

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 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: Paul Bernal, Interim Director/City Planner
Phone No.: (559) 713-4025
E-mail: paul.bernal@visalia.city

SUBJECT: 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).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-32, as conditioned, based upon the findings and conditions in Resolution No. 2019-59. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-32 based on the findings and conditions in Resolution No. 2019-59.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to establish an indoor children's playground within an existing 21,966 square foot building that was formally occupied by In-Shape Health Club, a fitness center. The building is located west of the Sequoia Mall with vehicle access provided from W. Caldwell Avenue (see site plan attached as Exhibit "A").

The operator (Luv 2 Play) will install large indoor playground structures, a small toddler playground and baby areas, video games, small cafe, and administrative offices (see floor plan attached as Exhibit "B"). In addition, five party rooms are depicted on the floor plan. These rooms allow for groups to gather on a regular basis for birthday parties and similar events. No expansions are being requested with this project.

The applicant has provided an operational statement (see Exhibit "C"). Per the applicant's statement, the targeted demographic is children 0 to 12 years old. All patrons that use the facility are required to pay as they enter. The operator anticipates approximately 10 to 15 employees to assist with the day-to-day operations. Hours of operation are normally Monday through Saturday from 9:00 a.m. to 8:00 p.m. and Sundays from 9:00 a.m. to 6:00 p.m.

BACKGROUND INFORMATION

| | |
|------------------------------------|---|
| General Plan Land Use Designation: | Regional Commercial |
| Zoning: | C-R (Regional Commercial) |
| Surrounding Zoning and Land Use: | North: C-R (Regional Commercial) – Sequoia Mall Parking lot |
| | South: C-R (Regional Commercial) – Vacant building pad |

East: C-R (Regional Commercial) – Sequoia Mall
Parking lot
West: R-M-3 (Multi-family Residential) – Private
service access drive and single-story multi-
family development

Environmental Document
Site Plan:

Categorical Exemption No. 2019-60
Site Plan Review No. 2019-065

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 2012-43 was a request by In-Shape Health Clubs Inc. to establish a fitness facility in an existing 21,966 square foot building in the C-R (Regional Retail Commercial) zone. The site is located at 3515 South Mooney Boulevard (APN: 121-110-041). The Planning Commission approved this project at their December 10, 2012 meeting.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

Facility Operation

As outlined in the operational statement in Exhibit “C”, the facility would operate seven days a week for approximately 9 to 11 hours a day. The activities include the general use of indoor playground equipment and related recreational activities. All of the proposed activities will occur indoors. The overall hours and activities proposed are consistent with both the C-R zoning and the adjacent shopping center hours of operation for the existing users.

Based upon the operational statement staff finds the proposed indoor children’s playground facility to be consistent with the intent of providing a broad variety of commercial and recreational opportunities within shopping centers.

Land Use Compatibility

Staff supports the re-use of this building for an indoor recreational facility, which is conditionally-allowed as an “other recreational use” in the C-R zone. Indoor recreational facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located on property that is shared with the Sequoia Mall, and is accessible via major arterial streets.

The project site is a freestanding building on the westerly boundary of the Sequoia Mall. The mall is in the Regional Commercial land use designation which is intended to provide a regional service trade area. Uses within Regional Commercial areas are intended to be large-scale and high intensity. The project is consistent with this land use designation because it provides a large facility with a high volume of clientele that will increase the diversity of uses in the Sequoia Mall area. Staff believes that the proposed indoor recreational facility is consistent in nature and character with the existing uses surrounding the project site. Staff concludes that the proposed children’s indoor recreational facility will be compatible and complementary to the surrounding area which includes the Regal Cinemas movie theater.

Parking

Parking for "recreational uses" has been established at one parking stall per 500 square feet of floor area. The Sequoia Mall was established with a parking ratio of one stall per 225 sq. ft. of building area for the whole mall. The existing 21,966 square foot building requires 44 stalls for the proposed use. The site is part of the overall Sequoia Mall and is bounded by the recorded parking agreements with the other merchants of this mall. The parcel on which the building is located provides 103 stalls. Due to the ample parking available at the Sequoia Mall, parking for this use is met.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-60)

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:
 - 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.
 - 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 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-60).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2019-065.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and floor plan depicted on Exhibit "B".
3. That the facility operates consistent with the operational statement in Exhibit "C". Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
4. That all signs shall require a separate building permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, 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 <http://www.visalia.city> or from the city clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2019-59
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review No. 2019-065 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2019-59

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 NEAR THE SEQUOIA MALL. THE SITE IS ZONED C-R (REGIONAL COMMERCIAL) AND IS LOCATED AT 3515 S. MOONEY BLVD. (APN: 121-110-041 & 043)

WHEREAS, Conditional Use Permit No. 2019-32, is 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 near the Sequoia Mall. The site is zoned C-R (Regional Commercial) and is located at 3515 S. Mooney Blvd. (APN: 121-110-041 & 043); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 12, 2019; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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 the 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. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress, egress, and parking for the proposed use.
 - 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, or materially injurious to properties or improvements in the

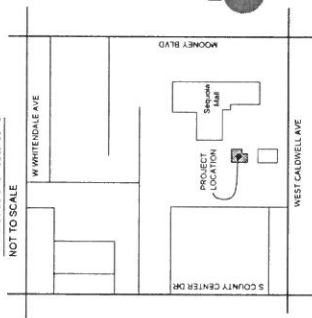
vicinity. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress, egress, and parking for the proposed use.

3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-60).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here 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 with the comments from the approved Site Plan Review No. 2019-065.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and floor plan depicted on Exhibit "B".
3. That the facility operates consistent with the operational statement in Exhibit "C". Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
4. That all signs shall require a separate building permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

VICINITY MAP:



CALIFORNIA DECK CODES
 2016 California Building Code
 2016 California Fire Code
 2016 California Green Building Standards Code
 2016 California Mechanical Code
 2016 California Electrical Code
 2016 California Fire Code
 2016 California Energy Code
 2016 California Energy Code
 with City of Visalia Amendments (Call Energy Code)

Project Description:
 Tenant improvement in an existing building. Build out includes, but is not limited to a new kitchen, office and party room with various play structures, restrooms and additional parking. The project will require updating referenced submittals. Signs under separate permit. Site work is limited to trash enclosures, all other site requirements are existing, to remain but require verification.

Address: 3515 S Mooney Blvd
 Visalia, CA 93277
APN # 121-110-041
Lot Size: 121-110-041 1000' x 131' = 1.51 Acres
Occupancy: A-1
Jurisdiction: City of Visalia
Construction Type: Multiple Residential (C-R)
Fire Sprinklers and Alarm: Yes-Revisions Required
Building Height: 60'-0" Allowed (CBC), 26'-0" Existing
Existing Spaces: 2
Allowable Building Area: 24,000 + area increase (CBC)
Gross Area: 22,031 Sq Ft
Net Area: 19,524 Sq Ft

Existing Parking Calculations:
Area A0-325 22,031 sqft 225+ 98 spaces required
Area A1-325 19,524 sqft 195+ 88 spaces required
Existing ADA Parking Provided 12
Existing Total Parking Provided 103

Site Plan Key Notes:
 01 Project location, new Low 2 Play
 02 Revised trash enclosure, See CUP
 03 Existing trash enclosure, See CUP
 04 Existing trash enclosure, See CUP
 05 Existing trash enclosure, See CUP
 06 Existing trash enclosure, See CUP
 07 Existing trash enclosure, See CUP
 08 Existing trash enclosure, See CUP
 09 Existing trash enclosure, See CUP
 10 Existing trash enclosure, See CUP
 11 Existing trash enclosure, See CUP
 12 Existing trash enclosure, See CUP
 13 Existing trash enclosure, See CUP
 14 Existing trash enclosure, See CUP
 15 Existing trash enclosure, See CUP
 16 Existing trash enclosure, See CUP
 17 Existing trash enclosure, See CUP
 18 Existing trash enclosure, See CUP

Notes:
 Site plan provided by owner, not created by a licensed Surveyor.
 Site work to include trash enclosures, flash enclosures, No other external work to be performed as part of project to include work to be performed that would affect building layout.
 All existing site conditions to remain including parking. Field verify all existing conditions.

Path of Travel
 No 10% or greater slope along the path of travel shown. The slope and cross-slope along the path of travel shall not exceed 5% and 2%, respectively. Field verify existing conditions.

Scale 1" = 40'-0"

Site Plan-Reference
 THIS SITE PLAN IS FOR REFERENCE ONLY

Conditional Use Permit Notes:

01. Repair and/or replace any sidewalks across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a slipping hazard.
02. Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and the curbside slope along the street.
03. CITY ENCROACHMENT PERMIT REQUIRED. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY, Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid for the duration of the project, must be obtained from the City and valid Undergroup Services Affid provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
04. Verify all existing flash enclosures for site access is existing, but to building entrance and form building entrance to required right of way as shown on site plan. (Minimum slopes: A.C. pavement=1%, Concrete pavement=0.25%, Cubic & Gravel = 0.2%, Vegetative = 0.25%)
05. Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Districts Regulation VIII. Copies of any required permits will be provided to the City.
06. If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 8510 Indirect Source Review per the use's applicability criteria. A copy of the approved AIA application will be provided to the City.
07. Proposed new indoor recreation facility within existing building will not incur additional impact fees due to the previous retail and gym uses.
08. Comply with current accessibility standards.
09. A City-issued 24-hour building is required for the increase of release capacity. A single enclosure can only be used for one modified (or demolished) to comply with City standards. The requirement that enclosures be sealed by Solid Waste reviewer Form Z-730 2.4.4.2 is required to existing site. All release enclosures must be R-3 OR R-4.
10. A building permit is required. Standard plan check and inspection fees will apply.
11. Project requires CUPJ- refer to Planning Department.
12. Existing uses may qualify for credits on Development Impact Fees. RETAIL/OFFICE
13. All signs by separate permit. Illuminated signs may be vehicled based upon adjacent residential to the west.
14. See Operational Statement for notes on Community Noise Requirements based upon proximity to residential to the west.
15. No new or existing lighting may be altered to allow direct or indirect light or glare to fall upon the adjacent residential property to the west.
16. All fire detection, alarm, and extinguishing systems in existing structures shall be maintained in an operating condition at all times and shall be inspected and maintained in accordance with the applicable codes. A significant amount of time, fire detection, alarm, and/or extinguishing systems may need to be evaluated by a licensed professional. 2016 CFC 505.16
17. 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 shall be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Multiple addresses served are by a common driveway. The range of numbers shall be posted at the roadway/driveway. 2016 CFC 505.1
18. 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.
19. 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 sprinkler system. 2016 CFC 504.0.3
20. 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 windows) that are not readily accessible to the fire department, such keys shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Main Street, Visalia, CA 93277. Field verify that keys are available for shipping and installation. 2016 CFC 505.1
21. Locking fire department connection (FDC) caps are required. The forms are located at the fire department administration office located at 420 N Main Street, Visalia, CA 93277. 2016 CFC 912.4.1

Commercial purposes do not produce green steam vapors and shall be provided with a Type 2 Hood. All new items are pre-cooked and are only reheated on site. See Operational Statement for further information.

Luv 2 Play Visalia
 3515 S Mooney Blvd
 Visalia, CA 93277

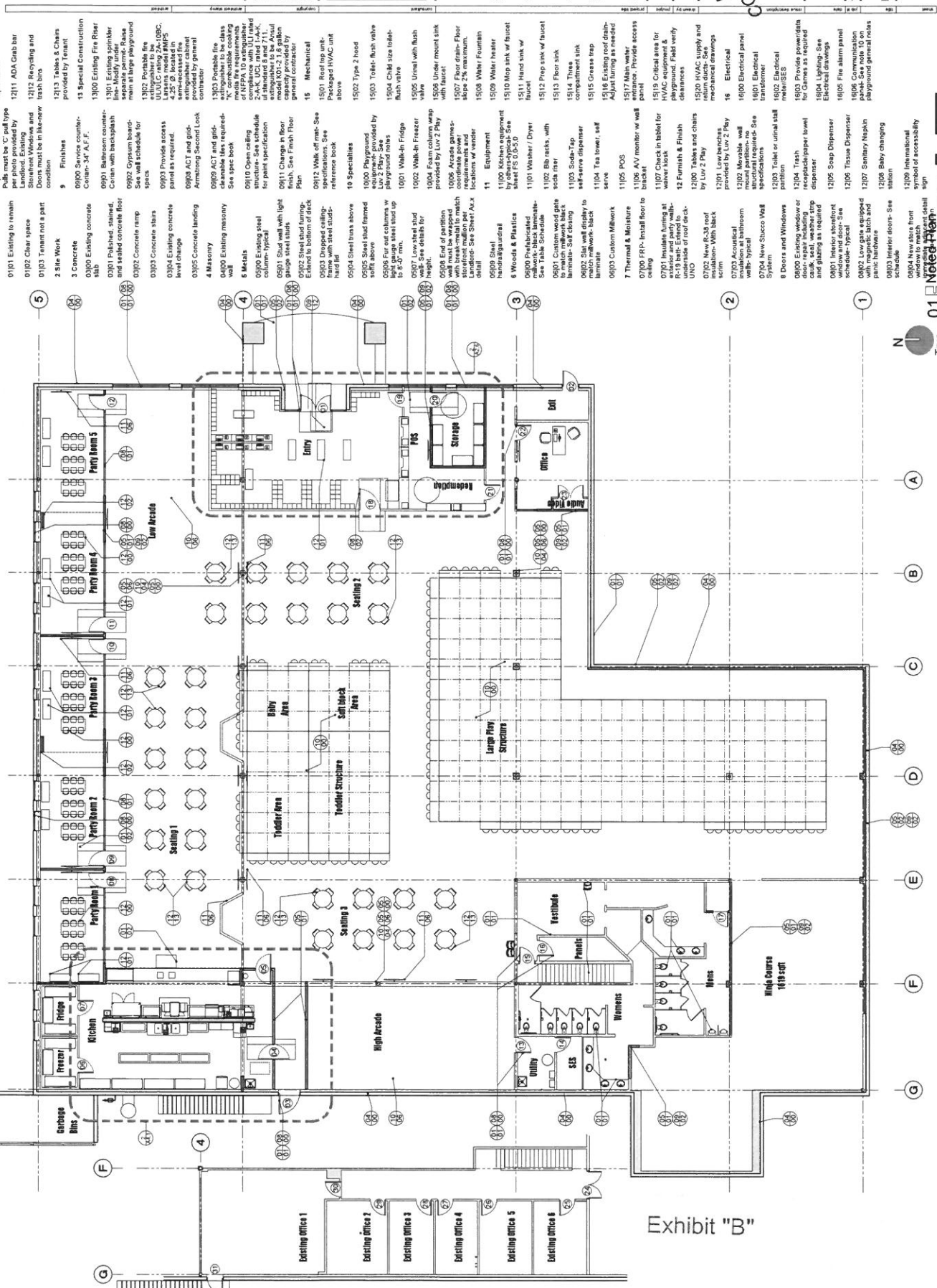
OWNER:
 CRYSTAL FAMILY

NOT FOR CONSTRUCTION

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

Site Plan-Reference

A1.0



- 1 General**
- 0101 Existing to remain
 - 0102 Clear space
 - 0103 Tenant not a part
- 2 Site Work**
- 0201 Existing, stained, and sealed concrete floor
 - 0202 Concrete ramp
 - 0203 Concrete stairs
 - 0204 Existing concrete level change
 - 0205 Concrete landing
- 3 Concrete**
- 0300 Existing concrete slab
 - 0301 Polished, stained, and sealed concrete floor
 - 0302 Concrete ramp
 - 0303 Concrete stairs
 - 0304 Existing concrete level change
 - 0305 Concrete landing
- 4 Masonry**
- 0400 Existing masonry wall
 - 0401 ACT and grid-removable fire-rated glass
 - 0402 ACT and grid-removable fire-rated glass
 - 0403 ACT and grid-removable fire-rated glass
 - 0404 ACT and grid-removable fire-rated glass
 - 0405 ACT and grid-removable fire-rated glass
- 5 Metals**
- 0500 Existing steel column-typical
 - 0501 Stud wall with light gauge steel studs
 - 0502 Steel stud framing. Elected to bottom of deck
 - 0503 Dropped ceiling with 2x4x8 grid
 - 0504 Steel studs above
 - 0505 Steel stud framed shaft above
 - 0506 For out columns w light gauge steel stud up to 8' 0" min.
 - 0507 Low steel stud ceiling to match height
 - 0508 End of partition wall must be wrapped with steel stud framing to match steel stud framing. See Sheet AX
 - 0509 Steel framing
 - 0510 Kitchen equipment by others typical. See sheet FS 0-0-0
 - 0511 Washer / Dryer
 - 0512 Prep sink w faucet
 - 0513 Floor sink
 - 0514 Thes
 - 0515 Grease trap
 - 0516 Existing roof drainage
 - 0517 Main water entrance. Provide access panel
 - 0518 Critical area for playground field entry clearances
 - 0519 HVAC supply and return ducts. See mechanical drawings
 - 0520 Electrical panel
 - 0521 Electrical transformer
 - 0522 Electrical meter/SES
 - 0523 Provide power/data for Games as required
 - 0524 Lighting. See Electrical drawings
 - 0525 Fire alarm panel
 - 0526 Communication panel. See notes 10 on playground general notes
- 6 Woods & Plastics**
- 0600 Plywood subfloor network-black laminate. See Table Schedule
 - 0601 Custom wood gable laminate. See Table Schedule
 - 0602 Solid wall finish to match network-black laminate
 - 0603 Custom Millwork
 - 0604 Thermal & Moisture
 - 0605 FSP- Install floor to ceiling
 - 0606 Includes living at exterior and party walls. R-19 batt. Elected to match existing roof deck.
 - 0607 New R-30 roof insulation- With black
 - 0608 Acoustic insulation at bathroom walls-typical
 - 0609 New Shocco Wall System
 - 0610 Existing window or door-repair including repair and glazing as required
 - 0611 Interior storefront window and door- See schedule-typical
 - 0612 Low-gloss ceiling paint
 - 0613 Interior doors- See schedule
 - 0614 New store front hardware
 - 0615 International accessibility sign
- 7 Thermal & Moisture**
- 0700 FSP- Install floor to ceiling
 - 0701 Includes living at exterior and party walls. R-19 batt. Elected to match existing roof deck.
 - 0702 New R-30 roof insulation- With black
 - 0703 Acoustic insulation at bathroom walls-typical
 - 0704 New Shocco Wall System
 - 0705 Existing window or door-repair including repair and glazing as required
 - 0706 Interior storefront window and door- See schedule-typical
 - 0707 Low-gloss ceiling paint
 - 0708 Interior doors- See schedule
 - 0709 New store front hardware
 - 0710 International accessibility sign
- 8 Doors and Windows**
- 0800 Existing window or door-repair including repair and glazing as required
 - 0801 Interior storefront window and door- See schedule-typical
 - 0802 Low-gloss ceiling paint
 - 0803 Interior doors- See schedule
 - 0804 New store front hardware
 - 0805 International accessibility sign
- 9 Finishes**
- 0900 Services counter-Counter-3/4" A.F.F.
 - 0901 Bathroom counter-Counter with waterproofing
 - 0902 Existing sprinkler line-Modify under main at large playground
 - 0903 Portable fire extinguisher to be attached to the main at large playground
 - 0904 Provide access panel as required.
 - 0905 ACT and grid-removable fire-rated glass
 - 0906 ACT and grid-removable fire-rated glass
 - 0907 ACT and grid-removable fire-rated glass
 - 0908 ACT and grid-removable fire-rated glass
 - 0909 ACT and grid-removable fire-rated glass
 - 0910 Open ceiling structure-See schedule for part specification
 - 0911 Change in floor finish. See Finish Floor Plan
 - 0912 Walk of mat-See schedule for part specification. See references book
 - 0913 Specialties
 - 0914 Playground equipment provided by Luv 2 Play. See playground notes
 - 0915 Walk-in Fridge
 - 0916 Urinal with flush
 - 0917 Urinal with flush
 - 0918 Under mount sink with faucet
 - 0919 Floor drain-Floor slope 2% maximum.
 - 0920 Water Fountain
 - 0921 Water heater
 - 0922 Mop sink w faucet
 - 0923 Hand sink w faucet
 - 0924 Prep sink w faucet
 - 0925 Floor sink
 - 0926 Thes
 - 0927 Grease trap
 - 0928 Existing roof drainage
 - 0929 Main water entrance. Provide access panel
 - 0930 Critical area for playground field entry clearances
 - 0931 HVAC supply and return ducts. See mechanical drawings
 - 0932 Electrical panel
 - 0933 Electrical transformer
 - 0934 Electrical meter/SES
 - 0935 Provide power/data for Games as required
 - 0936 Lighting. See Electrical drawings
 - 0937 Fire alarm panel
 - 0938 Communication panel. See notes 10 on playground general notes

1210 Mirror

- 1211 ADA Grab bar
- 1212 Recycling and trash bins
- 1213 Tables & Chairs provided by Tenant

13 Special Construction

- 1301 Existing Fire Riser line-Modify under main at large playground
- 1302 Portable fire extinguisher to be attached to the main at large playground
- 1303 Provide access panel as required.
- 1304 ACT and grid-removable fire-rated glass
- 1305 ACT and grid-removable fire-rated glass
- 1306 ACT and grid-removable fire-rated glass
- 1307 ACT and grid-removable fire-rated glass
- 1308 ACT and grid-removable fire-rated glass
- 1309 ACT and grid-removable fire-rated glass
- 1310 Open ceiling structure-See schedule for part specification
- 1311 Change in floor finish. See Finish Floor Plan
- 1312 Walk of mat-See schedule for part specification. See references book
- 1313 Specialties
- 1314 Playground equipment provided by Luv 2 Play. See playground notes
- 1315 Walk-in Fridge
- 1316 Urinal with flush
- 1317 Urinal with flush
- 1318 Under mount sink with faucet
- 1319 Floor drain-Floor slope 2% maximum.
- 1320 Water Fountain
- 1321 Water heater
- 1322 Mop sink w faucet
- 1323 Hand sink w faucet
- 1324 Prep sink w faucet
- 1325 Floor sink
- 1326 Thes
- 1327 Grease trap
- 1328 Existing roof drainage
- 1329 Main water entrance. Provide access panel
- 1330 Critical area for playground field entry clearances
- 1331 HVAC supply and return ducts. See mechanical drawings
- 1332 Electrical panel
- 1333 Electrical transformer
- 1334 Electrical meter/SES
- 1335 Provide power/data for Games as required
- 1336 Lighting. See Electrical drawings
- 1337 Fire alarm panel
- 1338 Communication panel. See notes 10 on playground general notes

15 Mechanical

- 1501 Roof top unit-See schedule for part specification. See references book
- 1502 Type 2 hood
- 1503 Toilet-Rush valve
- 1504 Dish size toilet-Rush valve
- 1505 Urinal with flush
- 1506 Urinal with flush
- 1507 Under mount sink with faucet
- 1508 Floor drain-Floor slope 2% maximum.
- 1509 Water Fountain
- 1510 Water heater
- 1511 Mop sink w faucet
- 1512 Hand sink w faucet
- 1513 Prep sink w faucet
- 1514 Floor sink
- 1515 Thes
- 1516 Grease trap
- 1517 Existing roof drainage
- 1518 Main water entrance. Provide access panel
- 1519 Critical area for playground field entry clearances
- 1520 HVAC supply and return ducts. See mechanical drawings
- 1521 Electrical panel
- 1522 Electrical transformer
- 1523 Electrical meter/SES
- 1524 Provide power/data for Games as required
- 1525 Lighting. See Electrical drawings
- 1526 Fire alarm panel
- 1527 Communication panel. See notes 10 on playground general notes

16 Electrical

- 1601 Electrical panel
- 1602 Electrical transformer
- 1603 Electrical meter/SES
- 1604 Provide power/data for Games as required
- 1605 Lighting. See Electrical drawings
- 1606 Fire alarm panel
- 1607 Communication panel. See notes 10 on playground general notes

17 Thermal & Moisture

- 1700 FSP- Install floor to ceiling
- 1701 Includes living at exterior and party walls. R-19 batt. Elected to match existing roof deck.
- 1702 New R-30 roof insulation- With black
- 1703 Acoustic insulation at bathroom walls-typical
- 1704 New Shocco Wall System
- 1705 Existing window or door-repair including repair and glazing as required
- 1706 Interior storefront window and door- See schedule-typical
- 1707 Low-gloss ceiling paint
- 1708 Interior doors- See schedule
- 1709 New store front hardware
- 1710 International accessibility sign

18 Specialty

- 1800 Specialty
- 1801 Specialty
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WGA ARCHITECT
Wendy Graham Architecture
12715 Mission Ave
Suite 200
Visalia, CA 93291
Tel: (559) 733-1500
Fax: (559) 733-1501
www.wendygraham.com

architectural
www.architectural.com
Phone: (559) 580-8000
Fax: (559) 580-8001
www.architectural.com

Luv 2 Play
3515 S Mooney Blvd
Visalia, CA 93277
OWNER: Caribb's Family

NOT FOR CONSTRUCTION

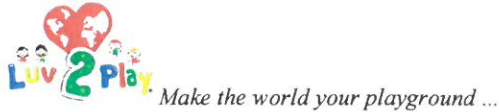
NOTED PLAN A2.1

01 Noted Detail
SCALE: 1/8" = 1'-0"
True N

Exhibit "B"

Exhibit "C"

3515 S. Mooney Blvd., Visalia, Ca 93277
info@visalia.l2pmail.com
1.855.PLAY.002



Site Plan No.: 19-065

Project Title: Cervantes Playgrounds LLC dba Luv 2 Play

Description: Indoor play structure, arcade, and cafe

Applicant: Martin Cervantes

Prop Owner: Caldwell Mooney Partners LP

Location: 3515 S Mooney Blvd. Visalia, CA 93277

APN: 121-110-041

Operational Statement - Luv 2 Play Visalia

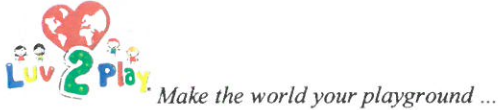
Luv 2 Play is an indoor children's playground with a large indoor playground structure, accompanied by a smaller toddler playground and baby areas (see playground rendering sample), video games and small cafe, etc. aimed at a demographic of 0-12 years old. In this location we are looking at adding a ninja course or something similar to round out our attractions. We do have five party rooms where groups can gather on a regular basis for birthday parties and similar events. We are a pay to enter operation, with varying degrees of payment plans and visitors to our centers generally stay an average of 2.5 hours. We expect to have about 10 to 15 employees, both full and part-time to assist with the day-to-day operations. Special events outside of our normal operations, are minimal and fall more in line with promotions and special payment plans or other indoor attractions (balloon animals, magicians, face painting, etc.). We have no exterior events or use outside of the building other than the use of parking, trash and weekly deliveries. Our indoor use is our greatest deterrent to noise, and has never been an issue for neighbors, especially with the distance at this location to the neighboring residential district to the west, even during our busiest seasons or time of day.

Our hours of operations are normally as follows:

Monday- Saturday 9am to 8pm

Sunday 9am to 6pm

Our cafe provides an array of food and drink choices, but all of our hot food options are pre-cooked at an off-site facility, and re-heated in our cafe via a conveyor type oven (see page 14 of the attached



specifications for the beginning of the conveyor oven cut sheets). We typically stack these ovens 2 or 3 units tall. Foods that are pre-cooked off site greatly reduce the grease that they create on site. Additionally, all of our serving utensils are disposable, reducing the amount of overall grease at the facility. Due to this method of re-heating as opposed to cooking our food, we have always installed a Type II Hood (if a hood at all) to remove any smoke or vapor during the reheating process. See the attached sample of our Type II Hood. Similarly, with our minimal grease, we install smaller grease traps, usually in the floor, but near the rear exit for easy maintenance as opposed to larger exterior underground grease interceptors. We have also provided a similar grease trap specification as an example. We have not engineered these specifications for the Luv 2 Play Visalia at this point, but these are excellent examples of what we typically install. We have also provided a typical menu for reference.

Sincerely,

Cervantes Playgrounds, LLC dba
Luv 2 Play Visalia

Exhibit "C"



13200 West Foxfire Drive, Suite 144. Surprise, AZ 85378 | 855-752-9002

"Make Our World Your Playground"

December 13, 2018

City of Visalia

Attn: Planning Commission

Subject: Site Development Application for the following Site: 3515 S. Mooney Boulevard, Visalia, CA, 93277.

Dear Sir(s) or Madame(s),

My name is Mitchell Gold and I am the Luv 2 Play Chief Operating Officer and Partner in Universal Entertainment Group D.B.A. Luv 2 Play. We are looking to open a new Family Entertainment Center at 3515 S. Mooney Boulevard, Visalia, CA. As a family entertainment center specializing in children ages 1-12 years old, Luv 2 Play provides a safe and secure indoor climate-controlled environment to allow children to be active, exercise, and meet and play with other children. Our company motto; children from around the world "Luv 2 Play", and we want to be able to provide a place for exactly that! With an indoor play structure for ages 4 to 12, a toddler area for ages 1 to 4 and a baby area for ages 0 to 2, as well as a sitting area for parents to relax and observe while their children are able to stay active and social in a safe comfortable environment. This location will also offer a café where parents and kids can refuel with healthy food options. Parents are always free at Luv 2 Play, and with affordable pricing for unlimited daily play for the kids and scheduled exercise and health education-based activities. Luv 2 Play is the perfect destination to create lifelong healthy habits and family memories. Parents are welcome to play, or hang back as their kids explore.

Our centers have private areas/rooms that we allow our patrons to use for private parties and events which we also utilize to provide our educational activities and exercise classes. These programs are meant to get kids engaged and excited about staying active and healthy. Our hours of operation are typically 9am to 8pm, Monday through Saturday, and Sunday 9am to 6pm. Visitors to our centers generally stay an average of 2.5 hours. We expect to have about 10 to 15 employees, both full and part-time to assist with the day-to-day operations. The safety of the children that come into our centers is also very important to us at Luv 2 Play, as such we use a new state of the art POS system, which allows us to provide security wrist bands to each family that enters the facility, each wrist band is checked for a match upon exiting out facilities. Our staff members will continually clean and sanitize throughout the day to ensure a germ-free safe place for kids to play.

We have prepared some supplemental information for your review below, we respectfully ask that you approve the plan to proceed with the construction of our new location. We believe very strongly that opening our Luv 2 Play, family fun center will be a positive influence to your community, bringing a fun and safe alternative for families when the weather outside is too much to handle, and they still want to be able to maintain that healthy and active lifestyle.

Sincerely,

Luv 2 Play

A handwritten signature in black ink, appearing to read "Mitchell Gold", written over a white background.

Mitchell Gold – Chief Operating Officer

Benefits of Children's Play

an integral part of childhood and presents many emotional, physical and mental benefits for children of all ages. Much research on the topic, indicating its importance and maintaining it should be supported and promoted as an integral part of growth. In fact, play in a social setting, such as a playground, improves the progress of early development from 33% to 67%.⁴

Physical & Health Benefits

The American Heart Association recommends at least one hour per day of moderate, enjoyable physical activity for children over the age of 6. There is strong evidence that children who live active lifestyles grow into active adults. Increasing life expectancy and decreasing cardiovascular disease and other effects of a sedentary lifestyle.¹

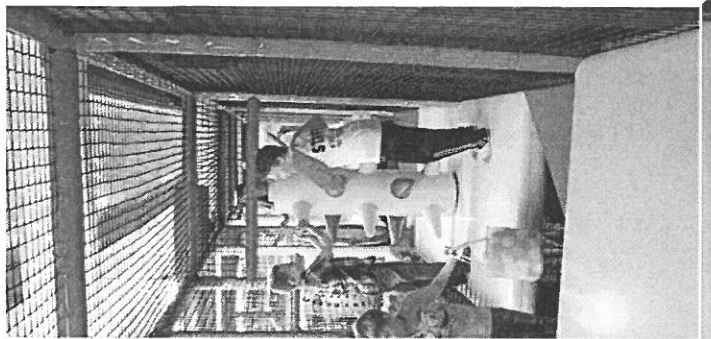
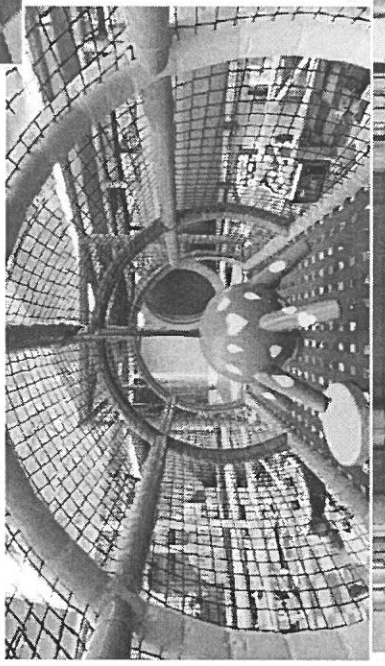
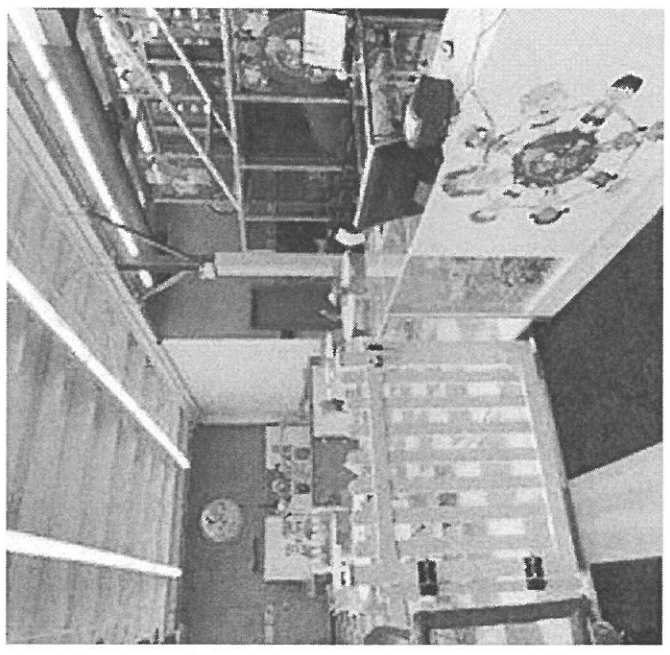
In addition to promoting an active, healthy lifestyle and cardiovascular fitness, play assists children in developing fine motor skills, coordination and balance.³

Social/Socio-Emotional Benefits

Social skills needed in adulthood are also developed through play. During interactive play in a playground environment, children learn how to relate to one another.³ They learn to regulate their emotions and communicate with one another, helping to establish friendships.⁴ Spending time in this assists in developing a sense of morality among children, as it requires a certain level of intelligence to understand another person's emotions.³ Children learn from observing, cooperating and being with each other in a social setting not only helps develop these social skills of compassion, sharing and adaptability, but also helps increase confidence and improves nonverbal skills.⁴

Cognitive Benefits

Play promotes learning and language, as the ability to speak, read and do math ultimately rests on a child's ability to use symbols, which is highly correlated to problem-solving ability.² Divergent play, is linked to divergent problem solving abilities, where children have multiple solutions.² This also helps children reason through "what if" scenarios and to think in more abstract terms through play, they are learning how to learn.³ They are gaining more of a general mindset toward problem solving, reasoning creatively.³



Resources

Indoor Playgrounds International www.indoorplaygroundsinternational.com
www.luv2play.com

Play

American Heart Association www.heart.org

Parenting Science Center. (n.d.). [from http://www.parentingscience.com/benefits-of-play.html](http://www.parentingscience.com/benefits-of-play.html)
Nolan, J. (2012, February). [Play in Children's Development, Healthy and Well-Being. http://www.ornes.nl/wp-content/uploads/2010/08/-s-development-health-and-well-being-feb-2012.pdf](http://www.ornes.nl/wp-content/uploads/2010/08/-s-development-health-and-well-being-feb-2012.pdf)

Dr. C. Play is Serious Business. http://www.kilikili.org/pdf/Pamphlet_devptal_benefits_play.pdf

Science of Play. [from http://voiceofplay.org/science-of-play/](http://voiceofplay.org/science-of-play/)

Benefits of Play. [from http://www.livescience.com/15541-top-5-benefits-play.html](http://www.livescience.com/15541-top-5-benefits-play.html)



#8

MEETING DATE: April 3, 2019

SITE PLAN NO. 19-065

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

cup

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 8 DATE: APRIL 3, 2019

SITE PLAN NO.: 19-065
PROJECT TITLE: CERVANTES PLAYGROUNDS LLC DBA LUV 2 PLAY
DESCRIPTION: INDOOR PLAY STRUCTURE, ARCADE, AND CAFÉ
APPLICANT: MARTIN CERVANTES
PROP OWNER: CALDWELL MOONEY PARTNERS LP
LOCATION: 3515 S MOONEY BLVD
APN: 121-110-041

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 NECESSARY 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 new indoor recreation facility within existing building will not incur additional impact fees due to the previous retail and gym uses.

2. Comply with current accessibility standards.

3. A City standard 24' trash enclosure is required for the increase of refuse capacity. A single enclosure currently exists at rear of the site. A second single enclosure shall be installed or existing one modified (or demolished) to comply with City standards. Enclosures need to be located and positioned for a direct-stab by a Solid Waste vehicle. Refer to further comments by Solid Waste.

4. A building permit is required. Standard plan check and inspection fees will apply.

5. Project requires a CUP - refer to Planning Dept.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 19-065
Date: 4/3/2019

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:RECREATION)

Existing uses may qualify for credits on Development Impact Fees. **RETAIL/OFFICE**

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|---|-----------------|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input type="checkbox"/> Transportation Impact Fee | |
| <input type="checkbox"/> Trunk Line Capacity Fee | |
| <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

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division, 559-713-4003

Date: April 3, 2019

SITE PLAN NO: 2019-065
PROJECT TITLE: Cervantes Playgrounds LLC DBA Luv 2 Play
DESCRIPTION: Indoor Play Structure, Arcade, and Café
APPLICANT: Martin Cervantes
PROP. OWNER: Caldwell Mooney Partners ILP
LOCATION TITLE: 3515 S. Mooney Blvd.
APN TITLE: 121-110-041
GENERAL PLAN: Regional Commercial
EXISTING ZONING: C-R – Regional Commercial

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

- Conditional Use Permit required
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: April 3, 2019

1. Conditional use permit (CUP) required for a Recreational facility of this type.
2. Provide a detail operational statement – the two pages of materials provided at Site Plan Review are good additional information to add to the back of the operational statement. Op Statement to have days, hours, numbers of employees, any special events outside normal operations, etc.
3. A better Site Plan is needed for the CUP process at Planning Commission
4. Note that the CUP application will require property owner permission (Agency Authorization).
5. All signs by separate permit.
6. Meet Community Noise Requirements based upon proximity to residential to the west.
7. No new or existing lighting may be altered to allow direct or indirect light or glare to fall upon the adjacent residential property to the west.
8. Illuminated signage may restricted based upon adjacent residential to the west.
9. Meet all other codes and ordinances.

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. The final determination of consistency is made by the Planning Commission or City Council through the CUP action.

17.18.070 Development standards in the C-R zone.

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: twenty (20) 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: twenty (20) 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.

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 



FR 19065
INDOOR PLAY STRUCTURE
3515 S. MOONEY
BLVD.

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. *20% OF PERMIT VALUE SHALL BE USED FOR "PATH OF TRAVEL" ADA UPGRADES. ~~COMPLIANCE~~*
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: ADDITIONAL INFO. NEEDED: SQUARE FOOTAGE OF EACH ROOM. PROVIDE DIMENSIONS OF ROOMS AND HALLWAY. INDICATE KITCHEN APPLIANCES. PROVIDE GREASE TRAP BELOW SINK. PROVIDE TYPE I HOOD.

VAL GARCIA 4/3/19
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: 04/02/2019
Item # 8
Site Plan # 19-065
APN: 121110041
Location: 3515 S. Mooney

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

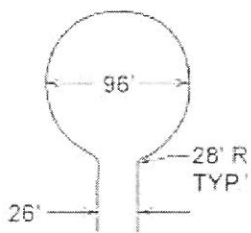
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire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

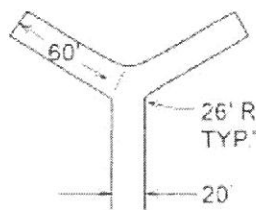
- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

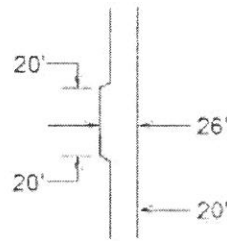
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



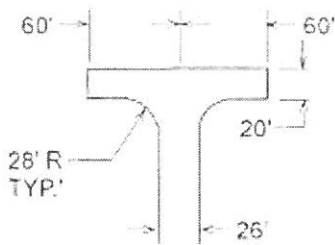
96' DIAMETER
CUL-DE-SAC



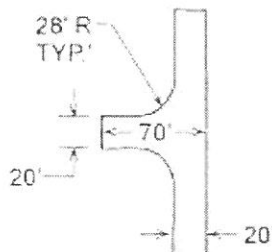
60' "Y"



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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:

Corbin Reed
Fire Marshal

| | |
|--|--|
| Site Plan Review Comments For: California Water Service Co. Mike Morton, Superintendent 216 N. Valley Oaks Dr. Visalia, CA 93292 559-624-1663 Office 559-735-3189 Fax | Date: 04/03/2019 Item # Choose an item. Site Plan # 19-065 Project: Indoor Play Structure Description: Applicant: Location: 3515 S. Mooney APN: |
|--|--|

The following comments are applicable when checked:

- No Comments at this time

- Fire Hydrants
Comments- To be installed per CWS Spec and locations approved by CWS and VFD

- Service's
Comments- To be installed per CWS Spec. Location to be determined by owner

- Main's
Comments-

- Back flow requirements
Comments- Back flow devices will be required on all services to property.

Additional Comments:

- Additional information required. When decided on what type of services are needed submit request to Cal Water.

Mike Morton
Superintendent

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

19065

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** Must up grade bin enclosure to an R-3 or R-4. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them from closing. 1000 gal. grease trap may be required.

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

April 3, 2019

SITE PLAN No: SPR19-065
PROJECT TITLE: Cervantes Playgrounds LLC DBA Luv 2 Play
DESCRIPTION: Indoor Play Structure, Arcade, and Café
APPLICANT: Martin Cervantes
OWNER: Caldwell Mooney Partners LLP
APN: 121-110-041
LOCATION: 3515 S. Mooney Blvd.

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

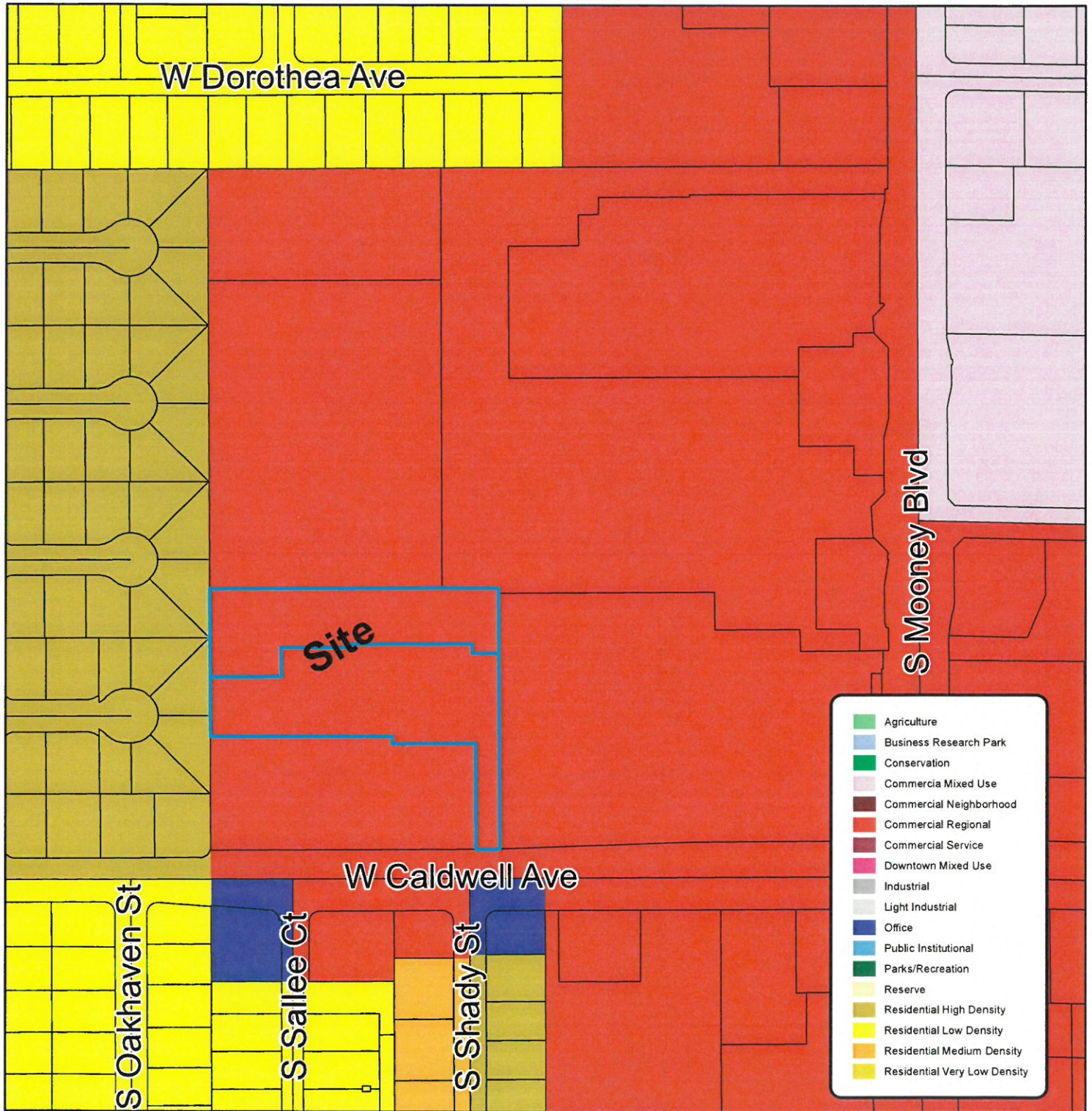
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis 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:

•


for Leslie Blair

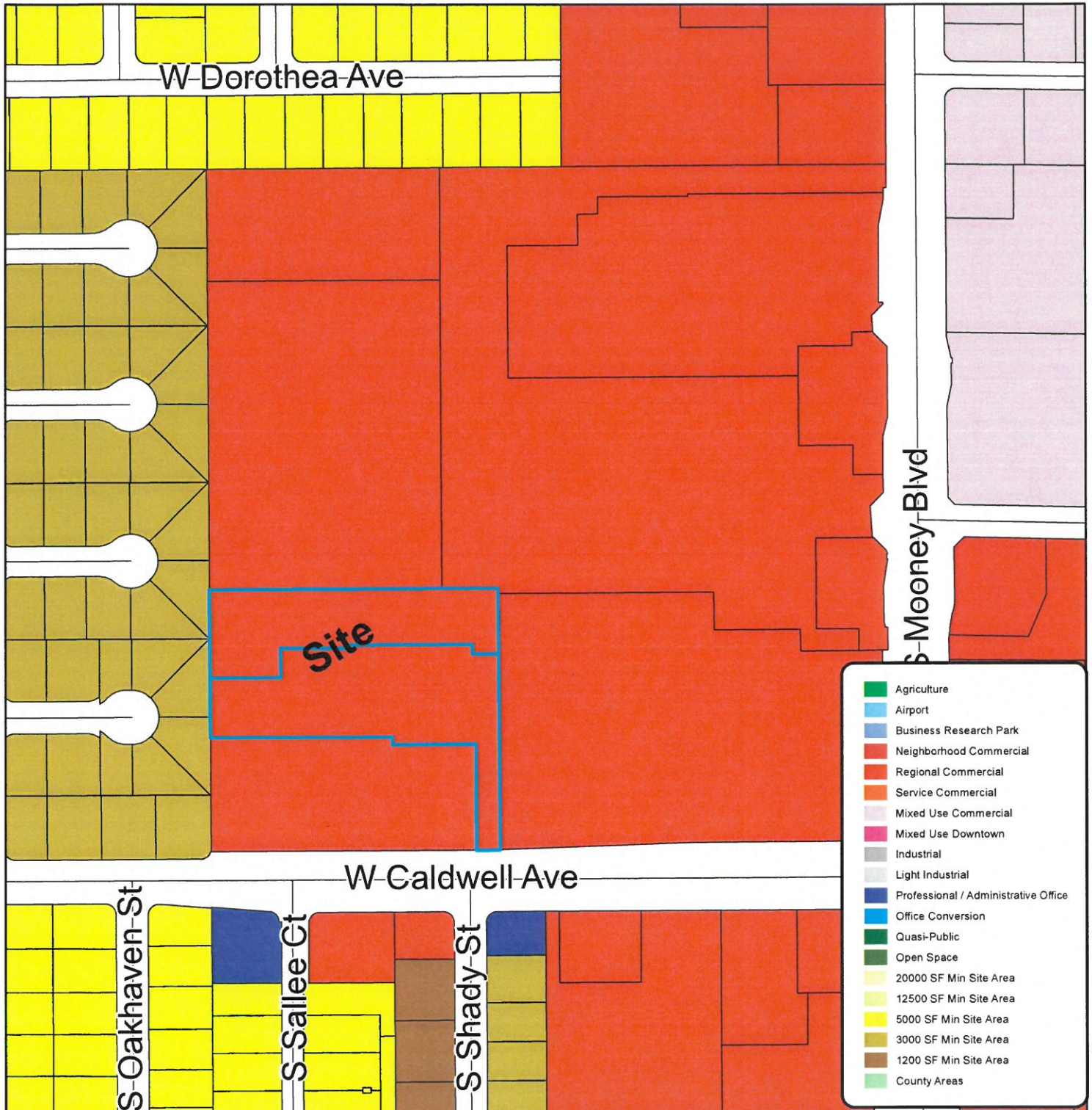
Conditional Use Permit No. 2019-32



General Plan Land Use Map



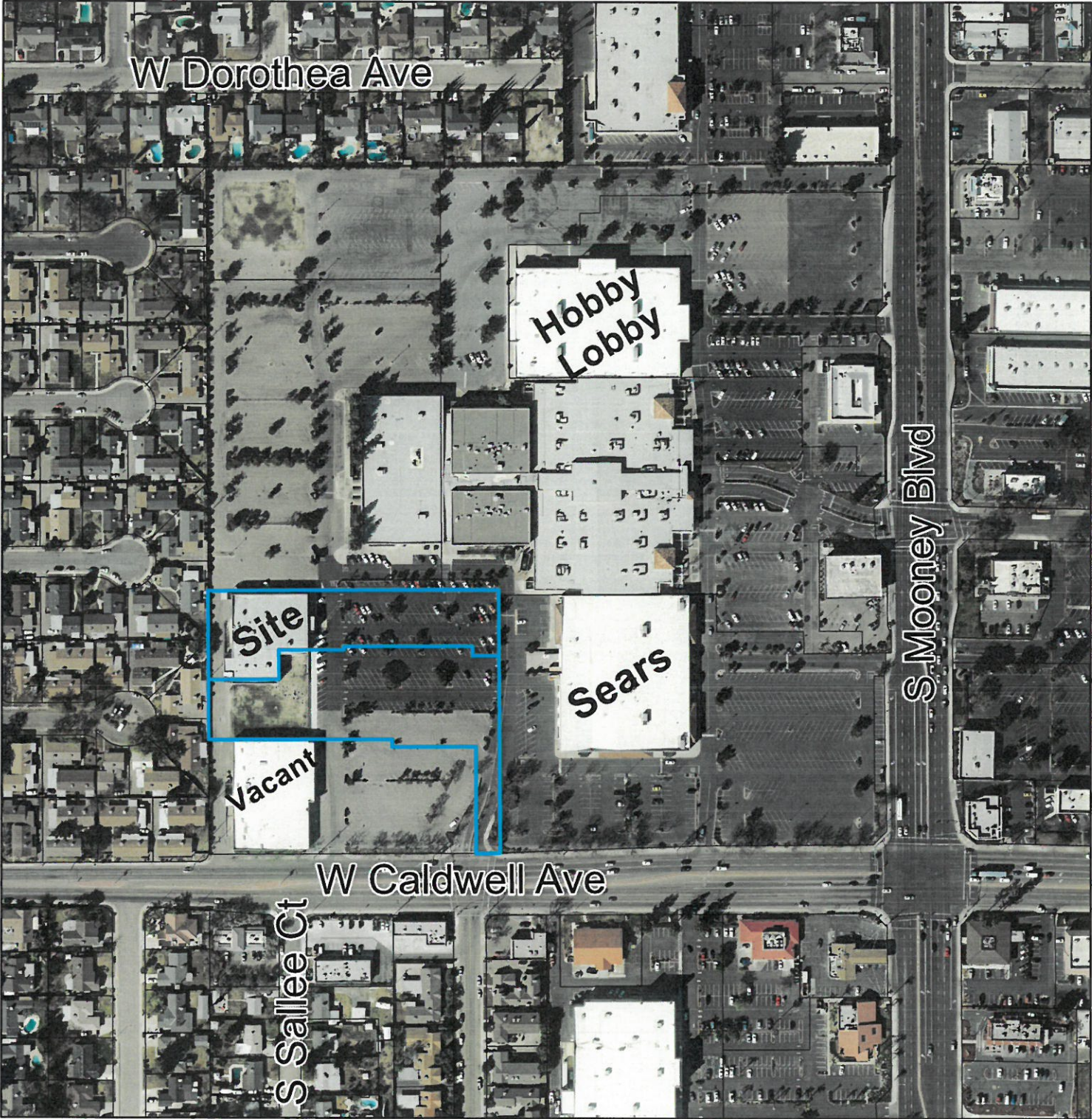
Conditional Use Permit No. 2019-32



Zoning Map



Conditional Use Permit No. 2019-32



Aerial Map



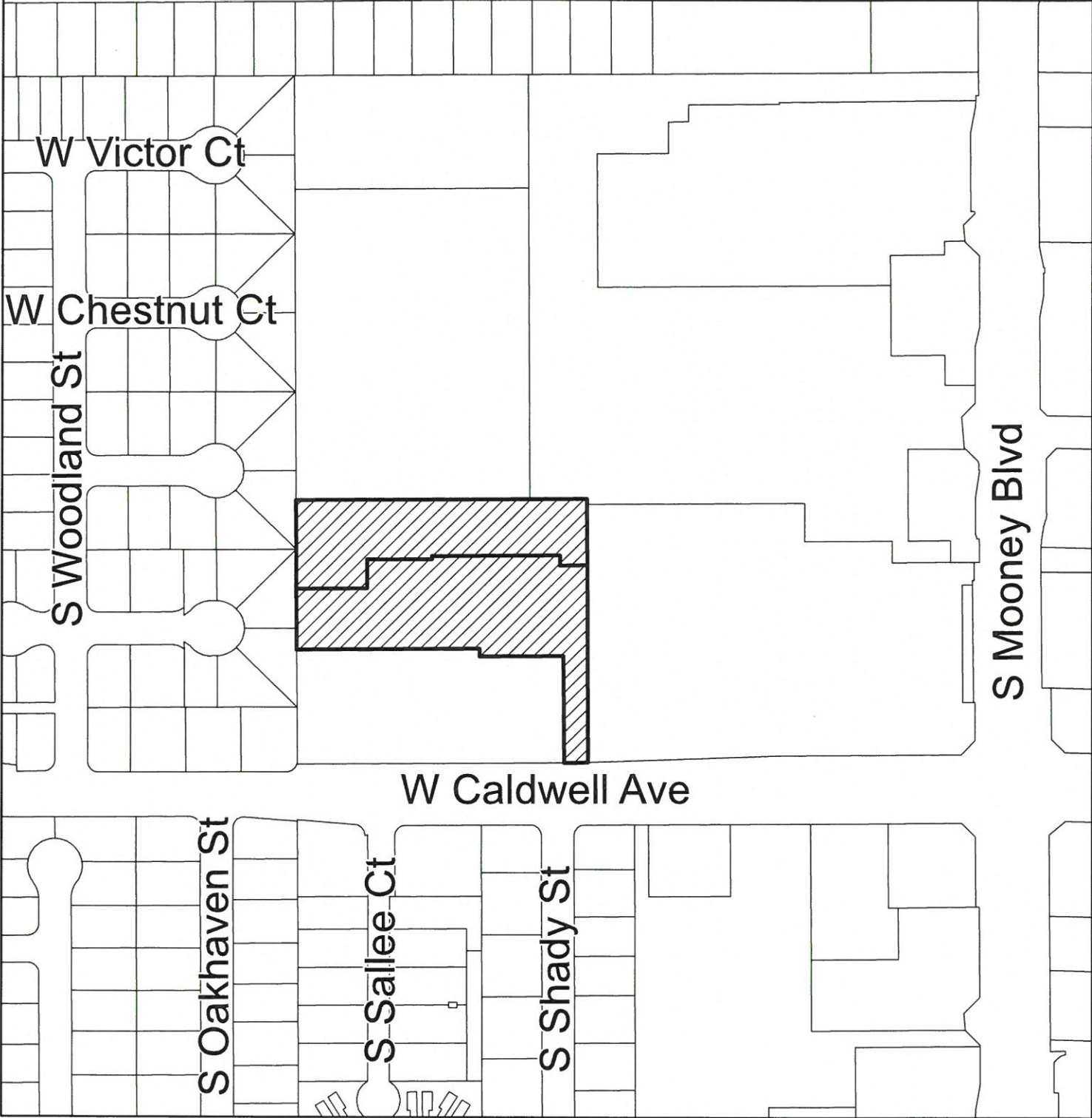
Conditional Use Permit No. 2019-32



Aerial Map



Conditional Use Permit No. 2019-32



Vicinity Map

