

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, JULY 22, 2019; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Finding of Consistency No. 2019-01: A request by Chandi Group to modify the ARCO AM/PM gas station building by expanding the vacant fast-food tenant space 156 square feet for a walk-in cooler and freezer located at 9011 West Crowley Avenue (APN: 081-170-025).
5. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2019-24: A request by Rick Pena to establish a church within an existing 2,800 sq. ft. building in the C-S (Service Commercial) Zone. The project site is located at 715 and 717 S. Bridge Street (APN: 097-075-004, 005, and 006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-45.
6. PUBLIC HEARING – Paul Bernal
  - Tentative Parcel Map No. 2019-09: A request by CRS Farming LLC, to subdivide a 3.51 acres site into four parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-50.
  - Conditional Use Permit No. 2019-28: A request by CRS Farming LLC to establish a planned commercial development by creating parcels with less than the minimum five acre requirement and for a parcel without public street access for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 049).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-50.

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2019-30: A request by Aspen Dental Management Inc., to allow use of 3,532 sq. ft. inside an existing 10,200 sq. ft. commercial building for a dentist office, located within the C-R (Regional Commercial). The site is located at 3221 S. Mooney Blvd. (APN: 121-100-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-49.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- August 12, 2019 Planning Commission Meeting
- Variance No. 2019-05 scheduled for August 5, 2019 City Council Meeting

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

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

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

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, AUGUST 1, 2019 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 12, 2019**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 22, 2019

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

**SUBJECT: Conditional Use Permit No. 2019-24:** A request by Rick Pena to establish a church within an existing 2,800 sq. ft. building in the C-S (Service Commercial) Zone. The project site is located at 715 and 717 S. Bridge Street (APN: 097-075-004, 005, and 006).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-24 based on the findings and conditions in Resolution No. 2019-40. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-24, based on the findings and conditions in Resolution No. 2019-40.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2019-24 is a request to allow usage of an existing 2,800 sq. ft. building for a church with less than 200 seats. As shown in Exhibit "A", the House of Prophecy and Restoration (HPR) will share a parking field and access drive with an existing 6,241 sq. ft. thrift store adjacent to the north and operated by church staff. The parking field will contain 18 stalls, three of which will be for compact use. Access to the parking field will be from an adjacent alley to the west of the project site, and by two driveways off of Bridge Street, located on the northeast and southeast corners of the thrift store site.

The three parcels that make up the church and thrift store sites are owned by one individual who has signed onto the application. The church began operation onsite in approximately 2018, but was cited by the Neighborhood Preservation Division for not obtaining proper entitlements and construction permits. The church has not operated at this location since that time.

Per the floor plan in Exhibit "B", the HPR building will be split into two sections; the eastern portion containing the sanctuary, and the western portion containing storage rooms. The sanctuary will include a pulpit, entry area, two bathrooms, and 10 pews accommodating up to 70 parishioners.



The operational statement notes that the facility will retain hours of operation as follows:

Facility	Days	Regular Hours	Service Hours	Bible Study
Church	Monday – Saturday	6:00am – 12:00pm, 5:00pm – 9:00pm	5:00pm – 9:00pm (Wednesday)	
	Sunday	6:00am – 2:00pm, 4:00pm – 9:00pm	4:00pm – 9:00pm	9:00am – 2:00pm
Thrift Store	Monday - Saturday	9:30am – 4:30pm	N/A	N/A
	Sunday	Closed	N/A	N/A

Per the operational statement, church services would not occur during regular operation of the thrift store.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Service Commercial
Zoning:	C-S (Service Commercial)
Surrounding Land Use and Zoning	<p>North: C-S / Existing residence, vacant site of future automated convenience store.</p> <p>South: C-S / Single and multi-family residences.</p> <p>East: C-S, C-N (Neighborhood Commercial) / Bridge Street, Shepherds Voice Church, service commercial uses.</p> <p>West: R-1-5 (Single-Family Residential, 5,000 sq. ft. min. site area) / Alleyway, Single and multi-family residences</p>
Environmental Review:	Categorical Exemption No. 2019-45
Special Districts:	None
Site Plan:	2017-202

### **RELATED ACTIONS**

**Conditional Use Permit No. 2017-20:** A request by Elmbridge Properties to allow a church within a 2,211 square foot portion of a building located in the C-S (Service Commercial) zone, located at 700 S. Bridge Street (APN: 097-074-003). The Planning Commission approved the proposal on July 10, 2017.

## PROJECT EVALUATION

### Land Use Compatibility

Churches and other religious institutions with up to 200 seats are identified as a conditionally permitted use in the C-S Zone. The proposed church will not conflict with surrounding residential and commercial uses given the size of the church's total membership (30 people), and a lack of activity resulting in excessive noise or environmental hazards. No exterior improvements such as lighting or illuminated signage are proposed as part of the use.

Sufficient on-site parking is provided through the shared use of a parking field with an adjacent thrift store to the north. As a result impacts to the parking fields of nearby uses, including the

Shepherds Voice church to the east, will be mitigated. Hours of operation for the HPR are also designed to ensure that the most active periods of operation occur at times when adjacent commercial uses are closed.

#### Parking/Access

The Zoning Ordinance requires churches to provide one parking space for every four seats in the primary meeting room or one space for every 30 square feet of building area, whichever is greater. Staff has traditionally applied the seat-to-parking-space ratio toward churches as it provides a more accurate parking assessment for the use. The sanctuary provides 70 total seats, which would require 18 parking spaces. The church meets the parking requirements of the City Zoning Ordinance as 18 parking spaces are provided on-site. Condition of approval No. 6 is included limiting the number of occupants to 70 people. Any changes would require an amendment to the Conditional Use Permit, as per Condition of Approval No. 4.

Per Exhibit "A" the parking field and southernmost access drive off of Bridge Street traverses the northern property line of the HPR site. Condition of Approval No. 7 has been added requiring the recordation of a shared access/parking agreement prior to operation of the church use.

#### Environmental Review

The requested action is Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-45).

### **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-45).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review item no. 2017-202.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A" and floor plan in Exhibit "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".

4. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That the site may not be used for any church purposes prior to meeting all required building permit improvements needed to occupy the site for church purposes.
6. That the maximum seating capacity of the sanctuary shall be limited to 70 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
7. That the applicant will enter into a shared parking agreement and reciprocal access agreement affecting the project site for shared use of the parking lot and access lane prior to finalization of the Building Permit for the church. The agreements shall be recorded with the Tulare County Clerk-Recorder and copies provided to the City Planner or designee prior to the Building Permit being finalized.
8. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.

### **APPEAL INFORMATION**

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

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2019-40
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statements
- Categorical Exemption No. 2019-45
- Site Plan Review Item No. 2017-202 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## RELATED PLANS AND POLICIES

### Conditional Use Permits

(Section 17.38)

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

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

#### **17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

#### **17.38.030 Lapse of conditional use permit.**

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

#### **17.38.040 Revocation.**

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

**17.38.050 New application.**

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

**17.38.060 Conditional use permit to run with the land.**

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

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



**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2019-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-24: A REQUEST BY RICK PENA TO ESTABLISH A CHURCH WITHIN AN EXISTING 2,800 SQUARE FOOT BUILDING IN THE C-S (SERVICE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 715 AND 717 S. BRIDGE STREET (APN: 097-075-004, 005, AND 006).

**WHEREAS**, Conditional Use Permit No. 2019-24 is a request by Rick Pena to establish a church within an existing 2,800 sq. ft. building in the C-S (Service Commercial) Zone. The project site is located at 715 and 717 S. Bridge Street (APN: 097-075-004, 005, and 006); and

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

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2019-24, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the project is considered Categorical Exempt under Section 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-45).

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

1. That the proposed project 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 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-45).

**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 project be developed in substantial compliance and be consistent with the comments of Site Plan Review item no. 2017-202.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A" and floor plan in Exhibit "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That the site may not be used for any church purposes prior to meeting all required building permit improvements needed to occupy the site for church purposes.
6. That the maximum seating capacity of the sanctuary shall be limited to 70 persons subject to the maximum building occupancy determined by the Building Safety Division and/or Fire Department, and based on available parking and City parking standards.
7. That the applicant will enter into a shared parking agreement and reciprocal access agreement affecting the project site for shared use of the parking lot and access lane prior to finalization of the Building Permit for the church. The agreements shall be recorded with the Tulare County Clerk-Recorder and copies provided to the City Planner or designee prior to the Building Permit being finalized.
8. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.





# EXHIBIT "C"

## Project Description

### PROJECT SCOPE

ESTABLISH A CHURCH IN EXISTING +2,800 SF METAL BUILDING ON 1.42 ACRES IN C-S ZONE. PROPOSED SCOPE OF WORK TO INCLUDE A RECIPROCAL ACCESS AGREEMENT BETWEEN ADJACENT PROPERTY (715 S Bridge St / 097-075-005), STRIPING OF PARKING SPACES ALONG BOTH BUILDING PERIMETERS, UPDATING EXISTING RESTROOMS TO CURRENT CODE, REVERSING EXISTING EXTERIOR DOORS TO SWING IN THE DIRECTION OF EGRESS, RELOCATED MAIN ENTRY DOOR TO SOUTHERN MOST WINDOW OPENING.

## Site Summary

SITE ADDRESS: 717 South Bridge Street  
APN: 097-075-006 (097-075-005 ADJ. PARCEL)  
ZONING: C-S Service Commercial  
GENERAL PLAN: CS  
FLOOD ZONE: AE

TOTAL LOT AREA: 6,200 SF / 1.42 Acres  
BUILDING AREA: 2,800 SF

### PARKING ANALYSIS

TOTAL PARKING PROVIDED: 18 SPACES TOTAL  
76 Seats Provided: 1 space per 4 seats = 19 Required Spaces  
14 Standard Spaces (9'-0" x 20'-0")  
3 Motorcycle (8'-0" x 18'-0")  
1 Handicap Space (9'-0" x 20'-0")

## Operational Statement

THERE WILL BE ADULT AND YOUTH SERVICES/CLASSES, PRAYER MEETINGS, WEDDINGS AND FUNERALS. WE WILL HAVE APPROXIMATELY 30 PERSONS DURING SERVICES

HOURS OF OPERATION:  
6AM - 12PM MONDAY - SATURDAY / 6AM - 2 PM SUNDAYS  
5PM - 9PM MONDAY -SATURDAY / 4PM - 9PM SUNDAYS

BIBLE STUDY WILL BE ON SUNDAY FROM 9AM - 2PM  
SUNDAY EVENING SERVICE FROM 4PM-9PM  
WEDNESDAY EVENING SERVICE FROM 5PM - 9PM

CHURCH STAFF MEMBERS MAY BE PRESENT ON SITE DURING REGULAR DAYTIME HOURS

CHURCH MEMEBERS WILL USE FACILITY FOR PRAYER AND WEEKEND SERVICES

OCCASIONAL SATURDAY & SUNDAY FOOD WILL BE BROUGHT FOR MEMBERS & GUESTS



June 27, 2019

Cristobal Carrillo  
Associate Planner  
City OF Visalia  
559.713.4443  
Cristobal.carrillo@visalia.city

### OPERATIONAL STATEMENT CUP Application for 715 & 717 South Bridge Street

Dear Mr. Carrillo,

Operational Statement for House of Prophecy Restoration Thrift Store:

Hours of Operations: Monday -Saturday 9:30 AM – 4:30 PM. Closed Sunday's, any special church activities and holidays (Christmas, New Years, Thanksgiving, etc.)

The Store hours and church activities will not be in conflict of each other. The Thrift store is ran and operated by the church members and plays a key role in the Churches mission to reach the lost and help the neighborhood by providing affordable house hold items and personal necessities such as clothes, shows, appliances, furniture, etc.

**Environmental Document No. 2019-45  
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. 2019-24

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**PROJECT TITLE**

715 and 717 S. Bridge Street

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**PROJECT LOCATION**

Visalia

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**PROJECT LOCATION - CITY**

Tulare

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**COUNTY**

A request by Rick Pena to establish a church within an existing 2,800 sq. ft. building in the C-S (Service Commercial) Zone.

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

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443,  
Email: [Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

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**NAME OF LEAD/PUBLIC AGENCY APPROVING PROJECT**

Rick Pena, 717 S. Bridge Street, Visalia CA 93277, (559) 679-1075, [pristinerick1@gmail.com](mailto:pristinerick1@gmail.com)

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

Rick Pena, 717 S. Bridge Street, Visalia CA 93277, (559) 679-1075, [pristinerick1@gmail.com](mailto:pristinerick1@gmail.com)

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**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 15301**
- Statutory Exemptions- State code number:

A request to establish church within an existing building.

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**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

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**CONTACT PERSON**

(559) 713-4443

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**AREA CODE/PHONE**

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**DATE**

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**Paul Scheibel, AICP  
ENVIRONMENTAL COORDINATOR**

#3

MEETING DATE: May 29, 2019

SITE PLAN NO. 17-202 5th 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.

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**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: May 29, 2019

SITE PLAN NO: 2017-202 - F  
PROJECT TITLE: House of Prophecy and Restoration  
DESCRIPTION: Establish a Church in an Existing 2,800 sf Metal Building in C-S Zone  
APPLICANT: Rick Pena  
PROP. OWNER: Chuck Lovenburg  
LOCATION TITLE: 717 S. BRIDGE STREET  
APN TITLE: 097-075-006  
GENERAL PLAN: Service Commercial  
EXISTING ZONING: C-S – (Service Commercial)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit – Churches and related activities are a conditional use in the Service Commercial zone.
- Shared Parking Agreement
- Building Permit
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: May 29, 2019**

1. Parking for fixed seating shown on floor plan is 17 spaces. Okay to remove choir pew for parking calculation.
2. Parking backing on to alley must be angled no less than 30 degrees.
3. One otherwise useable parking space except for minimum width may be counted as a motorcycle parking space.
4. All parking must be off-street parking.
5. Parking access and striping extend to parcel to the north. Consequently, the SPR re-submittal and eventual CUP application submittal must include the parcel to the north. Parcel owners written authorization is required for both SPR and CUP application submittals.

### **PROJECT SPECIFIC INFORMATION: May 22, 2019**

1. Parking requires 93 spaces, based on 1 space per 30 sq.ft. of open floor, or 1 space per every four fixed seats (e.g. pews). Submit a floor plan that demonstrates actual parking needs.
2. All parking must be off-street parking.
3. Parking access and striping extend to parcel to the north. Consequently, the SPR re-submittal and eventual CUP application submittal must include the parcel to the north. Parcel owners written authorization is required for both SPR and CUP application submittals.

### **PROJECT SPECIFIC INFORMATION: February 27, 2019**

1. Revise the site plan to show all the dimensions for the site and parking including the alley. Show the opposite side of the alley; note that the alley is only 16 feet wide at this time.
2. Show the sidewalk and parkway along the street frontage. Along with any related improvements.
3. **Note** that the shared parking agreement will be required to be executed and recorded prior to any TCO or Final for the site. Parking is one stall per 30 sq. ft. of sanctuary area or one stall per every four fixed seats – whichever is greater. Through the Planning Commission action on the CUP, applicants may

request that the Commission use the one stall per four fixed seats standard. If the one stall per four seats is approved by the Commission, the sanctuary will be limited to the provided parking and permitting standards for areas of assembly. Eight (8) parking stalls is required for a sanctuary capacity of 30 – note this includes all persons in the room.

4. The dimensions on the site plan are not legible – all the dimensions need to be shown and clearly legible. Show all existing landscaping – NOTE that staff may be requiring additional landscaping on the primary subject parcel.
5. Where is the Solid Waste Enclosure for the Thrift Store and adjacent building? The enclosure must be on their property – vehicles may not be parked in the alley area for the adjacent solid waste location.
6. The parallel stalls adjacent to the building do not meet City standards.
7. Show all property lines on the site plan.
8. Provide a separate expanded Operational Statement describing all activities on-site and days/times.
9. **NOTE:** For the purpose of the public hearing before the Planning Commission and Building Permits, you may want to consider having a professional site plan prepared to provide the finer details which are required for these processes.

**PROJECT SPECIFIC INFORMATION: January 23, 2019**

1. Submit for approval of a Conditional Use Permit for operation of a church.
2. Provide a detailed operational statement – of the church operation, along with all activities.
3. Provide a detail of the parking stalls (show all dimensions including back-up distance for all proposed stalls)
4. Show all property lines on the site plan.
5. Any parking which is not on the church parcel will be required to enter into a Shared Parking Agreement recorded against the title to the property, which names the City of Visalia as a principal so it cannot be removed without City action. Note that the other parcels would be prohibited from have an active business during the hours of shard parking provided in the agreements and through the CUP process.
6. Show alley dedication per Engineering comments.
7. Staff will require one or two tree wells along the Bridge Street frontage if they can be integrated into the design. Staff would not be requiring the elimination of all the parking along the street front setback at this time.
8. Install City Standard tree well along street frontage.
9. More information is needed on the site plan and an operational statement.

**PROJECT SPECIFIC INFORMATION: November 22, 2017**

1. Provide a detailed operational statement – of the church operation, along with all activities, during the SPR meeting the applicant indicated they would be serving food – please describe in detail how this is done.
2. Show property lines, sidewalks, parking and landscaping for all the involved properties.
3. More information is needed on the site plan and an operational statement.

**PROJECT SPECIFIC INFORMATION: : November 8, 2017**

1. Provide a detailed Operational Statement of all activities and numbers of participants.
2. Provide a layout of the building interior and seating and room measurements – Note that required parking is based upon the main sanctuary area and the Operational Statement.
3. Parking – The parking along the north side of the building does not appear to work.
4. Required parking is based upon the number of fixed seats or the sanctuary area – whichever is greater – staff needs additional details to determine the required parking.
5. Show property lines on site plan exhibit.
6. Please contact Staff with any questions **Andrew Chamberlain, Planning 713-4003**

### **17.18.080 Development standards in the C-S zone.**

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

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: sixty (60) feet.
- C. Minimum required yards (building setbacks):
  1. Front: ten (10) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: ten (10) feet;
  2. Rear: five (5) feet (except where a building is located on side property line);
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.

#### **Parking:**

1. Provide (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
5. No repair work or vehicle servicing allowed in a parking area (Z O Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Z O Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot high solid wall when located across the street from residential property.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
11. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
12. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

#### **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 \_\_\_\_\_



2TK1202  
HOUSE OF PROPHECY CORPORATION  
717 SPRADGE ST.

City of Visalia  
Building: Site Plan  
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
  - Meet State and Federal requirements for accessibility for persons with disabilities.
  - A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
  - All accessible units required to be adaptable for persons with disabilities.
  - Maintain sound transmission control between units minimum of 50 STC.
  - Maintain fire-resistive requirements at property lines. **1 HR MIN. AT PROPERTY LINE.**
  - 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: **ALL RAMPS REQUIRES HANDRAILS ON EACH SIDE OF RAMP WITH A 5FT X 6FT CLEAR LANDING AT THE TOP OF THE RAMP.**

**VAL CARGIA 5/29/19**  
Signature



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

Date: 05/29/2019  
Item # 3  
Site Plan # 17-202  
APN: 097-750-006  
Location:

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

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- Construction and demolition sites prior to and during construction shall comply with the following:
  - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
  - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
  
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

**Water Supply for Residential, Commercial & Industrial:**

Residential

- Fire hydrant spacing and location shall comply with the following requirements:  
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
  
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
  
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** \_\_\_\_\_ **Square footage** \_\_\_\_\_

**Emergency Access**

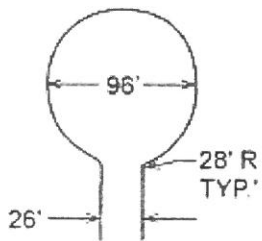
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire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

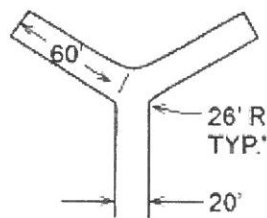
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

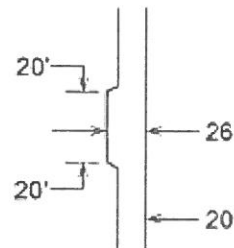
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



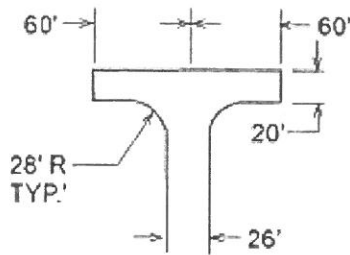
96' DIAMETER CUL-DE-SAC



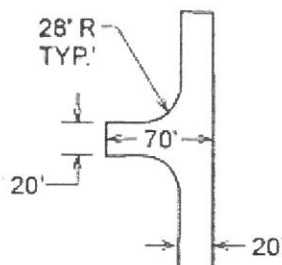
60' "Y"



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:**



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Corbin Reed  
Fire Marshal

SPR 17-202

717 S. BRIDGE ST

**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:  
\_\_\_\_\_

A20

Visalia Police Department

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

17202

COMMERCIAL BIN SERVICE

No comments.

See comments below

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of : Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Same as previous comments

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

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



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 29, 2019

<b>ITEM NO. 3</b>	<b>RESUBMITTAL</b>
SITE PLAN NO:	SPR17-202
PROJECT TITLE:	House of Prophecy & Restoration
DESCRIPTION:	Establish a Church in an Existing 2,800 sf Metal Building in C-S Zone
APPLICANT:	Rick Pena
OWNER:	Chuck Lovenburg
APN:	007-075-006
LOCATION:	717 S. Bridge St

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
- Provide more traffic information such as . 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:**

•

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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: MAY 29, 2019

SITE PLAN NO.: 17-202 5<sup>TH</sup> RESUBMITTAL  
 PROJECT TITLE: HOUSE OF PROPHECY AND RESTORATION  
 DESCRIPTION: ESTABLISH A CHURCH IN AN EXISTING 2,800 SF METAL BUILDING IN CS ZONE

APPLICANT: RICK PENA  
 PROP OWNER: CHUCK LOVENBURG  
 LOCATION: 717 S BRIDGE ST  
 APN: 097-075-006

**SITE PLAN REVIEW COMMENTS**

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

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            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 change of use of the existing service commercial building will incur development impact fees based on building square footage and sanctuary seating. Refer to page 3 for applicable fees and summary.***
- 2. A Conditional Use Permit is required per Planning Dept. to meet parking demand. All proposed parking stall locations shall be properly striped per City standards. Perpendicular parking adjacent to alley does not meet city standards. Angled parking will need to be utilized, refer to City standards.***
- 3. Per City ordinance, an additional 2-foot of alley way dedication will be required as part of the permitting process. Refer to City website for grant deed format and procedure. Further coordinate with the City Engineer.***
- 4. A building permit is required. Standard plan check and inspection fees will apply.***
- 5. A reciprocal access agreement will need to be produced and a copy submitted to City staff for proposed access off of adjacent parcel.***
- 6. Additional lighting should be incorporated into tenant improvements to provide added security to the parking areas in the alleyway.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **17-202 5<sup>th</sup> RESUBMITTAL**

Date: **5/29/2019**

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

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

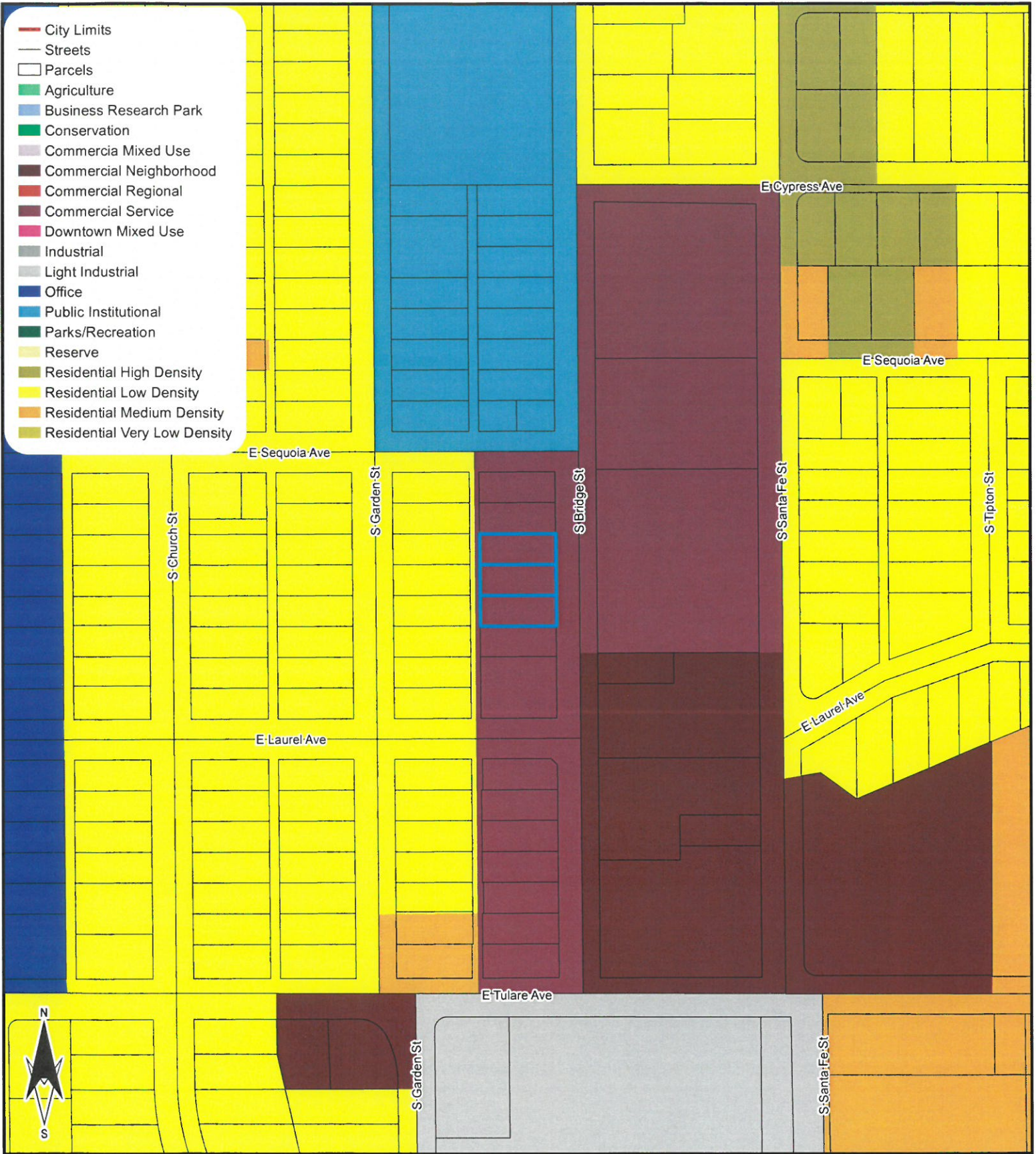
Existing uses may qualify for credits on Development Impact Fees. **SERV COMM**

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$1,314/1KSF X 2.9 = \$3,811</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$6/SEAT X TBD</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$14/SEAT X TBD</b>
	<b>(CREDIT: \$80/1KSF X 2.9 = \$232)</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

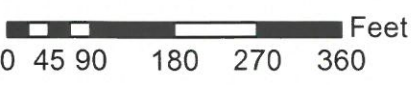
**Reimbursement:**

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

  
 \_\_\_\_\_  
**Adrian Rubalcaba**



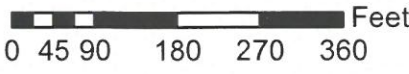
# General Plan Land Use Map







# Zoning Map





E Sequoia Ave

S Garden St

S Bridge St

E Laurel Ave



— City Limits

— Streets

□ Parcels

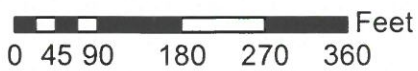
0 15 30 60 90 120 Feet

# Aerial Map





-  City Limits
-  Streets
-  Parcels



# Location Map

