

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, MARCH 25, 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.
  - Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2018-13.
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2019-04: A request by 4 Creeks Inc. to amend Conditional Use Permit No. 2011-26 to modify the Master Plan for the Gateway Business Park to allow a fast food restaurant with drive-thru on the southwest corner of Crowley Avenue and Ferne Street. The project site has a zoning designation of BRP (Business Research Park) and is located at 105 N. Ferne Street (APN: 081-170-024).The project is Categoricaly Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-08.
6. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2019-05: A request by Maegan La Roux to establish a tattooist shop in the C-MU (Mixed Use Commercial) zone. The site is located at 213 S. Oakhurst Avenue. (APN: 094-211-036) The project is Categoricaly Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-14.
7. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2019-06: A request by Gloria Villarreal to amend Conditional Use Permit No. 2012-01 to allow a 1,620 sq. ft. addition to the existing Glory Days assisted living facility in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) Zone. The site is located at 1303 S. Pinkham Street (APN 100-140-038). The project is Categoricaly Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-12.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- April 8, 2019 Planning Commission Meeting
- Housing Element TAC Meeting April 1, 2019
- GPA/COZ for Alex's Auto Body set for April 1, Council 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, APRIL 4, 2019 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 8, 2019**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** March 25, 2019

**PROJECT PLANNER:** Andrew Chamberlain, Principal Planner  
Phone No.: (559) 713-4003  
E-Mail: [andrew.chamberlain@visalia.city](mailto:andrew.chamberlain@visalia.city)

**SUBJECT: Conditional Use Permit No. 2019-04:** A request by 4 Creeks Inc. to amend Conditional Use Permit No. 2011-26 to modify the Master Plan for the Gateway Business Park to allow a fast food restaurant with drive-thru on the southwest corner of Crowley Avenue and Ferne Street. The project site has a zoning designation of BRP (Business Research Park) and is located at 105 N. Ferne Street (APN: 081-170-024).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-04, as conditioned, based upon the conditions and findings in Resolution No. 2019-08. Staff's recommendation is based on the required conditional use permit findings, the Gateway Business Master Plan, and the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

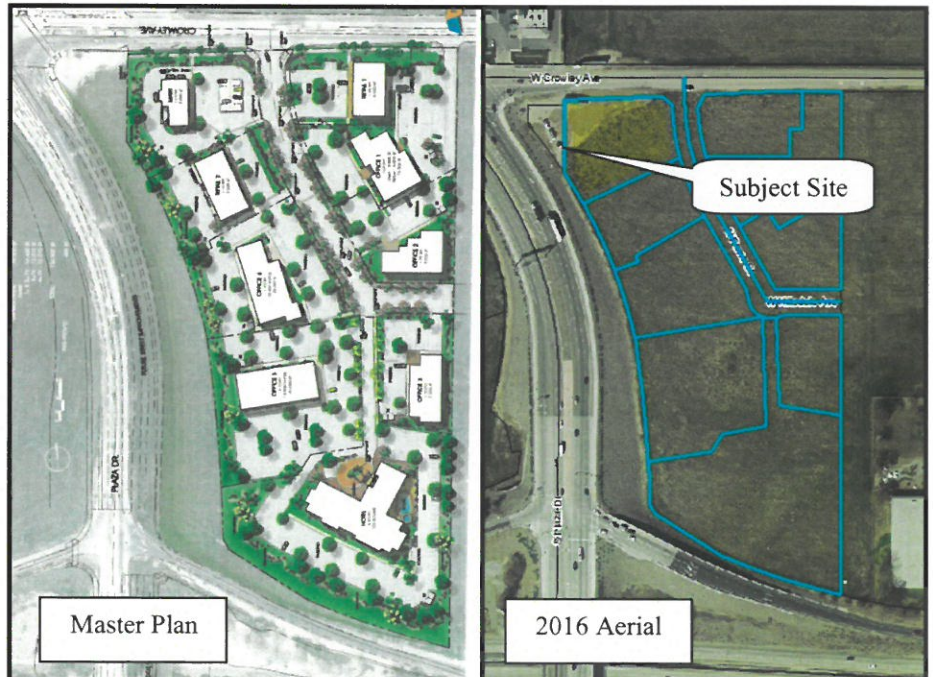
## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-04, as conditioned, based on the findings and conditions in Resolution No. 2019-08.

## PROJECT DESCRIPTION

The applicant is requesting to amend Conditional Use Permit No. 2011-26 to modify the Master Plan for the Gateway Business Park to allow a fast food restaurant with a drive-thru lane, and a vehicular access drive onto Crowley Avenue. In 2011 the Planning Commission approved the Master Plan (site plan) shown in Exhibit "A" for a nine parcel master planned development in the BRP (Business Research Park) zone.

The master plan included a gas station/mini mart with drive-thru lane on the southwest corner of Crowley and Ferne streets. The plan also limited vehicle access for the corner parcel to Ferne Street. As shown in Exhibit "B", the applicant is requesting to change the master plan to allow a fast food restaurant on the corner and to have a vehicle access point on Crowley Avenue. Exhibit "C" is an enlargement of the Master Plan corner with the gas station and drive-thru.



## BACKGROUND INFORMATION

General Plan Land Use Designation:	Business Research Park
Zoning:	BRP (Business Research Park)
Surrounding Land Use and Zoning:	North: BRP / Agricultural Row Crops South: BRP / Agricultural Row Crops East: BRP / Agricultural Row Crops West: BRP / Plaza Drive
Environmental Review:	Categorical Exemption No. 2019-06
Site Plan:	SPR No. 2018-106

## RELATED PROJECTS

On October 24, 2011, the Planning Commission approved Conditional Use Permit No. 2011-26, and Tentative Parcel Map No. 2011-03 for the establishment of a Master Plan for the Gateway Business Park.

## PROJECT EVALUATION

Staff recommends approval of the applicant's request based upon the findings and conditions in Resolution No. 2019-08.

### Gas Station/Mini-mart to Fast Food w/Drive-thru

Staff finds the proposed change from a gas station/mini-mart with drive-thru to a fast food restaurant with drive-thru a minor change to the Master Plan which included a drive-thru as a part of the gas station/mini-mart. Drive-thru restaurants are a "Permitted" use in the BRP zone and the proposed use is a compatible use in this location. Both uses are vehicle oriented uses with similar trip generation profiles.



The Master Plan approved a conceptual gas station/mini-mart development on the corner of Crowley Ave. and Ferne St. The conceptual gas station/mini-mart is shown in more detail in Exhibit "C". The proposed Jack in the Box quick serve restaurant building is proposed to be located along the south side of the site. The relocation of the building to the south property line provides adequate vehicle queuing for the drive-thru lane. Vehicle cross-access from the project site to the south is still provided along the south side of the Ferne Street access drive (see Exhibit "B").

### **Drive-Thru Performance Standards**

The proposed drive-thru lane meets all of the performance standards established in Zoning Ordinance Section 17.32.162. There is no residential use within 250 feet of the drive-thru lane, the drive-thru lane complies with the 10 vehicle stacking standard, and the menu board is not directly visible from the public right-of-way.

### **Addition of a Vehicle Access Point On Crowley Avenue**

The original Master Plan in Exhibit "A" did not provide for a vehicle access point onto Crowley Avenue for the gas station/mini-mart plan. Through the Site Plan Review process, the Engineering and Traffic Divisions determined that a right-in/right-out vehicle access point could be supported based on the location of this vehicle access point from the Crowley/Ferne intersection, and the requirement that the full median island in Crowley Ave will be installed with this project prohibiting left-turn movements from the project site onto Crowley Ave. thereby eliminating left-turn conflicts.

### **Lot Line Adjustment**

The applicant will be filing a Lot Line Adjustment reducing the parcel size for the project site and increasing the parcel size for the property located directly to the south. Staff concludes the lot line adjustment and resulting parcel sizes is consistent with the Gateway Business Park Master Plan, which has parcels within the plan area that range in size from 0.65 acres to 2.95 acres.

### **Gateway Business Park Master Plan**

All other Master Plan standards shall be met. The proposed elevations in Exhibit "D" have integrated the required architectural guidelines for the Gateway Business Park as provided in the attached Exhibit "E".

### **Signage**

All signage will comply with the requirements of the Gateway Business Park Master Plan and the Sign Ordinance.

### **Environmental Review**

The project is considered Categorical Exempt under Section 15305 (Minor alteration of a land use limitation) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-08)

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required 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 proposed changes to the Gateway Business Park Master Plan are consistent with the existing Master Plan and Business Research Park zoning designation.

4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-08)

### RECOMMENDED CONDITIONS

1. That the proposed use in Conditional Use Permit No. 2019-04 be developed consistent with the comments and conditions of Site Plan Review No. 2018-106.
2. That all the standards of the Gateway Business Park Master Plan shall apply to Conditional Use Permit No. 2019-04.
3. That the subject site for Conditional Use Permit No. 2019-04 be developed consistent with the site plan in Exhibit "B" and elevations in Exhibit "D".
4. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be revised to reflect the new fast food restaurant development. The CC&R's and/or vehicular access agreements 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.
5. That all signs shall meet the requirements of the Gateway Business Park Master Plan and the Sign Ordinance.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2011-26 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That all applicable federal, state, and city laws and codes and ordinances be met.

### APPEAL INFORMATION

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

#### Attachments:

- Related Plans and Policies
- Exhibit "A" – Gateway Business Park Master Plan - Site Plan
- Exhibit "B" – Proposed Jack-In-The-Box Site Plan
- Exhibit "C" – Original Master Plan Site Plan for SW/Corner of Crowley & Ferne
- Exhibit "D" – Proposed Elevations
- Exhibit "E" – Master Plan Example Elevations
- Site Plan Review Comments
- General Plan Land Use Map

- Zoning Map
- Aerial Map
- Location Sketch

## RELATED PLANS AND POLICIES

Zoning Ordinance, Title 17 of Visalia Municipal Code  
Excerpts from Chapter 17.38: Conditional Use Permits

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

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

### **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 that 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.

### **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.

### **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.

### **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 that was the subject of the permit application subject to the provisions of Section 17.38.065.



**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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

**17.38.090 Investigation and report.**

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

**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.

**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.

**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.

**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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

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**17.24.060 Development standards in the B-R-P zone.**

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);
- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
  - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
  - 2. Side: twenty (20) feet;
  - 3. Street side on a corner lot: twenty (20) feet;
  - 4. Rear: thirty (30) feet;
  - 5. Minimum required landscaped yard (setback) areas:
    - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
    - 2. Side: twenty (20) feet,
    - 3. Street side on a corner lot: twenty (20) feet,
    - 4. Rear: twenty (20) feet.

RESOLUTION NO. 2019-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-04, A REQUEST BY 4 CREEKS INC. TO AMEND CONDITIONAL USE PERMIT NO. 2011-26 TO MODIFY THE MASTER PLAN FOR THE GATEWAY BUSINESS PARK TO ALLOW A FAST FOOD RESTAURANT WITH DRIVE-THRU ON THE SOUTHWEST CORNER OF CROWLEY AVENUE AND FERNE STREET. THE PROJECT SITE HAS A ZONING DESIGNATION OF BRP (BUSINESS RESEARCH PARK) AND IS LOCATED AT 105 N. FERNE STREET (APN: 081-170-024).

**WHEREAS**, Conditional Use Permit No. 2019-04, is a request by 4 Creeks Inc. to amend Conditional Use Permit No. 2011-26 to modify the Master Plan for the Gateway Business Park to allow a fast food restaurant with drive-thru on the southwest corner of Crowley Avenue and Ferne Street. The project site has a zoning designation of BRP (Business Research Park) and is located at 105 N. Ferne Street (APN: 081-170-024); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 25, 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.

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

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

1. That 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 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 proposed changes to the Gateway Business Park Master Plan are consistent with the existing Master Plan and Business Research Park designation.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 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 proposed use in Conditional Use Permit No. 2019-04 be developed consistent with the comments and conditions of Site Plan Review No. 2018-106.
2. That all the standards of the Gateway Business Park Master Plan shall apply to Conditional Use Permit No. 2019-04.
3. That the subject site for Conditional Use Permit No. 2019-04 be developed consistent with the site plan in Exhibit "B" and elevations in Exhibit "D".
4. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be revised to reflect the new fast food restaurant development. The CC&R's and/or vehicular access agreements 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.
5. That all signs shall meet the requirements of the Gateway Business Park Master Plan and the Sign Ordinance.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2011-26 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That all applicable federal, state, and city laws and codes and ordinances be met.

# Gateway business park

PROJECT SUMMARY  
 NET SITE: 10.97 ACRES = 474,900 SF  
 BLDG: 17,200 SF  
 Shared / Core: 79,000 SF  
 General Office: 16,450 SF  
 Hotel: 12,070 SF  
 4-FL: 12,070 SF  
 TOTAL: 174,000 SF  
 PING PROVIDED: 489 SF



Exhibit - "A"



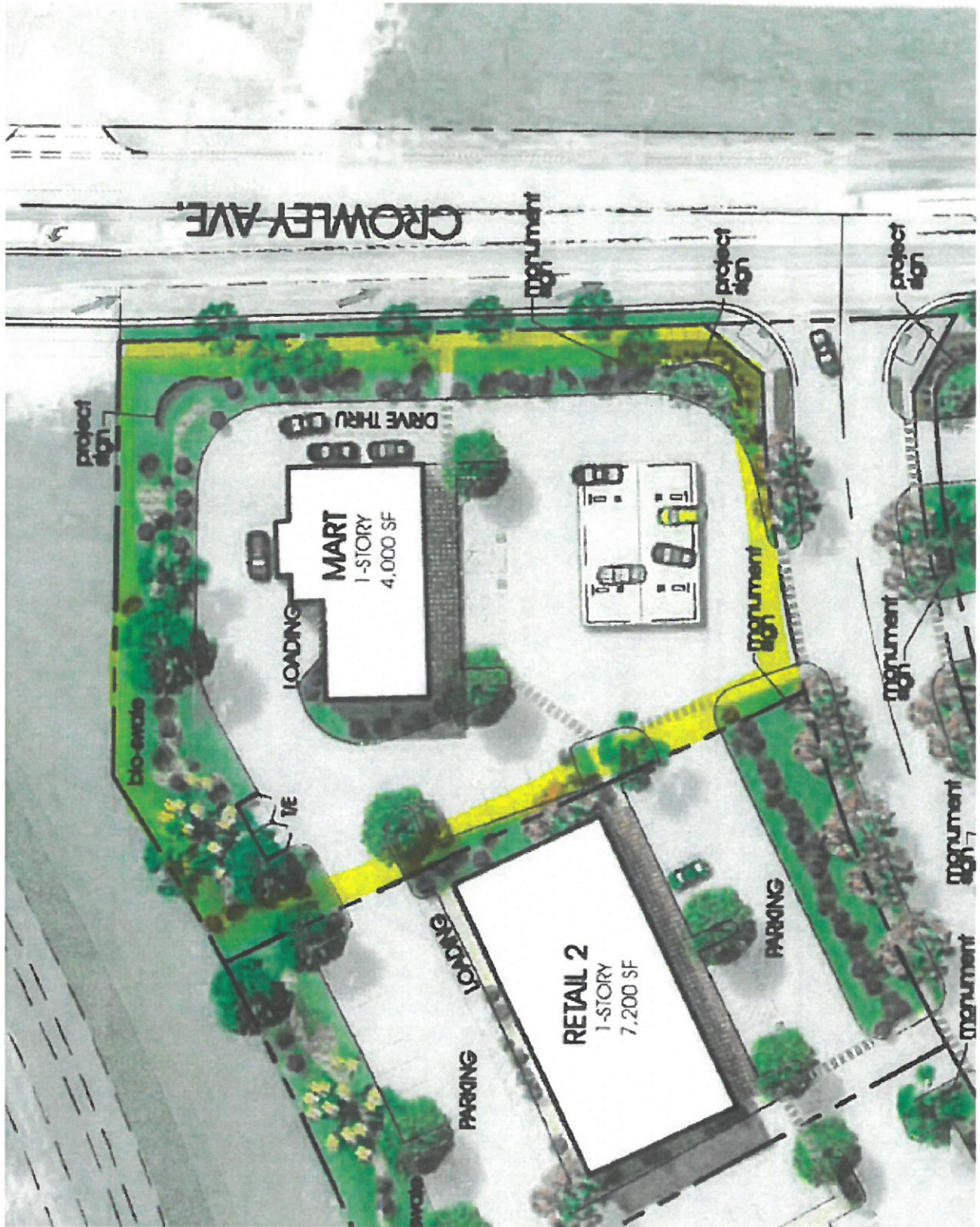


Exhibit - "C"



WEST / REAR ELEVATION SCALE: 1/8" = 1'-0"



SOUTH / LEFT ELEVATION SCALE: 1/8" = 1'-0"



EAST / FRONT ELEVATION SCALE: 1/8" = 1'-0"



NORTH / RIGHT ELEVATION SCALE: 1/8" = 1'-0"

Exhibit - "D"

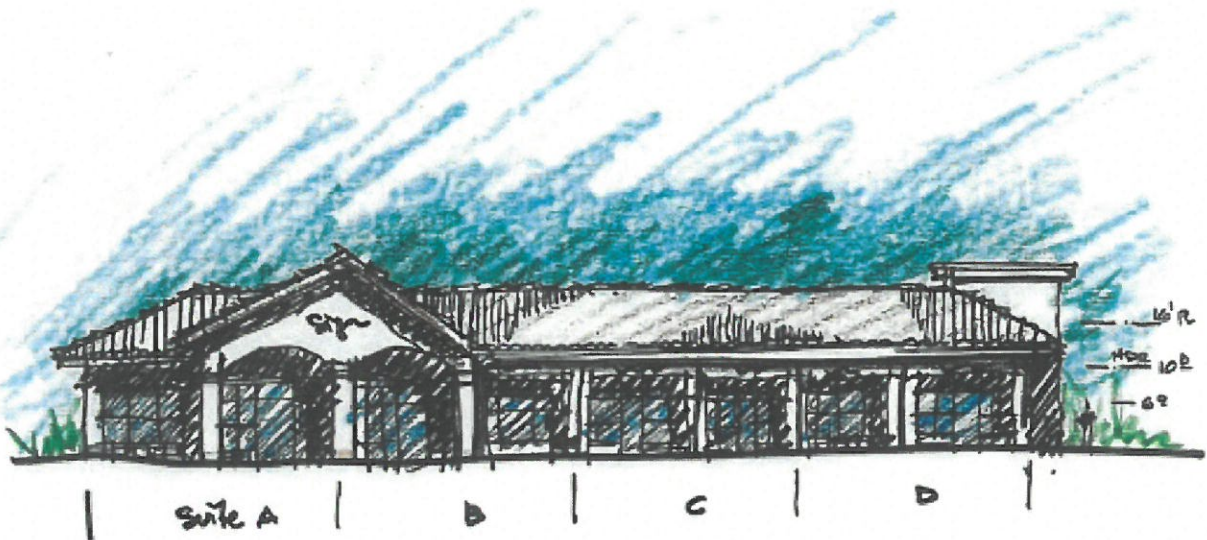


# Gateway Business Park

Highway 198 at Plaza Drive, Visalia CA

## Appendix C – Architectural Themes

Examples of building designs that comply with these guidelines



Retail Building (1-story) Elevation



Retail Building (1-story) Elevation



#3

MEETING DATE: December 12, 2018  
SITE PLAN NO. 18-106 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

OUP AMENDMENT

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: 3 DATE: DECEMBER 12, 2018

SITE PLAN NO.: 18-106R  
PROJECT TITLE: JACK IN THE BOX PLAZA GATEWAY  
DESCRIPTION: NEW 2,765SF RESTURANT WITH FAST FOOD DRIVE THRU (BRP)(X)  
APPLICANT: JEFF GARRETT  
PROP OWNER: OLD TOWN CONDOMINIUMS  
LOCATION: SE CORNER OF PLAZA DR AND CROWLEY AVE  
APN: 081-170-024

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: **30' MIN**  Use radius return; **REFER TO COMMERCIAL CITY STANDARDS**
- Sidewalk: **6' MIN** width;  **VARIES** parkway width at **CROWLEY & FERNE**
- 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. **ACCESS RIGHTS**
- Deed required prior to issuing building permit; **ADDL RIGHT-OF-WAY /EASEMENTS AS NECESSARY**
- City Encroachment Permit Required. **FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO UTILIZE ONSITE DETENTION PER MASTER PLAN DESIGN**
- 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. **CROWLEY & FERNE**

- Traffic indexes per city standards: **REFER TO LOCAL & COLLECTOR STREET 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: **1** each at **300' INTERVALS**
- 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 Oak trees with drip lines and adjacent grade elevations.     Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an 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 development will be required to install the first phase public improvements per the Plaza Gateway Business Park master plan. A civil design has been previously accepted by the City for construction.**
- 2. Proposed development will need to accommodate onsite stormwater detention swales per the master plan design.**
- 3. Driveway location is adequate. Access drive on Crowley will be a right in right out only.**
- 4. Proposed drive approach on Ferne is adequate, refer to City commercial drive approach standards.**
- 5. Public street frontage improvements shall include sidewalk, parkway landscaping, street lights, and pavement.**
- 6. A City std. 24' refuse enclosure is required, to include concrete apron and gates. Enclosure location and position shall accommodate a direct-stab by a Solid Waste vehicle. Provide details of enclosure design for review if deviating from city standards. Coordinate further with Solid Waste Jim Ross 559-713-4466.**
- 7. Site plan shall include desired parceling by lot line adjustments or other.**
- 8. Comply with City parking lot standards.**
- 9. All required utility extensions and project connections shall refer to previously approved civil master plan.**

10. Project backflow preventers and other apparatus shall be installed on private property, not in public right-of-way.

11. Per the City /State Plaza bridge widening project requirements, all access rights will need to be relinquished along Plaza Drive. As part of this project, access rights along the west property lines of proposed parcel 8 & 9 development have beenrelinquished. Further coordinate with City Engineer.

12. Building permits are required for onsite and offsite improvements. Standard plan check and inspection fees will apply.

13. Development impact fees will apply to proposed project. Refer to page 4 for applicable fees and summary.

14. Property owner owns triangular shaped parcel west of and adjacent to Parcel 9 and is now part of the the Plaza Gateway Business Park development. All access rights have been relinquished along crowley for this parcel.

17. A Traffic Impact Memo will be required. Refer to comments by the Traffic Safety Dept.

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 18-106R  
Date: 6/20/2018

12/12

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

(Fee Schedule Date:8/18/2017)  
(Project type for fee rates:RESTURANT/FAST FOOD)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,260/AC X 0.8 = \$1,008
<input checked="" type="checkbox"/> Transportation Impact Fee	RETAIL \$14,207/1KSF X 2.76 =\$39,282
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	FAST FOOD \$4,419/EACH X 1 = \$4,419  TREATMENT PLANT FEE: FAST FOOD \$19,380/EACH X 1 = \$19,380
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$43/LF X 125 = \$5,375
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$7,528/AC X 0.8 = \$6,022
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,525/AC X 0.8 = \$4,420
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$8,450/AC X 0.8 = \$6,760
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,849/AC X 0.8 = \$1,479
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$542/1000SF X 2.76 = \$1,495
<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 12, 2018

SITE PLAN NO: 2018-106 - B  
PROJECT TITLE: Jack In The Box  
DESCRIPTION: Jack In The Box (BRP) (X) (G)  
APPLICANT: Jeff Garrett  
PROP. OWNER: OLD TOWN CONDOMINIUMS  
LOCATION TITLE: 105 N FERNE ST  
APN TITLE: 081-170-024  
GENERAL PLAN: Business Research Park  
EXISTING ZONING: BRP – Business Research Park

**Rule 9510** – This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District website for information.

## Planning Division Recommendation:

- Revise and Proceed
- Resubmit
- Off- Agenda – Minor changes as noted in SPR comments

## Project Requirements

- Conditional Use Permit (CUP)
- Lot Line Adjustment
- Compliance with the Gateway Plaza Business Park
- Building Permits
- Additional Information as Needed

Pedestrian walkway  
Architectural design  
Urban Streetscape – campus setting  
CUP No. 2011-26 master site

## PROJECT SPECIFIC INFORMATION (December 12, 2018):

1. See previous Comments
2. Subject to requirements of the Gateway Business Park Master Plan
3. Maintain the minimum queue for the drive-thru
4. 19 Parking Stalls are required at the 1/150 sq. ft. ratio.
5. Provide a minimum 80 sq. ft. landscape tree well every 10 contiguous parking stalls.
6. Show Menu Board location on site plan
7. Provide consistent building elevations with CUP application.
8. Provide internal (not along public street) Pedestrian Path of Travel to parcel south of this site as required by the Master Plan, see Master Plan Requirements for lighting along these paths.
9. The Master Plan includes a **Design Review** requirement for the proposed building elevations, has this Committee been formed and the outlined review process completed, please include as part of project submittal.
10. Lot Line Adjustment may be required.
11. Staff recommends providing a bike rack as a part of the project.
12. Landscape and irrigation plans are required as part of the building permit package.
13. Meet sign requirements.

## PROJECT SPECIFIC INFORMATION (06/20/2018):

1. A CUP amendment for the Gateway Business Park is required based on the proposed modifications to the site layout to allow (right-in-right-out) access on Crowley, and for a fast food use rather than the service station shown in the master plan.
2. The landscape setback along Crowley is 25 feet.
3. The landscape setback along Ferne Street is 10 feet.
4. Does not meet stacking requirements – a CUP is required – staff would not support as presented in this site plan.

5. Appears that a Lot Line Adjustment is required.
6. Provide Elevations consistent with the Architectural Design Guidelines for the Gateway Business Park.
7. Show limits of improvements to be installed with this project.
8. This project will be required to install the center ID signage as shown in the Masterplan (a curved low wall with the center name on it at the Crowley/Ferne corner.
9. Only one monument sign is allowed per the Master Plan – see master plan standards
10. Trash enclosure does not meet City standards – revise per Solid Waste Comments.
11. This project is required to comply with the Gateway Plaza Business Park Plan document including architectural compatibility, landscaping setbacks, signage, and internal vehicular circulation.
12. This site is identified as part of the Phase 1 improvement area. This project will be tied to the Phase 1 improvements for the entire Gateway Plaza Business Park project. The City will not approve the development of the service station site without having all offsite improvements approved and permitted for construction as approved with CUP No. 2011-26.
13. Depict all frontage improvements along Crowley Avenue and Ferne St. Depict parkway strip and sidewalk locations.
14. The site will be subject to all cross-access and onsite maintenance agreements as conditioned per the tentative parcel map and master CUP conditions.
15. Provide elevations with that depict compliance with the Mission style architecture that was approved for the entire development.
16. The onsite pedestrian path from the project site to the future developments to the south and west as originally depicted on the master site plan CUP exhibit shall be maintained.
17. The parking fields adjacent to Crowley Ave. shall be screened from view by 3-foot tall shrubs when located adjacent to a public street.

#### **CITY GENERAL PLAN CONSISTENCY**

- Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan and the Gateway Business Park master plan adopted for the entire site. Revisions to the site plan exhibit and additional material shall be submitted as noted above to determine consistency with the General Plan and Business Park master 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.

**Gateway Plaza Business Park – Master Plan – to be used for development standards along with the BRP standards, where the masterplan standards are more restrictive, they shall apply.**

#### **17.24.060 Development standards in the B-R-P zone.**

For properties that are zoned business research park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection,



shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);

- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;
- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
  - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
  - 2. Side: twenty (20) feet;
  - 3. Street side on a corner lot: twenty (20) feet;
  - 4. Rear: thirty (30) feet;
  - 5. Minimum required landscaped yard (setback) areas:
    - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
    - 2. Side: twenty (20) feet,
    - 3. Street side on a corner lot: twenty (20) feet,
    - 4. Rear: twenty (20) feet.

**Note: Development within the BRP is subject to approval of a conditional use permit (CUP) for a Master Plan which is to provide a cohesive architectural design to create a campus style setting, including shared vehicular and pedestrian access, shared parking within the individual Master Plan area, common open space and related amenities. A comprehensive sign program is also required as a component of the CUP process forth Master Plan.**

**Parking:**

- 1. Parking shall be provided as required per the master plan document.
- 2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
- 3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
- 4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
- 5. No repair work or vehicle servicing allowed in a parking area.
- 6. It is highly recommended that bicycle rack(s) be provided on site plan.
- 7. No parking shall be permitted in a required front/rear/side yard.
- 8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
- 9. Parking lot to be screened from view by a 3-foot tall solid shrubs when located adjacent to a public street.
- 10. Provide off-street loading facility(Zoning Ordinance Section 17.34.070 & 17.34.080).
- 11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

**Fencing and Screening:**

- 1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).

2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. 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. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs.
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### **Lighting:**

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

5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see [http://www.aqmd.gov/rules/proposed/2301/sjvapcd\\_rule9510.pdf](http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf)).

**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

SPR18106  
JACK IN THE BOX  
SE CORNER OF FLAZK  
& CROWLEY.

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: IN GROUND GREASE INTERCEPTOR REQ'D.  
ALL NEW LANDSCAPING REQUIRES TO  
MEET THE MWEL0 REQUIREMENTS.

VL GARCIA 12/12/18  
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: 12/12/2018

Item # 3

Site Plan # 18106 RESUBMITTNL

Project: JACK IN THE BOX

Description: NEW JACK IN THE BOX

Applicant: STEVE MACIAS

Location: SE CORNER OF PLAZA & CROWLEY

APN: 081-170-024

**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

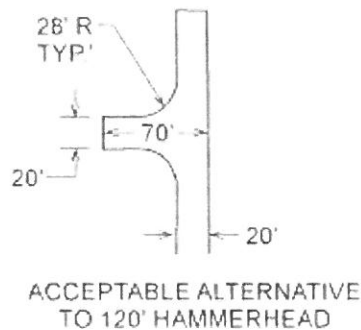
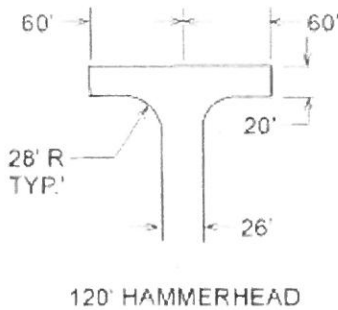
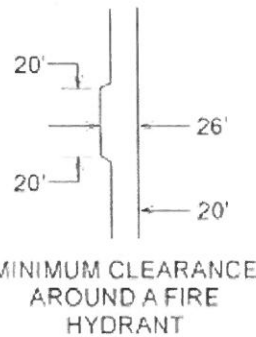
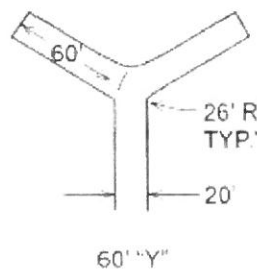
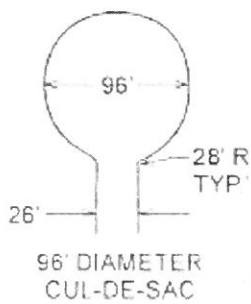
- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site 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

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



- 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:**




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Danny Wristen  
Interim Fire Marshal



SRR 18106

**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:

BAllen L140

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 12, 2018

ITEM NO. 3	RESUBMITTAL
SITE PLAN NO:	SPR18106
PROJECT TITLE:	Jack In The Box - Plaza Gateway
DESCRIPTION:	New Jack In The Box
APPLICANT:	Steven Macias
OWNER:	Old Towne Condominiums
APN:	081-170-024
LOCATION:	SE corner of Plaza & Crowley

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:

- Traffic Study should have been performed as part of master plan. Provide copy.
- Center median on Crowley. Driveway will be restricted to right in, right out only.

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

**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: 12/12/2018

Item # Choose an item.

Site Plan # 18106

Project: Jack in the Box

Description:

Applicant:

Location: SE Cor. Plaza &amp; Crowley

APN:

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

- No Comments at this time
- Fire Hydrants  
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's  
Comments- Location to be determined by owner and approved by CWS. To be installed per CWS Spec's.
- Main's  
Comments- Mains to be installed per CWS Spec's. Must provide adequate space for installation for proper separation of Storm Drain and Sewer to meet DDW requirements
- Back flow requirements  
Comments- Backflow devices will be required on all services to property.

**Additional Comments:**

- All mains services and fire hydrants to be installed under Plaza Gateway Project on Ferne st

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Mike Morton  
Superintendent

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

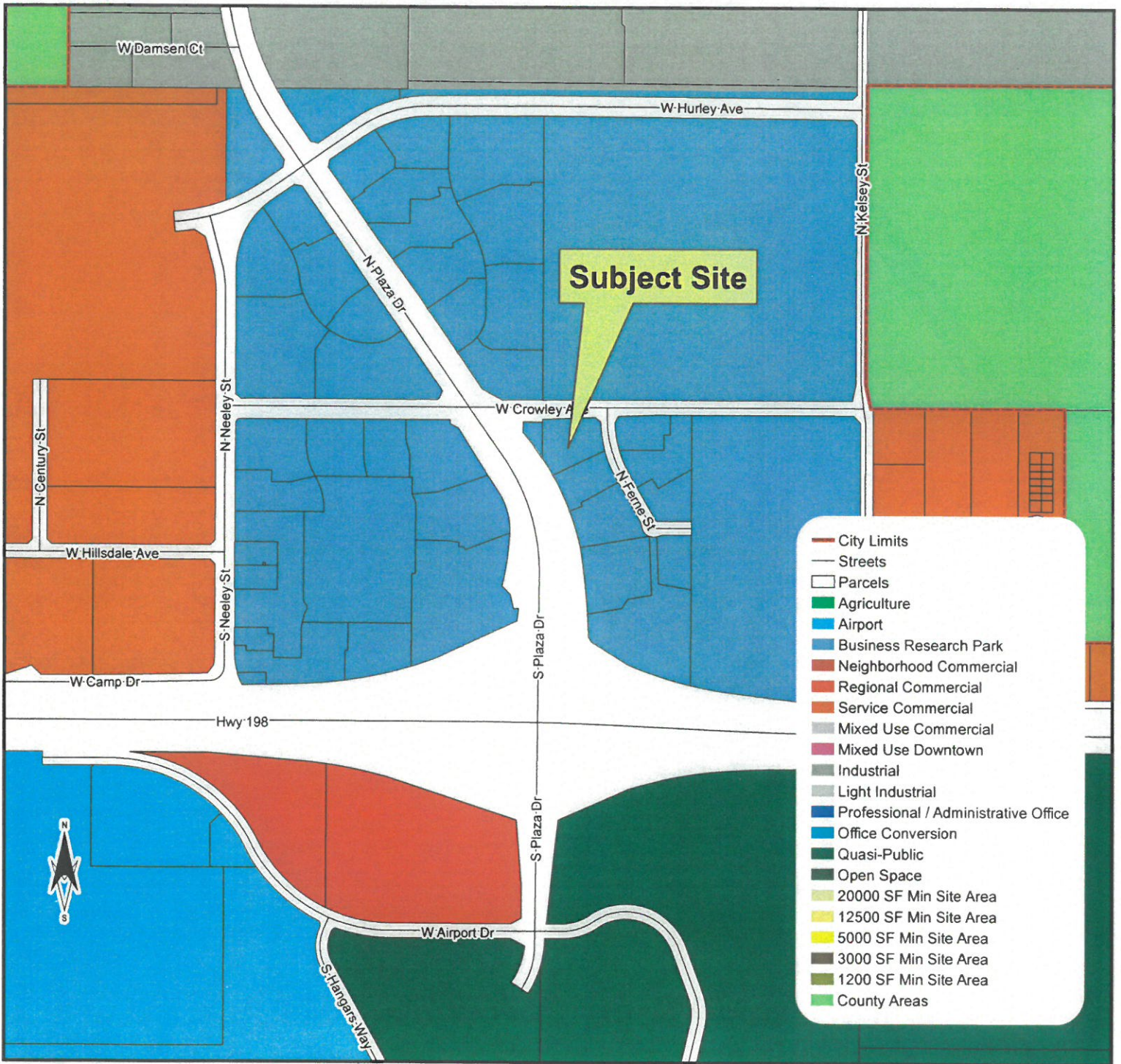
18106

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.

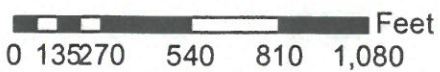
Comment

# City of Visalia

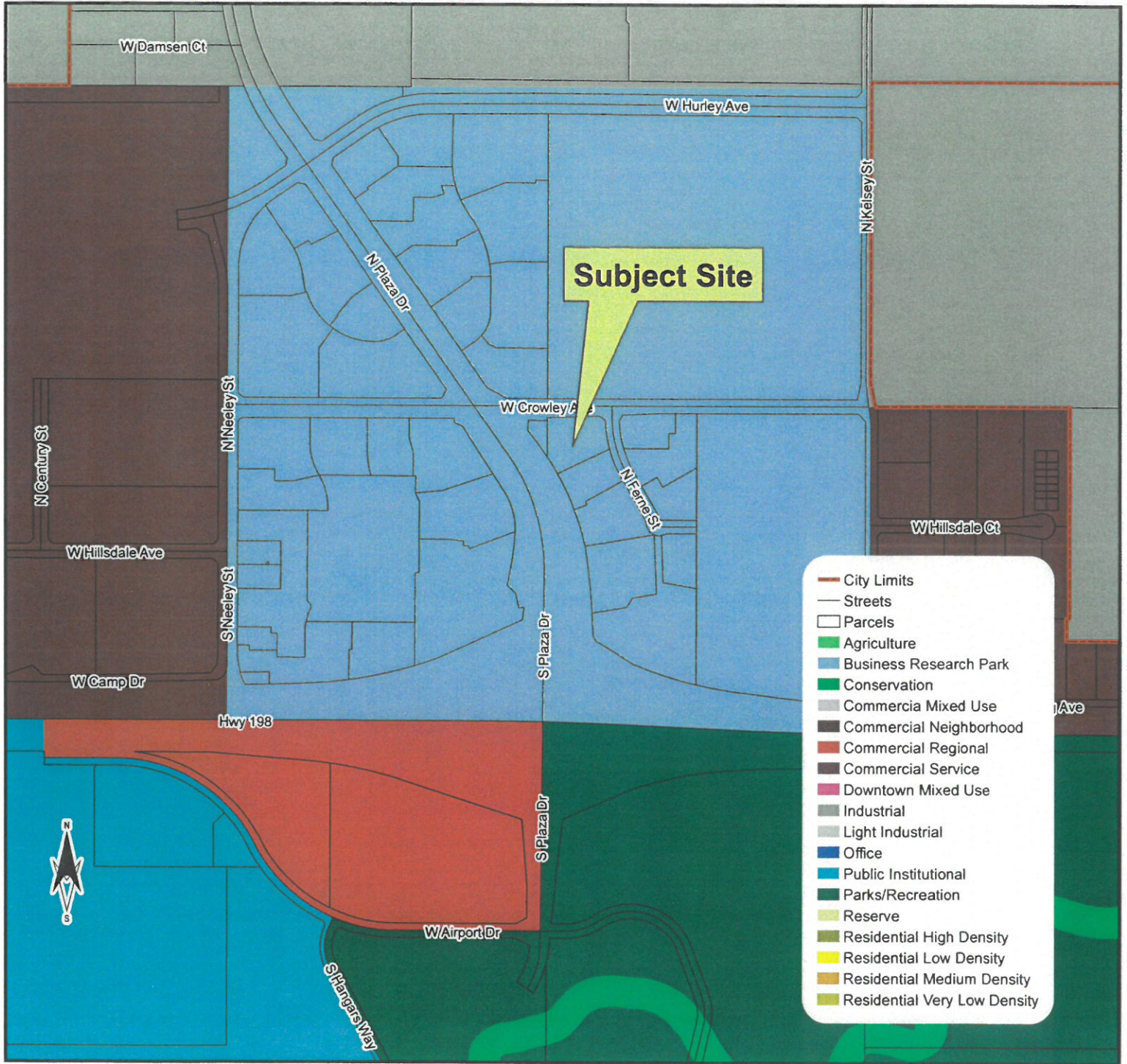


- City Limits
- Streets
- Parcels
- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public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

## Zoning Designations



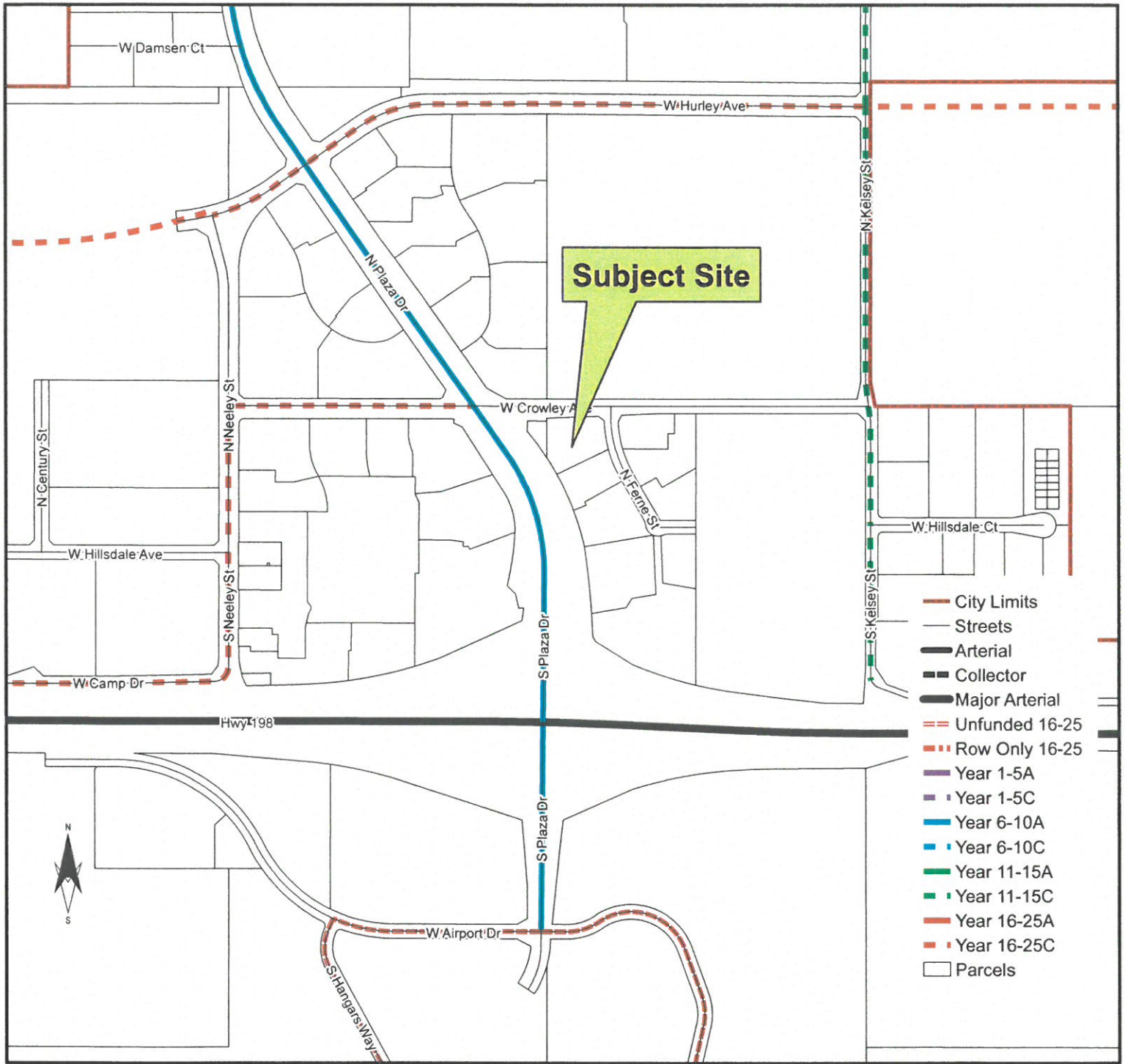
# City of Visalia



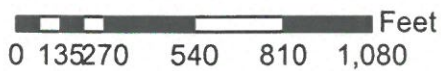
## Land Use Designations

0 135 270 540 810 1,080 Feet

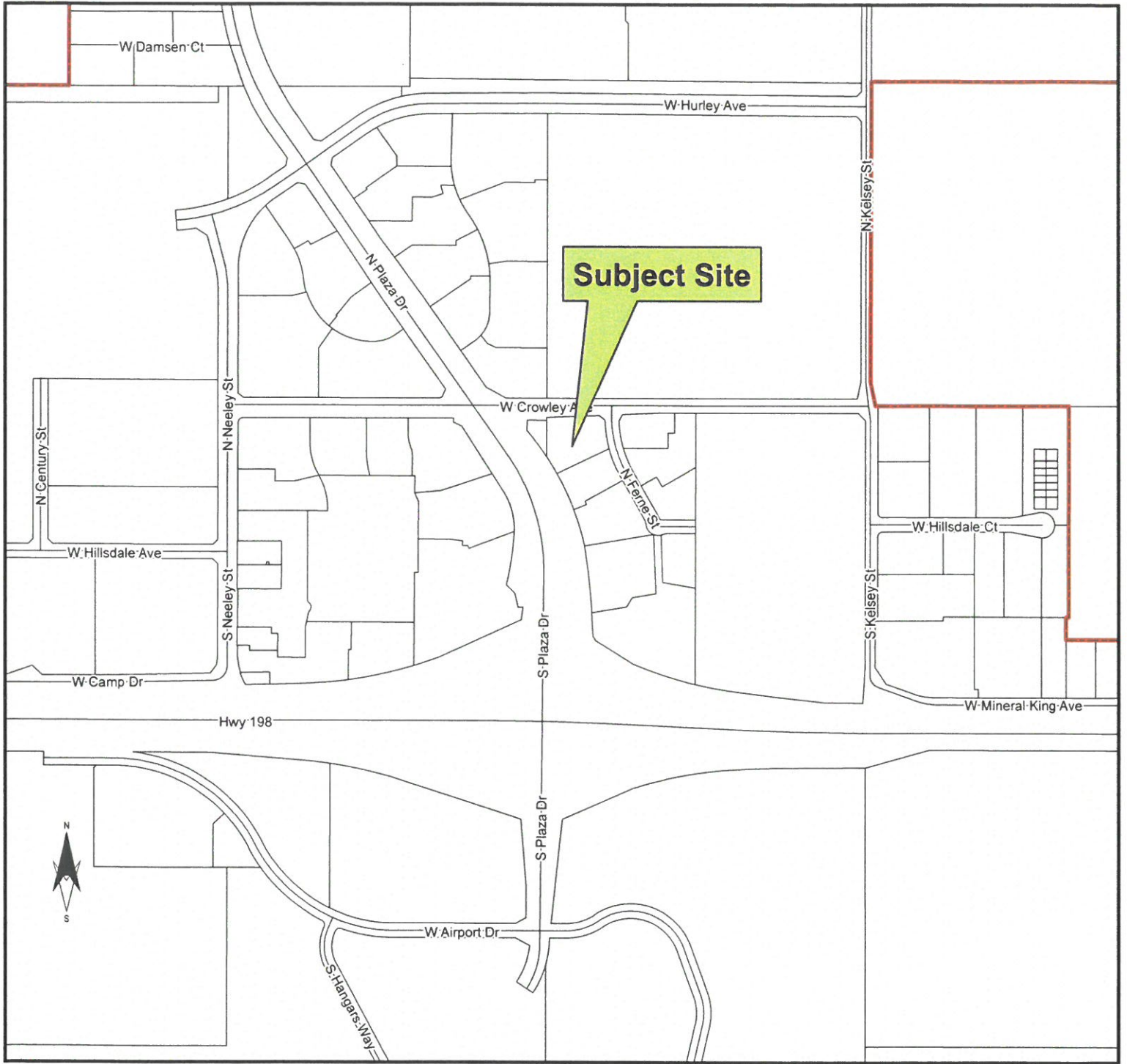
# City of Visalia



## Circulation Element



# City of Visalia



## Location Map

