

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, AUGUST 12, 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–

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 Lance Lane Estates Tentative Subdivision Map No. 5499

4. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2019-18 is a request by Fred E. Scott to add a 4,000 sq. ft. detached storage building to the existing Key Evidence Lock and Safe facility within the C-MU (Mixed Use Commercial) Zone. The project site is located at 2343 W. Whitendale Avenue (APN: 121-090-045). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-41.
5. PUBLIC HEARING – Cristobal Carrillo  
Tentative Parcel Map No. 2019-10: A request by Dan Bocanegra to subdivide 1.43 acres into two parcels for residential use in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The site is located at 725 E. Monte Vista Avenue (APN: 123-320-042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-51.
6. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2019-32: A request by Luv 2 Play to permit an indoor children's playground with large playground equipment, small café, party rooms, toddler area, and offices within an existing 21,966 square foot building located west of the Sequoia Mall. The site is zoned C-R (Regional Commercial) and is located at 3515 S. Mooney Blvd. (APN: 121-110-041 & 043). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-60.



7. PUBLIC HEARING – Paul Scheibel  
Walnut Park Estates Tentative Subdivision Map No. 5572: A request to subdivide 11.9 acres into 34 lots for residential uses, and five lettered lots for common area walls and parkway landscaping in the R-1-5 (Single-family Residential, 5,000 square foot minimum lot size). The project site is located on the west side of Preston St. at Robinwood Ave. (APN: 085-010-102) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-53 was adopted.
8. PUBLIC HEARING – Paul Scheibel  
Appeal of the Site Plan Review Committee's decision to require the closure of an existing residential access point from Lovers Lane, in favor of a recorded easement granted to the property from the adjacent commercial development pursuant to Condition No. 1.B of Resolution Nos. 2014-18 and 2014-19 for Tentative Parcel Map No. 2014-06 and Conditional Use Permit No. 2014-11. The project, SPR 19-033, is requesting to construct a cold shell building on a 0.98-acre lot in the C-MU (Commercial Mixed Use) Zone District, located at 738 S. Lovers Lane. (APN: 101-030-018)
9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - No Planning Commission Meeting August 26, 2019
  - Variance No. 2019-05 scheduled for August 5, 2019 City Council Meeting Postponed

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 22, 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, SEPTEMBER 9, 2019**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** August 12, 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. 2019-18** is a request by Fred E. Scott to add a 4,000 sq. ft. detached storage building to the existing Key Evidence Lock and Safe facility within the C-MU (Mixed Use Commercial) Zone. The project site is located at 2343 W. Whitendale Avenue (APN: 121-090-045).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-18 based on the findings and conditions in Resolution No. 2019-31. 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. 2019-18, based on the findings and conditions in Resolution No. 2019-31.

## PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2019-18 is a request to establish a 4,000 sq. ft. detached storage building for use by the existing Key Evidence Lock and Safe business (see Exhibit "A"). As shown in the floor plan in Exhibit "B" the building will be divided into two areas, a 1,200 sq. ft. "safe warehouse" and a 2,800 sq. ft. general storage area. Per the Operational Statement in Exhibit "D", products, equipment, and vehicles for the business will be stored in the new building. No additional employee or customer service areas are proposed with the new building.

As illustrated in Exhibit "C", the storage building will retain a similar appearance to the existing building. It will contain striped metal fascia exteriors, with a faux stone wall facing Whitendale Avenue.

The storage building will be built on an approximately 6,900 sq. ft. vacant portion of the project site, east of the existing building. As part of the proposal, additional street trees and landscaping will be placed with the new building along Whitendale Avenue. Parking will be provided onsite from the existing 19 stall parking field. A temporary trash enclosure will be replaced with a permanent enclosure at the south end of the parking lot.

Per Exhibit "D", the business provides full service locksmith services. Hours of operation are 8:30am to 5:30pm, Monday through Friday. The number of employees currently working for the business is nine employees, which will not change as a result of the new building.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Mixed Use Commercial
Zoning	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: C-MU, R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) / Mixed commercial uses, multi-family apartment complex.



South: C-MU / Single family residences.  
East: C-MU / Mixed commercial uses, vacant land.  
West: C-MU / Mixed commercial uses.

Special Districts

None

Environmental Review:

Categorical Exemption No. 2019-41

Site Plan:

SPR No. 2019-068

## **RELATED PROJECTS**

None.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

Storage buildings in excess of 20% of the gross floor area of a permitted use (i.e. the locksmith use) are a "Conditional" use in the C-MU Zone. As the proposed storage building is equal in size to the existing facility, a CUP is required.

There will be no impacts to the surrounding areas. The new building will be employed solely for storage purposes. It will not contain any hazardous materials or accommodate noise inducing or otherwise objectionable activities. Sufficient parking is available onsite to support the existing use and proposed building.

### **Parking**

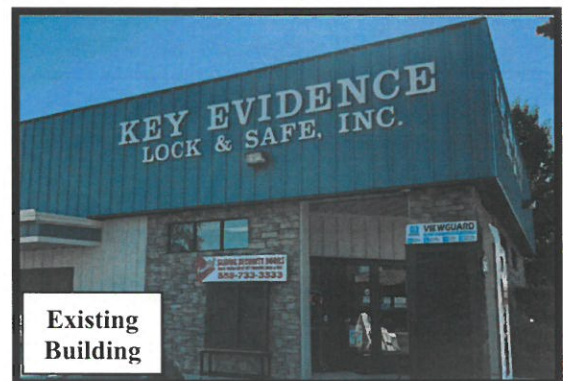
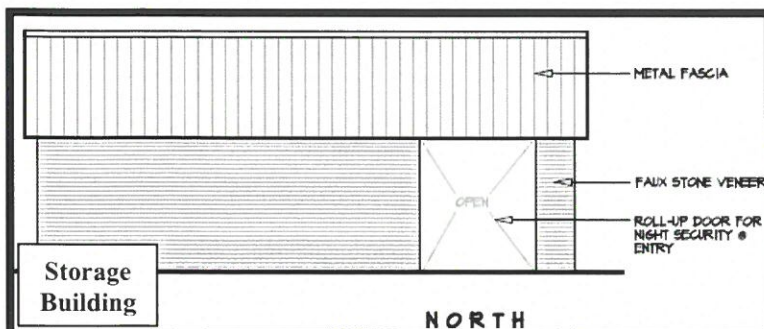
The project site will contain a total of 19 parking stalls upon construction of the storage building. Per Visalia Municipal Code standards for retail, office, and warehouse uses, the proposal provides sufficient parking for the existing and proposed buildings. Four spaces will be located behind a chain link sliding fence, effectively functioning as employee vehicle parking.

### **Landscaping**

The project site contains parking stalls along the southern boundary of the project site, within view of existing single family residences to the south. In order to reduce impacts onto surrounding residences from vehicle lights and noise, staff recommends the addition of Condition No. 4, requiring placement of a three foot screening hedge along the parking lot adjacent to residential uses. All other landscaping proposed complies with City standards.

### **Architectural Design**

Design of the storage building as shown in Exhibit "C" is compatible with the site and surrounding areas. The storage building will feature exterior surfaces and colors that match with the original Key Evidence building. The storage building will also be compatible with adjacent commercial structures, which generally feature flat roofs and box like construction.





## **Environmental Review**

That the requested action is considered Categorical Exempt under Section 15303(c), New Construction or Conversion of Small Structures, of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2019-41).

### **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is Categorical Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2019-41).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2019-068.
2. That the site shall be developed in substantial compliance with the site plan, floor plan and elevations as shown in Exhibits "A", "B" and "C".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "D".
4. A minimum three foot high hedge of evergreen shrubs shall be placed along the parking lot edge facing Monte Vista Street, to include the fenced parking area on the southwest corner of the project site.
5. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all other federal, state and city codes, ordinances and laws be met.

### **APPEAL INFORMATION**

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



Attachments:

- Related Plans and Policies
- Resolution No. 2019-31
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Operational Statement
- Categorical Exemption No. 2019-41
- Site Plan Review No. 2019-068 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map



## RELATED PLANS AND POLICIES

### Conditional Use Permits

(Section 17.38)

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

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

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

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

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

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

#### **17.38.040 Revocation.**

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



**17.38.050 New application.**

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

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

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

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

**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

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

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



**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2019-068.
2. That the site shall be developed in substantial compliance with the site plan, floor plan and elevations as shown in Exhibits "A", "B" and "C".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "D".
4. A minimum three foot high hedge of evergreen shrubs shall be placed along the parking lot edge facing Monte Vista Street, to include the fenced parking area on the southwest corner of the project site.
5. That substantial changes to the site plan, floor plan, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all other federal, state and city codes, ordinances and laws be met.



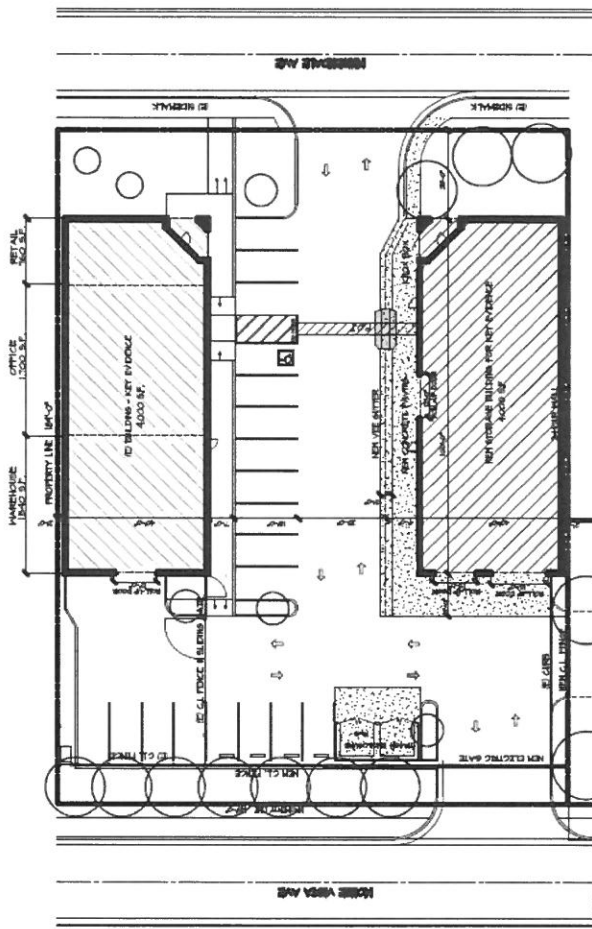
**SCOTT & ASSOCIATES**  
ARCHITECT

PROJECT NO. 10-100-018  
DATE: 10/10/07



NEW  
STORAGE BUILDING  
FOR

KEY  
EVIDENCE



**SITE IMPROVEMENT PLAN**  
SCALE: 1" = 20'-0"

**PROJECT DATA**

APN: 10-100-018  
ZONE: C-141 MIND USE COMMERCIAL  
SITE AREA: 77,048 SF.  
BUILDING AREA - TOTAL: 6,000 SF

EXISTING: 4,000 SF.  
WAREHOUSE: 1,840 SF.  
OFFICE: 1,700 SF.  
RETAIL: 760 SF.

ADDITION: 4,000 SF.

PARKING REQUIRED: -

EXISTING BUILDING:

WAREHOUSE: 1,840 SF / 1,000 = 2 STALLS  
OFFICE: 1,700 SF / 250 = 7 STALLS  
SHOWROOM: 760 SF / 250 = 3 STALLS  
TOTAL REQUIRED: 12 STALLS

NEW BUILDING:

WAREHOUSE: 4,000 SF / 1,000 = 4 STALLS

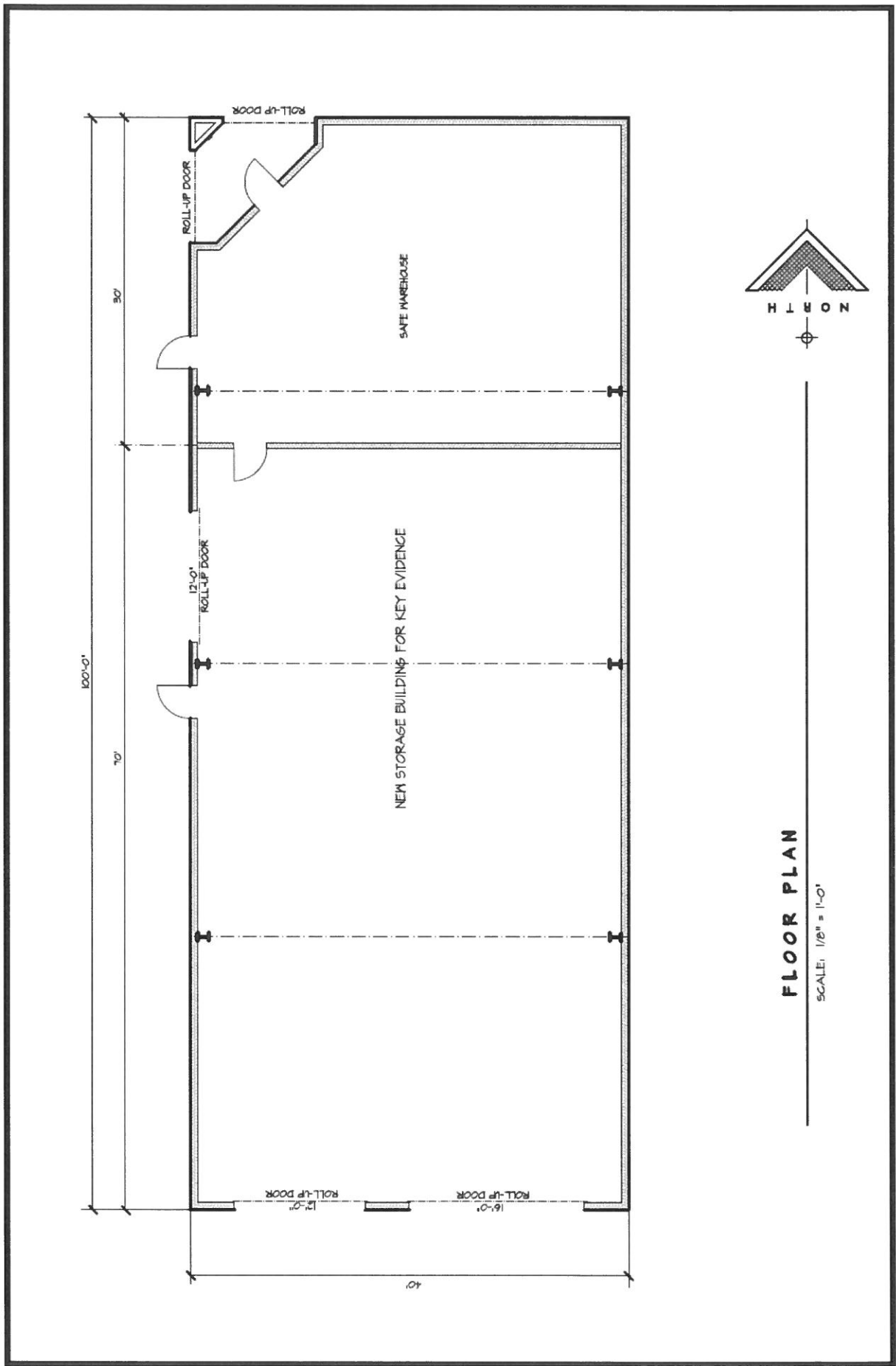
TOTAL REQUIRED PARKING: 16 STALLS

EXISTING PARKING: 18 STALLS

ADDITIONAL PARKING REQUIRED: 0 STALLS

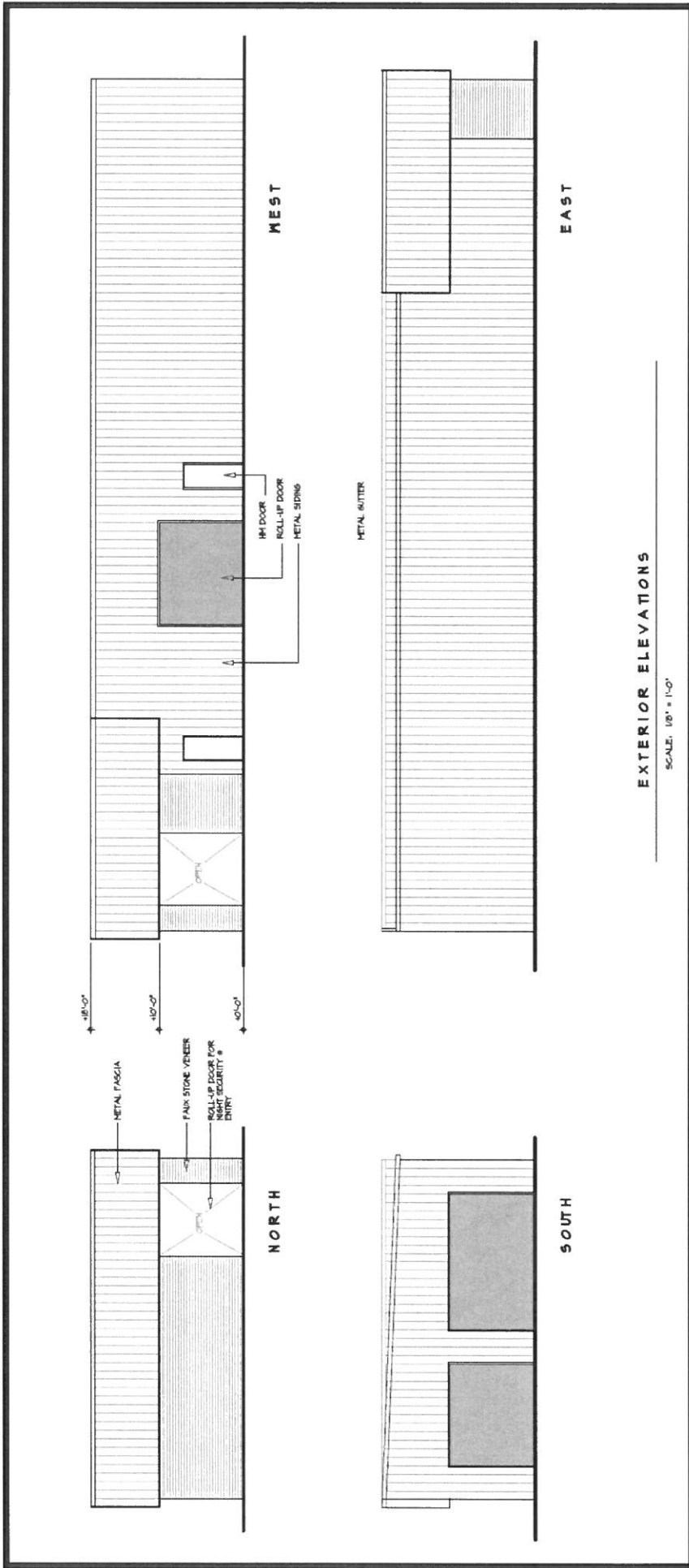


# EXHIBIT "B"

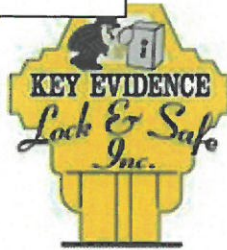


**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

EXHIBIT "C"







***KEY EVIDENCE LOCK & SAFE, INC.***

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To: *City of Visalia Planning Department*

*This is an Operational Statement for Key Evidence Lock & Safe, Inc.*

*Hours of operation: 8:30 to 5:30 Monday - Friday*

*Employees: 9*

*Services we offer: We are a full service locksmith access control company, dealing with all types of security solutions for home and business. We've been in business for 32 years here in Visalia.*

*New Building Use: The new building will be used to store product, equipment and vehicles for current operation.*

*Thank you,  
Doyle W. Pope  
President/CEO  
Key Evidence Lock & Safe, Inc.  
|*

**NOTICE OF EXEMPTION**

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

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

Conditional Use Permit 2019-18

**PROJECT TITLE**

2343 W. Whitendale Avenue, Visalia CA 93277 (APN: 121-090-045)

**PROJECT LOCATION - SPECIFIC**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

Add a 4,000 sq. ft. detached storage building to the existing Key Evidence Lock and Safe facility within 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: [Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Fred E. Scott, 1009 N. Demaree Street, Visalia CA 93291, (559) 627-1851, [fscott@fscottassociates.com](mailto:fscott@fscottassociates.com)

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

Fred E. Scott, 1009 N. Demaree Street, Visalia CA 93291, (559) 627-1851, [fscott@fscottassociates.com](mailto:fscott@fscottassociates.com)

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15303(c)
- Statutory Exemptions- State code number:

Project consists of the construction of a 4,000 sq. ft. storage building. The project is exempt as it is an addition of less than 10,000 sq. ft., in an area that is not environmentally sensitive and in which all public services and facilities are available.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

Paul Scheibel, AICP

**ENVIRONMENTAL COORDINATOR**



#7

MEETING DATE: April 24, 2019  
SITE PLAN NO. 19-068 Resubmittal  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
  - During site plan design/policy concerns were identified, schedule a meeting with
    - Planning       Engineering prior to resubmittal plans for Site Plan Review.
    - Solid Waste       Parks and Recreation       Fire Dept.

- REVISE AND PROCEED** (see below)
  - A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
  - Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
  - Your plans must be reviewed by:
    - CITY COUNCIL       REDEVELOPMENT
    - PLANNING COMMISSION       PARK/RECREATION
    - CVP
    - HISTORIC PRESERVATION       OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 7 DATE: APRIL 24, 2019

SITE PLAN NO.: 19-068 RESUBMITTAL  
PROJECT TITLE: KEY EVIDENCE  
DESCRIPTION: NEW STORAGE BUILDING FOR KEY EVIDENCE  
APPLICANT: FRED SCOTT  
PROP OWNER: DOYLE POE  
LOCATION: 2343 WHITENDALE AVE  
APN: 121-090-045

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_ Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NEEDED 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. New service commercial building will incur development impact fees. Refer to page 3 for applicable fees and summary.**
- 2. Building permits are required. Standard plan check and inspection fees will apply.**
- 3. Comply with current accessibility standards.**
- 4. Refer to Planning Dept. for further conditions.**
- 5. The proposed trash enclosure will need to shift north to align with the drive aisle in order for Solid Waste to service the bins. Refer to City 24' refuse enclosure standards. Install a concrete apron and metal gates. Refer to Solid Waste comments**
- 6. An easement for right of placement of teenclosure on the neighboring property will be required - a copy to be provided to the City.**
- 7. Proposed parking lot entrance gates will be required to be setback a minimum of 20' from curb face. Swinging gates shall not impede pedestrian sidewalk path.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **19-068 RESUBMITTAL**

Date: **4/24/2019**

**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:**SERVICE COMMERCIAL**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$2,036/1KSF X 4 = \$8,144</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$25/1KSF X 4 = \$100</b> <b>TREATMENT PLANT FEE:</b> <b>\$55/1KSF X 4 = \$220</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$43/LF X 60 (WHITENDALE) = \$2,580</b>
<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	<b>\$556/1KSF X 4 = \$2,224</b>
<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

Paul Scheibel, Planning Division, 559-713-4369

Date: April 24, 2019

SITE PLAN NO: 2019-068 - B  
PROJECT TITLE: Key Evidence  
DESCRIPTION: New Storage Building for Key Evidence  
APPLICANT: Fred Scott  
PROP. OWNER: Pope Management Co. LLC  
LOCATION TITLE: 5343 Whitendale Avenue  
APN TITLE: 121-090-045  
GENERAL PLAN: Commercial Mixed Use  
ZONING: C-MU – Commercial Mixed Use

**Rule 9510** – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- CUP is required for storage over 20% of a building in the C-MU zone
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION:** April 24, 2019

1. Relocate Trash enclosure to onsite location. Otherwise, CUP application must include parcel on which proposed trash enclosure is located.
2. Provide floor plan and operational statement with CUP application.
3. Parking stall lines of 10 or more spaces require a landscape island. Alternately, provide two “diamond insert” tree wells on both existing and proposed parking stall lines.
4. Meet all other codes and ordinances.

### **PROJECT SPECIFIC INFORMATION:** April 10, 2019

1. Storage in excess of 20% of a building requires a conditional use permit.
2. Outline and identify the areas of the existing building that are identified in the parking breakdown provided on the site plan.
3. At the SPR meeting, the applicant indicated that there may be a portion of the new building which may be conditioned space; this will need to be parked at 1 stall per 300 sq. ft. – outline and identify on the site plan.
4. Building elevations are required as a part of the CUP application package.
5. Site Landscaping will be required to be brought up to City standards, including approved trees in the frontage along Whitendale Avenue.
6. Landscape and irrigation plans are required as a part of the building permit package.
7. A minimum 3-foot high hedge of evergreen shrubs is required along the parking lot edge facing Monte Vista Street, including the fenced parking area.
8. All signs by separate permit.
9. Relocate trash bin out of the setback along Monte Vista.
10. Meet all other 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:**

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide off-street loading facility.
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.

**Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
6. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

### **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 All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. 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)

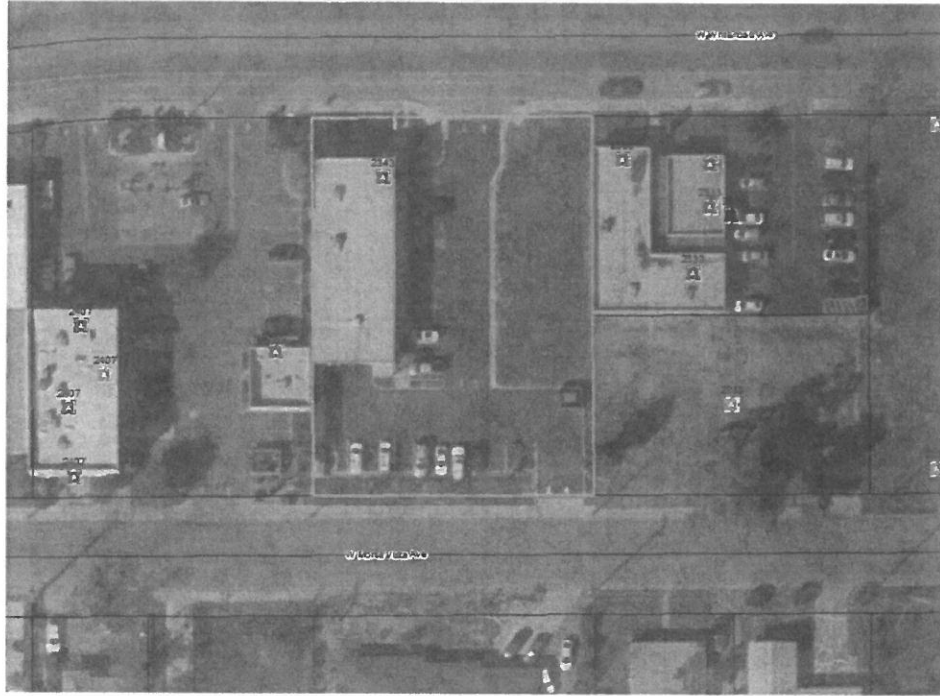
### **Lighting:**

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



TR 17000  
NEW STORAGE BUILDING  
2343W WHITENDALE

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. **2 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 \_\_\_\_\_ \*  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: **FIRE SPRINKLERS REQUIRED FOR HIGH STORAGE. PROVIDE SINGLE USER RESTROOM.**

**VAL CARCIA 4/24/19**  
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: 04/22/2019

Item # 7

Site Plan # 19-068 Resub

APN: 121090045

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**

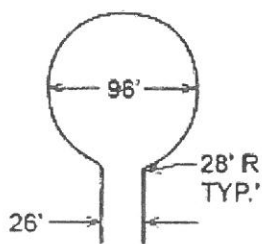
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire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

access roads shall have an unobstructed width of not less than 26 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

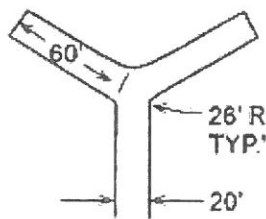
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

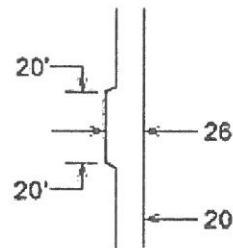
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



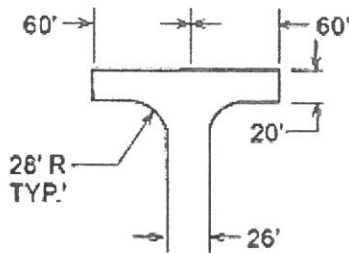
96' DIAMETER CUL-DE-SAC



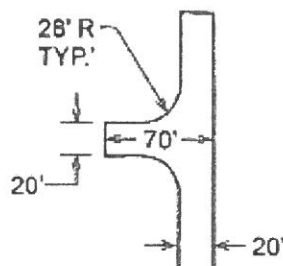
60' "Y"



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:**

- See original Site Plan Review for additional comments.



Corbin Reed  
Fire Marshal

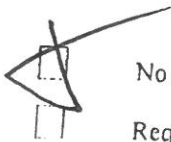


KEY EVIDENCE

**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:

*Kenn Grant A20*

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 24, 2019

<b>ITEM NO. 7</b>	<b>RESUBMITTAL</b>
SITE PLAN NO:	SPR19-068
PROJECT TITLE:	Key Evidence
DESCRIPTION:	New storage building for Key Evidence
APPLICANT:	Fred Scott
OWNER:	Pope Management Co LLC
APN:	121-090-045
LOCATION:	2343 W. Whitendale

**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 at time development.
- 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:**

- New gate shall be located a minimum of 20-ft from curb face.

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

**Site Plan Review Comments For:**

California Water Service Co.  
Stuart Skoglund, Superintendent  
216 N. Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1662 Office  
559-735-3189 Fax

Date: 04/24/2019  
Item # 7  
Site Plan # 19-068  
Project: Key Evidence  
Description:  
Applicant:  
Location: 2343 W Whitendale  
APN:

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

- No Comments at this time
  
- Fire Hydrants  
Comments-
  
- Service's  
Comments- The City will require a bathroom. Does the owner plan to tie into the existing service? If the owner wants a separate service for this building, they will need to pay for the service.
  
- Main's  
Comments-
  
- Back flow requirements  
Comments-

**Additional Comments:**

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Stuart Skoglund  
Superintendent



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

19068

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** Existing enclosure is acceptable. Servives will have to be updated.

Jim Ross, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



## Cristobal Carrillo

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**From:** Edward Zuniga  
**Sent:** Tuesday, July 30, 2019 10:07 AM  
**To:** Cristobal Carrillo  
**Subject:** RE: Key Evidence - Trash Enclosure Location

Good morning,  
This could work if the new concrete paving that's a long the front and side of the new storage building is drivable.

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**From:** Cristobal Carrillo  
**Sent:** Tuesday, July 30, 2019 9:40 AM  
**To:** Edward Zuniga  
**Subject:** FW: Key Evidence - Trash Enclosure Location

Any word on this? Please let me know. Thanks!

Cristobal Carrillo, Associate Planner  
City of Visalia  
Community Development Dept., Planning Division  
(559) 713-4443  
[Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)



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**From:** Cristobal Carrillo  
**Sent:** Thursday, July 25, 2019 3:34 PM  
**To:** Edward Zuniga  
**Subject:** Key Evidence - Trash Enclosure Location

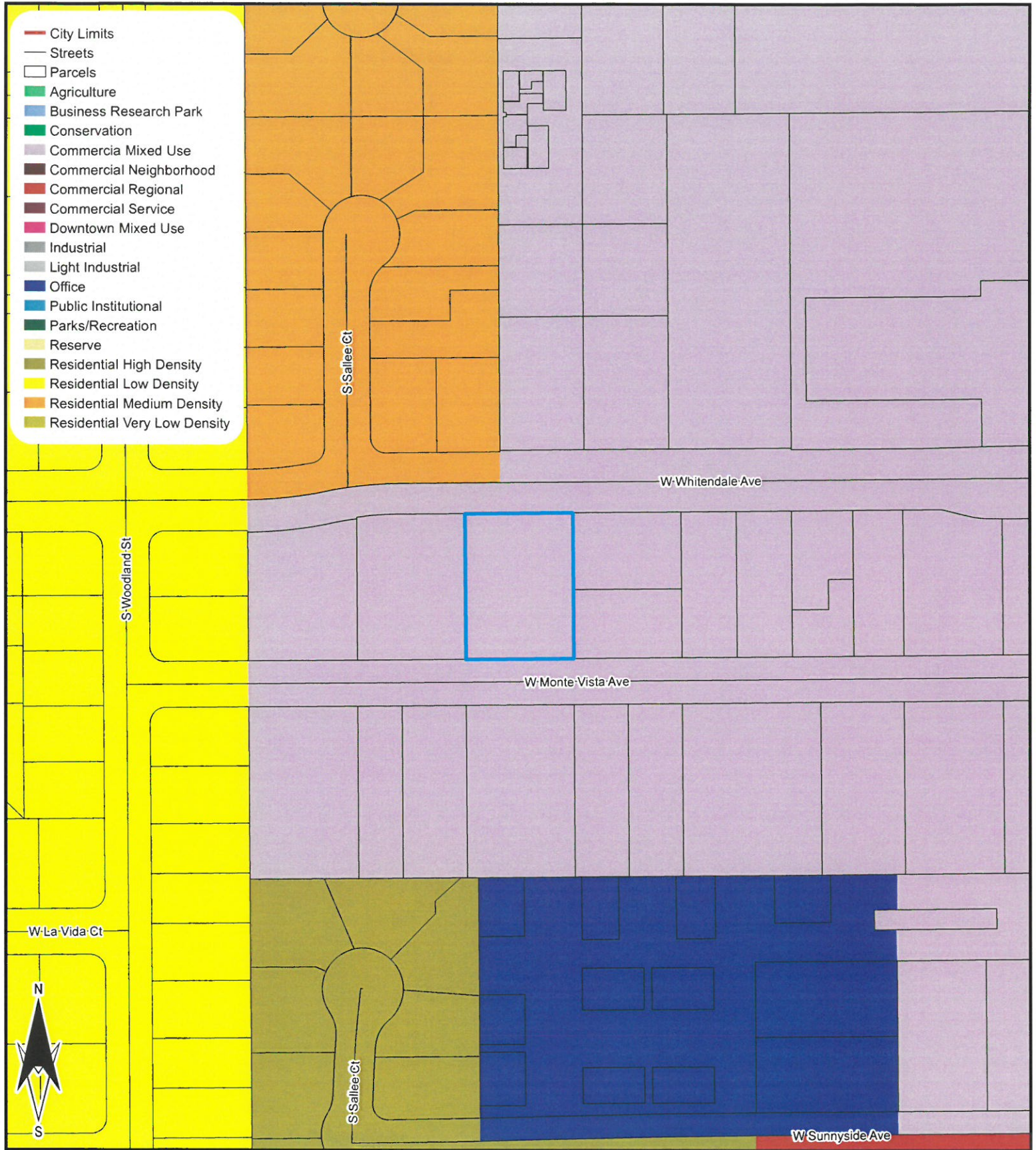
Hey Edward, I'm working on the Conditional Use Permit to permit Key Evidence's new storage building. I wanted to see if you felt the proposed location of the trash enclosure was suitable for the project. It was previously proposed to be located on the site to the south. The new location is more of a direct stab, though it is slightly off. Please let me know when you can, thanks.

Cristobal Carrillo, Associate Planner  
City of Visalia  
Community Development Dept., Planning Division  
(559) 713-4443  
[Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

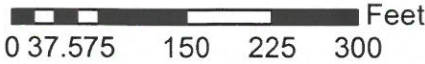


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This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

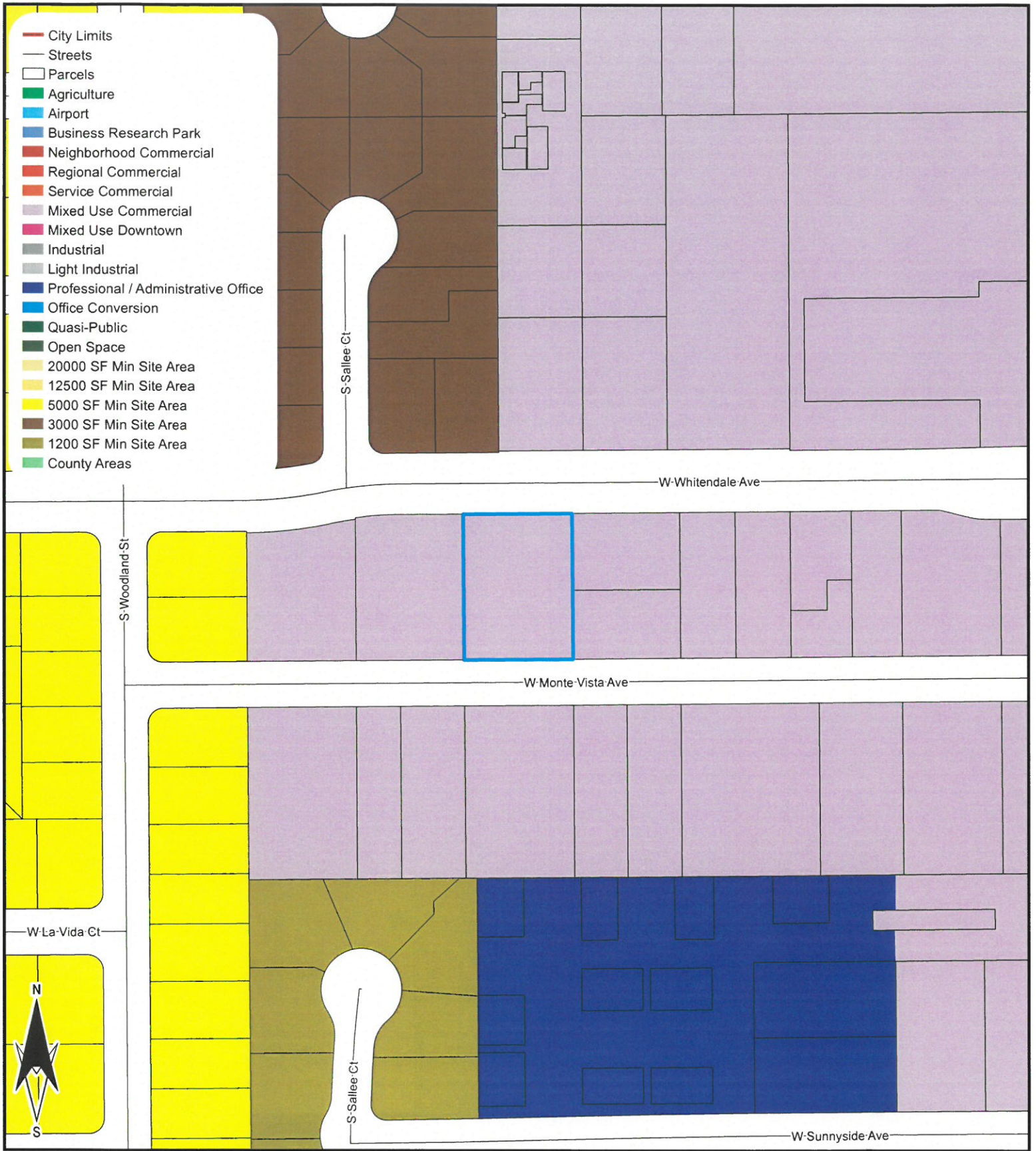




# General Plan Land Use Map







# Zoning Map





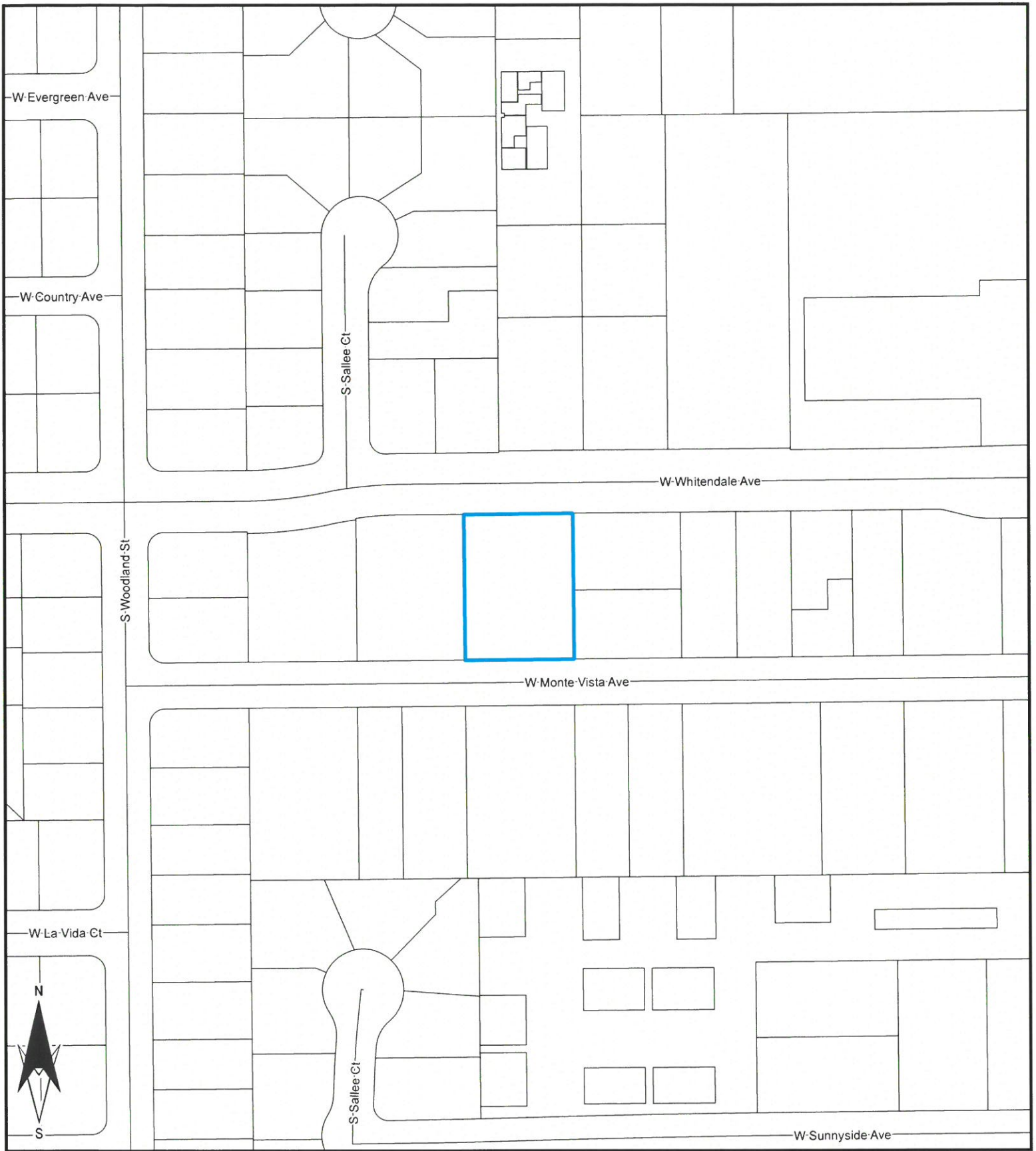
- City Limits
- Streets
- Parcels

0 20 40 80 120 160 Feet

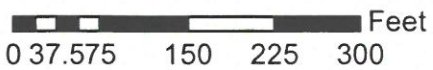
# Aerial Map







-  City Limits
-  Streets
-  Parcels



# Location Map

