

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 10, 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 Consent Calendar
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2018-16: A request by Wilfredo and Jennifer Olan to establish a barber academy. The project site has a zoning designation of D-MU (Downtown Mixed Use), located at 320 S. Bridge St. (APN: 094-305-002)) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-48.
6. PUBLIC HEARING – Brandon Smith
Variance No. 2018-09: A request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-47.
7. PUBLIC HEARING – Brandon Smith
Variance No. 2018-10: A request by Brian Icenhower and Robyn Graham-Icenhower to allow a variance to the maximum fence height limit in the front yard setback in order to install a seven-foot tall open wrought-iron fence and hedge in the R-1-5 (single-family residential, 5,000 sq. ft. minimum site area) zone. The site is located at 2821 W. Border Links Drive. (APN: 089-124-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-50.

8. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2018-17: A request by Visalia Central Bilingual Church to amend Conditional Use Permit No. 2007-29 by revising the master plan. The project site has a zoning designation of R-M-2 (Multi-family Residential) and is located at 3215 East Mill Creek Parkway (APN: 103-260-021). The site is located at 2821 W. Border Links Drive. (APN: 089-124-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-51.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Work Session to the Planning Commission at the 9/24/2018 meeting to discuss 5 pack residential developments (Garden Homes)
- E-mail distribution to the Planning Commissioners of pending public hearing items.

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, SEPTEMBER 20, 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, SEPTEMBER 24, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 10, 2018

PROJECT PLANNER: Paul Bernal, City Planner
Phone No.: (559) 713-4025
E-Mail: paul.bernal@visalia.city

SUBJECT: Conditional Use Permit No. 2018-17: A request by Visalia Central Bilingual Church to amend Conditional Use Permit No. 2007-29 by revising the master plan. The project site has a zoning designation of R-M-2 (Multi-family Residential) and is located at 3215 East Mill Creek Parkway (APN: 103-260-021).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-17, as conditioned, based upon the findings and conditions in Resolution No. 2018-40. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-17, based on the findings and conditions in Resolution No. 2018-40.

PROJECT DESCRIPTION

Visalia Central Bilingual Church is requesting to amend Conditional Use Permit (CUP) No. 2007-29 by modifying their approved master site plan, and removing a condition adopted with the original CUP approval. The church is seeking the following changes and revisions to their approved project from 2007:

1. Delete Condition No. 7 of CUP No. 2007-29, which requires the construction of a demising wall to limit the "temporary sanctuary" area to a maximum of 3,080 square feet for Building 100 as noted in Exhibit "A".
2. Establish the church's parking demand at one stall per every four permanent seats.
3. Remove Building 200 from the master site plan.
4. Install a wrought iron fence along the north property line adjacent to E. Mill Creek Parkway.

The church is in the process of completing all required site improvements. However, representatives of the church are seeking revisions to the original CUP approval by requesting Building 100 be designated as the church's main sanctuary with 319 "fixed seats", and eliminating Condition No. 7 of CUP No. 2007-29, which requires the construction of a demising wall between the "temporary sanctuary" and "fellowship area".

The applicant contends the demising wall is no longer required because the church will utilize Building 100 as the main sanctuary and will establish 319 "fixed seats" in the main assembly area. The 319 "fixed seats" will comply with the parking requirements for churches at one stall per every four permanent seats rather than the one stall required for every 30 sq. ft. of the main assembly area. As noted on Exhibit "A", the church's property is developed with 108 parking stalls on-site.

The applicant has also identified that Building 200 will be converted to an “open recreational” area for the church. The church has noted per their operational statement (see Exhibit “C”) that lighting or playground equipment will not be used in the open recreational area. In addition, a wrought fence behind the required landscape setback along Mill Creek Parkway, not previously shown on the master site plan, has been installed and complies with the fence setback requirements for this site.

The Operational Statement contained in Exhibit “C” indicates that the church building will predominantly be used on Saturday mornings for services. The church will also have meetings on Wednesday and Friday evenings along with occasional activities being held on Sundays.

BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Medium Density
Zoning	R-M-2 – Multi-family Residential
Surrounding Zoning and Land Use	North: Mill Creek Pkwy & R-1-5 (Single-family Residential) – Mill Creek Pkwy (collector street) and Mill Creek Subdivision South: Mill Creek / County Island R-M-2 (Multi-family Residential) – Vacant land with approved senior housing subdivision map East: R-1-5 – Mill Creek Parkway Apartments West: Q-P (Quasi-Public) – Mill Creek Park
Environmental Review	Categorical Exemption No. 2018-51
Site Plan	2018-137

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED / SIMILAR PROJECTS

Conditional Use Permit No. 2007-29: A request by The Central Visalia Bilingual Seventh Day Adventist Church to allow a new church facility totaling 23,661 square feet of buildings to be constructed in two phases on 2.9 acres in the R-1-4.5 zone (Single Family Residential 4,500 square feet of lot area per unit). The Planning Commission approved CUP No. 2007-29 on October 8, 2007 per Resolution No. 2007-99.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project’s consistency with the General Plan and Zoning Ordinance.

Land Use Compatibility

Religious institutions are considered compatible uses in residential areas where potential impacts can be addressed through the CUP process. The site is surrounded by residential development to the east and a city park to the west. Staff concludes the proposed amended changes are consistent in nature and character with the existing church facility, and would be compatible with the adjacent land uses.

The request to amend the 2007 CUP approval by removing the condition requiring the construction of the demising wall for Building 100 is no longer valid because the church has limited their site development to only one building. Building 200 will not be constructed and the area dedicated to this building will be used by the church for recreational open space. The church is limiting their main sanctuary area to a maximum of 319 permanent seats complying with the parking requirements for the number of parking stalls already established on-site.

Parking

Zoning Ordinance Section 17.34.020.D.1 requires that churches provide one parking stall for every four (4) permanent seats in the principal assembly area or one parking space for every 30 square feet of floor area, whichever is greater. At one stall per every 30 sq. ft. of sanctuary area the parking requirement for the church would have been established at 205 spaces. However, the applicant has identified that the principal assembly area (i.e., main sanctuary) will utilize fixed permeant seating. Based on the number of parking stalls already provided on-site (108 parking stalls) and the 319 fixed seats that will be established in the sanctuary, the parking requirement would be 80 parking stalls; however, 108 parking stalls are provided. The applicant is requesting that the ratio of one stall per every four seats be used based upon the existing paved parking stalls provided on-site.

Staff concurs with the applicant's requested parking ratio and recommends that the Planning Commission approve the project subject to limiting the sanctuary seating to no more than 319 fixed seats. The Planning Commission has approved several church facilities in the past that have demonstrated a plan that identifies fixed seating in the main assembly area, subject to a condition that limits the number of seats to ensure compliance with the parking provided on-site.

Condition No. 4 is included in the Recommended Conditions of Approval for the Planning Commission's consideration limiting the number of seats and occupancy in the main sanctuary area to no more than 319 people and seats.

Operational Statement

The operational statement in Exhibit "C" indicates the church's predominant use of the facility occurs Saturday mornings. The church will also have meetings on Wednesday and Friday evenings with occasional use on Sunday. While these types of facilities often are used for a variety of related church and community activities during the week, the typical times are not in conflict with the peak traffic periods. The operational statement submitted with CUP amendment request is consistent with the operational statement provided and approved with the 2007 CUP.

Environmental Review

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-51). This exemption is based on the project being characterized as an amendment to an approved CUP, which is a minor alteration to land use limitations that does not result in changes in land use or density.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the original CUP approval by removing the condition requiring the construction of the demising wall for Building 100 is no longer valid because the church has limited their site development to only one building. Building 200 will not be constructed and the area dedicated to this building will be used by the church for recreational open space. The church is limiting their main sanctuary area to a maximum of 319 permanent seats complying with the parking requirements for the number of parking stalls already established on-site.
 - 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, or materially injurious to properties or improvements in the vicinity. The request to amend the original CUP approval by removing the condition requiring the construction of the demising wall for Building 100 is no longer valid because the church has limited their site development to only one building. Building 200 will not be constructed and the area dedicated to this building will be used by the church for recreational open space. The church is limiting their main sanctuary area to a maximum of 319 permanent seats complying with the parking requirements for the number of parking stalls already established on-site.
3. That the project is considered Categorically Exempt under Section 15305, Class 5 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-51). This exemption is based on the project being characterized as an amendment to an approved CUP, which is a minor alteration to land use limitations that does not result in changes in land use or density.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-137.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan provided in Exhibits "A" and "B".
3. That the applicant comply with their operational statement, as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner, and may subsequently require review by the Planning Commission.
4. That the sanctuary seating is limited to 319 "fixed" seats and the sanctuary occupancy shall be posted at 319.

5. That the Building 200 vacant pad and associated landscape areas be planted to comply with MWEL0 standards. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
6. That the open recreational area (formally the Building 200 pad area) shall not be used for parking.
7. Future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and Amended CUP process.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2018-17 and Conditional Use Permit No. 2007-29 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. All new building signage shall require a separate building permit and shall be designed consistent with the Chapter 17.48 (Sign Ordinance) of the City of Visalia.
10. That all applicable federal, state 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 North Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2018-40
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Applicants Operational Statement
- Site Plan Review No. 2018-137 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Chapter 17.38
CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

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.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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. 2018-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-17, A REQUEST BY VISALIA CENTRAL BILINGUAL CHURCH TO AMEND CONDITIONAL USE PERMIT NO. 2007-29 BY REVISING THE MASTER PLAN. THE PROJECT SITE HAS A ZONING DESIGNATION OF R-M-2 (MULTI-FAMILY RESIDENTIAL) AND IS LOCATED AT 3215 EAST MILL CREEK PARKWAY.
(APN: 103-260-021)

WHEREAS, Conditional Use Permit No. 2018-17, is a request by Visalia Central Bilingual Church to amend Conditional Use Permit No. 2007-29 by revising the master plan. The project site has a zoning designation of R-M-2 (Multi-family Residential) and is located at 3215 East Mill Creek Parkway (APN: 103-260-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 10, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-17, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the original CUP approval by removing the condition requiring the construction of the demising wall for Building 100 is no longer valid because the church has limited their site development to only one building. Building 200 will not be constructed and the area dedicated to this building will be used by the church for recreational open space. The church is limiting their main sanctuary area to a maximum of 319 permanent seats complying with

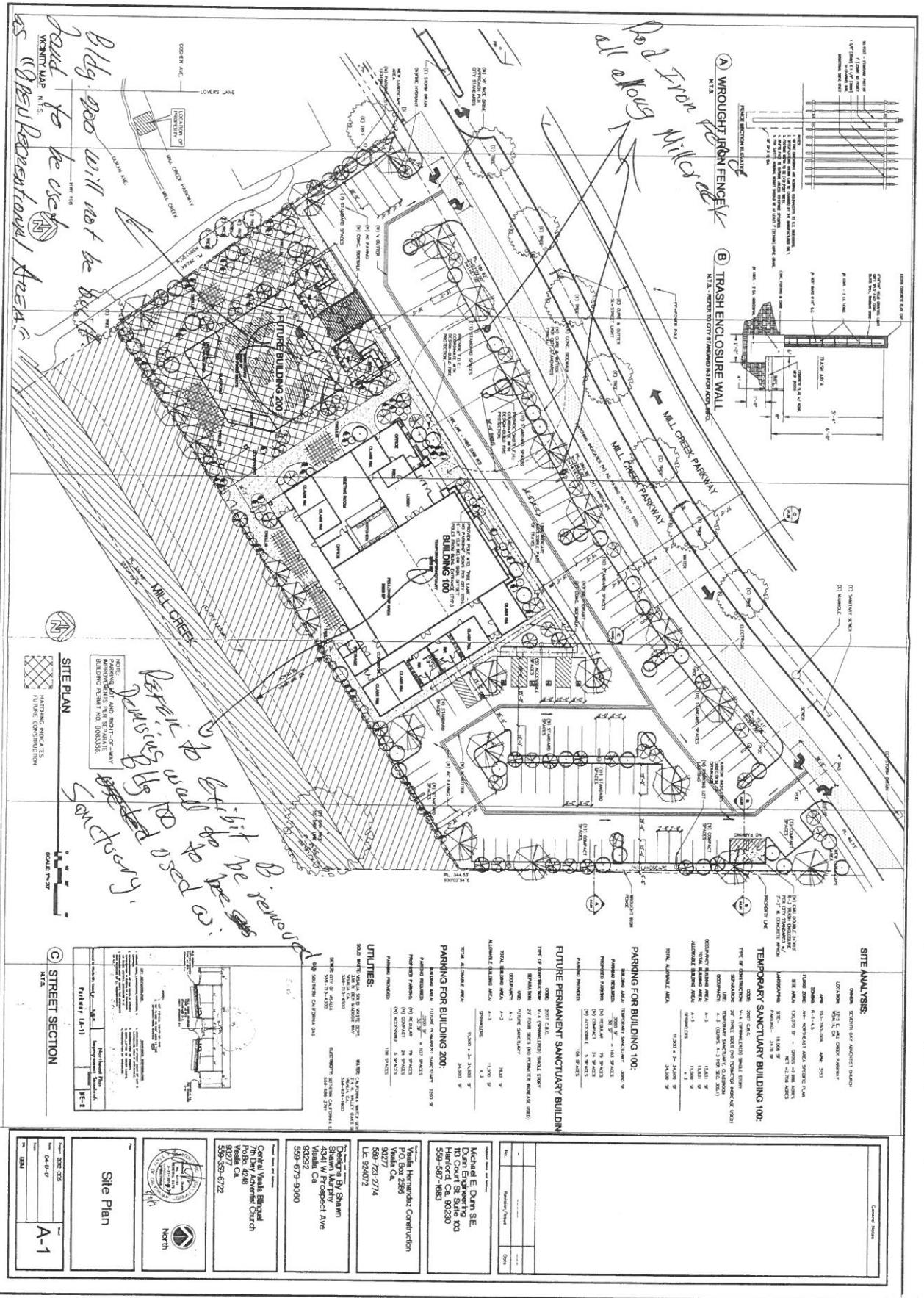
- the parking requirements for the number of parking stalls already established on-site.
- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The request to amend the original CUP approval by removing the condition requiring the construction of the demising wall for Building 100 is no longer valid because the church has limited their site development to only one building. Building 200 will not be constructed and the area dedicated to this building will be used by the church for recreational open space. The church is limiting their main sanctuary area to a maximum of 319 permanent seats complying with the parking requirements for the number of parking stalls already established on-site.
3. That the project is considered Categorically Exempt under Section 15305, Class 5 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-51). This exemption is based on the project being characterized as an amendment to an approved CUP, which is a minor alteration to land use limitations that does not result in changes in land use or density.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here 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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-137.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan provided in Exhibits "A" and "B".
3. That the applicant comply with their operational statement, as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner, and may subsequently require review by the Planning Commission.
4. That the sanctuary seating is limited to 319 "fixed" seats and the sanctuary occupancy shall be posted at 319.
5. That the Building 200 vacant pad and associated landscape areas be planted to comply with MWELo standards. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
6. That the open recreational area (formally the Building 200 pad area) shall not be used for parking.
7. Future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and Amended CUP process.

8. That all of the conditions and responsibilities of Conditional Use Permit No. 2018-17 and Conditional Use Permit No. 2007-29 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. All new building signage shall require a separate building permit and shall be designed consistent with the Chapter 17.48 (Sign Ordinance) of the City of Visalia.
10. That all applicable federal, state and city laws, codes and ordinances be met.

Exhibit "A"



SITE ANALYSIS:

TEMPORARY SANCTUARY BUILDING 100:

TYPE OF DISTRIBUTION	NO. OF DISTRIBUTION	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL AREA
TEMPORARY SANCTUARY BUILDING 100	1	1,500	1.5%
TOTAL TEMPORARY SANCTUARY BUILDING 100	1	1,500	1.5%

PARKING FOR BUILDING 100:

TYPE OF DISTRIBUTION	NO. OF DISTRIBUTION	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL AREA
PARKING FOR BUILDING 100	1	1,500	1.5%
TOTAL PARKING FOR BUILDING 100	1	1,500	1.5%

UNITILES:

TYPE OF DISTRIBUTION	NO. OF DISTRIBUTION	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL AREA
UNITILES	1	1,500	1.5%
TOTAL UNITILES	1	1,500	1.5%

STREET SECTION:

Site Plan

3005-005
04/17/07
A-1

**Central Valley Baptist
P.O. Box 2986
Vernal, CA
95707-8972
530-639-6772**

**Shawn Murphy
4041 W. Fremont Ave
Vernal, CA
95732
530-639-6772**

**Vesta Harwood Construction
P.O. Box 2986
Vernal, CA
95707
530-639-6772**

**Michael E. Dan Sie
7000 E. Highway 99
Hanford, CA 93230
559-587-8883**

Exhibit "C"

CHANGES SUGGESTED

PER USE PERMIT # 2007-861

3215 E. Millcreek Parkway, Visalia CA 93291

SPR 18137

1. Building 100
 - a. Demise wall to be removed
 - b. Building to be used as worship area with a sitting capacity of 319. Pews will be used for fix sitting.
 - c. Reason for this change is lack of money.
 - d. Worship services
 - i. Saturday 9:00 am to 9:50 Early service
 - ii. Saturday 10:00 am to 11:00 am Bible classes
 - iii. Saturday 11:00 am to 12:15 pm Main worship service
 - iv. Wednesday meeting at 7:00 pm
 - v. Friday meeting 7:00 pm
 - vi. Some Sundays of the year community service through health classes
2. Wrought iron fence
 - a. Fence installed in front of the building, alongside of Millcreek Parkway.
 - b. Reason for this fence is security
3. Building 200
 - a. Building 200 canceled
 - b. Area to be used as "OPEN RECREATIONAL AREA"
 - c. No lighting to be installed
 - d. No formal equipment will be used



#4

MEETING DATE: AUGUST 8, 2018

SITE PLAN NO. 18-137

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

CUP AMENDMENT

HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: August 8, 2018

SITE PLAN NO: 2018-137
PROJECT TITLE: Church Plan Changes
DESCRIPTION: Church Plan Changes (R-M-2)
APPLICANT: Visalia Central Bilingual Church
PROP. OWNER: Justin Aguilar
LOCATION TITLE: 3215 E., Millcreek Parkway
APN TITLE: 103-260-021
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: R-M-2

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit Amendment
- Building Permits - finish

PROJECT SPECIFIC INFORMATION:

1. An Amendment to Conditional Use Permit No. 2007-29 is required for the proposed sanctuary area.
2. The wrought iron fencing meets the setback standards in the R-M-2 zoning designation – meet Building and Engineering requirements as per the building permits. Fence needs to be added as a part of the CUP amendment.
3. Any additional site work or construction will require Site Plan Review to determine consistency with the CUP for this site, and if an amendment is required.
4. Parking – based upon the 108 parking spaces on-site, the proposed total occupancy of the sanctuary of 319 persons is acceptable. Note that the sanctuary will be limited to the 319 persons.
5. The CUP amendment will also need to include a discussion of Building 200 – what the area will be used for short and long term.

Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 3,000 square feet per unit

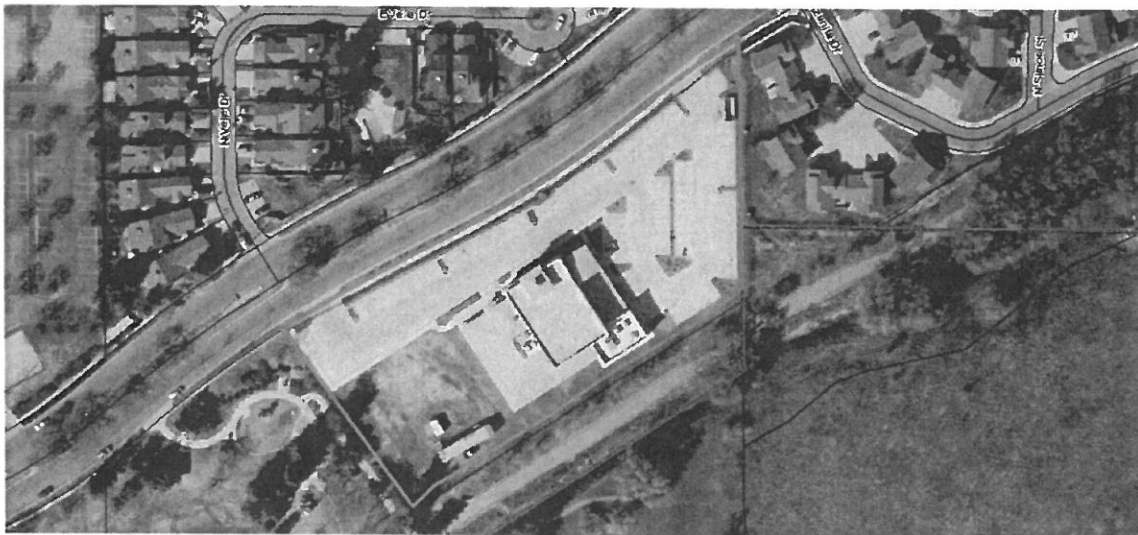
- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Landscaping:

1. Any on-site landscaping would need to be brought up to current City Standards.
2. 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.**
3. 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 _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: AUGUST 8, 2018

SITE PLAN NO.: 18-137
PROJECT TITLE: VISALIA CENTRAL BILINGUAL CHURCH
DESCRIPTION: CONSTRUCTION OF A CHURCH
APPLICANT: JUSTIN AGUILAR
PROP OWNER: CENTRAL CALIFORNIA CONFERENCE
LOCATION: 3215 E MILLCREEK PKWY
APN: 103-260-021

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 18-137
Date: 8/8/2018

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.)

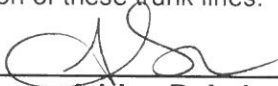
(Fee Schedule Date:7/1/2018)
(Project type for fee rates:CHURCH)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

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



Adrian Rubalcaba

SPR 18/37
215 E MILLCREEK
PARKWAY

City of Visalia
Building: Site Plan
Review Comments

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 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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 (661) 392-5500*
- 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 \$0.61 per square foot. Residential \$3.79 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: _____

VAL GARCIA 2/8/18
Signature



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown, Fire Marshal
420 N. Burke
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

Date: 08/08/2016

Item # 4

Site Plan # 18137

Project: VISALIA CENTRAL CHURCH

Description: CONSTRUCTION OF CHURCH

Applicant: JUSTIN AGUILAR

Location: 3215 E. MILLCREEK PARKWAY

APN: 103-260-021

The following comments are applicable when checked:

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

General:

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

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

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

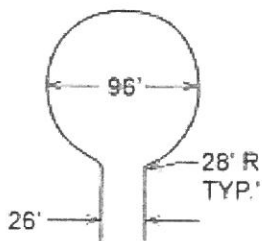
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

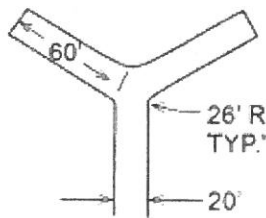
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

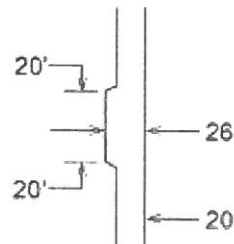
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



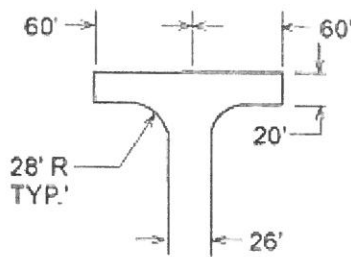
96' DIAMETER CUL-DE-SAC



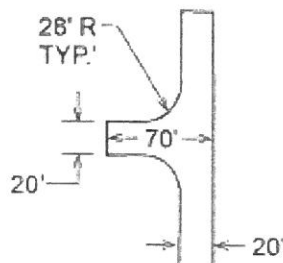
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

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

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

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

Fire Protection Systems

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

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

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

Special Comments:

- SITE PLAN REVIEW IS TO AMEND THE MASTER PLAN. THE FUTURE 200 BUILDING SITE WILL BE A FUTURE PARK AREA & SPORTS FIELD.



Kurtis A. Brown
Fire Marshal

SPR

18-07

3215 E. MINGERTON PARKWAY

**City of Visalia
Police Department**

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

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

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

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

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

Access Controlled / Restricted etc:

Lighting Concerns: PROPER LIGHTING TO DIETTER CLINIC AND MONTELUSS CAMPING

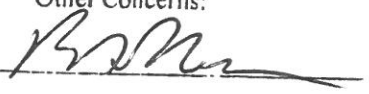
Landscaping Concerns: KEEP NEW LANDSCAPING LOW AND THIN TO DIETTER CLINIC AND MONTELUSS CAMPING

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 8, 2018

ITEM NO. 4

SITE PLAN NO: SPR18-137
PROJECT TITLE: Visalia Central Bilingual Church
DESCRIPTION: Construction of a Church
APPLICANT: Justin Aguilar
OWNER: Central California Conference
APN: 103-260-021
LOCATION: 3215 E. Millcreek Parkway

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

Site Plan Review Comments For:

California Water Service Co.
Mike Morton, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1663 Office
559-735-3189 Fax

Date: 08/08/2018

Item # Choose an item.

Site Plan # 18137

Project:

Description:

Applicant:

Location: 3215 E. Millcreek Parkway

APN:

The following comments are applicable when checked:

No Comments at this time

Fire Hydrants
Comments-

Service's
Comments-

Main's
Comments-

Back flow requirements
Comments-

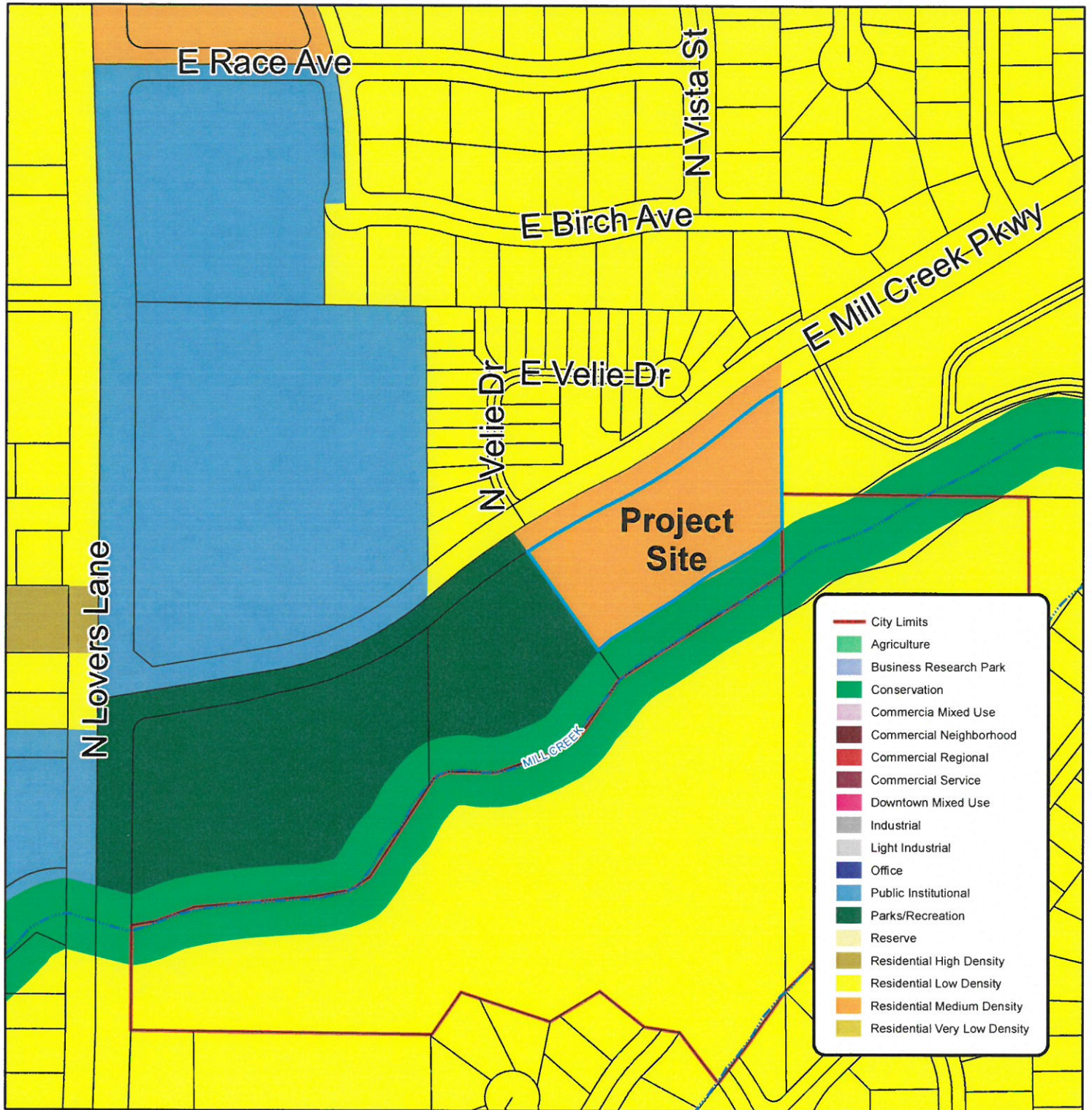
Additional Comments:

Customer to determine if additional service will be required at a later date

Mike Morton
Superintendent

Conditional Use Permit No. 2018-17

APN: 103-260-021



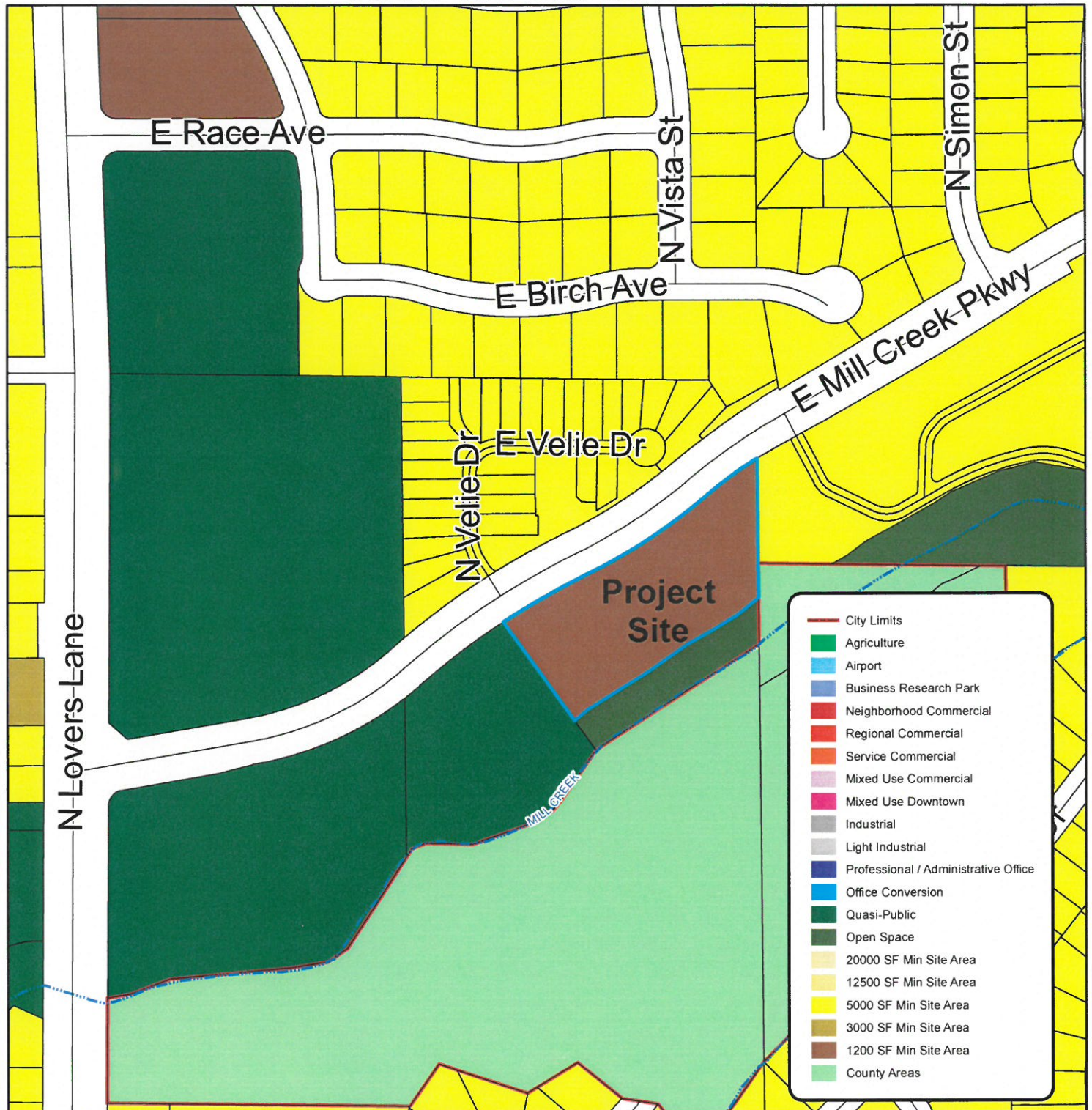
General Plan

200 100 0 200 400 Feet



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Zoning Map

200 100 0 200 400 Feet



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APN: 103-260-021

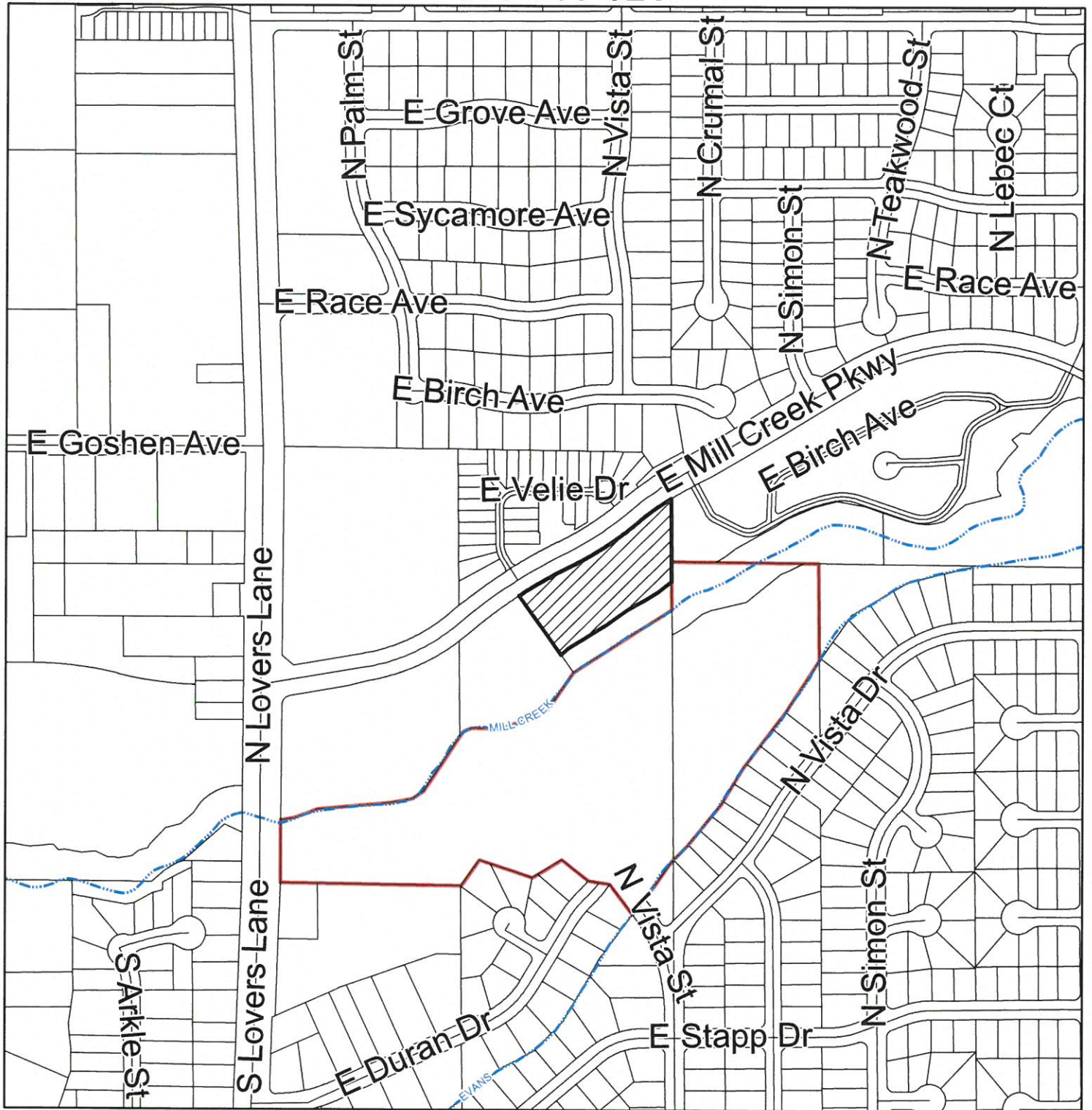


Aerial Photo



Conditional Use Permit No. 2018-17

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Vicinity Map

