

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 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 – Andy Chamberlain
Conditional Use Permit No. 2019-02 is a request by Delta Vector Control District to amend Conditional Use Permit No. 2010-15 to allow a 1,377 sq. ft. expansion for an office and fish hatchery. The project site has a zoning designation of R-1-5 (Single Family Residential) zone. The site is located at 1737 W. Houston Avenue (APN 093-043-034). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-07.
6. PUBLIC HEARING – Cristobal Carrillo
 - General Plan Amendment No. 2019-02: A request by Alex's Body & Paint Inc. to amend the General Plan Land Use designation on two parcels totaling approximately 1.05 acres, from Residential Medium Density to Commercial Mixed Use, located at 3111 and 3161 E. Noble Avenue (APNs: 101-044-001 and 008).
 - Change of Zone No. 2019-01: A request by Alex's Body & Paint Inc., to change the zoning designation from R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial) for two parcels totaling approximately 1.05 acres, located at 3111 and 3161 E. Noble Avenue (APNs: 101-044-001 and 008).
 - Conditional Use Permit No. 2018-28: A request by Alex's Body & Paint Inc. to add a paint booth, metal shade structure, and façade extension to an existing automobile paint and body shop in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located at 3111 E. Noble Avenue (APN: 101-044-008). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-01 was adopted.

7. PUBLIC HEARING – Paul Bernal

- Tentative Parcel Map No. 2019-01: A request by CRS Farming LLC, to subdivide a 5.96 acre site into one parcel with two remainder parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northeast corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-120-034).
- Conditional Use Permit No. 2019-01: A request by CRS Farming LLC to establish a planned commercial development by creating a parcel with less than the minimum five acre requirement for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northeast corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-120-034).

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- March 25, 2019 Planning Commission Meeting
- Reorganization of Community Development
- Housing Task Meeting

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: March 11, 2019

PROJECT PLANNER: Andrew Chamberlain, Senior Planner
Phone No. 713-4003

SUBJECT: **Conditional Use Permit No. 2019-02** is a request by Delta Vector Control District to amend Conditional Use Permit No. 2010-15 to allow a 1,377 sq. ft. expansion for an office and fish hatchery. The project site has a zoning designation of R-1-5 (Single Family Residential) zone.

Site Location: The site is located at 1737 W. Houston Avenue (APN 093-043-034).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2019-05 approving Conditional Use Permit No. 2019-02. Staff's recommendation is based on the proposal's consistency with the policies of the City's General Plan, and Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2019-05, recommending approval of Conditional Use Permit No. 2019-02.

PROJECT DESCRIPTION

The site is approximately 1.69 acres, developed with offices and a variety of storage buildings for vehicles, materials, and related services such as the fish hatchery. The addition of the 1,377 sq. ft. building as shown in Exhibit "A", will allow an expansion of the existing fish hatchery with two offices for the existing staff as shown in Exhibit "B". The building design shown in Exhibits "C" and "D" are consistent with the design of the addition approved by the Planning Commission in 2010.

As described in the Operational Statement in Exhibit "E", the addition is an expansion of the existing fish hatchery for the propagation of fish to release for mosquito control. The two office spaces are for existing employees, and the operational hours would remain the same 8:00 am to 4:00 pm Monday through Friday, and closed on weekends. The new construction will remove an area of grass and a tree, but will not require any additional on-site improvements or parking.

BACKGROUND INFORMATION

General Plan Land Use Designation: Low Density Residential

Zoning: R-1-5 (Single Family Residential)

Surrounding Zoning and Land Use: North: R-1-5 (Single Family Residential) – Housing
South: R-1-5 (Single Family Residential) – Housing
East: R-1-5 (Single Family Residential) – Housing

Environmental Review:

Site Plan:

West: R-1-5 (Single Family Residential) – Housing

Categorical Exemption No. 2019-07 (15303)

Site Plan Review Nos. 2018-118

PROJECT EVALUATION

Land Use

Public service uses such as Delta Vector Control District are conditional uses in the R-1-5 zone, with this site having been established in 1946. The daily operations on the site function like an office with covered vehicle storage, and maintenance.

The site is surrounded by single-family residential development with rear yards backing up to the side and rear yards of the facility except for two units that are along Houston Avenue. The side yard setback in the R-1-5 zone is five feet which is met by the existing buildings along the west side of the site. The proposed building would be setback nine feet with a maximum wall height of 15 feet adjacent to the residences on the east side.

The entrance and activity areas are on the north and west side of the proposed building which would block much of the existing and future on-site activity from the residences on the east side.

As a condition of CUP No. 2010-15, the Planning Commission required the replacement of the chain link fence along the east property line with a minimum six-foot high wood fence with steel posts. The Commission found that the development pattern directed all the on-site activity to the center of the site with little or no impact to the residential properties along the east side of the site.

Related Actions

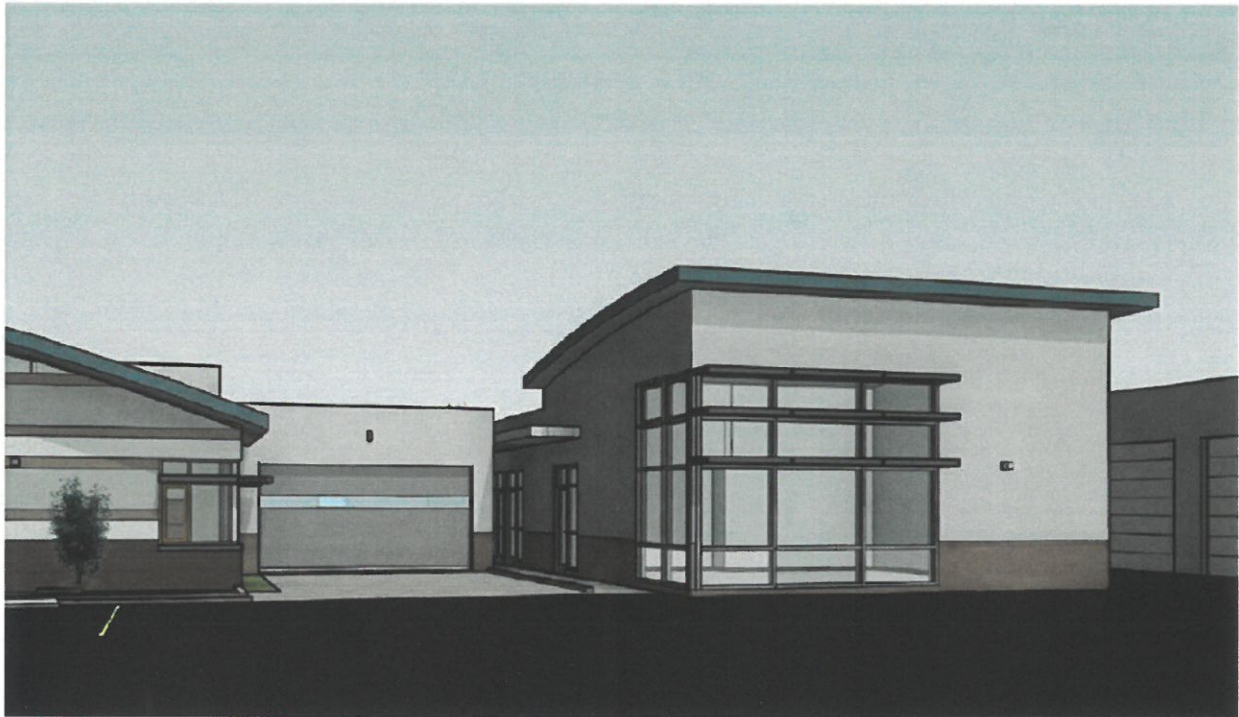
On January 10, 2011, the Planning Commission approved Conditional Use Permit No. 2010-15 allowing the addition of a 3,805 sq. ft. office addition and a 588 sq. ft. storage garage. This action included additional wood fencing, parking and landscaping enhancements.

On March 25, 1996, the Planning Commission approved Conditional Use Permit No. 96-04, allowing the replacement of an existing structure and the relocation of an existing fish tank.



The Proposed Building

The proposed one story building has been designed by the same company that did the 2010 building addition. To the east adjacent to the residential rear yards, will be a 15-foot high wall with one window, which would not be elevated, preventing views into the adjacent residential rear yard areas.



RENDERING: LAB BLDG ADDITION

Staff finds the proposed building elevations to be consistent with the previous building addition and is not recommending any changes or alterations.



EXISTING LAB BUILDING: ENTRANCE



EXISTING LAB BUILDING: GARAGE

Landscaping

The landscaping was enhanced with the previous building addition; staff is not recommending any additional landscaping as a part of this proposal.

Parking and Access

The access is from Houston Avenue with the existing parking lot providing 45 parking stalls. During the previous use permit review, it was determined that the parking demand was approximately 39 stalls. Based upon the operational statement indicating that the proposed building would not generate any new employees, staff is not requiring any additional parking.

Environmental Review

The project is Categorically Exempt under Section 15303 (new construction of small facilities in an urbanized area) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2019-07)

RECOMMENDED FINDINGS

1. That the proposed project is a public service use which is allowed in the R-1-5 zone thought the conditional use permit process.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2019-07)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review Committee, Site Plan No. 2018-118.
2. That the building addition be consistent with the site plan and elevations as contained in Exhibits "A" through "D".
3. That the building and related activities be operated consistent with the Operational Statement in Exhibit "E".
4. That the applicable conditions of Conditional Use Permit No. 2010-15 shall apply.
5. That all other State, Federal and City codes and ordinances be met.

Attachments:

- Related Plans and Policies
- Resolution No. 2010-59
- Exhibit "A" – Site Plan – Existing Facility
- Exhibit "B" – Floor Plan for Proposed Addition
- Exhibit "C" – Elevations
- Exhibit "D" –Elevations
- Exhibit "E" – Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

APPEAL INFORMATION

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

Related Plans & Policies

(Excerpts from ZO Section 17.38)

Conditional Use Permits - (Section 17.38)

17.38.010 Purposes and powers

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.080 Public hearing--Notice

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2019-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-02, A DELTA VECTOR CONTROL DISTRICT TO AMEND CONDITIONAL USE PERMIT NO. 2010-15 TO ALLOW A 1,377 SQ. FT. EXPANSION FOR AN OFFICE AND FISH HATCHERY. THE PROJECT SITE HAS A ZONING DESIGNATION OF R-1-5 (SINGLE FAMILY RESIDENTIAL) ZONE. THE SUBJECT SITE IS LOCATED AT 1737 W. HOUSTON AVENUE (APN 093-043-034).

WHEREAS, Conditional Use Permit No. 2019-02 is a request by Delta Vector Control District to amend Conditional Use Permit No. 2019-15 to allow a 1,377 sq. ft. expansion for an office and fish hatchery. The project site has a zoning designation of R-1-5 (Single Family Residential) zone. The subject site is located at 1737 W. Houston Avenue (APN 093-043-034); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines, Categorical Exemption No. 2019-07; and

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15303.

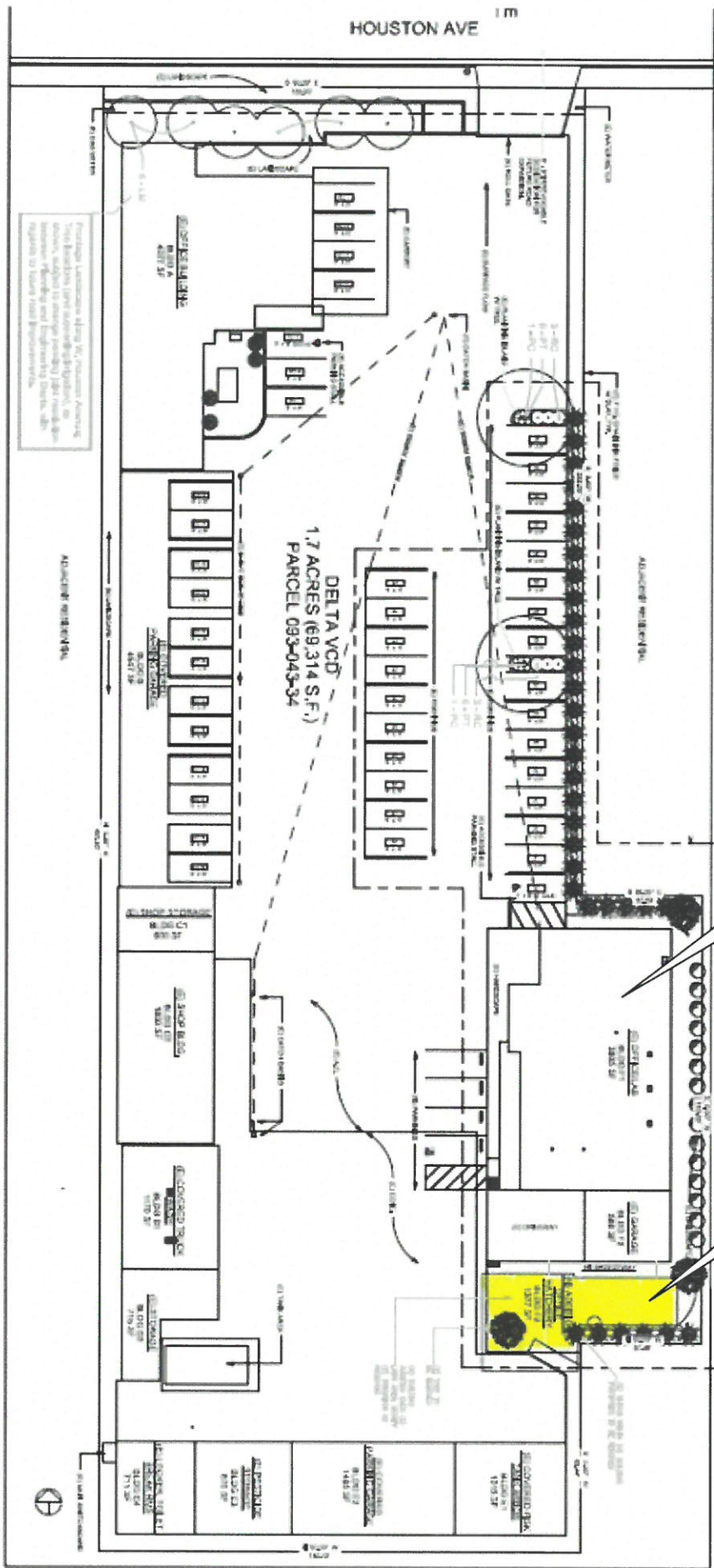
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. Categorical Exemption No. 2019-07 was prepared for the project consistent with the California Environmental Quality Act, Section No. 15303, which provides for a store

or similar small structure less than 2,500 sq. ft. to be converted and have new equipment installed.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review Committee, Site Plan No. 2018-118.
2. That the building addition be consistent with the site plan and elevations as contained in Exhibits "A" through "D".
3. That the building and related activities be operated consistent with the Operational Statement in Exhibit "E".
4. That the applicable conditions of Conditional Use Permit No. 2010-15 shall apply.
5. That all other State, Federal and City codes and ordinances be met.

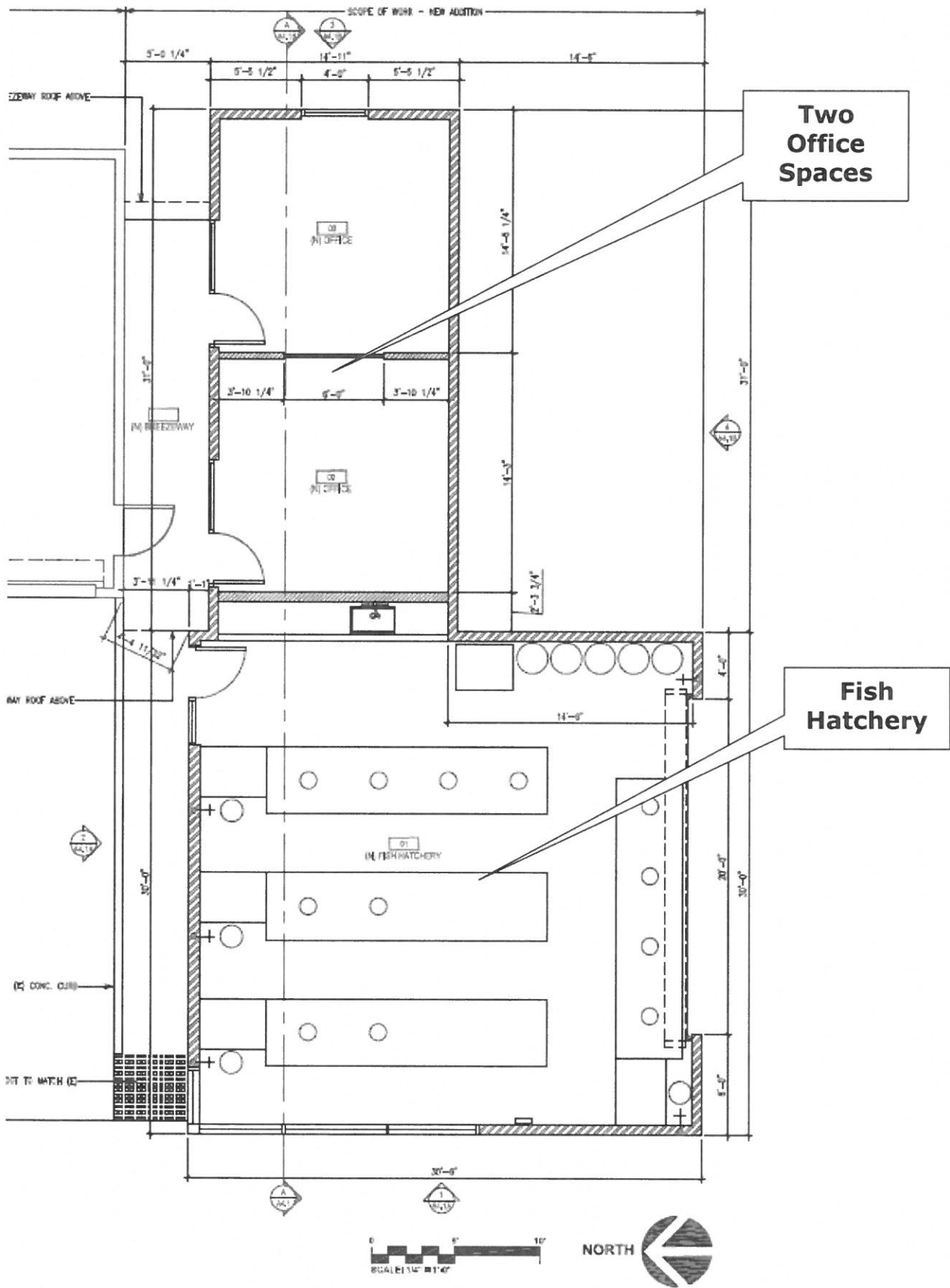


Previous Addition

Proposed Addition

Exhibit - A

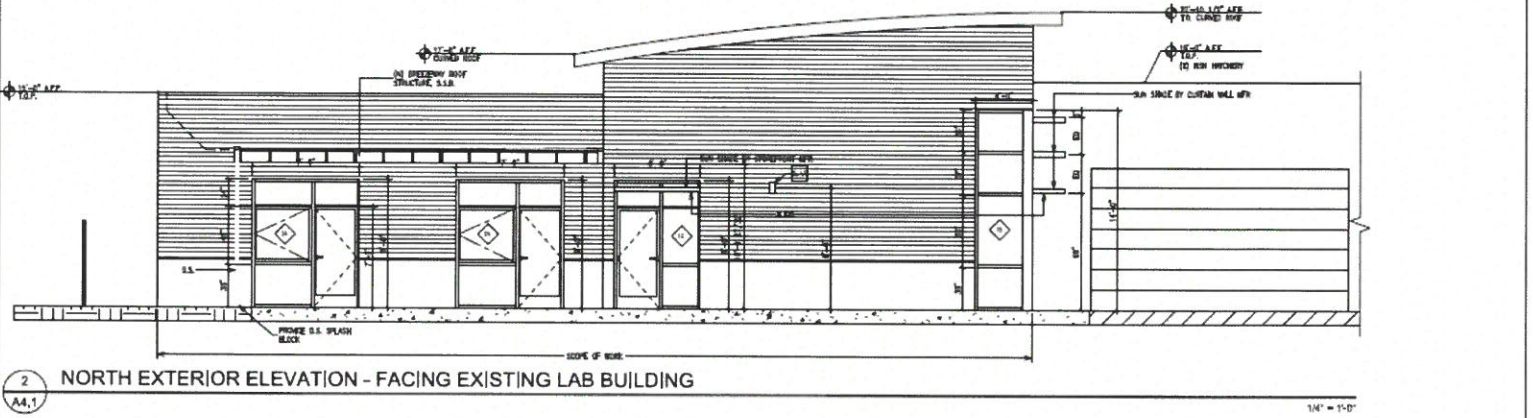
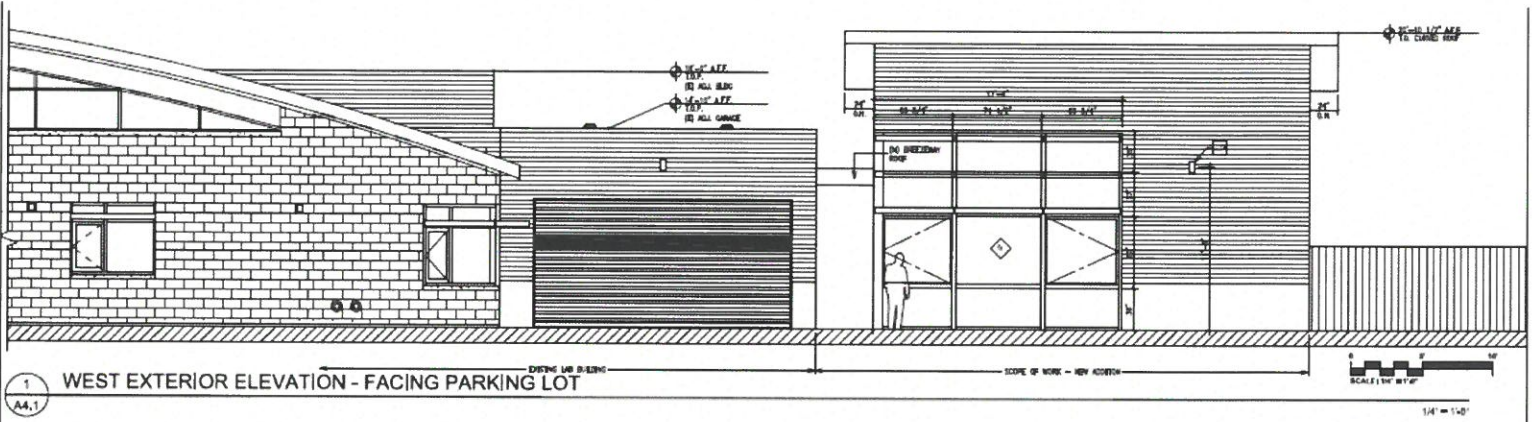




Two Office Spaces

Fish Hatchery

Exhibit - B



EXISTING LAB BUILDING: ENTRANCE



EXISTING LAB BUILDING: GARAGE



RENDERING: LAB BLDG ADDITION

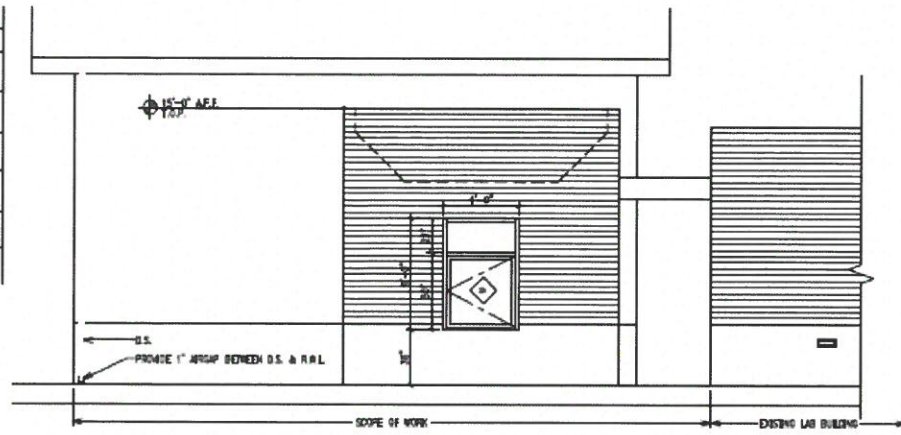
A4.1A	Project Number	1744130003
	Date	1-18-2019
	Drawn by	DN
	Checked by	SH
	Created by	SH

EXT. ELEVATIONS
PHOTOS &
RENDERING

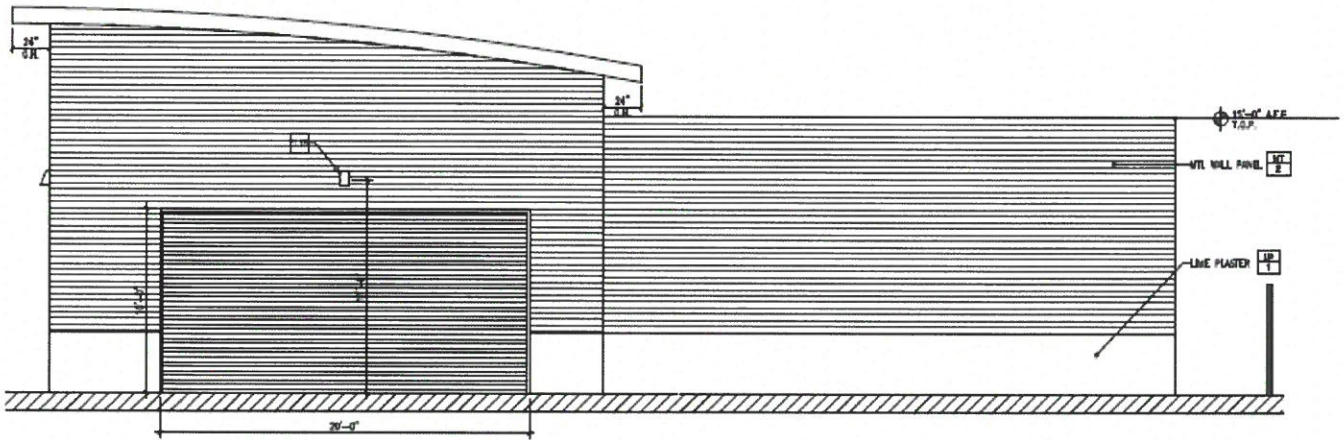
DVCD OFFICE & FISH HATCHERY
1737 W. HOUSTON AVE.
VISALIA, CA 93291

HAYASHIDA ARCHITECTS
532 BANCROFT WAY
BERKELEY, CA 94710
(510) 428-2491
www.hayashida-architects.com

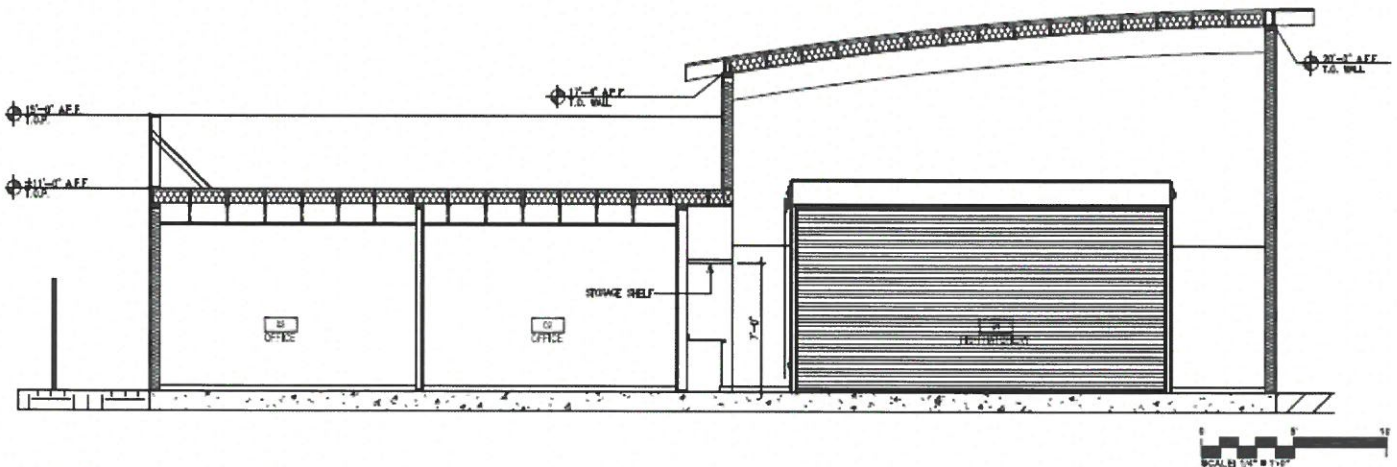




3 EAST EXTERIOR ELEVATION
A4.1 1/4" = 1'-0"



4 SOUTH EXTERIOR ELEVATION - FACING EXISTING FISH HATCHERY
A4.1 1/4" = 1'-0"



A BUILDING SECTION

A4.1B

Project Number	13-0113-0000
Client	DELTA VECTOR CONTROL DISTRICT
Drawn by	ENR
Checked by	SH

DVCD OFFICE & FISH HATCHERY
1737 W. HOUSTON AVE.
VISALIA, CA 93291

HAYASHIDA ARCHITECTS
512 BANCROFT WAY
BERKELEY, CA 94710
(510) 428-3481
www.hayashidaarchitects.com



Exhibit - D

DELTA VECTOR CONTROL DISTRICT ADDITIONAL OFFICES AND FISH PROPAGATION ROOM

Operational Statement

- The new office space is adjacent the laboratory that was constructed in 2011 and will be used as offices for the existing laboratory staff. These employees are not new, rather they need to have private location to work. The fish hatchery is an extension of the existing hatchery and will be used to propagate additional fish to be released in the environment to control mosquito larva.
- The new construction will be used to enhance the functionality of the existing laboratory and fish hatchery.
- Normal hours of operation are from 8:00am to 4:00pm during the week and closed on weekends. The new construction will operate during normal business hours. The laboratory has a normal increase of seasonal employees in the laboratory during the summer months. This will not change due to the new construction.
- The new construction will not increase a requirement of additional employees. The existing laboratory employees will now have a facility where work may take place in a more functional environment. The additional fish hatchery will not require additional employees.
- The new construction will not impact delivery vehicles or increase the fleet of motor vehicles. In conjunction with the construction four additional parking places will be provided.
- The construction will require the removal some existing lawn, shrubs, tree and asphalt. New landscaping and irrigation will be provided after building construction.
- Additional plumbing equipment will be installed coincident to the new fish tanks.
- No hazardous material or waste will be generated from the additional facility.
- The exterior of the new construction has the same criteria as the laboratory built in 2011 and is designed to blend together.

Exhibit - E



4

MEETING DATE: JULY 25, 2018

SITE PLAN NO. 18-118

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- CUP
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: JULY 25, 2018

SITE PLAN NO.: 18-118 RESUBMITTAL
PROJECT TITLE: DELTA VECTOR CONTROL DISTRICT
DESCRIPTION: 2 OFFICES AND A FISH PROPAGATION ROOM (R15) (AE)
APPLICANT: MICHAEL ALBURN
PROP OWNER: DELTA VECTOR CONTROL DISTRICT
LOCATION: 1737 W HOUSTON AVE
APN: 093-043-034

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Proposed new building will incur impact fees based on square footage. Refer to page 3 for applicable fees and summary.***
- 2. Proposed trash enclosure location is acceptable. Enclosure shall be correctly dimensioned and placed/positioned for a direct-stab by a Solid Waste vehicle. Allow for proper vehicle maneuverability onsite. Refer to City refuse enclosure standards - install metal gates and concrete apron.***
- 3. Planning Dept. requires additional parking. Site Plan to show location and layout of new parking demand.***
- 4. Additional entitlements will be required, refer to Planning Dept. comments.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-118 RESUBMITTAL**

Date: **7/25/2018**

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

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

(Fee Schedule Date: **7/1/2018**)

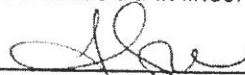
(Project type for fee rates: **OFFICE**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$6,349/1000SF X 1.4 - (25% INFILL) = \$6,666
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$95/1000SF X 1.4 = \$133 TREATMENT PLANT FEE: \$225/1000SF X 1.4 = \$315
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$675/1000SF X 1.4 = \$945
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, AICP, Planning Division (559) 713-4003

Date: July 25, 2018

SITE PLAN NO: 2018-118 - B
PROJECT: DELTA VECTOR
NEW SINGLE STORY Offices and Fish Hatchery – R-1-5
APPLICANT TITLE: HAYASHIDA ARCHITECTS, DELTA VECTOR CONTROL DISTRICT
(PROP. OWNER) DELTA VECTOR
LOCATION TITLE: 1737 HOUSTON, W.
APN TITLE: 093-043-034

General Plan: RLD – Residential Low Density
Existing Zoning: R-1-5

CUP No. 209
CUP No. 96-04
SPR No. 02-096
SPR No. 2009-085
CUP No. 2010-15

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements:

The Delta Vector Control District is a Public Service use located in the R-1-5 zone which requires a **conditional use permit (Amendment to CUP 2010-15)**

PROJECT SPECIFIC INFORMATION: 07/25/2018

1. See previous comments
2. Parking – the added parking works for the proposed addition.
3. Provide detailed elevations and material call-outs as a part of the CUP application.

PROJECT SPECIFIC INFORMATION: 07/18/2018

1. Operational Statement for the use of the proposed addition
2. Parking – applicant indicated that there would not be added employees for this addition, just a relocation of existing employees. As such the small office spaces would need to have one stall added for each office resulting in the **addition of two parking stalls**.
3. Screen all roof top mounted equipment, no mechanical equipment or other exhaust from air units may be directed at adjacent properties so as to cause any type of nuisance (noise, air exhaust, similar).
4. Review and replace any worn or missing fence structure adjacent to the proposed area of the addition. Use steel posts and high grade lumber as required by the previous CUP action.
5. All lighting shall be designed and installed so as to prevent any direct or indirect light or glare from falling upon the adjacent residential areas.
6. Meet all community noise standards.
7. See Fire and Building Dept. Comments.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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 (long side of lot)	10 Feet	10 Feet
➤ Street side on corner to garage door	22 Feet	22 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 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide handicapped space(s) [see ZO 17.34.030.H).
2. No repair work or vehicle servicing allowed in a parking area (ZO 17.34.030.L).
3. It is highly recommended that bicycle rack(s) be provided on site plan.
4. No parking shall be permitted in a required front/rear/side yard (ZO 17.34.030.F).
5. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (ZO 17.34.030.J).
6. 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 second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights
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. All landscape areas to be protected with 6-inch concrete curbs (ZO 17.30.130.F).
2. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
3. Provide a detailed landscape and irrigation plan as a part of the building permit package
4. An 80 sq. ft. min. landscape well is required every 10 contiguous stalls (ZO 17.30.130.C).
5. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

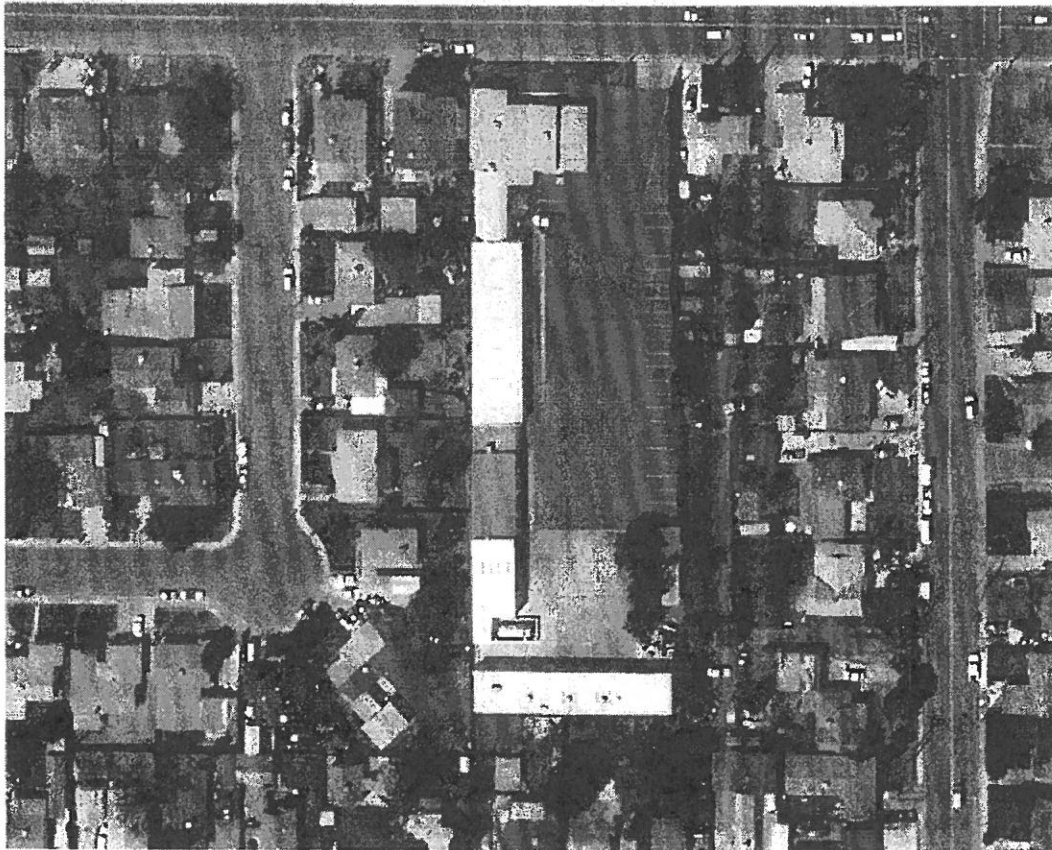
Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be 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.

Signature _____



City of Visalia
Building: Site Plan
Review Comments

1737 W HOUSTON
AVE.

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **AND BETWEEN STRUCTURES.**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE. Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 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: PROVIDE 1 HR RATED CONSTRUCTION FOR EXTERIOR WALL LESS THAN 5 FEET TO ADJACENT WALLS WITH 15% MAX. PROTECTED OPENINGS. RELOCATE ROLL UP DOOR TO FACE PARKING LOT.

VAL GARCIA 7/25/13
Signature



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown, Fire Marshal
420 N. Burke
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

Date: 7/25/18
Item # 4
Site Plan # 18118
Project: DELTA VECTOR CONTROL DIST.
Description: 2 OFFICES
Applicant: MICHAEL ALBERTO
Location: 1737 W. HOUSTON
APN: 093-043-034

The following comments are applicable when checked:

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

General:

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

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

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

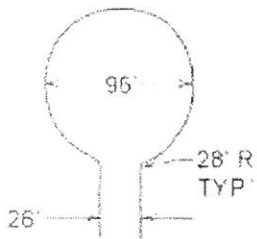
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

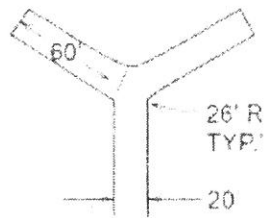
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

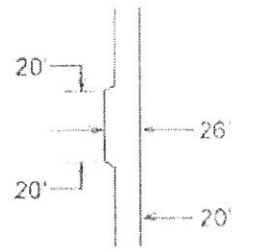
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



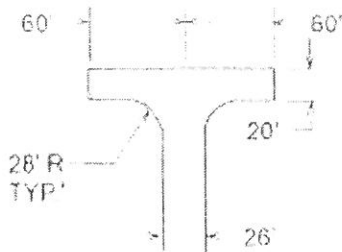
96' DIAMETER
CUL-DE-SAC



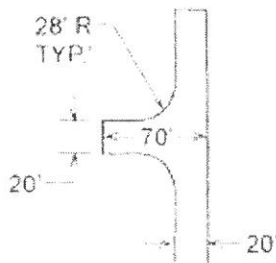
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



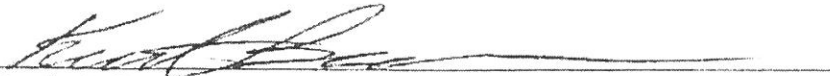
12"

- 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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:


Kurtis A. Brown
Fire Marshal

SPR 18-112

1737 W. Houston

**City of Visalia
Police Department**

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

Site Plan Review Comments



No Comment at this time.



Request opportunity to comment or make recommendations as to safety issues as plans are developed.



Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

B. A. [Signature]

Site Plan Review Comments For:

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

Date: 07/25/2018
Item # 4
Site Plan # 18118
Project:
Description:
Applicant:
Location: 1737 W. Houston
APN:

The following comments are applicable when checked:

- No Comments at this time

- Fire Hydrants
Comments-

- Service's
Comments-

- Main's
Comments-

- Back flow requirements
Comments- Backflow device required

Additional Comments:

Mike Morton
Superintendent

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 25, 2018

ITEM NO. 4	RESUBMITAL
SITE PLAN NO	SPR18-118
PROJECT TITLE:	Delta Vector Control District
DESCRIPTION:	2-offices and a fish propagation facility (R-1-5) (AE)
APPLICANT:	Michael Alburn
OWNER:	Delta Vector Control District
APN	093-043-034
LOCATION:	1737 W Houston Ave

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.

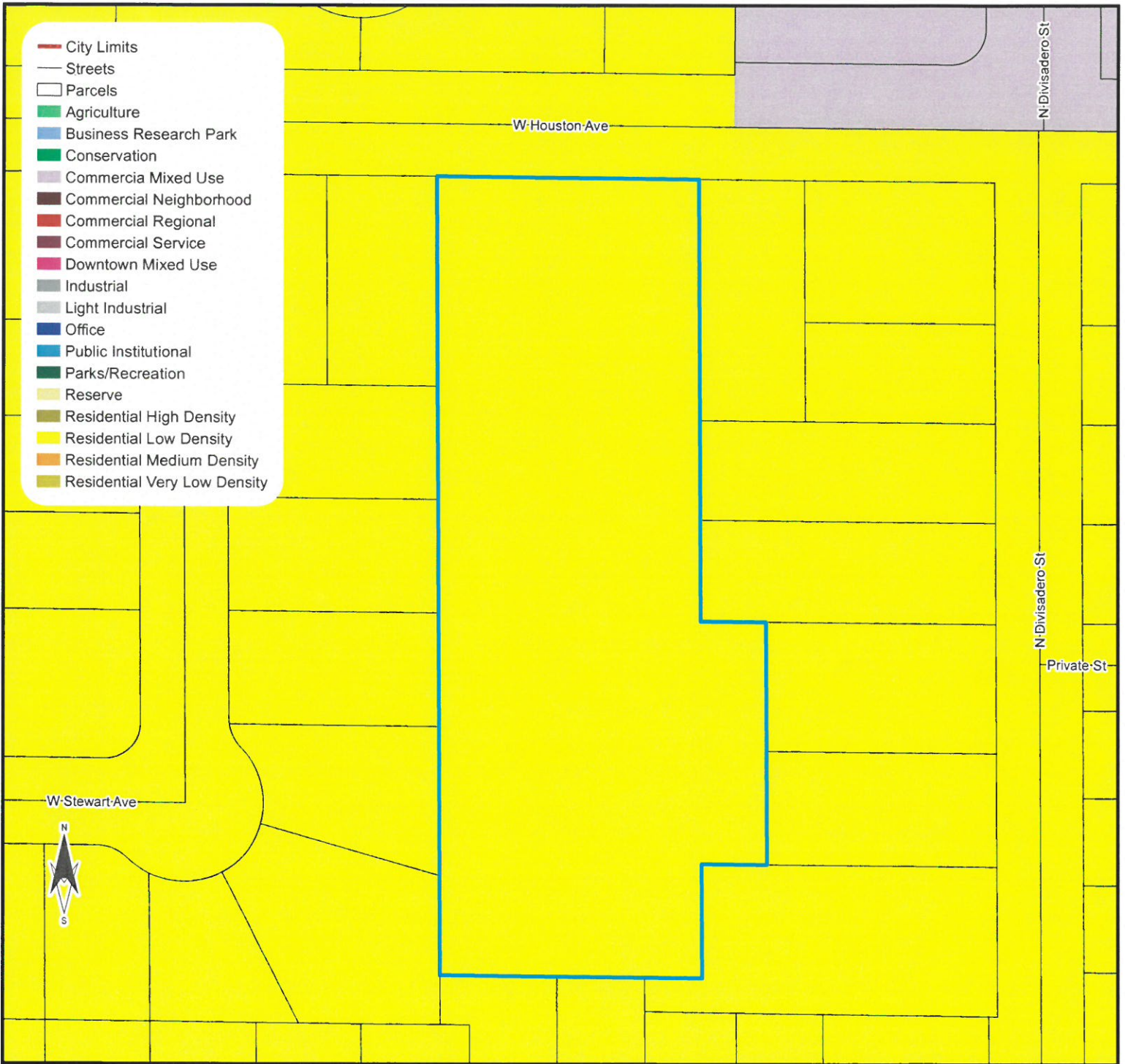
Additional Comments:

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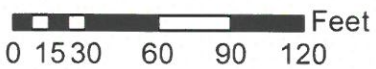


Leslie Blair

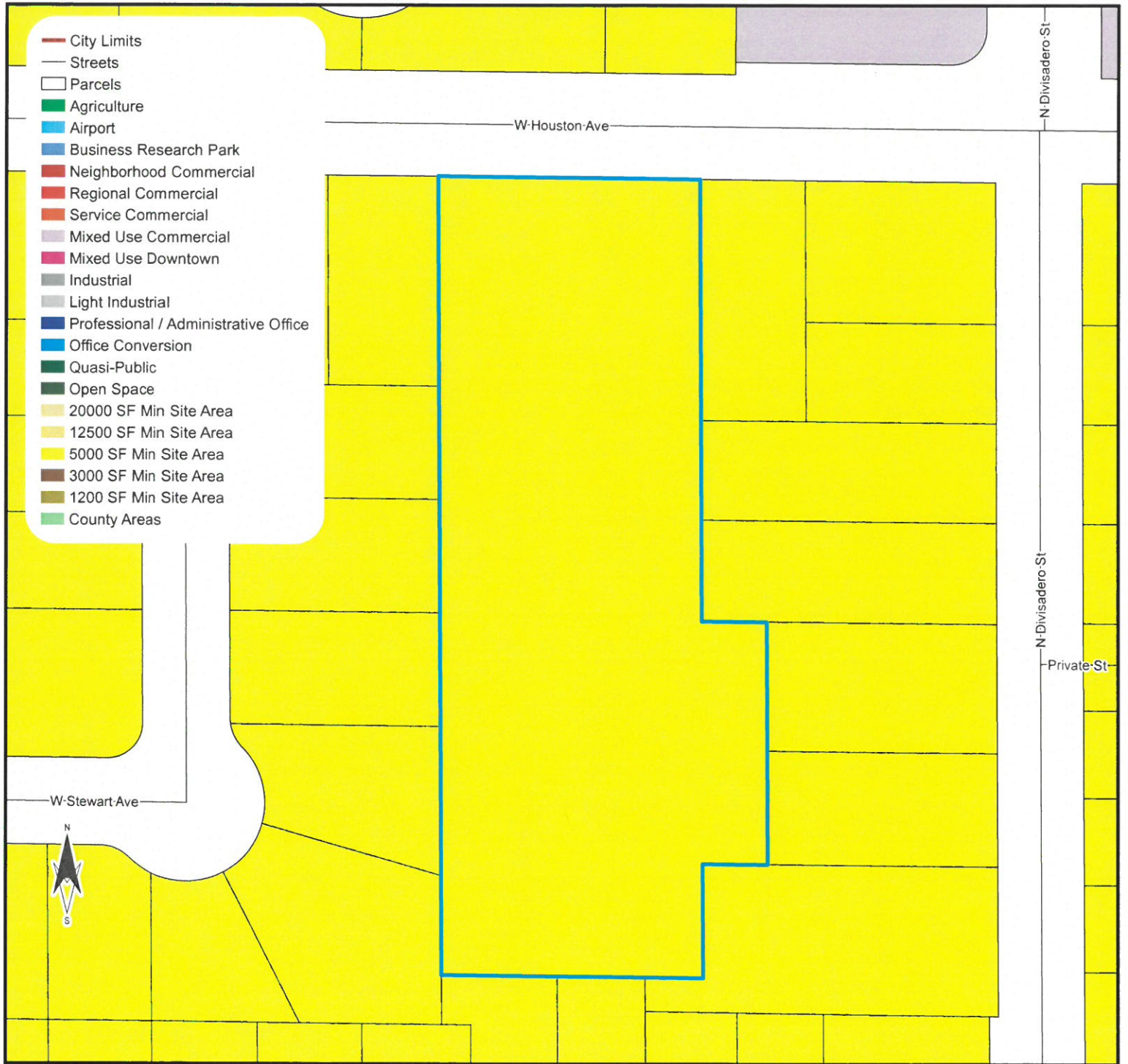
City of Visalia



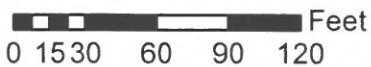
Land Use Designations



City of Visalia



Zoning Designations



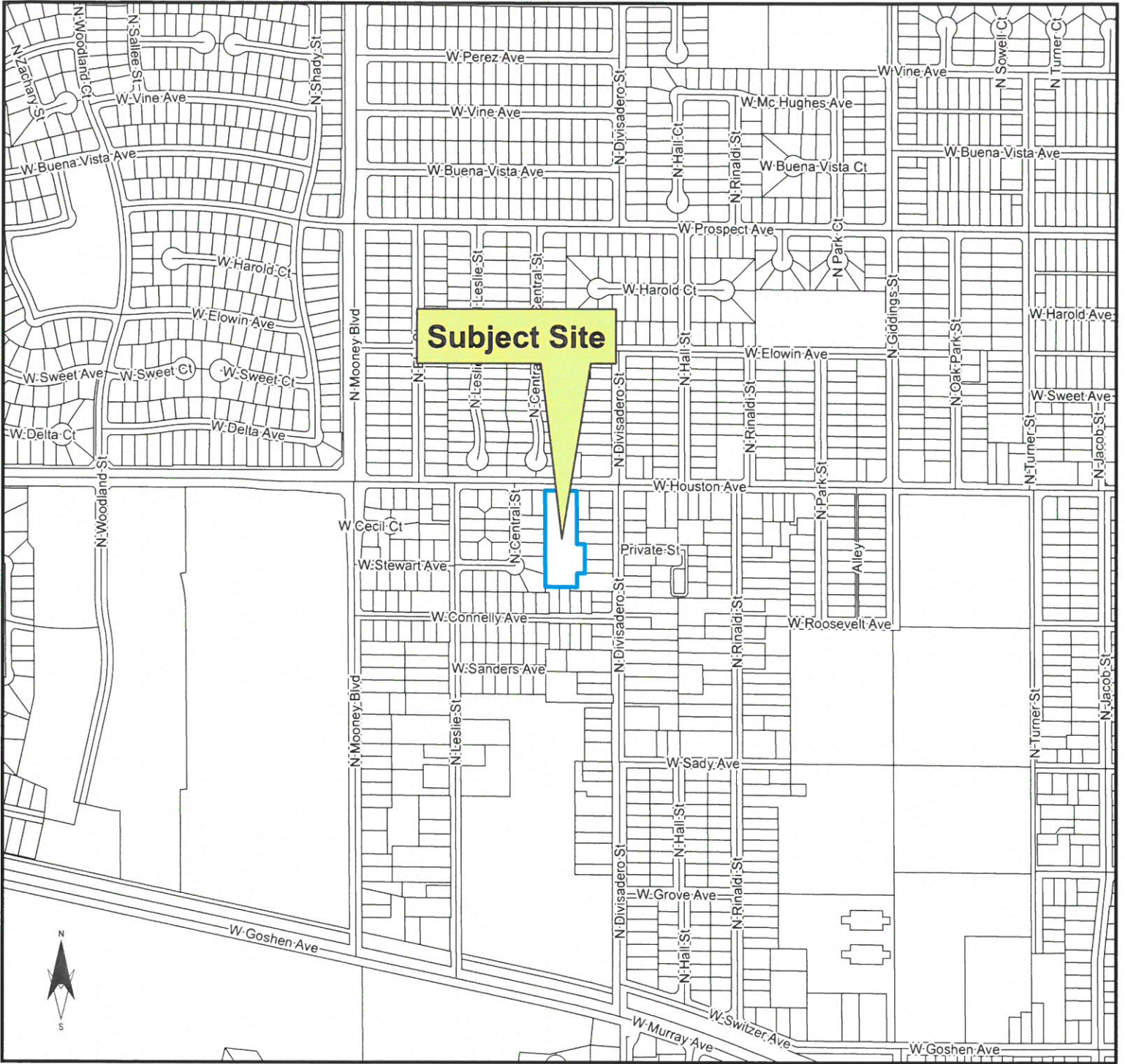
City of Visalia



Aerial Photo

0 15 30 60 90 120 Feet

City of Visalia



Aerial Photo

