

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, JANUARY 28, 2019; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No Items on the Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-27: A request by Catherine McGuire – MOO Inc. to construct a three bay oil change and lube shop on a vacant parcel in the C-R (Regional Commercial) Zone. The project site is located to the west of the Costco gas station along W. Cameron Avenue (APN: 126-730-036).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-71
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - February 11, 2019 Planning Commission Meeting
  - City Council Direction to Conduct Pre-annexation Community Out Reach

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, FEBRUARY 7, 2019 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, FEBRUARY 11, 2019**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 28, 2019

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone No. (559) 713-4443  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT:** Conditional Use Permit No. 2018-27: A request by Catherine McGuire – MOO Inc. to construct a three bay oil change and lube shop on a vacant parcel in the C-R (Regional Commercial) Zone. The project site is located to the west of the Costco gas station along W. Cameron Avenue (APN: 126-730-036).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2018-54 for Conditional Use Permit No. 2018-27 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to adopt Resolution No. 2018-54 approving Conditional Use Permit No. 2018-27.

## PROJECT DESCRIPTION

This request is to construct a 2,050 sq. ft. Valvoline oil and lube shop with three work bays as shown in Exhibit "A". The facility will be located in the South Packwood Shopping Center. Access to the site will be provided by an existing 38 ft. wide three lane private street that extends from W. Cameron Avenue to W. Visalia Parkway.

Per the Operational Statement in Exhibit "G" the facility provides a wide range of maintenance services including oil changes, minor part replacements, and cleanings. The facility will accommodate the queuing of multiple vehicles at three bays, with clients entering from the south and exiting to the north. Per Exhibit "C" the interior will consist of two floors: a ground level service area and a basement to be used for storage of equipment and facility products.

As depicted in Exhibit "A", 18 parking stalls are proposed, including one ADA space providing direct access to the facility. A 12 ft. by 23 ft. loading/unloading area is provided at the southwest corner of the building for product deliveries and waste oil pickup. Screening in the form of trees and shrubs will be provided along the private street frontage, with additional landscaping in the parking lot and around the trash enclosure (see Exhibit "B").

Proposed hours of operation are 7:00 am through 7:00 pm, seven days a week. The applicant estimates serving 42 vehicles a day, increasing to 60 vehicles as demand increases. Similarly, the applicant expects to employ six people increasing up to 18 people depending on need.

## BACKGROUND INFORMATION

General Plan Land Use Designation: Commercial Regional  
Zoning: C-R (Commercial Regional)  
Surrounding Land Uses and Zoning: North: C-R / vacant, future La-Z-Boy Furniture

South: C-R / vacant, Sportsman's Warehouse  
East: C-R / Costco  
West: C-R / vacant, Lowe's

Environmental Review: Categorical Exemption No. 2018-71  
Special Districts: South Packwood Creek Specific Plan area  
Site Plan: 2018-147

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

None.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

Automobile oil and lube shops are a conditionally permitted use within the C-R Zone with approval of a Conditional Use Permit (CUP). The shop will be situated within an undeveloped portion of the South Packwood Creek regional shopping area, between Costco and Lowe's. The proposal is not expected to conflict with existing or future uses as the entire surrounding area is zoned for Regional Commercial use. Proposed hours of operation are in line with surrounding businesses.

### **South Packwood Creek Specific Plan Compatibility**

The South Packwood Creek Specific Plan provides design standards for the development of the project site and surrounding area. This includes rules for setbacks and landscaping. As shown in Exhibit "E" the project conforms to the requirements of the Specific Plan, providing ample greenery in parking areas and spacing for circulation. Though no elevation standards are provided in the Specific Plan, proposed architectural features and colorings as depicted in Exhibits "D" and "F" are compatible with existing structures in the vicinity.

### **Parking and Access**

The site will be developed with 18 stalls for the use, which exceed the nine stalls required per the City's Zoning Ordinance. Per the operational statement employees will be encouraged to use the eight parking spaces along the southern property boundary, freeing the remaining parking stalls for customer use.

The facility will be accessed from both W. Visalia Parkway and W. Cameron Avenue through a private street that extends between the two roadways. The project site will include three entry points: one from the private street, and two from adjacent properties to the north and west (see Exhibit "A"). Vehicles awaiting service would queue onsite in designated lanes, away from driveways and the private street.

### **Noise**

The project is not expected to impact sensitive receptors as it will be located in the middle of a shopping center, with new commercial development surrounding the site in the future. The nearest sensitive uses (residences) are located more than 900 feet to the north and east. To



alleviate potential impacts, staff has added a condition requiring compliance with City community noise standards.

#### Property Boundaries

The existing project site is 13,790 sq. ft. in size. The applicant proposes increasing the parcel size to 26,806 sq. ft. through a lot line adjustment. The site will be expanded as shown in Exhibit "E". The proposed building will not cross property boundaries in either configuration.

#### Environmental Review

The requested action is Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for the construction of new small facilities or structures. (Categorical Exemption No. 2018-71)

### **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-71).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-147.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "C", elevation plan in Exhibit "D", and Operational Statement in Exhibit "G".
3. That substantial changes to the site plan, operational statement or floor plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code.
5. That all building signage shall require a separate building permit.
6. That all other Federal, State, Regional, and City codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans & Policies
- Resolution No. 2018-54
- Exhibit "A" – Site Plan
- Exhibit "B" – Landscape Plan
- Exhibit "C" – Floor Plan
- Exhibit "D" – Elevation Plan
- Exhibit "E" – Property Boundaries
- Exhibit "F" – Sample Exterior Photograph
- Exhibit "G" – Operational Statement
- Site Plan Review Comments, 2018-147
- Notice of Exemption 2018-71
- General Plan Map
- Zoning Map
- Aerial Map
- Location Map



## Related Plans & Policies

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

#### **Excerpt from Chapter 17.19: Mixed Use Zones**

##### **17.18.070 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.

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

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

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

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

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

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

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

regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

**17.38.050 New application.**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

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

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

**17.38.110 Action by planning commission.**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

**17.38.120 Appeal to city council.**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)



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

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2018-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-27, A REQUEST BY CATHERINE MCGUIRE – MOO INC. TO CONSTRUCT A THREE BAY OIL CHANGE AND LUBE SHOP ON A VACANT PARCEL IN THE C-R (REGIONAL COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED TO THE WEST OF THE COSTCO GAS STATION ALONG W. CAMERON AVENUE (APN: 126-730-036)

**WHEREAS**, Conditional Use Permit No. 2018-27, is a request to construct a three bay oil change and lube shop on a vacant site in the C-R (Regional Commercial) Zone. The project site is located approximately 260 south of W. Cameron Avenue, and 700 feet west of S. Stonebrook Street (APNs: 126-730-036); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2019; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-27, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the Planning Commission finds the project to be Categorical 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 15303.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

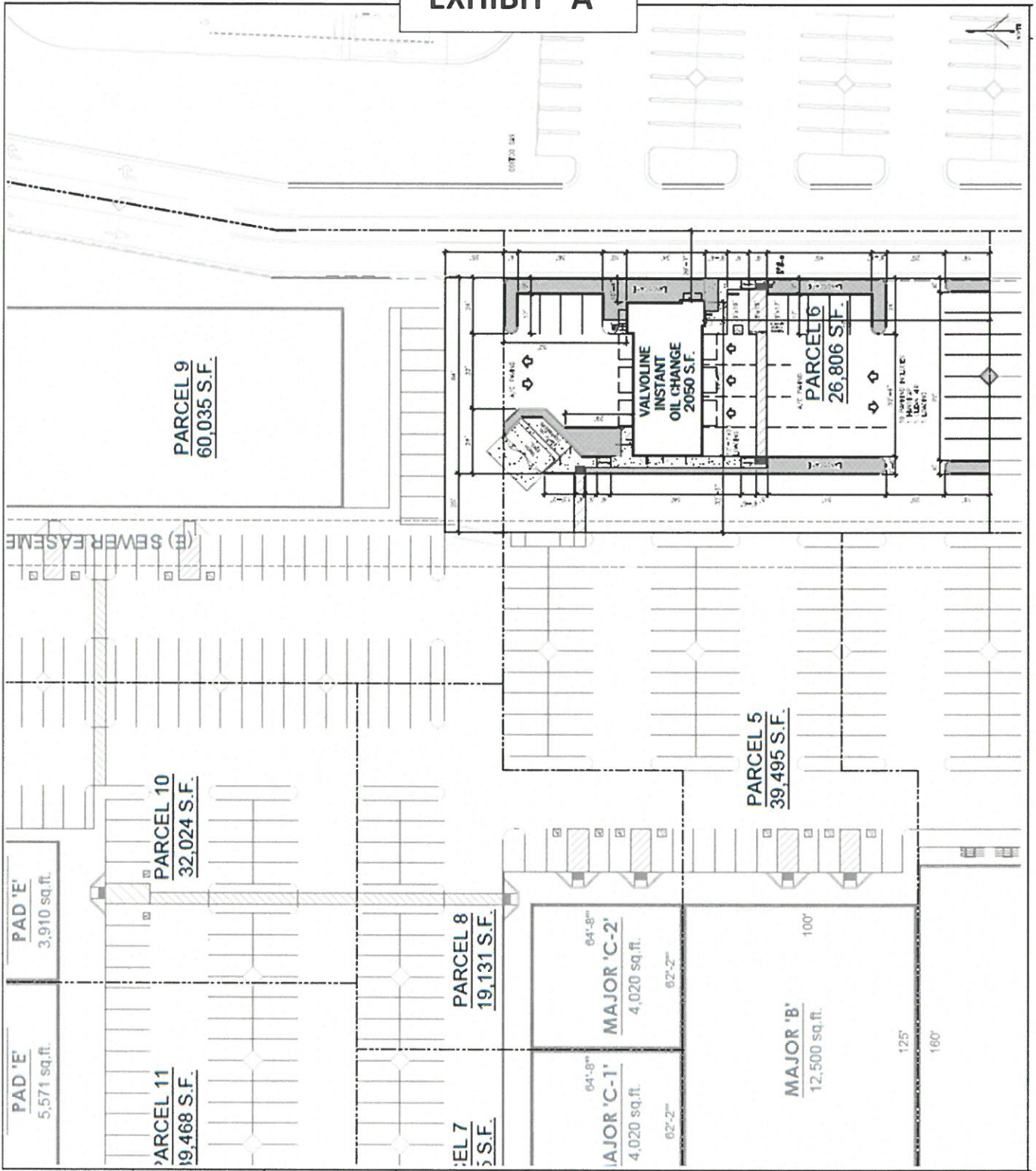


3. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as it is for the construction of new small facility. (Categorical Exemption No. 2018-71).

**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 use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-147.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "C", elevation plan in Exhibit "D", landscape plan in Exhibit "E", and Operational Statement in Exhibit "G".
3. That substantial changes to the site plan, operational statement or floor plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code.
5. That all building signage shall require a separate building permit.
6. That all other Federal, State, Regional, and City codes and ordinances be met.

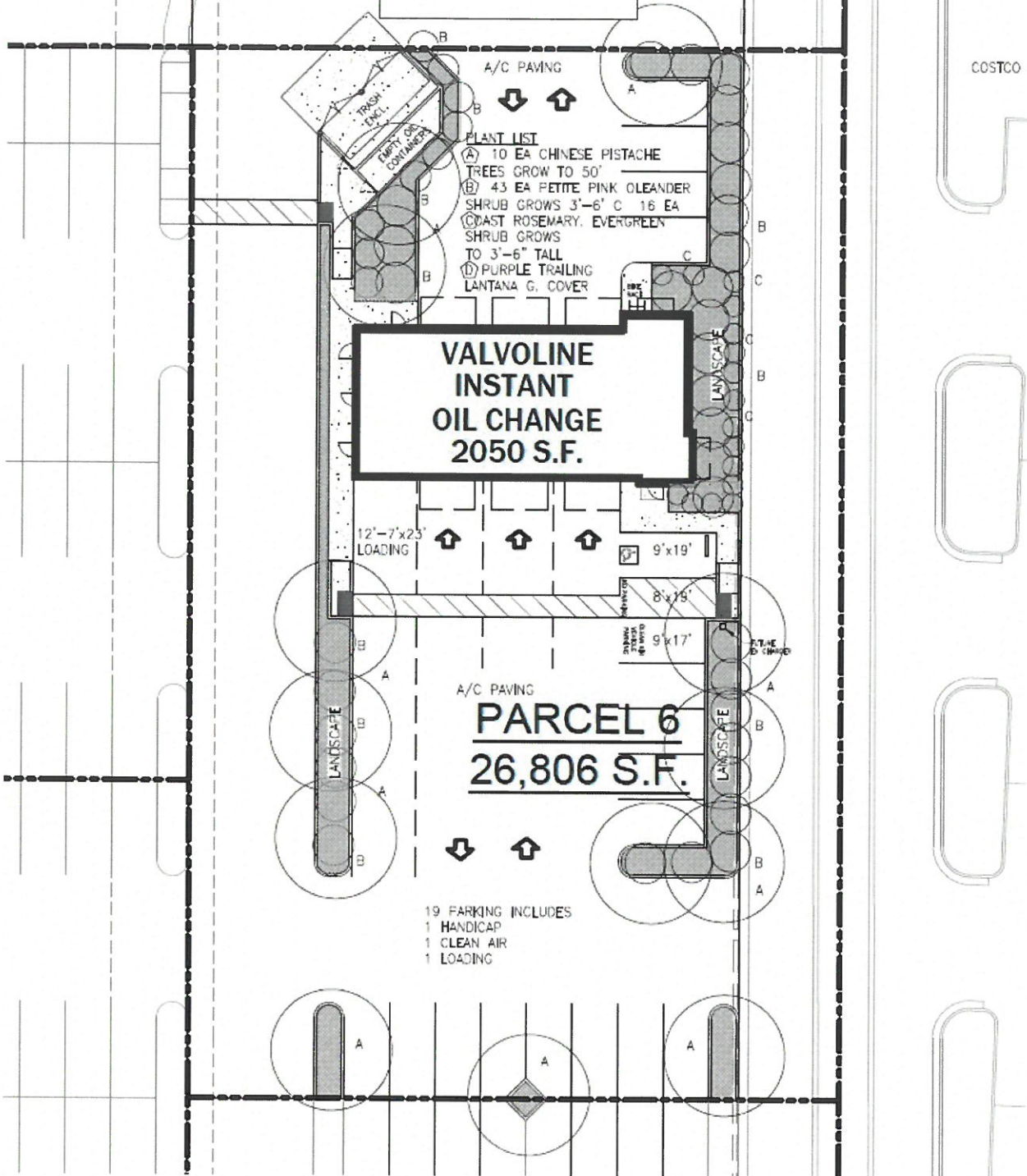
# EXHIBIT "A"





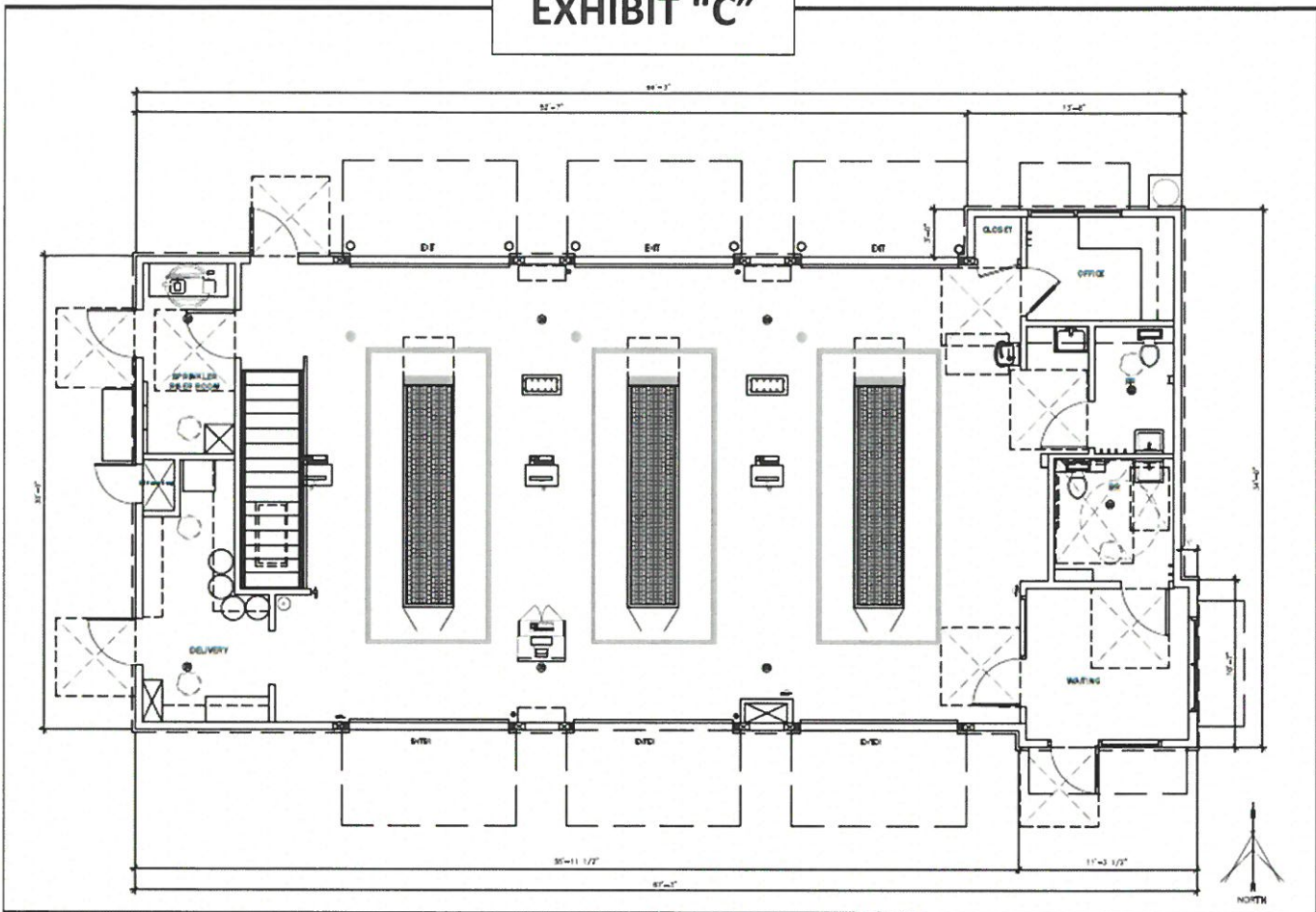


# EXHIBIT "B"





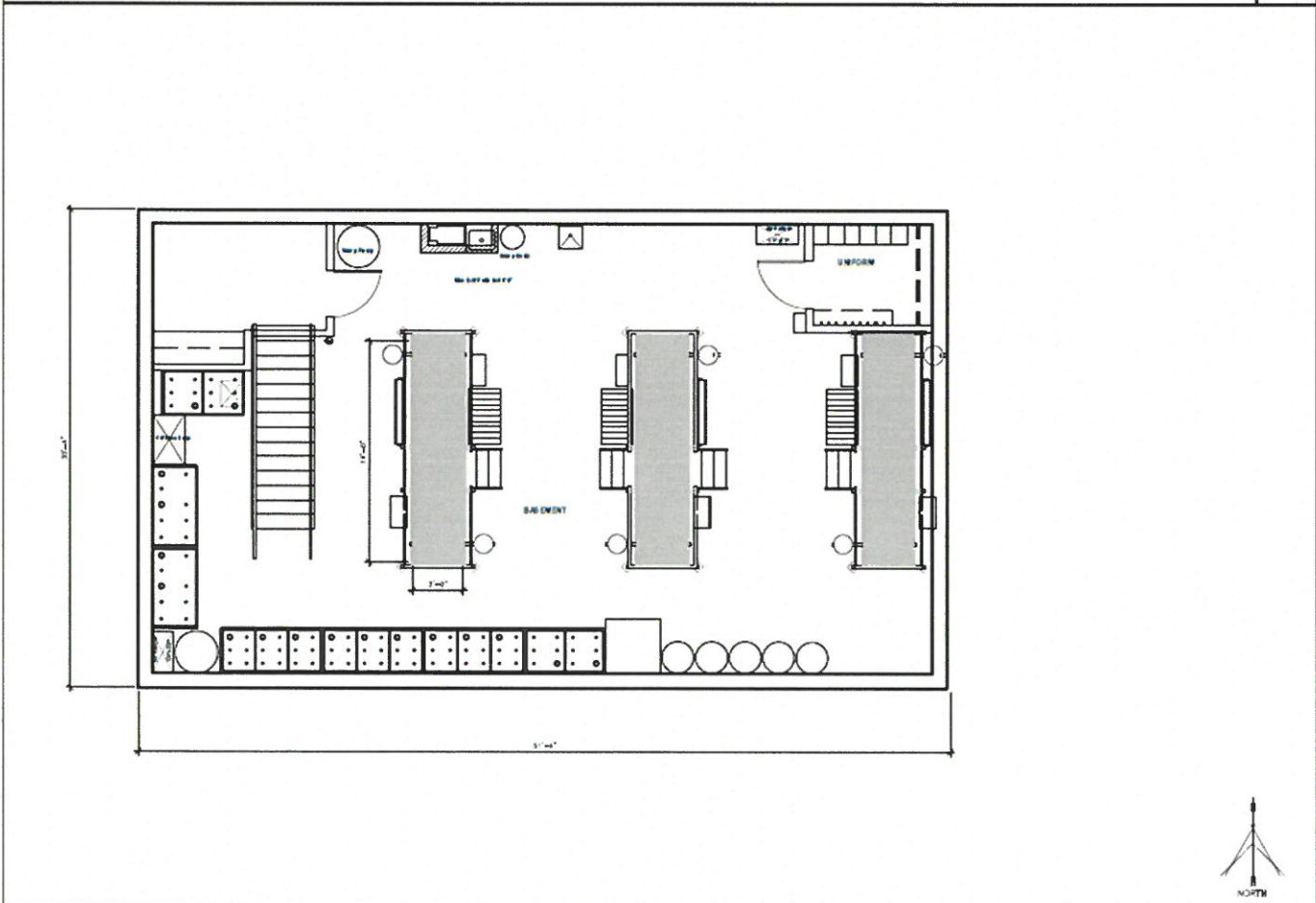
# EXHIBIT "C"



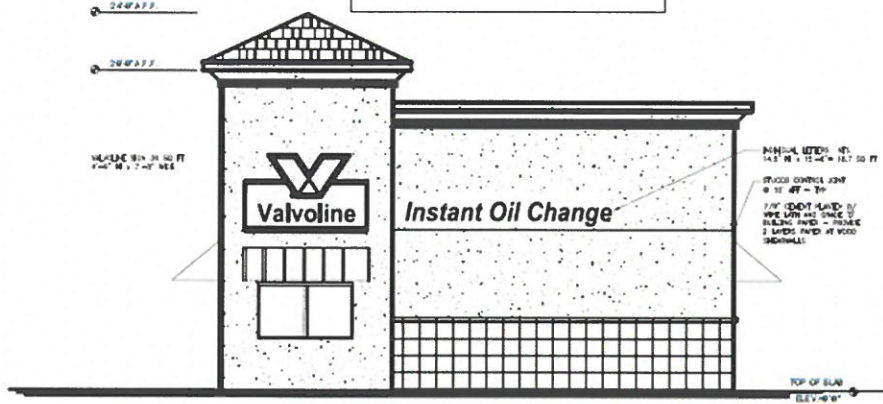
GROUND FLOOR PLAN

3/16" = 1'-0"

4K



# EXHIBIT "D"



EAST ELEVATION

3/16" = 1'-0"

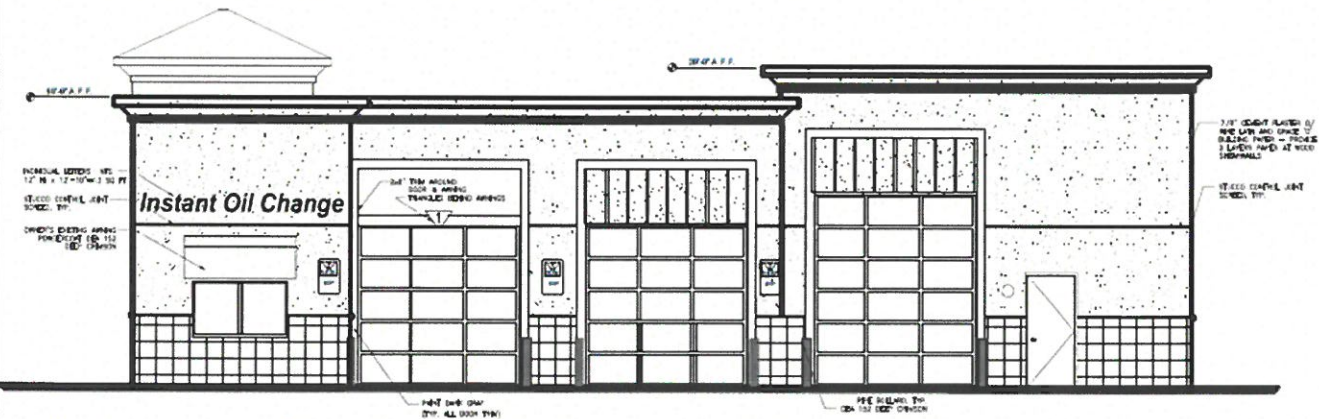
2E



SOUTH ELEVATION

3/16" = 1'-0"

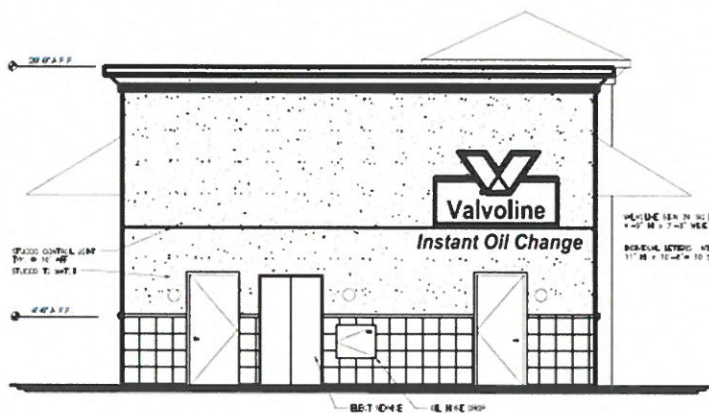
4E



NORTH ELEVATION

3/16" = 1'-0"

6E



WEST ELEVATION

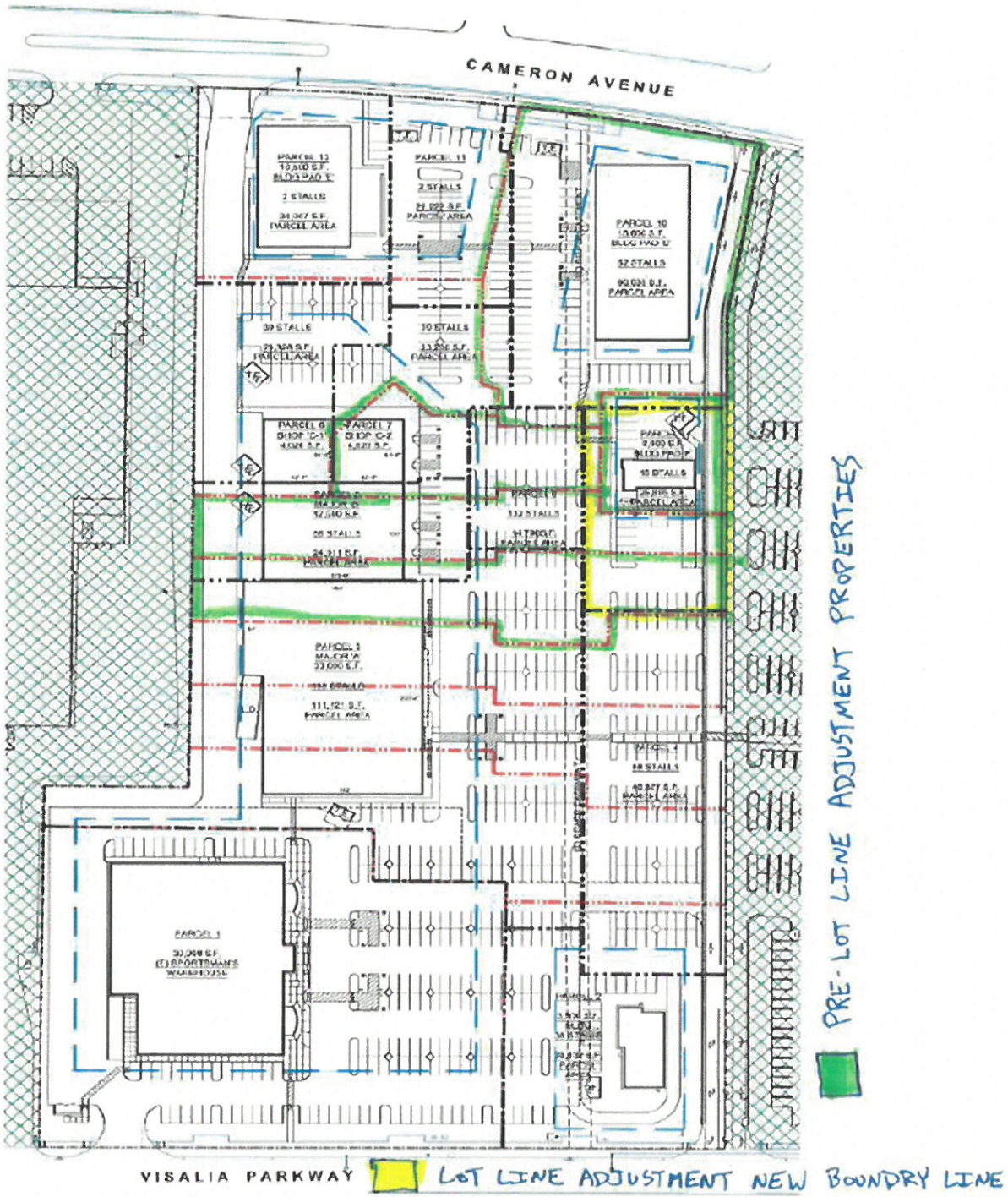
3/16" = 1'-0"

8E

1000000



# EXHIBIT "E"



NORTH  
**PACKWOOD GROVE SOUTH - PROPOSED OVERALL SITE PLAN w (E) & (N) LOT LINES**





## EXHIBIT "F"



Valvoline Instant Oil Change in Riverbank CA. Built in 2008.

This store is very similar to what we propose to build South of Cameron, near Costco

Cathy McGuire, MOO Inc.

559) 909-1203

moomcguire@aol.com

## EXHIBIT "G"



**PEOPLE. CARS. GREATNESS.**

### **OPERATIONAL STATEMENT for a new store by Costco in Visalia**

Valvoline Instant Oil Change provides preventative maintenance services for many different types of automobiles. These services include oil changes, antifreeze changes, differential fluid changes, batteries, belts, fuel system cleaning service, lights, wipers and transmission fluid changes. Valvoline oils and products are featured at all locations.

#### **We are MOO Inc (McGuire's Oil Operation), a Valvoline Instant Oil Change Franchisee.**

We provide quick, easy and trusted automotive services.

We have 8 service centers in Central California as well as 2 in Flagstaff Arizona.

We have been doing business for more than 18 years.

Our highly successful center in west Visalia has been making people and cars happy since 2003.

Catherine McGuire is submitting plans to the City of Visalia, on behalf of MOO Inc, for a new service center just south of Cameron Avenue and across from Costco Gas. Our APN number is 126-730-036. Our building will be just over 2,100' on a parcel which includes 26,806'. The property is zoned CR and we are required to obtain a Conditional Use Permit.

We will have 19 parking spaces. This includes: a van accessible handicapped spot, an electric vehicle spot, and a 12'-7" wide loading spot that includes a separate drive lane. This will prevent delivery trucks from blocking any roads. We get product deliveries once or twice a week and waste oil pick-up once a week. All other parking spots are 9'x17' and overhang planters. Additionally, we are including a bike rack at the exit side of the store.

Customers will approach from the south, where we will have room for 3 waiting cars north of the handicap walkway. There is also room for 6 more waiting cars, south of the walkway. The parking located adjacent to the customer approach driveway, will be used by employees. We have several stores with this configuration and have never had a problem getting into or out of those spots.

The proposed hours of operation are from 7 AM to 7 PM, seven days a week. We hope to start servicing about 42 cars per day and get up to 60 cars in a few years. We will start with 6 employees working on a shift, going up to 9 as our car count increases. We will eventually have 14 to 18 employees here.

Our liquid products are stored in the basement, which functions as a secondary containment area. We run very clean and tidy stores. Our employees are very professional and get the job done quickly and efficiently.

#### **Our stores are BEAUTIFUL!**

MOO Inc Regional Office: 5424 W Cypress Ave, Visalia CA 9327      Cathy McGuire (559) 909-1203,  
moomcguire@aol.com



#1

MEETING DATE: November 14, 2018  
SITE PLAN NO. 18-147 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

CVP

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: NOVEMBER 14, 2018

SITE PLAN NO.: 18-147 RESUBMITTAL  
PROJECT TITLE: VALVOLINE INSTANT OIL CHANGE  
DESCRIPTION: NEW 3-BAY QUICK LUBE STATION (CR) (X)  
APPLICANT: MOO INC. DBA VALVOLINE INSTANT OIL CHANGE  
PROP OWNER: DBO DEVELOPMENT NO. 33  
LOCATION: SOUTH SIDE CAMERON AVE  
APN: 126-062-101

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE PER DESIGN**
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- 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:

- 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. An accessible path of travel from the public sidewalk to building entrance is required. Additionally, new development shall provide accessibility to existing and future developments.***
- 2. Connection to existing infrastructure onsite shall be utilized - new utility connections shall be minimized that require trenching/boring in the public streets.***
- 3. Refer to Traffic Safety comments - include daily peak hour traffic data.***
- 4. The proposed trash enclosure option provided is acceptable as it provides a direct-service approach required by Solid Waste Dept. Comply with City 24' refuse enclosure standards with metal gates and concrete apron.***
- 5. Comply with City parking lot design standards.***
- 6. All new backflow preventers shall be installed on private property and not in the public right-of-way.***
- 7. Building permits for site improvements and building construction are required. Standard plan check and inspection fees will apply.***
- 8. All new landscaping shall conform to CA MWELo regulations.***
- 9. A lot line adjustment is required. Refer to City document formatting and procedures.***
- 10. In order to increase the landscape planter area adjacent to the main north/south drive aisle, the parking stalls can be reduced to a 17' depth with wheel stops eliminated. Refer to additional comments by Planning Dept.***

*11. A Conditional Use Permit is required, refer to Planning Dept. comments.*

*12. A temporary turnaround area (paved) would need to be installed in front of the trash enclosure if development to the north has not yet completed their parking lot improvements. Per the provided and acceptable enclosure position/location, there would be inadequate turnaround area for a Solid Waste vehicle to maneuver without the completion of the adjacent parking lot.*

*13. Proposed project will incur development impact fees associated with the parcel size and square footage of the new building. Refer to page 4 for applicable impact fees and summary.*



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-147 RESUBMITTAL**

Date: **11/14/2018**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**

**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date: **8/3/2018**)


(Project type for fee rates: **COMMERCIAL GEN. RETAIL**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,293/AC X 0.615 = \$795</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$9,723/1000SF X 2.05 = \$19,932</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$1,225/EACH X 1</b> <b>TREATMENT PLANT FEE:</b> <b>\$911/EACH X 1</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$7,318/AC X 0.615 = \$4,501</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$5,373/AC X 0.615 = \$3,304</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$8,671/AC X 0.615 = \$5,333</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,897/AC X 0.615 = \$1,167</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$333/1000SF X 2.05 = \$683</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

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

# SITE PLAN REVIEW COMMENTS

**Andrew Chamberlain 559-713-4003**

Date: November 14, 2018

SITE PLAN NO: 2018-147-B  
PROJECT TITLE: Valvoline Oil Changers  
DESCRIPTION: Valvoline Oil Changers (CR)  
APPLICANT: Moo Inc.  
PROP. OWNER: DBO DEVELOPMENT  
LOCATION TITLE: SOUTH SIDE OF CAMERON AVE IN PACKWOOD CREEK CENTER  
APN TITLE: 126-730-036  
GENERAL PLAN: Regional Retail Commercial  
EXISTING ZONING: C-R – Regional Retail Commercial

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## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Conditional Use Permit – for oil change facility
- Meet Community Noise Standards
- Lot Line Adjustment (Finding of Consistency for overall LLA for the larger area has been required of the commercial center developer)
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: November 14, 2018**

1. Oil Changers are a "Conditional Use" in the CR zone, a CUP will be required – provide building elevations and an operational statement with the CUP application.
2. Maintain a minimum 5-foot landscape strip along the east side of the facility to provide a defined physical/visual separation from the main north/south access drive.
3. Orient trash enclosure for direct stab by Solid Waste.
4. Landscape and irrigation plans are required as a part of the building permit package.
5. The parcel show in this site plan does not match the existing parcel lines. Lot Line Adjustment needed (Finding of Consistency for overall LLA for the larger area has been required of the commercial center developer)
6. Meet all other Specific Plan and Code/Ordinance requirements.

### **PROJECT SPECIFIC INFORMATION: August 15, 2018 NOTE – the comments below are for a site on the north side of Cameron Ave. APN 126-062-101**

- Conditional Use Permit – for oil change facility
  - Master Site Plan for entire sub-area north of Cameron and west of Stonebrook
  - Initial Study (Negative Declaration or Mitigated Negative Declaration
  - Building/Parking Analysis per EIR
  - Traffic Review – see Traffic Comments
  - Lighting Study
  - Meet Community Noise Standards
  - Additional Information as Needed
1. Oil Changers are a "Conditional Use" in the CR zone, a CUP will be required.
  2. The When filing the CUP application, include the master site plan exhibit detailing the conceptual development of the entire Phase 2B of the Packwood Shopping Center development, and the existing carwash facility.

3. A Master Plan (Master CUP) is required for the entire area north of Cameron and west of Stonebrook. This area was included in the South Packwood Creek Specific Plan, and was Master Planned. This project changes the Master plan for the north side of Cameron Avenue.
4. General Plan policies OSP-8 through OSP-17 establish a directive to provide a visual orientation and active interface along creeks and that building service areas are setback or screened from the creek. While this site is not adjacent to the creek, it needs to be considered in the future development of sites that are adjacent to and adjacent to the creek.
5. Parking as a part of the shopping center would require the Packwood Center standards, shopping centers are listed at one stall per 225 sq. ft. of gross building area – resulting in a minimum 2050/225=9 stalls. The site plan provides approximately 22 parking stalls – based upon the applicant's potential need at peak operating times.
6. See Engineering Department comments related to the main access point to the shopping center, the median in Cameron and turn pockets in Cameron.
7. The Cameron Access on the east side of this site is a main access point to the shopping center and will not be allowed to have direct access points close to Cameron Avenue as shown on this plan.
8. The site is Phase 2B of the Packwood Shopping Center development and an emphasis to properly planning access points needs to be resolved given the amount of traffic using Cameron Avenue.
9. All signs will need to be a part of the sign program for the entire center. The center does not appear to have any individual signs for small-pad non-major tenants.
10. Meet Community Noise Standards.
11. This site is not currently a parcel, if a parcel map is to be used a separate Site Plan Review is required for the parcel map. A Lot Line Adjustment may also be used.
12. Show a construction phasing line for this portion of the development, should be included on the Master Plan when it is established.
13. Provide a public pedestrian access to the sidewalk along Cameron Avenue.
14. Landscape and irrigation plans are required as a part of the building permit package.
15. A row of evergreen (low water use) shrubs is required along the parking lot stalls which are oriented to Cameron Ave.
16. Provide elevations with the CUP application.
17. This site will be conditioned to provide vehicular cross-access to adjoining parcels / development.
18. Relocate the solid waste enclosure off of the main entrance aisle.

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. 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.

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

NOTE: These standards may be superseded by standards established as a part of the Packwood Creek Master Plan

- 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.

#### **Parking:**

1. Provide 9 spaces minimum.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C). Through the Master Plan, the use of parking lot diamonds for tree wells may be established similar to the existing Packwood Plan area.
5. No repair work or vehicle servicing allowed in a parking area (Z O Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (ZO Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
10. Provide transit facilities on site plan.
11. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
12. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
13. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

#### **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 (Z O Section 17.30.130.F).
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. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights

#### **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 (Z O Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months. Through the Master Plan, the use of parking lot diamonds for tree wells may be established similar to the existing Packwood Plan area.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package

6. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
7. 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.

**Noise:** NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us). (Click on Municipal Code and then go to Chapter 8.36.)

**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 \_\_\_\_\_



SPR 12147  
VALVOLINE OIL CHANGER  
SOUTH SIDE OF CAMERON ST  
NEAR COSTCO GAS.

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 Code 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.
- 20% of construction costs toward access compliance when the project is under the valuation threshold for full accessibility requirements.
- 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. (Deposit by Cashier's check only) *For information call (559) 713-4444*
- Obtain required clearance 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 \_\_\_\_\_ \*  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: ALL NEW LANDSCAPING SHALL MEET THE  
MWELO REQUIREMENTS.

VAL GARCIA 11/14/18  
Signature





**Site Plan Review Comments For:**

Visalia Fire Department  
Danny Wristen, Interim Fire Marshal  
420 N. Burke  
Visalia, CA 93292  
559-713-4056 Office  
559-713-4808 Fax

Date: 11/14/2018

Item # 1

Site Plan # 18147 RESUBMITTAL

Project: VALVOLINE INSTANT OIL CHANGE

Description: NEW 2,200 SF QUICK LUBE

Applicant: MOD LLC

Location: SOUTH SIDE NEAR COSTCO GAR

APN: 126-062-101

**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 420 N Burke, Visalia, CA 93292. 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**

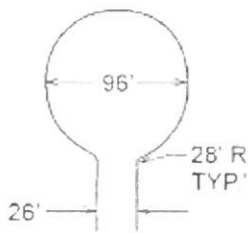
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

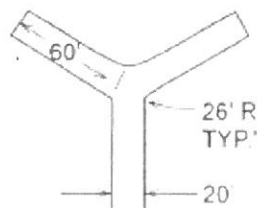
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

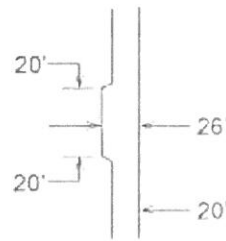
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



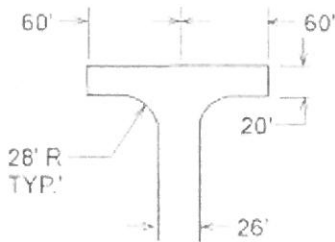
96' DIAMETER  
CUL-DE-SAC



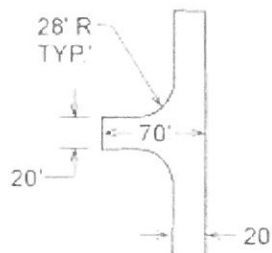
60' "Y"



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 420 N Burke, Visalia, CA 93292. 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 420 N Burke, Visalia, CA 93292. *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:

- SEE MAP FOR HYDRANT LOCATION.

 11/13/18

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Danny Wristen  
Interim Fire Marshal

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 14, 2018

**ITEM NO. 1**

<b>RESUBMITTAL</b>
SITE PLAN NO: SPR18147
PROJECT TITLE: Valvoline Instant Oil Change
DESCRIPTION: New 2200 sf quick lube building with a basement
APPLICANT: MOO Inc. dba Valvoline Instant Oil Change
OWNER: DBO Development No. 33
APN: 126-062-101
LOCATION: South side of Cameron St near Costco Gas

**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 **driveway** exit locations with main driveway.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information due to master plan change in use (i.e. increase/decrease in trips generated) . Depending on development size, characteristics, etc., a Traffic Statement may be required.

**Additional Comments:**

•

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

# SR2  
18147

**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 or improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_

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

- Access Controlled / Restricted etc:  
\_\_\_\_\_

- Lighting Concerns:  
\_\_\_\_\_

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

- Traffic Concerns: TRAFFIC VOLUME & TRAFFIC ENGINEERING/CONTROL  
RELATED TO COMPLETED PROJECT THROUGHOUT CORRIDOR.

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

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

- Other Concerns:  
*[Signature]* 466



**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: 11/14/2018

Item # Choose an item.

Site Plan # 18-147

Project: Valvoline

Description:

Applicant:

Location: Cameron near Costco

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- Required on service(s)

**Additional Comments:**

- Waiting on additional information from developer to install all internal facilities

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Mike Morton  
Superintendent

**NOTICE OF EXEMPTION**

City of Visalia  
315 E. Acequia Ave.  
Visalia, CA 93291

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Conditional Use Permit No. 2018-27

**PROJECT TITLE**

The project site is located approximately 260 south of W. Cameron Avenue, and 700 feet west of S. Stonebrook Street. (APN: 126-730-036)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

Conditional Use Permit No. 2018-27 is a request to construct a three bay oil change and lube shop on a vacant site in the C-R (Regional Commercial) Zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Email: Cristobal.Carrillo@visalia.city

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Catherine McGuire – MOO Inc., DBA Valvoline Instance Oil Change, 5424 W. Cypress Avenue, Visalia CA 93277, Email: moomcguire@aol.com

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

N/A

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15303**
- Statutory Exemptions- State code number:

This is for the construction of new small auto oil and lube facility meeting the conditions described in Section 15303.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

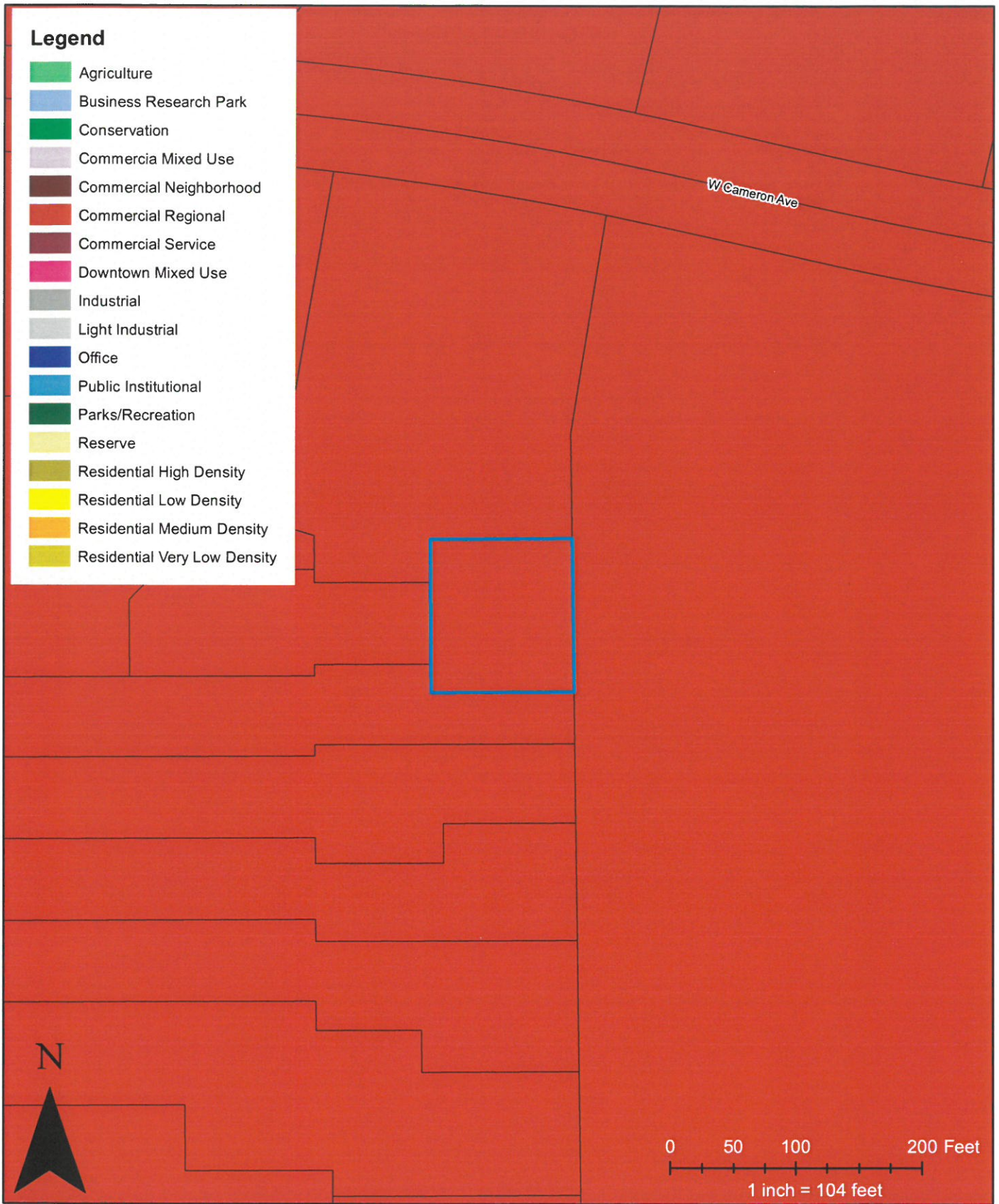
**CONTACT PERSON**

**AREA CODE/PHONE**

January 28, 2019

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Paul Scheibel, AICP



# GENERAL PLAN MAP

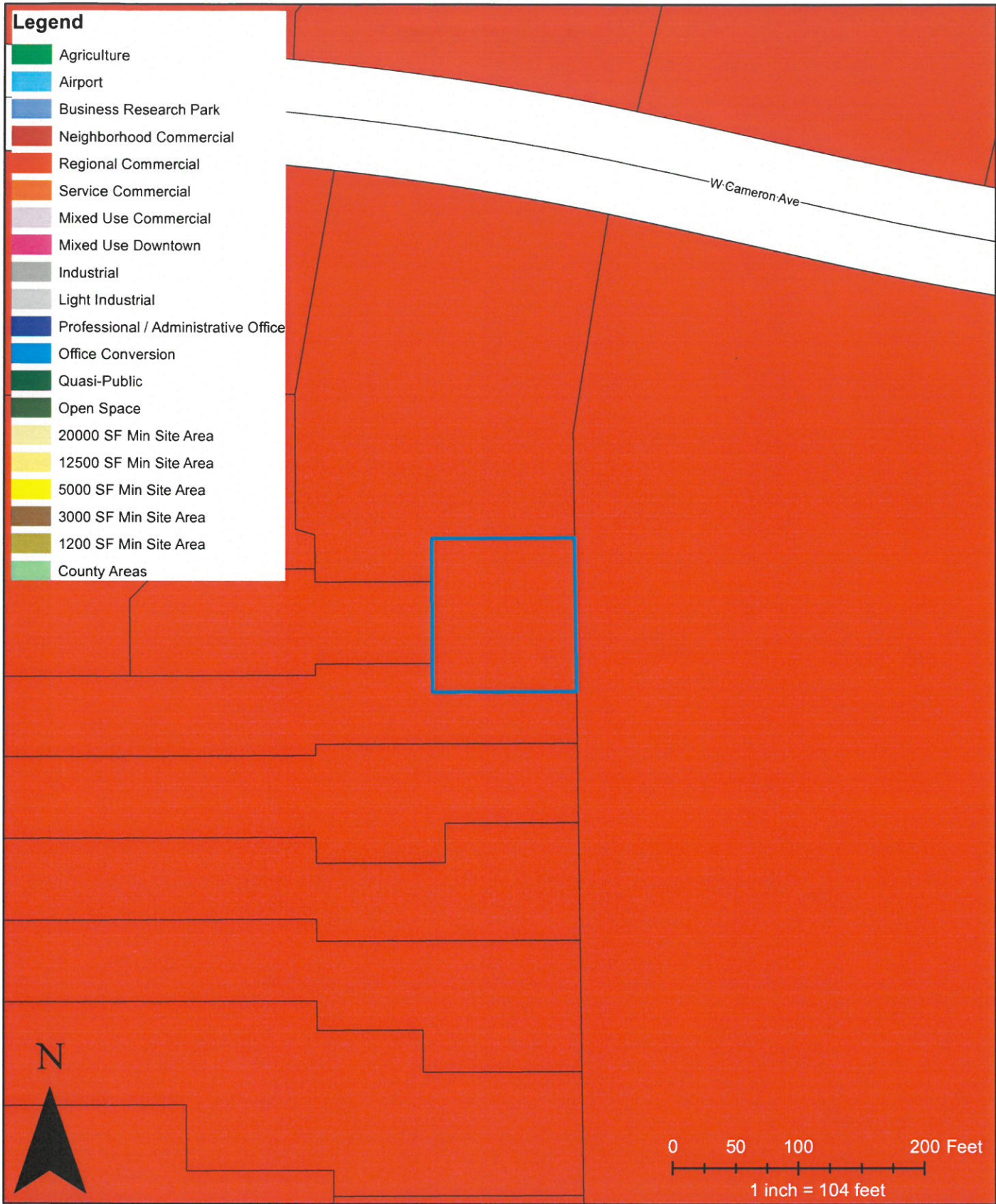
## Legend

- Streets
- Parcels





**Legend**

-  Agriculture
-  Airport
-  Business Research Park
-  Neighborhood Commercial
-  Regional Commercial
-  Service Commercial
-  Mixed Use Commercial
-  Mixed Use Downtown
-  Industrial
-  Light Industrial
-  Professional / Administrative Office
-  Office Conversion
-  Quasi-Public
-  Open Space
-  20000 SF Min Site Area
-  12500 SF Min Site Area
-  5000 SF Min Site Area
-  3000 SF Min Site Area
-  1200 SF Min Site Area
-  County Areas



# ZONING MAP

## Legend

-  Streets
-  Parcels



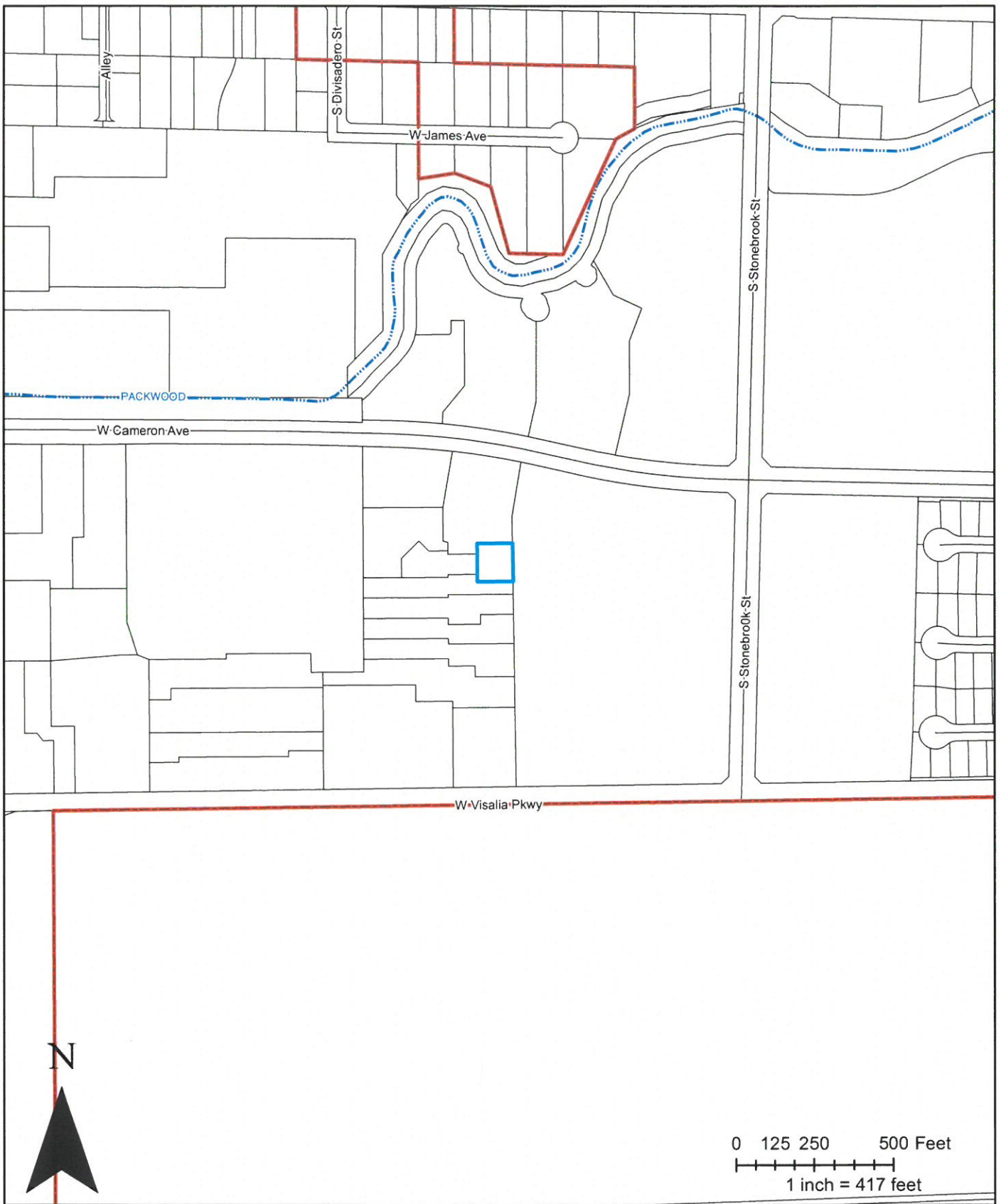


## AERIAL MAP

### Legend

-  Streets
-  Waterways
-  Parcels





# LOCATION MAP

## Legend

- City Limits
- Streets
- - - Waterways
- Parcels