the facility will be locating in the space identified as Building 5a in Phase 2 of the plan. The master plan document establishes guidelines pertaining to architecture and design standards for buildings and other improvements within its boundaries. The classroom facility will adhere to these standards, as demonstrated in the exterior elevation plans included as Exhibit "C".

The project site will be improved with a new access point on Plaza Drive north of the building (utilizing an existing drive approach) and a 68-stall parking lot for use by the facility and a future office building (not a part of this permit). A temporary turnaround will be constructed at the south end of the parking lot outside of the project site.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Business Research Park
Zoning:	BRP (Business Research Park)
Surrounding Land Use and Zoning	North: BRP / Vacant Lot South: BRP / Vacant Lot, Residence Inn hotel under construction East: BRP / Vacant Lot West: BRP / Vacant Lot, Fresno Pacific University classroom facility
Environmental Review:	Categorical Exemption No. 2018-19
Special Districts:	Plaza Business Park Master Plan
Site Plan:	2018-035

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED ACTIONS**

The existing location of the private college was approved by the Planning Commission per Conditional Use Permit No. 2007-21 on June 25, 2007. The CUP allowed an 18,240 square foot facility to be used as a private college for Chapman University (now Brandman University) at 649 S. County Center Drive, on the northwest corner of County Center Street and Campus Avenue.

Conditional Use Permit No. 2007-36, approved by the Planning Commission on October 22, 2007, allowed a 53,124 sq. ft. building within the Plaza Business Park development to be used as a private college facility. The building is located at 245 N. Plaza Drive, immediately southwest of the project site.

Conditional Use Permit No. 2007-39, approved by the Planning Commission on April 28, 2008, adopted the master development plan for a 29-acre business research park ("Plaza Business Park") located in the Business Research Park (BRP) zone.

## PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2018-09, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

### **Land Use Compatibility**

Universities are considered compatible uses in the BRP zone where potential impacts can be addressed through the CUP process. The site is located within the Plaza Business Park master-planned development which has been approved for a mix of office uses and highway commercial uses.

The location of an educational facility at this location is consistent with the Plaza Business Park master plan, even though the site master plan and shared parking analysis anticipated a professional office use at this location. The proposed classroom facility has a lesser floor area than the 10,000 sq. ft. professional office that was depicted in the 2007 site plan for the business park. The daily usage demand of the site by faculty and students, as described in the operation statement (see Exhibit "D"), operates similar to an office use as originally described when the entire area was planned for a unified business park.

Staff concludes that the proposed private college in the master planned Plaza Business Park development is consistent in nature and character with existing and future development and uses in the area. The proposed building and use embody the campus-like development that the BRP zone was originally intended to achieve. Fresno Pacific University is located immediately to the southwest of this site and has developed under the master plan guidelines. Another academic college, San Joaquin Valley College, is located one-half mile to the east on a site that is zoned C-S (Service Commercial).

### **Parking**

The parking requirement for colleges, business and professional schools, is one space for each employee plus ten parking spaces for each classroom. As shown on the building floor plan (Exhibit "B"), there will be four classrooms and 14 offices. Based on this requirement, a total of 54 parking spaces will be required for the classroom facility. The site plan exhibit (Exhibit "A") depicts a total of 68 parking spaces.

The site plan (Exhibit "A") also depicts a future building south of the private college. However, this conceptual building footprint has not been submitted through the City's Site Plan Review (SPR) process. Once a development plan has been submitted through the City's SPR process, staff will identify all development requirements for the building based on the building's proposed square footage, including the number of parking spaces required.

In addition, staff concludes that the project is consistent with the Plaza Business Park master plan. The parking analysis for the Plaza Business Park master plan includes a parking reduction granted to the overall required parking for all uses within the master plan. The parking reduction is based on the land uses identified in the plan and their differing peak parking demand (demonstrated in the master plan document's Shared Parking Analysis Results, Table 5.1-1). This analysis allowed for a 15% reduction in the required parking for the uses within the master plan.

## **Site Access and Improvements**

Ingress and egress to the site will be from Plaza Drive and from the private internal street. All site improvements consisting of curb, gutter, and sidewalk have been installed across existing street frontages. Landscaping and pedestrian paths will be installed on the site in accordance with the master plan guidelines.

The project will require that the private internal street be extended north along the west side of the project site to the access point from Plaza Drive. The final segment of the internal street north of the project connecting to Hurley Avenue will not be constructed with this project. This segment of the internal private road will be developed when development is proposed on the parcel north of the private college site.

## **Building Design**

Staff concludes the design of the proposed building will be in conformance with the architectural theme approved with the Plaza Business Park master plan. The design, including the building's scale, materials and orientation, follow the design of the existing Fresno Pacific University building to the southwest.

Building components will include stone buttresses, a metal mansard hipped roof, window frames with dark bronze anodized aluminum, and earth/natural tone stucco for the building walls. The building will be oriented so that the main entrance to the school facility is located on the southwest, facing the internal street. An employee /second entrance will be located on the northeast side of the building.



## **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-24).

### **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 finding of the Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit is consistent with the policies and intent of the Plaza Business Park Planned Development Permit as amended.
4. That the proposed conditional use permit is compatible with adjacent land uses.
5. That the project complies with the Design Guidelines for the Plaza Business Park document as amended, and is conditioned herein to meet the intent of the codified requirements and policies for development in the Business Research Park zone.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-24).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2018-035.
2. That the Conditional Use Permit be prepared in substantial compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", and elevation plans shown in Exhibit "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "D", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That all of the conditions and responsibilities of Conditional Use Permit No. 2007-39 and Conditional Use Permit No. 2018-09 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
5. That all applicable federal, state, regional, and city laws, 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, 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 <http://www.visalia.city> or from the City Clerk.

**Attachments:**

- Related Plans and Policies
- Resolution No. 2018-19
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevation Plan
- Exhibit "D" – Operation Statement
- Site Plan Review Item No. 2018-035 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map



## RELATED PLANS AND POLICIES

### Related Plans & Policies

#### Zoning Ordinance

#### 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. 2018-19

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

**WHEREAS**, Conditional Use Permit No. 2018-09 is 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); 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 Conditional Use Permit No. 2018-09, as conditioned by staff, to be in accordance with Section 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 project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-24).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit is consistent with the policies and intent of the Plaza Business Park Planned Development Permit as amended.
4. That the proposed conditional use permit is compatible with adjacent land uses.
5. That the project complies with the Design Guidelines for the Plaza Business Park

document as amended, and is conditioned herein to meet the intent of the codified requirements and policies for development in the Business Research Park zone.

6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2018-24).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove 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 and be consistent with the comments of Site Plan Review No. 2018-035.
2. That the Conditional Use Permit be prepared in substantial compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", and elevation plans shown in Exhibit "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "D", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That all of the conditions and responsibilities of Conditional Use Permit No. 2007-39 and Conditional Use Permit No. 2018-09 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
5. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.

# PLAZA BUSINESS PARK

Project By:  
**GREAT VALLEY BUILDERS INC**  
 1969 HILLMAN TULARE CA 93274

## Project Data:

APN: PARCEL 10  
 ZONING: BUSINESS RESEARCH  
 ADDRESS: VISALIA, CA  
 OCCUPANCY: A / B  
 TYPE OF CONSTRUCTION: VARIES V-N

## Site Data:

Parcel Description:  
 TOTAL LAND AREA: (68,824 s.f.)  
 1.58 ACRES  
 Building Area: 25,000 s.f.  
 MAXIMUM TOTAL BUILDING AREA:

## Parking:

TOTAL PARKING STALLS PROVIDED PER MASTER PLAN: 88 STALLS  
 BUILDING #1 7,071 SQ. FT.  
 (9 OFFICES - 1 SPACE PER OFFICE) = 9  
 (4 CLASSROOMS - 10 SPACES PER CLASSROOM) = 40  
 TOTAL REQUIRED = 49  
 BUILDING #2 13,000 SQ. FT.  
 (1 SPACE PER 250 SQ. FT.) = 52  
 TOTAL REQUIRED = 52  
 REQUIRED SPACE TOTAL 2 BUILDINGS 101 STALLS  
 MASTER PLAN REDUCTION 15%  
 STALLS REQUIRED 86  
 STALLS PROVIDED 86 (4 ADA SPACES)

## VICINITY MAP:



**SITE NOTES**  
 SOLID WASTE BY CITY OF VISALIA  
 SANITARY DISPOSAL BY CITY SEWER SYSTEM  
 STREET ADDRESS SHALL BE POSTED AT JOB  
 SITE WITH A MINIMUM 4" HIGH NUMERALS



Exhibit "A"

NO.	DATE	REVISIONS
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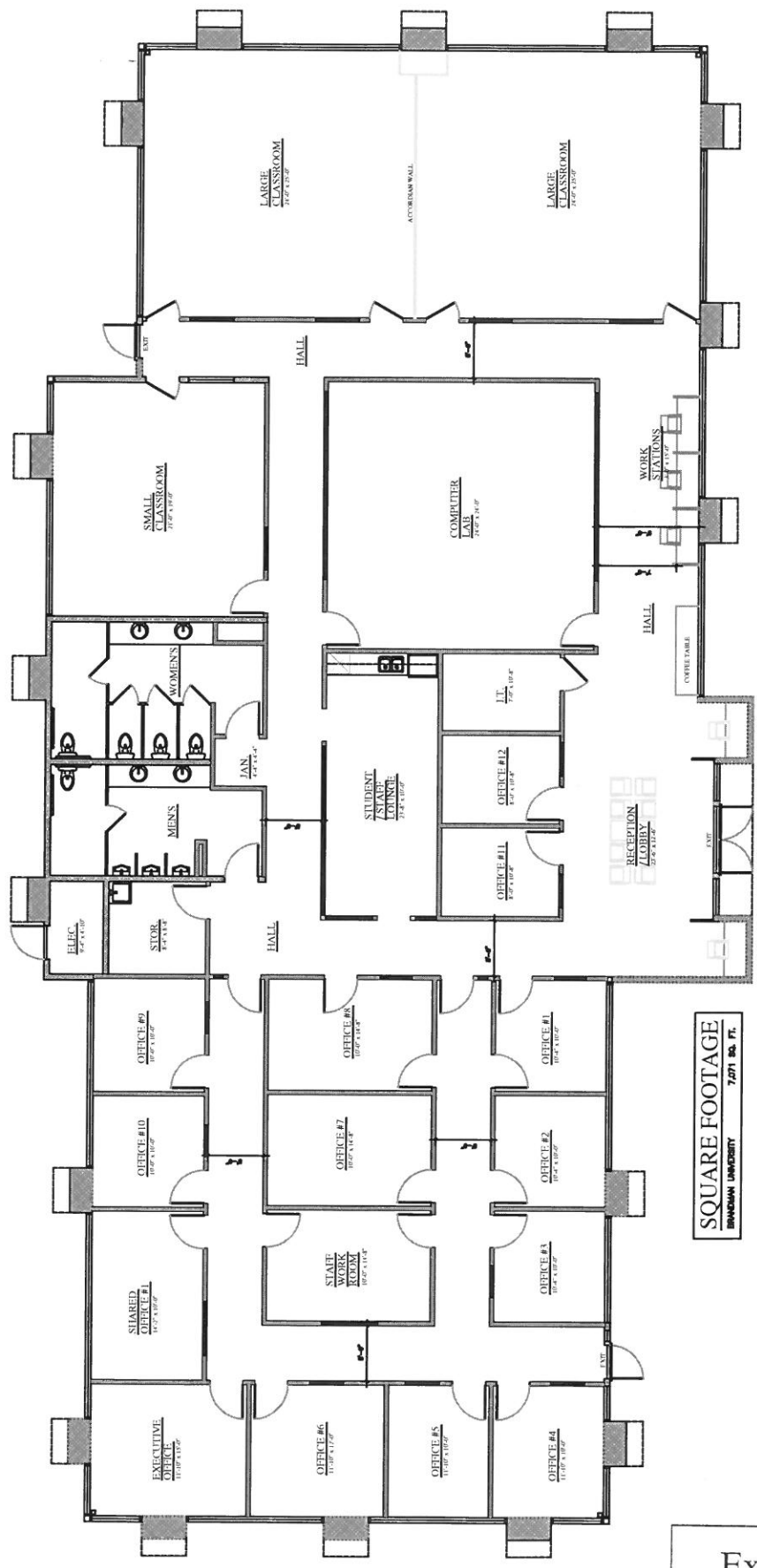
CITY OF VISALIA  
CITY SUBMITTAL SET  
4/27/18

PLAZA BUSINESS PARK  
A NEW OFFICE BUILDING FOR  
VISALIA, CALIFORNIA

GREAT VALLEY BUILDERS INC.  
1969 HILLMAN STREET  
TULARE, CA  
(559) 799-6993

A2

FLOOR PLAN  
1/4" = 1'-0"



SQUARE FOOTAGE  
BRANDMAN UNIVERSITY  
7,071 SQ. FT.

Exhibit "B"

REV	DATE	BY	CHKD
1	4/27/18		
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3			
4			

CITY OF VISALIA  
CITY SUBMITTAL SET  
4/27/18

PLAZA BUSINESS PARK  
A NEW OFFICE BUILDING FOR  
VISALIA, CALIFORNIA

GREAT VALLEY BUILDERS INC.  
1969 HILLMAN STREET  
TULARE, CA  
(559) 799-6993

A3

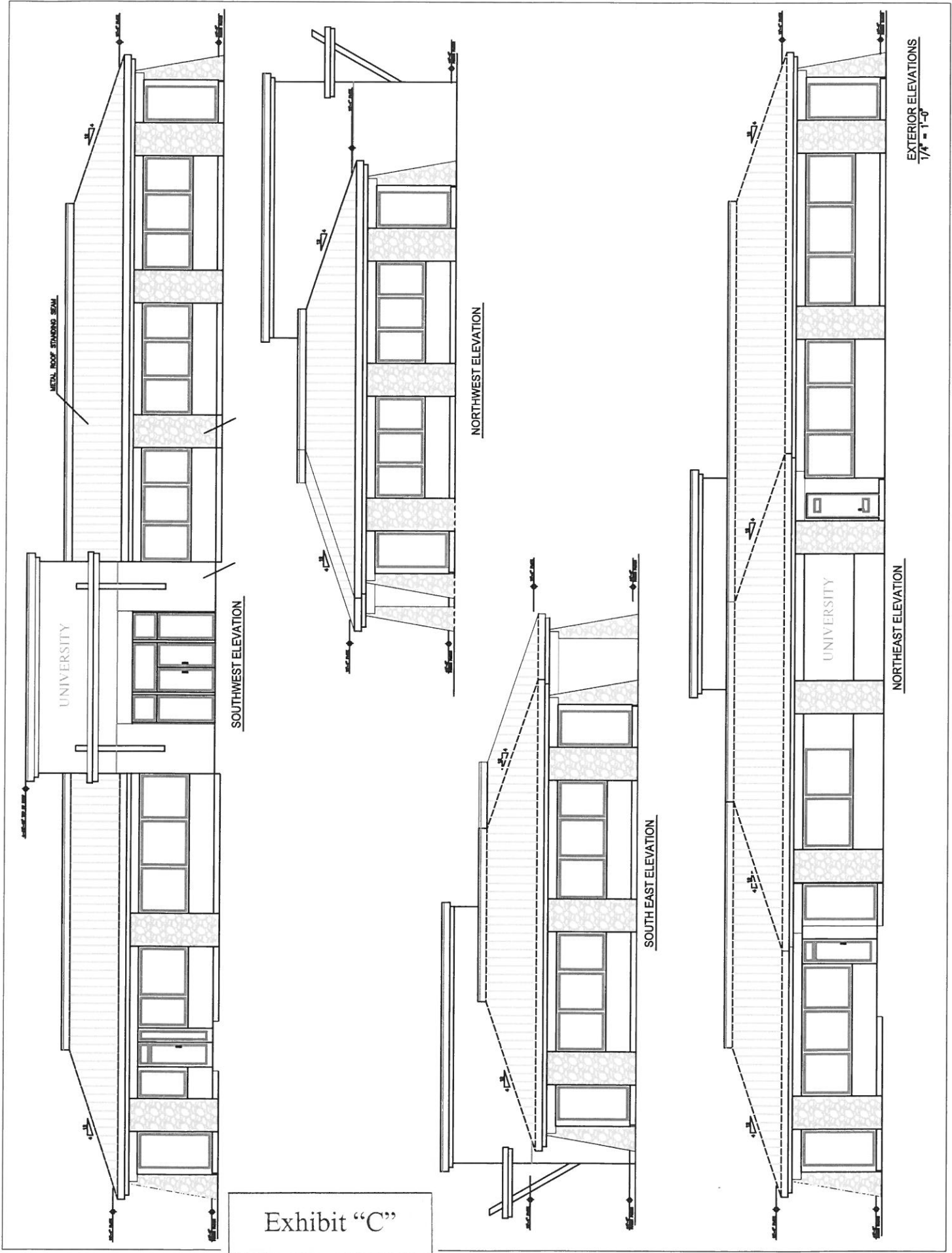


Exhibit "C"

### Operations statement:

Brandman University was established by Chapman University – a private institution in Orange, California founded in 1861, which consistently ranks among the country’s top universities. Formerly named Chapman University College, Brandman’s original purpose was delivering high quality education to the El Toro Marine Corps Air Station.

Now a separate university, Brandman continues to serve thousands of adult learners who are interested in integrating higher education into their already busy lives. The central goal of Brandman is to help students develop their talents and to encourage them to extend their learning beyond the boundaries of the classroom as they pursue a lifetime of learning.

Today, the majority of campuses are community-based, but the university maintains a presence on many military bases. A wide range of graduate and undergraduate degree programs are offered at locations throughout California and Washington. Degree programs extend the educational objectives and historic purpose of Chapman University by recognizing and enhancing academic opportunities for non-traditional adult students.

Captain Stanley welcomed Chapman on board Naval Air Station, Lemoore in September 1970. Demands from surrounding communities for the programs offered at NAS Lemoore led to the offering of classes in Visalia in 1992. An office was opened in Visalia in 1994 with classrooms rented from a local private school. Success in Visalia led to a dedicated building with administration and faculty offices and classrooms in 1999. Further growth led to the current Visalia campus in 2008.

Though local students may be from eighteen to any age, Brandman University seeks to serve its primary student demographic of non-traditional students. Therefore, courses are almost exclusively offered in the evening, Monday through Thursday, from 6:00 to 9:00p.m., in order to accommodate the schedules of working adults. Administration offices are opened during traditional working hours (9:30 a.m. to 6:00 p.m. Monday-Thursday; 8:00 a.m. to 4:30 p.m. Fridays), with appointments available in the evenings when needed. The proposed Visalia location is designed to include four classrooms with capacity to accommodate approximately 80 students per evening as many as four days per week. In the most recent trimester, Spring 2018, the campus served over three hundred students enrollment, advising and financing needs with seventy-five of these students taking their coursework on campus. This resulted in an average nightly student demand of nineteen. The administrative section of the building is designed to contain roughly a dozen offices for administrators and faculty to accommodate a full-time staff load of ten to twelve people working there each day. No more than about ten students would be at the building during regular daytime hours at any one time.

We are as proud of our rich academic past as we are of our technology-driven future and look forward to integrating additional academic technology into our new campus. A few additional highlights of Brandman’s current operations, of a systematic nature, follow:

Exhibit “D”



- Focusing on the non-traditional student, Brandman's student body is diverse, ranging in age from 18-65.
- From the time the rankings began in 2012, Brandman's online programs have ranked consistently among the best in the nation by U.S. News and World Report.
- Brandman consistently is ranked by U.S. News & World Report for Best Online Bachelor's Programs for Veterans.
- At Brandman University, the faculty members are practitioners, as well as experts in their field.
- Brandman University's 82% graduation rate is an average for undergraduate transfer students who complete their program within six years.
- 92% of Brandman University students say they would recommend Brandman to others.
- Brandman University is a private, nonprofit institution regionally accredited by the WSCUC Senior College and University Commission (WSCUC).
- Brandman offers several options for financial aid.
- Current students benefit from mentoring and networking opportunities, as well as career coaching.



#2

MEETING DATE: MARCH 14, 2018  
SITE PLAN NO. 18-035 RESUBMITTAL  
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
  - PLANNING COMMISSION
  - CWP
  - HISTORIC PRESERVATION
  - REDEVELOPMENT
  - PARK/RECREATION
  - OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

Site Plan Review Committee



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 14, 2018

ITEM NO: 2	RESUBMTL
SITE PLAN NO: SPR18035	
PROJECT TITLE: PLAZA BUSINESS PARK OFFICE BUILDING	
DESCRIPTION: NEW 7172 SF OFFICE BUILDING (BRP) (AE)	
APPLICANT: GREAT VALLEY BUILDERS	
PROP. OWNER: M & B BRUNO FAMILY LP	
APN: 000-011-638	
LOCATION: 415 N PLAZA DR 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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 7, 2018

ITEM NO: 5  
SITE PLAN NO: SPR18035  
PROJECT TITLE: PLAZA BUSINESS PARK OFFICE BUILDING  
DESCRIPTION: NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
APPLICANT: GREAT VALLEY BUILDERS  
PROP. OWNER: M & B BRUNO FAMILY LP  
APN: 000-011-836  
LOCATION: 415 N PLAZA DR. 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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: MARCH 14, 2018

SITE PLAN NO.: 18-035 RESUBMITTAL  
PROJECT TITLE: PLAZA BUSINESS PARK OFFICE BUILDING  
DESCRIPTION: NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
APPLICANT: GREAT VALLEY BUILDERS  
PROP OWNER: M&B BRUNO FAMILY LP  
LOCATION: 415 N PLAZA DR  
APN: 000-011-638

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE PER DESIGN**
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  \_\_\_\_\_ parkway width at **MATCH ONSITE, COMPLY W/ ACCESSIBILITY**
- 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 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. **DESIGN PER PLAZA BUSINESS PARK STORM WATER MASTER PLAN**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

**Additional Comments:**

- 1. Proposed project will incur impact fees associated with the site development and building construction. Refer to page 3 for applicable fees and summary.**
- 2. Site design shall incorporate accessibility (sidewalks) to public right-of-way and adjacent parcels.**
- 3. The propose trash enclosure is location and position is adequate however it will need to be set back further into the site per Planning Dept. requirements. Trash enclosure to comply with City standard 24' enclosure with concrete apron and metal gates.**
- 4. The temp turaround at terminus of the parking lot is adequate and shall comply with City standards.**
- 5. Comply with City parking lot standards.**
- 6. Per the approved storm water master plan for Plaza Business Park, storm design shall incorporate onsite drainage bioswales or similar. Project shall install/extend drainage swales onsite with proposed project to retain storm water based on design calculations per the master plan. Storm calc's shall be submitted with site improvements. Further coordinate with City Engineer.**
- 7. Project shall connect to existing utility stubs onsite. All backflow preventers or fire apparatus shall be installed on private property.**
- 8. Additional signage and striping will be required at new entrance/exit on Plaza.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-035 RESUBMITTAL**

Date: **3/14/2018**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:  
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**8/18/2017**)

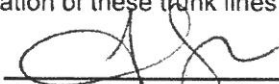
(Project type for fee rates:**PROF OFFICE W/ CLASSROOMS**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6,349/1000SF X 7.17 = \$45,522</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$95/1000SF X 7.17 = \$681</b> <b>TREATMENT PLANT FEE:</b> <b>\$225/1000SF X 7.17 = \$1,613</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$554/AC X 1.7AC = \$942</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$3,438/AC X 1.7 = \$5,845</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,849/AC X 1.7 = \$3,143</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$675/1000SF X 7.17 = \$4,840</b>
<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: March 14, 2018

SITE PLAN NO: 2018-035 - B  
PROJECT: Office Bld.  
DESCRIPTION: OFFICE BLD  
APPLICANT: GREAT VALLEY BLDRS  
PROP. OWNER: BRUNO  
LOCATION TITLE: 415 N. PLAZA  
APN TITLE: 000-011-638  
GENERAL PLAN: BRP  
ZONING: BRP

## Planning Division Recommendation:

- Revise and Proceed – Conditional Use Permit for Educational Facility  
 Resubmit

## Project Requirements

- Conditional Use Permit for Educational Facility required – Provide building elevations as part of CUP application; include any architectural features on the site.
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (3/14/18):**

1. Conditional Use Permit for Educational Facility required – Provide building elevations as part of CUP application; include any architectural features on the site.
2. Provide a detailed "Operational Statement" as a part of the CUP application.
3. Move Trash Enclosure to the west out of the landscape setback along Plaza Drive.
4. Meet Requirements of the Plaza Business Park Master Plan
5. Parking will be calculated based upon final building layout and operational statement.

## **PROJECT SPECIFIC INFORMATION (3/7/18):**

6. Conditional Use Permit for Educational Facility required
7. Meet Requirements of the Master Plan
8. Provide access to entire parking lot area.
9. Angel trash enclosure for direct stab – maintain setback from Plaza Drive per Master Plan.
10. Provide building elevations as part of CUP application; include any architectural features on the site.
11. Parking will be calculated based upon final building layout and operational statement. **NOTE** that the "Future" building may need to be reduced in size if parking is not provided per requirements.
12. See Building Dept. notes related to ADA parking locations.
13. Additional Information as Needed

*The BRP standards below shall apply – unless otherwise provided in Master Plan.*

### **17.24.060 Development standards in the B-R-P zone.**

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.



- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);
- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
  - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
  - 2. Side: twenty (20) feet;
  - 3. Street side on a corner lot: twenty (20) feet;
  - 4. Rear: thirty (30) feet;
  - 5. Minimum required landscaped yard (setback) areas:
    - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
    - 2. Side: twenty (20) feet,
    - 3. Street side on a corner lot: twenty (20) feet,
    - 4. Rear: twenty (20) feet.

**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  14-27



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

COMMERCIAL BIN SERVICE

ITEM NO: 2      DATE: March 14, 20  
SITE PLAN NO:      SPR18035      RESUBMIT  
PROJECT TITLE:      PLAZA BUSINESS PARK OFFICE BUILDING  
DESCRIPTION:      NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
APPLICANT:      GREAT VALLEY BUILDERS  
PROP OWNER:      M & B BRUNO FAMILY LP  
LOCATION:      415 N PLAZA DR  
APN(S):      000-011-638

- No comments.
- Same comments as
- Revisions required prior to submitting
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.  
ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicate 16-06
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 38 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.  
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cui - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.  
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards  
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.  
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Comment

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



**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: 2

DATE: March 14, 2018

SITE PLAN NO:  
PROJECT TITLE:  
DESCRIPTION:  
APPLICANT:  
PROP OWNER:  
LOCATION:  
APN(S):

SF 035 **RESUBMIT**  
PLAZA BUSINESS PARK OFFICE BUILDING  
NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
GREAT VALLEY BUILDERS  
M & B BRUNO FAMILY LP  
415 N PLAZA DR  
000-011-638

**The following comments are applicable when checked:**

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

**General:**

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

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

**Water Supply for Residential, Commercial & Industrial:**

Residential

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

Commercial & Industrial

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

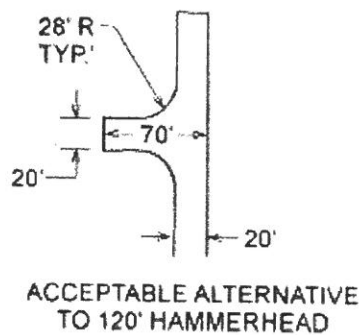
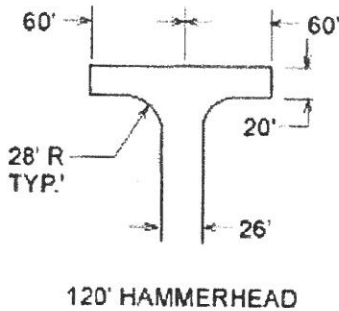
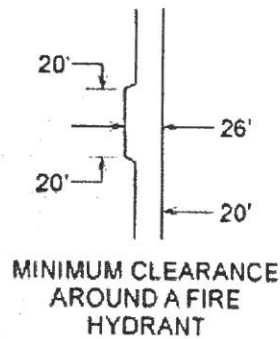
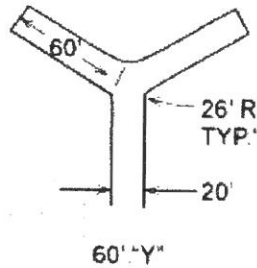
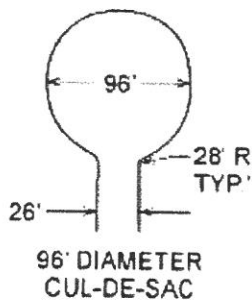
**Emergency Access**

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

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

- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
  - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
  - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

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



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

SIGN TYPE "A"



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  
Building: Site Plan  
Review Comments**


ITEM NO: 2      DATE: March 14, 2018  
 SITE PLAN NO: SPR18035      **RESUBMIT**  
 PROJECT TITLE: PLAZA BUSINESS PARK OFFICE BUILDING  
 DESCRIPTION: NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
 APPLICANT: GREAT VALLEY BUILDERS  
 PROP OWNER: M & B BRUNO FAMILY LP  
 LOCATION: 415 N PLAZA DR  
 APN(S): 000-011-638

AE

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: ALL NEW LANDSCAPING SHALL MEET THE  
MWELO REQUIREMENTS. NO COMMENTS AT THIS TIME

  
 \_\_\_\_\_  
 Signature

RESUBMITAL

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

ITEM NO: 5      DATE: March 07, 2018  
SITE PLAN NO:      SPR18035  
PROJECT TITLE:      PLAZA BUSINESS PARK OFFICE BUILDING  
DESCRIPTION:      NEW 7172 SF OFFICE BUILDING (BRP) (AE)  
APPLICANT:      GREAT VALLEY BUILDERS  
PROP OWNER:      M & B BRUNO FAMILY LP  
LOCATION:      415 N PLAZA DR  
APN(S):      000-011-638

### 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:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

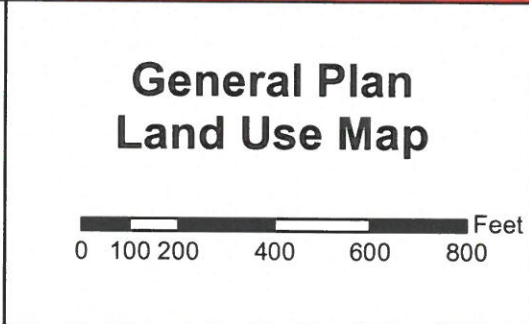
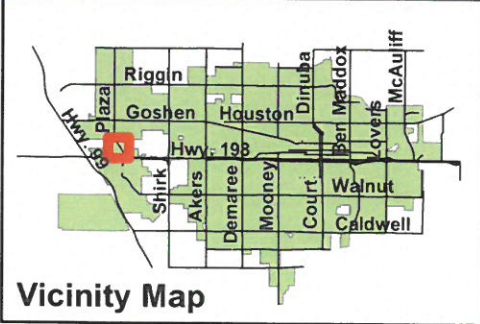
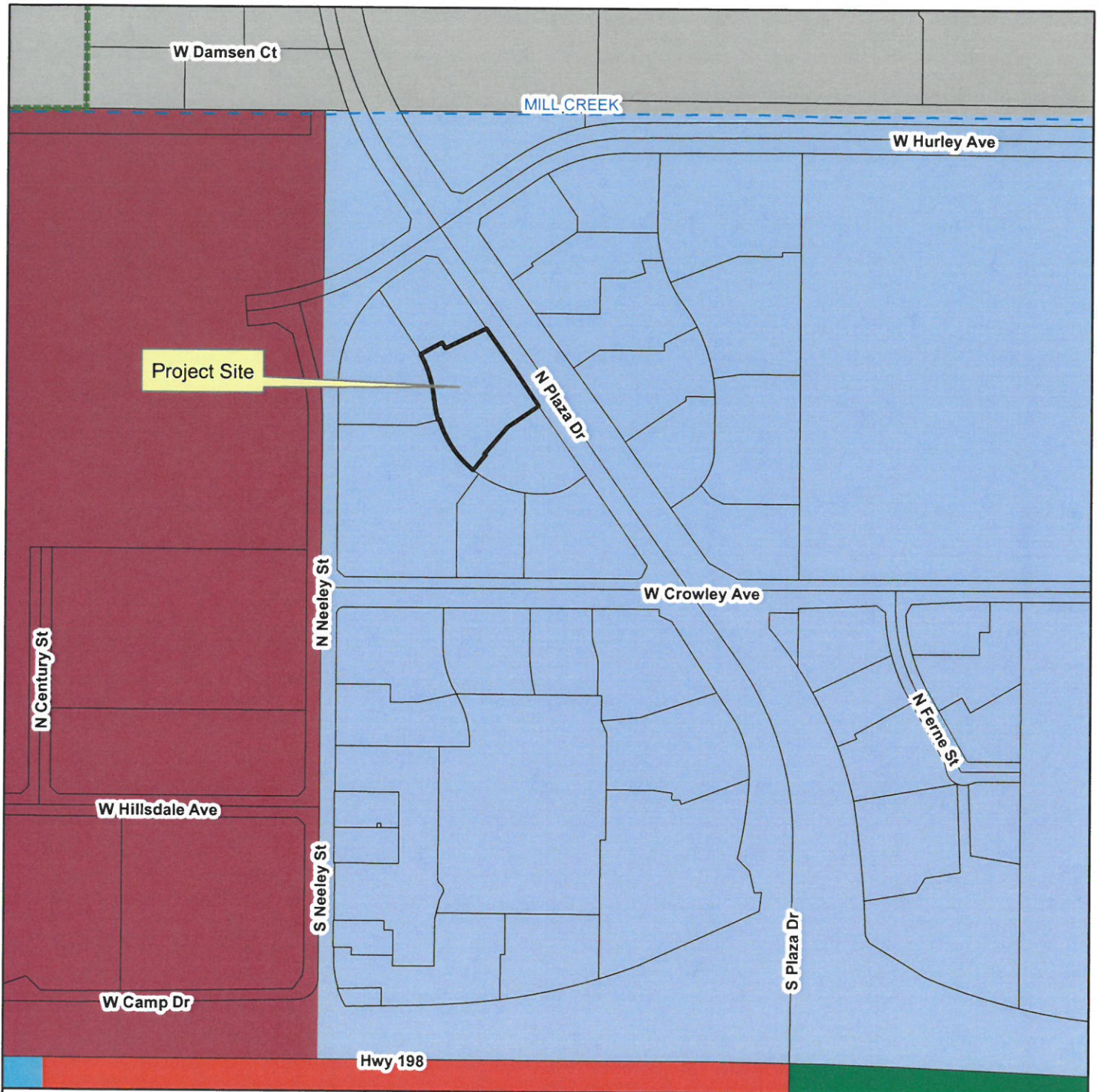


Visalia Police Department



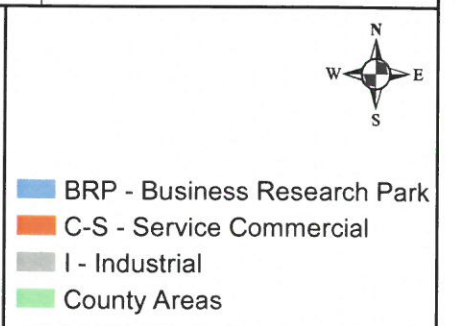
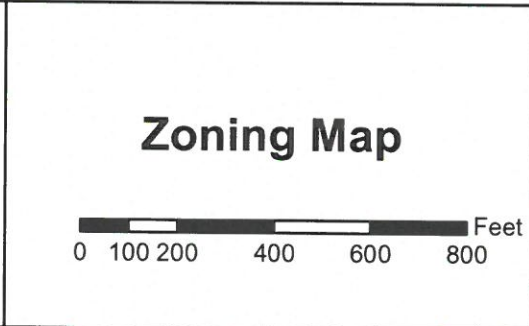
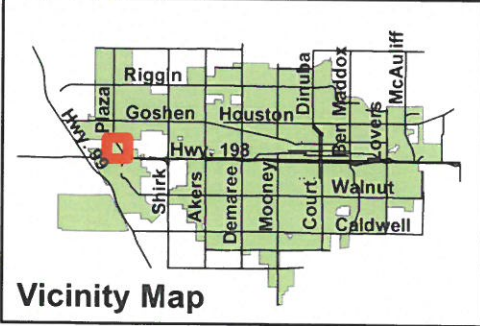
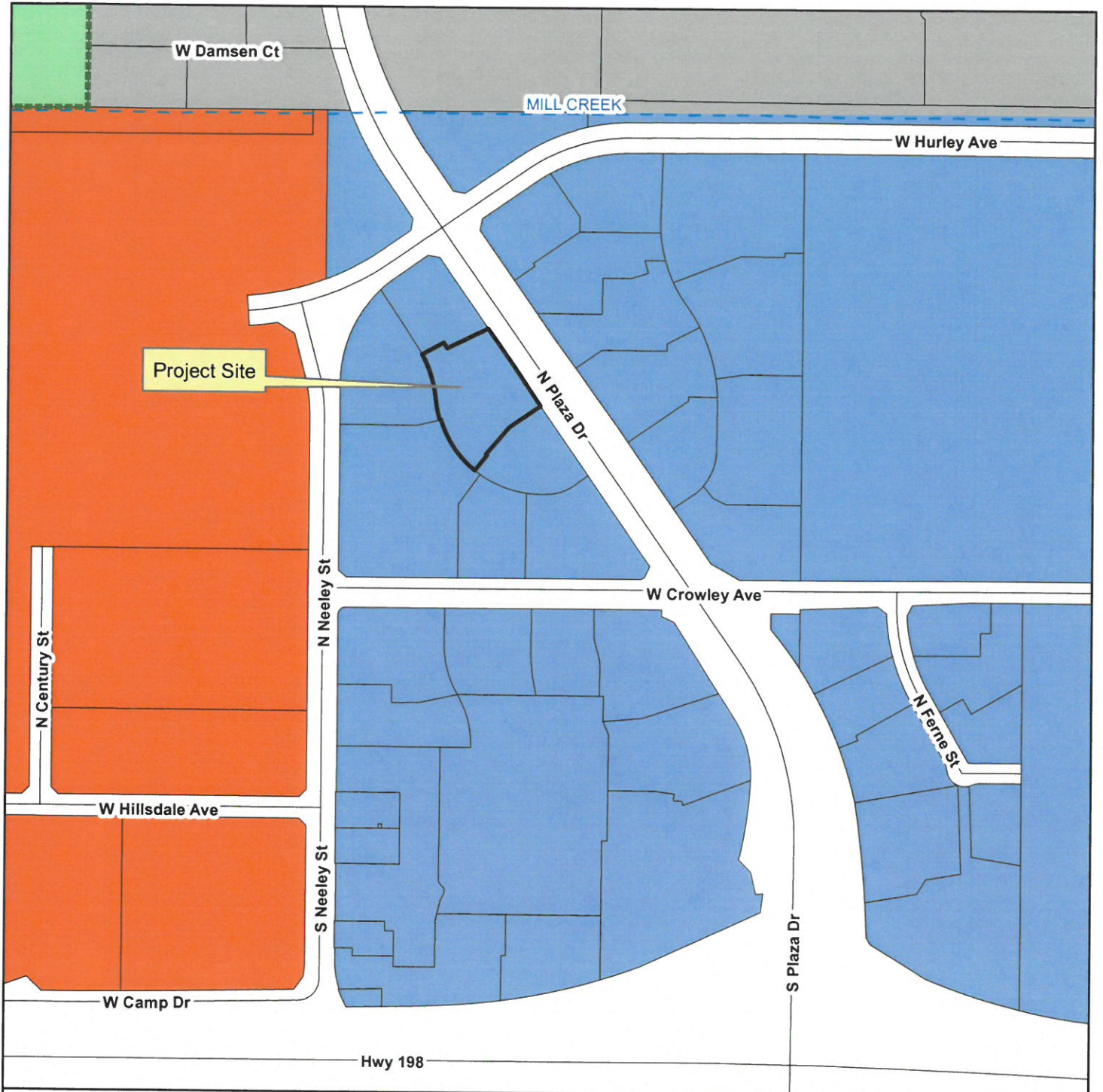
# Conditional Use Permit No. 2018-09

The site is located on the west side of Plaza Drive approximately 600 feet north of Crowley Avenue. (APN: 081-160-023)



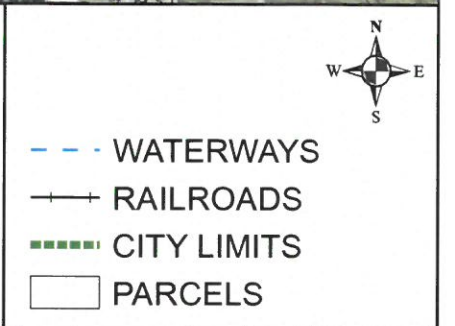
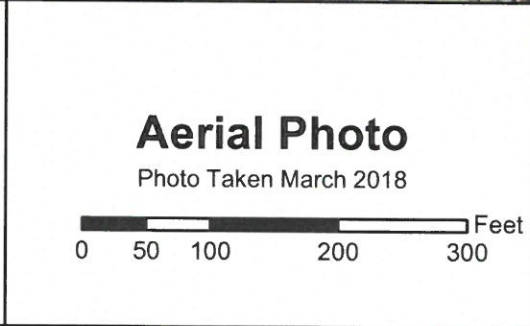
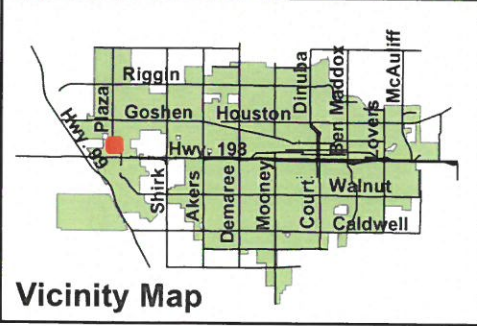
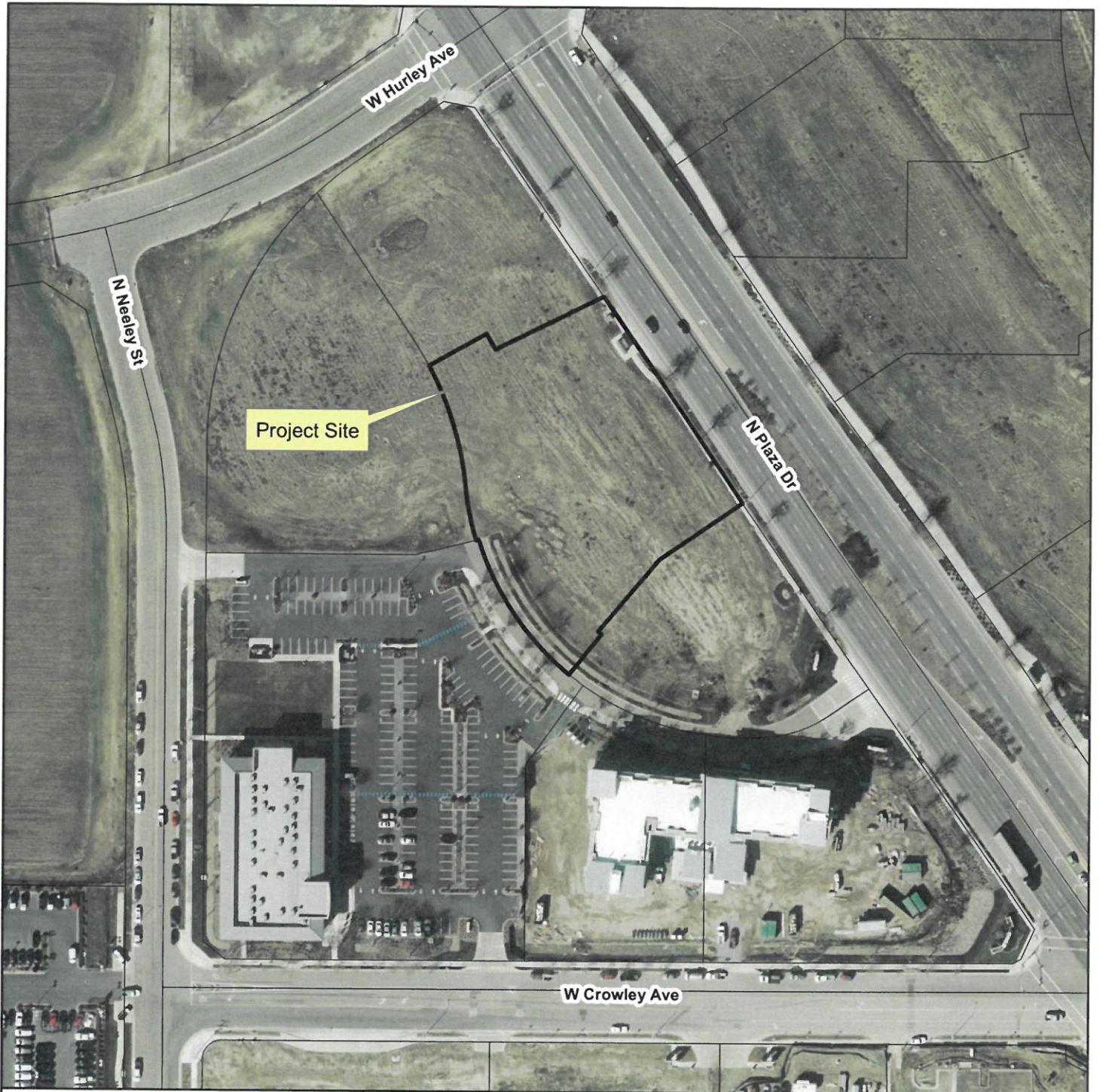
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