

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, JULY 8, 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 Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
5. PUBLIC HEARING – Paul Scheibel
 - Tentative Parcel Map No. 2019-06: A request to subdivide a 5.95-acre lot into 14 parcels for building development, and one common lot in the "I" (Industrial) Zone district. The project site is located on the northwest corner of W. Sunnyview Ave., and N. Clancy St. (APN: 077-200-039) An Initial Study was prepared for the tentative subdivision map consistent with CEQA. Initial Study No. 2019-46 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-47, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the proposed project.
 - Conditional Use Permit CUP No. 2019-09: A request to construct eight industrial buildings totaling 69,130 square feet of building space on 14 parcels that lack direct street frontage. The project site is located on the northwest corner of W. Sunnyview Ave., and N. Clancy St. (APN: 077-200-039) An Initial Study was prepared for the tentative subdivision map consistent with CEQA. Initial Study No. 2014-46 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-47, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the proposed project.

6. PUBLIC HEARING – Cristobal Carrillo

- Conditional Use Permit No. 2019-15: A request by Rooted Investments, LLC to establish a 6,550 sq. ft. three unit commercial shell building with a drive-thru in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-39
- Variance No. 2019-06: A request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-39

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit no. 2019-25: A request to operate a therapeutic massage business in the O-C (Office Conversion) zone. The site is located at 521 W. Noble Avenue (APN: 096-142-019) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-48

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- July 22, 2019 Planning Commission Meeting

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 18, 2019 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY JULY 22, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 8, 2019

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

SUBJECT: **Conditional Use Permit No. 2019-15:** A request by Rooted Investments, LLC to establish a 6,550 sq. ft. three unit commercial shell building with a drive-thru in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010).

Variance No. 2019-06: A request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-15 and Variance No. 2019-06 based upon the findings and conditions in Resolution No. 2019-27 and Resolution No. 2019-50. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-15 and Variance No. 2019-06 based on the findings and conditions in Resolution Nos. 2019-27 and 2019-50.

PROJECT DESCRIPTION

Conditional Use Permit No. 2019-15 is a request for approval of a drive-thru lane associated with a new 6,550 sq. ft. commercial shell building. 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 standards require a Conditional Use Permit (CUP). The drive-thru proposed does not meet performance standards as it is located within 250 feet from residentially zoned areas, features a menu board oriented towards a public street, and does not screen the drive-thru from view of public streets (VMC Sec. 17.32.162.B).

As shown in Exhibit "A", the proposed shell building will contain a 2,000 sq. ft. restaurant, 3,700 sq. ft. retail store, and an 860 sq. ft. coffee shop with a drive-thru. A floor plan is provided in Exhibit "B", though tenant improvement information is not available at this time. Both the restaurant and coffee shop will include outdoor patio areas, though it is unknown whether they will be used to provide additional seating. The site will contain 39 parking stalls and a drive-thru lane along the western property boundary that will accommodate over 10 vehicles.

Access to the site will be provided by driveways along Mooney Blvd. at the southwest corner of the site, and Myrtle Avenue at the north end. Exiting from the site will be limited to the Myrtle Ave. driveway, in order to prevent traffic impacts from vehicles exiting onto Mooney Blvd.

Elevations for the proposal are provided in Exhibit "C". Architectural features include 24 ft. tall exteriors with metal awnings over windows and entrances. Surfaces will feature exterior stucco finishes and metal pop outs. The coffee shop will also include an accent wall on its southern and eastern exteriors, lined with horizontal metal panels. Colors will be primarily brown and white throughout.

Per the Operational Statement in Exhibit "D", orders for the coffee shop will be taken by an attendant stationed outdoors along the drive-thru. A menu board will be present but will not include any speakers of amplification equipment. The coffee shop will operate seven days a week, from 5:00am to 11:00pm. The business will have 3 employees working during any given shift. Operational information for the restaurant and retail space is not provided.

Variance No. 2019-06 is a request for the reduction of the 15-foot front yard and 10-foot street side yard landscape setback for sites within the C-MU Zone. The project site is a parking lot used by the College of the Sequoias. Construction of the proposed commercial shell building will require the application of landscape strips along the Mooney Blvd. and Myrtle Ave. frontages, at 10 and 15 foot widths respectively. The applicant proposes placement of a drive-thru lane along the northern and western property boundaries, consequently encroaching into the required landscape setbacks by five feet on the northern and western property boundaries (See Exhibit "A"). The proposed building and landscape planters along the eastern and southern property boundaries comply with setback standards.

The applicant has prepared a response to the five required variance findings to support the request, included as Exhibit "E". The applicant's findings cite the width of the project site, lack of landscape setbacks on nearby properties, and placement of additional landscaping outside of setback areas, as justifications for approval of the variance request.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: C-MU – The Habit Burger Grill, Goodguys Tire and Auto Repair South: C-MU – VCIS Online School, Western Dental East: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) / Byfield Park No. 3 residential subdivision West: Q-P (Quasi-Public) – College of the Sequoias and Mooney Blvd.
Environmental Review	Categorical Exemption No. 2019-39
Special Districts:	None
Site Plan Review	2019-003

RELATED PROJECTS

Conditional Use Permit No. 2011-02: A request by Russ Bendel to allow a Habit Burger restaurant with drive-thru on a site listed on the Local Register of Historic Structures, in the PA (Professional Administrative Office) Zone, located at 604 S. Mooney Blvd. The proposal was approved by the Planning Commission on January 24, 2011.

Variance No. 2017-01: A request by West End Partners, LLC to allow a reduction to the minimum landscape setbacks for a new retail building with drive-thru in the C-R (Regional Retail

Commercial) Zone, located at 2032 S. Mooney Blvd. The Planning Commission approved the proposal on February 27, 2017.

PROJECT EVALUATION

CONDITIONAL USE PERMIT NO. 2019-15

Land Use Compatibility

The Visalia Municipal Code (VMC) identifies restaurants, coffee shops, and retail stores as permitted uses in the C-MU Zone. The uses proposed are well established along the Mooney Blvd. corridor, including immediately adjacent to the project site, which contains a Habit Burger restaurant/drive-thru and a drive-thru coffee shop.

A residential subdivision is located east of the project site, with three residences rearing against the eastern boundary of the project site. Impacts to the subdivision as a result of the proposed commercial building will be reduced through site design and the application of VMC standards. Per Exhibit "A" a seven foot block wall will be placed along the boundary shared with residential areas to prevent light glare and excess noise. The proposed drive-thru will be located along the Mooney Blvd. frontage, to be screened from view of residential areas by the proposed building, which will itself block any accompanying vehicle noise. The drive-thru will not include a speaker box, as orders will be taken by an outdoor attendant. The design elements listed will make the proposed building compatible with surrounding residential areas.

Impacts from drive-thru noise and lighting will also be addressed through the addition of Conditions No. 4, 5, 6, 7 and 8. Taken together, these conditions will require the reduction of glare onto neighboring sites, prohibit illuminated signage along the eastern building exteriors, and require compliance with noise limits listed in the VMC.

Drive-Thru Performance Standards

Per the VMC, drive-thru lanes require a CUP unless they can meet the six performances 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 project does not comply with three of the above drive-thru performance standards. The site is located immediately adjacent to residential areas to the east, contains no screening to prevent views of the drive-thru, and contains a menu board visible from the street. As noted above, residential areas are not expected to be impacted by the drive-thru due to its proposed location and placement of a seven foot block wall. Staff nonetheless recommends addition of Condition No. 4 requiring compliance with VMC noise standards. In order to reduce views of the drive-thru lane and menu board, staff recommends the addition of Condition No. 8, requiring installation of a three foot screening device along the Mooney Blvd frontage.

All other standards are met by the proposal. The site plan in Exhibit "A" shows that the drive-thru lane can accommodate the stacking of over 10 vehicles. The drive-thru lane is oriented so that vehicles entering the lane do not obstruct access to the parking field or main structure.

Lastly, noise produced by onsite activity will be regulated by the VMC and conditions of approval.

Parking

Staff determined that the proposed three unit commercial building will require approximately 31 parking stalls based on the proposed tenant uses. As shown in Exhibit "A" a total of 39 parking spaces are provided, exceeding the requirement by 8 spaces. Parking stalls will be placed east of the proposed building, screening the parking field from view of the public right of way. The area will include landscaping and ADA path of travel improvements. No portion of the parking lot will intrude on the proposed drive-thru lane.

Signage/Lighting

The elevations provided in Exhibit "C" do not provide information on proposed lighting or signage. Staff recommends Condition No. 5 and 6 be adopted requiring that future signage and exterior lighting placed onsite be compliant with VMC standards for illumination and not impact neighboring residential properties. Condition No. 5 will prohibit the placement of light poles within 20 feet of the eastern property boundary, not to include wall pack or bollard lights. Condition No. 6 specifically will prohibit the placement of illuminated signage on the east elevation of the proposed building in order to reduce potential impacts.

Staff also recommends the adoption of Condition No. 7 requiring the applicant to demonstrate to the satisfaction of staff that lighting does not exceed VMC standards. The verification will be required prior to occupation of the development.

Architectural Theme

The project proposes an architectural design (Exhibit "C") that is similar to commercial buildings within the immediate vicinity and along the Mooney Blvd. corridor. The building will feature white and brown colorings with stuccoed surfaces and metal panels throughout.

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

The applicant will be required to limit access to the site from Mooney Blvd. to a single entrance at the southwest corner of the project site. The access limitation from Mooney Blvd. is recommended by Caltrans per its February 22, 2019 consultation included in the Site Plan Review comments. Vehicles entering the site from Mooney Blvd. will exit through the driveway along Myrtle Avenue. Approval from Caltrans will be required in order to complete the project as designed. Compliance with Caltrans requirements is included as a condition within the comments from Site Plan Review. Though some repairs will be required, all necessary right of way improvements are in place.

Traffic Impacts

As part of the Site Plan Review process the applicant provided trip generation data to staff to determine impacts to surrounding road ways. Analysis of the proposed uses and estimated traffic counts indicated that the development would not generate trips in an amount that would negatively impact adjacent roadways or necessitate submittal of a traffic impact analysis. Implementation of Caltrans requirements, including limiting the Mooney Blvd driveway to ingress only, will further reduce impacts from potential traffic.

VARIANCE NO. 2019-06

Landscape Setbacks

In the C-MU Zone, developments are required to install landscaping within required setback areas. Per the VMC the front yard setback along the Myrtle Avenue frontage requires a

landscaping strip of 15 feet. Along the Mooney Blvd. frontage, the VMC requires a 10 foot landscaping strip. On both frontages the applicant proposes reducing the required landscaping area by five feet. This will leave a 10 foot landscaping strip along Myrtle Avenue and a five foot landscaping strip along Mooney Blvd. The reduction is proposed in order to accommodate the placement of the drive-thru lane along the northern and western property boundaries. No other alterations are proposed and the shell building complies with all remaining yard and landscaping setbacks.

Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding below. The applicant's responses to the variance findings are also included in Exhibit "E".

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant's Findings: Due to the shallow depth of the parcel there is not enough space to provide the full landscape setback between the property line and the proposed drive-thru lane. To offset this we have provided landscape averaging, which provides additional landscaping on the sides, which does not require landscaping and between the drive-thru isle and the building.

Analysis: Staff concurs with the applicant. The minimum site area for lots within the C-MU Zone is five acres. At 0.82 acres, the project site is undersized, providing less available space to accommodate landscape setback requirements. Application of standards for travel lane widths and drive-thru lane separation additionally reduces available land for meeting landscaping standards.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant's Findings: Due to the shallow depth of the parcel there is not enough space to provide the landscape setback that the zoning requires.

Analysis: Staff concurs with the applicant. The undersized lot contains a shallow width which is further reduced by requirements to place a 25 foot travel lane between parking spaces and additional landscaping along the eastern property boundary. Requirements to separate drive-thru lanes away from parking fields further reduces the area available for landscape setbacks. Furthermore, location of the project site to residential areas necessitates placement of the building away from residential areas, which impacts availability of land for landscaping.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant's Findings: Due to the shallow depth of the parcel, the strict interpretation and enforcement of the landscape setback would deprive the applicant of privileges enjoyed by other property owners. There are examples of buildings on Mooney with drive thrus that do not meet the landscaped set back requirements and other projects that do not have landscaping at all.

Analysis: Staff concurs with the applicant. There are sites along the Mooney Blvd. corridor within the vicinity of the project site that are similarly zoned, with frontages that do not contain

landscaped setbacks. Staff notes that those sites were likely compliant at the time of construction. Nonetheless, the Planning Commission has as recently as 2017 approved reductions to landscaped setbacks for sites along Mooney Blvd. Specifically the site of the future Dunkin' Donuts on the southeast corner of Mooney Blvd. and Walnut Avenue obtained a Variance for the reduction of front, side, and rear landscaped setbacks. The Variance request included reductions of over five feet in size.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant's Findings: As there are others that have this situation as described above, "There are multiple examples of buildings on Mooney with drive thrus that do not meet the landscape setback requirements. An example is the new building on the S.E corner of Money and Walnut.

Analysis: Staff concurs with the applicant. There are a large number of properties located along the Mooney Blvd. corridor which contain reduced or nonexistent landscape setbacks along their street frontages. The end product of the proposal will still result in landscape setbacks that are greater than other properties in the same area and zone. Additionally, the proposal includes four foot wide landscaping strips within adjacent right of way areas, effectively retaining the appearance of compliant landscaped strips.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant's Findings: As this is only a reduction in landscape area along the street due to the location of the drive thru, we have provided additional landscape on the sides, and between the drive thru isle and the building. There will be no detriment to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Analysis: Staff concurs with the applicant. The variance will not be detrimental to the public as the variance will still provide adequate visibility for vehicles and pedestrians approaching the intersection. Even with the proposed variance, the proposed setbacks will be greater than what exists on most sites along the Mooney Blvd. corridor at present.

Environmental Review

The project is considered Categorically Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-39).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2019-15

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. 2019-39).

Variance No. 2019-06

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Due to the shallow depth of the parcel there is not enough space to provide the full landscape setback between the property line and the proposed drive-thru lane. To offset the site will be developed with landscape averaging, which provides additional landscaping on the sides of the site, which is not required, and between the drive-thru isle and the building.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Due to the shallow depth of the parcel there is not enough space to provide the landscape setback that the zoning requires. The undersized lot is further reduced by requirements for travel lane widths, additional landscaping along the eastern property boundary, location of the proposed building, and separation of the drive-thru lane away from parking fields.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Due to the shallow depth of the parcel, the strict interpretation and enforcement of the landscape setback would deprive the applicant of privileges enjoyed by other property owners. There are examples of buildings on Mooney with drive thrus that do not meet the landscaped set back requirements and other projects that do not have landscaping at all.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

As there are others that have this situation as described above, "There are multiple examples of buildings on Mooney with drive thrus that do not meet the landscape set back requirements. An example is the new building on the S.E corner of Money and Walnut.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

As this is only a reduction in landscape area along the street due to the location of the drive thru, the site will be developed with additional landscape on the sides, and in the area between the drive thru isle and the building. There will be no detriment to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.

6. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for Implementation of California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-39).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2019-15

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2019-003.
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. All onsite lighting shall be designed so as to prevent direct or indirect light or glare from impacting surrounding rights-of-way and properties. This includes a prohibition on the placement of light poles within the 20 feet of the eastern property boundary. This shall not include wall pack lights or bollard lights.
6. That all signs shall require a separate building permit and shall be subject to the sign requirements of the Zoning Ordinance, specifically limitations on signage illumination to no more than .5 lumens. No illuminated signage shall be located on the east elevation of the proposed building, or be visible from residential areas to the east of the project site.
7. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of the City that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines, as required by the Visalia Municipal Code.
8. The entire drive-thru lane shall be screened from public street views through the addition of a three foot tall screening device, which shall be a combination of berming, hedge and landscape materials, and solid walls.
9. That all other Federal, State, Regional, and City codes and ordinances be met.

Variance No. 2019-06

1. That Variance No. 2019-06 shall be developed consistent with the site plan included as Exhibit "A".
2. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2019-003.
3. That the expiration date associated with the Variance shall run together with the expiration date associated with Conditional Use Permit No. 2019-15.
4. 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 and Policies
- Resolution No. 2019-27 – Conditional Use Permit No. 2019-15
- Resolution No. 2019-50 – Variance No. 2019-06
- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Elevations
- Exhibit “D” – Operational Statement
- Exhibit “E” – Variance Findings
- Categorical Exemption No. 2019-39
- Site Plan Review Item No. 2019-003 Comments
- 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										Special Use Standards (See identified Chapter or Section)
		Commercial and Mixed Use Zones					Office Zones			Indus- trial Zones		
USE		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

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
T = Use Requires Temporary Use Permit Blank = Use is Not Allowed

**** 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)

CHAPTER 17.42: VARIANCES

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

17.42.020 [Reserved]

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

17.42.040 [Reserved]

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;

5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;

6. Additional information as required by the historic preservation advisory board;

7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

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

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application.

17.42.100 [Reserved]

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2019-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-15: A REQUEST BY ROOTED INVESTMENTS, LLC TO ESTABLISH A 6,550 SQ. FT. THREE UNIT COMMERCIAL SHELL BUILDING WITH A DRIVE-THRU IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF S. MOONEY AVENUE AND W. MYRTLE AVENUE (APN: 096-035-010).

WHEREAS, Conditional Use Permit No. 2019-15 is a request by Rooted Investments, LLC to establish a 6,550 sq. ft. three unit commercial shell building with a drive-thru in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 8, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2019-15, 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. 2019-39).

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. 2019-39).

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. 2019-003.
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. All onsite lighting shall be designed so as to prevent direct or indirect light or glare from impacting surrounding rights-of-way and properties. This includes a prohibition on the placement of light poles within the 20 feet of the eastern property boundary. This shall not include wall pack lights or bollard lights.
6. That all signs shall require a separate building permit and shall be subject to the sign requirements of the Zoning Ordinance, specifically limitations on signage illumination to no more than .5 lumens. No illuminated signage shall be located on the east elevation of the proposed building, or be visible from residential areas to the east of the project site.
7. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of the City that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines, as required by the Visalia Municipal Code.
8. The entire drive-thru lane shall be screened from public street views through the addition of a three foot tall screening device, which shall be a combination of berming, hedge and landscape materials, and solid walls.
9. That all other Federal, State, Regional, and City codes and ordinances be met.

RESOLUTION NO. 2019-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2019-03: A REQUEST BY ROOTED INVESTMENTS, LLC TO ALLOW A VARIANCE FROM THE REQUIRED 15-FOOT FRONT YARD AND 10-FOOT STREET SIDE YARD LANDSCAPING SETBACKS, FOR A PROPOSED 6,550 SQ. FT. COMMERCIAL SHELL BUILDING IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF S. MOONEY AVENUE AND W. MYRTLE AVENUE (APN: 096-035-010).

WHEREAS, Variance No. 2019-06 is a request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on July 8, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2019-06 to be in accordance with Section 17.48.150 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report, testimony presented at the public hearing, and discussion provided by the Planning Commission; and

WHEREAS, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15303.

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

1. That the strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

Due to the shallow depth of the parcel there is not enough space to provide the full landscape setback between the property line and the proposed drive-thru lane. To offset the site will be developed with landscape averaging, which provides additional landscaping on the sides of the site, which is not required, and between the drive-thru isle and the building.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to the other properties classified in the same zone.

Due to the shallow depth of the parcel there is not enough space to provide the landscape setback that the zoning requires. The undersized lot is further reduced by requirements for travel lane widths, additional landscaping along the eastern property boundary, location of the proposed building, and separation of the drive-thru lane away from parking fields.

3. That the strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zone.

Due to the shallow depth of the parcel, the strict interpretation and enforcement of the landscape setback would deprive the applicant of privileges enjoyed by other property owners. There are examples of buildings on Mooney with drive thrus that do not meet the landscaped set back requirements and other projects that do not have landscaping at all.

4. That the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone.

As there are others that have this situation as described above, "There are multiple examples of buildings on Mooney with drive thrus that do not meet the landscape set back requirements. An example is the new building on the S.E corner of Money and Walnut.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

As this is only a reduction in landscape area along the street due to the location of the drive thru, the site will be development with additional landscape on the sides, and in the area between the drive thru isle and the building. There will be no detriment to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.

6. That the project is considered Categoricaly Exempt under Section 15303 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2019-39).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2019-06 on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.150 of the Municipal Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2019-06 shall be developed consistent with the site plan included as Exhibit "A".
2. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2019-003.
3. That the expiration date associated with the Variance shall run together with the expiration date associated with Conditional Use Permit No. 2019-15.
4. That all other Federal, State, Regional, and City codes and ordinances be met.

EXHIBIT "A"

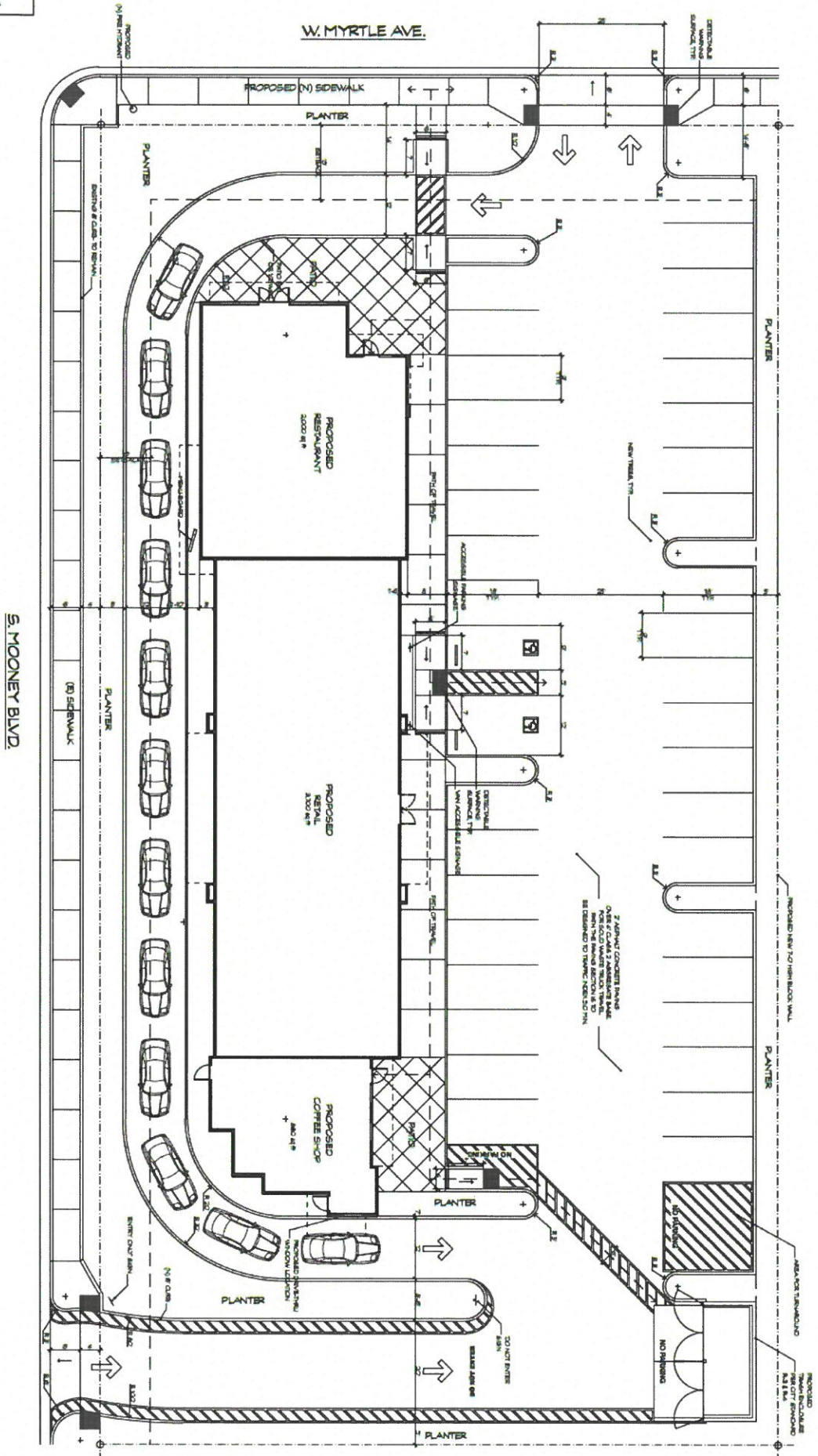
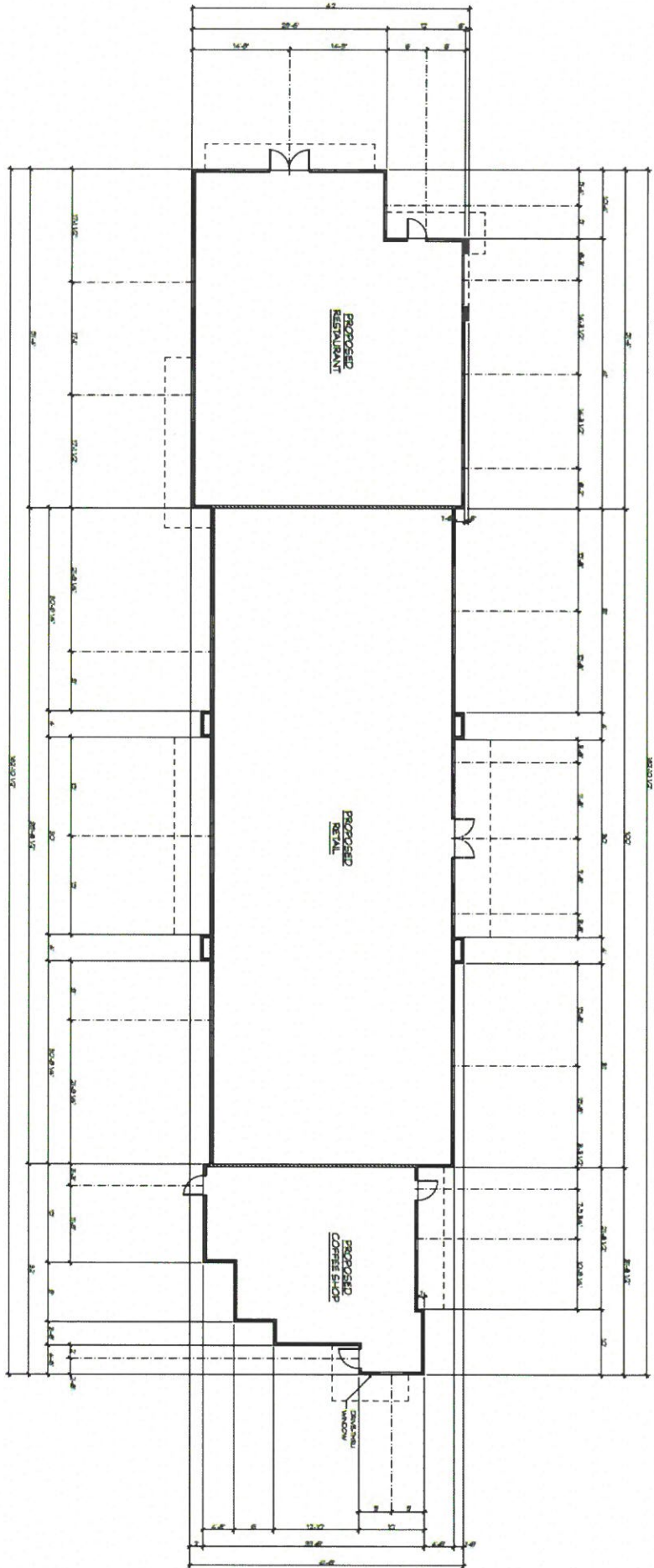


EXHIBIT "B"





FLOOR PLAN

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



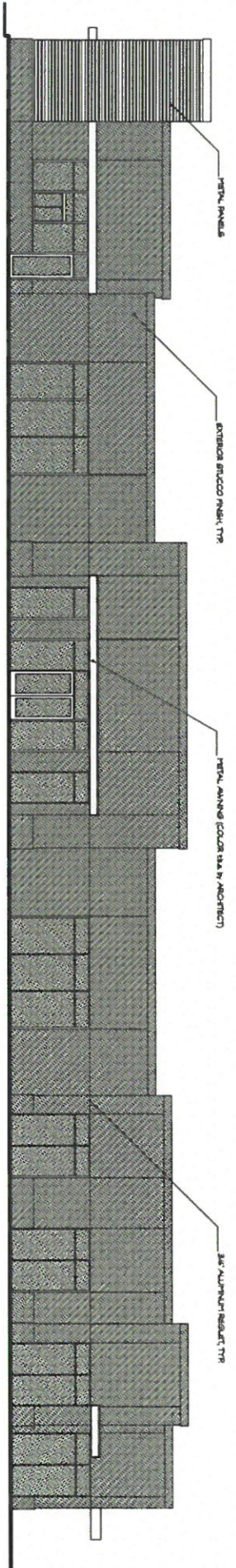
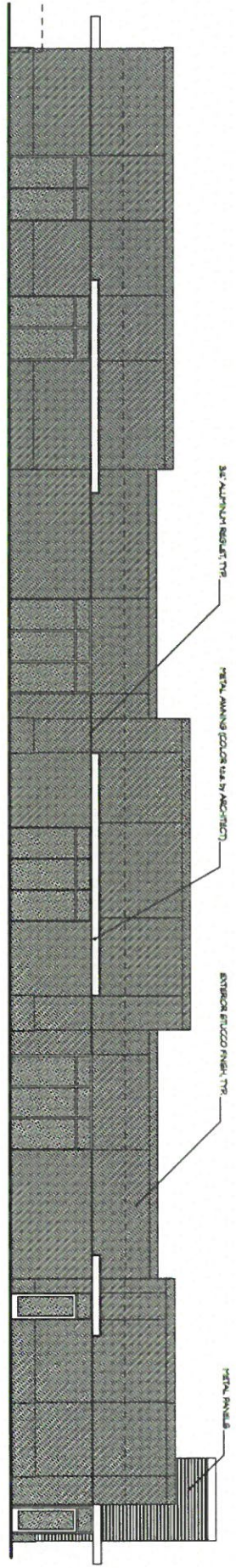
WALL LEGEND	
	2.5" DE. #2 @ 16" O.C.
	2.5" DE. #2 @ 16" O.C. W/ 5/8" TYPE 'X' GYP BD. (BOTH SIDES)

EXHIBIT "C"

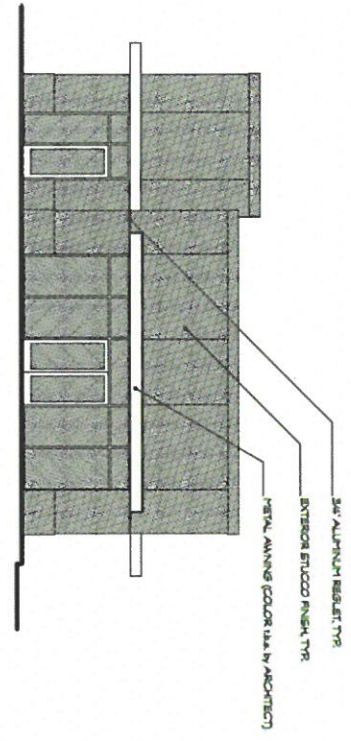
EAST ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

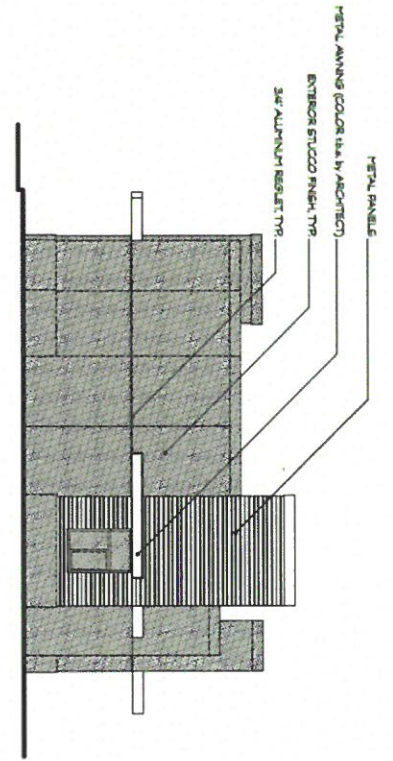




EXHIBIT "D"

Operational Statement:

This project is a ±6,550 sq. ft. proposed retail/ commercial building. It is anticipated to include a 2,000 sq. ft. restaurant, 3,725 sq. ft. of retail space and an 825 sq. ft. coffee shop with drive-thru.

The zoning of the property is "C-MU".

The coffee shop is expected to operate between 5:00am and 11:00pm 7 days a week. Orders will be taken by an attendant with a tablet, no speaker for ordering. It is anticipated that there will be 3 employees for each shift.

Variance Findings:

- 1) Due to the shallow depth of the parcel there is not enough space to provide the full landscape setback between the property line and the proposed drive thru lane. To offset this we have provided landscape averaging, which provides additional landscaping on the sides, which does not require landscaping and between the drive thru isle and the building.
- 2) Due to the shallow depth of the parcel there is not enough space to provide the landscape setback that the zoning requires.
- 3) Due to the shallow depth of the parcel, the strict interpretation and enforcement of the landscape setback would deprive the applicant of privileges enjoyed by other property owners. There are examples of buildings on Mooney with drive thru's that do not meet the landscape set back requirements and other projects that do not have landscaping at all.
- 4) As there are others that have this situation as described above, "There are multiple examples of buildings on Mooney with drive thru's that do not meet the landscape set back requirements. An example is the new building on the S.E. corner of Mooney and Walnut.
- 5) As this is only a reduction in landscape area along the street due to the location of the drive thru, we have provided additional landscape on the sides, and between the drive thru isle and the building. There will be no detriment to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

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. 2019-15 and Variance No. 2019-06

PROJECT TITLE

The project site is located at the southeast corner of S. Mooney Blvd. and W. Myrtle Avenue (APN: 096-035-010).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Conditional Use Permit No. 2019-15 is a request by Rooted Investments, LLC to establish a 6,550 sq. ft. three unit commercial shell building with a drive-thru in the C-MU (Mixed Use Commercial) zone.

Variance No. 2019-06 is a request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443, Email: crisobal.carrillo@visalia.city

NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT

Rooted Investments, LLC, 11878 Ave. 328, Visalia CA 9291, (559) 334-6802, E-mail: N/A

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

EBM Design Group, Attn: Eric McConnaughey, 4412 W. Ferguson Ave., Visalia CA 93291, (559) 732-9236, E-mail: eric@ebmdesigngroup.com

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(c)**
- Statutory Exemptions- State code number:

This project involves the construction of a new three unit commercial building meeting the conditions described in Section 15303(c).

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

(559) 713-4443

CONTACT PERSON

AREA CODE/PHONE

DATE

ENVIRONMENTAL COORDINATOR
Paul Scheibel, AICP



EMAILED

April 30, 2019

Eric McConnaughey
4412 W. Ferguson Ave.
Visalia, CA 93291

Site Plan Review No. 2019-003

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination that your project may proceed with filing building permit applications to the Building Department.

This is your Site Plan Review Permit; your Site Plan Review became effective **March 27, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

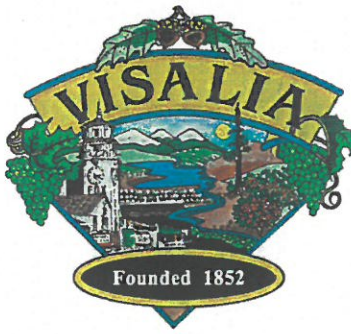
If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#1

MEETING DATE: March 27, 2019
SITE PLAN NO. 19-003 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
- VARIANCE + CUP
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

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: MARCH 27, 2019

SITE PLAN NO.: 19-003 RESUBMITTAL
PROJECT TITLE: NEW COMMERCIAL BUILDING
DESCRIPTION: NEW 6550 SF COMMERCIAL BUILDING (CMU)
(AE)
APPLICANT: ERIC MCCONNAUGHEY
PROP OWNER: ROOTED INVESTMENTS, LLC
LOCATION: SE CORNER OF MYRTLE & MOONEY
APN: 096-035-010

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; **REFER TO CITY COMMERCIAL STANDARDS**
- Sidewalk: **6'** width; parkway width at **MYRTLE AVE**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK IN THE PUBLIC RIGHT OF WAY.**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **STORM DRAINAGE ONTO MOONEY WILL REQUIRE CALTRANS APPROVAL**
- 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: each at
- 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. Proposed new retail building will incur development impact fees. Refer to page 3 for applicable fees and summary.**
- 2. Demo existing drive approach and sidewalk on Myrtle. Proposed new sidewalk and drive approach location appears adequate. Refer to City standards.**
- 3. The proposed ingress only access on Mooney Blvd. will require further approval from Caltrans. City will require a larger radius sweep design for incoming traffic and emergency services. The width of the drive will need to meet Fire Dept. requirements of min. 20' wide. Beginning of radius cannot start beyond parcel limits.**
- 4. Mooney Blvd is SR63 and subject to Caltrans approval. Refer to further comments from Caltrans.**
- 5. Trash enclosure location is adequate however design considerations must be implemented to allow for 180 degree swing of the metal gates. Refer to City 24' refuse enclosure standards, to include metal gates and a concrete apron. Area in front of enclosure to marked as no parking.**
- 6. Comply with City parking lot standards.**
- 7. All backflow and private fire apparatus shall be installed on private property.**
- 8. Project shall connect to City sewer. Refer to City sewer infrastructure mapping available on the City website. Further coordinate with City Engineer.**
- 9. Building permits are required, standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-003 RESUBMITTAL**

Date: **3/27/2019**

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:**08/03/2018**)
(Project type for fee rates:**COMMERICAL RETAIL**)

Existing uses may qualify for credits on Development Impact Fees. **ACREAGE FEES**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$14,579/1KSQ X 6.550 = 95,492.45
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	RETAIL - \$25/1KSQ X TBD = REST - \$61/SEAT X TBD = COFFEE - \$1,347 TREATMENT PLANT RETAIL \$55/1KSQ X TBD = REST - \$291/SEAT COFFEE - \$5,919/EA
<input checked="" type="checkbox"/> Sewer Front Foot Fee	265ft x \$43 = \$11,395
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$556/1KSF X 6.550 = \$3,641
<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 559-713-4003

Date: March 27, 2019

SITE PLAN NO: 2019-003 - B
PROJECT TITLE: A New Commercial Building
DESCRIPTION: A New 6,550 SF Commercial Building
APPLICANT: Eric McConnaughey
PROP. OWNER: Rooted Investments, LLC
LOCATION TITLE: SE Corner of Myrtle & Mooney
APN TITLE: 096-035-010
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Rule 9510 – This project is 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

- Conditional Use Permit for Drive-thru
- Variance to landscape setbacks
- Meet Community Noise Standards
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: March 27, 2019

1. Conditional use permit required for drive-thru facility. Provide detailed site plan and building elevations as a part of the CUP application.
2. Provide a site plan exhibit that shows the vehicle stacking to hold 10 autos and/or 200 feet of length.
3. Variance required to landscape setbacks along Mooney and Myrtle. Provide the five required findings with the variance application.
4. No direct or indirect light or glare may fall upon the adjacent residential properties. A photometric study will/may be required as a part of the building permit package.
5. No illuminated signage on the east elevation of the building, or in the windows facing out.
6. Staff will be recommending a condition of approval that no illuminated signage be visible from the residential area to the east.
7. Trees are required in all of the landscape wells, lighting and related infrastructure shall not prevent tree plantings in the tree wells.
8. Provide a "dead-head" no-parking stall adjacent to the trash enclosure to provide a turn-around for vehicles that reach the south end of the parking lot with no available parking stalls and need to turn around. Stripe and sign "No Parking"
9. Landscape and irrigation plans required as a part of the building permit package. Provide a 3-foot high evergreen hedge along the street frontage portions of the drive-thru lane.
10. Meet all other city codes and ordinances.

PROJECT SPECIFIC INFORMATION: January 9, 2019

1. Conditional Use Permit is required for the drive-thru facility.
2. Provide drive-thru stacking distance and number of vehicles.
3. Variance required for the proposed reduction in landscaping. The proposed 5-foot landscape strip along Mooney Blvd is not supported by staff.
4. Building elevations are required for the drive-thru CUP application.
5. Show the sidewalk and related improvements along Mooney Blvd and Myrtle Ave.

6. Show menu board on the site plan.
7. Caltrans comments needed for the Mooney access point. Staff would accept a well-designed shared access point with the parcel to the south.
8. Provide a photometric study along the residential side of the site.
9. Provide a 7-foot high block wall along the east property line.
10. When possible, the solid waste enclosure should be located away from any residential uses.
11. The site is adjacent to residential uses which are designated "Noise Sensitive Land Uses" requiring that Community Noise Standards for residential be met for the use of the site.
12. Provide an operational statement for the drive-thru and any other components that are known at this time.
13. Staff may recommend a condition of the use permit limiting the drive-thru hours based upon the proximity to residential.
14. Landscape and irrigation plans are required as a part of the building permit package.
15. Parking numbers as shown in this site plan version appears to meet ZO code requirements.
16. Parking stalls need to be the 19 feet deep or 17 feet deep with an added 2 feet to the adjacent sidewalk or landscape wells for overhang.
17. Meet all other city codes and ordinances.

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

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

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

Parking: Per use according to the Zoning Ordinance – as shown in this version the parking appears to meet the requirements.

Landscaping:

1. 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.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. All landscape areas to be protected with 6-inch concrete curbs.
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
7. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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



STRIP TWO
NEW COMMERCIAL BUILDING
SE CORNER OF MYRTLE &
MOONEY

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.~~ **BETWEEN OCCUPANCY 1 HR. MIN.**
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone **AE** * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE INGROUND GREASE INTERCEPTOR FOR THE RESTAURANT. PROVIDE HYDRO-MECHANICAL TYPE GREASE INTERCEPTOR AT COFFEE SHOP. PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE.**

VAL GARCIA 3/27/19
Signature

LANDSCAPING SHALL MEET THE MWELD REQUIREMENTS. PROVIDE EV AND CLEAN AIR VEHICLE PARKING 2 EV, 3 CLEAN AIR.



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: 03/25/2016
Item # 1
Site Plan # 19-003 resub
APN: 096035010
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** VB **Square footage** 6,550

Emergency Access

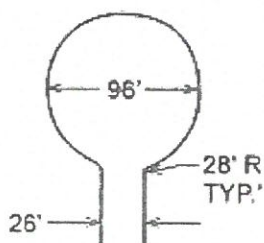
A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

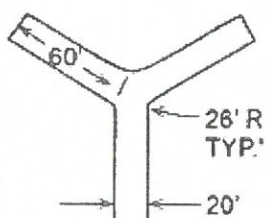
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

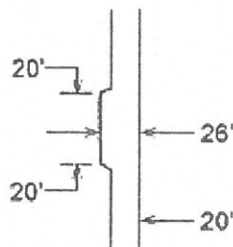
☒ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



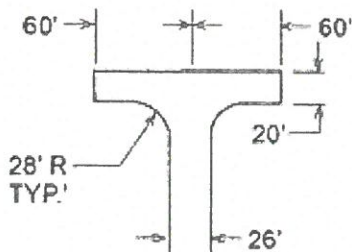
96' DIAMETER CUL-DE-SAC



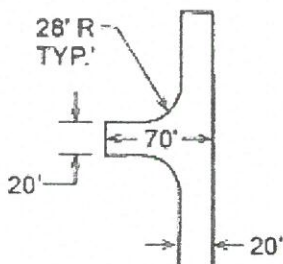
60' "Y"



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"

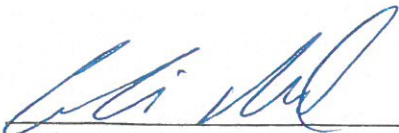
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
- 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking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

- Sprinklers may be required dependent on Occupancy load.



Corbin Reed
Fire Marshal

SPR 19-003
3/27/19

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:
 466

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 27, 2019

ITEM NO. 1	RESUBMITTAL
SITE PLAN NO:	SPR19-003
PROJECT TITLE:	A New Commercial Building
DESCRIPTION:	A New 6550 SF Commercial Building
APPLICANT:	Eric McConnaughey
OWNER:	Rooted Investments, LLC
APN:	096-035-010
LOCATION:	SE Corner of Myrtle & Mooney

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at 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 expected to be generated in the peak hour. Depending on development size, characteristics, etc., a TIA may be required.
- 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:

- Mooney Blvd is SR63. Driveway access requires Caltrans approval.



Leslie Blair

Cristobal Carrillo

From: Leslie Blair
Sent: Tuesday, July 2, 2019 12:24 PM
To: 'Eric McConnaughey'
Cc: Cristobal Carrillo; Paul Bernal
Subject: RE: Mooney Development

Hi Eric,

With the information you provided, the proposed development will generate the following trips:

Land Use Code	Vehicle Trip Ends vs. 1000SF GFA	AM Peak hour of adjacent street traffic	PM Peak hour of adjacent street traffic
930	2	4	28
938 <i>Specialized Land Use Data</i>		33	-
712	3.7	7	9
	TOTAL	44	

As this development will generate under 100 peak hour trips, this falls under analysis Category 1 which is simply a review of the site access drives.

Please let me know if you have any questions.

Thanks,
Leslie Blair, PE
Senior Civil Engineer
City of Visalia
(559)713-4633
leslie.blair@visalia.city

From: Eric McConnaughey [<mailto:eric@ebmdesigngroup.com>]
Sent: Tuesday, July 2, 2019 9:52 AM
To: Leslie Blair
Subject: Mooney Development

Hi Leslie,

Thanks again for your help and assistance.
I will order the rest of the manuals so I can do this in the future.

The project is a 6,525 s.f. shell building with three proposed uses.

1) **A 2,000 s.f. restaurant** Land use code: (930 Fast Casual Restaurant)

2) **A 825 s.f. coffee shop with a drive thru with no indoor seating** Land use code: (938 Coffee shop with drive thru with no indoor seating)

3) **A 3,700 s.f. office** Land use code: (712 Small office building)

These are the codes that I think best fit the proposed uses but if you think there is a better land use code please use your judgement.

Thanks,

Eric McConnaughey
Principal Architect



4412 W. Ferguson Ave.
Visalia, CA 93291
(559) 732-9236
<http://ebmdesigngroup.com>

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

July 3, 2019

06-TUL-63-7.81
CUP 2019-15
VAR 2019-06
SPR 19003
COMMERCIAL BUILDING

SENT VIA EMAIL

Mr. Cristobal Carrillo, Project Planner
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Mr. Carrillo:

Thank you for the opportunity to review Conditional Use Permit (CUP) 2019-15 and Variance (VAR) 2019-06 proposing a new 6,560 square foot (sf) Commercial building which includes a 3,700-sf retail space, a 2,000-sf restaurant and an 860-sf coffee shop with drive-thru (Project). Caltrans previously reviewed this proposal under Site Plan Review (SPR) 19003. The Project site is located at the southeast corner of State Route (SR) 63 and Myrtle Avenue.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:


1. Please verify that the entire building is setback 20 feet from the curb edge to accommodate a potential future right turn lane for eastbound Myrtle Avenue.
2. Caltrans acknowledges and concurs with the "Entry Only" access on SR 63 (Mooney Blvd.)
3. Caltrans recommends that the curb island nose between the entrance only driveway and drive-thru lane be extended eastward to line up with the "planter" to deter vehicles that are exiting the drive-thru from making a wrong way U-turn towards the "entrance only" driveway.
4. Caltrans recommends that pavement directional arrow(s) at the drive-thru exit indicating the exit driveway is to the left towards the north property line.
5. Caltrans recommends signage be placed in the curb island at the drive-thru exit indicating the exit only driveway is to the left towards the north property line.
6. An encroachment permit must be obtained for all proposed activities (ie Driveways) for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The

Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. The project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. **Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058. Please review the permit application checklist at:** <https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTO&brapath=PERM>.

7. Existing curb, gutter and sidewalk may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
8. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
9. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.
10. Caltrans previous comment letter dated February 22, 2019 remains valid and is enclosed for reference.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

Enclosure

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
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www.dot.ca.gov



Making Conservation
a California Way of Life.

February 22, 2019

06-TUL-63-7.81
2135-IGR/CEQA
SPR 19003
COMMERCIAL BUILDING

Ms. Susan Currier, Planning Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 19003 proposing a new 6,550 square foot (sf) Commercial building which includes a 3,725-sf retail space, a 2,000-sf restaurant and an 825-sf coffee shop with drive-thru (Project). The Project site is located at the southeast corner of State Route (SR) 63 and Myrtle Avenue.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The site plan shows a proposed driveway accessing SR 63 at the southeast corner of the site.
2. Caltrans has a concern with the distance between the *proposed* driveway and the *existing* driveway on the adjacent property to the south, which appears to be approximately 20 feet. Caltrans recommends a 300-foot stopping sight distance between driveways based on a posted speed limit of 40 mph for SR 63 within the vicinity of the project per the ITE Traffic Engineering Handbook. However, the Project's frontage along SR 63 is approximately 265 feet.
3. Caltrans recommends that the proposed driveway accessing SR 63 be used as an 'entry only' driveway. The Project should design the driveway in such a manner to facilitate entry only movements and provide signage indicating 'entry only' and 'no exit' to reinforce to the motoring public that this driveway is for entry only.
4. Aerial mapping shows an existing 5-foot wide sidewalk with curb and gutter along SR 63.
5. The proposed site plan indicates a proposed 15-foot wide planter along SR 63 from the existing curb to the proposed drive-thru lane. Please indicate/label on the site plan where the sidewalk will be?
6. Caltrans recommends that the Project building provide a 20-foot setback from the curb edge to accommodate a potential future right turn lane for eastbound Myrtle Avenue.

7. An encroachment permit must be obtained for all proposed activities (ie Driveways) for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058. Please review the permit application checklist at:
<https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?fmid=TR0402&distpath=MAOTO&brapath=PERM>
8. Upon project approval by the local public agency and prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule this meeting. Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule this meeting. Please review the permit application checklist at:
<https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?fmid=TR0402&distpath=MAOTO&brapath=PERM>.
9. Existing curb, gutter may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
10. A minimum of a 6-foot sidewalk (10- foot preferred), measured from the back of the curb is required.
11. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
12. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North/South

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: 03/27/2019

Item # Choose an item.

Site Plan # 19003

Project:

Description:

Applicant:

Location: SE Corner Myrtle and Mooney

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 services required contact CWS when ready to proceed. May require upsizing main on Myrtle to accommodate fire hydrant and service.

Mike Morton
Superintendent

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

19003

COMMERCIAL BIN SERVICE

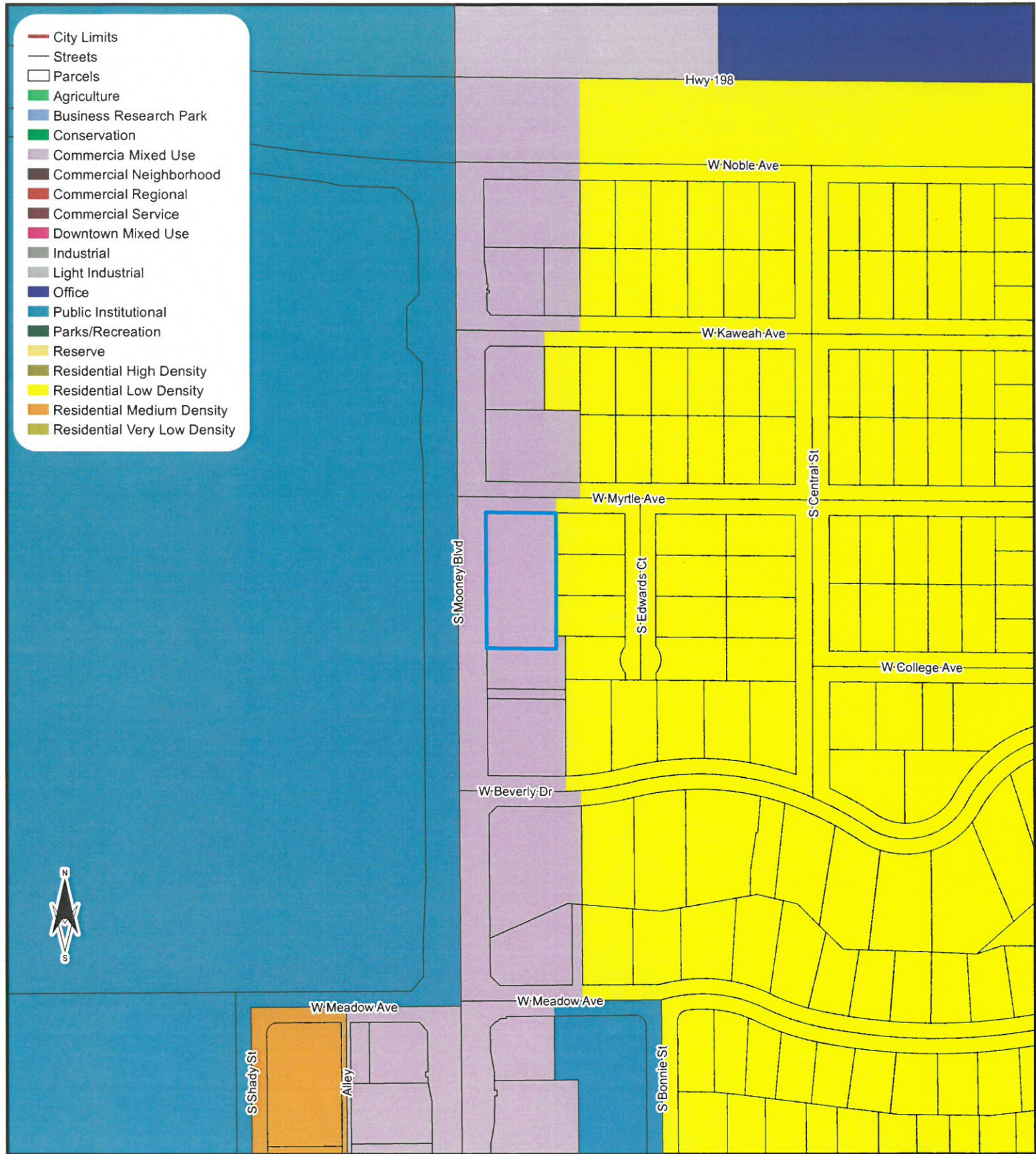
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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** Enclosure looks to be in a good location. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them from closing. Restaurants also require a 1000 gal. grease trap.

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

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



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



Zoning Map

0 55 110 220 330 440 Feet





- City Limits
- Streets
- Parcels

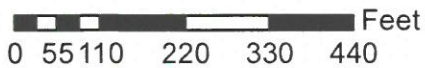
0 25 50 100 150 200 Feet

Aerial Map





-  City Limits
-  Streets
-  Parcels



Location Map

