

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MAY 13, 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.
 - Time Extension for Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09
5. PUBLIC HEARING – Cristobal Carrillo
Tentative Parcel Map No. 2019-02: A request by Anilkumar K. Patel to subdivide 4.96 acres into two parcels for residential use. The site is zoned R-1-20 (Single Family Residential 20,000 sq. ft. minimum site area), and is located at 2524 N. Linwood Street. (APN: 077-190-002) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-23.
6. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2019-11: A request by Fred Gibby to establish a 560 sq. ft. drive-thru coffee shop in the C-MU (Mixed Use Commercial) zone. The project site is located at 1331 W. Caldwell Avenue (APN: 126-062-076). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-19.
7. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-10: A request by Self-Help Enterprises to construct five single-family residences on five existing lots in the R-M-3 (Multi-family Residential, 1,200 square foot minimum Site Area). The project site is located on the west side of NW 5th Street, between Court St. and Strawberry St. (APN's: 094-053—018, -019, -021, -023, -024).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2019-20.

8. PUBLIC HEARING – Paul Scheibel

- General Plan Amendment No. 2019-04: A request by Hawkins Companies, LLC, to amend the General Plan Land Use Map from C-S (Service Commercial) to C-MU (Commercial Mixed Use) on a 1.05-acre parcel at 705 S. Ben Maddox Way (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-21.
- Change of Zone No. 2019-03: A request by Hawkins Companies, LLC, to amend the Zoning Map from C-S (Service Commercial) to C-MU (Commercial Mixed Use) on a 1.05-acre parcel at 705 S. Ben Maddox Way (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-21.

9. PUBLIC HEARING –Brandon Smith

Variance No. 2019-04: A request by McAuliff Center LP to allow a variance to the maximum monument sign area, allowing 43 sq. ft. of sign area per face and 160 sq. ft. of total aggregate surfaces of sign faces and sign structure associated with a service station located in the C-MU (Commercial Mixed Use) zone. The project site is located at the southeast corner of Houston Avenue and McAuliff Street (APN: 103-120-084).

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- May 28, 2019 Planning Commission Meeting
- Reappointment of Planning Commissioners

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 23, 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 TUESDAY, MAY 28, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 13, 2019

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443;
E-mail: cristobal.carrillo@visalia.city

SUBJECT: **Conditional Use Permit No. 2019-11:** A request by Fred Gibby to establish a 560 sq. ft. drive-thru coffee shop on a 31,094 sq. ft. parcel in the C-MU (Mixed Use Commercial) zone. The project site is located at 1331 W. Caldwell Avenue, on the southwest corner of Caldwell Avenue and Stonebrook Street (APN: 126-062-076).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-11 is based upon the findings and conditions in Resolution No. 2019-17. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-11 based on the findings and conditions in Resolution No. 2019-17.

PROJECT DESCRIPTION

The applicant is requesting approval of a drive-thru lane associated with a new 560 sq. ft. drive-thru coffee shop. In the C-MU Zone, drive-thru lanes meeting all performance standards as listed in the Visalia Municipal Code (VMC) are permitted outright, whereas drive-thru lanes not meeting all performance standards require a Conditional Use Permit (CUP). The drive thru proposed for the coffee shop does not meet performance standards as it is located within 250 feet from residentially zoned areas (VMC Sec. 17.32.162.B.1).

As shown in Exhibit "A", the project proposes development of a 560 sq. ft. building for the sale of coffee drinks and prepackaged breakfast items. The facility will include 9 parking stalls, a drive-thru lane able to accommodate 10 vehicles, a trash enclosure, and access drives/walkways for vehicles and pedestrians. Per the floor plan in Exhibit "B", the facility will contain two service windows, one at the southeast corner of the building for drive-thru use, and the second at the northeast corner for walk-up service. The building will not contain any indoor seating or customer service areas.

Per Exhibit "A", access and egress to the site will be provided by a drive approach along Stonebrook Street, at the southeast corner of the project site. The drive-thru entrance will be directly west of the drive approach, running along the west property boundary, terminating north just below the proposed building. Customers will then exit southward using a separate lane leading towards the parking lot and drive approach. The proposal includes the dedication of approximately 43 ft. of right-of-way along the eastern boundary of the project site for the widening of Stonebrook Street and placement of curb, gutter, and sidewalk.

Elevations for the proposal are provided in Exhibit "C". Architectural features include stacked stone facia along the southern perimeter of the building, columns with stucco finishes, and metal awnings. The building exterior will primarily feature black and brown colorings.

Per the Operational Statement (Exhibit "D"), the facility will operate seven days a week, from 6:00am to 8:00pm. The business will employ between 12 – 14 people, with 2 – 4 employees working during any given shift.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Uses and Zoning:	North: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) / Park Breeze Subdivision South: QP (Quasi-Public), C-R (Regional Commercial) / Packwood Creek, vacant land East: C-R / Stonebrook Plaza (carwash, restaurant, vacant land) West: C-MU / Administrative office
Environmental Review:	Categorical Exemption No. 2019-19
Special Districts:	None
Site Plan:	2019-048

RELATED PROJECTS

Conditional Use Permit No. 2003-01: A request by Richard Dyt to allow a coffee and food kiosk with a drive-thru in the C-R (Regional Retail) zone. The project site is located at 1103 W. Caldwell Avenue. The request was approved by the Planning Commission on February 24, 2003 by a 5-0 vote.

Conditional Use Permit No. 2018-11: A request by Starbucks to allow a drive-thru lane with street-facing reader boards in the C-MU (Commercial Mixed Use) zone. The project site is located on the east side of Ben Maddox Way approximately 400 feet south of Noble Avenue. The request was approved by the Planning Commission on July 23, 2018 by a 4-0 vote.

Conditional Use Permit No. 2018-19: A request by Starbucks to allow a drive-thru lane associated with a 2,633 sq. ft. commercial tenant space within a 5.96-acre parcel in the C-MU (Commercial Mixed Use) zone. The project site is located on the northeast corner of N. Mooney Blvd. and W. Riggan Ave. The request was approved by the Planning Commission on December 10, 2018 by a 5-0 vote.

PROJECT EVALUATION

Land Use Compatibility

The VMC identifies "Sit-down restaurants and cafés" as permitted uses in the C-MU zone. The proposed drive-thru coffee shop is considered a café type use and is thus permitted. The drive-thru coffee shop is also compatible with surrounding commercial uses west of the project site, which include a carwash and drive-thru restaurant that originally operated as a coffee shop.

A residential subdivision is located north of the project site, but will not be affected by potential noise and signage lighting due to the existing block walls located along Caldwell Avenue and implementation of VMC requirements limiting impacts from noise and lighting. The coffee shop will also keep regular working hours and orient speaker boxes and menu boards east, away

from the residential areas. In order to further reduce potential impacts, Conditions No. 4 and 6 are included in the resolution requiring compliance with City noise and signage standards.

Drive-Thru Performance Standards

In the C-MU zone, drive-thru lanes require a CUP unless they can meet the six performance standards specified in VMC Section 17.32.162. In general, the performance standards pertain to the following:

1. Separation from residences;
2. Vehicle queue stacking;
3. Circulation;
4. Noise;
5. Screening;
6. Menu boards and signage.

****Refer to the Related Plans and Policies section for the full text of this code section.**

The proposed project meets or is able to comply with all the above standards except for the separation requirement. The proposed drive-thru is located approximately 150 feet south of an existing residential subdivision, which is within the 250 feet separation required by the VMC. As noted previously, residential areas are not expected to be impacted by the drive-thru due to screening from existing block walls along Caldwell Avenue, and placement of the proposed speaker box/menu board away from residential areas. VMC ordinances regulating noise will also prevent impacts to residential areas.

All other standards are met by the proposal. The drive-thru lane can accommodate the stacking of 10 vehicles and will be screened from view by the proposed building and added landscaping along the northern property frontage. The site contains separate lanes to access the drive-thru and parking areas. Menu boards and signage are oriented east/west, so as to not face sensitive receptors and noise levels will be regulated by the VMC.

Public Right-of-Way Improvements / On-site Access and Circulation

The applicant will be required to dedicate right-of-way and improve Stonebrook Street to its full width. This will include the construction of curb, gutter, and sidewalks along Stonebrook Street, and the installation of an upgraded curb return at the northeast corner of the project site. Access to the site will be through Stonebrook Street, at the southeast corner of the parcel. An existing drive approach along Caldwell Avenue will be removed as part of the proposal and replaced with curb, gutter, and sidewalk. Existing traffic signals at the Stonebrook/Caldwell intersection will assist in regulating traffic to the area.

Setbacks

C-MU Zone setbacks require a 15-foot front yard along Caldwell Avenue, a 10 foot street side yard along Stonebrook Street, and a zero foot setback along the western boundary. The existence of Packwood Creek along the southern edge of the site requires the application of a 50 foot riparian setback. Per Exhibit "A", the proposal meets the required front and side yard setbacks. However, Exhibit "A" incorrectly places the "approximate riparian setback" at 46 feet. As such the proposed trash enclosure shown at the southern end of the site is located within the 50 foot riparian setback. The applicant has stated that though Exhibit "A" shows a double trash enclosure, City staff only requires a single trash enclosure. Reduction of the trash enclosure will result in the structure no longer encroaching on the riparian setback. This will be made a condition of approval.

Architectural Theme

The project is proposing an architectural theme (Exhibit "C") common to commercial areas, but out of place with buildings in the immediate vicinity. The building will feature black and brown colorings, with stone facia and a flat roof; features no other buildings in the vicinity contain. The areas to the east and south are within specific plans areas, each with design standards not applicable to the subject site. Given the above, while the proposed building contains features unique to the area, the architectural theme is considered compatible with designs of general commercial structures within the City. The 20 foot height of the structure is consistent with surrounding buildings.

Signage

Per Exhibit "C" wall signage will be located on the south, east, and north building frontages. No further detail is provided. Staff will add Condition No. 6 requiring that future signage placed onsite be compliant with VMC standards for illumination.

Landscaping

The project is required to landscape setback areas and provide a three foot high evergreen hedge along queue lanes, drive aisles, and parking areas adjacent to the street. This is a requirement of the VMC, cited within the Site Plan Review comments. The landscaping will be installed to meet all City of Visalia standards.

Environmental Review

The requested action is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for new construction or conversion of small structures. (Categorical Exemption No. 2019-19)

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 finding of the Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-19).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2019-048.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", and elevation plan in Exhibit "C".

3. That the facility will operate as stated in the Operational Statement identified in Exhibit "D".
4. That no component or aspect of the use and/or drive-thru lane shall generate noise levels in excess of limits stated in the Noise Ordinance, Visalia Municipal Code Chapter 8.36.
5. That all structures, including the proposed trash enclosure, be located outside of the 50 foot riparian setback along the south property line of the project site.
6. That all signs shall require a separate building permit and shall be subject to the sign requirements of the Zoning Ordinance.
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. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2019-17
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Operational Statement
- Categorical Exemption No. 2019-19
- Site Plan Review Comments No. 2019-048
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpt from Chapter 17.19: Mixed Use Zones

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

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

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

Excerpt from Chapter 17.25: Uses in the Commercial, Mixed Use, Office, and Industrial Zones

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
D8	Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162	P	P	P	P		P		P			17.32.162
D9	Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162	C	C	C	C		C		P			17.32.162

Excerpt from Chapter 17.32: Special Provisions

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use.

This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

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. (Prior code § 7525)

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-11: A REQUEST BY FRED GIBBY TO ESTABLISH A 560 SQ. FT. DRIVE-THRU COFFEE SHOP ON A 31,094 SQ. FT. PARCEL IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 1331 W. CALDWELL AVENUE, ON THE SOUTHWEST CORNER OF CALDWELL AVENUE AND STONEBROOK STREET (APN: 126-062-076)

WHEREAS, Conditional Use Permit No. 2019-11 is a request by Fred Gibby to establish a 560 sq. ft. drive-thru coffee shop on a 31,094 sq. ft. parcel in the C-MU (Mixed Use Commercial) zone. The project site is located at 1331 W. Caldwell Avenue, on the southwest corner of Caldwell Avenue and Stonebrook Street (APN: 126-062-076); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 13, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2019-11, 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. 2019-19).

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 finding of the Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-19).

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 operated in substantial compliance with the comments from the approved Site Plan Review No. 2019-048.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", and elevation plan in Exhibit "C".
3. That the facility operate as stated in the Operational Statement identified in Exhibit "D".
4. That no component or aspect of the use and/or drive-thru lane shall generate noise levels in excess of limits stated in the Noise Ordinance, Visalia Municipal Code Chapter 8.36.
5. That all structures, including the proposed trash enclosure, be located outside of the 50 foot riparian setback along the south property line of the project site.
6. That all signs shall require a separate building permit and shall be subject to the sign requirements of the Zoning Ordinance.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

EXHIBIT "B"

LAST PLOT DATE / SHEET OF SHEETS: HRN-3 SLDRW_00_2/13/2019_13 of 37

PROJECT	HRN-3	DATE	01-22-19
CLIENT	SEED TO CUP COFFEE SOLUTIONS		
SCALE	1:1		
WWW	www.seedcoffee.com		

Seed To Cup Coffee Solutions
Leading The Drive Thru Revolution



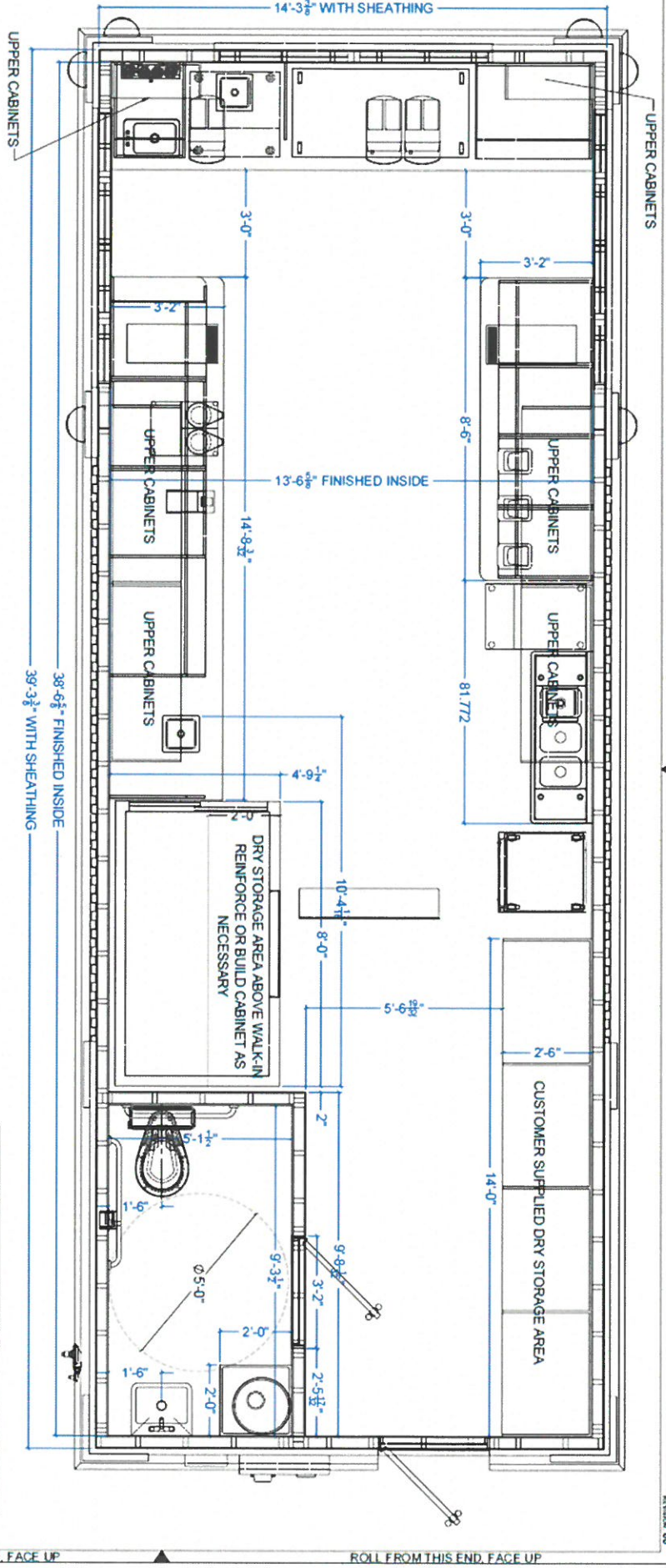
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MEDFORD, OREGON
1500-408-5334

NO.	DATE	BY	APPROVAL	REVISION/NOTES
01	2/13/2019	EDM		PRELIMINARY COPY
02				
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THIS DOCUMENT CONTAINS CONFIDENTIAL OR PROPRIETARY INFORMATION OF SEED TO CUP COFFEE SOLUTIONS. THE INFORMATION HEREIN IS TO BE KEPT CONFIDENTIAL AND NOT 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. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. CONTACT SEED TO CUP COFFEE SOLUTIONS AT 1500-408-5334 FOR MORE INFORMATION.

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- NOTES:**
- PLANS COMPLY WITH 2014 SPECIALTY CODES
 - SERVICE WINDOWS ARE CUT DOWN PATIO DOORS WITH TEMPERED GLASS.
 - ALL WINDOWS AND DOORS SHALL BE CALKED TO SUBSIDING (FOR WINDOWS) AND LOW EXPANDING FOAM WILL BE USED IN ALL GAPS AND GAPS. "STORM WRAP" TAPE SHALL BE USED ON WINDOW FLANGES AND DOOR JAMB TO-WALL JOINTS.
 - EXTERIOR OF BUILDING IS TO BE CEMENT PLASTER FINISH (AKA STUCCO) PER IBC 1405.14, CHAPTER 25, SPECIFICALLY 2510. DETAILS PROPER INSTALLATION.
 - WALLS TO BE 1/2" DRYWALL AND FRP- CEILING TO BE T-BAR W TILE "DROP CEILING".
 - F/E = FIRE EXTINGUISHER
 - BATHROOM IS 1/2" DRYWALL AND FRP.



Door and Window Schedule				
Doors:				
Number	Size	Mfr.	Safety	U-Value
1	3068	Kell Hrdwr	N/A	0.29
2	3068	Rugby	N/A	0.29
Windows:				
Number	Size	Mfr.	Safety	U-Value
3	71056	Ready Access	-	0.27
4	71056	Ready Access	-	0.29
5	71056	Ready Access	-	0.29

ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

REVISION: 00

EXHIBIT "C"

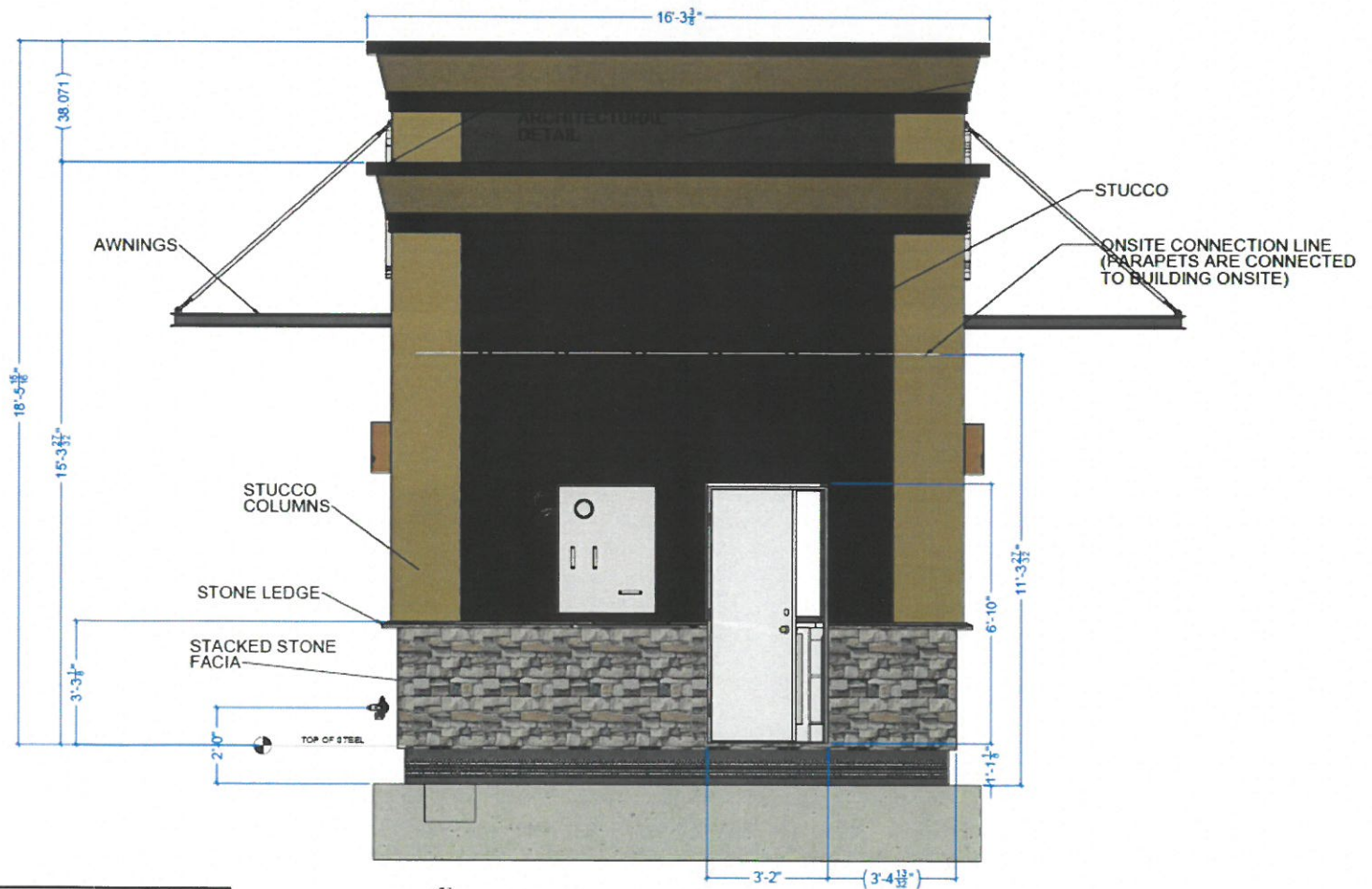
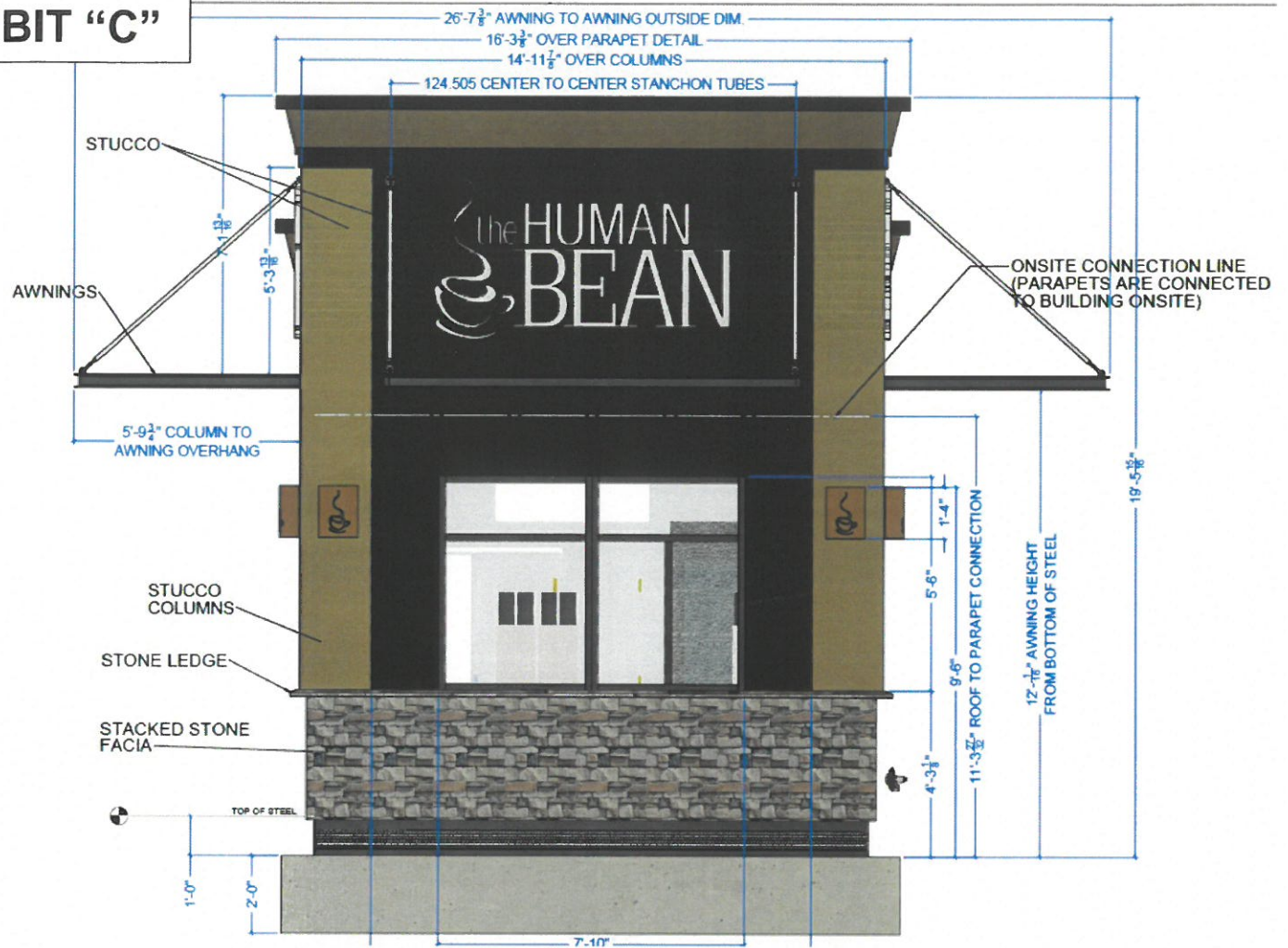




EXHIBIT "D"



CUP No. 2019-011
The Human Bean
1331 W Caldwell Ave

RE: Operational Statement for The Human Bean Coffee Shop

1. *Hours of operation:*
 - The proposed use will be operational from 6:00AM to 8:00PM, seven days per week.
2. *Staff / shifts:*
 - 12-15 employees, with the maximum of 4 employees, minimum of 2 employees per shift (two shifts per day).
3. *Services to be provided:*
 - Various coffee drinks with prepacked breakfast foods.
4. *Expected traffic levels:*
 - An estimated 100-200 trips per day.

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2019-11

PROJECT TITLE

The project site is located at 1331 W. Caldwell Avenue (APN: 126-062-076).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Conditional Use Permit No. 2019-11 is a request by Fred Gibby to establish a 560 sq. ft. drive-thru coffee shop on a 31,094 sq. ft. parcel in the C-MU (Mixed Use Commercial) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, Email: cristobal.carrillo@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Fred Gibby, 543 High Sierra Drive, Exeter CA 93221, (559) 308-9073, Email: N/A

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

4Creeks Inc., Aaron Carpenter, 324 S. Santa Fe Street, Visalia CA 93292, Email: aaronc@4-creeks.com, (559) 802-3052

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
 Emergency Project - Section 15071
 Categorical Exemption - State type and Section number: **Section 15303**
 Statutory Exemptions- State code number:

This project involves the construction of a new facility meeting the conditions described in Section 15303.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

(559) 713-4025

CONTACT PERSON

AREA CODE/PHONE

May 14, 2019

DATE

ENVIRONMENTAL COORDINATOR
Paul Scheibel, AICP



#2

MEETING DATE: March 13, 2019
SITE PLAN NO. 19-048 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 (559) 713-4444.

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: MARCH 13, 2019

SITE PLAN NO.: 19-048 RESUBMITTAL
PROJECT TITLE: HUMAN BEAN COFFEE
DESCRIPTION: NEW DRIVE UP COFFEE SHOP
APPLICANT: FRED GIBBY
PROP OWNER: ANGIE F GRAJEDA
LOCATION: 1331 W CALDWELL AVE
APN: 126-062-076

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with **35'** radius; **UPGRADE EXISTING TO COMPLY W/ ACCESSIBILITY**
- Install curb; gutter **STONEBROOK**
- Drive approach size: Use radius return; **REFER TO CITY COMMERCIAL STANDARDS**
- Sidewalk: **6'** width; **5'** parkway width at **STONEBROOK**
- 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; **GRANT DEEDS REQUIRED, SEE COMMENTS**
- City Encroachment Permit Required. **FOR ALL WORK WITHIN 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.
- STONEBROOK**

- Traffic indexes per city standards: **CITY STD COLLECTOR STREET**
 - Install street striping as required by the City Engineer. **AS DETERMINED BY TRAFFIC SAFETY**
 - Install landscape curbing (typical at parking lot planters). **ONSITE AS PROPOSED**
 - 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 ON STONEBROOK**
 - 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 50' 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. **STONEBROOK & CALDWELL**
 - 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. Dedications to the City for curb return accommodations and 50' wide riparian setback at the rear of the property are required.**
- 2. Comply with City collector street standards for roadway design & improvements on Stonebrook. A permanent barricade shall be installed at the terminus of the roadway.**
- 3. Additional striping will be needed on Stonebrook at full street width build-out. Striping design will be determined by Traffic Safety Division at time of civil submittal.**
- 4. The existing overhead lines will need to be undergrounded as part of the project, as proposed on Site Plan layout.**
- 5. Replace in-kind curb, gutter, and sidewalk with driveway demo on Caldwell.**
- 6. Project shall connect to City sewer.**
- 7. Proposed City std. 24' enclosure is adequate. Refer to further comments by Solid Waste.**
- 8. All landscaping shall comply with CA MWELo regulations. Street street shall be installed per City standards in the parkways.**
- 9. New coffee shop will incur additional impact fees. Credits will be applied for the previous existing building and use. Sewer fees will be offset unless walk-up type food service will be provided. Refer to page 3 for applicable fees and estimate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-048 RESUBMITTAL**

Date: **3/13/2019**

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:**RETAIL**)

Existing uses may qualify for credits on Development Impact Fees. **2500SF SERV COMM**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$14,579/1KSF X 0.4 - (\$5,090CR) = \$742
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 13, 2019

SITE PLAN NO: 2019-048 - B
PROJECT: Human Bean Coffee
DESCRIPTION: NEW DRIVE UP COFFEE SHOP
APPLICANT: FRED GIBBY
PROP. OWNER: ANGIE F. GRAJEDA
LOCATION TITLE: 1331 W. CALDWELL
APN TITLE: 126-062-076
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU

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.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- CUP – for drive-thru
- ~~Variance~~ (not required for averaging on Stonebrook as shown on this March 13 Plan)

PROJECT SPECIFIC INFORMATION: March 13, 2019

1. Meet setbacks for drive-thru 15 ft. Caldwell, 10 ft. Stonebrook Street – plan appears a little short on one part of the drive aisle on Stonebrook, but is averaged along that frontage.
2. CUP required because residences within 250 ft.
3. Provide pavement markings to separate the queue from the exiting vehicles if necessary.
4. An evergreen hedge (3ft. high) is required along queue lanes, drive aisles, and parking lots which are adjacent to the street. This will be shown on the landscape and irrigation plans that required as a part of the building permit package.
5. Show Packwood Creek and required setback (50 ft.) on revised plan submittal (GP > OSC-P23)
6. Consider reversing drive-thru queuing to avoid crossing traffic conflict at Stonebrook entry/exit.
7. Parking lines of 10 or more stalls require a landscape island.
8. Show property lines and landscape setback lines on site plan.
9. Meet other codes and ordinances.

PROJECT SPECIFIC INFORMATION: March 6, 2019

1. Meet setbacks for drive-thru 15 ft. Caldwell, 10 ft. Stonebrook Street
2. CUP required because residences within 250 ft.
3. Show Packwood Creek and required setback (50 ft.) on revised plan submittal (GP > OSC-P23)
4. Consider reversing drive-thru queuing to avoid crossing traffic conflict at Stonebrook entry/exit.
5. Parking lines of 10 or more stalls require a landscape island.
6. Show property lines and landscape setback lines on site plan.
7. Meet other codes and ordinances.

Variance for setback

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

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):

1. Front: fifteen (15) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;
2. Rear: five (5) feet;
3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

E. The provisions of Chapter 17.58 shall also be met, if applicable.

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



Signature



TR 17043
HUMAN BEAN COFFEE
1331 W. CALDWELL

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.
- 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:

VAN ACCESSIBLE STALL SHALL BE A MINIMUM OF 12 FT WIDE. ALL NEW LANDSCAPING SHALL MEET THE MWVELO REQUIREMENTS.

VAL CORREA 3/13/19
Signature



Site Plan Review Comments For:
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 03/11/2019
Item # 2
Site Plan # 19-048 resub
APN: 126-062-076
Location:

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 systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- 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** _____

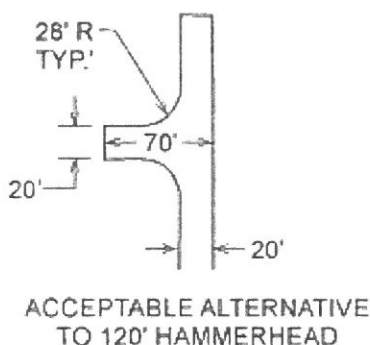
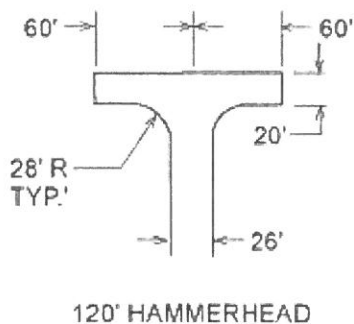
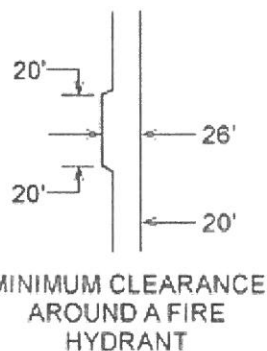
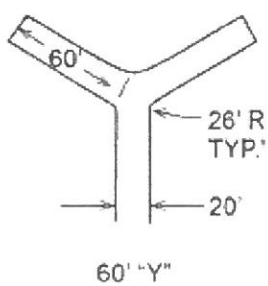
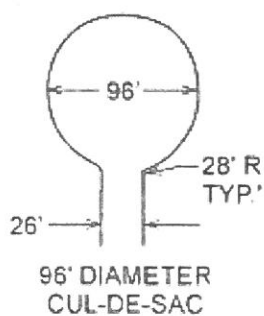
Emergency Access

- 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"



18

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

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

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

- See original comments for additional.



Corbin Reed
Fire Marshal

SRR 19-048

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 or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

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

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

- Access Controlled / Restricted etc:

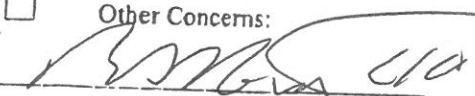
- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:


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

19048

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 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

R-1 enclosure will be adequate. Gates must be equipped with chain bolts to secure them from closing. Be sure to have enclosure gates open 180 degrees.

Edward Zuniga SOLID WASTE SUPERVISOR

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

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: 03/13/2019

Item # Choose an item.

Site Plan # 19048

Project: Human Bean Coffee Shop

Description:

Applicant:

Location: 1331 W. Caldwell

APN:

The following comments are applicable when checked:

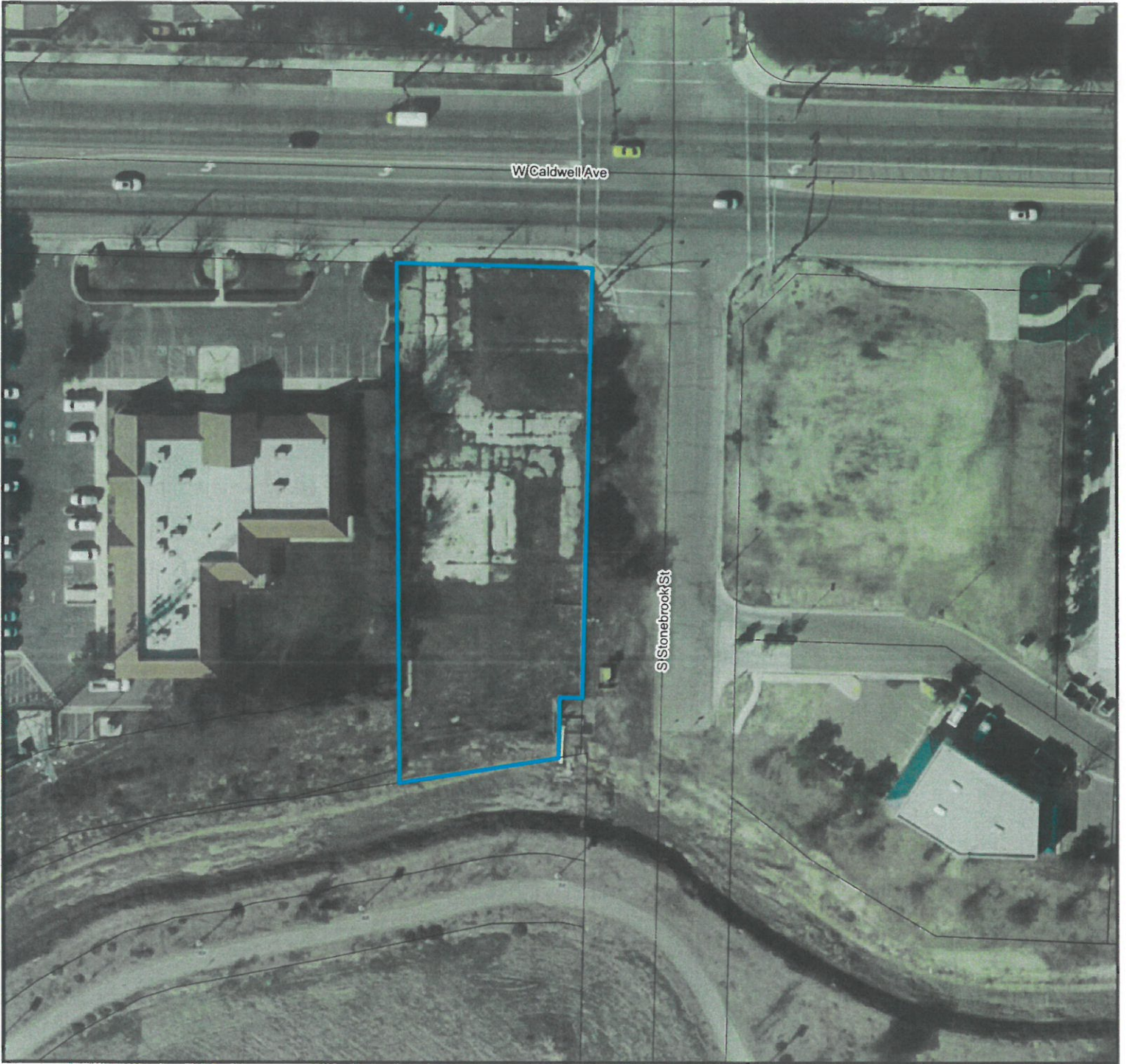
- No Comments at this time
- Fire Hydrants
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's
Comments- Service location to be determined by owner and approved by CWS. To be installed per CWS Spec's.
- Main's
Comments- Mains to be installed per CWS Spec's. Must 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 additional services required contact CWS when ready to proceed.

Mike Morton
Superintendent

City of Visalia



0 15 30 60 90 120 Feet

Aerial Photo

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 13, 2019

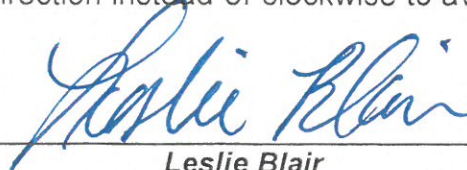
ITEM NO. 2	RESUBMITTAL
SITE PLAN NO:	SPR19-048
PROJECT TITLE:	Human Bean Coffee
DESCRIPTION:	New Drive Up Coffee Shop
APPLICANT:	Fred Gibby
OWNER:	Angie F. Grajeda
APN:	126-062-076
LOCATION:	1331 W. Caldwell Ave

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as number of trips generated in peak hour of adjacent street traffic. Depending on development size, characteristics, etc., a TIA may be required. See City of Visalia Procedures for Traffic Impact Analysis Table 1.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

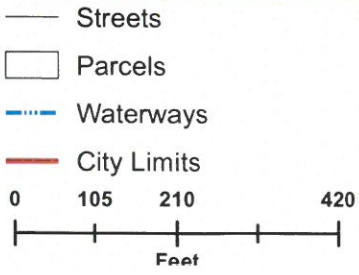
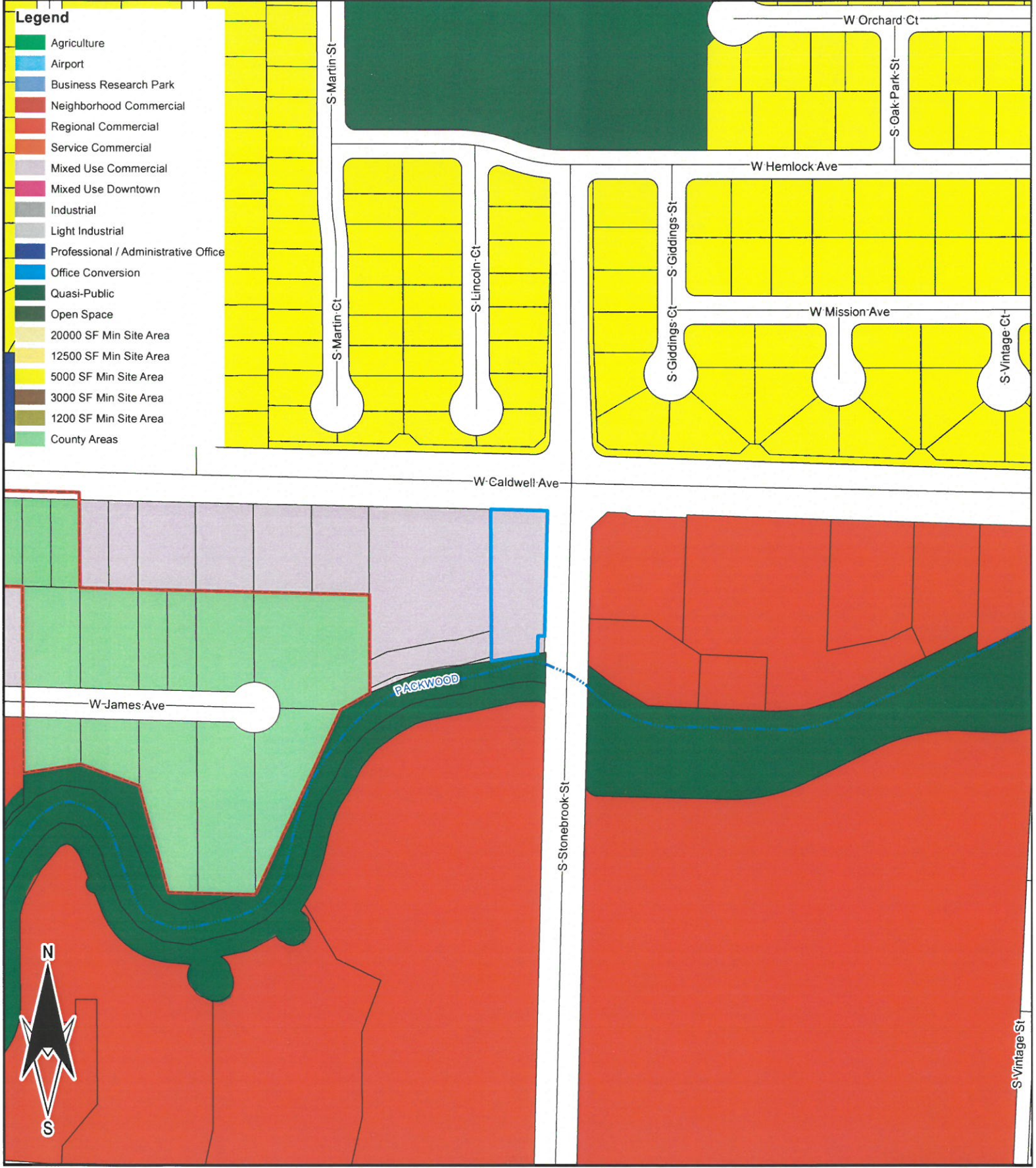
Additional Comments:

- Suggest queuing in counterclockwise direction instead of clockwise to avoid traffic crisscrossing at driveway exit/entrance.



Leslie Blair

- Legend**
- 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 MAP

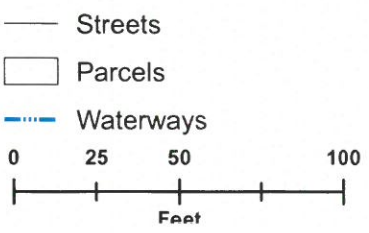




W Caldwell Ave

S Stonebrook St

PACKWOOD

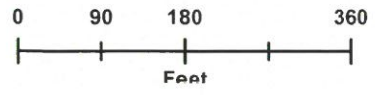


AERIAL MAP





- City Limits
- Streets
- Parcels
- - - Waterways



LOCATION MAP

