

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 or from the City Clerk.

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

City of Visalia



To: Planning Commission

From: Paul Bernal, Interim Director/City Planner
Ph: (559) 713-4025
E-mail: paul.bernal@visalia.city

Date: July 22, 2019

Re: 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).

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency allowing the addition of 156 square feet for a walk-in cooler and freezer to the vacant tenant space located within the ARCO AM/PM gas station which was previously approved per CUP No. 2015-06 (see Exhibit "A").

DISCUSSION

Conditional Use Permit No. 2015-06 was approved allowing the construction of a new 6,000 square foot ARCO AM/PM gas station with a convenience store, a fast-food tenant space with a drive-thru lane, 10 fueling pumps, and 35 parking spaces. The ARCO gas station is developed on the northeast corner of the 25-acre master planned development referred to as the Square at Plaza Drive Master Plan.

The ARCO AM/PM gas station elevations match the architectural thematic scheme approved for the entire project site. The "English" style architecture is incorporated into both the building and canopy structures. In addition, the project complies with the design requirements of the master plan document including landscaping, bio-swells, trails and sidewalks as required per the Conditions of the Square at Plaza Drive master CUP.

The applicant is requesting that the Planning Commission approve the building addition of 156 square feet located on the east side of the building. The addition will be used as a walk-in cooler and freezer for a future Burger King restaurant that is seeking to occupy the vacant tenant space located within the ARCO AM/PM convenience store building. This tenant space has never been occupied by a use/tenant.

The applicant, per their letter (see Exhibit "C"), has stated that the addition exterior will conform to the architectural design standards adopted for the Square at Plaza Drive Master Plan. The applicant has provided elevations (see Exhibit "B") depicting the exterior elevation of the addition conforming to the building material used on the existing building, including the brick/stone veneer. In addition, the metal trellis located on the east building façade will be reapplied to the new building additions exterior façade.

Staff's recommendation is to approve the 156 square foot building addition to be used for a walk-in cooler and freezer for the future Burger King restaurant. This recommendation is based on the conclusion that the addition is consistent with the architectural development standards adopted for the Square at Plaza Drive Master Plan and will not result in significant changes to the daily operations of the site.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Applicant's letter
- Aerial Map

Burger King

PROPOSED TENANT IMPROVEMENTS FOR

EXHIBIT

A

SITE PLAN

PLAZA DRIVE

CROWLEY AVENUE

STOP

PROPERTY LINE 240.11'

PROPERTY LINE 202'

PROPERTY LINE 38.00'

PROPERTY LINE 187.23'

PL 17.52

Exhibit "A"

(E) Fuel Canopy

(N) Burger King

(E) AMPM

WALK IN FREEZER/COOLER ADDITION

DO NOT ENTER

PROPERTY LINE 124.22'

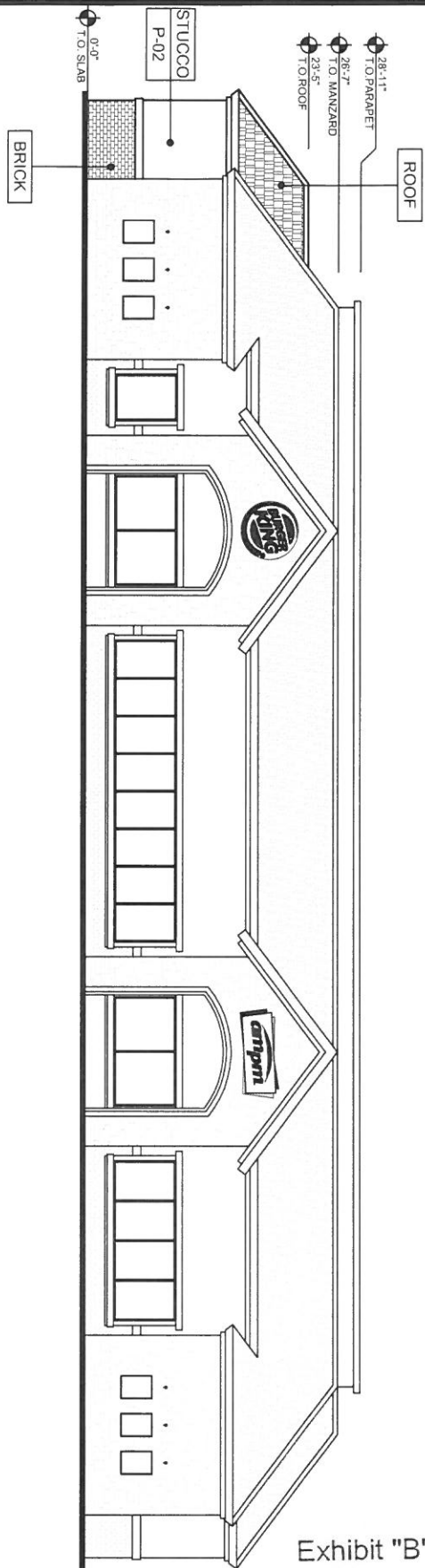
PROPERTY LINE 150.41'

PL 21.81'

PROPERTY LINE 70.95'

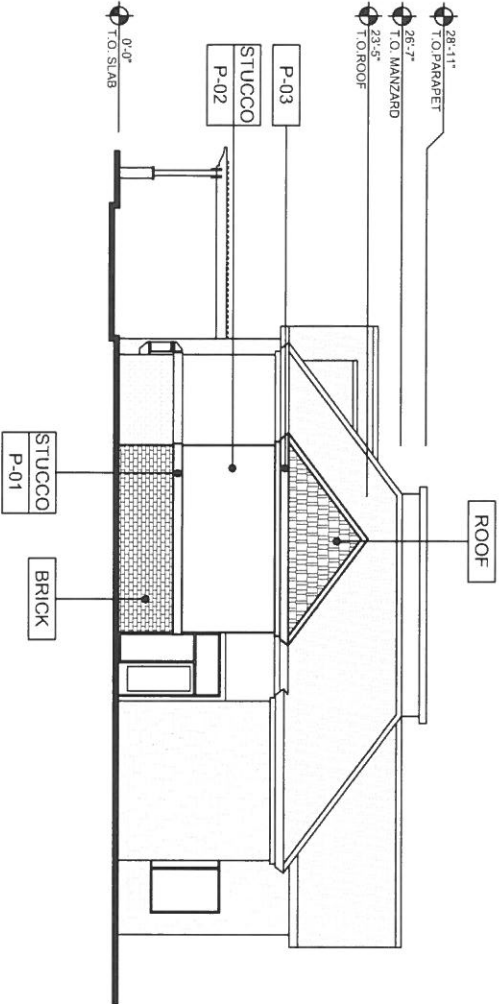


SITE PLAN
 SCALE: 1" = 50.00'



NORTH ELEVATION

SCALE: N.T.S.



EAST ELEVATION

SCALE: N.T.S.

FINISHES

STUCCO
7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED.

ROOF
MANUF.: EAGLE ROOFING PRODUCTS
STYLE: GOLDEN EAGLE
COLOR: 1066 CHARCOAL

BRICK
MANUF.: CORONADO STONE
STYLE: SPECIAL USED BRICK
COLOR: RUSTIC BLEND

COLOR

P-01
MANUF.: BENJAMIN MOORE
COLOR: 1077 - "GREAT PLAINS GOLD"

P-02
MANUF.: BENJAMIN MOORE
COLOR: 1030 - "BRANDY CREAM"

P-03
MANUF.: BENJAMIN MOORE
COLOR: AF-655 - "SILHOUETTE"

PROPOSED TENANT IMPROVEMENTS FOR

Burger King

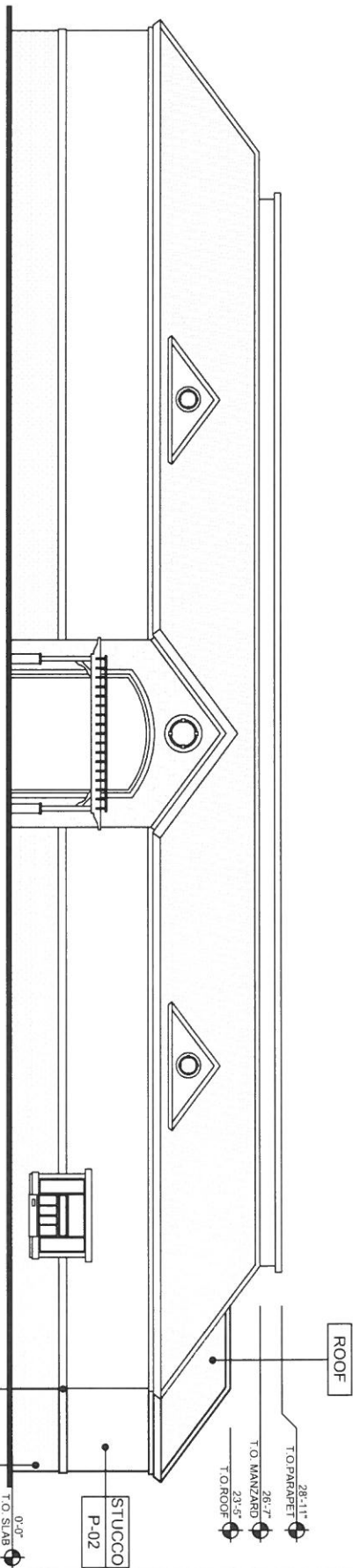
9011 W. Crowley Avenue, Visalia, CA 93291

CHANDRI GROUP
USA
42270 SPECTRUM STREET
INDIO CA 92203
OFFICE: (760)-396-9260
FAX: (760)-396-5245

EXHIBIT

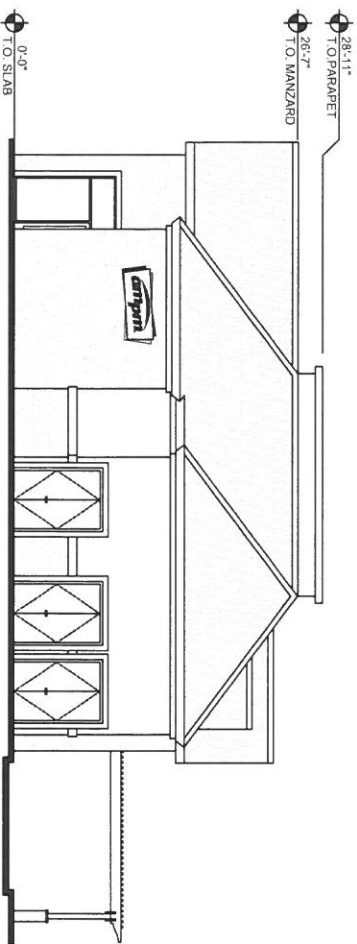
B

ELEVATIONS



SOUTH ELEVATION

SCALE: N.T.S.



WEST ELEVATION

SCALE: N.T.S.

Exhibit "B"

FINISHES

STUCCO

7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED.

ROOF

MANUF: EAGLE ROOFING PRODUCTS
STYLE: GOLDEN EAGLE
COLOR: 1066 CHARCOAL

BRICK

MANUF: CORONADO STONE
STYLE: SPECIAL USED BRICK
COLOR: RUSTIC BLEND

COLOR

P-01

MANUF: BENJAMIN MOORE
COLOR: 1077 - "GREAT PLAINS GOLD"

P-02

MANUF: BENJAMIN MOORE
COLOR: 1030 - "BRANDY CREAM"

P-03

MANUF: BRUNJAMIN MOORE
COLOR: AF-655 - "SILHOUETTE"

PROPOSED TENANT IMPROVEMENTS FOR

Burger King

9011 W. Crowley Avenue, Visalia, CA 93291



CHANDI GROUP
USA

42270 SPECTRUM STREET
INDIO CA 92203
OFFICE: (760)-396-9260
FAX: (760)-396-5245

EXHIBIT



ELEVATIONS



FOC-19-001

Finding of Consistency to CUP 2015-06 & The Square at Plaza Master Plan

June 12, 2019

City of Visalia
C/O Paul Bernal
Community Development Dept/Planning Division
707 W. Acequia Ave.
Visalia, CA 93291

RECEIVED
JUL 8 2019
COMM. DEVELOP.
CITY OF VISALIA

RE: 9011 W. Crowley Ave. Tenant Improvement

Mr. Paul Bernal

We are requesting approval for modifications to the current AMPM building on 9011 W. Crowley Ave. Currently the building has space for a second tenant that is not being used. What we are proposing is to bring in a Burger King, a National Brand of fast food chains.

The proposed tenant would like to make some exterior modifications to the existing building to allow for the space of a Walk-In Cooler and Freezer as it is needed for food storage. This in turn will add a total of 156 square feet to the existing building (See Attached Exhibit A Site Plan).

In Exhibit B and C you will see that the elevations conform to the architectural design standards set by "The Square at Plaza Master Plan" and CUP 2015-06. The addition will consist of exterior stucco skin over 2x construction with a brick wainscot to match the current building. The roof will be a hip style roof with slate roof tiles of the same brand and style to match existing building. The color palette of the addition will be chosen to conform to the Master plan and existing building. All other architectural details will be constructed to keep uniformity around the building.

Sincerely,

Emmanuel Santos
Architectural Designer
Chandi Group USA

Exhibit "C"

Finding of Consistency No. 2019-001



Aerial Map

