

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**TUESDAY, NOVEMBER 13, 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.
  - Time Extension for Orchard Walk Tentative Subdivision Map No. 5543
5. PUBLIC HEARING – Andrew Chamberlain  
Conditional Use Permit No. 2018-18: A request by Visalia Adventure Park, Inc. to amend Conditional Use Permit No. 2003-39 to allow the addition of a Water Feature, and to amend Conditional Use Permit No. 2011-24 to expand the allowed area for alcohol sales to the proposed Water Feature enclosure. The project site has a zoning designation of C-MU (Commercial Mixed Use) and is located at 5600 W. Cypress Avenue (APN: 087-450-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-60
6. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2018-21: A request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggan Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-63.



7. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-23: A request by California Water Service Company to allow the addition of four 12-foot diameter wellhead treatment vessels and associated site work at an existing water well site in the Professional Administrative Office (PA) zone. The project site is located at 1801 W. Main Street, the southwest corner of Main and Elm Streets (APN: 093-302-005). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301-b, Categorical Exemption No. 2018-67
8. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2018-24: A request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue (APN: 087-330-052). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-66
9. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2018-25: A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2018-64
10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - December 10, 2018 Planning Commission meeting
  - 5-Pack City Council Work Session Update
  - Planning Associate New Hire

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 MONDAY, NOVEMBER 26, 2018 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 10, 2018**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** November 13, 2018

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
Phone No.: (559) 713-4636  
E-mail: [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

**SUBJECT:** Conditional Use Permit No. 2018-24: A request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue. (APN: 087-330-052)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-24, based upon the findings and conditions in Resolution No. 2018-51. 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. 2018-24 based on the findings and conditions in Resolution No. 2018-51.

## PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request to construct a 32-room two-story expansion of an existing Motel 6 hotel/motel (see Exhibit "A"). The hotel site will be developed as a separate 11,484 square foot building located northeast of the existing two-story hotel with a 10-foot separation. The expansion will increase the total room count of the hotel from 75 units to 107 units (a 43% increase). The site is located on the south side of West Noble Avenue west of Linwood Street, between the existing two-story Motel 6 and the two-story Majestic Inn.

The hotel expansion will be constructed on property containing vacant land and a paved drive approach, which will be eliminated and reconstructed approximately 60 feet to the west (see Exhibits "A" and "B"). The existing paved cross-access to the neighboring hotel east of the site will be reconstructed, resulting in the width of the access drive being reduced from approximately 120 feet to 23 feet.

The proposed hotel improvements consist of a building with 32 one-bedroom units, laundry room, vending machine room, mechanical/electrical rooms (see floor plan attached as Exhibit "C"), and a 24-stall parking stall lot expansion directly in front of the new building. An additional 17 parking spaces will be installed on the west side of the existing hotel on an existing unmarked paved lot (see Exhibit "A").

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Commercial
Zoning:	C-R (Regional Commercial)
Surrounding Land Uses and Zoning:	North: Noble Avenue, State Highway 198 South: R-1-5 (Single-family Residential) / Single-family residential dwellings East: C-R (Regional Commercial) / Hotel (Majestic Inn) West: C-R (Regional Commercial) / Hotel (Hampton Inn)
Environmental Review:	Categorical Exemption No. 2018-66
Special Districts:	West Visalia Specific Plan
Site Plan:	2018-083

### RELATED PROJECTS

None.

## PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2018-24, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

### Land Use Compatibility

Hotels and motels are considered compatible uses in commercial areas where potential impacts can be addressed through the conditional use permit process. The site is located on the south side of Noble Avenue between Akers and Linwood Streets, which is developed with several hotels. State Highway 198 was an at-grade divided highway at the time when many of the hotels and motels were constructed.

Prior to the zoning re-designation of this property to Regional Commercial in 2017, the zoning designation was Highway Commercial (C-H) which allowed hotels and motels as a permitted use. The West Visalia Specific Plan also calls for the continuation of present highway commercial uses located in the vicinity.

Property directly to the south is zoned R-1-5 and is developed with single-family residences. Development standards contained in the Zoning Ordinance Section 17.30.015(F)(6) require the following:

“where commercial or office uses abut property zoned R-1, the upper stories of the structure to be occupied with commercial or office uses shall be so designed, or windows screened, to limit visibility onto the R-1 zoned property.”

The proposed motel expansion does not propose any south or east-facing windows, as demonstrated in the proposed elevation plans (Exhibit “D”). In addition, the new building's configuration and orientation preclude any visibility upon the residences from any second story windows and from any portion of the second story balcony, as shown in the site plan (Exhibit “A”).



Staff concludes that the proposed motel expansion is consistent in nature and character with the existing uses surrounding the project site. Staff has concluded that the proposed motel expansion will be compatible and complementary to the surrounding area.

### **Building Elevations**

Exhibit "D" provides building elevations proposed for the Motel 6 east wing expansion. The elevations depict a plaster-sided building with metal mansard roof and hip edges, which are intended to match the style and appearance of the existing motel building. Staff has included Condition No. 3 of the conditions of approval for Conditional Use Permit No. 2018-24, requiring that the building elevations be developed consistent with those provided in Exhibit "D".

### **Parking**

Hotels and motels are required to provide one parking space for each guest room and one parking space for each two employees per shift regularly employed by the hotel. Based on 107 total rooms and maximum 3 employees as stated in the conditional use permit supplemental application, a total of 108 parking spaces are required. The existing parking field, together with planned improvements to stripe new parking spaces on paving on the west side of the lot and to construct a new parking field on the east side, will result in a total of 108 parking spaces as depicted in Exhibit "A".

The existing unmarked surface on the west side of the developed site has historically been used for freight truck parking. As part of the planned improvements, this area will be striped for 17 additional parking stalls in order to meet the motel's parking requirements. Once the striping is completed, the remaining unmarked paved surface will still have the ability to park some freight trucks while retaining the necessary access / back-up area behind the new parking stalls.

Staff recommends the Planning Commission approve Condition No. 4 requiring the site be developed to provide the required minimum 108 parking stalls.

### **Block Walls / Fencing**

Property directly to the south is zoned R-1-5 and is developed with single-family residences. The entire Fence and wall standards contained in the Zoning Ordinance Section 17.36.050(A) require that:

"Where a site in the [commercial] zone adjoins an R-1 or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission."

Currently, the entire 631-foot length of the south property line that abuts residential uses is developed with a chain link fence. The existing building setback from property line varies between 10 and 75 feet.

The easterly portion of the property that is being developed with the motel expansion will be subject to meeting to City's current standards for block walls. This will include property directly south of the proposed two-story building, extending 20 to 30 feet past the east and west-facing walls of the building. Planning Division will not impose the block wall requirement behind the existing motel buildings due to the exceptional length of this block wall segment and since there are no improvements to the existing buildings associated with this project.

Staff has included Condition No. 6 of the conditions of approval for Conditional Use Permit No. 2018-24, requiring that a seven (7) foot high concrete block wall approximately 100 feet in length commencing from the southeast corner of the property be constructed along the south property line.

## **Landscaping**

The landscape plans depict landscaping and irrigation in the front yard setback along Noble and in the parking lots. Landscaping and irrigation will also be required in the side and rear yards of the area being developed with the motel expansion. The development standards in the C-R zone, as specified in Zoning Ordinance Section 17.18.070, require minimum landscaped yard of five-foot depth in the side and rear yards.

Staff has included Condition No. 7 of the conditions of approval for Conditional Use Permit No. 2018-24, requiring that the five (5) foot required landscaped yard areas located along the east side property line and the south rear property line (area within 100 feet of the southeast corner of the property) also be planted and maintained with landscaping that includes trees.

## **Street Improvements**

Ingress and egress to the site will be from West Noble Avenue. Curb, gutter and sidewalks already exist across the frontage of the property.

The property contains two paved drive approaches. Due to the reconfiguration of land on the east side to accommodate the motel expansion and parking lot, the east drive approach will be eliminated and reconstructed approximately 60 feet to the west (see Exhibits "A" and "B"). In accordance with the Engineering Division's Site Plan Review comments, each of the drive approaches and sidewalk ramps will require accessibility upgrades per California Building Codes.

## **Environmental Review**

The requested action is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-66).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

## **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 West Visalia Specific Plan, General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - 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 location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-66).



## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2018-083.
2. That the hotel be operated in substantial compliance with the site plan shown in Exhibit "A" and the floor plan shown in Exhibit "C".
3. That the hotel be developed in substantial compliance with the elevations shown in Exhibit "D", including the prohibition of second story windows with direct view into the adjacent residences.
4. That the site be developed to provide a minimum of 108 parking spaces based on the Zoning Ordinance parking requirements for motels and hotels as stated in Section 17.34.020.A.4.
5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. The 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 a seven (7) foot high concrete block wall approximately 100 feet in length commencing from the southeast corner of the property be constructed along the south property line as depicted in Exhibit "A".
7. That the five (5) foot required landscaped yard areas located along the east side property line and the south rear property line (area within 100 feet of the southeast corner of the property) be planted and maintained with landscaping that includes trees.
8. That any new building signage shall require a separate building permit.
9. That all applicable federal, state, regional and city laws, codes and ordinances be met.

## **APPEAL INFORMATION**

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

Attachments:

- Related Plans & Policies
- Resolution No. 2018-51
- Exhibit "A" – Site Plan
- Exhibit "B" – Existing Site Plan with Demolition Notes
- Exhibit "C" – Floor Plans
- Exhibit "D" – Elevation Plans
- Exhibit "E" – Floor Plan for Standard & Accessible Rooms
- Exhibit "F" – Landscape Plan
- Site Plan Review No. 2018-83 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map



**Related Plans & Policies**  
**Zoning Ordinance Excerpts**

**Chapter 17.18 Commercial Zones**

**17.18.070 Development standards in the C-R zone.**

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: twenty (20) 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: twenty (20) 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.

**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)

**17.38.020 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.
- 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. (Prior code § 7526)

**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. 2018-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-24: A REQUEST BY MIKE PATEL TO ALLOW A 32-ROOM EXPANSION OF AN EXISTING HOTEL IN THE C-R (REGIONAL COMMERCIAL) ZONING DESIGNATION, WHEREIN THE EXPANSION WILL OCCUR ON VACANT PROPERTY LOCATED EAST OF THE EXISTING HOTEL. THE PROJECT SITE IS LOCATED AT 4645 W. NOBLE AVENUE. (APN: 087-330-052)

**WHEREAS**, Conditional Use Permit No. 2018-24 is a request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue (APN: 087-330-052); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 13, 2018; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2018-24, 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. 2018-66).

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15332.

**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 West Visalia Specific Plan, 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 Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-66).

**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 Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2018-083.
2. That the hotel be operated in substantial compliance with the site plan shown in Exhibit "A" and the floor plan shown in Exhibit "C".
3. That the hotel be developed in substantial compliance with the elevations shown in Exhibit "D", including the prohibition of second story windows with direct view into the adjacent residences.
4. That the site be developed to provide a minimum of 108 parking spaces based on the Zoning Ordinance parking requirements for motels and hotels as stated in Section 17.34.020.A.4.
5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. The 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 a seven (7) foot high concrete block wall approximately 100 feet in length commencing from the southeast corner of the property be constructed along the south property line as depicted in Exhibit "A".
7. That the five (5) foot required landscaped yard areas located along the east side property line and the south rear property line (area within 100 feet of the southeast corner of the property) be planted and maintained with landscaping that includes trees.
8. That any new building signage shall require a separate building permit.
9. That all applicable federal, state, regional and city laws, codes and ordinances be met.

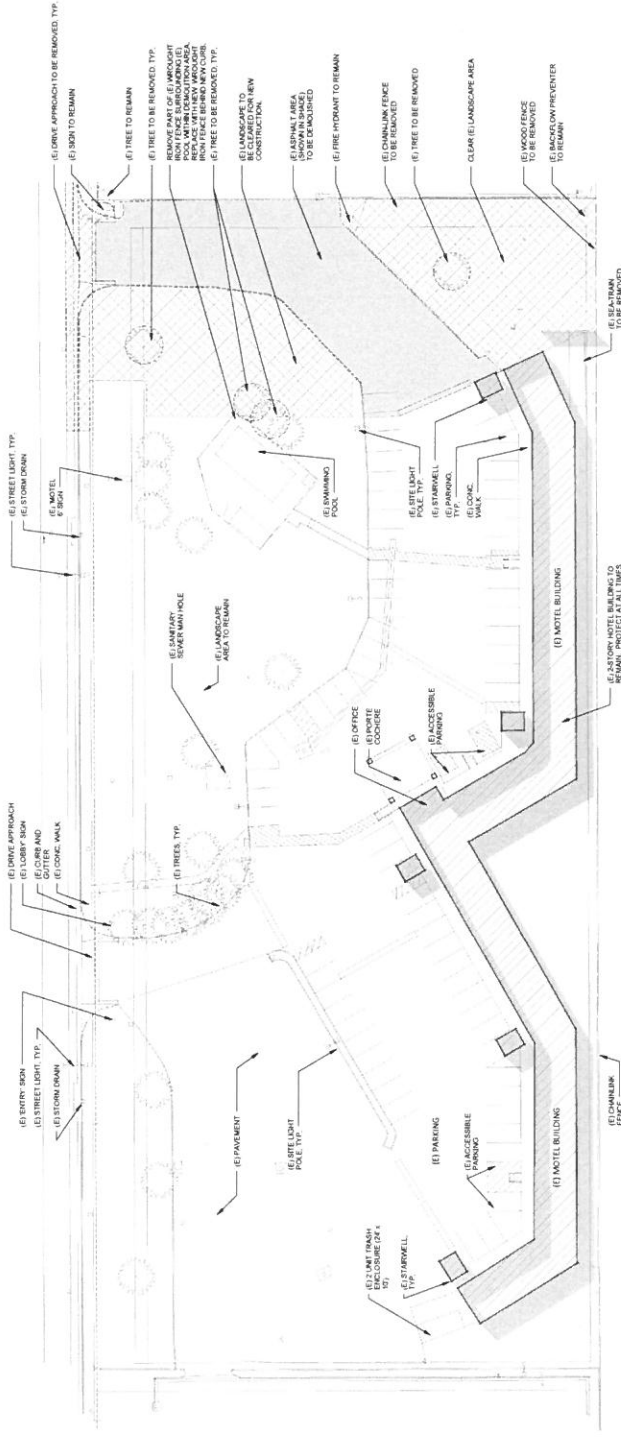




DRAWING SET INFORMATION:

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 2017-77  
SHEET NUMBER: CUP-2



① OVERALL SITE PLAN - DEMO

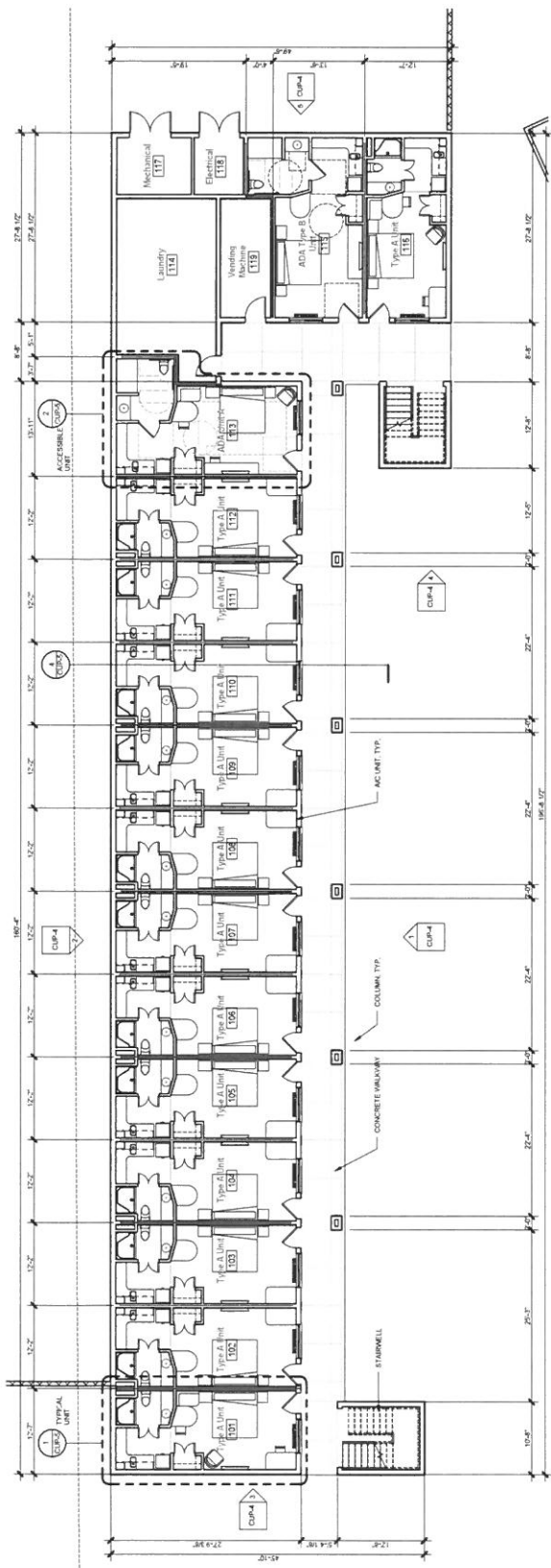


Exhibit "B"

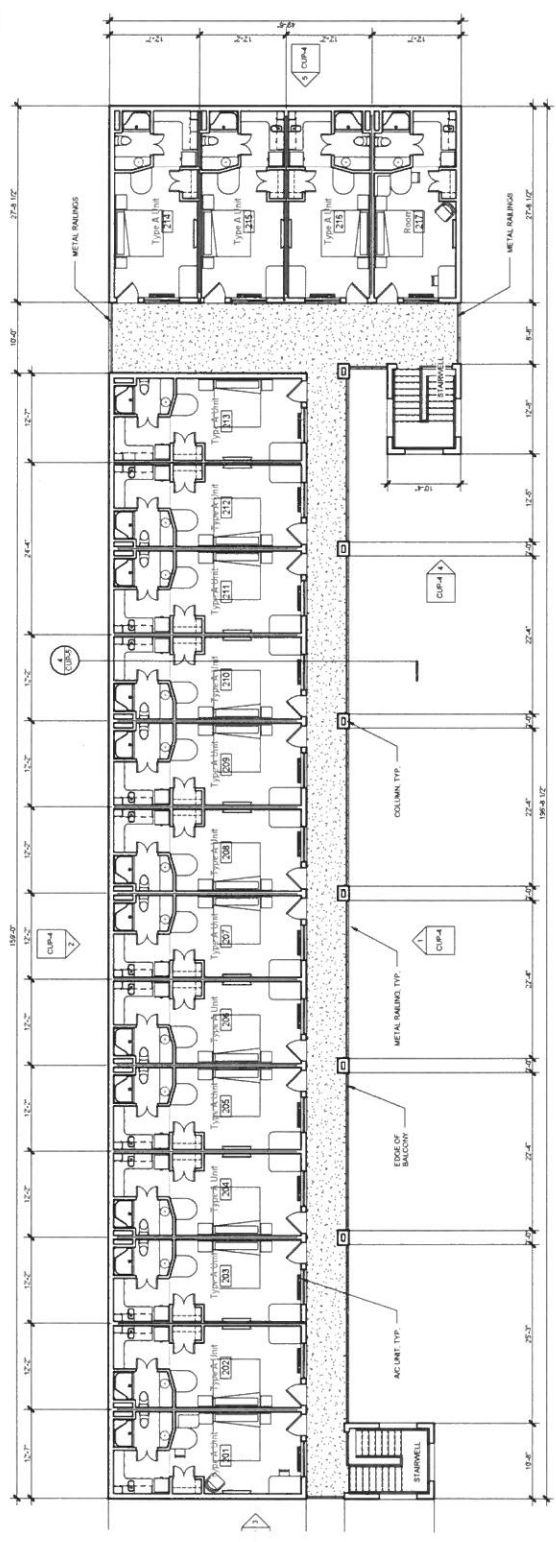
**DRAWING SET INFORMATION:**

1802-2018	CUP - 3/20/18
<b>REVISIONS:</b>	

**PROJECT NUMBER:** 2017-77  
**SHEET NUMBER:** CUP-3



① FLOOR PLAN - 1st FLOOR



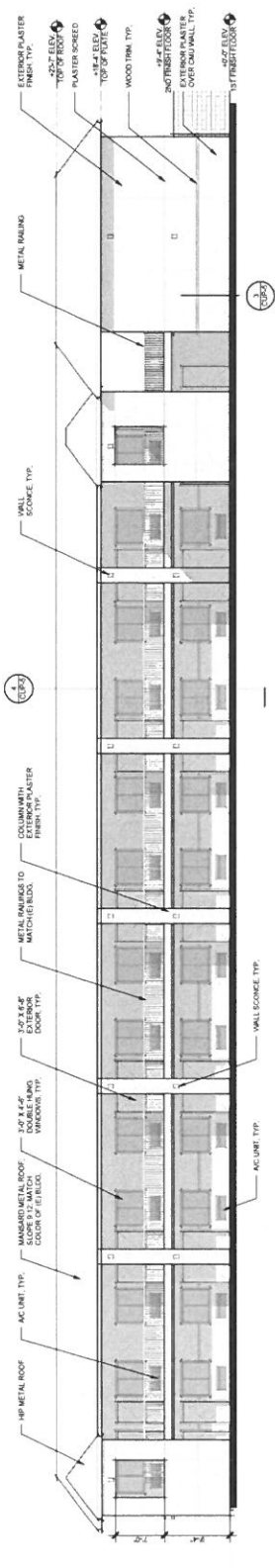
② FLOOR PLAN - 2nd FLOOR

Exhibit "C"

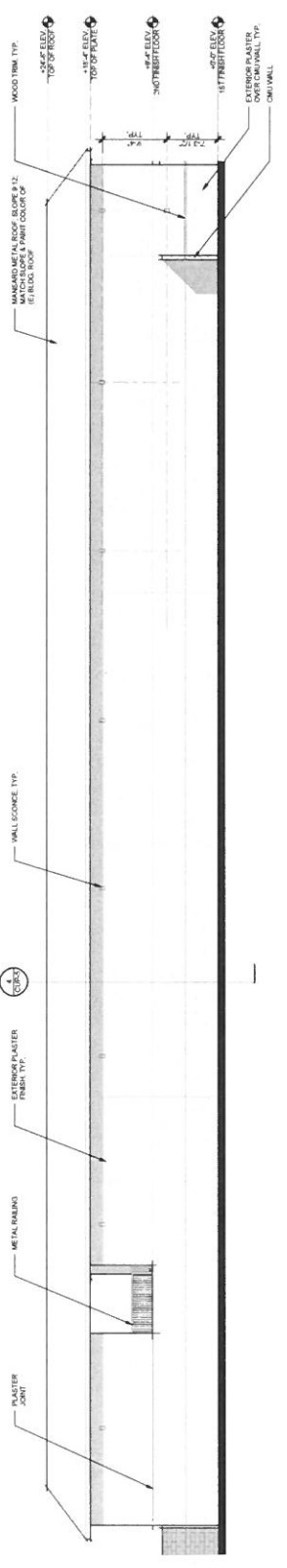
**DRAWING SET INFORMATION:**

NO. SHEET	CUP - 3/2016
REVISIONS:	

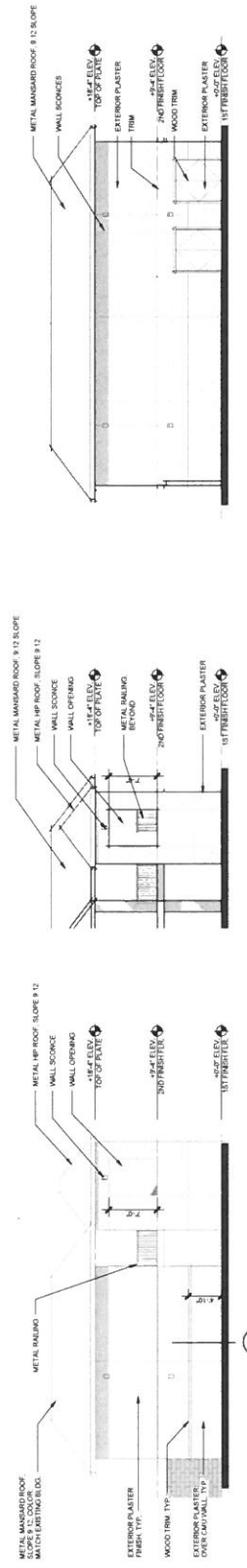
**PROJECT NUMBER:** 2017-77  
**SHEET NUMBER:** CUP-4



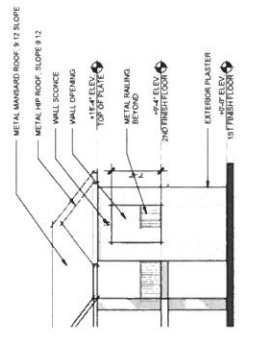
① West Elevation  
1/8\"/>



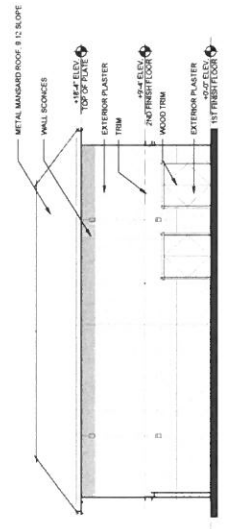
② East Elevation  
1/8\"/>



③ North Elevation - A  
1/8\"/>



④ North Elevation - B  
1/8\"/>



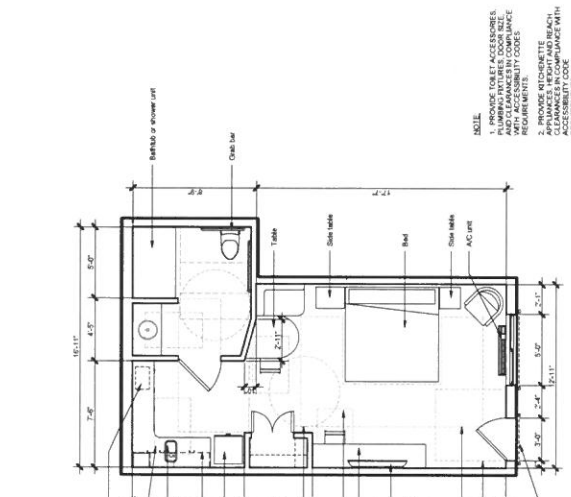
⑤ South Elevation  
1/8\"/>

Exhibit "D"

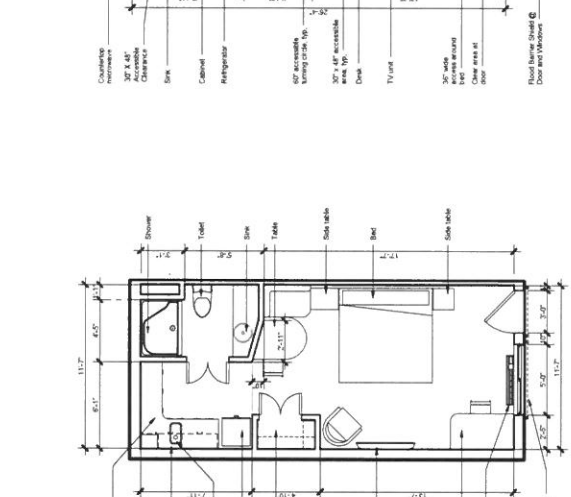


DRAWING SET INFORMATION

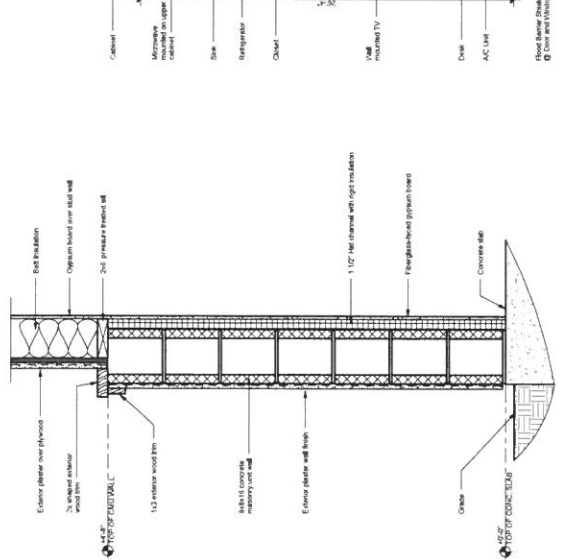
150252018	CUP - Summary
REVISIONS:	



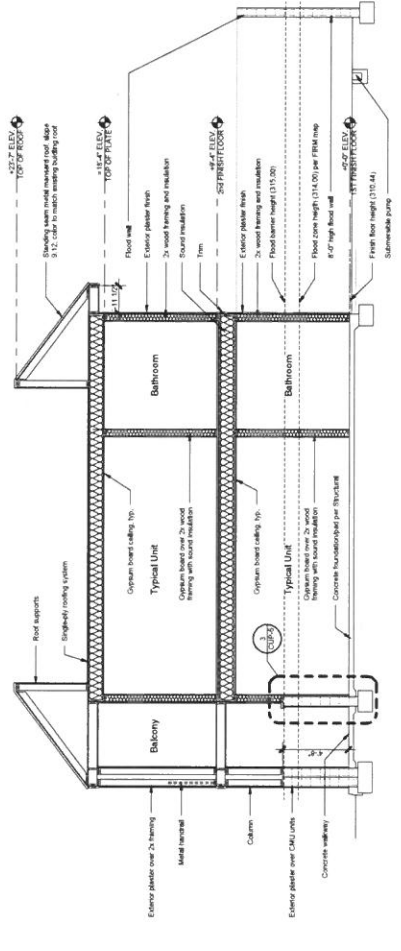
① Unit A - Standard Floor Plan  
1/4" = 1'-0"



② Unit B - Accessible Floor Plan  
1/4" = 1'-0"

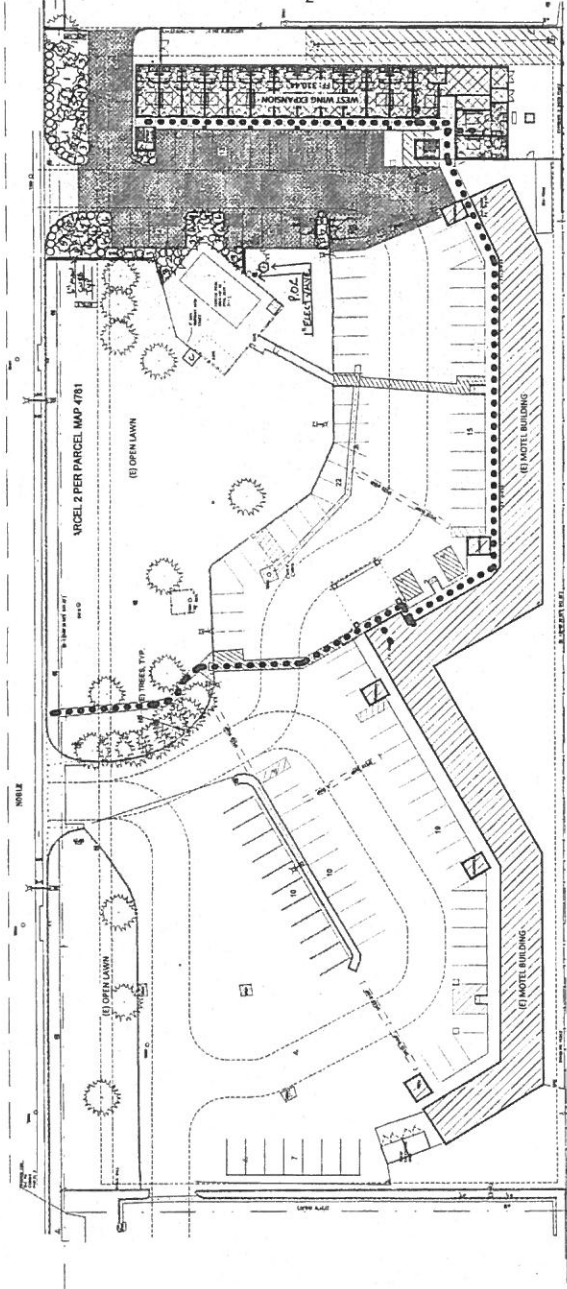


③ Typical Wall Detail  
1/4" = 1'-0"



④ Building Section  
1/4" = 1'-0"

- LANDSCAPE LEGEND**
- 11 CHINESE PASTORAL 15 GAL
  - 12 CEASAR CASCADILLA 15 GAL
  - 13 PEZZOLE BERRY BERRY 5 GAL
  - 14 FLORINDA WHITE ROSE 5 GAL
  - 15 RED GRAND CONEA ROSE 5 GAL
  - 16 DWARF BATTLE BERRY 5 GAL
  - 17 FOUNTAINBERGIA RUBRA 1 GAL
  - 18 3" DEEP WAXWOOD PLANT 3300 GAL
  - 19 PRE-PAVED (NEW AREA ONLY)
  - 20 INGERPANTIE 2" COMPOST MIX
  - 21 NEW SHUR AREA (3500 SF)
  - 22 DOUBLE STAKE TREES 2.18 LADGE ONE
  - 23 30 DAY MAINTENANCE AFTER COMPLETION
  - 24 5% COMPLETION AND CARE
- IRRIGATION PLAN**
- PO.L EXISTING VALVE BOX, TIE INTO
  - EXISTING MAIN FLOOD I.P.M.P
  - ZONE ANTI-SIPHON VALVE ACC 180
  - PVC TO P.TWO DRIP INSTALL
  - 2 ZONE EMITTERS/TREE, 1.2 GPH
  - EMITTER/SUBIR 1.1 GPH EMITTER
  - FOUNTAINBERGIA
  - HAFTER X-CORE 4.5 STK. OUTDOOR CONT.
  - WITH WIRELESS REMOTE CONTROL



**RAINSCAPE**  
3222 N. ROSEBUD CT., VISALIA, CA 93271 ..... PHONE (515) 641-2333  
I CERTIFY THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT AND I HAVE PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROFESSIONAL LANDSCAPE ARCHITECTURE ACT AND I HAVE COMPLETED THE REQUIRED EDUCATION AND EXPERIENCE REQUIREMENTS. I HAVE COMPLETED THE REQUIRED EDUCATION AND EXPERIENCE REQUIREMENTS. I HAVE COMPLETED THE REQUIRED EDUCATION AND EXPERIENCE REQUIREMENTS.

② Landscape Drawings

Exhibit "F"



# 1

MEETING DATE: MAY 16, 2018  
SITE PLAN NO. 18-083 RESUBMITTAL  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
  - During site plan design/policy concerns were identified, schedule a meeting with
    - Planning  Engineering prior to resubmittal plans for Site Plan Review.
    - Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
  - CITY COUNCIL  REDEVELOPMENT
  - PLANNING COMMISSION  PARK/RECREATION
  - C.V.P.
  - HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*





# SITE PLAN REVIEW COMMENTS

**Andrew Chamberlain 713-4003**

Date: May 16, 2018

SITE PLAN NO: 2018-083 - B  
PROJECT TITLE: Motel 6  
DESCRIPTION: Motel 6 Wing Addition 28 new units  
APPLICANT: McClincy  
PROP. OWNER: Bahadur Ali  
LOCATION TITLE: 4645 W. Noble  
APN TITLE: 087-330-052  
GENERAL PLAN: Regional Commercial  
EXISTING ZONING: C-R – Regional Commercial

---

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional use permit required
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION (5-16-18):**

1. See April 25, 2018 SPR comments.
2. Limit lighting adjacent to single family residential to not allow direct or indirect light of glare to fall upon the properties.
3. Provide proposed building elevations as part of the CUP application materials.
4. Provide existing and proposed employee count as part of CUP application materials.
5. Relocate existing Sea-Train out of the required rear yard – contact the Building Department for requirements for Sea-train placement and use. The Sea-train may not be in any setback and must be declared as on-site storage subject to all the requirements for a permanent structure.

### **PROJECT SPECIFIC INFORMATION (4-25-18):**

1. Motels/Hotels are a "Conditional" use in the CR zone.
2. Relocate existing Sea-Train out of the required rear yard – contact the Building Department for requirements for Sea-train placement and use. The Sea-train may not be in any setback and must be declared as on-site storage subject to all the requirements for a permanent structure.
3. Provide a 7-foot high block wall along the south property line from the east corner to approximately 20-30 feet past the end of the existing building.
4. Second Story windows may not have direct views into the adjacent residential areas to the south.
5. Locate and install mechanical equipment so as to not be visible from the residential areas to the south and to not orient noise towards the residential areas to the south.
6. Screen all roof top mounted equipment.
7. The parking and access Area to the west is required to be a paved surface for any vehicular use. All truck parking must occur on a paved surface.
8. Provide the 103 stalls plus one stall per employee at maximum shift per code.
9. Maintain the access drive to the properties to the east and west.
10. Provide building elevations as part of the CUP application.
11. Provide an operational statement as part of the CUP application.
12. Other information as needed.

### **17.18.070 Development standards in the C-R zone.**

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: twenty (20) 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: twenty (20) 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.

### **Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates.
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
6. A seven-foot high concrete block wall or masonry wall is required along the west and south property lines abutting property planned or zoned residential
7. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
8. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

### **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.

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. Provide a detailed landscape and irrigation plan as a part of the building permit package.
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
8. 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)

**Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**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: 1 DATE: MAY 16, 2018

SITE PLAN NO.: 18-083 RESUBMITTAL  
PROJECT TITLE: MOTEL 6 - WEST WING EXPANSION  
DESCRIPTION: 2-STORY MOTEL WING EXPANSION TO EXISTING PROPERTY. 28 ADDITIONAL MOTEL UNITX (CR) (AE)  
APPLICANT: MCCLINCY BRETT  
PROP OWNER: BHOLE SHIV INC  
LOCATION: 4645 W NOBLE AVE  
APN: 087-330-052

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

**Additional Comments:**

- 1. Proposed motel expansion will incur development impact fees. Refer to Page 4 for applicable fees and summary.***
- 2. Building permits are required. Standard plan check and inspection fees will apply.***
- 3. Comply with City parking lot standards.***
- 4. Proposed expansion will require accessibility upgrades to the existing drive approaches per CA Building Codes. This may require full removal and replacement or modifications to existing sidewalk ramps and crossings at the approaches.***
- 5. It is recommended additional lighting (wall mounted or similar) is needed at the back of the new building.***
- 6. Any new public sidewalk that will encroach onto to private property with the drive approach accessibility upgrades will require an easement dedication to the City. Refer to City deed format and procedures - further coordinate with City Engineer.***
- 7. New building shall connect to City sewer. Applicant indicated a new service lateral is desired to serve the new 28 unit facility. There is an existing 30" SS trunk line located in Noble Ave. to serve the project however a new lateral connection will require a new drop manhole or if an existing manhole is available to tie into, then a modified drop manhole design can be used. Further coordinate with City Engineer.***
- 9. Project is located in a high risk flood plain area, additional building requirements will be enforced per CA Building codes.***

**10. Refer to Fire Dept. comments for hydrant requirements.**

**11. Refer to Planning Dept. comments and conditions regarding entitlements.**

**12. Comply with accessibility standards.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-083 RESUBMITTAL**  
Date: **5/16/2018**

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

(Fee Schedule Date:**8/18/2017**)  
(Project type for fee rates:**MOTEL**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$2,518/ROOM X 28 = \$70,504</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$72/ROOM X 28 = \$2,016</b> <b>TREATMENT PLANT FEE:</b> <b>\$303/ROOM X 28 = \$8,484</b>
<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	<b>\$114/ROOM X 28 = \$3,192</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

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

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

SPR 18083

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit ~~5 sets of professionally prepared plans and 2 sets of calculations.~~ (Small Tenant Improvements)  
**ON CD OR THUMB DRIVE**
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements ~~at property lines.~~ **BETWEEN UNITS (VERT. & HORIZ.)**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone **AE** \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ \_\_\_\_\_ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: ALL NEW LANDSCAPING SHALL MEET THE MWELC REQUIREMENTS.

VEL. GARCIA 5/16/18  
Signature



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

Date: 5/16/2018  
Item: 1  
Site Plan # 18083 RESUBMITAL  
Project: MOTEL 6 - WING EXPANSION  
Description: ADDITIONAL UNITS  
Applicant: SCOTT JASON  
Location: 4645 W NOBLE  
APN: 087-330-052

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

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

**General:**

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

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

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

Residential

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

Commercial & Industrial

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

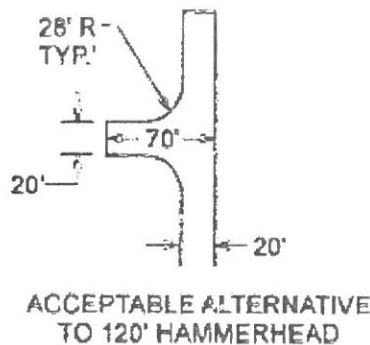
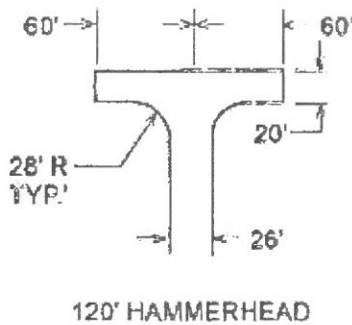
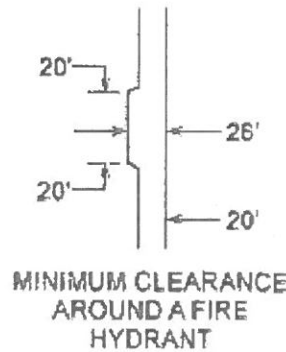
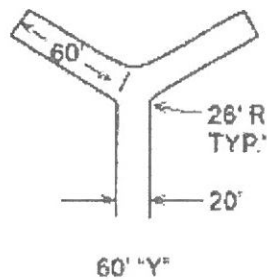
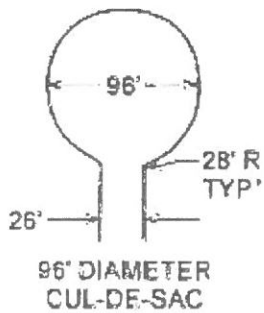
**Emergency Access**

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



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

- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
  - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
  - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



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




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

### Fire Protection Systems

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

### Special Comments:

  
Kurtis A. Brown  
Fire Marshal

SPR<sup>#</sup>

18-083

**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:  
\_\_\_\_\_

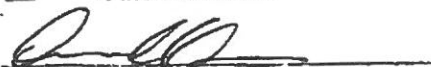
Lighting Concerns: RECOMMEND LIGHTING ON EAST & SOUTH EAST CORNER OF SITE

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

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

Surveillance Issues: RECORDING / SECURITY CAMERAS RECOMMENDED ON EXPANSION.

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

Other Concerns:  


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

COMMERCIAL BIN SERVICE

#	18083
#	

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.

Comment



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 16, 2018

ITEM NO: <u>1</u>	RESUBMITTAL
SITE PLAN NO	SPR18083
PROJECT TITLE:	MOTEL 6 - WEST WING EXPANSION
DESCRIPTION:	2 STORY MOTEL WING EXPANSION TO EXISITNG PROPERTY - 28 ADDITIONAL MOTEL UNITS (C-R)/AE)
APPLICANT:	SCOTT JOSON
OWNER:	BAHADUR ALI & ROZINA
APN:	100-103-105
LOCATION:	831 S LOVERS LANE

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

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

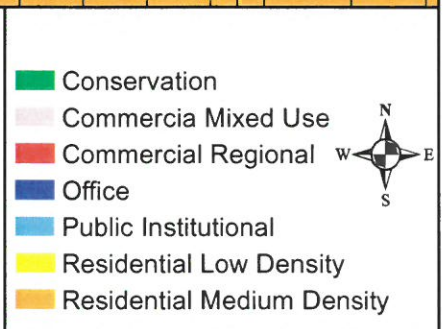
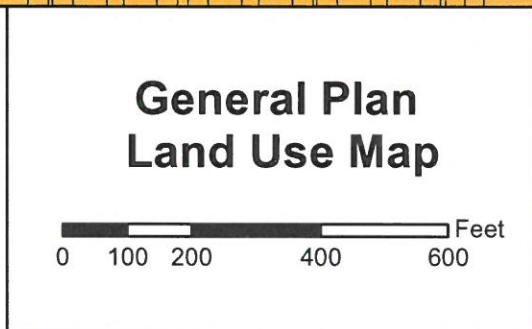
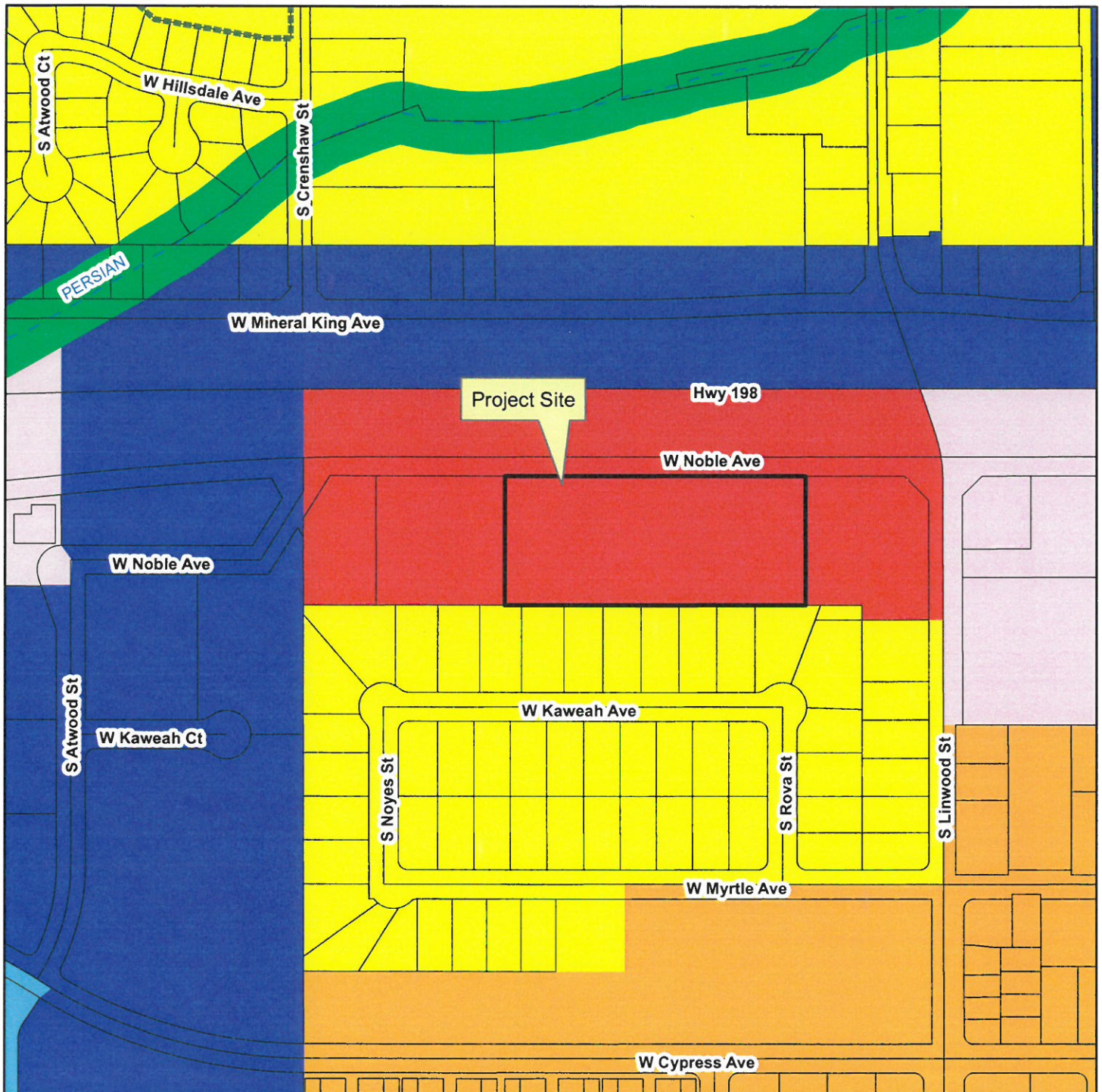
**Additional Comments:**

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\_\_\_\_\_  
Leslie Blair

# Conditional Use Permit No. 2018-24

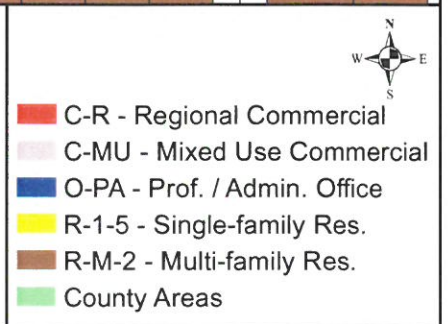
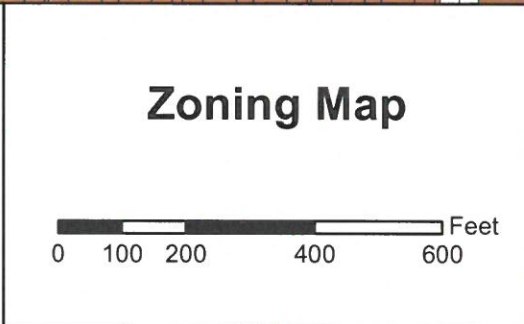
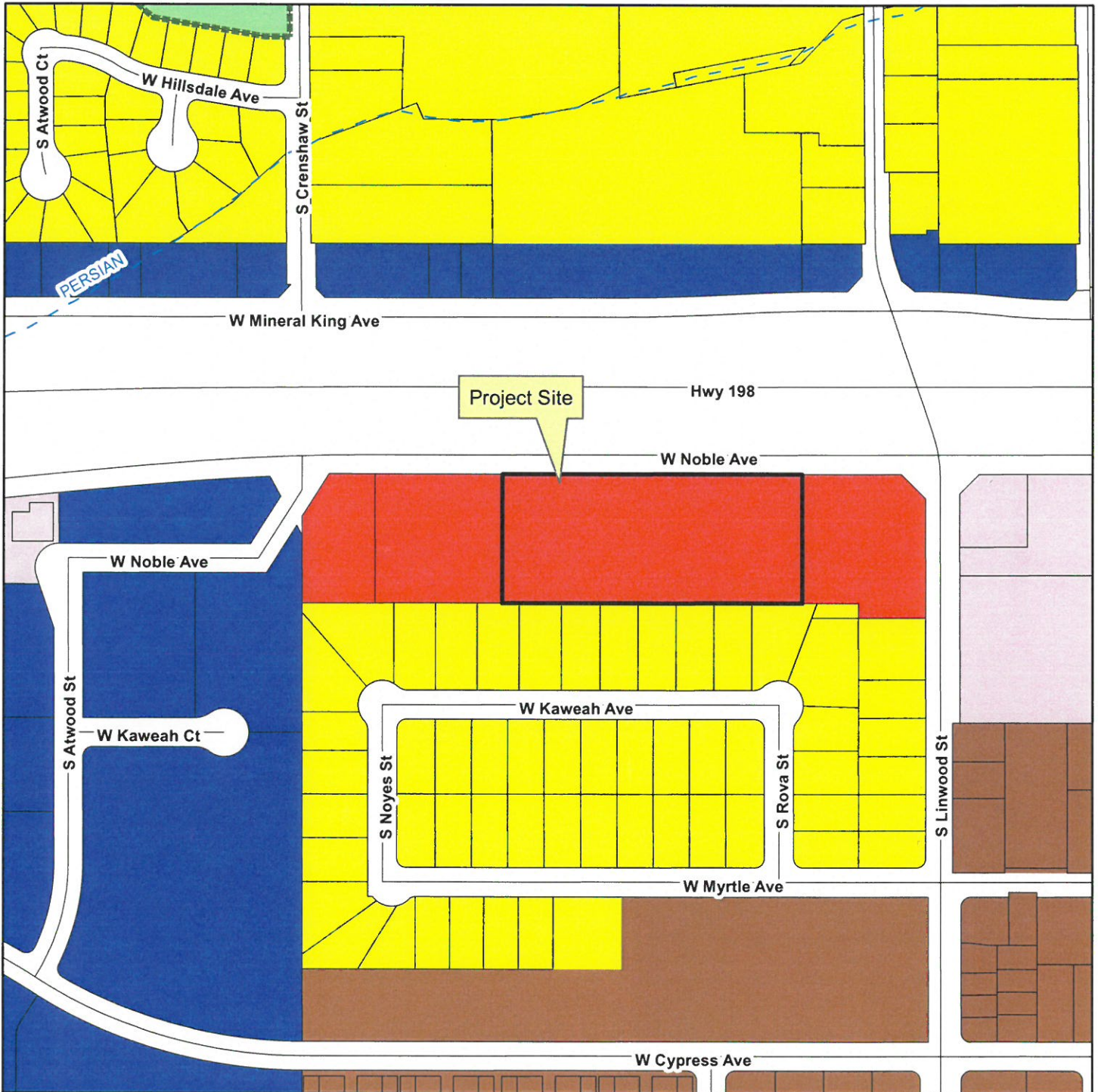
The project site is located at 4645 W. Noble Avenue. (APN: 087-330-052)





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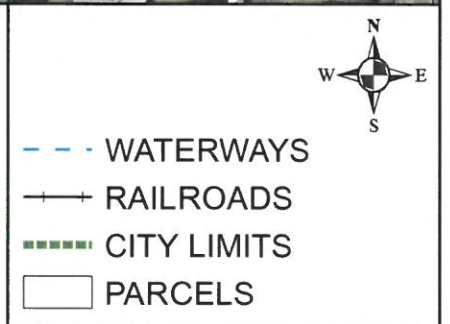
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