

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 22, 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 – Cristobal Carrillo
Conditional Use Permit No. 2019-07: A request by Jordan Reyes to allow a single family residence in the R-M-3 (Multi-Family Residential – 1,200 sq. ft. minimum site area) Zone. The project site is located on the northwest corner of W. Goshen Avenue and N. Jacob Street (APN: 093-091-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Categorical Exemption No. 2019-09.
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2019-08: A request by AAF Consultants Inc. to allow development of a new 1,800 square foot convenience store with fully automated service on a 6,200 square foot parcel in the C-S (Service Commercial) zone. The project site is located on the west side of Bridge Street approximately 75 feet south of Sequoia Avenue (APN: 097-075-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-13.
7. PUBLIC HEARING – Brandon Smith
Variance No. 2019-03: A request by the Visalia First Church to allow a variance to sign standards, allowing 200 sq. ft. of wall signage on a new sanctuary building in the Q-P (Quasi Public) zone designation. The project site is located at 3737 S. Akers Street (APN: 119-100-027). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-16.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- May 13, 2019 Planning Commission Meeting
- K Avenue County Island Annexation
- Community Development Changes

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, MAY 2, 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, MAY 13, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 22, 2019

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636
E-mail: brandon.smith@visalia.city

SUBJECT: **Conditional Use Permit No. 2019-08:** A request by AAF Consultants Inc. to allow development of a new 1,800 square foot convenience store with fully automated service on a 6,200 square foot parcel in the C-S (Service Commercial) zone. The project site is located on the west side of Bridge Street approximately 75 feet south of Sequoia Avenue. (APN: 097-075-003)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2019-13 for Conditional Use Permit No. 2019-08, as conditioned, based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-08, as conditioned, based on the findings and conditions in Resolution No. 2019-13.

PROJECT DESCRIPTION

Conditional Use Permit No. 2019-08 is a request to develop an 1,800 square foot convenience store and on-site improvements on a 6,200 square foot vacant parcel (see site plan attached as Exhibit "A" and elevation attached as Exhibit "B"). The building will consist of an open floor plan together with one office and one unisex restroom

The convenience store will employ a "cashier-less automated" store concept wherein all merchandise will be encased and sold through automated vending machines with the exception of fountain drinks and similar food items. The concept is more fully described in the Operation Statement attached as Exhibit "C" and is illustrated in the sample images attached as Exhibit "D". The products proposed to be sold in the store include perishable items such as fresh sandwiches, burritos, yogurt parfaits, etc. as well as non-perishable food items, sundries, and electronic device accessories. Although all service is automated, the store will be staffed with two employees from 6:00 a.m. to 10:00 p.m. that will provide customer service and re-stock the machines. The store is proposed to have 24-hour operation for "store members" who will have access via using coded entry (i.e. PIN), whereas hours of operation for the general public are from 6:00 a.m. to 10:00 p.m.

The project site is a vacant lot, previously addressed as 707 S. Bridge Street, located between two improved sites on



Street view of project site from Bridge Street

the west side of Bridge Street between Sequoia Avenue and Laurel Avenue. The building will be constructed to span the entire width of the lot – 50 feet. Parking spaces will be constructed in the front and back of the store, respectively accessed from Bridge Street and from a public alleyway. A refuse enclosure will also be placed behind the store accessed from the alley.

BACKGROUND INFORMATION

General Plan Land Use Designation: Service Commercial
Zoning: C-S (Service Commercial)
Surrounding Zoning and Land Use: North: C-S (Service Commercial) / Service commercial
South: C-S (Service Commercial) / Secondhand retail store
East: C-S (Service Commercial) / Church & service commercial
West: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) / Single-family dwelling unit

Environmental Document Categorical Exemption No. 2019-13

Site Plan: Site Plan Review No. 2018-185

Related Projects

None.

Related Plans and Policies

Please see attached summary of related plans and policies.

PROJECT EVALUATION

Staff supports the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The area surrounding the project site is developed with service commercial zoning and land uses and quasi-public land uses on three sides and residential zoning and land use on one side separated by an alley.

Large-scale service commercial uses exist on the east side of the site. Further south along Tulare Avenue are Neighborhood Commercial-zoned sites that include two existing traditional convenience stores (Victorian Market and E-Z Pick-N-Go), located approximately 600 to 1,000 feet away. The Neighborhood Commercial zoned sites provide general commercial goods and services to the surrounding neighborhoods.

The subject property and the neighboring properties on the north and south sides consist of Service Commercial (C-S) zoned uses on small parcels originally intended for residential uses, similar to the existing single-family residential neighborhood to the west. The C-S zoned small lots, spanning two blocks on the west side of Bridge Street between Sequoia and Tulare Avenues, contain a mixture of office, low-intensity commercial, and residential uses. These sites have been zoned C-S since the early 1990s.

Per Chapter 17.18 of the Visalia Zoning Ordinance, Service Commercial zoning is intended to provide areas for wholesale and heavy commercial uses and services. Eating establishments and limited retail services are also permitted. In the case of the subject site and other properties to the north and south, the average parcel size of 6,200 square feet severely limits the types of uses that can accommodate these sites.

Staff finds that the concept of an automated service convenience store (as indicated in Exhibit "C"), together with the small size of the site that limits the inclusion of typical accessory uses such as automobile fueling pumps, will provide for a convenience store use that will not significantly impact the surrounding commercial and residential uses. Staff also finds that the store will carry a more limited amount of food items compared to the two nearby convenience stores and will not carry alcohol or tobacco products (these items are not specified in the product list in Exhibit "C"). This in turn will deter loitering around the site.

The convenience store and the associated product list as proposed by the applicant are found to be consistent with the intent and nature of providing supporting services within the C-S zone.

Conditions of Approval

Staff is recommending inclusion of Condition of Approval No. 5 to prohibit the placement of vending machines outside of the store, based on the property's limited size and based on the applicant's intent to place such machines indoors.

In addition, staff is recommending inclusion of a condition of approval regarding the limited 24-hour use of the site as described in the operation statement. Due to the residential uses west of the site, Condition No. 6 prohibits use of the west-facing building entry between the hours of 10:00 p.m. and 6:00 a.m. Entry by "store members" during this period must be on the east side of the building facing Bridge Street, and public safety officials (i.e. Police, Fire) shall be provided with an access code to enter the store after hours.

Alcoholic Beverage Control (ABC) License

The applicant has not indicated their desire to apply for an Alcoholic Beverage Control (ABC) license for the purpose of selling beer and wine for on and/or off-site consumption. The applicant's operation statement proposing an automated store without cashiers would imply that no alcohol sales are planned for the use.

During the Site Plan Review process associated with the current proposal, staff indicated that the sale of alcoholic beverages would not be supported by the City. The concern of allowing alcohol sales with off-site consumption through the use is based on the presence of two nearby



convenience stores with alcohol sales for off-site consumption that contribute to nuisance issues in the neighborhood and based on a heavy concentration of residential uses existing in the surrounding area.

If an ABC license application were applied for, the request would be processed administratively with the final decision coming from the City Manager's office and with input from Planning staff and the Visalia Police Department. Any ABC license request will go through the City's proper review process to determine if the license is approved or denied, wherein staff will work with the appropriate City departments during the review of the license.

Parking and Setbacks

Section 17.34.020.F.3 of the Visalia Zoning Ordinance requires one parking space for every 300 square feet of floor area for retail stores. The site plan in Exhibit "A" shows the property having an area of 1,800 square feet and a parking count of six spaces. Based on the parking requirements as prescribed by the Zoning Ordinance, the site meets the parking requirement for the proposed use.

The front parking lot accessed from Bridge Street contains four parking spaces, including one required van accessible parking stall and two compact parking stalls. The development standards for the C-S zone require a 5-foot landscape setback from the side property lines; however, the parking configuration does not allow for the full setback to be met. The site plan shows proposed setbacks of 4'-0" and 4'-8". The setbacks are partially attributed by the lot's narrow 50-foot lot width. Also, no more than two parking spaces can be placed in the back due to the 25-foot back up area required for each parking space.

The approval of an Administrative Adjustment application for a 20% reduction in the side yard setback will be able to accommodate the setbacks. If the Conditional Use Permit is approved, the Planning Division will be supporting the approval of an Administrative Adjustment based on the lot size and width.

Environmental Review

The requested action is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-13). The project fits the criteria for a Class 3 categorical exemption, wherein the project is the new construction of a store less than 2,500 sq. ft. in floor area and not involving the use of significant amounts of hazardous substances.

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:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2019-13).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be developed consistent with the comments and conditions of Site Plan Review No. 2018-185, incorporated herein by reference.
2. That the use be operated in substantial compliance with the site plan provided in Exhibit "A " and the elevation plan provided in Exhibit "B".
3. That the use shall comply with the operational statement provided in Exhibit "C". Any changes to the operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission. This includes but is not limited to changes in proposed products offered or expansion of hours of operation.
4. That the type of convenience store be limited to an automated store as described in Exhibit "C". The operation is permitted to utilize automated dispensers for beverages (i.e. coffee, fountain drinks, and iced drinks) and frozen desserts.
5. That no vending machines be placed on the outside of the building.
6. That between the hours of 10:00 p.m. and 6:00 a.m. the west-facing building entry shall not be utilized for customer access and public safety officials (i.e. Police, Fire) shall be provided with an access code to allow access into the store.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, 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 <http://www.visalia.city> or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2019-13
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevation Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Pictures of Vending Machines Used Inside Similar Stores
- Site Plan Review Item No. 2018-185 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance

Chapter 17.18: Commercial Zones

17.18.010 Purposes.

B. The purposes of the individual commercial zones are as follows:

3. Service Commercial Zone (C-S). The purpose and intent of the planned service commercial zone district is to provide areas that accommodate wholesale, heavy commercial uses, such as lumberyards and construction material retail uses, etc., and services such as automotive, plumbing, and sheet metal fabrication. It is intended that uses in this district be those that can be compatible with heavy truck traffic and noise. Uses that would restrict the operation of generally permitted heavy commercial businesses are not provided in this district.

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.

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.
7. Additional technical studies or reports, as required by the Site Plan Review Committee.
8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

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.

RESOLUTION NO. 2019-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-08: A REQUEST BY AAF CONSULTANTS INC. TO ALLOW DEVELOPMENT OF A NEW 1,800 SQUARE FOOT CONVENIENCE STORE WITH FULLY AUTOMATED SERVICE ON A 6,200 SQUARE FOOT PARCEL IN THE C-S (SERVICE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF BRIDGE STREET APPROXIMATELY 75 FEET SOUTH OF SEQUOIA AVENUE. (APN: 097-075-003)

WHEREAS, Conditional Use Permit No. 2019-08 is a request by AAF Consultants Inc. to allow development of a new 1,800 square foot convenience store with fully automated service on a 6,200 square foot parcel in the C-S (Service Commercial) zone. The project site is located on the west side of Bridge Street approximately 75 feet south of Sequoia Avenue (APN: 097-075-003); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 22, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2019-08, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-13).

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 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 permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2019-13).

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

1. That the use be developed consistent with the comments and conditions of Site Plan Review No. 2018-185, incorporated herein by reference.
2. That the use be operated in substantial compliance with the site plan provided in Exhibit "A " and the elevation plan provided in Exhibit "B".
3. That the use shall comply with the operational statement provided in Exhibit "C". Any changes to the operation are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission. This includes but is not limited to changes in proposed products offered or expansion of hours of operation.
4. That the type of convenience store be limited to an automated store as described in Exhibit "C". The operation is permitted to utilize automated dispensers for beverages (i.e. coffee, fountain drinks, and iced drinks) and frozen desserts.
5. That no vending machines be placed on the outside of the building.
6. That between the hours of 10:00 p.m. and 6:00 a.m. the west-facing building entry shall not be utilized for customer access and public safety officials (i.e. Police, Fire) shall be provided with an access code to allow access into the store.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

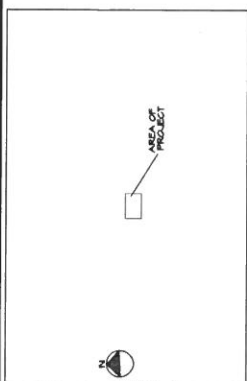
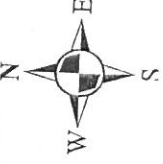


Alan & Estrada
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**CONDITIONAL USE PERMIT FOR
CONVENIENCE STORE
DR. AMIR A. FAROOGI
707 SOUTH BRIDE STREET
VISALIA, CA**

NO. REVISION DATE
PROJECT NO. 1916
DATE 9-27-2018
SHEET TITLE
VICINITY MAP
SITE/BUILDING
DATA
SHEET NO. A1

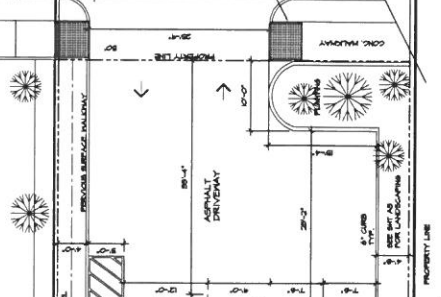
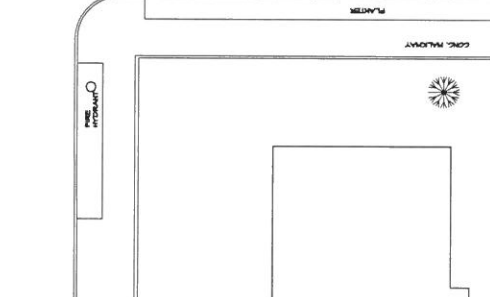


- GENERAL NOTES:**
- LEGAL DESCRIPTION OF PROPERTY IDENTIFIED BY OWNER IN THIS INSTRUMENT.
 - ALL IMPROVEMENTS ON EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - THE EXISTING SHALL BE MAINTAINED OR IMPROVED TO MEET THE CITY OF VISALIA STANDARDS. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - NO CONSTRUCTION SHALL BE PERMITTED UNTIL THE CITY OF VISALIA HAS ISSUED A PERMIT TO CONSTRUCT. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - THE CITY OF VISALIA SHALL BE NOTIFIED OF ANY CHANGES TO THE PERMIT BEFORE CONSTRUCTION BEGINS.
 - ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - THE CITY OF VISALIA SHALL BE NOTIFIED OF ANY CHANGES TO THE PERMIT BEFORE CONSTRUCTION BEGINS.
 - ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
 - THE CITY OF VISALIA SHALL BE NOTIFIED OF ANY CHANGES TO THE PERMIT BEFORE CONSTRUCTION BEGINS.

- APPLICABLE CODES**
- California Building Code, 2016 Edition
 - California Residential Code, 2016 Edition
 - California Plumbing Code, 2016 Edition
 - California Mechanical Code, 2016 Edition
 - California Electrical Code, 2016 Edition
 - California Fire Code, 2016 Edition
 - 2016 California Green Building Standards Code
 - 2016 California Green Building Standards Code

PROPERTY OWNER: AMIR A. FAROOGI
PROPERTY ADDRESS: 707 SOUTH BRIDE STREET, VISALIA, CA 93277
ARCHITECT: ALAN & ESTRADA ARCHITECTURE PLANNING FIRM #181886, 788 GRAND AVENUE, PASADENA, CA 91105
UTILITY COMPANIES: Southern California Edison, California Water Service Co.

SCOPE OF WORK
1. DATA, CITY REQUIREMENTS



PROJECT INFORMATION TABLE

ITEM	DESCRIPTION	REMARKS
1	LOT AREA	6,300 SF
2	LOT COVERABLE AREA	6,300 SF / 100% = 6,300 SF
3	BUILDING AREA	1,875 SF
4	CONVENIENCE AREA	1,875 SF
5	PARKING AREA	1,800 SF

GENERAL NOTES AND SPECIFICATIONS

- ALL WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION AND DONE IN CONFORMANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND REPAIR. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
- ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
- THE CITY OF VISALIA SHALL BE NOTIFIED OF ANY CHANGES TO THE PERMIT BEFORE CONSTRUCTION BEGINS.

GENERAL NOTES AND SPECIFICATIONS

- ALL WORK SHALL BE APPROVED PRIOR TO CONSTRUCTION AND DONE IN CONFORMANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION AND REPAIR. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CITY OF VISALIA.
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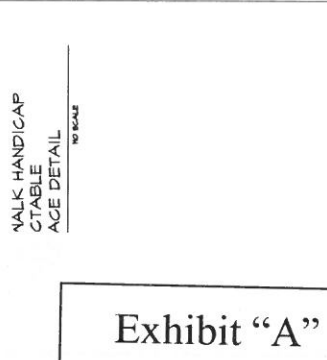
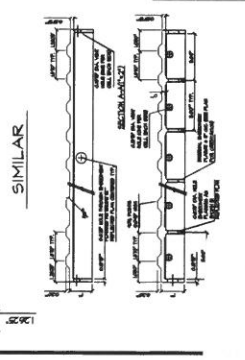
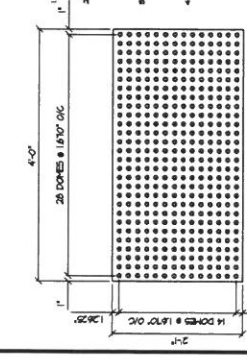
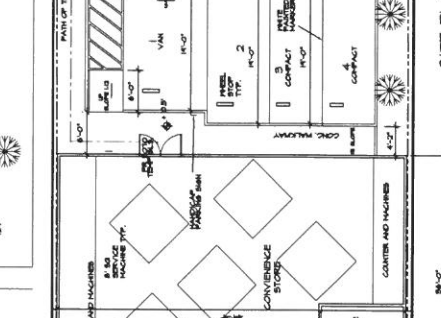
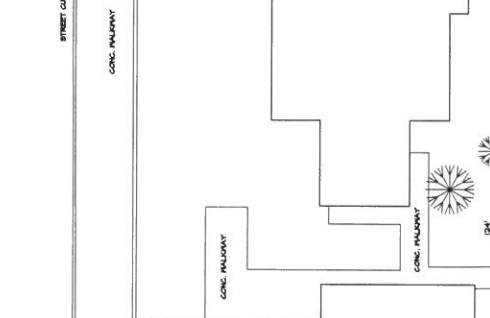


Exhibit "A"



Alan G. Estrada
Architecture Planning
1001-10th Street
Fresno, CA 93721
Phone: 559-233-1100

THESE DRAWINGS ARE THE PROPERTY OF AE DESIGN. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AE DESIGN.

CONDITIONAL USE PERMIT FOR
CONVENIENCE STORE
DR. AMIR A. FAROOQUI
707 SOUTH BRIDE STREET
VISALIA, CA

NO. REVISION DATE

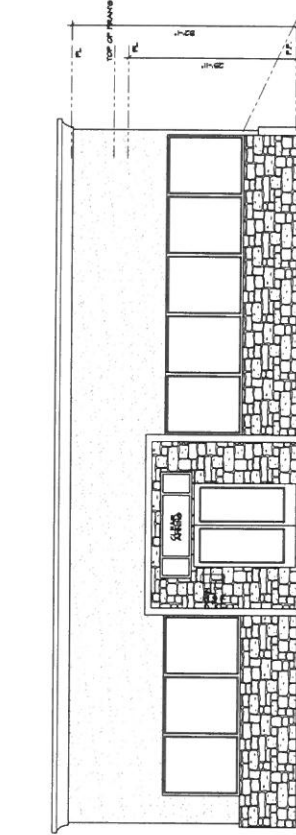
PROJECT NO. 1916

DATE 2-15-2018

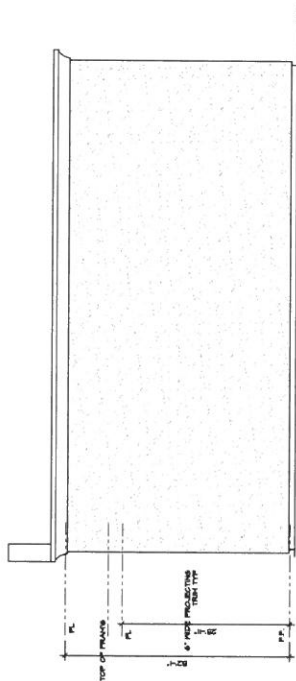
SHEET TITLE EXTERIOR ELEVATIONS

SITE CROSS SECTION

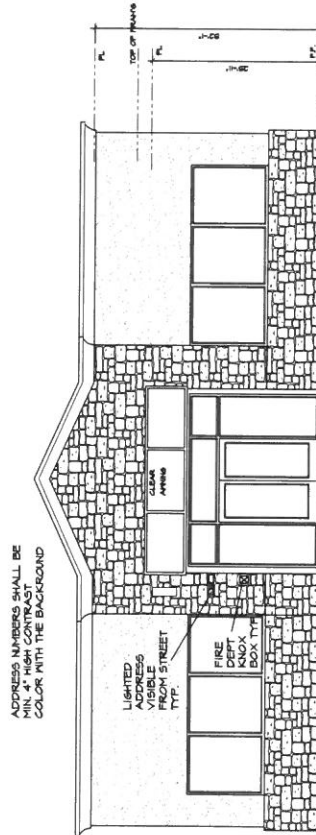
SHEET NO. A2



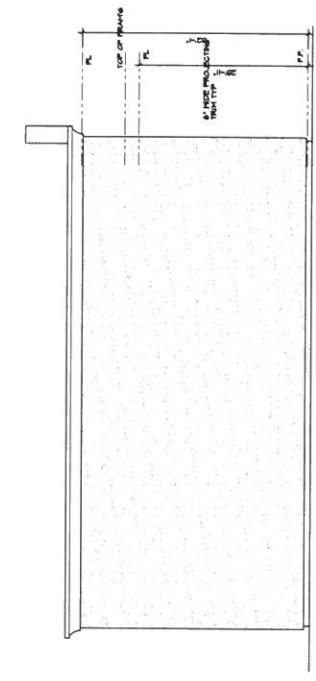
REAR ELEVATION
SCALE: 1/8" = 1'-0"



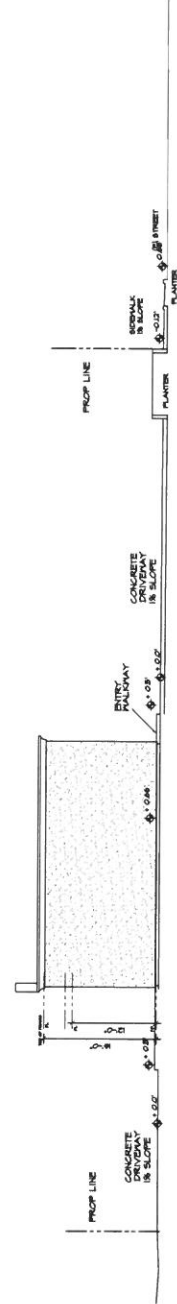
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SITE / STREET ADJACENT ALLEY SECTION
SCALE: 1/8" = 1'-0"

Exhibit "B"

Project Proposal for Cashier-less Automated Store

We are planning to start a fully automated convenience store in the city of Visalia, which will be one of a kind in the area. It is based on the new advanced shopping technology trend started by giants like Amazon. We are a small corporation with a limited budget, therefore we do not consider ourselves at the same level as Amazon.

<https://sf.curbed.com/2019/3/4/18250596/amazon-go-san-francisco-sf-shopping-location>

This store will offer city dwellers and tourists a unique shopping experience unlike the traditional convenience store. All merchandise will be enclosed in custom designed vending machines with see through glass panes and electronic touch screen displays. Customers can swipe through the selection of goods on these displays and then select and buy products using their cell phones and store gift cards without standing in line for cashier to process their order.

Our goal is simply to reduce the cost of running a store for small businesses and at the same time offer 24-hour convenient service to the local community. In our model, the vending machines will be equipped with WiFi and cameras. The store will have security cameras and energy efficient lighting system installed to ensure a modern and safe shopping experience. People can buy merchandise using cash (after converting to gift cards), credit or debit cards or through a mobile app. At the store opening, we plan to give away 100 free gift cards to our first customers.

Hours of Operation

The store will be open from 6 AM to 10 PM for general public, however, store members can enter anytime in the store after entering their PIN on the entrance.

Number of employees

Initially we plan to hire two employees in rotating shifts for customer service and re-stocking the vending machines. They will work from 6AM to 10PM. **The store will be a technology showcase. Therefore, we also expect to create around 5-10 hi-tech jobs in the area. These jobs are high paying jobs and would be very beneficial for Visalia.**

Proposed Product list

1. Fresh-food items (sandwiches, burritos, yogurt parfaits, breakfast pastries, cake slices)
2. Soft ice cream, shakes, and yogurt
3. Vending machine pizza (if machines are available)
4. Vending machine salad (if machines are available)
5. Drinks (Coffee, Slushy, fountain drinks, sodas, juices, energy drinks, water)
6. Packed milk and flavored yogurt, soup cans and other canned food
7. Chips and cookie packs
8. Candy and gum
9. Nuts
10. Donuts, Bread, Cupcakes, Cookies
11. Emergency items (Matches, Lighter, candles, bandages, flashlight, umbrella, windshield cleaner)
12. Pencils, markers and other stationery items
13. Over the counter medicines and cosmetics, phone accessories.

Exhibit "C"

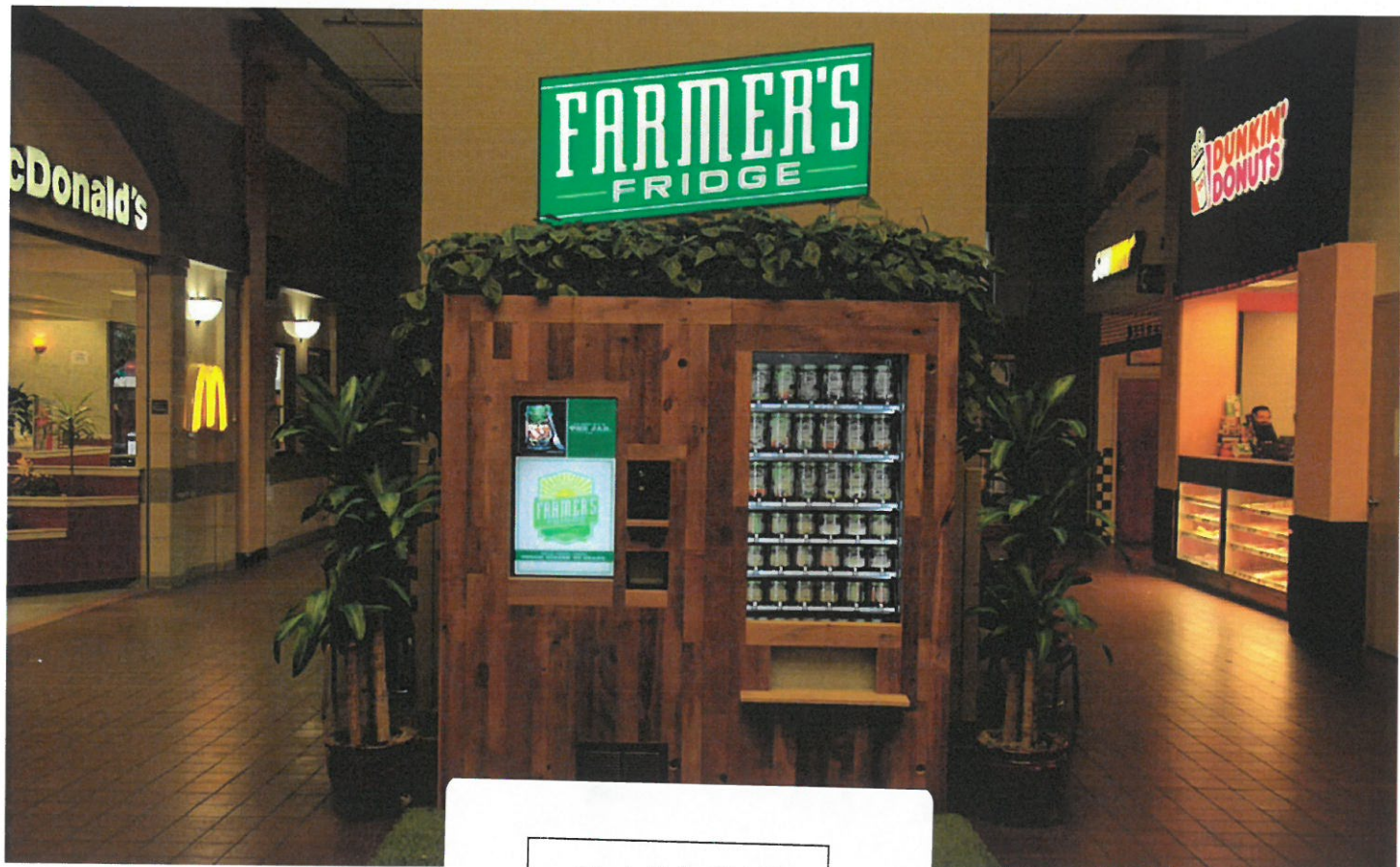
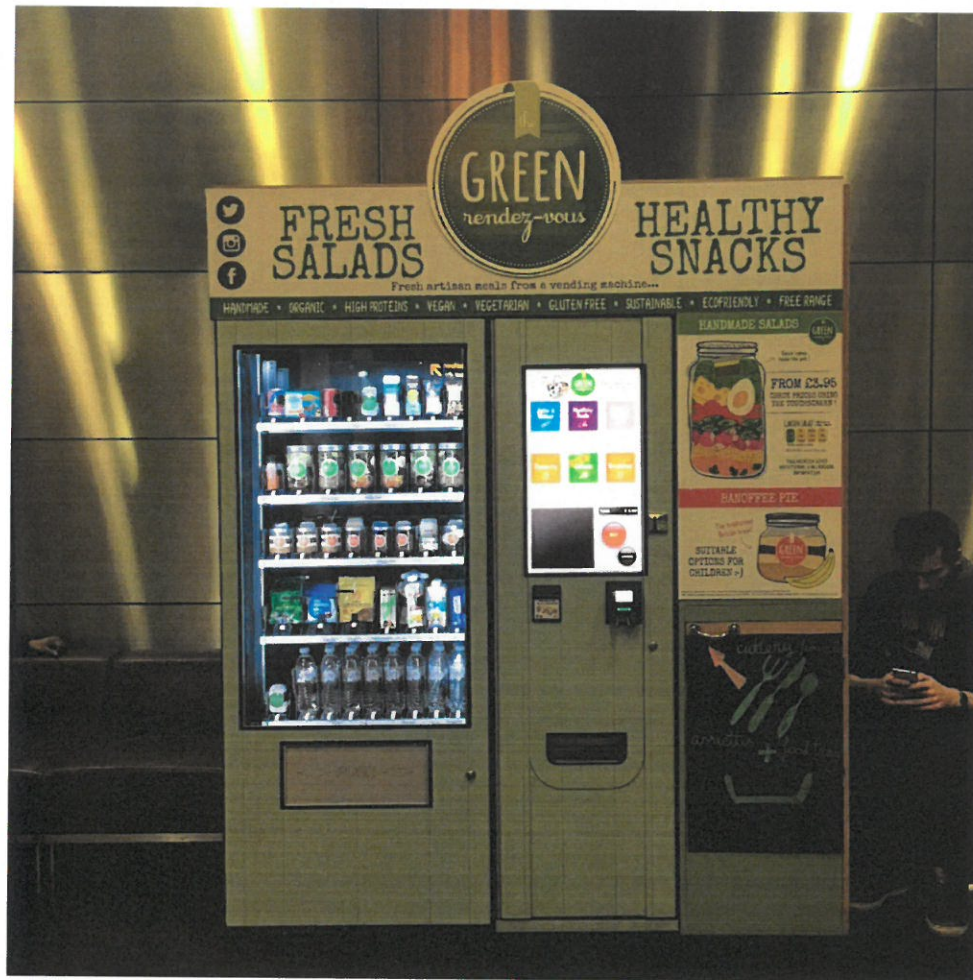


Exhibit "D"



#1

MEETING DATE: January 2, 2019
SITE PLAN NO. 18-185 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
- CUP
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION

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

ITEM NO: 1 DATE: JANUARY 2, 2019

SITE PLAN NO.: 18-185 RESUBMITTAL
PROJECT TITLE: CONVENIENCE STORE
DESCRIPTION: NEW 1750 SF BUILDING WITH PARKING
APPLICANT: AAF CONSULTANTS INC. / AAMIR A FOROOQUI
PROP OWNER: AAF CONSULTANTS INC.
LOCATION: 707 S BRIDGE ST
APN: 097-075-003

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **25ft MAX PER STD C-23 OR C-24** Use radius return;
- Sidewalk: width; **MATCH EXISTING** parkway width at **MATCH EXISTING**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit; **2-FOOT ALLEY DEDICATION**
- 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.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **1** each at **50'**
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Comply with comments from building, fire, and planning department.**
- 2. This project will incur impact fees see sheet 3 for further details.**
- 3. Trash enclosure will need to be constructed per city of visalia refuse standards with concrete apron and metal gates. Refer to further comments by the Solid Waste Dept.**
- 4. Parking lot to be constructed per city standards.**
- 5. Driveway approach to be constructed per city standards 25' max driveway per C-23 or C-24.**
- 6. Remove and replace any non-complying sidewalk across**
- 7. Show 2' alley dedication.**
- 8. Site plan indicates a change to convenience store from previous café proposal. A Conditional Use Permit will be required, refer to Planning Dept. comments.**
- 9. Sewer lateral will need to be installed per city standards.**
- 10. Project is located in a dual flood zone 'X' and 'AE'. Meet floodplain requirements where necessary.**
- 11. Maintain all improvements within property limit; including walkway along north side of building.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-185 RESUBMITTAL**

Date: **1/2/2018**

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.)

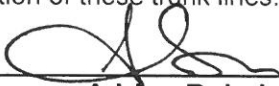
(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**CONVENIENCE STORE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$14,579/1KSF X 1.501 = \$21,868
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$61/SEAT X TBD =
	TREATMENT PLANT
	\$271/SEAT X TBD =
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$43/LF X (BRIDGE ST)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$7726/ACRE X 0.14 = \$1082
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,670/ACRE X 0.14 = \$794
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$8,671/ACRE X 0.14 = \$1,213
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1897/ACRE X 0.14 = \$265
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$556/1KSF X 1.501 = \$834
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: January 2, 2019

SITE PLAN NO: 2018-185
PROJECT TITLE: Cafeteria - Cafe
DESCRIPTION: Cafeteria - Cafe
APPLICANT: AAF Consultants
PROP. OWNER: AAF Consultants
LOCATION TITLE: 707 S. BRIDGE
APN TITLE: 097-075-003
GENERAL PLAN: Service Commercial
EXISTING ZONING: C-S – (Service Commercial)

Rule 9510 – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Change of proposed use from cafeteria to convenience store.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

NOTE: A cafeteria or any type of sit-down food service will require a "Resubmittal" to SPR with a seating plan, and a minimum of one parking stall per 150 sq. ft. of gross building area.

Project Requirements

- Cafeteria/Café is a permitted use in the Service Commercial zone.
- Variance to Landscape Setback required
- Conditional Use Permit required for Convenience Store
- NOTE – Staff will not support Liquor Sales at this location through the ABC process
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: January 2, 2019

1. Conditional Use Permit required for Convenience Store
2. Provide distance detail of required back-up along west side of alley as part of the CUP submittal – site plan.
3. Provide a conceptual floor plan with the CUP application.
4. Provide a separate detailed Operational Statement (paper and MS word format digital) as part of the CUP application materials.
5. NOTE – Staff will not support Liquor Sales at this location through the ABC process
6. See Engineering Dept. comments, an alley dedication is/may be required.

PROJECT SPECIFIC INFORMATION: October 17, 2018

1. The parking layout on the Bridge Street side does not meet city Standards.
2. The parking at the alley needs to be reconfigured with a standard City Solid Waste Enclosure at the south end of the property, not adjacent to a residential use.
3. Parking for this use is required at one stall per 150 sq. ft. of gross building area.
4. See Engineering comments, an alley dedication is/may be required.
5. Show tables and chairs in the Café area.
6. The required side yard setback is 5-feet; a variance to side yard setbacks would be required per this plan.
7. Landscape and irrigation plans are required as a part of the building permit package.
8. No illuminated signage, or decorative building lights, is allowed facing the residential area to the west. This does not include security lighting which is required to be shielded to prevent any direct or indirect light or glare from falling upon an adjacent residential property.

17.18.080 Development standards in the C-S zone.

The following development standards shall apply to property located in the C-S zone:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: sixty (60) feet.
- C. Minimum required yards (building setbacks):
 1. Front: ten (10) 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: ten (10) feet;
 2. Rear: five (5) feet (except where a building is located on side property line);
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.

Parking:

1. Provide (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. No repair work or vehicle servicing allowed in a parking area (Z O Section 17.34.030.L).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Z O Section 17.34.030.F).
7. 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).
8. Parking lot to be screened from view by a 3-foot high solid wall when located across the street from residential property.
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
10. 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.

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. 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.
3. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
4. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature

 A handwritten signature in black ink, appearing to be 'AJC', written over a horizontal line.



SPR 18185
CONVENIENCE STORE
707 BRIDGE

City of Visalia
Building: Site Plan
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building 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. **1 HR FOR 10'-0" OR LESS.**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone **AE** * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 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: **VAN ACCESSIBLE STALL SHALL BE 12 FOOT WIDE WITH 5 FOOT ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF STALL. ALL OUTWARD SWING EGRESS DOORS SHALL HAVE A 60 INCH MIN. DEEP LANDING. PROVIDE 5 FOOT MIN. SEPARATION BETWEEN TRASH ENCLOSURE AND BUILDING. IN-GROUND GREASE INTERCEPTOR REQUIRED FOR COOKING**

Signature
YAL GARCIA 1/2/19



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: 01/02/2019

Item # 1

Site Plan # 18185 RESUBMITAL

Project: CONVENIENCE STORE

Description: NEW 1750 SF BUILDING W/PARKING

Applicant: AAF CONSULTANTS INC

Location: 707 S. BRIDGE

APN: 097-075-003

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** _____

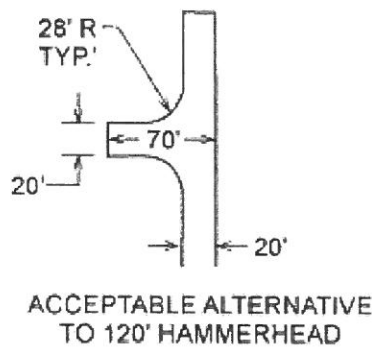
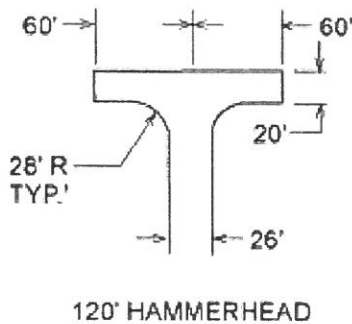
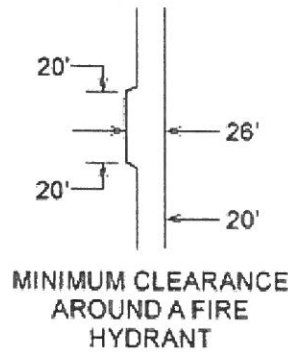
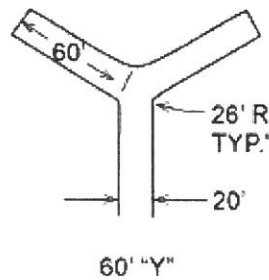
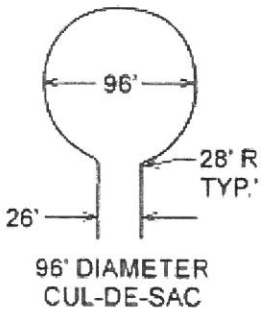
Emergency Access

- 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:



Danny Wristen
Interim Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 2, 2019

ITEM NO. 1	RESUBMITTAL
SITE PLAN NO:	SPR18185
PROJECT TITLE:	Convenience Store
DESCRIPTION:	New 1750 sf building with parking (C-S) (X/AE)
APPLICANT:	AAF Consultants Inc/Aamir A. Farooqui
OWNER:	AAF Consultants Inc/Aamir A. Farooqui
APN:	097-075-003
LOCATION:	707 S. Bridge St.

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

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

Additional Comments:

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Leslie Blair

Site Plan Review Comments 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: 01/02/2019
Item # Choose an item.
Site Plan # 18185
Project: Convenience Store
Description:
Applicant:
Location: 707 S. Bridge
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- Service location to be determined by owner and approved by CWS. Any relocation or service upgrade work to be at owner's expense. 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:

- Additional information required. When decided on type and size of services required contact CWS when ready to proceed.

Mike Morton
Superintendent

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

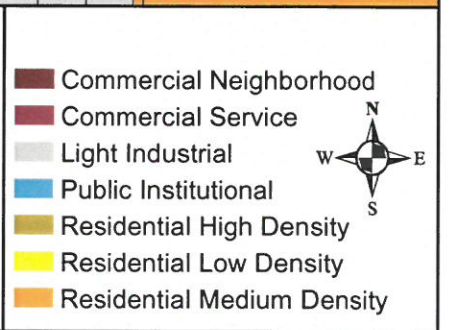
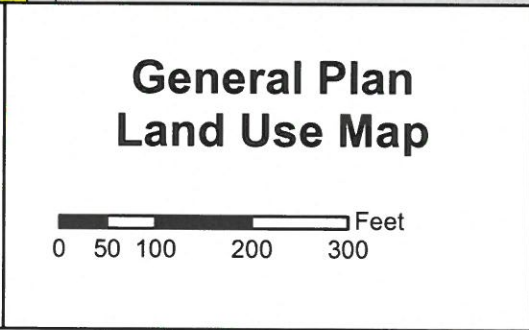
18185

- 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

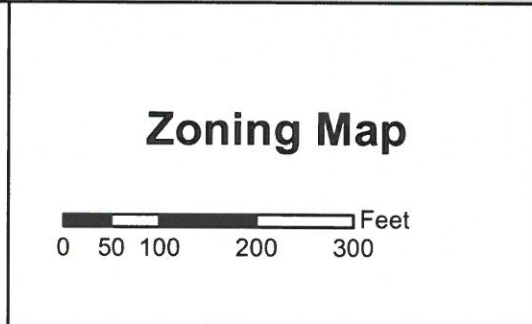
Conditional Use Permit No. 2019-08

The project site is located on the west side of Bridge Street approximately 75 feet south of Sequoia Avenue. (APN: 097-075-003)



Conditional Use Permit No. 2019-08

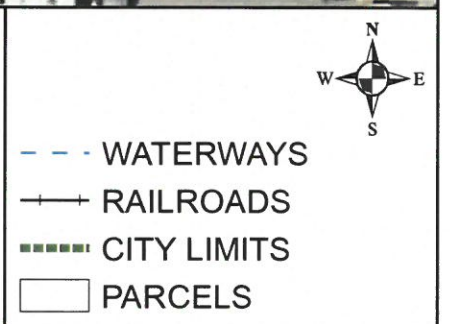
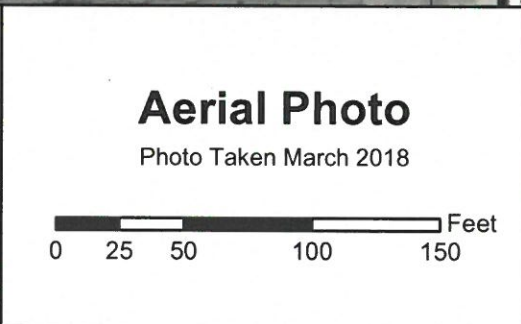
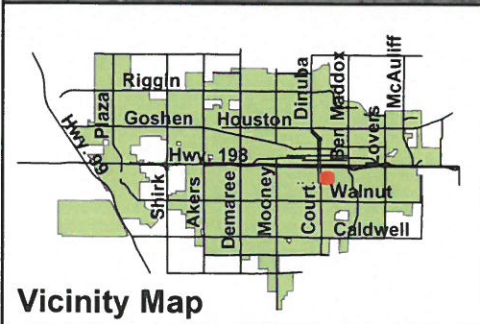
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- C-N - Neighborhood Commercial
 - C-S - Service Commercial
 - I-L - Light Industrial
 - Q-P - Quasi-Public
 - R-1-5 - Single-family Res. s
 - R-M-2 - Multi-family Res.
 - R-M-3 - Multi-family Res.
-

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