

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, MAY 28, 2019; 5:30 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 Consent Calendar Items
5. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2019-17: A request to allow an 8,500 square-foot Dialysis Center within an existing retail building. The project site has a zoning designation of C-R (Regional Commercial), located at 3446 S. Mooney Blvd. (APN: 122-290-029).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-37.
6. PUBLIC HEARING – Paul Bernal
  - Tentative Parcel Map No. 2019-03: A request by Lars Andersen and Associates, Inc. to subdivide a 36,515 square foot parcel containing an existing 8,813 square foot commercial building into three commercial condominiums and a common site parcel, on land in the C-R (Regional Commercial) Zone. The project site is located on the southeast corner of South Mooney Boulevard and West Walnut Avenue (APN: 122-040-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-33.
  - Conditional Use Permit No. 2019-12: A request by Lars Andersen and Associates, Inc. to establish a planned commercial development with three commercial condominiums and a common site parcel on a developed commercial property, on land in the C-R (Regional Commercial) Zone. The project site is located on the southeast corner of South Mooney Boulevard and West Walnut Avenue (APN: 122-040-052).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-33.

7. PUBLIC HEARING – Paul Bernal

- Tentative Parcel Map No. 2019-04: A request by Lars Andersen and Associates, Inc. to subdivide a 29,504 square foot parcel containing an existing 10,200 square foot commercial building into two commercial condominiums and a common site parcel, on land in the C-MU (Regional Commercial) Zone. The project site is located at 3221 South Mooney Boulevard (APN: 121-100-054). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-34.
- Conditional Use Permit No. 2019-14: A request by Lars Andersen and Associates, Inc. to establish a planned commercial development with two commercial condominiums and a common site parcel on a developed commercial property, on land in the C-R (Regional Commercial) Zone. The project site is located at 3221 South Mooney Boulevard (APN: 121-100-054). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-34.

8. PUBLIC HEARING – Cristobal Carrillo

Conditional Use Permit No. 2019-09: A request by Salser and Dillard Funeral Chapel to amend Conditional Use Permit No. 2001-23 to allow the addition of a 7,222 sq. ft. reception building in the O-PA (Professional/Administrative Office Zone). The project site is located at 3714 S. Court Street (APN: 126-870-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-18.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- June 10, 2019 No Planning Commission Meeting
- June 24, 2019 Election of New Chair and Vice Chair.

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 FRIDAY, JUNE 7, 2019 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 24, 2019**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** May 28, 2019

**PROJECT PLANNER:** Cristobal Carrillo  
Associate Planner, (559) 713-4443  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT:** **Conditional Use Permit No. 2019-09** is a request by Salser and Dillard Funeral Chapel to amend Conditional Use Permit No. 2001-23 to allow the addition of a reception hall in the O-PA (Professional/Administrative Office) Zone. The project site is located at 3714 S. Court Street (APN: 126-870-004).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-09 based on the findings and conditions in Resolution No. 2019-15. Staff's recommendation is 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. 2019-09, based on the findings and conditions in Resolution No. 2019-15.

### PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2019-09 is a request to amend CUP No. 2001-23 to allow establishment of a reception hall for use by the existing Salser and Dillard Funeral Chapel (see Exhibit "A"). The building will host "celebration of life" and post-funeral gatherings for clients employing the services of the funeral chapel. The reception hall will be able to accommodate up to 300 people (see Operational Statement in Exhibit "D").

As shown in Exhibit "C" the reception hall is designed with a building height of 30 feet. The approximately 7,222 sq. ft. first floor will contain a reception area, prep kitchen, garage for four funeral coaches, restrooms, and storage rooms. Per Exhibit "D" the kitchen will not be used for the preparation of food, rather serving as a staging area for off-site caterers. The second floor will be used solely for storage. However, as a result of the roof pitch, only a portion of the 2,252 sq. ft. will be readily usable.

The reception hall will be located on an approximately 9,628 sq. ft. vacant portion of an adjoining site just south of the Salser and Dillard funeral chapel site. The developed portion of the proposed project site contains a chiropractic office which is oriented towards Caldwell Avenue, and is not a part of this proposal. The applicant will submit a Lot Line Adjustment application at a later date to adjust the property lines for both the reception hall site and the Salser and Dillard site.

Parking will provided through shared use of the existing parking areas for the Salser and Dillard Funeral Chapel and the Visalia Community Church of Christ, located south of the project site. The applicant proposes operating the reception hall at times that do not conflict with peak operating hours of the church, so as not to negatively impact parking availability.

Hours of operation for the reception hall would be similar to the funeral chapel; 8:00 am to 5:00 pm, Monday through Friday, with possible operation in the evenings and weekends. Per Exhibit

“D”, no increase to the existing 25 person employee pool will be required, as users of the reception hall would be the same as those employing the funeral chapel.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Office
Zoning	O-PA (Professional/Administrative Office)
Surrounding Zoning and Land Use	North: O-PA / Salser and Dillard Funeral Chapel South: QP (Quasi-Public) / Visalia Community Church of Christ East: C-MU (Mixed Use Commercial) / Tuscan Plaza office complex West: C-MU / Jack in the Box restaurant, vacant land
Special Districts	None
Environmental Review:	Categorical Exemption No. 2019-18
Site Plan:	SPR No. 2018-187

### **RELATED PROJECTS**

**Conditional Use Permit No. 2001-23:** A request by Visalia Community Church of Christ to establish a full service funeral chapel in the PA (Professional/Administrative Office) Zone, located at 127 E. Caldwell Avenue (APN: 126-100-037). The proposal was approved by the Planning Commission in 2001.

**Conditional Use Permit No. 2005-04:** A request by Jeff Salser and Steve Dillard to amend CUP No. 2001-23 to allow a crematory within an existing funeral chapel in the PA zone, located at 127 E. Caldwell Avenue (APN: 126-100-037). The proposal was approved by the Planning Commission in 2005.

## PROJECT EVALUATION

### **Land Use Compatibility**

Funeral Homes/Mortuaries are a “Conditional” use in the O-PA Zone. The O-PA Zone encompasses both the project site and Salser and Dillard site. The reception hall, serving as a supportive function of the overall funeral chapel use, is allowed with approval of the CUP amendment.

There will be no impacts to the surrounding areas. The reception hall will only be available to existing clients of the funeral chapel. Functions at the funeral chapel and reception hall will not be held concurrently. Impacts to the Visalia Community Church of Christ, which will share its parking lot with the funeral chapel for reception hall use, will be reduced through strategic booking. Per Exhibit “D”, the funeral chapel will avoid operating the reception hall at church peak hours (Wednesday evenings and Sunday mornings). Operation of the reception hall consistent with the Operational Statement is listed as a condition of approval (see Condition No. 3).

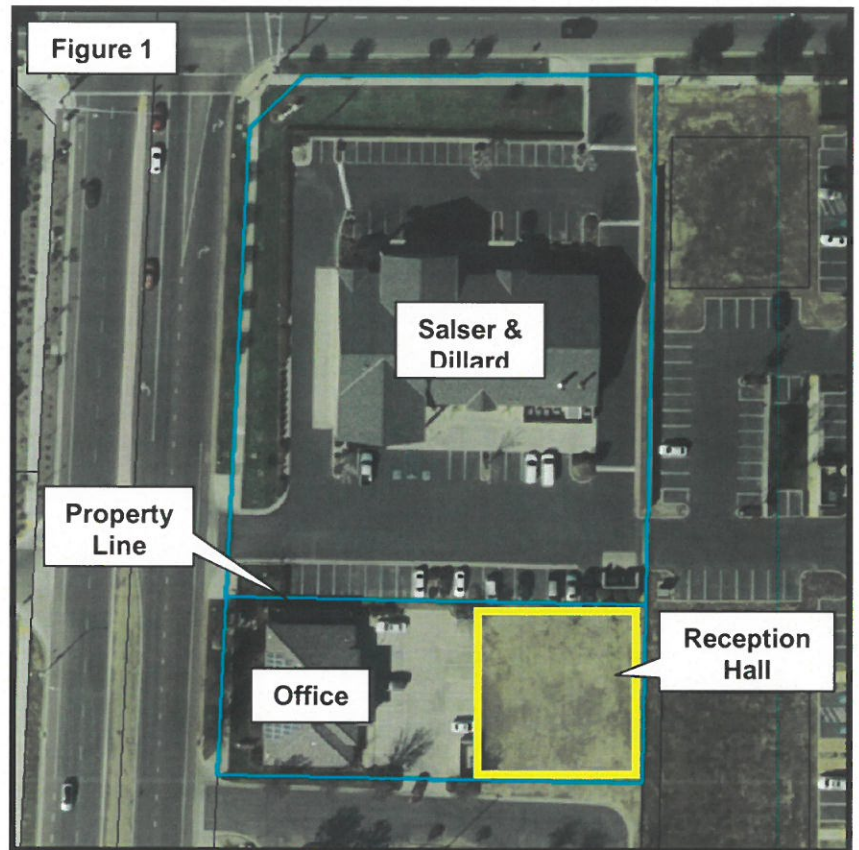
### **Parking**

The funeral chapel site contains a total of 60 parking stalls available for use by the reception hall as depicted on Exhibit “A”. In order to provide additional parking, the applicant states in Exhibit “D” that they will enter into a shared parking agreement with the Visalia Community Church of Christ to use a portion of the church parking lot for reception hall events. With shared

use of the church parking lot, sufficient parking will be available to conduct the reception hall use. Recordation of a shared parking agreement is included as Condition No. 4 of the conditions of approval. This condition also requires that the shared parking agreement be recorded and a copy of the recorded agreement be provided to the City Planner or designee prior to the building permit being finalized.

### **Property Lines**

The proposed reception hall is located on a site separate from the Salser and Dillard property, just south of the funeral chapel (Figure 1). The Applicant will purchase the portion of the project site on which the reception hall will be located and conduct a Lot Line Adjustment (LLA) to join the reception hall to funeral chapel site. When submitted for Site Plan Review, the LLA was made a condition of approval, as it was noted at the time that the reception hall would traverse property lines. The reception hall as shown in Exhibit "A" will not cross property lines, thereby negating the requirement to condition the filing of an LLA. As it stands, if no LLA is filed, unified uses can operate on separate properties, so long as buildings are not located over property lines.



### **Setbacks**

The location of the reception would comply with building setback standards of the O-PA Zone, which requires a zero foot side and rear yard setback. These setbacks would still be met if a LLA is conducted.

### **Architectural Design**

Designs as shown in Exhibit "C" are compatible in design to the existing funeral chapel and surrounding area. The reception hall will feature composition roof shingles, tan stuccoed walls, and white trim similar to the funeral chapel. Added features include metal trellises with crawling vines on the north, south, and west exteriors.

### **Environmental Review**

That the requested action is considered Categorical Exempt under Section 15301(e), Existing Facilities, of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2019-18).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is Categorically Exempt under Section 15301c of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2019-18).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2018-187.
2. That the site shall be developed in substantial compliance with the site plan, floor plan and elevations as shown in Exhibits "A", "B" and "C".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "D".
4. That the applicant will enter into a shared parking agreement with the Visalia Community Church of Christ for use of the adjacent parking lot south of the project site prior to finalization of the Building Permit for the reception hall. The shared parking agreement shall be recorded with the Tulare County Clerk-Recorder and a copy of the recorded agreement provided to the City Planner or designee prior to the Building Permit being finalized.
5. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all other federal, state and city codes, ordinances and laws 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 [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the city clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2019-15
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Operational Statement
- Categorical Exemption No. 2019-18
- Site Plan Review No. 2018-187 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

### Conditional Use Permits

(Section 17.38)

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

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

#### **17.38.020 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.
- 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. (Prior code § 7526)

#### **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.

**17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

**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. 2019-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-09: A REQUEST BY SALSER AND DILLARD FUNERAL CHAPEL TO AMEND CONDITIONAL USE PERMIT NO. 2001-23 TO ALLOW THE ADDITION OF A RECEPTION HALL IN THE O-PA (PROFESSIONAL/ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED AT 3714 S. COURT STREET (APN: 126-870-004)

**WHEREAS**, Conditional Use Permit No. 2019-09 is a request by Salser and Dillard Funeral Chapel to amend Conditional Use Permit No. 2001-23 to allow the addition of a reception hall in the O-PA (Professional/Administrative Office) Zone. The project site is located at 3714 S. Court Street (APN: 126-870-004); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 28, 2019; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2019-09, 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. 2019-18).

**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. 2019-18).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove described in accordance

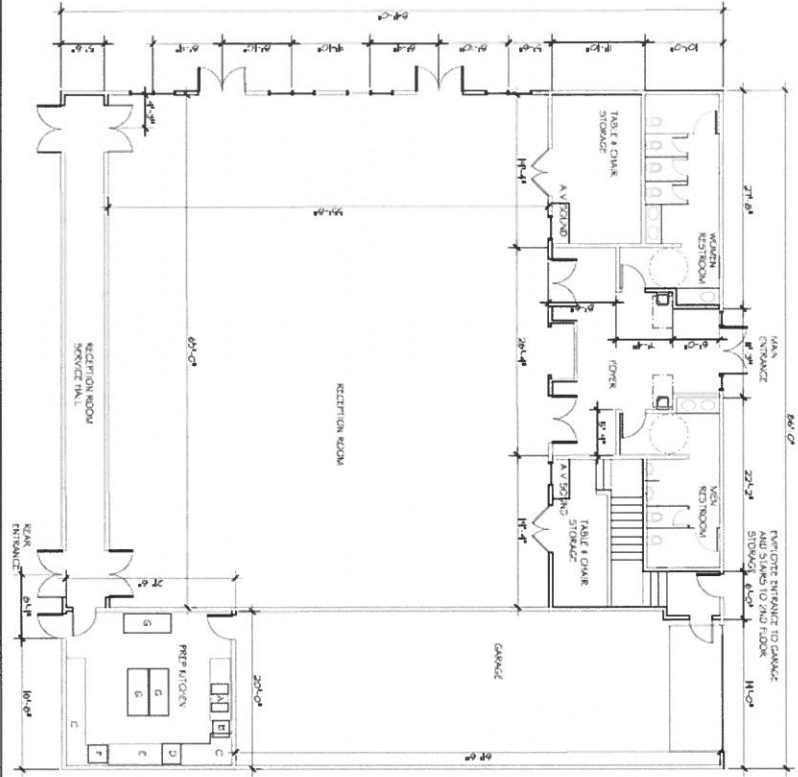
with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2018-187.
2. That the site shall be developed in substantial compliance with the site plan, floor plan and elevations as shown in Exhibits "A", "B" and "C".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "D".
4. That the applicant will enter into a shared parking agreement with the Visalia Community Church of Christ for use of the adjacent parking lot south of the project site prior to finalization of the Building Permit for the reception hall. The shared parking agreement shall be recorded with the Tulare County Clerk-Recorder and a copy of the recorded agreement provided to the City Planner or designee prior to the Building Permit being finalized.
5. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all other federal, state and city codes, ordinances and laws be met.



# EXHIBIT "B"

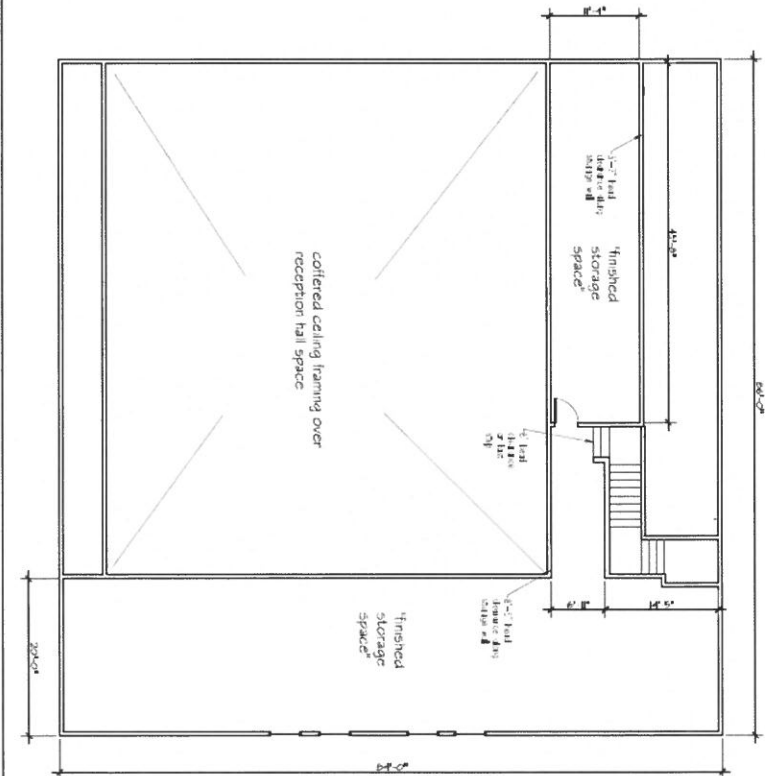
FIRST FLOOR PLAN



- KITCHEN EQUIPMENT**
- A SINK
  - B DISHWASHER
  - C METAL COUNTER
  - D REFRIGERATOR
  - E REFRIGERATOR
  - F ICE MAKER
  - G MOVABLE STAINLESS PREP TABLES

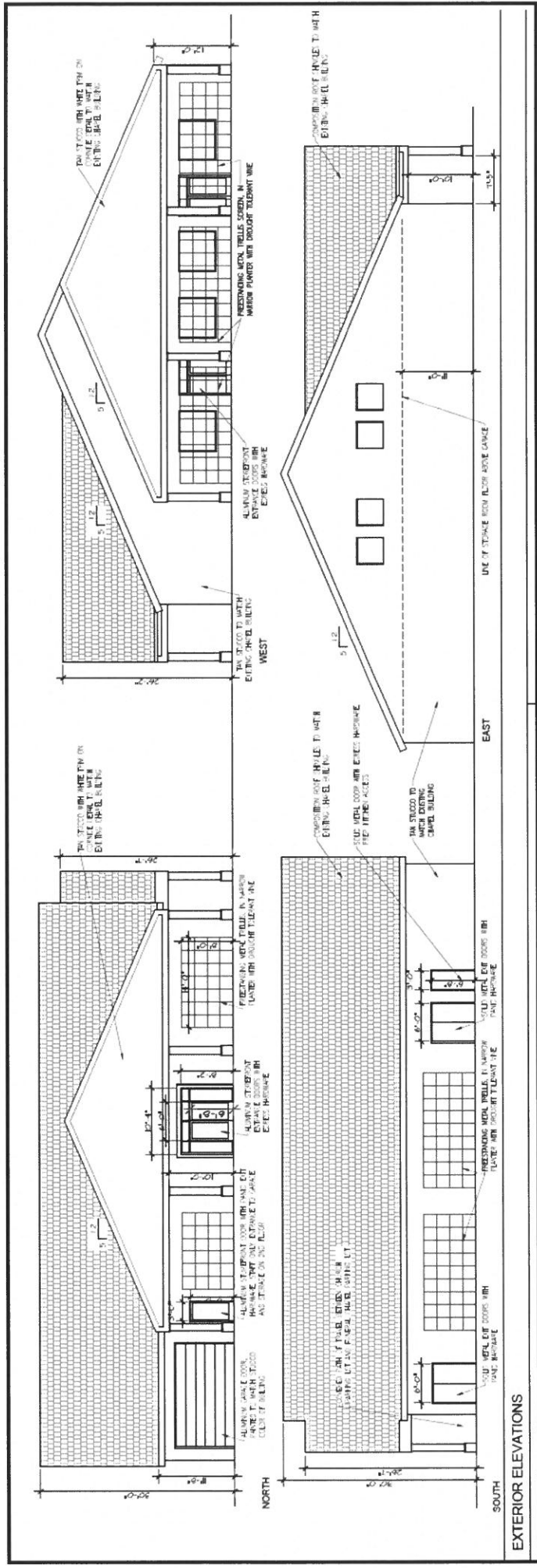
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2ND FLOOR PLAN



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

EXHIBIT "C"



EXTERIOR ELEVATIONS

**Salser & Dillard Funeral Chapel – Event Center  
Operational Statement**

- **NATURE OF THE PROJECT:** Salser & Dillard Funeral Chapel is proposing the construction of a new steel constructed building with a main entrance located on the north side facing the existing funeral home, a "Life Event Center". The purposed use of this building is to provide approximately 300 guests, a place to gather and have a meal or refreshments, immediately following a funeral ceremony. The main floor (aprox 7200 sq ft) will consist of a lobby, men/women's bathrooms, open reception hall, caterers prep kitchen, 2 small storage closets with sound equipment and a garage to house our 4 funeral coaches. We will have approximately 1383 sq ft of usable document storage in the attic above the garage/kitchen space and 517 sq ft above the storage/sound area. There will be no usable space above the main hall portion of the building due to the planned coffered ceilings.

Due to the parking limitations, we do not intend to have a service in the chapel and a separate event in the Event Center, rather the guests already in attendance in our chapel would retire over to the Event Center after their service has concluded. That being said, some families desiring a more informal "Celebration of Life" type service will have the opportunity to use the Life Event Center, instead of our formal Chapel if they would prefer. The facility will also have the ability to play audio and video equipment so as to offer the ability to memorialize the deceased person.

We are expecting the "Life Event Center" building to have a higher capacity potential than our current building, therefore we understand additional parking will be required and have spoken with Pastor Berry and members of the Board for the Visalia Community Church of Christ, who are on board with a shared parking agreement. At this time, we have not formalized the agreement, as we were hoping to receive approval on the plans from the City of Visalia and a final occupancy. We are anticipating that with an occupancy of approximately 300 and 3575sq ft of assembly space, that in addition to our proposed 60 stalls (36 standard + 18 compact + 6 ADA) we will set the parking agreement to include 60-75 stalls along with provisions to share cost in maintenance. Additionally, The Church, while open throughout the week primarily has peak times of Wednesday evenings and Sunday mornings, so our scheduling will be mindful of their needs and schedule events which would require use of the shared parking around their peak needs.

- **EXISTING USE:** Currently a vacant lot on the south side of our existing property;
- **HOURS OF OPERATION:** Office hours are Monday thru Friday 8:00 AM to 5:00 PM, but evening and weekend hours are available to accommodate a family's needs as needed;
- **SEASONAL:** Year around;
- **PRODUCTS PRODUCED AND SOLD:** None;
- **ANTICIPATED OCCUPANCY:** Approximately 300;
- **EMPLOYEES – CURRENT/PROPOSED:** Salser & Dillard employs approximately 10 full and 15 part-time employees. At this time, we do not foresee a reason to increase our staff as we are merely extending the offerings to our existing families served;
- **RESIDENT EMPLOYEES:** None;
- **NUMBER OF SERVICE OR DELIVERY VEHICLES:** We will maintain our existing service/utility vehicles, 4 funeral coaches and 3 Vans. The only additional traffic foreseen would be Caterer Delivery Vehicles, for which we are



planning a loading zone on the South side to allow for transfer of pre-prepared foods into the staging kitchen. No food will be prepared onsite;

- **EQUIPMENT:** Miscellaneous Audio/Video, Refrigerator, dishwasher, sink and ice machine, to allow for proper storage and clean-up;
- **HAZARDOUS WASTE:** None;
- **SUMMARY:** Salser & Dillard Funeral Chapel has had an opportunity to serve families of various ethnic & religious backgrounds; one group requires an extended time in a setting where food can be served. Guests attend from all across the country. Typically, their gathering lasts 3 days and on the 3<sup>rd</sup> day a cremation is performed and services are concluded. These families are currently going to Fresno as Visalia does not have a venue that can facilitate their needs. Other families have expressed an interest in having a place to immediately meet following a formal ceremony, without driving to their own home or another venue. This saves time and the burden of potential strangers in their homes. In order to accommodate the various burial customs, we feel a facility of this type is very important for the community of Visalia as a whole.

**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 2019-09

**PROJECT TITLE**

3714 S. Court Street (APN: 126-870-004)

**PROJECT LOCATION - SPECIFIC**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

Add a 7,222 sq. ft. reception building in the O-PA (Professional/Administrative Office) Zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443,

Email: [Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Salser and Dillard Funeral Chapel, Attn: Steve P. Dillard, 127 E. Caldwell Avenue, Visalia CA 93277,  
[steve@salseranddillard.com](mailto:steve@salseranddillard.com)

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Salser and Dillard Funeral Chapel, Attn: Steve P. Dillard, 127 E. Caldwell Avenue, Visalia CA 93277,  
[steve@salseranddillard.com](mailto:steve@salseranddillard.com)

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15301
- Statutory Exemptions- State code number:

Project consists of the construction of a 7,222 sq. ft. reception building. The project is exempt as it is an addition of less than 10,000 sq. ft., in an area that is not environmentally sensitive and in which all public services and facilities are available.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

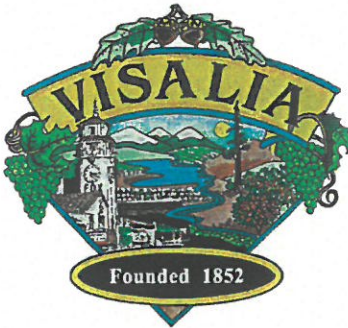
**CONTACT PERSON**

(559) 713-4443

**AREA CODE/PHONE**

**DATE**

Paul Scheibel, AICP  
**ENVIRONMENTAL COORDINATOR**



#1

MEETING DATE: January 9, 2019  
SITE PLAN NO. 18-187 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

CVP

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 9, 2019

SITE PLAN NO.: 18-187R  
PROJECT TITLE: SALSER & DILLARD FUNERAL CHAPEL  
DESCRIPTION: FUNERAL CHAPEL/RECEPTION EXPANSION (O-PA)(X)  
APPLICANT: STEVE P DILLARD  
PROP OWNER: STEVE P DILLARD  
LOCATION: 127 E CALDWELL AVE  
APN: 126-870-005

**SITE PLAN REVIEW COMMENTS**

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

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **2** each at **300'**
- 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. This development will incur impact fees, see sheet 3 for further details.**
- 2. A lot line adjustment will need to be recorded before construction.**
- 3. Accessible path of travel will need to be established between the existing chapel to the proposed assembly and the public r/w.**
- 4. Trash enclosure will need to be constructed per city standards R-1 through R-7.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-187R**  
Date: **1/09/2019**

**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:**CHURCH/PROFESSIONAL OFFICE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1293 X .25 = \$323
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3350/1KSF X 7.22 = \$24,120
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6.00/SEAT X 299 = \$1794
	<b>TREATMENT PLANT FEE:</b>
	\$14.00/SEAT X 299 = \$4186
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$4881 X 0.25ACRE = \$1220
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3581 X 0.25 ACRE = \$895
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1001 X 0.25 = \$250
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1897 X 0.25 = \$474
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$556/1KSF X 7.22 = \$4014
<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




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**Diego Corvera**

# SITE PLAN REVIEW COMMENTS

**Andrew Chamberlain 559-713-4003**

Date: January 9, 2019

SITE PLAN NO: 2018-187 - B  
 PROJECT TITLE: Funeral chapel reception building  
 DESCRIPTION: Funeral chapel reception building (PA & QP)  
 APPLICANT: Steve P. Dillard  
 PROP. OWNER: Steve P. Dillard  
 LOCATION TITLE: 127 E. Caldwell  
 APN TITLE: 126-870-005  
 GENERAL PLAN: Professional Admin Office & Quasi Pu  
 ZONING: PA & QP

**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.

Conditional Use Permit No. 2001-23, is a request by the Visalia Community Church of Christ (Walter Deissler, Agent) for a conditional use permit to allow a full service Funeral Home in the PA Zone. The project site is located at 127 East Caldwell Avenue (APN 126-100-037).

**Planning Division Recommendation:**

- Revise and Proceed - CUP
- Resubmit
- Off-Agenda

Conditional Use Permit No. 2005-04: A request by Jeff Salser and Steve Dillard to Amend CUP No. 2001-23 to allow a Crematory inside the existing Funeral Chapel in the PA (Professional/Administrative Office) zone. The site is located at 127 East Caldwell Avenue APN: 126-100-037

**Project Requirements**

- Conditional Use Permit 2001-23 amendment for expansion of Funeral Home Facility
- The CUP would also be amending CUP No. 1119 done in 1988 for the church which is shown as a part of this proposed project.
- Lot Line Adjustment

**PROJECT SPECIFIC INFORMATION:** October 31, 2018

1. Funeral Home Facilities are a "Conditional" use in the PA and QP zones. This project spans the zone line and falls within both zones.
2. Shared parking agreement with the church to the south for any additional parking demand as determined through the SPR and CUP process. Note that shared parking agreements are a permanent allowance for the use of parking by another use/parcel/project.
3. A Lot Line Adjustment would be required for the proposed action due to the building having a parcel line through it as shown in the exhibit for SPR.
4. Parking - Provide a **detailed Operational Statement** showing how the proposed Assembly Building will be used – NOTE that if it is used in conjunction with the main funeral home facility the parking can be done similar to a church facility wherein if the main funeral home is not used for another function/funeral during the time that the Assembly Building is being used, the parking for the main facility can be counted. If the assembly Building is to have a greater number of potential occupants, then additional parking may be required. A shared parking agreement with the church may suffice for the added demand if the parking demand occurs during times of low church use. Parking for assembly areas is one stall per 30 sq. ft.
5. CUP application – provide detailed site plan, floor plans, building elevations, detailed Operational Statement, and other materials as desired by the applicant.
6. Development standards in the QP zone are reviewed through the Site Plan Review process, traditionally the standards are to be consistent with adjacent zoning standards.

**17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

- 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.

**Parking:**

1. Provide parking spaces based 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).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width - trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide shared parking/access agreements
12. 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.

**Landscaping:**

The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

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

Signature 



**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

TR 1010  
UNERAL CHAPPEL  
127 E CALDWELL  
AVE.

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- 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:

**BUMP CHANGING TABLES NOT ALLOWED IN ACCESSIBLE STALLS AND SHALL NOT REDUCE ACCESS TO ACCESSIBLE FIXTURES TO LESS THAN 44 INCHES. FIRE SPRINKLERS REQUIRED IN FIRE AREAS WITH AN OCCUPANT LOAD OF 300 OR MORE**  
**VAL GARCIA . 1/09/19**

Signature



**Site Plan Review Comments For:**  
Visalia Fire Department  
Danny Wristen, Interim Fire Marshal  
420 N. Burke  
Visalia, CA 93292  
559-713-4056 Office  
559-713-4808 Fax

Date: 01/09/2019  
Item # 1  
Site Plan # 18187 RESUBMITTAL  
Project: SALSER & DILLARD FUNERAL CHAPEL  
Description: NEW 7222 SQ FT EVENT CTR  
Applicant: STEVE DILLARD  
Location: 127 E. CALDWELL  
APN: 126-870-005

**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**

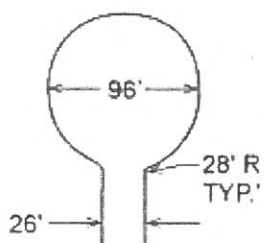
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

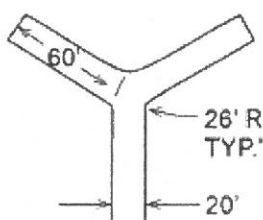
☒ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

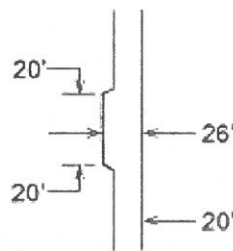
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



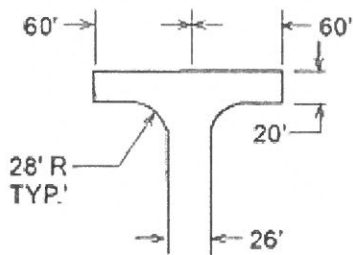
96' DIAMETER CUL-DE-SAC



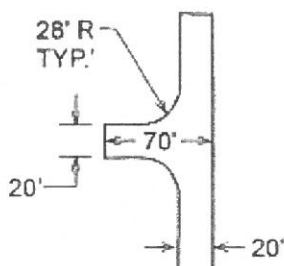
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

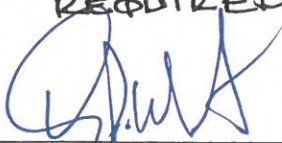
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking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

PER SITE PLAN THE OCCUPANT LOAD IS 299. NO SPRINKLERS REQUIRED.




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Danny Wristen  
Interim Fire Marshal

SPR 18-187

SALSER & DILLARD.

**City of Visalia**  
**Police Department**  
303 S. Johnson St.  
Visalia, Ca. 93292  
(559) 713-4370

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_

Other Concerns:

*Sam O'Neil A20*

Visalia Police Department

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 9, 2019

ITEM NO. 1	RESUBMITTAL
SITE PLAN NO:	SPR18187
PROJECT TITLE:	Salser & Dillard Funeral Chapel
DESCRIPTION:	New 7222 sq ft event center (O-PA) (X)
APPLICANT:	Steve Dillard
OWNER:	Salser & Dillard Funeral Chapel
APN:	126-870-005
LOCATION:	127 E. 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.
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

**Additional Comments:**

•

  
\_\_\_\_\_  
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: 01/09/2019  
Item # Choose an item.  
Site Plan # 18187  
Project: Salser & Dillard  
Description:  
Applicant:  
Location: 127 E. 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-  
  
Existing fire service on site may require RPDA to be installed if any modifications are done to new or existing fire system.

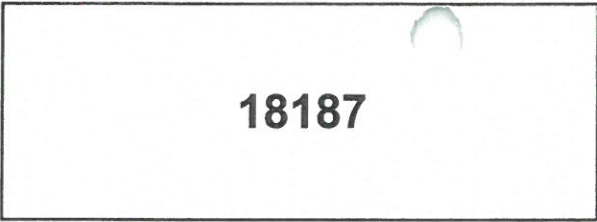
**Additional Comments:**

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

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Mike Morton  
Superintendent





18187

COMMERCIAL BIN SERVICE

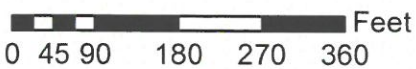
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Enclosure gates are required, not indicated on blue prints. Be sure to have enclosure gates open 180 degrees. Gates must be equipped with chain bolts to secure them from closing.**

# City of Visalia

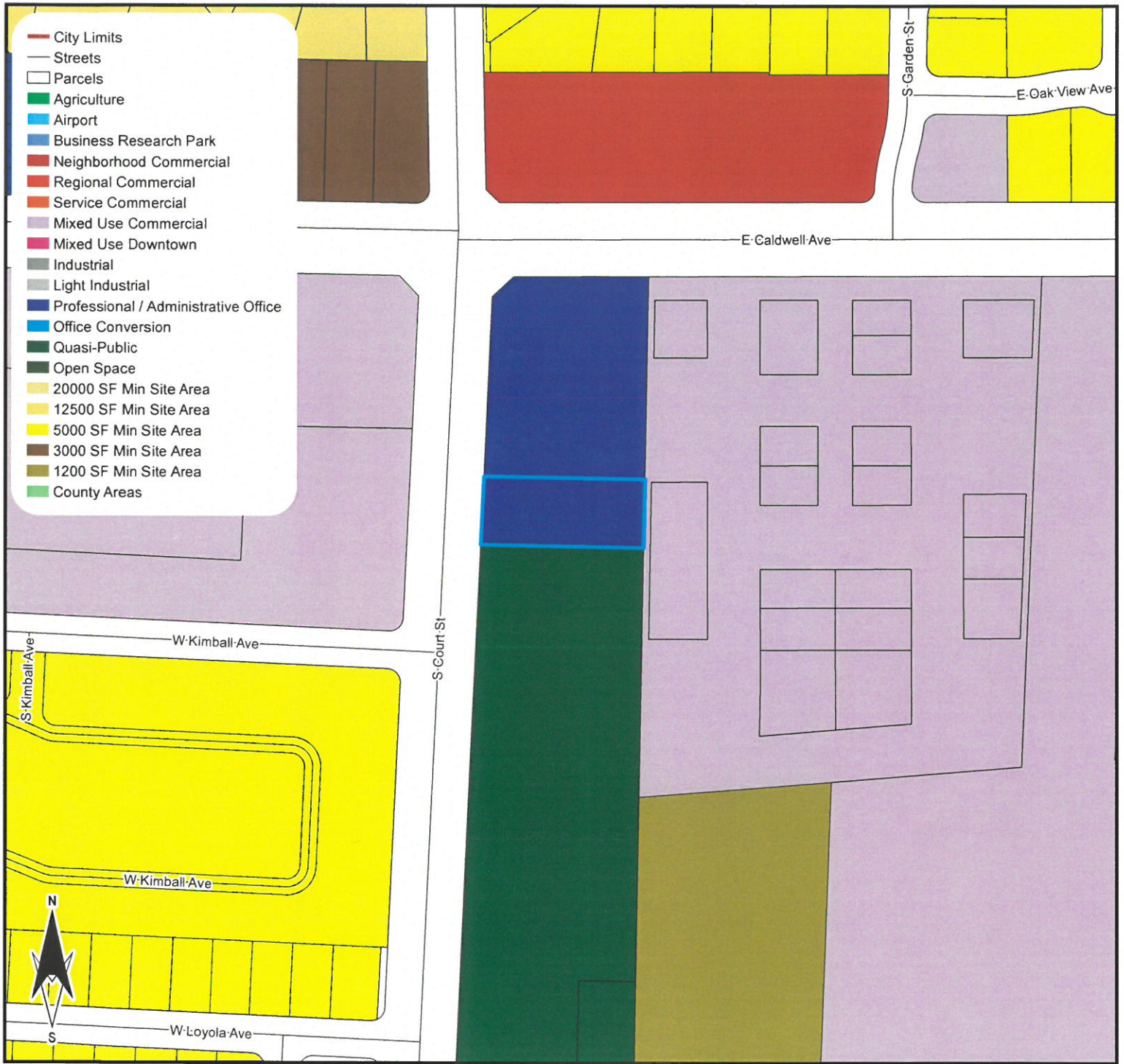


- City Limits
- Streets
- Parcels
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density

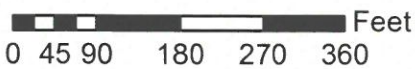
## General Plan Land Use Map



# City of Visalia



## Zoning Map



# City of Visalia



— City Limits

— Streets

□ Parcels

0 37.575 150 225 300 Feet

## Aerial Map



# City of Visalia



— City Limits

— Streets

□ Parcels

0 55 110 220 330 440 Feet

## Location Map

