

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

TUESDAY NOVEMBER 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 –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-38: A request by Rise Church, to add 58 parking spaces to an existing 60-space parking area within an existing church facility located in the R-1-20 (Single-family Residential 20,000 sq. ft. minimum lot size) at 5702 West Caldwell Avenue (APN: 119-690-049). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-71.
6. PUBLIC HEARING – Josh Dan
Conditional Use Permit 2019-36: A request by Donahue Schriber Realty Group to develop three pad sites with fast food dining, retail shops, on-site parking and drive-thrus across 3.72 acres of the Orchard Walk West development area. The site is zoned C-MU (Mixed Use Commercial Zone) and located at the northwest corner of north Dinuba Blvd and west Riggan Ave. (APN: 078-120-030 & 078-120-032). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-70.

7. PUBLIC HEARING – Brandon Smith

- Conditional Use Permit No. 2018-03: A request by Omni Land Development LLC / Daygo Properties LLC to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.
- Tentative Parcel Map No. 2018-01: A request by Omni Land Development LLC / Daygo Properties LLC to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.

8. PUBLIC HEARING – Brandon Smith

Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023). A request by the City of Visalia to adopt the mid-cycle update to the 5th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq. The update is a comprehensive review and select update of the 5th Cycle Housing Element's background information report, goals, policies, and implementation programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. 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. 2019-63 was adopted.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Planning Commission Meeting November 25, 2019

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 FRIDAY, NOVEMBER 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, DECEMBER 9, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 12, 2019

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No.: (559) 713-4369
E-Mail: paul.scheibel@visalia.city

SUBJECT: Conditional Use Permit No. 2019-38: A request by Rise Church, to add 58 parking spaces to an existing 60-space parking area within an existing church facility located in the R-1-20 (Single-family Residential 20,000 sq.ft. minimum lot size) at 5702 West Caldwell Avenue (APN: 119-690-049).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-38, as conditioned, based upon the findings and conditions in Resolution No. 2019-69. 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. 2019-38, based on the findings and conditions in Resolution No. 2019-69.

PROJECT DESCRIPTION

The Rise Church is requesting to add 58 parking stalls to their existing parking area. The parking stalls will be constructed near the northern perimeter of the church campus. No increase of building area, or intensification of the site's use is proposed in conjunction with the parking expansion. Rather, the added parking is intended to relieve Peppertree Court of periodic street parking during church services. Further, the added parking will allow for greater flexibility in scheduling church services, and to conduct more consolidated services.

The new parking will replace existing lawn and landscaping, and will occupy the area that was previously approved for three portable classrooms in August 2017 (CUP 2017-30). The portable classrooms were not emplaced on the site. This CUP is conditioned to rescind CUP 2017-30, so the portable classrooms would not be allowed on the site. In addition, an existing cargo container on the northeast portion of the site is also conditioned to be removed from the site if CUP 2019-38 is approved.

As part of the parking lot expansion, the project includes extending the perimeter wall on the east property line northward to connect with the adjacent residence wall, and to extend the wall westward for approximately 72 feet. The wall will be reduced to three along the Peppertree Court frontage. Landscaping is proposed to buffer and enhance the screening effect of the wall relative to headlight glare intruding onto the street and nearby residences.

Special Use Permit 77-68 was approved by the County of Tulare Planning Commission on June 28, 1978. The Special Use Permit 77-68 approved the church building with up to 330 seats with a 65 stall parking lot. The Rise church pastor and their architect have informed staff that 188 seats are currently in the sanctuary. The church site was annexed into the City of Visalia on December 23, 1993. When the site was annexed, the only development on the property was the church building and parking lot, which was occupied at that time by the Valley Bible Church. The church was the project applicant on the Hidden Akers subdivision, which subdivided

property north of the church into a large lot single-family subdivision consisting of nine residential lots with Lot 10 being the developed church site. As a part of the subdivision approval, the church facility was required to close their driveway access to Caldwell Avenue and to dedicate and install street frontage improvements along the Caldwell Avenue frontage (i.e., curb, gutter, and sidewalk). There were no other improvements or expansions to the church facility as a part of the subdivision/CUP action. The single-family houses developed north of the church facility were developed in mid-2004 to 2005.

BACKGROUND INFORMATION

General Plan Land Use Designation	Very Low Density Residential
Zoning	R-1-20 – Single-family Residential 20,000 sq. ft. min. site area
Surrounding Zoning and Land Use	North: R-1-20 / Peppertree Court (local street) & Hidden Acres subdivision South: West Caldwell Avenue (Arterial Street) East: R-1-5 / Vacant residential lot West: AE-20 County Zoning / Rural Residential subdivision
Environmental Review	Categorical Exemption No. 2019-71
Site Plan	2019-157

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED / SIMILAR PROJECTS

Special Use Permit 77-68: The Tulare County Planning Commission on June 28, 1978 approved the Special Use Permit establishing the church site with parking lot and future ancillary structures.

Annexation No. 92-06: The City of Visalia annexed 29.2 acres including the project site. The annexation become effective on December 23, 1993.

Hidden Akers Tentative Subdivision Map and Conditional Use Permit No. 2002-31: The Planning Commission approved the subdivision and CUP on December 9, 2002. The project was a request to subdivide 13.6 acres into 10 single-family residential lots. Nine of the lots were proposed for new residential development while the tenth lot was created for the existing Valley Bible Church facility (i.e., now Rise Church). CUP No. 2002-31 facilitated the creation of half-acre lots in the R-A (Rural Residential) zone.

Conditional Use Permit (CUP) No. 2017-30: A request by Rise Church to install three 960 square foot portable classrooms to be used for Sunday school purposes was approved by the Planning Commission on August 10, 2017. The approval was appealed and the CUP approval was upheld by the City Council on September 5, 2017.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project’s consistency with the General Plan, and Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions are identified as a conditionally permitted use in the R-1 (Single-family Residential) zone. The land uses adjacent and within close proximity to the Rise church site include single-family residential units and other church facilities. Staff has concluded that the proposed parking area expansion will benefit the neighborhood to the north by alleviating the periodic street parking that occurs on Peppertree Court during peak church functions. The additional wall improvements and landscaping will bring the campus into conformance with the mitigation standards required for commercial (institutional) uses that are adjacent to residentially zoned properties.

Of particular note, the project is supported by the adjacent (northeast) residential property owner (please see letter, Exhibit B). The project proponent has incorporated the wall configuration suggested in the letter.

Parking

CUP No. 2019-38 will add 58 parking spaces to the existing 60-space parking area on the church campus; for a total of 118 parking spaces. The church was originally approved to have 76 parking spaces, although only 60 of the parking spaces meet current City standards. The 118 spaces would exceed the City's parking code that requires one space per 4 seats (330 seats / 4 = 83 parking spaces).

Existing Church Facility

The existing Rise Church facility consists of an approximately 8,000 square foot building and a parking lot with approximately 76 parking stalls. During the approval process for the 2002 Hidden Akers subdivision project, the church site was required to remove their vehicular access driveway to Caldwell Avenue, dedicate improvements along the Caldwell Avenue frontage and construct Peppertree Court to a Rural Residential standard (no curb, gutters or sidewalks) but with bio-swales on both sides of the local street. The individual property owners of the large lot subdivision are responsible for the maintenance of the bio-swales. There were no other proposed improvements or expansions to the church facility as a part of the 2002 subdivision and CUP approval.

Correspondence

Staff received a letter dated September 11, 2019, from Jim Robinson who reside at 3514 South Peppertree Court, just northeast of the Rise Church site. Mr. Robinson's letter (see Exhibit B), is generally supportive of the project. The letter lists several concerns regarding the project.

Staff has provided response to their concerns stated in the letter based as follows:

1.
 - We would like a block wall installed along the north edge of the parking lot expansion from our west property line a point approximately 25 feet from the east right of way line of Peppertree as it turns south towards Caldwell Ave (see the attached site plan). The first approximately 60 feet would be 6 feet tall and the remainder 3 feet tall. Your site plan shows a landscaping hedge and we would like the wall in place of the hedge. We are willing to pay for 3 foot and 6-foot walls.

Staff Response: The site plan for CUP 2019-38 incorporates all of the recommended wall sections. It should be noted that the project proponent is responsible for the costs of the walls.

2.
 - We would like to have shields installed on the existing and proposed parking lot lights, so the light does not shine toward the neighborhood or our property to the south.

Staff Response: Condition No. 3 requires all new parking lot lighting to be no taller than 12 feet in height, and to have shielding and sharp cutoff features. These features will preclude nuisance light and glare from spilling onto the street or adjacent residences.

3.
 - We see that you propose to install a storm drain line on the east side of your east block wall. The Church does own a few feet east of your wall, but we do not believe this will be enough room to install and maintain this pipe.

Staff Response: There is no requirement for the proponent to install the proposed drainage pipe. However, the City Engineer endorses the proponent's drainage plan to pipe onsite storm flows to Caldwell Avenue. The final determination of the pipe' feasibility and precise location will be resolved at plan check phase.

4.
 - What are your plans for the Sea Storage Container?

Staff Response: The Cargo Container is conditioned to be removed if CUP 2019-38 is approved.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-71).

RECOMMENDED FINDINGS

Conditional Use Permit No. 2019-38

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:
3. 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 compatible subject to compliance with the conditions of Project Approval of this conditional use permit. The land uses adjacent and within close proximity to the Rise church site include single-family residential units and other church facilities. The addition of parking at the facility will assist in alleviating on-street parking on the private local road adjacent to the site. The site has also been operating as a church for decades under a use permit that was established in the County of Tulare without any notable problems. 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 compatible subject to compliance with the conditions of Project Approval of this conditional use permit. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit. The proposed additional parking do not conflict with adjacent

land uses because the changes do not increase the seating capacity of the sanctuary area, which could result in an increase in vehicle trips through the neighborhood during peak church hours. The additional parking is intended to better accommodate existing on-site activities and services.

4. That the project is considered Categorical Exempt under Section 15301, (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-71).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2019-38

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-157, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan, in Exhibit "A".
3. Any new exterior lighting shall not exceed a height of 12 feet, shall have sharp cut off features using lighting shields.
4. That the maximum occupancy limit shall be posted and not exceeded as determined by the City's Chief Building Official and/or Fire Marshall.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That CUP 2017-30 shall become null and void upon the effective date of CUP 2019-38.

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 North Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

1. Related Plans and Policies
2. Resolution No. 2019-69
3. Exhibit "A" – Site Plan
4. Letter dated September 11, 2019
5. Site Plan Review No. 2019-157 Comments
6. General Plan Land Use Map
7. Zoning Map
8. Aerial Map
9. Vicinity Map

Chapter 17.38
CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.020 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.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 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.

17.38.070 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.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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. 2019-69

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-38, A REQUEST BY RISE CHURCH ADD 58 PARKING SPACES TO AN EXISTING 60-SPACE PARKING AREA WITHIN AN EXISTING CHURCH FACILITY LOCATED IN THE R-1-20 (SINGLE-FAMILY RESIDENTIAL 20,000 SQ.FT. MINIMUM LOT SIZE) AT 5702 WEST CALDWELL AVENUE (APN: 119-690-049)

WHEREAS, Conditional Use Permit No. 2019-38, is a request by Rise Church, EBM Design Group – Agent, to add 58 parking spaces to an existing 60-space parking area within an existing church facility located in the R-1-20 (Single-family Residential 20,000 sq.ft. minimum lot size) at 5702 West Caldwell Avenue (APN: 119-690-049)49); and

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

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2019-38, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the 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 Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
3. 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 compatible subject to compliance with the conditions of Project Approval of this conditional use permit. The land uses adjacent and within close proximity to the Rise church site include single-family residential units and other church facilities. The addition of parking at the facility will assist in alleviating on-street parking on the private local road adjacent to the site. The site has also been operating as a church for decades under a use permit that was established in the County of Tulare without any notable problems. 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 compatible subject to compliance with the conditions of Project Approval of this conditional use permit. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit. The proposed additional parking do not conflict with adjacent land uses because the changes do not increase the seating capacity of the sanctuary area, which could result in an increase in vehicle trips through the neighborhood during peak church hours. The additional parking is intended to better accommodate existing on-site activities and services.

4. That the project is considered Categorical Exempt under Section 15301, (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-71)

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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-157, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan, in Exhibit "A".
3. Any new exterior lighting shall not exceed a height of 12 feet, shall have sharp cut off features using lighting shields.
4. That the maximum occupancy limit shall be posted and not exceeded as determined by the City's Chief Building Official and/or Fire Marshall.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That CUP 2017-30 shall become null and void upon the effective date of CUP 2019-38.



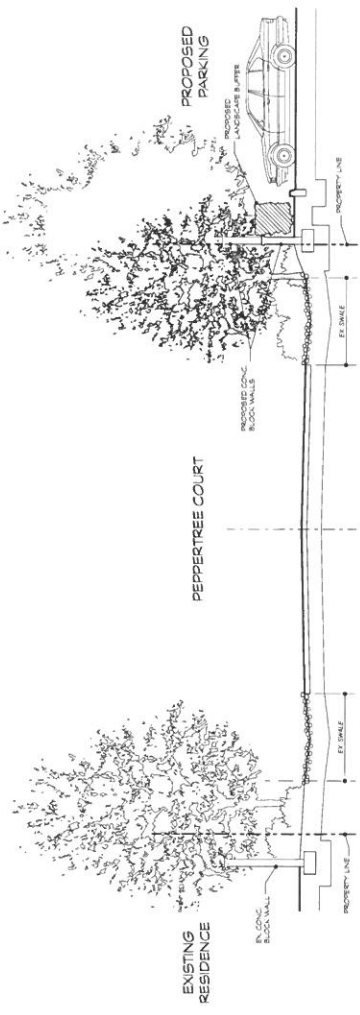
4412 W. FERGLISON
 VISALIA, CA 93281
 (659) 732-6236
 FAX: 732-6936

SCALE: AS NOTED
 JOB # 10-010

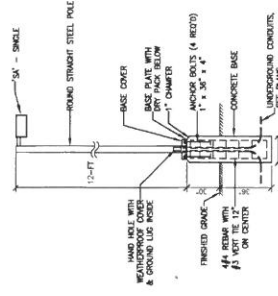
EXPANDED PARKING LOT FOR
RISE CHURCH
 5702 W. CALDWELL AVE. VISALIA, CA 93277

DATE: 5-28-10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

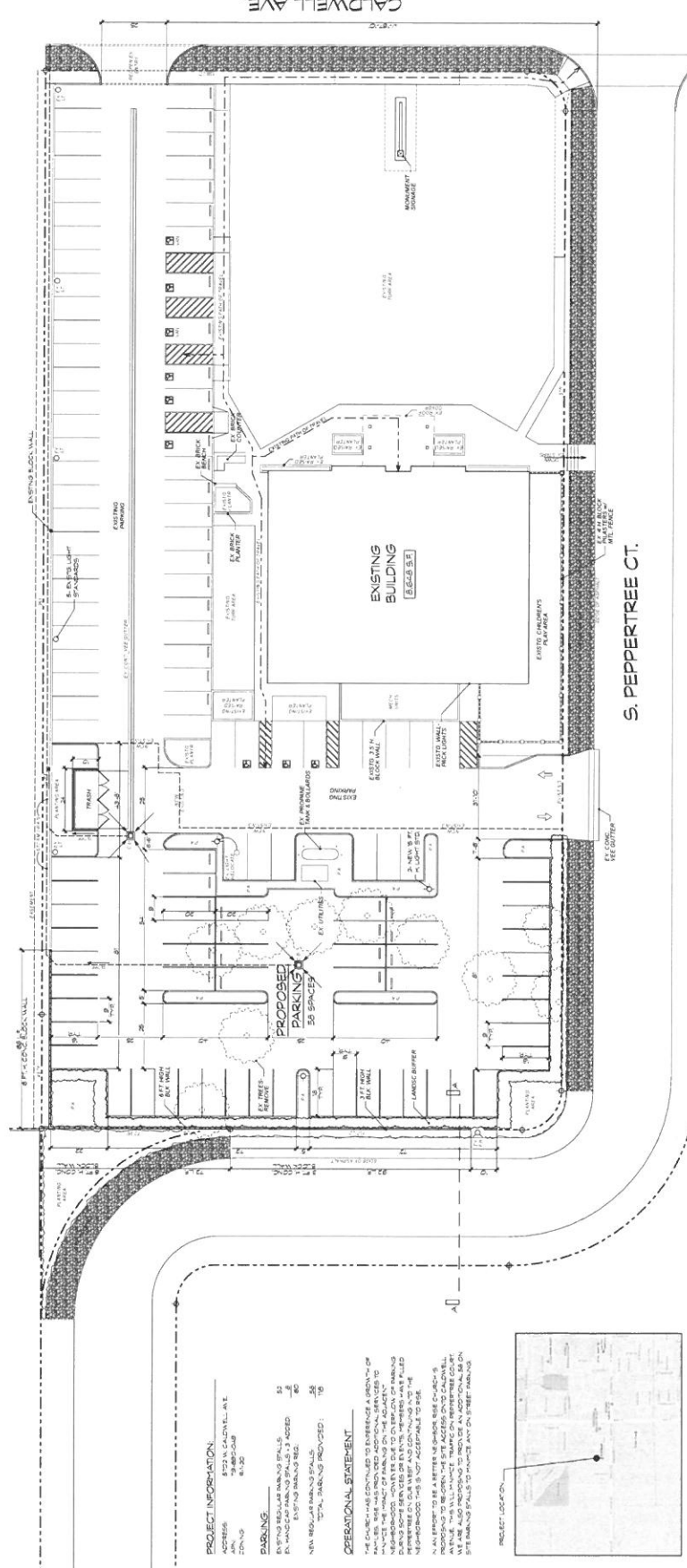
Sheet
A-1



SECTION A-A
 SCALE: 3/16" = 1'-0"



PARKING LIGHT POLE
 NOT TO SCALE



SITE PLAN
 SCALE: 1/8" = 20'-0"

PROJECT INFORMATION:

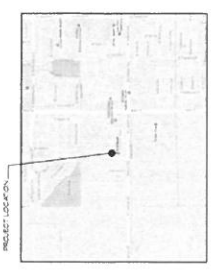
ADDRESS:	5702 W. CALDWELL AVE.
CITY:	VISALIA, CA
ZONE:	RS-30

DRAWING:

DATE:	5-28-10
BY:	[Signature]
NO.:	1
DESCRIPTION:	EXPANDED PARKING LOT
DATE:	5-28-10
BY:	[Signature]
NO.:	1
DESCRIPTION:	PROPOSED PARKING SPACES
DATE:	5-28-10
BY:	[Signature]
NO.:	1
DESCRIPTION:	PROPOSED PARKING SPACES

OPERATIONAL STATEMENT:

THE CLIENT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN OF THIS PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN OF THIS PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN OF THIS PROJECT. THE CLIENT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN OF THIS PROJECT.



VICINITY MAP

EXHIBIT A

September 11, 2019

Rise Church
5702 W. Caldwell Ave.
Visalia, CA 93277

RE: SPR 19-157 North Parking Lot expansion

To whomever it may concern;

We own the home and property east, north and northeast from the Rise Church. We reviewed your proposed site plan yesterday and it is apparent that the church has grown and is trying to address the traffic and parking issue. We appreciate your concern and attempt to address this issue. We are generally in support of your parking lot expansion with the following questions and comments:

- We would like a block wall installed along the north edge of the parking lot expansion from our west property line a point approximately 25 feet from the east right of way line of Peppertree as it turns south towards Caldwell Ave (see the attached site plan). The first approximately 60 feet would be 6 feet tall and the remainder 3 feet tall. Your site plan shows a landscaping hedge and we would like the wall in place of the hedge. We are willing to pay for 3 foot and 6-foot walls.
- We would like to have shields installed on the existing and proposed parking lot lights, so the light does not shine toward the neighborhood or our property to the south.
- We see that you propose to install a storm drain line on the east side of your east block wall. The Church does own a few feet east of your wall, but we do not believe this will be enough room to install and maintain this pipe.
- What are your plans for the Sea Storage Container?

If we can come to agreement on these issues above, we are in full support of your parking lot expansion and would be willing to attend the Planning Commission meeting and speak in support.

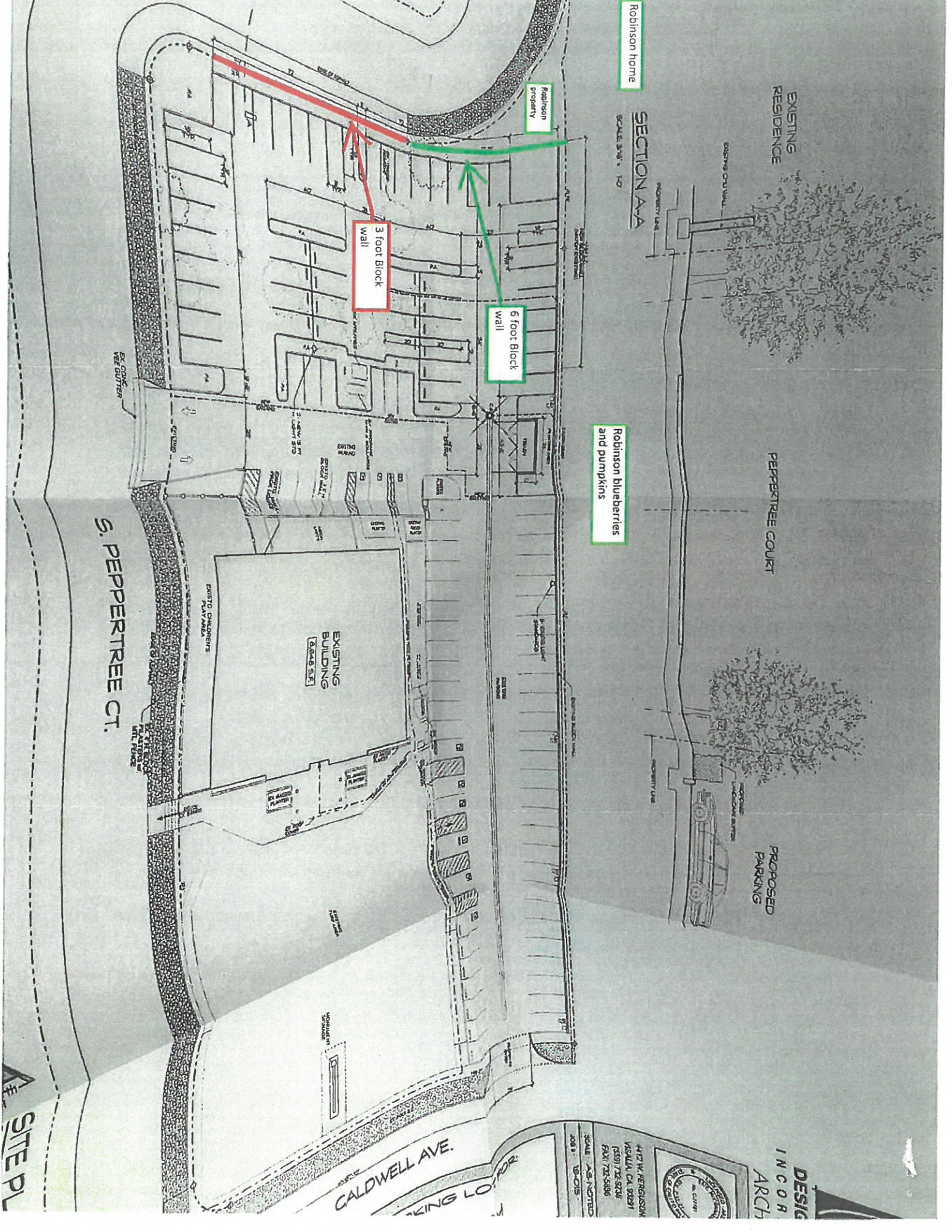
If you would like to meet to discuss our comments, please call Jim on his cell phone at 559-804-7419.

Thank you,



Jim and Selina Robinson
3514 S. Peppertree Ct.
Visalia, CA 93277

ATTACHMENT 4



Robinson home

Robinson property

3 foot Block Wall

6 foot Block Wall

Robinson blueberries and pumpkins

SECTION AA

SCALE 3/8" = 1'-0"

EXISTING RESIDENCE

PEPPERTREE COURT

PROPOSED PARKING

S. PEPPERTREE CT.

EXISTING BUILDING
8,048 S.F.

CALDWELL AVE.

SITE PLAN

DESIGN INCORPORATED ARCHITECTS

417 W. BERGSON
VICKI, CA 92391
(951) 732-8235
FAX: 732-5886

SCALE: AS NOTED
JOB: 18-015

September 11, 2019

Rise Church
5702 W. Caldwell Ave.
Visalia, CA 93277

RE: SPR 19-157 North Parking Lot expansion

To whomever it may concern;

We own the home and property east, north and northeast from the Rise Church. We reviewed your proposed site plan yesterday and it is apparent that the church has grown and is trying to address the traffic and parking issue. We appreciate your concern and attempt to address this issue. We are generally in support of your parking lot expansion with the following questions and comments:

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- What are your plans for the Sea Storage Container?

If we can come to agreement on these issues above, we are in full support of your parking lot expansion and would be willing to attend the Planning Commission meeting and speak in support.

If you would like to meet to discuss our comments, please call Jim on his cell phone at 559-804-7419.

Thank you,



Jim and Selina Robinson
3514 S. Peppertree Ct.
Visalia, CA 93277



#2

MEETING DATE: September 11, 2019

SITE PLAN NO. 19-157 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

Minor CUP

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: SEPTEMBER 11, 2019

SITE PLAN NO.: 19-157 RESUBMITTAL
PROJECT TITLE: RISE CHURCH
DESCRIPTION: PARKING LOT EXPANSION TO THE NORTH
APPLICANT: BILL GURNEA
PROP OWNER: RISE CHURCH
LOCATION: 5702 W CALDWELL AVE
APN: 119-690-053

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **24' MAX** Use radius return; **REFER TO C-24 CITY STANDARD APPROACH**
- 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 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. **DIRECT SITE RUN-OFF TO CALDWELL**
- 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 = 0.20%, 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. Comply with parking lot design standards. New parking lot will need to incorporate onsite lighting.***
- 2. Approach on Caldwell to comply with City C-24 approach standards. Per existing median improvements on Caldwell, traffic movements will be restricted to right in/out only. Refer to further comments by the Traffic Safety Dept. Additional striping improvements may be necessary on Caldwell, to be determined by Traffic Dept. at time of permit review.***
- 3. New trash enclosure to comply with City 24' refuse enclosure standards with concrete apron and metal gates. Refer to further comments by the Solid Waste Dept.***
- 4. Refer to City block wall standards for required completion of the block wall along east side of property.***
- 5. The storm water drainage on Peppertree continues to be an issue. Property shall maintain positive drainage control along its street frontage and repair any blockages. New parking lot will further impact drainage on Peppertree and proposed improvement measures to collect all storm water onsite and pipe to Caldwell will assist in mitigating this impact. Further coordinate with City Engineer. An easement from the adjacent parcel owner may be required for the storm drain piping along outside of existing block wall as shown.***
- 6. A site improvement permit is required, standard plan check and inspection fees will apply.***
- 7. Additional landscape and/or fencing will be required on Peppertree per Planning Dept. Refer to Planning Dept. further comments.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-157 RESUBMITTAL**

Date: **9/11/2019**

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:**8/3/2019**)

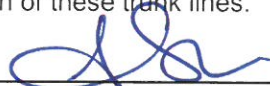
(Project type for fee rates:**SITE IMPROVEMENT**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<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

Paul Scheibel, Planning Division, 559-713-4369

Date: September 11, 2019

SITE PLAN NO: 2019-157 - B
PROJECT: Rise Church
DESCRIPTION: PARKING LOT EXPANSION TO THE NORTH
APPLICANT: BILL GURNEA
PROP. OWNER: RISE CHURCH
LOCATION TITLE: 5702 W. CALDWELL AVENUE
APN TITLE: 119-690-053
GENERAL PLAN: Very Low Density Residential
ZONING: R-1-20 (Single Family Residential, 20,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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.

Project Requirements

- CUP Minor

PROJECT SPECIFIC INFORMATION: September 11, 2019

1. Cross section details of method of screening headlight glare along the full length of Peppertree Ct. is not adequate for Zoning requirement for a three-foot tall solid wall. If solid hedge is proposed then the applicant shall provide a species, size, and spacing detail that demonstrates the hedge will achieve 100% screening on the day of planting, AND that the hedge complies with MWELo standards.
2. The eastern wall shall be extended to the north property line to a height of seven feet.
3. The storage container shall be removed from the site.
4. Provide parking lot lighting locations and details. Please note that parking lot lighting is subject to the performance standards contained in 17.30.016H

PROJECT SPECIFIC INFORMATION: September 4, 2019

1. Provide plan and cross section details of method of screening headlight glare along the full length of Peppertree Ct.
2. Provide parking lot lighting locations and details. Please note that parking lot lighting is subject to the performance standards contained in 17.30.016H

R-1-20 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	35 Feet	35 Feet
➤ Side	10 Feet	10 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	25 Feet	25 Feet

*May encroach up to five feet with prior approval or on cul-de-sac lots.

Minimum Site Area: 20,000 square feet

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. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. 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.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

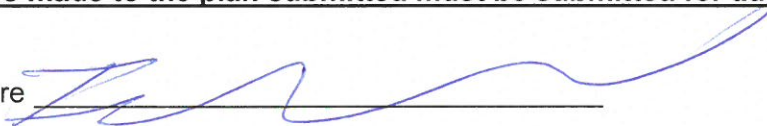
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

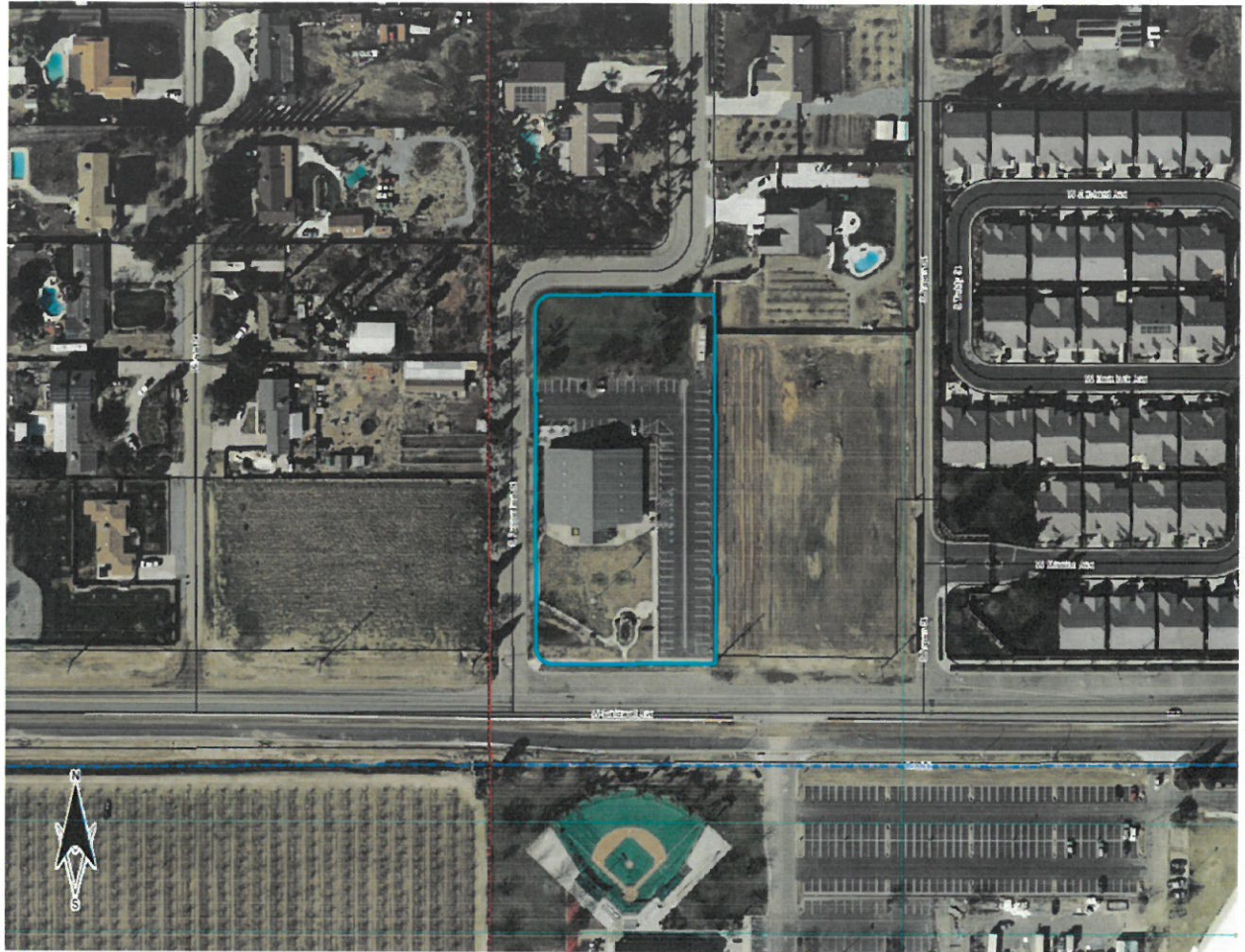
Lighting:

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 _____





APR 19 157
RISE CHURCH
5702 W. CALDWELL AVE

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.
 - 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: ALL NEW LANDSCAPING SHALL MEET THE MWELD REQUIREMENTS.

VAL GARCIA 9/11/19
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: 09/04/2019
Item # 4
Site Plan # 19-157
APN: 119-690-053
Location: 5702 W Caldwell Ave

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.
- 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*

Special Comments:

- Provide proper turn radius for Hammerhead or 20' driveway on South Side.*

Corbin Reed
Fire Marshal

19-157
9/11/19

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

Lighting Concerns: LIGHTING & LANDSCAPING TO

Landscaping Concerns: ENHANCE VISIBILITY AND DETER
FROM THEFT & TRESPASSING.

Traffic Concerns: N/A

Surveillance Issues: VIDEO / SECURITY SYSTEM FOOTAGE
TO BE SHARED WITH LAW ENFORCEMENT

Line of Sight Issues: WHEN REQUESTED.

Other Concerns:
 466

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 11, 2019

ITEM NO. 2	RESUBMITTAL
SITE PLAN NO.	SPR 19-157
PROJECT TITLE:	Rise Church
DESCRIPTION:	Parking Lot Expansion to the North
APPLICANT:	Bill Gurnea
OWNER:	Rise Church
APN	119-690-053
LOCATION:	5702 W. Caldwell Ave

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

•



Leslie Blair

Site Plan Review Comments For:

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

Date: 09/11/2019
Item # 2
Site Plan # 19-157
Project:
Description: Parking lot expansion
Applicant:
Location: 5702 W Caldwell
APN:

The following comments are applicable when checked:

- No Comments at this time

- Fire Hydrants
Comments-

- Services
Comments-

- Mains
Comments-

- Backflow requirements
Comments-

Additional Comments:

Stuart Skoglund
Superintendent

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

19157

COMMERCIAL BIN SERVICE

No comments.

XX

See comments below

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

Resubmittal required. See comments below.

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

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

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

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

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

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

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

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

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

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

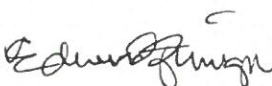
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Same as previous comments.

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

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



NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2019-38

PROJECT TITLE

The project site is located at 5702 West Caldwell Avenue at the northeast corner of West Caldwell Avenue and South Peppertree Court (APN: 119-690-049).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Rise Church to add 52 parking spaces to a 60-space parking area.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Rise Church, 5702 W. Caldwell Ave., Visalia, CA 93277

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

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

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15301**
- Statutory Exemptions- State code number:

REASON FOR PROJECT EXEMPTION

Paul Scheibel, Principal Planner

(559) 713-4369

CONTACT PERSON

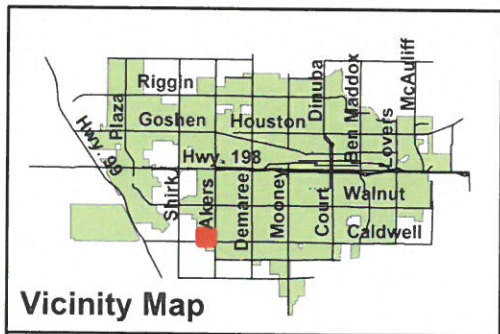
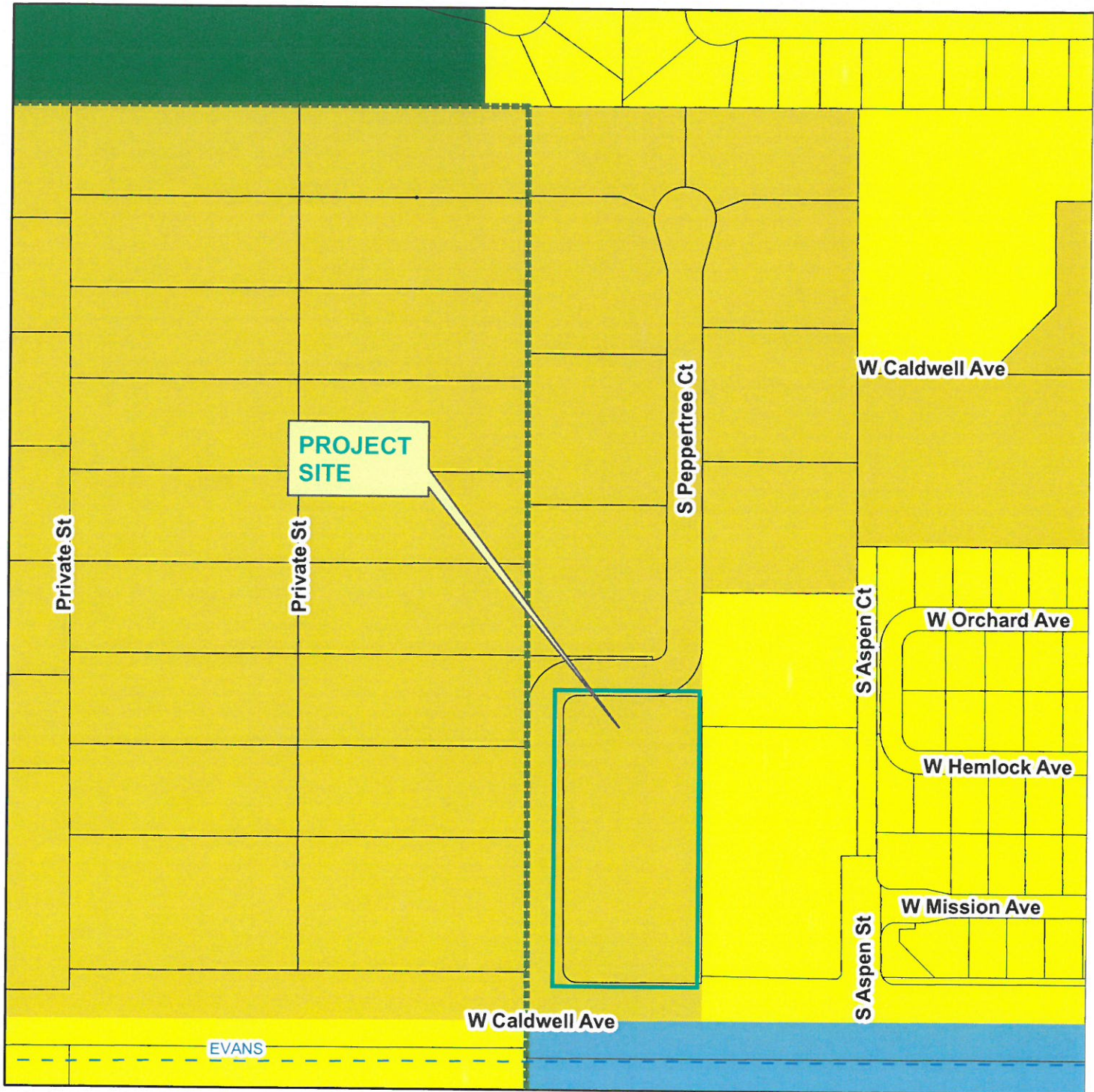
AREA CODE/PHONE

November 12, 2019

DATE

**Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR**

CONDITIONAL USE PERMIT NO. CUP 2019-38



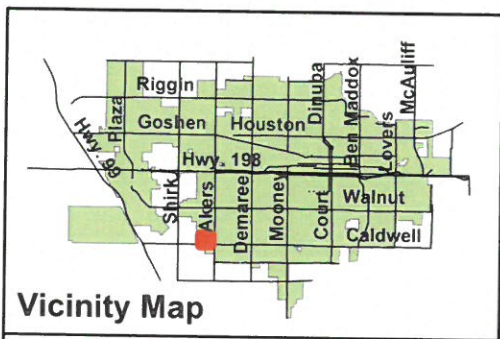
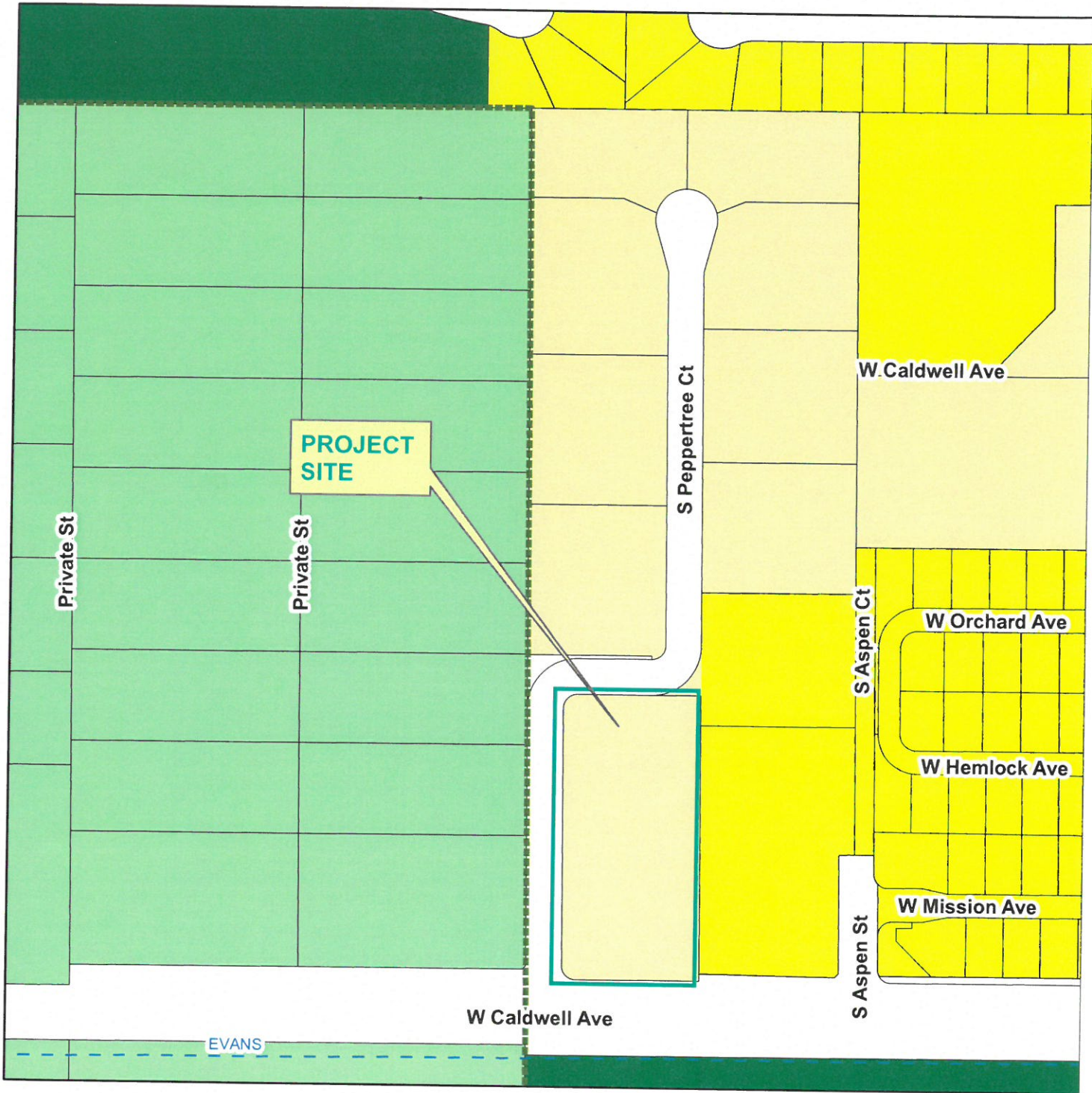
GENERAL PLAN MAP



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density



CONDITIONAL USE PERMIT NO. CUP 2019-38



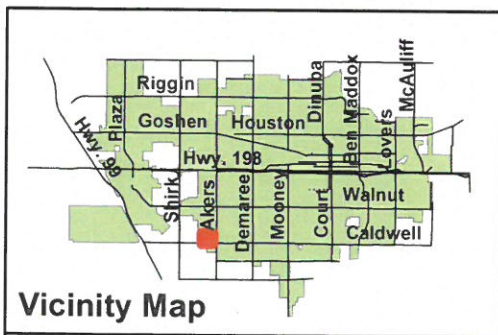
ZONING MAP



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commel
- D-MU - Mixed Use Downlow
- I - Industrial
- LI - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site
- R-1-12.5 - 12,500 SF Min S
- R-1-5 - 5,000 SF Min Site A
- R-M-2 - 3,000 SF Min Site /
- R-1-2 - 1,000 SF Min Site /



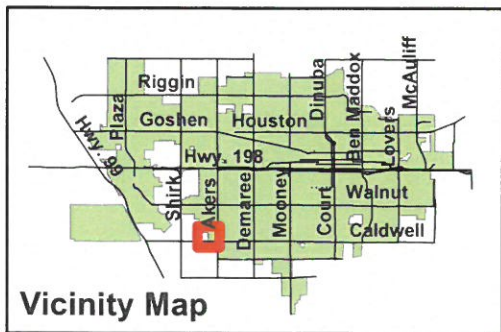
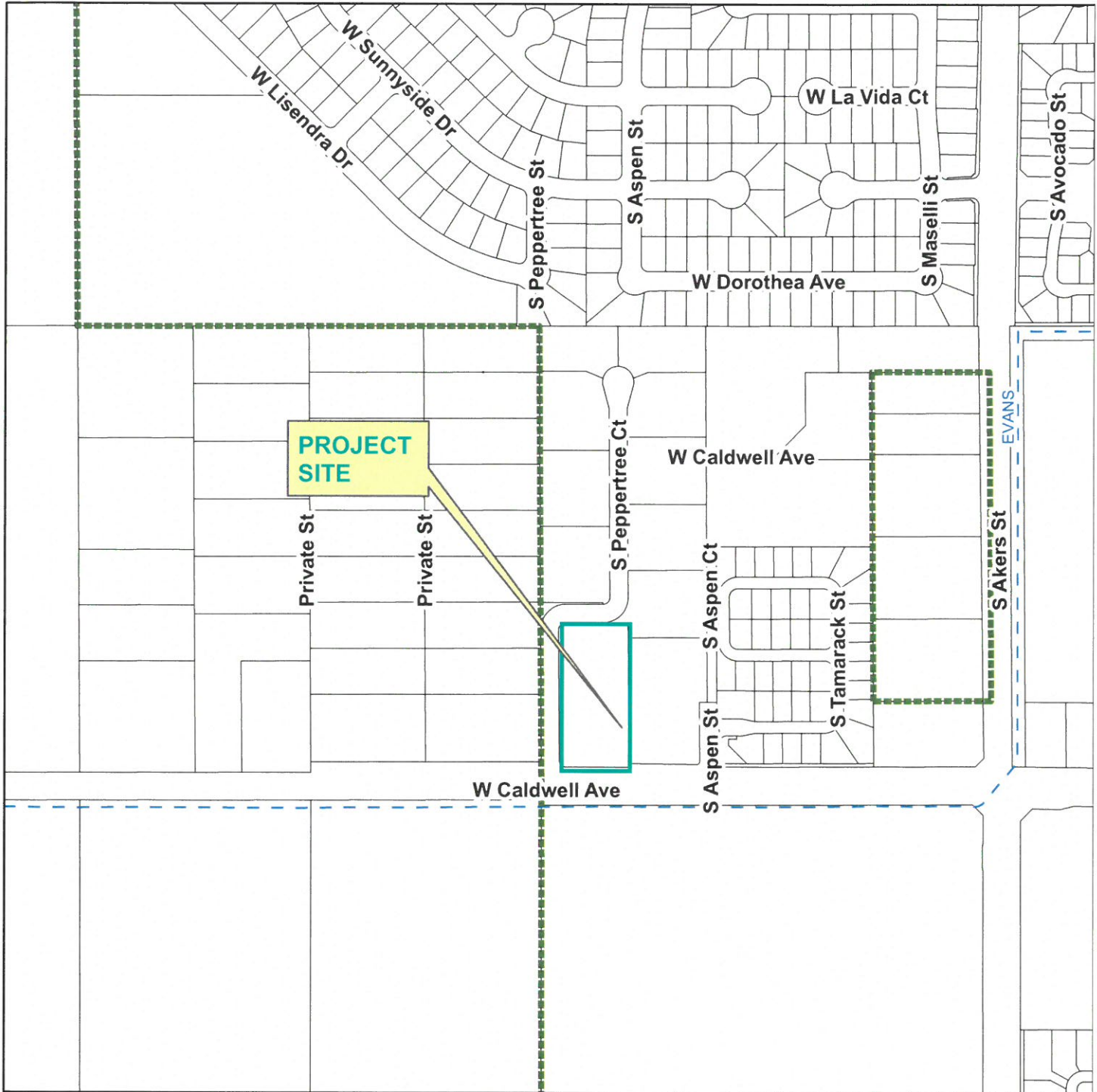
CONDITIONAL USE PERMIT NO. CUP 2019-38



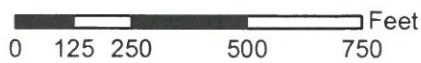
AERIAL MAP 2016



CONDITIONAL USE PERMIT NO. CUP 2019-38



VICINITY MAP



— WATERWAYS
— RAILROADS
— CITY LIMITS