

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 11, 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 – Andrew Chamberlain
Variance No. 2019-01: A request by Bahadur Ali Liani to allow a variance to the required 15-foot building setback for a storage structure and trash enclosure within 10-feet of the property line in the C-N (Neighborhood Commercial) zone. The project site is located at 831 South Lovers Lane (APN: 100-103-015). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-02.
6. PUBLIC HEARING – Brandon Smith
 - Conditional Use Permit No. 2018-22: A request by Masjid Visalia Inc. to allow an amendment to existing Conditional Use Permit No. 97-21 to allow a 3,000 sq. ft. expansion of an existing religious meeting hall in the R-1-5 (Single-Family Residential) zone, wherein the expansion will occur on a developed residential site located north of the existing meeting hall. The project site is located at 1311 and 1317 S. Divisadero Street (APN: 096-323-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-65.
 - Variance No. 2019-02: A request by Masjid Visalia Inc. to allow a variance to the maximum fence height limit in the front yard setback in order to allow a six-foot tall open wrought-iron fence along property line in the R-1-5 (Single-Family Residential) zone. The project site is located at 1311 and 1317 S. Divisadero Street (APN: (APN: 096-323-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-65.

7. REGULAR ITEM – Brandon Smith/Paul Bernal
 - Appointment of a Planning Commissioner to serve on the Housing Element Update Technical Advisory Committee

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - February 25, 2019 Planning Commission Meeting
 - Visalia Planning Commission 2018 Annual Report to City Council

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 21, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 25, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 11, 2019

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No: 713-4636,
Email: brandon.smith@visalia.city

SUBJECT: Conditional Use Permit No. 2018-22: A request by Masjid Visalia Inc. to allow an amendment to existing Conditional Use Permit No. 97-21 to allow a 3,000 sq. ft. expansion of an existing religious meeting hall in the R-1-5 (Single-Family Residential) zoning designation, wherein the expansion will occur on a developed residential site located north of the existing meeting hall. The project site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019)

Variance No. 2019-02: A request by Masjid Visalia Inc. to allow a variance to the maximum fence height limit in the front yard setback in order to allow a six-foot tall open wrought-iron fence along property line in the R-1-5 (Single-Family Residential) zoning designation. The project site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-22 and Variance No. 2019-02 based upon the findings and conditions in Resolution Nos. 2018-49 and 2019-03. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-22 and Variance No. 2019-02 based on the findings and conditions in Resolution Nos. 2018-49 and 2019-03.

PROJECT DESCRIPTION

Conditional Use Permit No. 2018-22 is a request to demolish an existing single-family residence at 1311 S. Divisadero Street and enlarge an existing mosque facility at 1317 S. Divisadero Street towards the north. The 2,916 square foot expansion will increase the facility's total floor area to 6,414 square feet. The facility also contains an existing 1,738 square foot covered patio that will connect the existing and proposed buildings (see site plan attached as Exhibit "A"). The interior of the proposed building will consist of a gathering hall, restrooms, kitchen, and storage areas (see floor plan attached as Exhibit "B"). Elevations of the proposed building are included as Exhibit "C".



The operation statement provided by the applicant (attached as Exhibit "D") explains that the intent of the project is to replace the existing dilapidated house north of the existing mosque with a safe and sound structure to be used by the mosque. The operation statement further explains that the new building is not intended to accommodate an increasing number of worshippers. The applicant per their operational statement has noted that the number of worshippers has decreased over the years due to new mosques coming into use in nearby communities. The building's proposed gathering hall, shown as Room 4 in the operation statement, will be used for board meetings about once every three to four months.

Overall, the new building will increase the number of meeting rooms in the facility from three to four. In the existing building, room 1 is used as a prayer and worship room five times daily, seven days a week, while Rooms 2 and 3 are used for Friday prayers and Saturday and Sunday classes.

Variance No. 2019-02 is a request to allow a six-foot high wrought iron fence within the 15-foot front yard setback along Divisadero Street in the Single-family Residential (R-1-5) zone, as shown in Exhibit "A". The wrought iron fence, which includes vehicle and pedestrian access gates, currently exists along the property frontage and was installed without permits around the time that the house at 1311 S. Divisadero Street was acquired by the mosque. The six-foot wrought iron fence replaced a three to four foot tall concrete masonry unit wall (increasing to six-feet tall around the drive approach) that was constructed in the same location. Both the existing wrought iron fence and concrete block wall were installed directly behind the sidewalk and within the public right-of-way.

The property / right-of-way line is located approximately 5.5-feet behind the fence. The applicant has responded to the variance findings in the operation statement in Exhibit "D", and the variance statement in Exhibit "E". Both statements identify the property owner's intent to curtail loitering and trespassing, and to secure the entire site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size)
Surrounding Land Uses and Zoning:	North: R-1-5 / Single-family residences South: R-1-5 / Alexander Apartments East: QP Quasi-Public / Divisadero Middle School West: R-1-5 / Single-family residences
Environmental Review:	Categorical Exemption No. 2018-65
Special Districts:	None
Site Plan:	2018-075

RELATED PROJECTS:

On January 12, 1998, the Planning Commission approved Conditional Use Permit No. 97-21, a request by Masjid Visalia to establish a mosque and residence at the subject site at 1317 S. Divisadero Street, and approved Variance No. 97-14, to reduce the off-street parking requirements for the mosque. On September 13, 1999, the Planning Commission approved a

Finding of Consistency to allow the relocation of two parking stalls from the front of the building to the rear of the building underneath the covered patio.

Lot Line Adjustment No. 2017-10 was requested by Masjid Visalia to merge the two parcels containing the residence (1311 S. Divisadero Avenue) and mosque (1317 S. Divisadero Avenue) into one parcel. The lot line adjustment recorded on February 12, 2018.

On February 26, 2018, the Planning Commission approved Variance No. 2018-02 for reduced building and fence setbacks at the Visalia Emergency Aid location at 217 NE 3rd Avenue. The fence portion of the variance allowed a wrought iron fence at the property line along Granite Street and moved the existing fence along most of NE 3rd Avenue to the 10-foot setback.

On May 29, 2018, the Planning Commission approved Variance No. 2018-05, to allow a six-foot tall wrought iron fence inside the front yard setback for an office building located at a corner lot at 201 E. Noble Avenue. The wrought iron fence had already been installed without permits within the public right-of-way. The variance was approved to allow the fence with the condition that the fence be relocated to be fully within the project site and to meet the required setback on one of the street frontages.

On October 8, 2018, the Planning Commission approved Variance No. 2018-11, a variance for a 7-foot tall wrought iron fence on the property line of a residence at 2811 W. Border Links Drive in the R-1-5 zone.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2018-22 and Variance No. 2019-02, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Zoning Ordinance identifies religious institutions as conditionally-allowed uses in the R-1 (Single-family Residential) zone. Religious institutions are considered compatible uses in residential areas where potential impacts can be addressed through the conditional use permit process.

The mosque has been operating at the subject site for over 20 years, following the approval of its original Conditional Use Permit in 1998. During this time, there have been no reported code violations regarding the allowed use of the facility.

The proposed expansion will take place on property currently occupied by a single-family residence, which is planned to be demolished. Properties to the north of the expansion area are also utilized as single-family residences. Elevation plans prepared for the proposed building, included as Exhibit "C", illustrate a single-story building with a 4:12 roof pitch representing a transition toward the residential character of the properties to the north. The new building will maintain a front yard setback of 20 feet and a side yard setback of 5 feet.

The expansion of the mosque will continue to utilize the same existing on-site circulation pattern wherein the site has vehicular access by a single driveway on the south side adjacent to the apartments. Pedestrian access to the proposed expansion will occur from the parking lot to the west and from the entry point underneath the mosque's existing patio as depicted on Exhibit "A". In addition, a six-foot tall concrete block wall is proposed along the north property line adjacent to the existing single-family residence.

Staff finds that the proposed use will be compatible with the General Plan and the site's land use designation of Residential Low Density. This land use designation is intended to

accommodate single-family residential housing along with community facilities that are appropriate for a residential environment.

The facility's operation statement demonstrates that the on-site operations and daily visitor traffic will be compatible with other uses in the area consisting of single and multi-family uses and a middle school, which generally see a low to medium amount of vehicle traffic.

Staff concludes that the proposed expansion will be compatible with the surrounding residential neighborhood and will not have an adverse impact with the residential character of the area as supported by the site plan in Exhibit "A", the elevations in Exhibit "C", and operation statement in Exhibit "D".

Parking

The mosque is currently required to have 12 on-site parking stalls based on the approval of Variance No. 9714. Although the Zoning Ordinance would have required that the mosque provide 50 parking stalls based on a building size of 1,500 square feet and a requirement of one stall per 30 square feet of assembly area, the Variance allowed a reduction based on the reported congregation size of 10 persons and an on-site residence that required two parking stalls. The applicant has informed the City that there is not currently an on-site residence nor are there plans for the facility to include an on-site residence.

The proposed site plan shows 21 on-site parking spaces, which staff finds to be adequate for this proposal. This determination is based on the daily prayer room maintaining the same size despite the enlargement of the facility. The operation statement and floor plans provided by the applicant demonstrate that the meeting hall in the new building is not intended for daily prayers and will be occupied by an average of four to seven members.

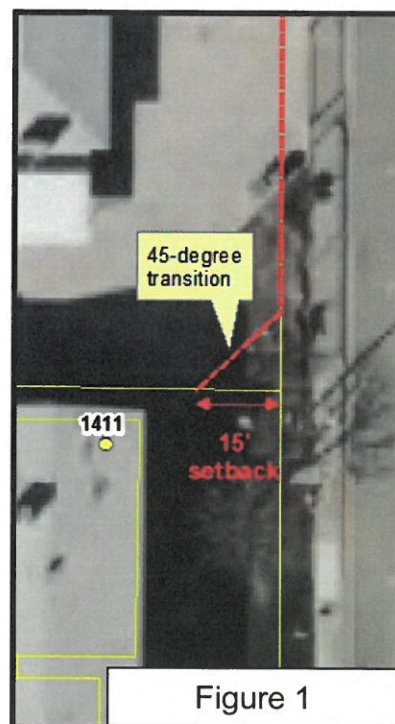
Variance No. 9714 included a condition that limits the congregation size to 20 members meeting on-site at any one time. This accounted for future growth of the congregation size and figured an average of two persons per car. Staff is recommending, based on the increase to 21 parking stalls and the same assumption of two persons per car, that the congregation be limited to 40 members meeting on-site at any one time. This requirement is included in CUP Condition of Approval No. 5.

Fence Setbacks

Staff is recommending in favor of the applicant's request for a variance to fence setbacks based on meeting the required findings as demonstrated in the analysis below.

The existing wrought iron fence along Divisadero Street is located approximately 5.5-feet inside of the street right-of-way. The Engineering Division does not allow private fences within public right-of-ways. Therefore, if the six-foot wrought iron fence is approved, the fence must be relocated to the property line in order to come into compliance with the City's Engineering Development Standards. If the Variance is not approved, then the fence must be reduced in height and relocated out of the Public right-of-way or be removed entirely from the site.

If the fence variance is approved, staff is recommending that where the wrought iron fence meets the adjoining north and south property lines, the fence shall include a 45-degree diagonal transition as depicted in Figure 1. The diagonal transition will facilitate a gradual transition of allowed fence setbacks to the neighboring properties. This requirement is included in Variance Condition of Approval No. 1.



Variance Analysis

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance.

The applicant has provided a general response to the variance findings in Exhibit "E" intended to justify their goal of being able to retain a six-foot tall fence within the front yard setback. The applicant's response, where applicable, is included and adapted into the analysis section below together with staff's response. The staff recommendation of approval is based upon being able to make the required findings.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant: A six-foot fence is necessary to secure the property in order to effectively address problems of vandalism and loitering.

Analysis: Staff recognizes that enforcing the full 15-foot setback would cause an unnecessary hardship in creating a large portion of the site in front of the fence that would be attractive to loitering or other issues that are present in the area. In addition, enforcing the fence to comply with the full setback would interfere with established trees on the property. Therefore, staff concurs with making a finding for unnecessary hardship on this site.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant: A six-foot fence is necessary to secure the property in order to effectively address problems of vandalism and loitering.

Enforcing the fence to comply with the full setback would interfere with established trees on the property. In addition, the use of the property is a small-scale religious institution situated within a single-family residential neighborhood wherein the institution is not occupied overnight or throughout the day. Conversely, the aesthetics of a six-foot tall wrought iron fence along the front property line of the mosque is similar to the fencing type and materials seen in residential neighborhoods rather than the Divisadero Middle School's six-foot tall chain-link fence along the property line.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant: Across the street, Divisadero Middle School had installed a six-foot cyclone fence at property line, which solved ongoing problems of vandalism and loitering. A four-foot fence previously at the location did not solve the problems. Also, dozens of similar six-foot fences already exist throughout the city, including along major streets such as Caldwell Avenue, Walnut Avenue, County Center Drive, Tulare Avenue, and Divisadero Street.

Analysis: The proposed fence would be similar in nature to the school's fence across the street, which is a six-foot tall fence installed at property line behind the sidewalk. Although the school is not located in the same zoning designation, it is similarly considered a quasi-public land use. It should be noted, however, that public schools within Visalia in some circumstances have exempted themselves under state law from meeting certain zoning

regulations including obtaining permits for fences. In addition, two Variances have been approved in the last year for fencing within the front yard setback of commercial/office zones and one Variance has been approved in the last year for fencing within the front yard setback of a residential zone.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant: As previously stated, the school across the street and other sites situated on major streets have six-foot tall fences within the front yard setback.

Analysis: The proposed fence would be similar in nature to the school's fence across the street, which is a six-foot tall fence installed at property line behind the sidewalk. The Planning Commission has also previously granted a variance for a seven-foot tall wrought iron fence on the property line of a residence at 2811 W. Border Links Drive in the R-1-5 zone (Variance No. 2018-11).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant: The variance for the fence will improve safety issues on the property.

Analysis: The requested fence variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance for an open fence would not impair the line-of-site vision between the property and Divisadero Street.

Environmental Review

The Conditional Use Permit for the facility is considered Categorical Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project. (Categorical Exemption No. 2018-65)

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The Variance is considered Categorical Exempt under Section 15305 (Class 5) of the Guidelines for the Implementation of CEQA, as amended, based on minor alterations to land use limitations that do not result in changes in land use or density. (Categorical Exemption No. 2018-65)

RECOMMENDED FINDINGS

Conditional Use Permit No. 2018-22

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:
 - 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 Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-65).

Variance No. 2019-02

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

Enforcing the full 15-foot setback would cause an unnecessary hardship in creating a large portion of the site in front of the fence that would be attractive to loitering by homeless or other intruders that are present in the area and would interfere with established trees on the property.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

Enforcing the fence to comply with the full setback would interfere with established trees on the property. In addition, the use of the property is a small-scale religious institution situated within a single-family residential neighborhood wherein the institution is not occupied overnight or throughout the day. Conversely, the aesthetics of a six-foot tall wrought iron fence along the front property line of the mosque is similar to the fencing type and materials seen in residential neighborhoods rather than the Divisadero Middle School's six-foot tall chain-link fence along the property line.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The proposed fence would be similar in nature to the school's fence across the street, which is a six-foot tall fence installed at property line behind the sidewalk. Although the school is not located in the same zoning designation, it is similarly considered a quasi-public land use. In addition, two Variances have been approved in the last year for fencing within the front yard setback of commercial/office zones and one Variance has been approved in the last year for fencing within the front yard setback of a residential zone.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

The proposed fence would be similar in nature to the school's fence across the street, which is a six-foot tall fence installed at property line behind the sidewalk. The Planning Commission has also previously granted a variance for a seven-foot tall wrought iron fence on the property line of a residence at 2811 W. Border Links Drive in the R-1-5 zone (Variance No. 2018-11).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The variance for an open fence would not impair the line-of-site vision between the property and Divisadero Street.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-65).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2018-22

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-075.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibit "B"; and elevation plans shown in Exhibit "C". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "D". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That the relocated wrought-iron fence shown along Divisadero Street not be allowed unless Variance No. 2019-02 is approved, per the conditions of said Variance.
5. That the congregation shall be limited to 40 members on site at any one time.
6. That any project signage shall be reviewed and issued under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

Variance No. 2019-02

1. That the six-foot tall fence be relocated out of the public right-of-way and moved to the property line on Divisadero Street consistent with the site plan in Exhibit "A", with the exception that on the north and south sides of the property the fence shall include a 45-degree diagonal transition to the required 15-foot front yard setback or a similar type of transition as deemed suitable by the City Planner.
2. That a building permit be obtained for the fence relocation.
3. That the expiration date associated with the Variance shall run together with the expiration date associated with Conditional Use Permit No. 2018-22.
4. That all applicable federal, state, regional, county 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 or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution Nos. 2018-49 & 2019-03
- Exhibit "A" – Overall Site Plan
- Exhibit "B" – Floor Plan of Proposed Building
- Exhibit "C" – Elevation Plan of Proposed Building
- Exhibit "D" – Operation Statement
- Exhibit "E" – Applicant's Statement Addressing the Variance Findings
- Site Plan Review No. 2018-075 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 17: Zoning Ordinance

Chapter 17.36: Fences, Walls, and Hedges

17.36.030 Single-family residential zones.

The following standards shall apply to sites within an R-1 zone:

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height at least fifty (50) percent open.

B. Required block walls for residential developments along arterial or collector roadways shall be designed to provide pedestrian access between the arterial or collector to the residential development. A Pedestrian access shall always be required as part of the block wall design abutting an arterial or collector roadway when a transit stop is located within one-quarter mile of the residential development.

C. Exceptions may be granted in accordance with Chapter 17.42. (Ord. 2017-01 (part), 2017: Ord. 2002-06 § 3 (part), 2002: prior code § 7514)

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. (Ord. 2017-01 (part), 2017: prior code § 7525)

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. (Ord. 2017-01 (part), 2017: prior code § 7536)

Chapter 17.42 Variances and Exceptions

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Sections 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7557)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Ord. 2017-01 (part), 2017: prior code § 7563)

RESOLUTION NO. 2018-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-22: A REQUEST BY MASJID VISALIA INC. TO ALLOW AN AMENDMENT TO EXISTING CONDITIONAL USE PERMIT NO. 97-21 TO ALLOW A 3,000 SQ. FT. EXPANSION OF AN EXISTING RELIGIOUS MEETING HALL IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL) ZONING DESIGNATION, WHEREIN THE EXPANSION WILL OCCUR ON A DEVELOPED RESIDENTIAL SITE LOCATED NORTH OF THE EXISTING MEETING HALL. THE PROJECT SITE IS LOCATED AT 1311 AND 1317 S. DIVISADERO STREET.
(APN: 096-323-019)

WHEREAS, Conditional Use Permit No. 2018-22 is a request by Masjid Visalia Inc. to allow an amendment to existing Conditional Use Permit No. 97-21 to allow a 3,000 sq. ft. expansion of an existing religious meeting hall in the R-1-5 (Single-Family Residential) zoning designation, wherein the expansion will occur on a developed residential site located north of the existing meeting hall. The project site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 11, 2019; and,

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2018-22, 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 Planning Commission of the City of Visalia finds the project Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-65).

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

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 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. 2018-65).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Conditional Use Permit No. 2018-22 on the real property herein above 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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-075.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibit "B"; and elevation plans shown in Exhibit "C". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "D". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That the relocated wrought-iron fence shown along Divisadero Street not be allowed unless Variance No. 2019-02 is approved, per the conditions of said Variance.
5. That the congregation shall be limited to 40 members on site at any one time.
6. That any project signage shall be reviewed and issued under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

RESOLUTION NO. 2019-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2019-02: A REQUEST BY MASJID VISALIA INC. TO ALLOW A VARIANCE TO THE MAXIMUM FENCE HEIGHT LIMIT IN THE FRONT YARD SETBACK IN ORDER TO ALLOW A SIX-FOOT TALL OPEN WROUGHT-IRON FENCE ALONG PROPERTY LINE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL) ZONING DESIGNATION. THE PROJECT SITE IS LOCATED AT 1311 AND 1317 S. DIVISADERO STREET.
(APN: 096-323-019)

WHEREAS, Variance No. 2019-02 is a request by Masjid Visalia Inc. to allow a variance to the maximum fence height limit in the front yard setback in order to allow a six-foot tall open wrought-iron fence along property line in the R-1-5 (Single-Family Residential) zoning designation. The project site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on February 11, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2019-02, as conditioned by staff, to be in accordance with Section 17.42.090 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 of the City of Visalia finds the project to be Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-65).

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

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

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

Enforcing the full 15-foot setback would cause an unnecessary hardship in creating a large portion of the site in front of the fence that would be attractive to loitering by homeless or other intruders that are present in the area and would interfere with established trees on the property.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.

Enforcing the fence to comply with the full setback would interfere with established trees on the property. In addition, the use of the property is a small-scale religious institution situated within a single-family residential neighborhood wherein the institution is not occupied overnight or throughout the day. Conversely, the aesthetics of a six-foot tall wrought iron fence along the front property line of the mosque is similar to the fencing type and materials seen in residential neighborhoods rather than the Divisadero Middle School's six-foot tall chain-link fence along the property line.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The proposed fence would be similar in nature to the school's fence across the street, which is a 6-foot tall fence installed at property line behind the sidewalk. Although the school is not located in the same zoning designation, it is similarly considered a quasi-public land use. In addition, two Variances have been approved in the last year for fencing within the front yard setback of commercial/office zones and one Variance has been approved in the last year for fencing within the front yard setback of a residential zone.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

The proposed fence would be similar in nature to the school's fence across the street, which is a 6-foot tall fence installed at property line behind the sidewalk. The Planning Commission has also previously granted a variance for a 7-foot tall wrought iron fence on the property line of a residence at 2811 W. Border Links Drive in the R-1-5 zone (Variance No. 2018-11).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The variance for an open fence would not impair the line-of-site vision between the property and Divisadero Street.

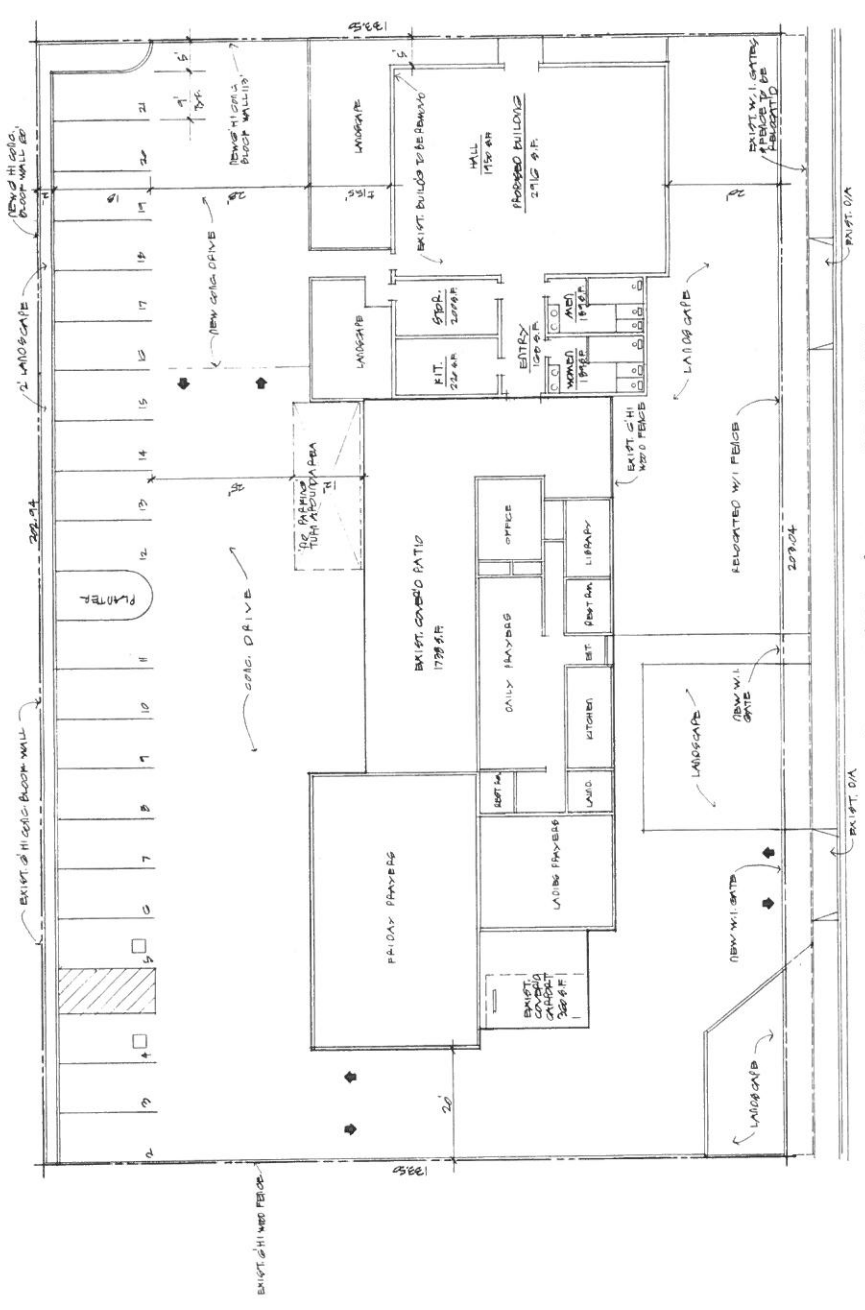
6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-65).


BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2019-02 on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the 6-foot tall fence be relocated out of the public right-of-way and moved to the property line on Divisadero Street consistent with the site plan in Exhibit "A", with the exception that on the north and south sides of the property the fence shall include a 45-degree diagonal transition to the required 15-foot front yard setback or a similar type of transition as deemed suitable by the City Planner.

2. That a building permit be obtained for the fence relocation.
3. That the expiration date associated with the Variance shall run together with the expiration date associated with Conditional Use Permit No. 2018-22.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

PROPOSED BUILDING FOOTPRINT




 SITE PLAN 1/14
 AFB 08-223 008 + 007
 ORIENTATION DATE V6
 ACCURACY CLASS A/B

EXISTING BUILDING USE: PRAY + WORKSHIP
 PROPOSED BUILDING USE: MEETING (6711 SQUARE)

Exhibit "A"

PROBRO BUILDING CORP.

MASJID VISALIA INC.

GARY WEAVER DRAFTING

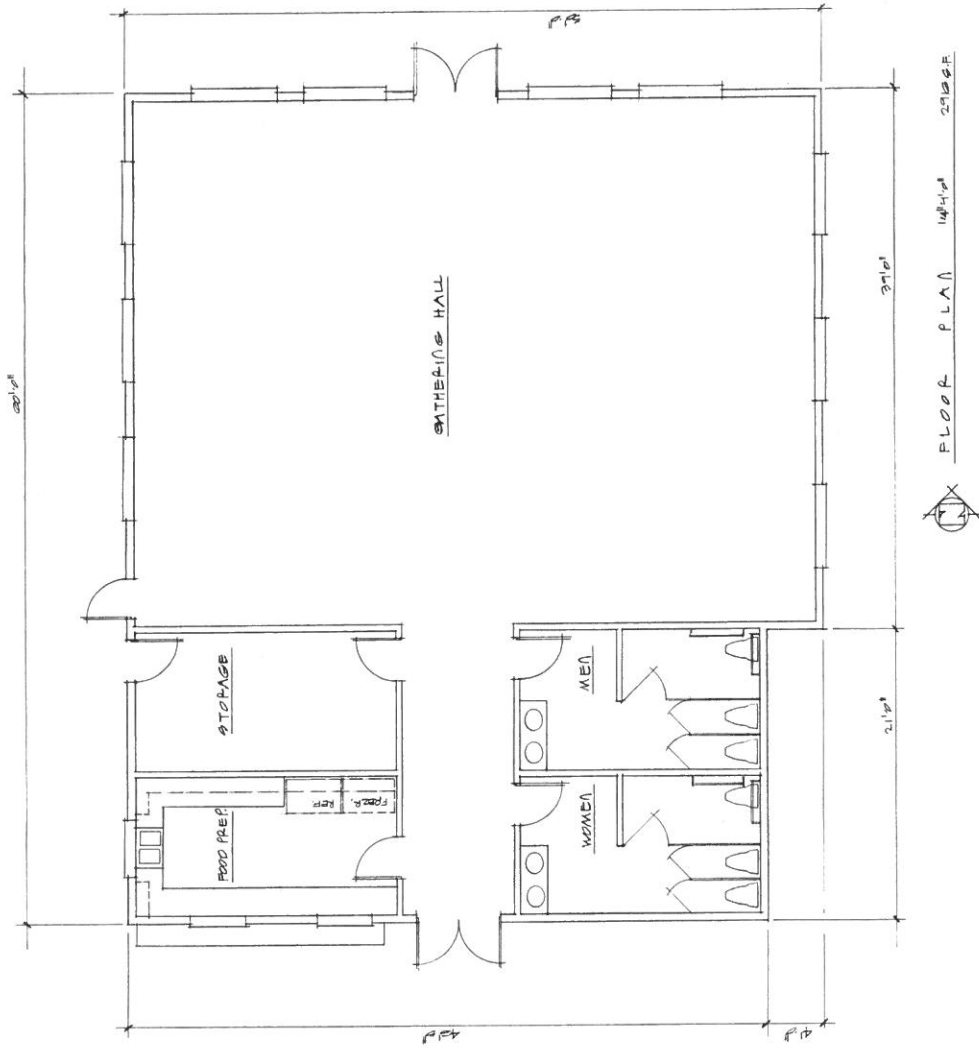


Exhibit "B"

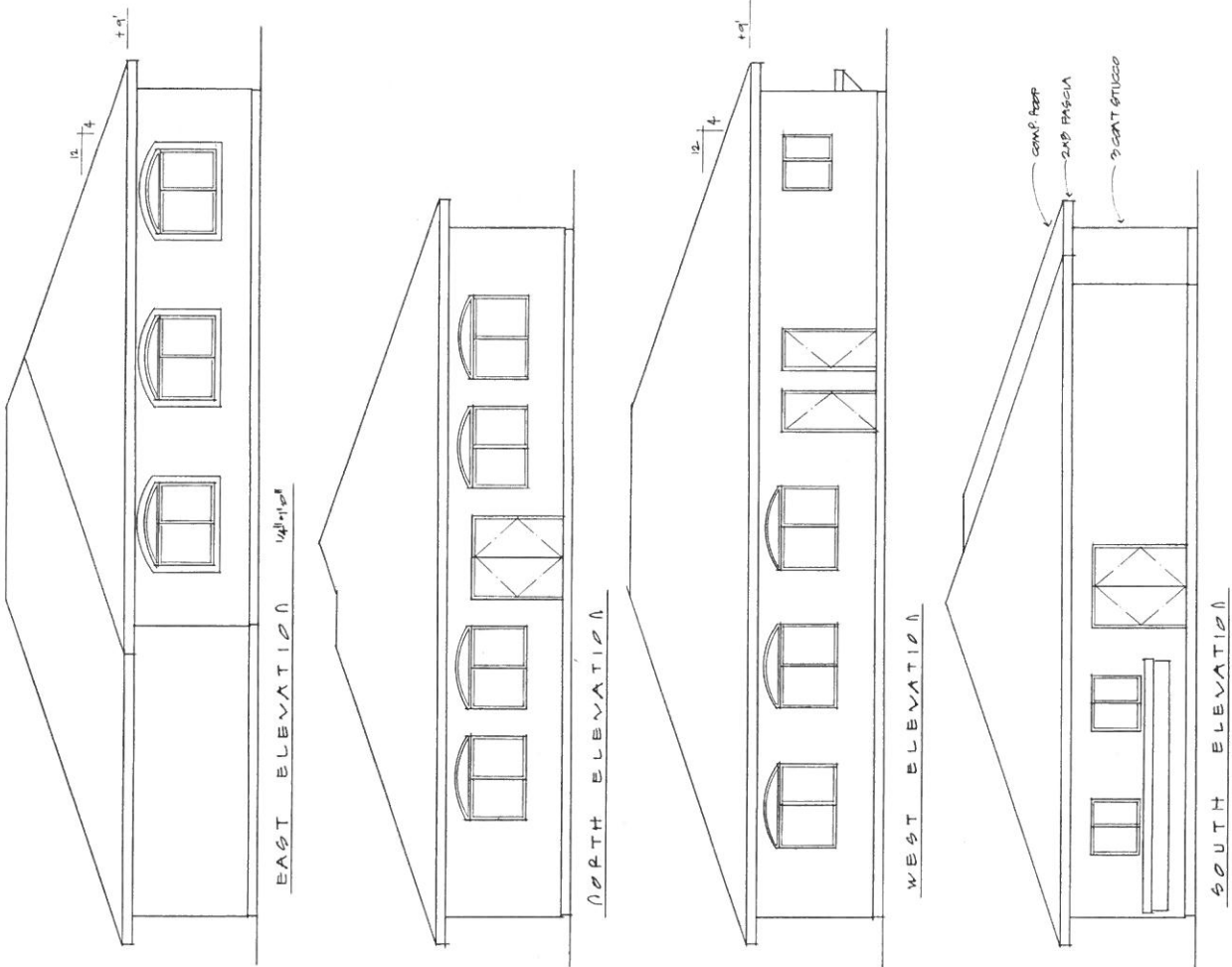


Exhibit "C"

Masjid Visalia Inc.

Although on the surface the new structure looks like an expansion, it is not an expansion. The reason the new structure is not an expansion is simply because we are replacing the dilapidated home with a safe and sound simple structure. When Masjid Visalia Inc came into existence there was no other mosque between Fresno and Bakersfield in the North/South direction, and from Las Vegas to San Louis Obispo in the East/West direction. The worshipers would come to Visalia from Hanford, Porterville, Delano, Woodlake, Dinuba and Selma for prayers.

Over the years, new mosques came into existences in Delano, Hanford, Porterville, Dinuba and Selma to accommodate worshipers to attend and pray at their respective local mosques closer to their homes. Thus, those families no longer had a need to regularly commute to Masjid Visalia for prayers anymore. There are Visalia residents who work in Hanford, Porterville, Delano, Dinuba or Selma and they go to the nearest mosque for prayers during the day.

As a result of the above factors, the number of worshipers who had commuted to come and pray at Masjid Visalia have decreased. The house that was purchased next door was actually purchased strategically to help secure our area from criminals, especially drug addicts who had used the empty home regularly. Again, this is not an expansion.

Operation Statement/Masjid Visalia

Room 1: Five prayers daily, seven days a week:

- First prayer about an hour before sunrise
 - Second prayer early afternoon
 - Third prayer mid afternoon
 - Fourth prayer after sunset
 - Fifth prayer about ninety minutes after sunset
- *there are no activities during prayer times.

Room 2: Friday prayer for men. (Note: Friday prayer replaces the second daily prayer)

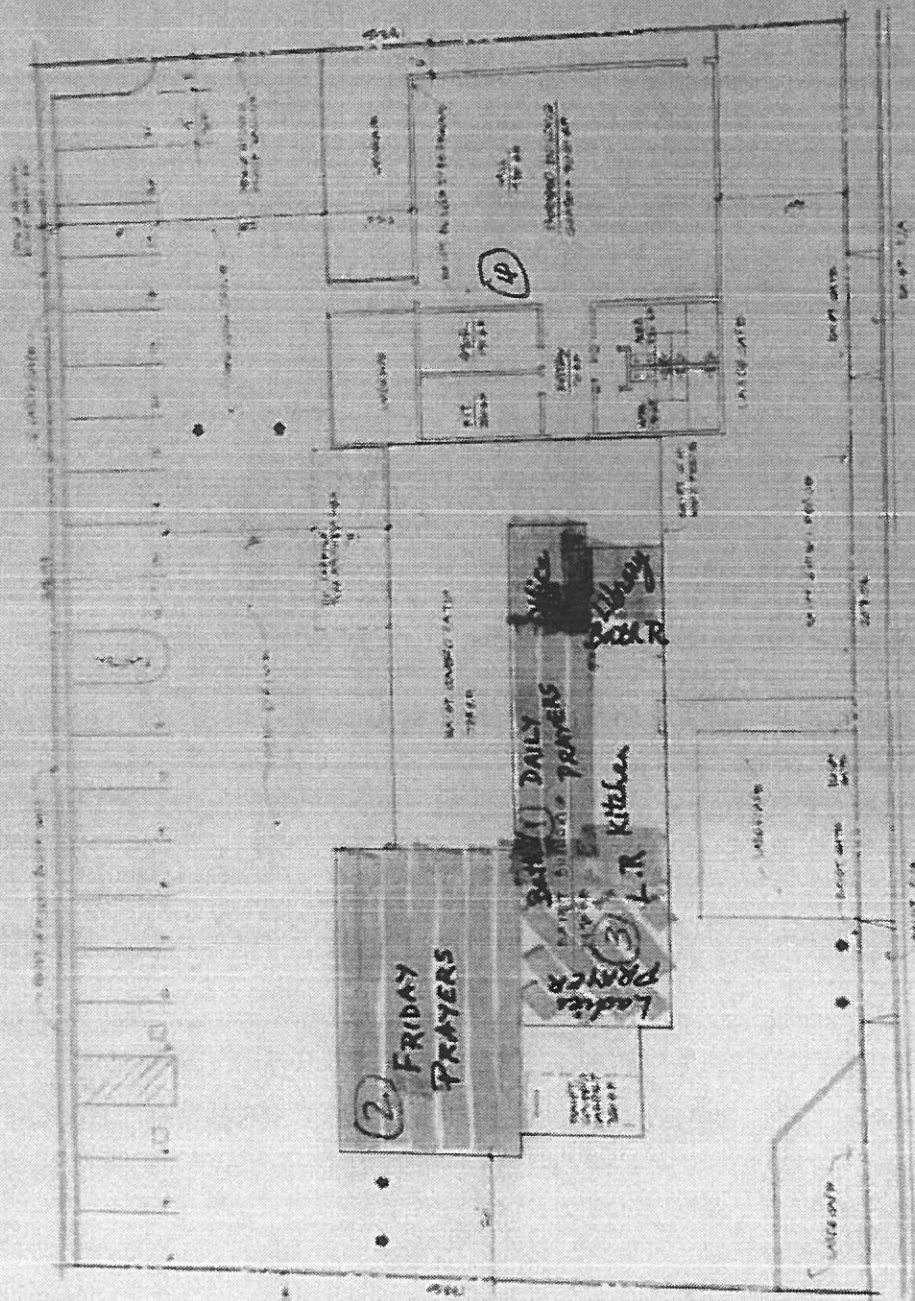
Room 3: Friday prayer for women. (Note: Friday prayer replaces the second daily prayer.) Two hour classes are held in Room 3 on Saturdays and Sundays. The first class is usually from 10:00am to 12noon. The second class is held from 2:00pm-4:00pm.

Room 4: (*New Structure*) Board Meetings. Typically, Board Meetings are held every quarter (once every 3-4 months). Meetings are usually on Saturdays or Sundays and attended on average by four to seven members.

DRY STORAGE
TO BE USED FOR
STORAGE OF
MATERIALS

MARCO VITALE INC.
1111 DIVISADERO STREET

RENDER BUILDING PLAN



19 DIVISADERO STREET

SITE PLAN #11
ALL DIMENSIONS IN FEET
DATE: 10/15/08



ALL DIMENSIONS ARE IN FEET
UNLESS OTHERWISE SPECIFIED

Operational Plan For Masjid Visalia, Inc.

The building at 1317 S. Divisadero Street was granted Conditional Use Permit, as a Non-Profit Religious Organization and ever since has been used for prayer worship, classes, and Board meetings. After acquiring the house at 1311 S. Divisadero Street, the Board meetings moved to this location, only to make good use of the new location but not because we needed expansion.

Previously the Board meetings usually took place in Room 1 at 1317 S. Divisadero location, once every 3-4 months usually on Saturdays or Sundays and attended on average by four to seven members. The prayers, classes, or meetings are all held at different times.

The City has allowed the Lot Line adjustment and both properties are merged into one Parcel. The old house has developed leaking water pipes and collapsed plumbing problems inside and under the house. The plan is to demolish the old house and rebuild a simple structure. It is just cost prohibitive to repair and correct all the current problems. Thus, the new structure the most cost-effective option for utilizing the property that's been purchased.

Fence

About twenty years ago when Masjid Visalia bought this property, 1317 S. Divisadero Street, the property had a four-foot solid brick wall in front facing Divisadero Street. A year later we observed that homeless and transient individuals were jumping the four-foot wall creating a lot of problems on our property. They frequently trashed the yard and broke windows. Later, burglars, gangsters and drug addicts jumped the four-foot wall and caused all kinds of additional problems for the Masjid. The city police were informed of these problems and incidents. Every time the police investigated, the Masjid was advised to have better security by way of installing security cameras and a secure fence all around the property as a deterrent.

In an effort to protect the Masjid property and for the safety and security of its community members, the four-foot brick wall was taken down and using the same foundation a wrought iron fence was installed to keep those criminals out. The existing four-foot-high brick wall did not prevent the intruders (burglars, drug addicts, homeless or transients) from jumping over the wall and breaking doors, windows and cutting the padlocks. The brick wall replaced with the six-foot fence is keeping them out and protecting our property and community members.

Needless to say the school across the street, when they had no fence they experienced similar problems occurring during those years. The school put up a four-foot cyclone fence but they continued to face the same problems. Years later the school replaced the four-foot fence with a six-foot-high fence.

Considering the history of the serious safety and security issues to protect the community members who come to peacefully worship at the Masjid and to keep the criminals out, we request the city to grant the variance for the fence.

Variance for the Fence

The property, 1317 South Divisadero St., Visalia CA 93277, was purchased by Masjid Visalia. After the conditional use permit, Masjid Visalia started using this property for worship and encountered continuous problems with the neighbor at 1311 South Divisadero Street complaining. The owner complained because the homeless, transients, and other intruders were loitering, trespassing, and trashing her property. She incorrectly put the blame on Masjid Visalia. She continuously called the City of Visalia, police, sheriff, and agriculture commissioner and complained that Masjid Visalia was causing these problems. Each organization investigated and found Masjid Visalia was not guilty. Masjid Visalia was informed of these non-guilt decisions. In the meantime, Masjid Visalia was also experiencing padlocks being cut on storage unit, breakage of doors, and windows. These incidents were all reported to the police. This was during the same time the neighbor was complaining about all the issues she was experiencing on her property.

The owner of this property gave possession of her property to her teenage grandchildren, and she herself left town. The grandchildren stripped the house, including the kitchen (appliances), fixtures (lights, switches, outlets, fans), water heater, and stripped the relatively newly built barn. During these difficult times, the school across the street encountered similar problems and installed a four-foot-high cyclone fence along the walkway. The problems at the school did not decrease due to the four-foot-high fence, the criminals just jumped over the fence. Realizing this problem, the school replaced the four-foot-high fence with a six-foot-high cyclone fence, which did solve the problem.

The property, 1311 South Divisadero, was eventually foreclosed. By this time, the loitering, trespassing, and breaking into the property of Masjid Visalia escalated. It was also at this time that Masjid Visalia made the decision to buy the property at 1311 South Divisadero and put a fence up on both properties to secure the entire area as advised by the Police Department and other security organizations. Once the fence was installed the properties were secured, Masjid Visalia has not encountered any of the previous problems. Dozens of similar six-foot-high fences already exists throughout the city. Even on the high traffic streets such as Caldwell Ave, Walnut Ave, County Center Drive, Tulare Ave, and Divisadero Street.

Considering the history of the serious safety and security issues to protect the community members who come to peacefully worship at the Masjid and to keep the criminals out, we request the city to grant the variance for the fence.

2nd NO SHOW ICE MOVE FROM AGENDA

1

MEETING DATE: APRIL 25, 2018
SITE PLAN NO. 18-075 CONTINUED
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: April 25, 2018
SITE PLAN NO: SPR18075 **CONTINUED 1 WEEK**
PROJECT TITLE: MASJID VISALIA INC - NO MAP
DESCRIPTION: REPLACING OLD HOUSE WITH NEW 3000 SF BUILDING. (R-1-5) (X)
APPLICANT: BEIG ABDUL H
PROP OWNER: MASJID VISALIA INC
LOCATION: 1317 S DIVISADERO ST
APN(S): 000-011-777

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * 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: SEE PREVIOUS COMMENTS
DATED 4/18/18

VAL GARCIA 4/25/18
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

ITEM NO. 1 DATE: April 23, 2016
SITE PLAN NO: S 8075 **CONTINUED 1 WEEK**
PROJECT TITLE: MASJID VISALIA INC - NO MAP
DESCRIPTION: REPLACING OLD HOUSE WITH NEW 3000 SF BUILDING. (R-1-5) (X)
APPLICANT: BEIG ABDUL H
PROP OWNER: MASJID VISALIA INC
LOCATION: 1317 S DIVISADERO ST
APN(S): 000-011-777

The following comments are applicable when checked:

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

General:

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

A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*

If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

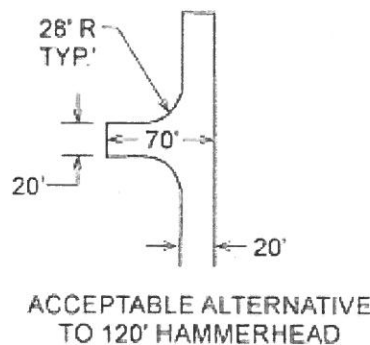
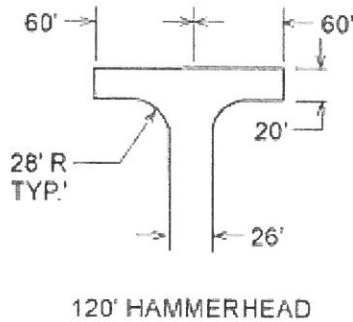
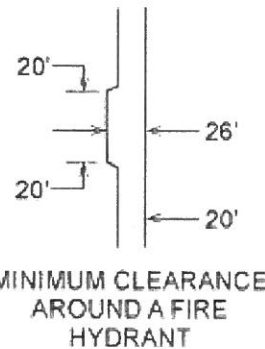
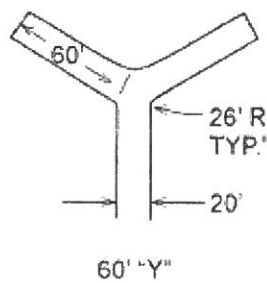
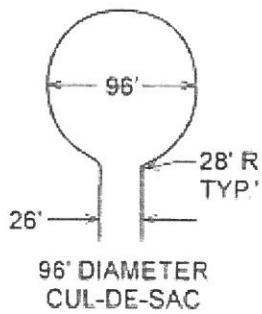
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

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

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

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



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

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



18

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

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

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

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

Fire Protection Systems

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

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

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

Special Comments:


Kurtis A. Brown
Fire Marshal

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

ITEM NO: 1

DATE: April 25, 2018

SITE PLAN NO:

SPR18075

CONTINUED 1 WEEK

PROJECT TITLE:

MASJID VISALIA INC - NO MAP

DESCRIPTION:

REPLACING OLD HOUSE WITH NEW 3000 SF BUILDING. (R-1-5) (X)

APPLICANT:

BEIG ABDUL H

PROP OWNER:

MASJID VISALIA INC

LOCATION:

1317 S DIVISADERO ST

APN(S):

000-011-777

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

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

COMMERCIAL BIN SERVICE

ITEM NO: 1 D: April 25, 2018

SITE PLAN NO: SPR18075 CONTINUED 1 WEEK
 # PROJECT TITLE: MASJID VISALIA INC - NO MAP
 DESCRIPTION: REPLACING OLD HOUSE WITH NEW 3000 SF BUILDING. (R-1-5) (X)
 APPLICANT: BEIG ABDUL H
 PROP OWNER: MASJID VISALIA INC
 LOCATION: 1317 S DIVISADERO ST
 APN(S): 000-011-777

XX

No comments.

Same comments as

Revisions required prior to submitting final plans. See

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

Jim Ross, Solid Waste Manager, 559-713-4583



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 25, 2018

ITEM NO: 1	CONTNUED
SITE PLAN NO:	SPR18075
PROJECT TITLE:	MASJID VISALIA INC - NO MAP
DESCRIPTION:	REPLACING OLD HOUSE WITH NEW 3000 SF BUILDING. (R-1-5) (X)
APPLICANT:	BEIG ABDUL H
PROP. OWNER:	MASJID VISALIA INC
APN:	000-011-777
LOCATION:	1317 S DIVISADERO ST VISA

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

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

Additional Comments:

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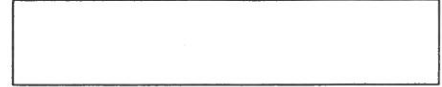


Leslie Blair

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: April 18, 2018 – April 25



SITE PLAN NO: 2018-075
PROJECT: Masjid Visalia
DESCRIPTION: REPLACE HOUSE WITH 3000 SQ FT BLD TEMPLE (R-1-5)
APPLICANT: MASJID VISALIA
PROP. OWNER: MASJID VISALIA
LOCATION TITLE: 1317 S. DIVISADARO
APN TITLE: 000-011-777
GENERAL PLAN: Low Den. Res.
ZONING: R-1-5

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Additional information as needed

PROJECT SPECIFIC INFORMATION: April 18, 2018

1. Conditional Use Permit amendment to CUP No. 97-21
2. Provide a detailed Operational Statement
3. Parking based upon the 1,920 sq. ft. sanctuary area will require 64 parking stalls – there are only 21 stalls shown on the site plan. As a part of the Operational Statement – provide an occupancy limitation which would not exceed the provided parking (alternative 17.34.20-D-1 > parking for permanent seats is one stall per four seats $21 \times 4 = 84$ persons or 1 stall per 30 sq. ft. of assembly area, whichever is greater).
4. Remove the drive access from the added parcel.
5. The CUP application needs to include the floor plan for the existing building and the intended use to be expressed in the Operational Statement.
6. What would the existing building to the south be used for? The assembly area in both buildings would not be able to be used at the same time based upon the available parking as presented in this site plan.
7. Provide a 7-foot high block wall along the north property line which stops at the 15-foot setback from the front property line.
8. Building Elevations will be required as a part of the CUP application. Maintain the “residential” character of the neighborhood.
9. Lighting needs to be located and installed so as to prevent direct or indirect light or glare from falling upon the adjacent residential properties.
10. Landscape and irrigation plans are required as a part of the building permit package.
11. Meet all community noise standards.
12. Unless otherwise provided in the Operational Statement and CUP action, food give-away actions on the site are prohibited.
13. Meet all codes and ordinances
14. Obtain building permits for all work

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide spaces per code (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot
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 & 17.30.015).
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/side yard (Zoning Ordinance 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. 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 (Zoning Ordinance Section 17.30.130.F).
3. 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.
4. 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 17.30.015-2).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F). Residential style front yard may be done without curbs as part of CUP approval.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
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.

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 *ATC*

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: APRIL 18, 2018

SITE PLAN NO.: 18-075
 PROJECT TITLE: MASJID VISALIA INC
 DESCRIPTION: REPLACING OLD HOUSE WITH NEW 3000SF BUILDING. (R-1-5)(X)
 APPLICANT: BEIG ABDUL H
 PROP OWNER: MASJID VISALIA INC
 LOCATION: 1317 S DIVISADERO ST VISALIA
 APN: 000-011-777

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: **5' MATCH EXISTING** 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 WORK IN THE PUBLIC RIGHT - OF - WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- 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:

NONATTENDANCE - ITEM CONTINUED TO NEXT AVAILABLE MEETING. ALL COMMENTS BELOW ARE PRELIMINARY:

- 1. Comply with comments from building, fire, and planning.**
- 2. Driveway to existing neighboring house will need to be demolished and replace with city standard side walk matching existing width.**
- 3. This project will incur impact fees, see sheet 3 for further details.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-075**
Date: **4/18/2018**

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.)

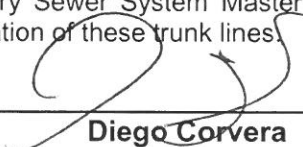
(Fee Schedule Date:**8/18/2017**)
(Project type for fee rates:**INSTITUTIONAL**)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3264/1KSF X 3.0 = \$9,792 CR \$5,755/DU X 1 = \$5,755 \$4,037
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6.00/SEAT X TBD CR \$772/UNIT X 1 = \$772 TREATMENT PLANT FEE: \$14/SEAT X TBD = CR \$766/UNIT X 1 = \$766
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

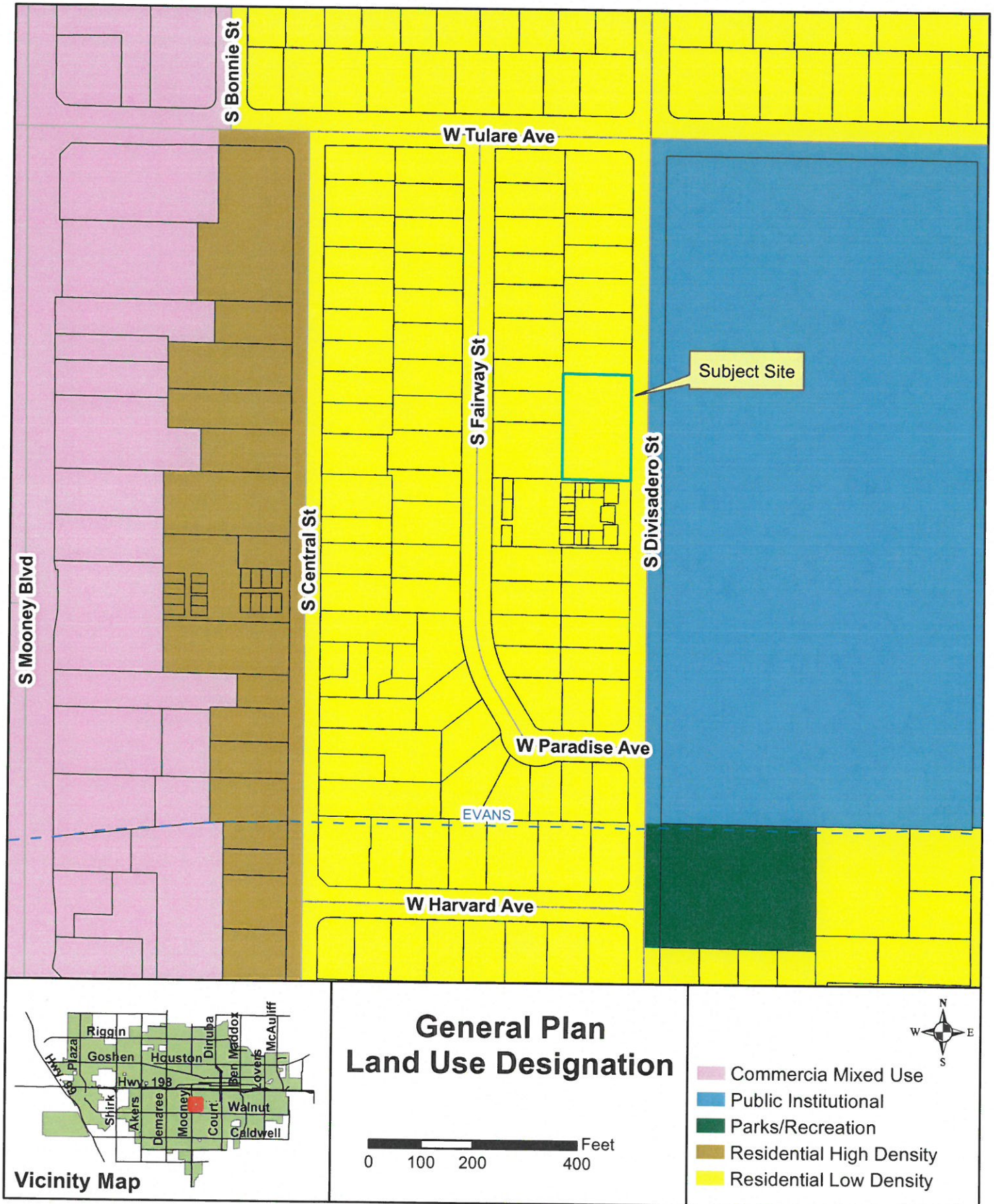
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in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



Diego Corvera

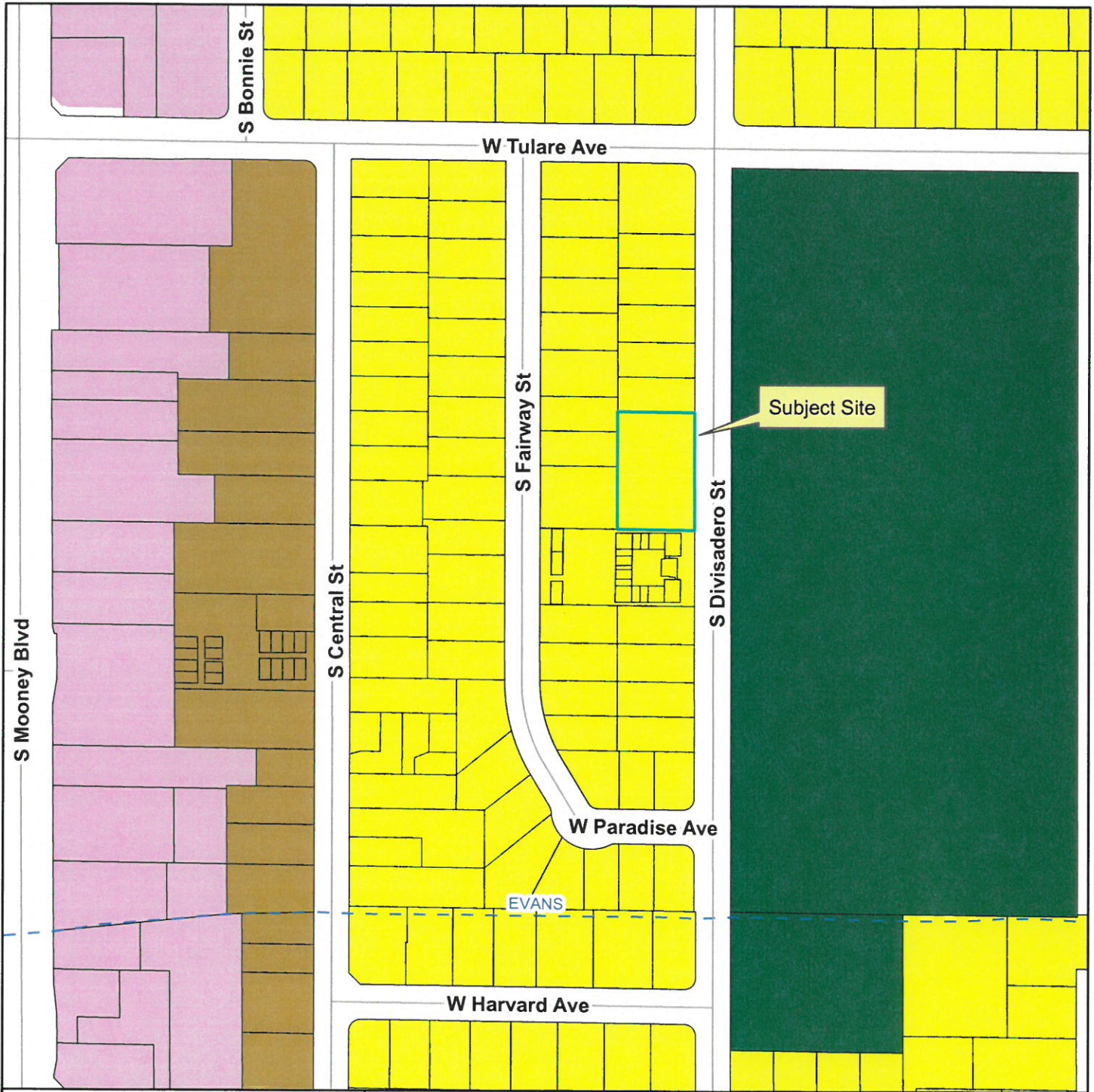
Conditional Use Permit No. 2018-22 & Variance No. 2019-02

The site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019).

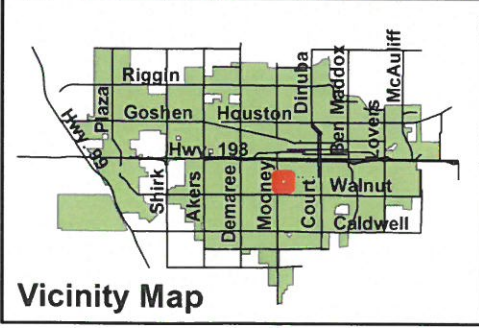


Conditional Use Permit No. 2018-22 & Variance No. 2019-02

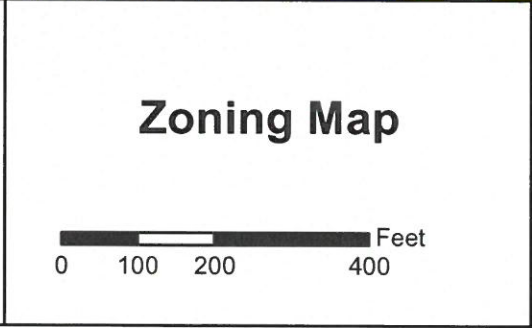
The site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019).



Subject Site

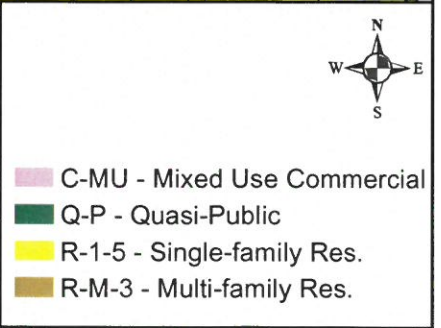


Vicinity Map



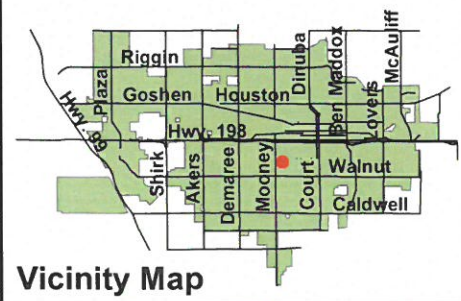
Zoning Map

0 100 200 400 Feet



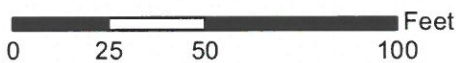
Conditional Use Permit No. 2018-22

The site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-008, 009).



Aerial Photo

Photo Taken March 2018



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Conditional Use Permit No. 2018-22 & Variance No. 2019-02

The site is located at 1311 and 1317 S. Divisadero Street. (APN: 096-323-019).

