

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JULY 23, 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. ELECTION OF CHAIR AND VICE-CHAIR-
4. CHANGES OR COMMENTS TO THE AGENDA–
5. 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.
 - Time Extension for Lance Lane Estates Tentative Subdivision Map No. 5499.
 - Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42.
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2018-11: A request by Starbucks to allow a drive-thru lane with street-facing reader boards in the C-MU (Commercial Mixed Use) zone. The project site is located on the east side of Ben Maddox Way approximately 400 feet south of Noble Avenue. (APN: 100-020-015)
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - Dates for Joint City Council and Planning Commission Meeting; Thursday, October 11, 18 or 25.
 - Update on the appeal filed for the Teagan Ranch Tentative Subdivision Map No. 5568.
 - Food Truck and Micro Brewery Zoning Text Amendments Update.
 - Planners Position Recruitment Update.

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, AUGUST 1, 2018 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 13, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 23, 2018

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

SUBJECT: Conditional Use Permit No. 2018-11: A request by Starbucks to allow a drive-thru lane with street-facing reader boards in the C-MU (Commercial Mixed Use) zone. The project site is located on the east side of Ben Maddox Way approximately 400 feet south of Noble Avenue. (APN: 100-020-015)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-11 based upon the findings and conditions in Resolution No. 2018-22. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-11 based on the findings and conditions in Resolution No. 2018-22.

PROJECT DESCRIPTION

The applicant is requesting approval of a drive-thru lane associated with a new Starbucks coffeehouse that does not meet the City's drive-thru lane performance standards specified in Visalia Municipal Code Section 17.32.162. In the C-MU (Commercial Mixed Use) zone, drive-thru lanes meeting all performance standards are a permitted use, whereas drive-thru lanes not meeting all performance standards require a conditional use permit. In the case of the proposed project, the drive-thru lane's three menu order boards plotted in Exhibit "A" and illustrated in Exhibit "E" are directly visible from the adjacent public street, Ben Maddox Way.

As shown in the site plan attached as Exhibit "A", the project involves the development of a 1,670 square foot building, five parking stalls, drive-thru lane, trash enclosure, and vehicle and pedestrian access on a 0.48 acre (20,888 square foot) site. The drive-thru is accessed by a dedicated lane that wraps around three sides of the building.

The site is located on a parcel within the Mary's Vineyard Shopping Center. The parcel was previously developed with a drive-thru stand-alone automatic teller machine (the initial phase of a bank facility approved in 1996), which was demolished and improved to accommodate the new building and parking lot. The site has vehicular access from Ben Maddox Way immediately to the west and from other points within the shopping center.

The floor plan, shown in Exhibit "B", includes restaurant dining, kitchen, and storage areas. The proposed building elevations, shown in Exhibit "C", will have a stucco finish with faux wood trim and metal awnings, similar to other refurbished restaurant pads within the shopping center (i.e. McDonalds, KFC).

BACKGROUND INFORMATION

| | |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Plan Land Use Designation: | Commercial Mixed Use |
| Zoning: | C-MU (Commercial Mixed Use) |
| Surrounding Land Uses and Zoning: | North: C-MU / Multi-tenant retail building South: C-MU / Multi-tenant retail building East: C-MU / Multi-tenant retail building, CVS Pharmacy West: I-L / Ben Maddox Way, Advanced Food Products food packaging center |
| Environmental Review: | Categorical Exemption No. 2018-26 |
| Special Districts: | None |
| Site Plan: | 2016-178 |

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies except for the drive-thru lane performance standards as described below.

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2018-11, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance. Although the site does not meet all of the City's performance standards for drive-thru lanes, staff considers that the proposed project will not incur any significant land use compatibility issues, nor be detrimental to the safety of surrounding development.

Land Use Compatibility

Fast food restaurants are a permitted use in the C-MU zone with the drive-thru lane requiring a conditional use permit. This proposal is consistent with similar facilities approved in the C-SO zone (predecessor of the C-MU zone) and other zones. There are currently three fast food restaurants with drive-thru lanes located northeast from the subject site in the Mary's Vineyard shopping center.

Drive-Thru Performance Standards

In the C-MU zone and in other zoning districts, drive-thru lanes require a conditional use permit unless they can meet the six performance standards specified in Visalia Municipal Code Section 17.32.162. In general, the performance standards pertain to 1) separation from residences, 2) stacking, 3) circulation, 4) noise, 5) screening, and 6) menu boards and signage. (Refer to the Related Plans and Policies section for the full text of this code section.)

The proposed project meets or is able to meet all of the standards with the exception of the menu board / signage requirement, wherein all of the drive-thru's menu boards are facing towards Ben Maddox Way.

The proposed site plan and floor plan shows that the restaurant's pick-up window faces onto the south leg of the drive-thru. From the menu ordering board, there is space on the west and north legs of the drive-thru for six queued vehicles. Staff's review of the site plan has found that the menu order boards will need to be placed at least two vehicle lengths back so that they are not visible from public street right-of-way. However, this would reduce the queuing length to four vehicles starting at the menu ordering board and would risk placing queued vehicles stacked inside and blocking the parking drive aisle east of the restaurant.

Staff's analysis has determined that the placement of the menu order boards as shown in the site plan would not be inconsistent with similar arrangements on other approved restaurants with drive-thru lanes. In particular, many drive-thru lanes with menu ordering boards facing public streets were approved prior to the Zoning Ordinance's performance standards for drive-thru lanes being adopted in 2014. Staff further does not see a detriment to public health, safety, or welfare associated with the menu board location with respect to traffic on Ben Maddox Way and adjacent land uses, which consist of commercial and industrial uses. The City's Zoning Ordinance standards do not contain size requirement or other regulations pertaining specifically to drive-thru menu order boards, but are subject to the General Sign Standards regulations contained in the City's Sign Ordinance.

The landscape plan attached as Exhibit "D" demonstrates that the performance standard for screening is maintained along the Ben Maddox Way frontage through the inclusion of a three-foot tall hedge comprised of a solid row of privet hedges.

Circulation and Access

The parcel fronts onto Ben Maddox Way Avenue but will not have on-site vehicular access directly from that street. It will have vehicular access from existing access drives and drive approaches located throughout the Mary's Vineyard shopping center. The closest and most direct point of access is from a drive approach on Ben Maddox Way immediately to the south.

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), for the development of an in-fill project. (Categorical Exemption No. 2018-26)

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 project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-26).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2016-178.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and landscape plan in Exhibit "D".
3. That the menu order board signage be developed in substantial compliance with the elevation plans in Exhibit "E".
4. That any substantial changes to the site plan, floor plan, elevation plan, and/or landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution No. 2018-22
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevation Plan
- Exhibit "D" – Landscape Plan
- Exhibit "E" – Menu Order Board Elevation Plan
- Site Plan Review Comments, Item No. 2016-178
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpt from Chapter 17.19: Mixed Use Zones

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.

Excerpt from Chapter 17.25: Uses in the Commercial, Mixed Use, Office, and Industrial Zones

| Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed | | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------|-----|-----|------|------|--------------|-----|-----|------------------|---|-----------------------------------------------------------|
| | USE | Commercial and Mixed Use Zones | | | | | Office Zones | | | Industrial Zones | | Special Use Standards (See identified Chapter or Section) |
| | | C-N | C-R | C-S | C-MU | D-MU | O-PA | O-C | BRP | I-L | I | |
| D8 | Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162 | P | P | P | P | | P | | P | | | 17.32.162 |
| D9 | Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162 | C | C | C | C | | C | | P | | | 17.32.162 |

Excerpt from Chapter 17.32: Special Provisions

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use.

This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

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. (Prior code § 7525)

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 which 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. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

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. (Prior code § 7528)

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. (Prior code § 7530)

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 which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

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 which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

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. (Prior code § 7535)

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. (Prior code § 7536)

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. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

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 upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2018-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-11: A REQUEST BY STARBUCKS TO ALLOW A DRIVE-THRU LANE WITH STREET-FACING READER BOARDS IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF BEN MADDOX WAY APPROXIMATELY 400 FEET SOUTH OF NOBLE AVENUE. (APN: 100-020-015)

WHEREAS, Conditional Use Permit No. 2018-11 is a request by Starbucks to allow a drive-thru lane with street-facing reader boards in the C-MU (Commercial Mixed Use) zone. The project site is located on the east side of Ben Maddox Way approximately 400 feet south of Noble Avenue. (APN: 100-020-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 23, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2018-11, 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. 2018-26).

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 project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-26).

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 use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2016-178.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and landscape plan in Exhibit "D".
3. That the menu order board signage be developed in substantial compliance with the elevation plans in Exhibit "E".
4. That any substantial changes to the site plan, floor plan, elevation plan, and/or landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.



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BEN MADDOX & NOBLE
 PROJECT NAME
 PROJECT ADDRESS
 1335 EAST NOBLE AVE
 UTAH COUNTY
 PROJECT # 50143
 73951-001
 STORE # 03
 DESIGNER/OWNER
 1100 W. 1000 N. SUITE 100
 SALT LAKE CITY, UT 84119
 801.464.1000

| Rev | Date | Description |
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| 1 | 11/15/11 | ISSUED FOR PERMITS |
| 2 | 11/15/11 | ISSUED FOR PERMITS |
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BUILDING FLOOR PLAN
 SCALE: AS SHOWN
 SHEET NUMBER
 A-1101

BUILDING FLOOR PLAN NOTES

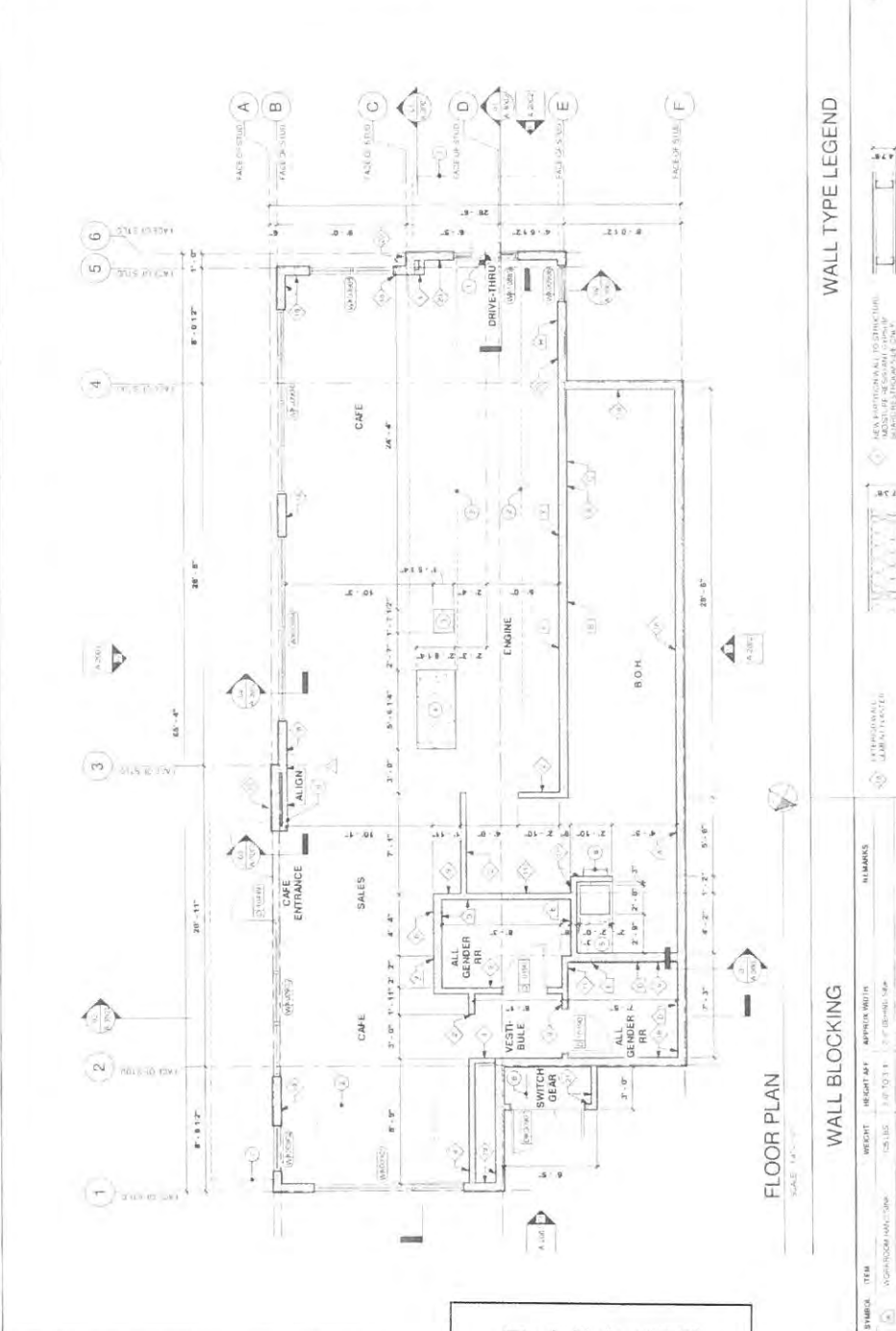
1. REFER TO ALL NOTES ON SHEETS A-1001 THROUGH A-1004 FOR GENERAL CONTRACTOR INFORMATION AND SPECIFICATIONS.
2. GENERAL CONTRACTOR TO PROVIDE THE THICKET, FINISH, AND JOINTS FOR ALL CONCRETE WORK.
3. ALL DOOR AND WINDOW SIZES ARE SHOWN AS OPENING SIZES UNLESS NOTED OTHERWISE.
4. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE UNLESS NOTED OTHERWISE.
5. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
6. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
7. ALL CEILING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
8. ALL ROOF ARE TO BE AS SHOWN ON THE ROOF PLAN UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL AND ELECTRICAL WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODES AND STANDARDS.
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KEYNOTES

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LEGEND

- NEW CONCRETE WALL
- NEW PARTIAL REINFORCED WALL



WALL TYPE LEGEND

- NEW PARTIAL REINFORCED WALL
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WALL BLOCKING

| SYMBOL | ITEM | WIDTH | HEIGHT | APPROX. WT. | REMARKS |
|--------|---------------|-----------|----------|-------------|---------------------|
| 1 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 2 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 3 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 4 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 5 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 6 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 7 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 8 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 9 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 10 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 11 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 12 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 13 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 14 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 15 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 16 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 17 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 18 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 19 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |
| 20 | WALL BLOCKING | 12" x 12" | 8" x 16" | 120 LBS | 2" x 8" x 16" x 16" |

WALL TYPE LEGEND

- NEW PARTIAL REINFORCED WALL
- NEW CONCRETE WALL
- NEW PARTIAL REINFORCED WALL
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WALL TYPE LEGEND

- NEW PARTIAL REINFORCED WALL
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- NEW PARTIAL REINFORCED WALL
- NEW CONCRETE WALL

Exhibit "B"

Project:
**Starbucks Coffee
Noble & Ben Maddox**
Address:
**1349 E Noble Ave
Visalia, CA 93292**
Account Manager:
JIM STERK
Designer:
B. Kuriyama 3.50
Scale: **AS NOTED**
Design No.: **17-02-2941-07**
Date: **2.23.17**

Revisions:
R01 TR 7.19.17 (2.5) Add drive thru
R02 BK 7.26.17 (08) noble sign D
R03 BK 7.28.17 change canopy to freestanding
R04 BK 10.10.17 update address
R05 BK 11.16.17 update comments
R06 BK 4.4.18 revise per comments
R07 BK 4.18.18 revise per comments



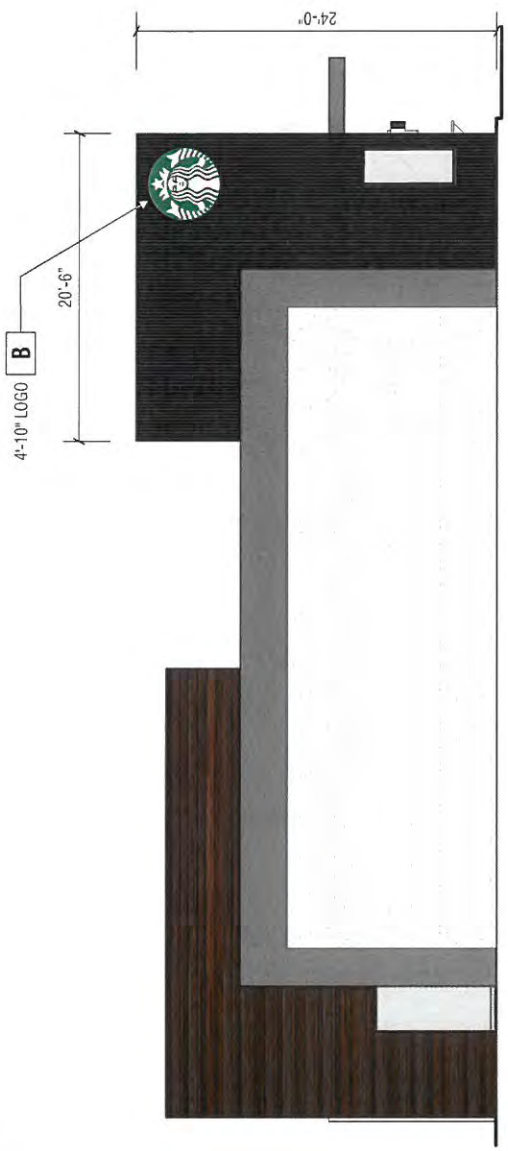
APPROVALS

| FOR JOB CHECK | DATE |
|------------------|------|
| Acct. Mgr. | |
| FOR CONSTRUCTION | DATE |
| Acct. Mgr. | |
| Design | |
| FOR INSTALL ONLY | DATE |
| Acct. Mgr. | |

Page: 3 Of 13
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1 EAST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"
35.2 Sq. Ft. Used



2 WEST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"
23.36 Sq. Ft. Used

Exhibit "C"



Exhibit "E"

Project:
Starbucks Coffee
Noble & Ben Maddox

Address:
1349 E Noble Ave
Visalia, CA 93292

Account Manager:
JIM STERK

Designer:
B. Kuriyama 3.50

Scale:
AS NOTED

Design No.: **17-02-2941-07**

Date:
2.23.17

H

SCALE: 3/8" = 1'-0"

Preview Board

| Sq.Ft. | Volts | Amps | Quantity |
|--------|-------|------|----------|
| 6.72 | 120 | 1.1 | 2 |

I

SCALE: 3/8" = 1'-0"

Order Screen (Freestanding)

| Sq.Ft. | Volts | Amps | Quantity |
|--------|-------|------|----------|
| 8.97 | 120 | 1.1 | 1 |

J

SCALE: 3/8" = 1'-0"

Menu Board

| Sq.Ft. | Volts | Amps | Quantity |
|--------|-------|------|----------|
| 20.16 | 120 | 3.3 | 1 |

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA

EVOLVED DT SIGNAGE

UL LISTED
 ELECTRIC SIGN
 NATIONAL ELECTRICAL SAFETY BOARD
 APPROVED FOR LISTING

APPROVALS
 FOR JOB CHECK DATE
 Acc't. Mgr.

FOR CONSTRUCTION DATE
 Acc't. Mgr.

Design
FOR INSTALL ONLY DATE
 Acc't. Mgr.

Page: 13 Of 13

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MEETING DATE December 7, 2016
SITE PLAN NO. 16-178
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

 HISTORIC PRESERVATION OTHER -

ADDITIONAL COMMENTS: Enclosure & Menu Board Redesign With Off Agenda

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.2
Site Plan Review Committee



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 7, 2016

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ITEM NO: 3 | |
| SITE PLAN NO: | SPR16178 |
| PROJECT TITLE: | STARBUCKS COFFEE COMPANY |
| DESCRIPTION: | STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND CONSTRUCT A NEW 1850 SF CAFE WITH DRIVE THRU AND INDOOR/OUTDOOR SEATING (CSO) (AE) (A) |
| APPLICANT: | STARBUCKS COFFEE COMPANY |
| PROP. OWNER: | MARYS VINEYARD INC |
| LOCATION: | 1349 E NOBLE AVE |
| APN(S): | 100-020-015 |

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ITEM NO: 3 | DATE: DECEMBER 7, 2016 |
| SITE PLAN NO.: | 16-178 |
| PROJECT TITLE: | STARBUCKS COFFEE COMPANY |
| DESCRIPTION: | STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND CONSTRUCT A NEW 1850 SF CAFÉ WITH DRIVE THRU AND INDOOR/OUTDOOR SEATING (CSO) (AE) (A) |
| APPLICANT: | STARBUCKS COFFEE COMPANY |
| PROP OWNER: | MARYS VINEYARD INC |
| LOCATION: | 1349 E NOBLE AVE |
| APN: | 100-020-015 |

SITE PLAN REVIEW COMMENTS

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

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters). **AS PER PLAN**
- 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 Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an 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 new café building will incur impact fees. Credit for the previous building demo will be applied. Refer to page 3 for applicable fees and summary.**
- 2. Comply with City parking lot standards and accessible standards.**
- 3. Comply with City refuse enclosure 24' standards with a concrete apron and gates. An "OFF AGENDA" submittal will be required for new location of enclosure to accommodate the large R-3 or R-4 standard. Solid Waste to be notified for final approval.**
- 4. New landscaping shall comply with current State MWELO regulations. Landscape plan shall accompany building permit.**
- 5. New drive thru lane shall be designed to accommodate larger vehicles or trucks. The turning radius may need to be increased.**
- 6. A building permit is required. Standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-178**
Date: **12/7/2016**

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:**10/1/2016**)
(Project type for fee rates:**RETAIL/ WALK-UP**)

Existing uses may qualify for credits on Development Impact Fees. **161SF OFFICE**

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|----------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$9,221/1000SF X 1.69 = \$15,583.49 |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$1,278/EACH - (\$14.81CR) = \$1,263.19 |
| | TREATMENT PLANT FEE: |
| | \$5,613/EACH - (\$35.26CR) = \$5,580.74 |
| <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 checked="" type="checkbox"/> Public Facility Impact Fee | \$316/1000SF X 1.69 = \$534.04 |
| <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

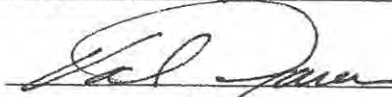
City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: December 07, 2016
 SITE PLAN NO: SPR16178
 PROJECT TITLE: STARBUCKS COFFEE COMPANY
 DESCRIPTION: STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND CONSTRUCT A NEW 1850 SF CAFE WITH DRIVE THRU AND INDOOR/OUTDOOR SEATING (CSO) (AE) (A)
 APPLICANT: STARBUCKS COFFEE COMPANY
 PROP OWNER: MARYS VINEYARD INC
 LOCATION: 1349 E NOBLE AVE
 APN(S): 100-020-015

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- 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 \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: ALL NEW LANDSCAPE AREAS SHALL MEET THE MVELO LANDSCAPE REQUIREMENTS.


 Signature Date: 12/5/16



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: 3

DATE: December 07, 2016

SITE PLAN NO:

SPR16178

PROJECT TITLE:

STARBUCKS COFFEE COMPANY

DESCRIPTION:

STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND CONSTRUCT A NEW 1850 SF CAFE WITH DRIVE THRU AND INDOOR/OUTDOOR SEATING (CSO) (AE) (A)

APPLICANT:

STARBUCKS COFFEE COMPANY

PROP OWNER:

MARYS VINEYARD INC

LOCATION:

1349 E NOBLE AVE

APN(S):

100-020-015

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 2013 California Fire Code (CFC), 2013 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. *2013 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.
- 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. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- 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 2013 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:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the 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 & 16.36.120(8)*
 - 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 or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface 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. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to 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. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

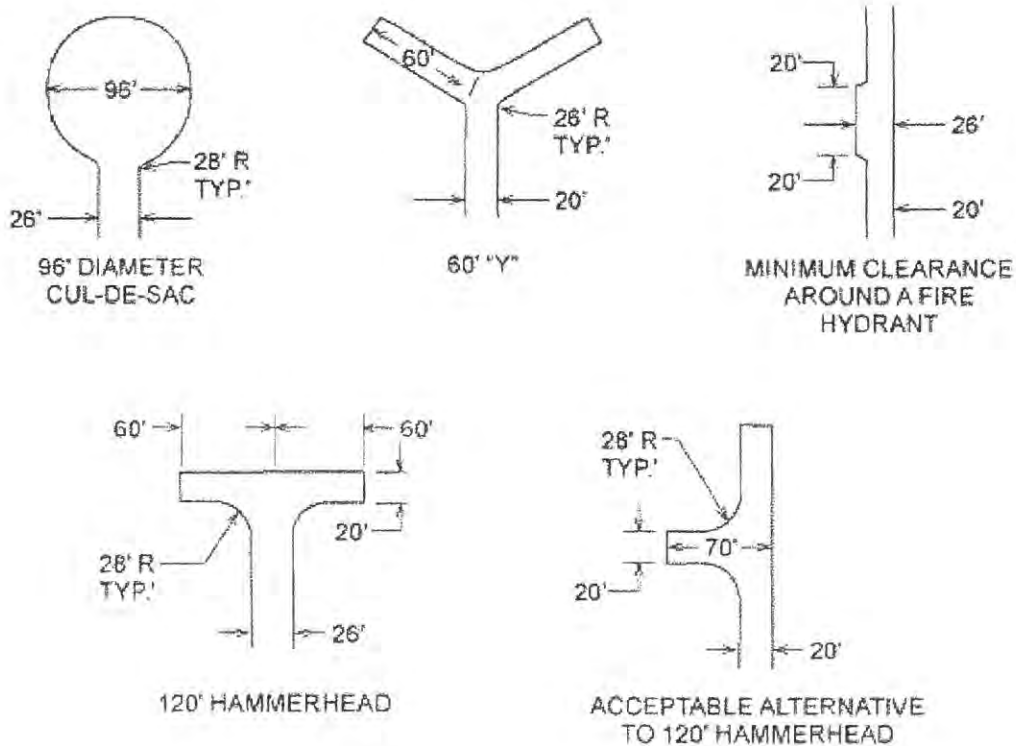



FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - 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 application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

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). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- 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. *2013 CFC 904.11& 609.2*

Special Comments:


Kurtis A. Brown
Fire Marshal

ITEM NO: 3

DATE: December 07, 2016

SITE PLAN NO:

SPR16178

PROJECT TITLE:

STARBUCKS COFFEE COMPANY

DESCRIPTION:

STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND CONSTRUCT A NEW 1850 SF CAFE WITH DRIVE THRU AND INDOOR/OUTDOOR SEATING (CSO) (AE) (A)

APPLICANT:

STARBUCKS COFFEE COMPANY

PROP OWNER:

MARYS VINEYARD INC

LOCATION:

1349 E NOBLE AVE

APN(S):

100-020-015

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:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

VIDEO INTERIOR / EXTERIOR RECOMMENDED AND ACCESSIBLE TO JPD

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 07, 2016

SITE PLAN NO: 2016-178
PROJECT TITLE: STARBUCKS COFFEE COMPANY
DESCRIPTION: STARBUCKS WILL DEMO THE EXISTING BANK KIOSK AND
CONSTRUCT A NEW 1850 SF CAFE WITH DRIVE THRU AND
INDOOR/OUTDOOR SEATING (CSO) (AE) (A)
APPLICANT: STARBUCKS COFFEE COMPANY
PROP. OWNER: MARYS VINEYARD INC
LOCATION TITLE: 1349 E NOBLE AVE
APN TITLE: 100-020-015
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-SO – Shopping / Office Commercial

Planning Division Recommendation:

- Revise and Proceed (Off-Agenda)
 Resubmit

Project Requirements

- Conditional Use Permit for Changes to Mary's Vineyard Sign Program
- Conditional Use Permit if drive-thru cannot meet Drive-thru Performance Standards
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (12/07/2016):

1. The use is Permitted in the C-SO zone.
2. The drive-thru facility shall comply with the Drive-thru Performance Standards (see below). The site plan depicts compliance with Items 1-4. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
3. Provide a site plan that addresses Item 6 "Menu boards and signage: Shall be oriented or screened to avoid direct visibility from adjacent public streets." This item can be submitted as Off-Agenda. Planning staff will review the revised site plan depicting compliance with the performance standards.
4. Provide elevations with the Off-agenda Site Plan Review submittal.
5. Comply with Solid Waste Divisions requirement regarding the trash enclosure.

Signage:

6. The depicted monument sign is not allowed under the current Mary's Vineyard Sign Program.
7. Signage shall comply with the Mary's Vineyard Sign Program. Changes to the sign program require the submittal of a Conditional Use Permit to amend the adopted sign program.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. This project MAY require discretionary approval by the City Council and/or Planning Commission if a CUP is filed to amend the Mary's Vineyard Sign Program or if the Drive-thru Performance Standards cannot be met.

Design District: "A" (See Chapter 17.24 For BRP Zoned Sites) [17.30.160]

Maximum Building Height: 50 Feet

| Minimum Setbacks: | Building | Landscaping |
|----------------------------------|-----------------|---------------------------|
| ➤ Front (Building site) | 20 Feet** | 20 Feet** (only building) |
| ➤ Front (Parking) | 25 Feet** | 25 Feet** |
| ➤ Side | 0 Feet | 5 Feet* |
| ➤ Street side on corner lot | 25 Feet | 25 Feet |
| ➤ Side abutting residential zone | 15 Feet | 5 Feet |
| ➤ Rear | 0 Feet | 5 Feet* |
| ➤ Rear abutting residential zone | 15 Feet | 5 Feet |

*(Except where building is on property line)

** (Reduce per Ordinance No. 2010-17, see Mooney Blvd. Corridor project)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Drive-thru Performance Standards (Section 17.32.162)

- A. Purpose and Intent: It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in associate with specified use. This section does not apply to carwashes and lube and oil changing stations.
- B. Performance Standards:
 1. Separation from residences: The drive-thru lane shall be no less than 250 feet from the nearest residence or residentially zoned property.
 2. Stacking: The drive-thru lane shall contain no less than ten vehicle stacking, measured from the pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicles spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
 3. Circulation: No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive thru shall not take ingress or egress from a local residential road.
 4. Noise: no component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60db between the hours of 7:00 p.m. and 6:00 a.m. daily.
 5. Screening: The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
 6. Menu boards and signage: Shall be oriented or screened to avoid direct visibility from adjacent public streets.

Parking:

1. Parking for the Mary's Vineyard Shopping Center as one space per 225 square of gross floor area (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.

Landscaping:


1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California

licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

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

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be "T. J. [unclear]".

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

COMMERCIAL BIN SERVICE

16-178

1349 e noble

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- 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 indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad. Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post
see page 2 for instructions

COMMENTS

By all indications project looks good. Any future changes to enclosure or service solid waste to be notified.

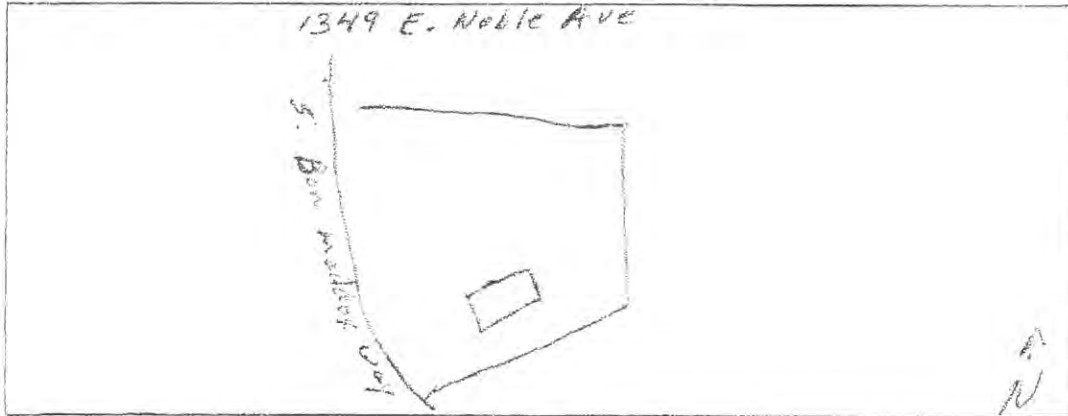
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 12-6-16

Site Plan Review # 16178


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

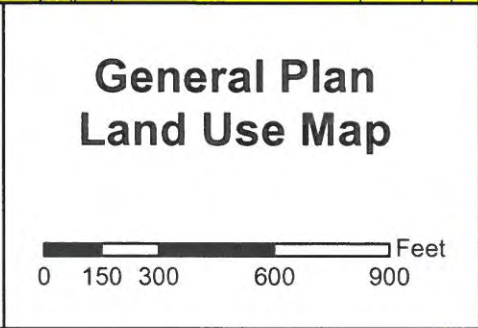
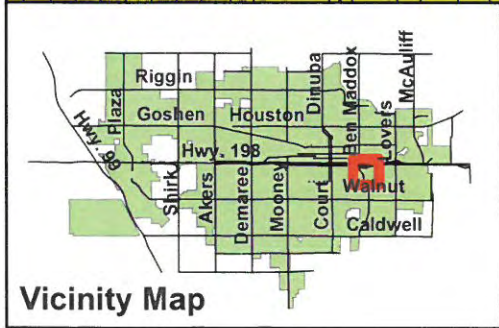
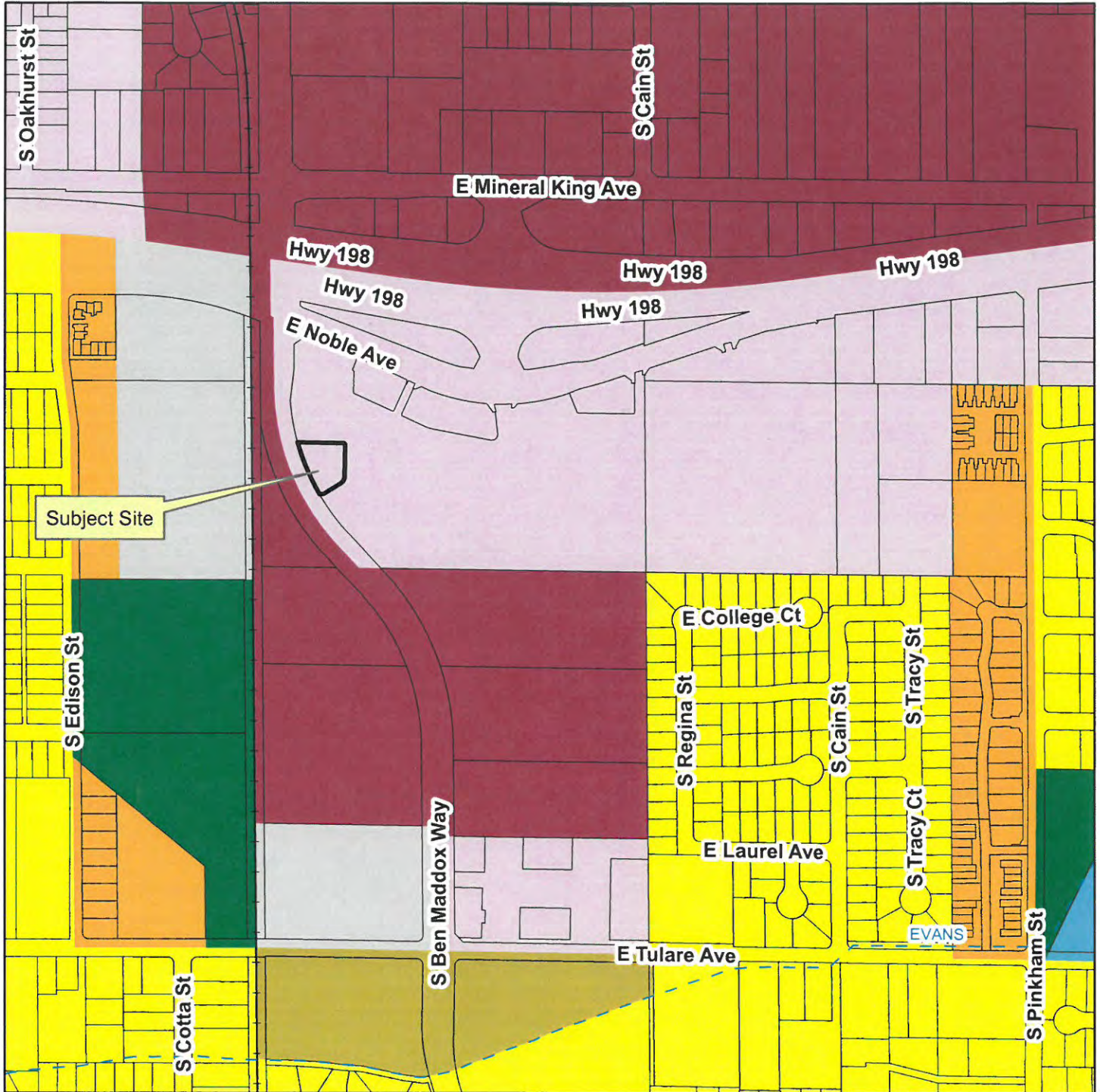
Other Comments: _____


Joel Hooyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

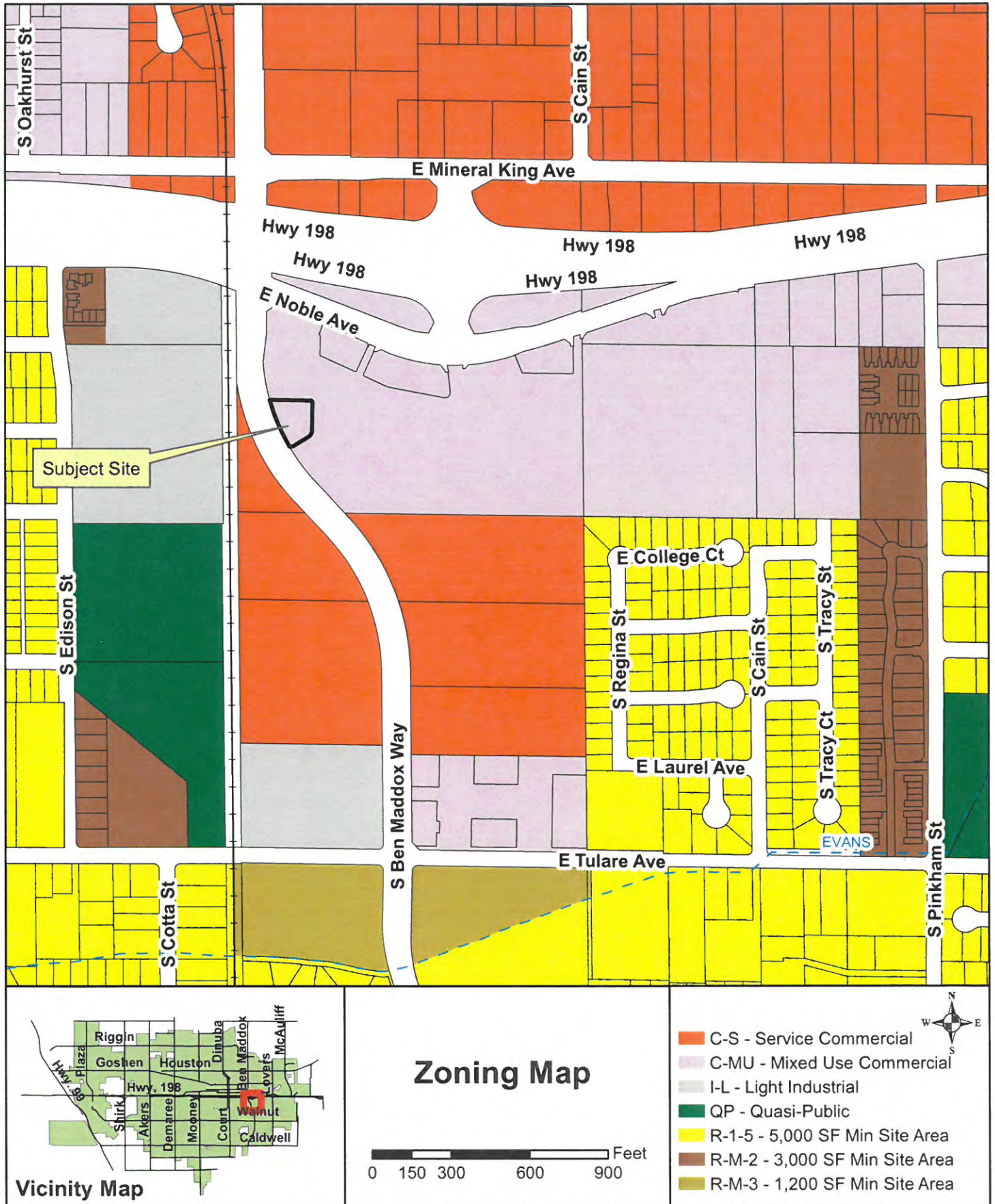
Conditional Use Permit No. 2018-11

The project site is located on the east side of Ben Maddox Way approximately 400 feet south of Noble Avenue. (APN: 100-020-015)



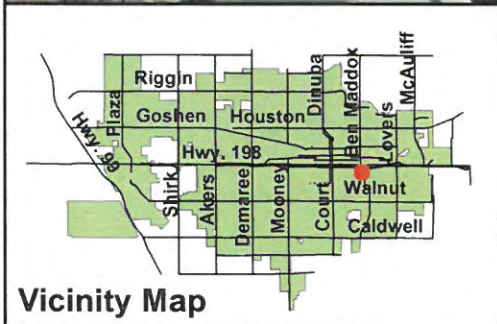
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Conditional Use Permit No. 2018-11

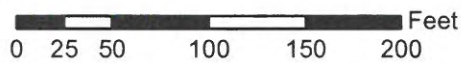
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Vicinity Map

Aerial Photo

Photo Taken March 2018



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS



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