

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

SUBJECT: 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).

STAFF RECOMMENDATION

Tentative Parcel Map No. 2019-01

Staff recommends approval of Tentative Parcel Map No. 2019-01 based on the findings and conditions in Resolution No. 2019-07. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2019-01

Staff recommends approval of Conditional Use Permit No. 2019-01 based upon the findings and conditions in Resolution No. 2019-04. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2019-01, and Conditional Use Permit No. 2019-01 based on the findings and conditions in Resolution Nos. 2019-04 and 2019-07.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-01 is a request to subdivide a 5.96-acre site into one Parcel (Parcel 1) and two Reminders as shown in Exhibit "A". The objective of the parcel map is to create a parcel for the new commercial building currently being developed for a Starbucks coffeehouse and Deli Delicious sandwich shop. The two Reminders, as defined by the Subdivision Map Act 66424.6, shall not be counted as parcels for the purpose of the proposed subdivision of this property. Any future subdivision of the two Reminders is subject to the tentative parcel map and/or subdivision process.

Conditional Use Permit No. 2019-01 is a request to establish a planned commercial development by creating a parcel (Parcel 1) with less than the minimum five acre requirement for a C-MU (Commercial Mixed Use) zoned site. Access to Parcel 1 will be achieved via two access driveways, along N. Mooney Boulevard and W. Riggan Avenue. These access

easements will be for vehicular access and utilities. All other development standards (setbacks, building height, lot area, parking, etc.) are not being modified with this CUP request.

A portion of the 5.96-acre site (1.22-acers) was recently entitled for development. The 1.22-acre site is currently being developed with a 5,500 sq. ft. building with a drive-thru lane. A Starbucks coffeehouse and a Deli Delicious shop are proposed uses that will occupy a portion of the commercial building. The applicant has also provided a conceptual master site plan for the entire 5.96-acre site referred to as the Shannon Village East Commercial Center as shown in Exhibit "B". This conceptual site plan depicts how the site could develop with internal on-site vehicle circulation and future building pads. No development plans have been filed for the remaining balance of the commercial site and the layout may change based on future uses.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Use and Zoning:	North: C-MU / Vacant Property & Residential Subdivision South: Riggin Ave. four lane arterial roadway East: C-MU / Southern California Edison Sub-distribution facility West: Mooney Blvd. four lane arterial roadway
Environmental Review:	Categorical Exemption No. 2019-08
Special Districts:	None
Site Plan Review No:	2018-050

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Conditional Use Permit No. 2018-19, approved by the Planning Commission on December 10, 2018, is a request by Starbucks to allow a drive-thru lane associated with a 2,633 sq. ft. commercial tenant space within a 5.96-acre parcel in the C-MU (Commercial Mixed Use) zone. The project site is located on the northeast corner of N. Mooney Blvd. and W. Riggin Ave. (APN: 078-120-034).

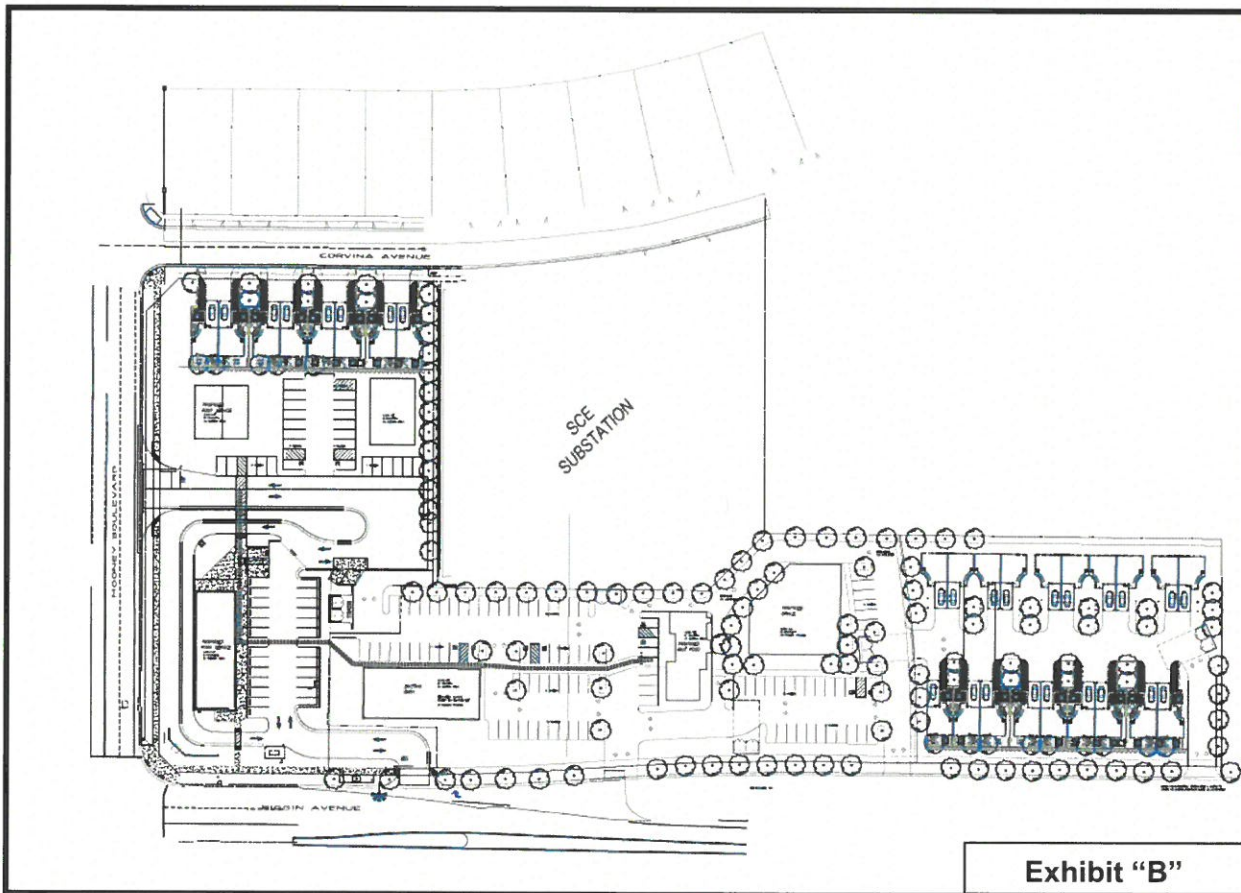
PROJECT EVALUATION

Staff recommends approval of the tentative parcel map and conditional use permit based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

Planned Development Requirement

The minimum site area for properties in the C-MU zone is five acres (ref. Municipal Code Section 17.19.060.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if “there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.”

The Site Plan Review Committee has previously reviewed and issued a “Revise and Proceed” to a development plan and circulation pattern proposed for the site (see Exhibit “B”). The Site Plan Review Committee subsequently reviewed the proposed parcel map and has made the determination that the parcel map corresponds to the development plan and is consistent with City development standards. The proposed parcel map and PUD ultimately allow for the site to be developed while maintaining access points that minimize vehicle conflicts on N. Mooney Boulevard and W. Riffin Avenue.



Site Area / Access / Circulation & Utilities

The tentative parcel map shown in Exhibit “A” is subject to approval of the associated conditional use permit. The minimum parcel size in the C-MU zone is five acres unless approved as a part of an acceptable master plan. The development pattern approved through Site Plan Review No. 2018-038 with shared access, ingress/egress, and parking constitutes an acceptable master plan and Planned Development which allows the proposed parcel sizes.

Staff is recommending Condition No. 5 be adopted for both the Tentative Parcel Map and Conditional Use Permit requiring the recordation of an agreement that addresses property owners' maintenance and responsibility for repair of the easement, repair and maintenance of shared public or private utilities, and that the easement area shall be kept free and clear of any structures.

Remainders

The tentative parcel map (see Exhibit "A") identifies two remainders. Pursuant to the Subdivision Map Act Section §66424.6, the subdivider may designate as a "Remainder" that portion of land, which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

1. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.
2. The fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements shall not be required.

Future development of the two Remainders will require the construction of frontage improvements along the Mooney Boulevard and Riggan Avenue street frontage. The frontage improvements, including median island construction along Riggan Avenue will be identified when development plans are submitted through the Site Plan Review process for the "Remainder" areas.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.

(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 7 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Will-Serve Letter for Domestic Water Service

Staff is recommending Condition No. 6 on the Tentative Parcel Map requiring that a valid will serve letter must be in possession of the property owner prior to the recordation of this map.

Environmental Review

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-08).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2019-01

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.

3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2019-01).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use General Plan Land Use Designation.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-08).

Conditional Use Permit No. 2019-01

1. That the proposed project, as conditioned, 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:
 - 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.
 - 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 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-01).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2019-01

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-050, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2019-01 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2019-01 shall be null and void unless Conditional Use Permit No. 2019-01 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.

6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2019-01

1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-050, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2019-01 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-01 shall be null and void unless Tentative Parcel Map No. 2019-01 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2019-01 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, 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.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2019-07 (Tentative Parcel Map No. 2019-01)
- Resolution No. 2019-04 (Conditional Use Permit No. 2019-01)
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Development Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 16.28.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or 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 proposed for subdivision. (Prior code § 9235)

Section 16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

Section 16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.26: PLANNED DEVELOPMENT

Section 17.26.010 Purpose and intent.

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards

regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development shall be ten acres.
3. The minimum site area for a planned commercial development shall be five acres.
4. The minimum site area for a planned industrial development shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus which may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

C. Usable Open Space. Usable open space shall be provided for all planned developments which include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform with the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

Chapter 17.38: CONDITIONAL USE PERMITS

Section 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)

RESOLUTION NO. 2019-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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. RIGGIN AVENUE (APN: 078-120-034)

WHEREAS, Tentative Parcel Map No. 2019-01 is 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); 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 Tentative Parcel Map No. 2019-01, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-08).

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-08). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2019-01).
5. That the site is physically suitable for the proposed tentative parcel map which is consistent with the underlying Commercial Mixed Use Land Use Designation and zone.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards since they are part of a planned development established through Conditional Use Permit No. 2019-01.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-050, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2019-01 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2019-01 shall be null and void unless Conditional Use Permit No. 2019-01 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.

RESOLUTION NO. 2019-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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. RIGGIN AVENUE (APN: 078-120-034).

WHEREAS, Conditional Use Permit No. 2019-01 is 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); 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 Conditional Use Permit No. 2018-29, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-72).

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

1. That the proposed project, as conditioned, 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 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 proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards based on the creation of a master development plan.

4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-08).

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 planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-050, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That Tentative Parcel Map No. 2019-01 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-01 shall be null and void unless Tentative Parcel Map No. 2019-01 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the recording of a final map on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2019-01 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That all applicable federal, state, regional, and city policies and ordinances be met.

**TENTATIVE PARCEL MAP
SHANNON VILLAGE EAST
COMMERCIAL CENTER**

A PORTION OF LOT 2 OF SHANNON MANOR CENTRAL SUBDIVISION, RECORDED IN WC OF MAPS, AT PAGE 59, T.8, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, 24 EAST, MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

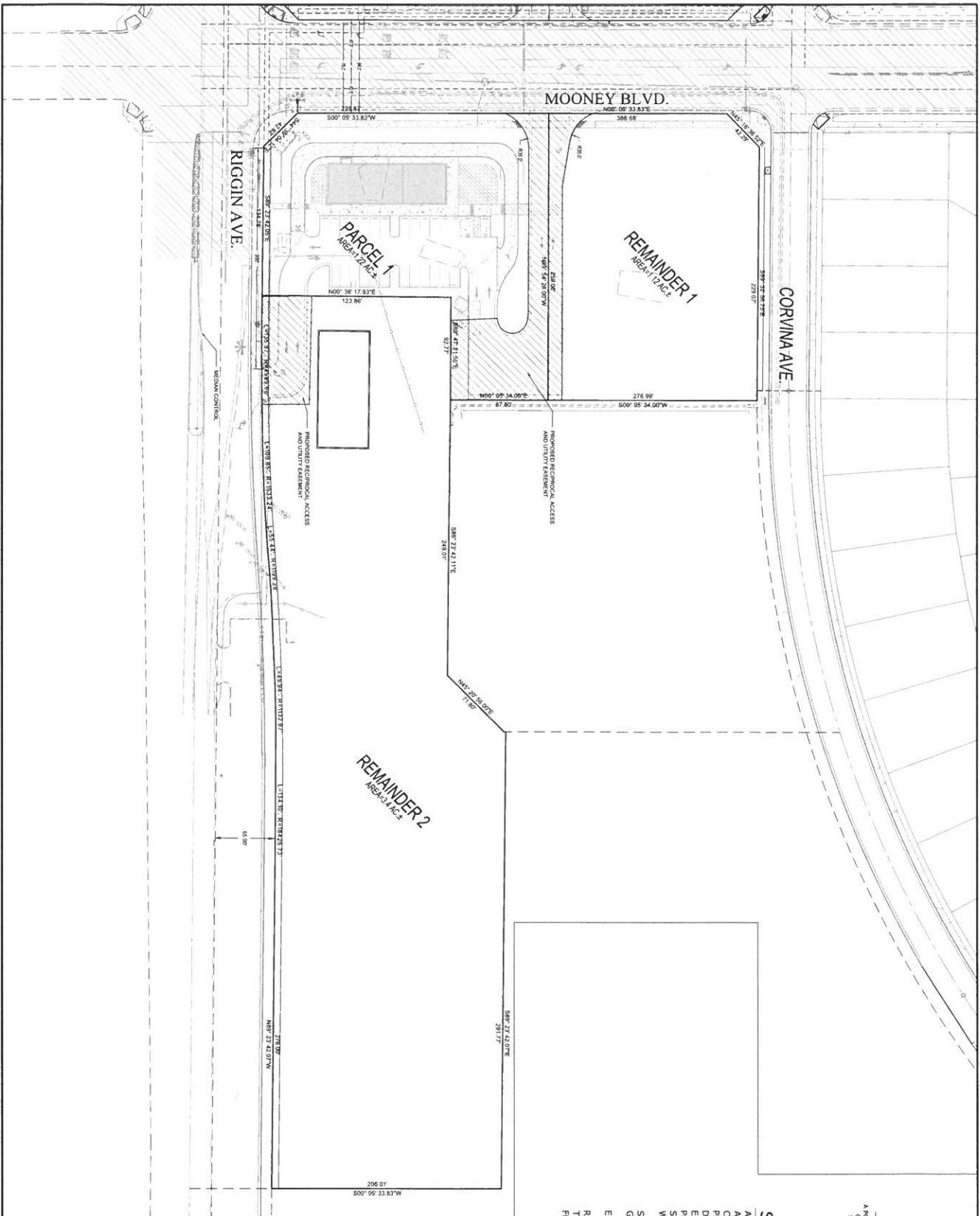
PREPARED FOR: SHANNON MANOR CENTRAL SUBDIVISION, 218 VISALIA, CA 93271

PREPARED BY: ACREKES, INC., 317 WEST ST., SUITE A VISALIA, CA 93272

DECEMBER, 2011

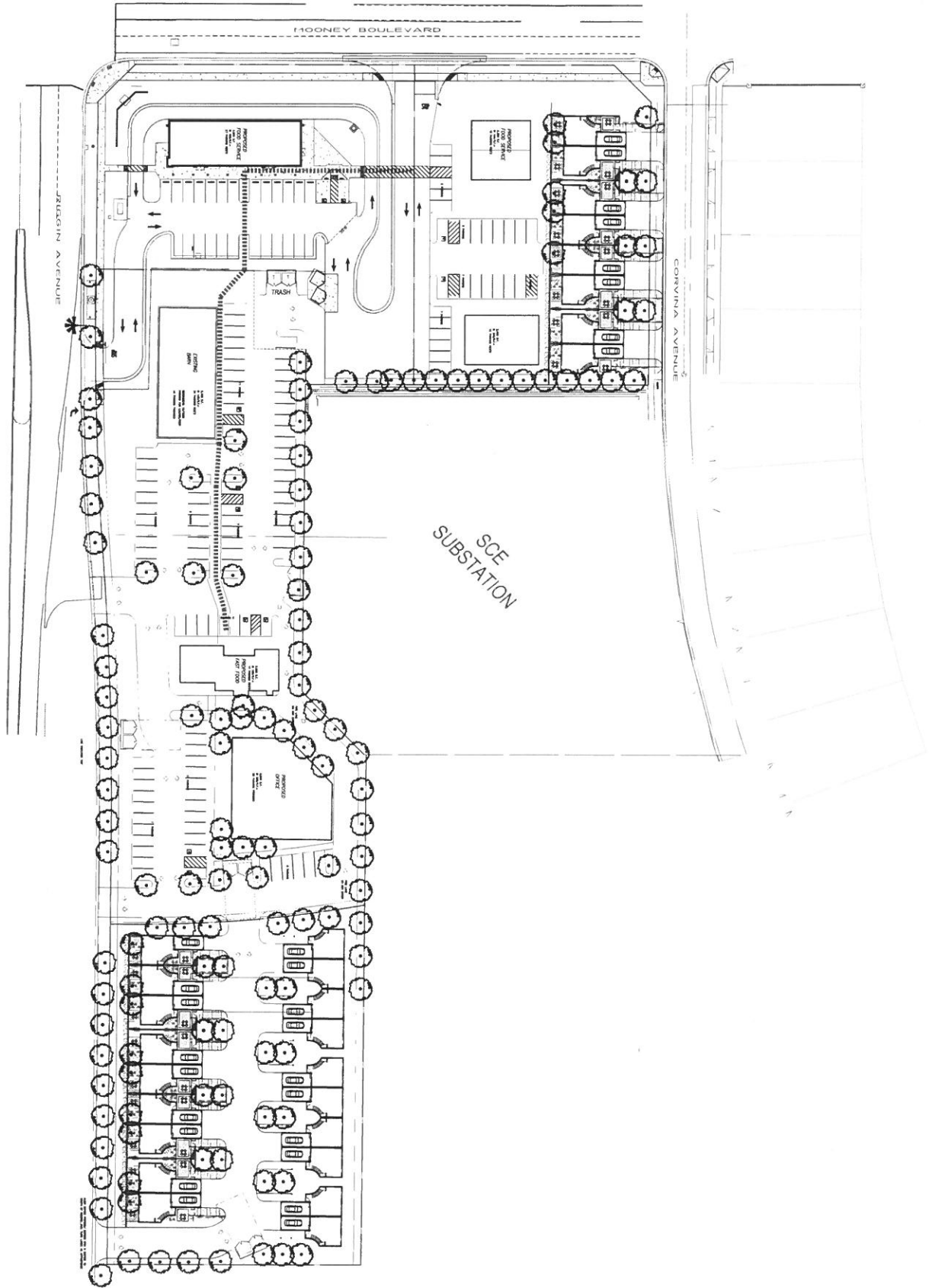
SITE DATA:

APN: 078-12-24
 AREA: 5.96 AC. ±
 CURRENT ZONING: C-S-O
 PROPOSED ZONING: C-S-O
 DESIGN DISTRICT: C-S-O
 EXISTING USE: K
 PROPOSED USE: OFFICE BUILDING / AG COMMERCIAL RETAIL
 PROPER SERVICE: CITY OF VISALIA
 WATER SERVICE: CALIFORNIA WATER SERVICES COMPANY
 STORM SERVICE: CITY OF VISALIA
 GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 ELEC. SERVICE: SOUTHERN CALIFORNIA Edison COMPANY
 REFUSE SERVICE: CITY OF VISALIA
 TELEPHONE: ATT
 FLOOD ZONE: X AND X(SHADED)



PROPOSED BY: **ACREKES**

304 S. SANFORD ST. VISALIA, CALIFORNIA 93272
 TEL: 559.238.2222
 FAX: 559.238.2223
 WWW.ACREKES.COM





#3

MEETING DATE: December 19, 2018

SITE PLAN NO. 18-050 Resubmittal

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

MINOR WP + TPM

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: DECEMBER 19, 2018

SITE PLAN NO.: 18-050R2
PROJECT TITLE: SHANNON VILLAGE EAST COMMERCIAL CENTER
DESCRIPTION: TENTATIVE PARCEL MAP
APPLICANT: 4CREEKS
PROP OWNER: CRS FARMING
LOCATION: NE CORNER OF RIGGIN & MOONEY
APN: 078-120-034

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **RIGGIN AVE**
- Drive approach size: **MAX 41'** Use radius return; **REFER TO CITY MAJOR DRIVE APPROACH STDS**
- Sidewalk: **6'-7'** width; **5'** parkway width at **MOONEY & RIGGIN AVE**
- 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. **ROAD EASEMENT**
- Deed required prior to issuing building permit; **EASEMENTS FOR PUBLIC UTILITY & ACCESS (SIDEWLK)**
- City Encroachment Permit Required. **FOR ANY 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. **STREET LIGHTS**
- 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. **RIGGIN**

- Traffic indexes per city standards: **REFER TO ARTERIAL STREET STDS**
- Install street striping as required by the City Engineer. **RIGGIN & MOONEY**
- 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: **1** each at **300' INTERVALS, REFER CITY PAVEMENT STDS**
- 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:

REFER TO PREVIOUS SPR CONDITIONS (18-038) FOR PROPOSED RETAIL/RESTAURANT DEVELOPMENT ON PARCEL 2. ADDITIONAL COMMENTS BELOW REFER TO PROPOSED PARCEL MAPPING.

- 1. The master plan of the site shall minimize access to Riggin Ave. and will need to comply with City min. distance standards between drive approaches. Additional information shall be shown for improvements adjacent to existing SCE substation and R16 parcels. The second entrance on Parcel 3 will not be permitted it is too close to the parcel 2 development entrance. 500ft limit.**
- 2. Improvements to widen Riggin Avenue to its ultimate right-of-way will be required with proposed & future development of the parcels. Riggin is a funded 110' arterial identified in the City's Circulation Element and Transportation Impact Fee (TIF) program. Portions of improvements (median & travel lanes) are reimbursable items per the TIF program. Transitional or temp. improvements do not qualify for reimbursement.**
- 3. Right-of-way for Riggin Avenue is already established with previous dedications. Per the City's arterial street standards, an additional easement for pedestrian access of the sidewalk beyond right-of-way limits and public purposes will be required. Further coordinate with City Engineer.**
- 4. Street lighting will be required to be installed per current City street light standards. The City will own and maintain the street light system. A Lighting District will need to be formed with parcel map to maintain the street lights fronting the commercial parcels. A Landscape and Lighting District (L&LD) will be formed for the future development of the multi-family parcel. Applicant to submit L&LD application with tentative parcel map.**

- 5. Master plan shall incorporate future City standard 24' refuse enclosures to be required with each development however shared enclosures may be considered for low refuse-generating tenants. Each enclosure shall be positioned and located for a direct-stab by a solid waste vehicle with ample maneuverability onsite.*
- 6. An overall master utility plan shall be submitted for sanitary sewer and storm drainage for the commercial/multi-fam site. Excessive lateral trenching across Mooney Blvd or Riggan Ave for parcel development is prohibited and shall be minimized.*
- 7. Future median design in Riggan Avenue will limit or prohibit dedicated left-turn movements into proposed parcel developments. Design considerations will be determined by Traffic Safety Engineer.*
- 8. Traffic study for the entire site will need to be submitted to further determine the number of entrances for the development.*
- 9. It is recommended adjacent multi family zone parcel be plotted for possibility of cross access to commercial development. Refer to Planning Dept. for block wall requirements between commercial and residential zones.*
- 10. Right-of-way for Mooney Avenue is already established with previous dedications. Per the City's collector street standards, an additional easement for pedestrian access of the sidewalk beyond right-of-way limits and public purposes will be required. Further coordinate with City Engineer.*
- 11. Easements required on Mooney and Riggan shall be dedicated with the parcel mapping.*
- 12. Impact fees will be deferred until time of development for proposed parcel map.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-050R**
Date: **12/19/2018**

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

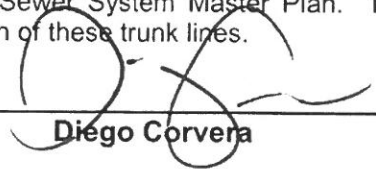
(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**N/A**)

Existing uses may qualify for credits on Development Impact Fees. **DEFERED TO DEVELOPMENT**

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

Reimbursement:

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



Diego Corvera

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: December 19, 2018

SITE PLAN NO: 2018-050 - C
PROJECT TITLE: PM for Shannon Village Market
DESCRIPTION: PM for Shannon Village Market (C-MU & R-M-2)
APPLICANT: Matt Ainley
PROP. OWNER: CRS Farming
LOCATION TITLE: Mooney at Riggin NE/Cor.
APN TITLE: 078-120-034
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use & R-M-2 – Medium Density Res.

Planning Division Recommendation:

- Revise and Proceed – Parcel Map
- Off-Agenda
- Resubmit

Development Plan = SPR No. 2018-38

Project Requirements

- Parcel Map
- Better master plan needed for CUP processing
- Conditional Use Permit required - a conditional use permit is required for parcels less than 5 acres in size in the CMU zoning designation.
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: December 19, 2018

1. Parcel Map will be required. Applicant can submit as 3 parcels, or as 1 parcel with remainders.
2. Staff will use existing conceptual master plan as the exhibit for the proposed development pattern.
3. A Minor CUP is required for the creation of parcels less than one acre in size.
4. Meet Mapping requirements for access/maintenance and easements.

PROJECT SPECIFIC INFORMATION: November 21, 2018

5. Parcel Map needs to be accompanied by a master plan. May include the previous review for the corner, with the addition of proposed improvements for the whole parcel(s) - landscaping, parking, circulation, access points, conceptual building pads and uses in a general unified plan. Similar to other master plans, sites may be modified in the future as a minor modification through Site Plan Review, or a major modification as an amendment to the CUP.
6. The parcel map may need to be a four parcel map with the residential portion designated as a "Remainder".
7. See Traffic and Engineering Comments related to the drive access points.
8. May wish to consider sharing a cross access point with the residential parcel on the east to provide a circulation pattern for solid waste and fire, which may otherwise require a turn-around on the residential parcel.
9. All subsequent master plan uses are subject to zoning requirements (CUP/Var./etc.) unless specifically detailed and identified through the master plan process.

PROJECT SPECIFIC INFORMATION: March 21, 2018

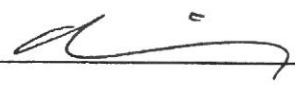
1. Parcel Map needs to be accompanied by a master plan, but as a separate submittal form master plan or site plan for the corner.

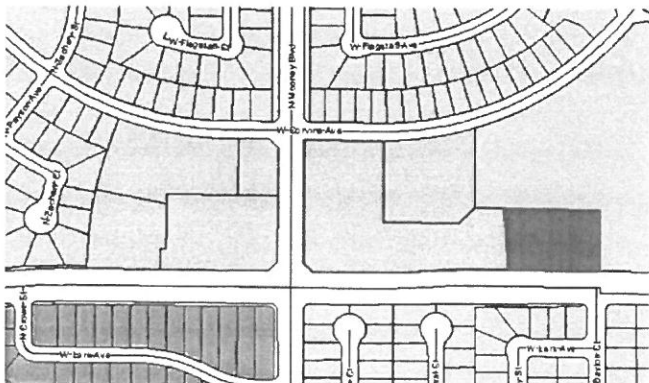
17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
 - 7. The provisions of Chapter 17.58 shall also be met, if applicable.

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  



City of Visalia
Building: Site Plan
Review Comments

SHANNON VILLAGE EAST COMMERCIAL CENTER
NE CORNER OF RIGGIN & MOONEY

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$_____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

Y. L. GARCIA 12/18/18
Signature



Site Plan Review Comments For:

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

Date: 12/19/2018

Item # 3

Site Plan # 18050 RESUBMITTAL

Project: SHANNOUVILLE E. COMMERCIAL

Description: TENTATIVE PARCEL MAP CTR

Applicant: 4 CREEKS

Location: NE CORNER OF RIGGIN & MOONEY

APN: 078-120-034

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 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

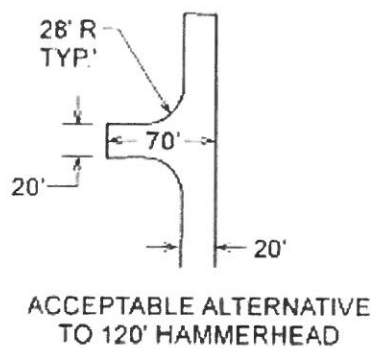
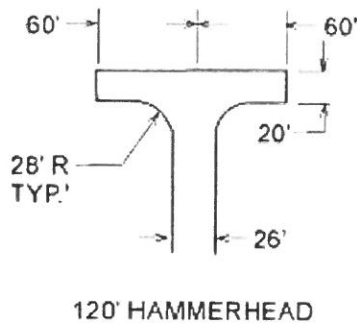
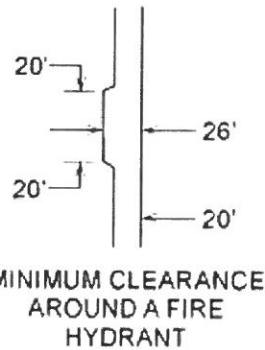
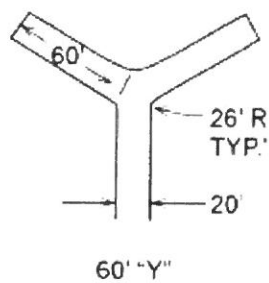
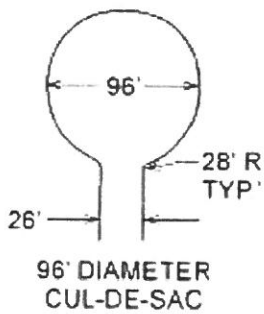
Emergency Access

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

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

- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
 - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
 - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

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



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



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

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

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following: *2016 CFC D103.5*
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.)

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

Fire Protection Systems

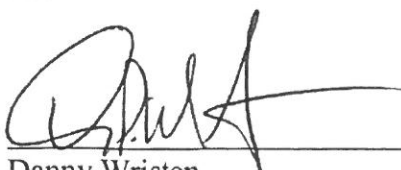
- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of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

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. *2016 CFC 912.4.1*

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

Special Comments:

- FUTURE PROJECTS WILL REQUIRE FIRE HYDRANTS.



Danny Wristen
Interim Fire Marshal

SPR 18050

RIGGIN / maney

SHANNON
VILLARZ

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:



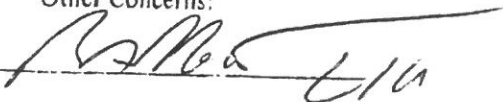
Surveillance Issues:



Line of Sight Issues:



Other Concerns:



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 19, 2018

ITEM NO. 3	RESUBMITTAL
SITE PLAN NO:	SPR18050
PROJECT TITLE:	Shannon Village East Commercial Center
DESCRIPTION:	Tentative Parcel Map
APPLICANT:	4Creeks, Inc.
OWNER:	CRS Farming
APN:	078-120-034
LOCATION:	NE Corner of Rigglin & Mooney

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at driveway exit Locations.
- 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:

- Mooney and Rigglin are both arterial status roadways. Per COV Design and Improvement Standards C-32 Drive Approach Locations, minimum distance between driveways on an arterial is 500-ft. Please note for future development of Remainder 1 & Remainder 2, access may be restricted. Access points and onsite circulation to be addressed and evaluated in Traffic Impact Analysis provided for future development
- Note items checked above to be installed with future development.



Leslie Blair

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

18050

- 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
It is unclear how much clear space exists between enclosure and curbing. Repositioning enclosure slightly to the east or modifying curbing to the north would help facilitate service and lessen the likelihood of site damage. If a restaurant will occupy parcel 1, current enclosures are not adequate for a 3 bin system. Must be R-3 or R-4. Restaurants also require a 1000 gal. grease trap. Be sure to have enclosure gates open 180 degrees.

Jim Ross, Solid Waste Manager, 559-713-4533

TPM No. 2019-01 & CUP No. 2019-01

APN: 078-120-034



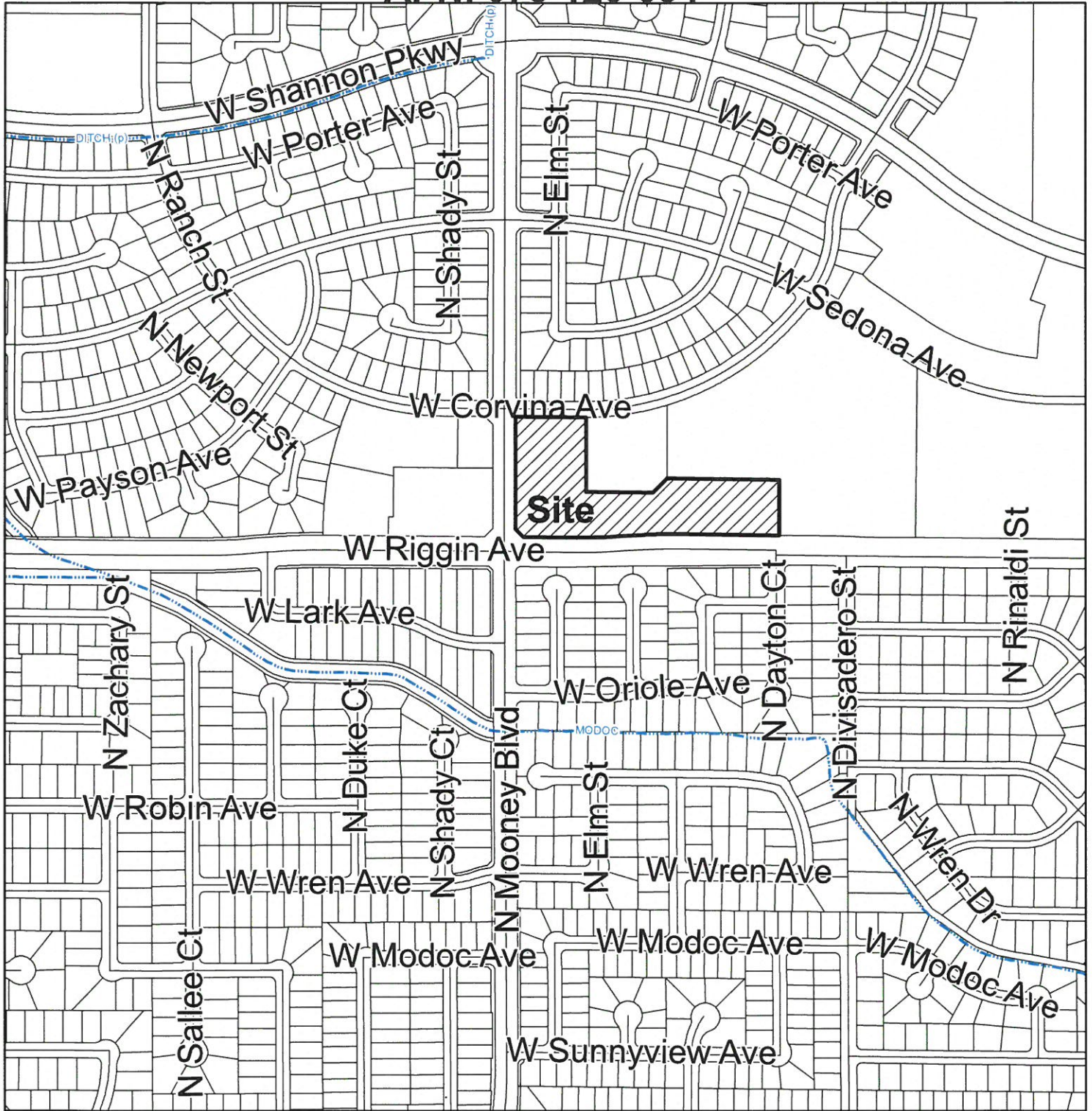
Aerial Map

10050 0 100 200 Feet



TPM No. 2019-01 & CUP No. 2019-01

APN: 078-120-034



Vicinity Map

