

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, DECEMBER 9, 2019; AT 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.
  - Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42.
  - A request to initiate a Zoning Text Amendment (ZTA) to establish "Car Sales – New & Used" (Zoning Matrix Line A22) as a conditional use in the C-R (Regional Commercial) Zone.
5. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2019-41: A request to add a fourth apartment unit to an existing mixed use retail/residential building in the D-MU (Downtown Mixed Use) Zone District, located at 117 E. Main St. (APN: 094-298-005) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-75.
6. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2019-40: A request by Self-Help Enterprises to develop a mixed-use project consisting of an 81-unit multi-family component in three three-story buildings, and 3,500 square feet of commercial uses, including art gallery space, offices, a computer lab, and laundry room. The project includes co-locating the Arts Consortium and artist live/work lofts. The site is in the D-MU (Downtown Mixed Use) Zone District, and comprises 1.54 acres bounded by School Street to the north, Bridge Street to the east, Oak Street to the south, and Garden Street to the west (APN 094-283-001). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2019-80.



## 7. PUBLIC HEARING – Cristobal Carrillo

- Tentative Parcel Map No. 2019-12: A request by TRD-5, to subdivide a 1.59-acre parcel into two lots in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 Categorical Exemption No. 2019-72.
- Conditional Use Permit No. 2019-37: A request by TRD-5 for an amendment to the Plaza Business Park master-planned development (CUP No. 2007-39), requesting the division of a parcel into two lots, with no public street frontage, and with less than the minimum one acre size requirement, in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 Categorical Exemption No. 2019-72.

## 8. PUBLIC HEARING – Cristobal Carrillo

- General Plan Amendment No. 2019-12: A request by Dwight Nelson to amend the General Plan Land Use designation of one parcel totaling 1.05 acres from Mixed Use Commercial to Service Commercial, located at 705 S. Ben Maddox Way. (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 Categorical Exemption No. 2019-74.
- Change of Zone No. 2019-11: A request by Dwight Nelson to change the Zoning designation of one parcel totaling 1.05 acres from C-MU (Mixed Use Commercial) to C-S (Service Commercial), located at 705 S. Ben Maddox Way. (APN: 100-020-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 Categorical Exemption No. 2019-74.

## 9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- No Planning Commission Meeting December 23, 2019
- Housing Element Approved at December 3, 2019 City Council Meeting.

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

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

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

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, DECEMBER 19, 2019 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 13, 2020**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** December 9, 2019

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone: (559) 713-4443  
Email: cristobal.carrillo@visalia.city

**SUBJECT: Tentative Parcel Map No. 2019-12:** A request by TRD-5, to subdivide a 1.59-acre parcel into two lots in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023).

**Conditional Use Permit No. 2019-37:** A request by TRD-5 for an amendment to the Plaza Business Park master-planned development (CUP No. 2007-39), requesting the division of a parcel into two lots, with no public street frontage, and with less than the minimum one acre size requirement, in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023).

## STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2019-12 and Conditional Use Permit No. 2019-37 based upon the findings and conditions in Resolution No. 2019-68 and Resolution No. 2019-67. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and the Zoning and Subdivision Ordinances.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2019-12 and Conditional Use Permit No. 2019-37 based on the findings and conditions contained in Resolutions No. 2019-67 and 2019-68.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-12 is a request to subdivide a 1.59-acre parcel within the Plaza Business Park Master Planned development into two parcels as shown in Exhibit "A". The proposed parcel sizes are 35,013 sq. ft. for Parcel No. 1 and 34,006 sq. ft. for Parcel No. 2. The intent of the project is to separate the existing Brandman University building located on Parcel 1 from a future 13,000 sq. ft. structure to be built onsite at a later date. Footprints of the existing and future buildings are provided in Exhibit "C", showing the Brandman University facility on Parcel 1, and the second structure on Parcel 2.

Access to the proposed lots will be through existing private access easements conceived as part of Tentative Parcel Map (TPM) No. 2008-10, which also created the subject parcel. The easement provides access to Hurley Avenue to the north, Plaza Drive to the east, and areas within the Plaza Business Park complex (See Exhibit "D"). The proposed tentative parcel map does not involve any changes to the existing private access easements.

Conditional Use Permit No. 2019-37 is a request to permit the creation of two lots with no public street frontage, and amend the Plaza Business Park master-planned development to allow the creation of lots smaller than the required minimum site area.



As shown in Exhibit "A", Parcels 1 and 2 contain frontage along Plaza Drive to the northeast. However, Plaza Drive's standing as an arterial street prevents direct access for all but major traffic generators. In place of direct ingress/egress, the proposed lots will be reached through existing private access easements. A conditional use permit (CUP) is required whenever such lots are proposed.

An amendment to the Plaza Business Park master-planned development similarly requires a CUP to allow the creation of lots smaller than the required minimum lot size. Development standards for the Plaza Business Park require all parcels be a minimum of one-acre in size. Per Exhibit "A" the applicant proposes parcels under the required minimum acreage, 35,013 sq. ft. for Parcel No. 1 and 34,006 sq. ft. for Parcel No. 2.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Business Research Park
Zoning:	BRP (Business Research Park)
Surrounding Land Use and Zoning	North: BRP / Vacant Lot South: BRP / Vacant Lot, Residence Inn hotel. East: BRP / Vacant Lot West: BRP / Vacant Lot, Fresno Pacific University classroom facility
Environmental Review:	Categorical Exemption No. 2019-72
Special Districts:	Plaza Business Park Master Plan
Site Plan:	2018-180

### **RELATED ACTIONS**

Conditional Use Permit No. 2007-39, approved by the Planning Commission on April 28, 2008, adopted the Plaza Business Park master-planned development for a 29-acre business research park, on the southeast and southwest corners of Plaza Drive and Hurley Avenue.

Tentative Parcel Map No. 2008-10, approved by the Planning Commission on July 14, 2008, allowed the division of 26.05 acres into 17 parcels, located on the east and west sides of Plaza Drive, north of Crowley Avenue.

Conditional Use Permit No. 2018-09, approved by the Planning Commission on May 4, 2018, allowed a 7,071 sq. ft. building within the Plaza Business Park master-planned development for use as a private college classroom facility (Brandman University). The building is located at 337 N. Plaza Drive.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

The minimum lot size within the BRP Zone is five acres. The Visalia Municipal Code (VMC) permits lot sizes smaller than what a zone requires when part of an approved master-planned development (VMC Sec. 17.030.015.A). The Plaza Business Park meets the criteria for a master-planned development, having been approved as such by the Planning Commission through CUP No. 2007-39. The Plaza Business Park contains development standards that permit the creation of lots as small as one-acre. This notwithstanding, the VMC does not place a limit on master-planned development deviations from lot size standards. The creation of lots



smaller than the existing one acre standard is permissible so long as the master-planned development remains in effect.

As it stands, parcels of less than one acre currently exist in other master-planned developments within the immediate vicinity of the project site. Specifically lots smaller than one acre are contained within "The Square at Plaza Drive" which is located on the southwest corner of Crowley Avenue and Plaza Drive, and the "Gateway Business Park" located on the southwest corner of W. Crowley Avenue and Plaza Drive. Staff concludes that the proposed lot sizes are compatible with the Plaza Business Park master-planned development and surrounding areas.

### Access

Policy T-P-26 of the Visalia General Plan Circulation Element requires that commercial developments be designed with limited points of ingress and egress onto major streets. The proposed parcels only available street frontage is along Plaza Drive, a major street for which direct access is not possible. Per VMC Chapter 17.26, creation of parcels without direct access onto a public street is permitted with approval of a planned development through the CUP process. As stated previously, the project site is part of the Plaza Business Park, itself a master-planned development approved by the Planning Commission. As such, the creation of lots with no public street frontage is allowed.

As shown in Exhibits "B" and "D" the master-planned development contains an existing reciprocal private access easement ("West Campus Drive") that runs along the southwest boundaries of the proposed lots, and provides direct access to nearby Hurley Avenue and Plaza Drive. Shared use of the access easement by all properties within the master-planned development is codified via a recorded Declaration of Covenants, Conditions, and Restrictions. At present, only portions of the private road have been fully built out to include proposed Parcel 1. Remaining private road sections will be built out as development occurs.

### Setbacks

Side yard setbacks for properties within the BRP Zone are 20 feet between buildings. Development standards for the Plaza Business Park increase this standard to 25 feet. The new property line to be created and as shown in Exhibit "A" will create a 10 ft. setback between the Brandman University building and the eastern property line of Parcel 1. However, since the 25 feet side yard setback concerns only proximity to other structures, the proposal complies with the requirements of the master-planned development. Currently there are no other buildings near the Brandman University structure. As shown in Exhibit "C", the proposed future building on Parcel 2 will be placed approximately 25 feet east of the Brandman University building. Setbacks for future development will be enforced as development occurs through the Building Permit process.

### Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (Spring Valley Association v. City of Victorville) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.



<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed parcel map, which is designated with business research park land uses. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of future development under the business research park land use designations and the BRP zone, which does not specify densities of development. Parcel 1 currently contains the Brandman University building, while Parcel 2 is planned for a future commercial building. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the parcel map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the parcel map does not conflict with any existing easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.



## Environmental Review

The requested action is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-72).

### **RECOMMENDED FINDINGS**

#### **Tentative Parcel Map No. 2019-12**

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the previously approved master-planned development (Conditional Use Permit No. 2007-39).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Business Research Park land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Business Research Park zone standards since they are part of a master-planned development established through Conditional Use Permit No. 2007-39.
7. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-72).

#### **Conditional Use Permit No. 2019-37**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit is consistent with the policies and intent of the Plaza Business Park Planned Development Permit as amended.



4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2019-72).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Tentative Parcel Map No. 2019-12**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2018-180.
2. That the tentative parcel map be prepared in substantial compliance with Exhibits "A" and "B".
3. That Tentative Parcel Map No. 2019-12 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-37 shall be null and void unless Tentative Parcel Map No. 2019-12 is approved.
5. That all applicable federal, state, regional, and city policies and ordinances be met.

### **Conditional Use Permit No. 2019-37**

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2018-180.
2. That the tentative parcel map be prepared in substantial compliance with Exhibits "A" and "B".
3. That Tentative Parcel Map No. 2019-12 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-37 shall be null and void unless Tentative Parcel Map No. 2019-12 is approved.
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2007-39 and Conditional Use Permit No. 2019-37 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

## **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, and Subdivision Ordinance Section 16.28.080, 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. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.



**Attachments:**

- Related Plans and Policies
- Resolution No. 2019-67 – Conditional Use Permit No. 2019-37
- Resolution No. 2019-68 – Tentative Parcel Map No. 2019-12
- Exhibit "A" – Site Plan – Tentative Parcel Map
- Exhibit "B" – Site Plan – Existing Easements
- Exhibit "B" – Site Plan – Existing and Future Development
- Exhibit "C" – Site Plan – "Plaza Business Park" Master-Planned Development
- Categorical Exemption No. 2019-72
- Site Plan Review Item No. 2018-180 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map



## **RELATED PLANS AND POLICIES**

### **Subdivision Ordinance** **Chapter 16.28: Parcel Maps**

#### **16.28.020 Advisory agency.**

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

#### **16.28.060 Hearing and notice.**

A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or 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 proposed for subdivision.

#### **16.28.070 Consideration of tentative parcel maps.**

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

#### **16.28.080 Appeals.**

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

#### **16.28.110 Right-of-way dedications.**

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.

B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

### **Chapter 17.26: Planned Development**

#### **17.26.010 Purpose and intent.**

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia.

#### **17.26.040 Development standards.**

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

##### **A. Site Area.**

1. The minimum site area for a planned residential development shall be one acre of gross site area.

2. The minimum site area for a planned unit development with residential uses shall be ten acres.



3. The minimum site area for a planned unit development without residential uses shall be five acres.
  4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
  5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
- B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:
- | Percent of Net Site Area in Usable Open Space | Area Percent of Density Bonus |
|---|-------------------------------|
| 6% to 10%                                     | 6%                            |
| 11% to 20%                                    | 10%                           |
| 21% to 25%                                    | 16%                           |
| Over 25%                                      | 20%                           |
- C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.
- D. Site Design Criteria.
1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
  2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
  3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.
- E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.
- F. Circulation.
1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
  2. There shall be no direct vehicle access from individual lots onto major arterial streets.
  3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.
- G. Parking.
1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
  2. Guest parking and storage parking shall be encouraged and may be required in planned development.
  3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
  4. Parking clusters shall be provided rather than large (single) parking areas.
- H. Trash Enclosures.
1. Trash enclosures shall be provided as specified by the city solid waste department.
  2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

## **Chapter 17.30: Development Standards**

### **17.30.015 Development standards.**

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this

title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

## **Zoning Ordinance**

### **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. 2019-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-37: A REQUEST BY TRD-5 FOR AN AMENDMENT TO THE PLAZA BUSINESS PARK MASTER-PLANNED DEVELOPMENT (CONDITIONAL USE PERMIT NO. 2007-39), REQUESTING THE DIVISION OF A 1.59-ACRE PARCEL INTO TWO LOTS, WITH NO PUBLIC STREET FRONTAGE, AND WITH LESS THAN THE MINIMUM ONE ACRE SIZE REQUIREMENT, IN THE BRP (BUSINESS RESEARCH PARK) ZONE. THE PROJECT SITE IS LOCATED AT 337 N. PLAZA DRIVE, WEST OF N. PLAZA DRIVE, APPROXIMATELY 300 FEET SOUTH OF W. HURLEY AVENUE (APN:081-160-023)

**WHEREAS**, Conditional Use Permit No. 2019-37 is request by TRD-5 for an amendment to the Plaza Business Park master-planned development (Conditional Use Permit No. 2007-39), requesting the division of a 1.59-acre parcel into two lots, with no public street frontage, and with less than the minimum one acre size requirement, in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 9, 2019; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2019-37, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-72).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit is consistent with the policies and



intent of the Plaza Business Park Planned Development Permit as amended.

4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2019-72).

**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 and be consistent with the comments of Site Plan Review No. 2018-180.
2. That the tentative parcel map be prepared in substantial compliance with Exhibits "A" and "B".
3. That Tentative Parcel Map No. 2019-12 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-37 shall be null and void unless Tentative Parcel Map No. 2019-12 is approved.
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2007-39 and Conditional Use Permit No. 2019-37 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

RESOLUTION NO. 2019-68

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2019-12, A REQUEST BY TRD-5, TO SUBDIVIDE A 1.59-ACRE PARCEL INTO TWO LOTS IN THE BRP (BUSINESS RESEARCH PARK) ZONE. THE PROJECT SITE IS LOCATED AT 337 N. PLAZA DRIVE, WEST OF N. PLAZA DRIVE, APPROXIMATELY 300 FEET SOUTH OF W. HURLEY AVENUE (APN:081-160-023).

**WHEREAS**, Tentative Parcel Map No. 2019-12 is request by TRD-5, to subdivide a 1.59-acre parcel into two lots in the BRP (Business Research Park) Zone. The project site is located at 337 N. Plaza Drive, west of N. Plaza Drive, approximately 300 feet south of W. Hurley Avenue (APN:081-160-023).; and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 9, 2019; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-72).

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the previously approved master-planned development (Conditional Use Permit No. 2007-39).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Business Research Park land use designation and zone, which does not specify densities of development.



5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Business Research Park zone standards since they are part of a master-planned development established through Conditional Use Permit No. 2007-39.
7. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-72).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

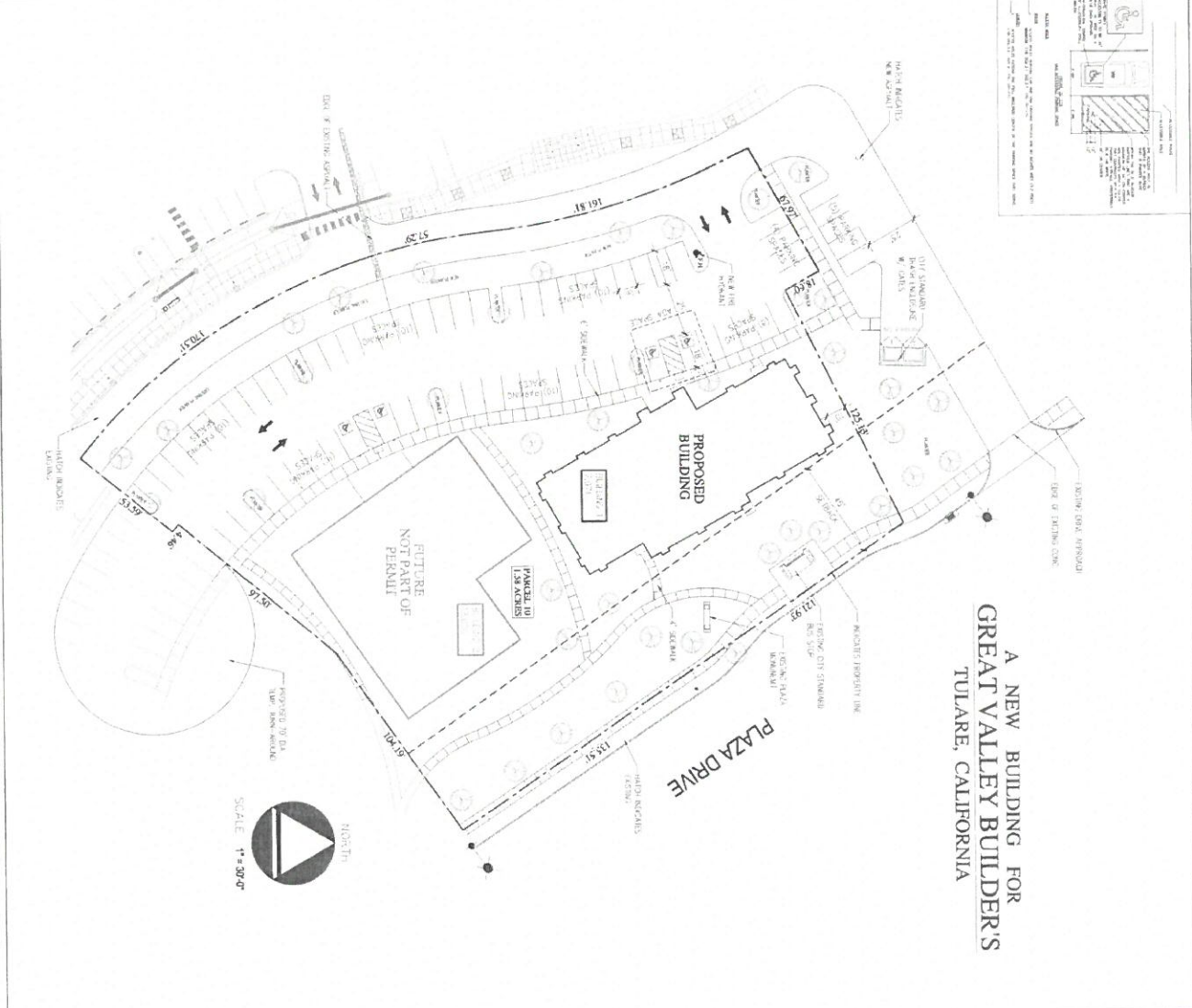
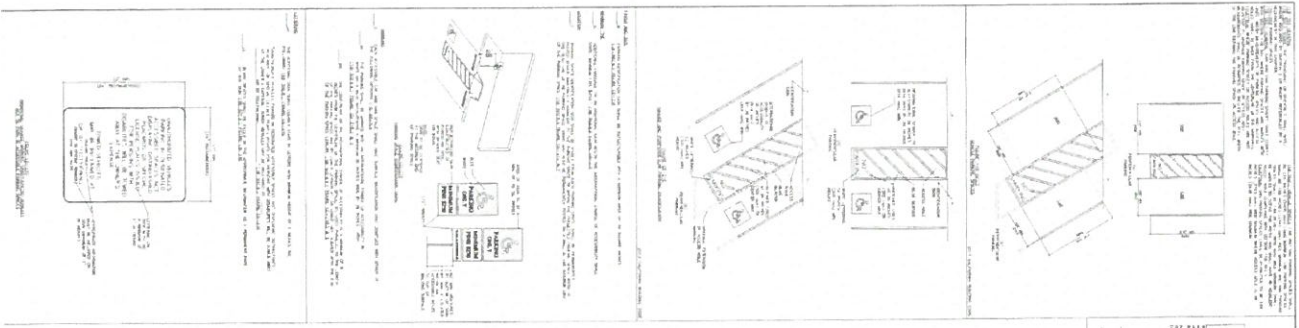
1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2018-180.
2. That the tentative parcel map be prepared in substantial compliance with Exhibits "A" and "B".
3. That Tentative Parcel Map No. 2019-12 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2019-37 shall be null and void unless Tentative Parcel Map No. 2019-12 is approved.
5. That all applicable federal, state, regional, and city policies and ordinances be met.







# EXHIBIT "C"



## A NEW BUILDING FOR GREAT VALLEY BUILDER'S TULARE, CALIFORNIA

### PROJECT INFORMATION

OWNER	GREAT VALLEY BUILDER'S
ARCHITECT	ALVIN GUYTON ARCHITECTS, INC.
ENGINEER	ALVIN GUYTON ARCHITECTS, INC.
DATE	02/23/18
SCALE	AS INDICATED
PROJECT NO.	18-000
SHEET NO.	42

### VICINITY MAP:



### SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	FOUNDATION DETAILS AND DETAILS
4	FOUNDATION PLAN / ASLA DETAILS
5	FLOOR PLAN
6	ROOFING PLAN
7	MECHANICAL DETAILS
8	MECHANICAL PLAN
9	MECHANICAL PLAN
10	MECHANICAL PLAN
11	MECHANICAL PLAN

**GREAT VALLEY BUILDERS INC.**  
1969 HILLMAN STREET  
TULARE, CA  
(559) 799-6993

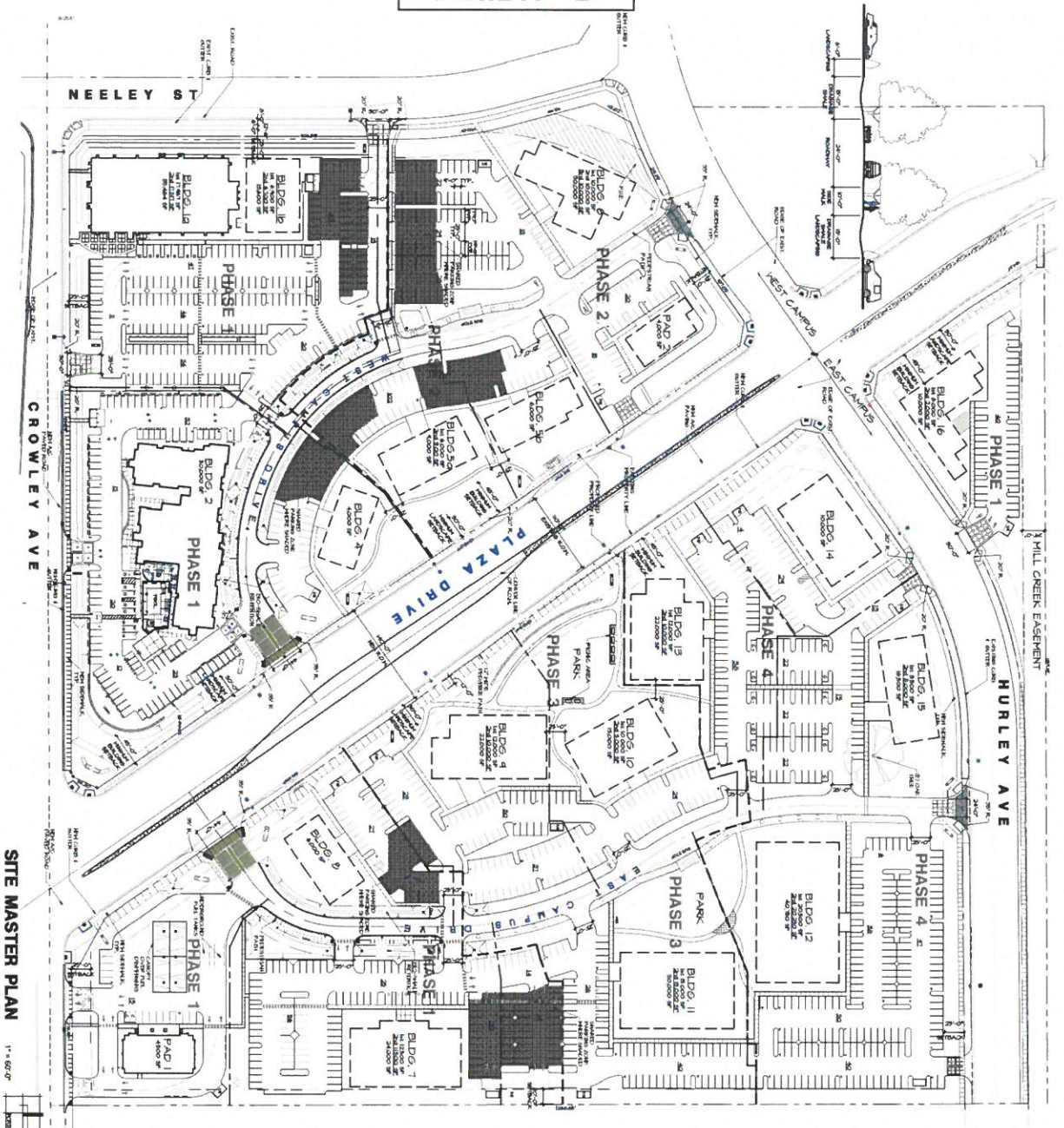
A NEW OFFICE BUILDING FOR  
**PLAZA BUSINESS PARK**  
337 N. PLAZA DRIVE VISALIA, CALIFORNIA

CITY SUBMITTAL SET  
**CITY OF VISALIA**  
4/27/18

REVISION	DATE	W.P.
1		
2		
3		
4		

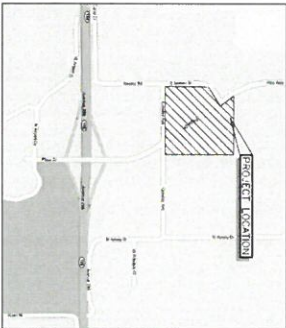


# EXHIBIT "D"



**SITE MASTER PLAN**  
1" = 60'-0"

**VICINITY MAP**



**PLAZA BUSINESS PARK**  
PLAZA DR. & CROWLEY AVE.  
VISALIA, CA

MP

EAST CAMPUS:		WEST CAMPUS:	
AGENCY	ADDRESS	AGENCY	ADDRESS
AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.	AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.
DATE	08/08/08	DATE	08/08/08
SITE AREA	170,000 SQ. FT.	SITE AREA	170,000 SQ. FT.
WEST CAMPUS:		WEST CAMPUS:	
AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.	AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.
DATE	08/08/08	DATE	08/08/08
SITE AREA	170,000 SQ. FT.	SITE AREA	170,000 SQ. FT.
WEST CAMPUS:		WEST CAMPUS:	
AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.	AGENCY	SE CORNER OF HURLEY ST. & PLAZA DR.
DATE	08/08/08	DATE	08/08/08
SITE AREA	170,000 SQ. FT.	SITE AREA	170,000 SQ. FT.

BLDG. USE	BLDG. AREA	PARKING	PARKING
		SPACES	SPACES
PHASE 1	BLDG. 1A	100	100
PHASE 1	BLDG. 1B	100	100
PHASE 1	BLDG. 1C	100	100
PHASE 1	BLDG. 1D	100	100
PHASE 1	BLDG. 1E	100	100
PHASE 1	BLDG. 1F	100	100
PHASE 1	BLDG. 1G	100	100
PHASE 1	BLDG. 1H	100	100
PHASE 1	BLDG. 1I	100	100
PHASE 1	BLDG. 1J	100	100
PHASE 1	BLDG. 1K	100	100
PHASE 1	BLDG. 1L	100	100
PHASE 1	BLDG. 1M	100	100
PHASE 1	BLDG. 1N	100	100
PHASE 1	BLDG. 1O	100	100
PHASE 1	BLDG. 1P	100	100
PHASE 1	BLDG. 1Q	100	100
PHASE 1	BLDG. 1R	100	100
PHASE 1	BLDG. 1S	100	100
PHASE 1	BLDG. 1T	100	100
PHASE 1	BLDG. 1U	100	100
PHASE 1	BLDG. 1V	100	100
PHASE 1	BLDG. 1W	100	100
PHASE 1	BLDG. 1X	100	100
PHASE 1	BLDG. 1Y	100	100
PHASE 1	BLDG. 1Z	100	100
PHASE 2	BLDG. 2A	100	100
PHASE 2	BLDG. 2B	100	100
PHASE 2	BLDG. 2C	100	100
PHASE 2	BLDG. 2D	100	100
PHASE 2	BLDG. 2E	100	100
PHASE 2	BLDG. 2F	100	100
PHASE 2	BLDG. 2G	100	100
PHASE 2	BLDG. 2H	100	100
PHASE 2	BLDG. 2I	100	100
PHASE 2	BLDG. 2J	100	100
PHASE 2	BLDG. 2K	100	100
PHASE 2	BLDG. 2L	100	100
PHASE 2	BLDG. 2M	100	100
PHASE 2	BLDG. 2N	100	100
PHASE 2	BLDG. 2O	100	100
PHASE 2	BLDG. 2P	100	100
PHASE 2	BLDG. 2Q	100	100
PHASE 2	BLDG. 2R	100	100
PHASE 2	BLDG. 2S	100	100
PHASE 2	BLDG. 2T	100	100
PHASE 2	BLDG. 2U	100	100
PHASE 2	BLDG. 2V	100	100
PHASE 2	BLDG. 2W	100	100
PHASE 2	BLDG. 2X	100	100
PHASE 2	BLDG. 2Y	100	100
PHASE 2	BLDG. 2Z	100	100
PHASE 3	BLDG. 3A	100	100
PHASE 3	BLDG. 3B	100	100
PHASE 3	BLDG. 3C	100	100
PHASE 3	BLDG. 3D	100	100
PHASE 3	BLDG. 3E	100	100
PHASE 3	BLDG. 3F	100	100
PHASE 3	BLDG. 3G	100	100
PHASE 3	BLDG. 3H	100	100
PHASE 3	BLDG. 3I	100	100
PHASE 3	BLDG. 3J	100	100
PHASE 3	BLDG. 3K	100	100
PHASE 3	BLDG. 3L	100	100
PHASE 3	BLDG. 3M	100	100
PHASE 3	BLDG. 3N	100	100
PHASE 3	BLDG. 3O	100	100
PHASE 3	BLDG. 3P	100	100
PHASE 3	BLDG. 3Q	100	100
PHASE 3	BLDG. 3R	100	100
PHASE 3	BLDG. 3S	100	100
PHASE 3	BLDG. 3T	100	100
PHASE 3	BLDG. 3U	100	100
PHASE 3	BLDG. 3V	100	100
PHASE 3	BLDG. 3W	100	100
PHASE 3	BLDG. 3X	100	100
PHASE 3	BLDG. 3Y	100	100
PHASE 3	BLDG. 3Z	100	100
PHASE 4	BLDG. 4A	100	100
PHASE 4	BLDG. 4B	100	100
PHASE 4	BLDG. 4C	100	100
PHASE 4	BLDG. 4D	100	100
PHASE 4	BLDG. 4E	100	100
PHASE 4	BLDG. 4F	100	100
PHASE 4	BLDG. 4G	100	100
PHASE 4	BLDG. 4H	100	100
PHASE 4	BLDG. 4I	100	100
PHASE 4	BLDG. 4J	100	100
PHASE 4	BLDG. 4K	100	100
PHASE 4	BLDG. 4L	100	100
PHASE 4	BLDG. 4M	100	100
PHASE 4	BLDG. 4N	100	100
PHASE 4	BLDG. 4O	100	100
PHASE 4	BLDG. 4P	100	100
PHASE 4	BLDG. 4Q	100	100
PHASE 4	BLDG. 4R	100	100
PHASE 4	BLDG. 4S	100	100
PHASE 4	BLDG. 4T	100	100
PHASE 4	BLDG. 4U	100	100
PHASE 4	BLDG. 4V	100	100
PHASE 4	BLDG. 4W	100	100
PHASE 4	BLDG. 4X	100	100
PHASE 4	BLDG. 4Y	100	100
PHASE 4	BLDG. 4Z	100	100

**TETER, LLP**  
ARCHITECTS ENGINEERS CONSULTANTS

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

**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. 2019-37, Parcel Map No. 2019-12

**PROJECT TITLE**

337 N. Plaza Drive, Visalia CA 93291 (APN: 081-160-023)

**PROJECT LOCATION**

Visalia, CA

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

Tentative Parcel Map No. 2019-12: A request to divide a 1.59 acre parcel into two parcels (Parcel No. 1 – 35,013 sq. ft., Parcel No. 2 – 34,006 sq. ft.)

Conditional Use Permit No. 2019-37: A request for an amendment to a master-planned development, dividing a parcel into two lots, with no public street frontage, and with less than the minimum one acre size requirement.

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

City of Visalia, Attn: Cristobal Carrillo, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443, cristobal.carrillo@visalia.city

**NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT**

TRD-5, 1969 Hillman Street, Tulare CA 93274, (559) 799-6993, E-mail: N/A

**NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT**

Clinton Caudle, A.W. Engineering, 724 N. Ben Maddox Way, Ste. A, Visalia CA 93292, (559) 713-6139, ccaudle@awe-inc.com

**NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial
- Categorical Exemption – 15315, Minor Land Divisions
- Statutory Exemptions- State code number:

Per CEQA Section 15315, the proposed lot split is categorically exempt as it is located within a commercially zoned area, will be divided into two parcels, will require no variances or exceptions, has all services, is provided access through existing shared private roads, has not been divided within the last two years, and does not have an average slope greater than 20 percent.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

**CONTACT PERSON**

**AREA CODE/PHONE**

DATE

Paul Scheibel, AICP  
ENVIRONMENTAL COORDINATOR





#3

MEETING DATE: October 10, 2018

SITE PLAN NO. 18-180

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with  
 Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CVP + TPM

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

*Site Plan Review Committee*



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: OCTOBER 10, 2018

SITE PLAN NO.: 18-180  
PROJECT TITLE: PLAZA PARK COMMERCIAL  
DESCRIPTION: SUBDIVISION OF TWO PARCELS TO FACILITATE  
PLANNED DEVELOPMENT (BRP) (AE)  
APPLICANT: AW ENGINEERING  
PROP. OWNER: TRD-5  
LOCATION: 958 CO HWY J19 (APPROX LOC) WEST SIDE  
PLAZA DR BTWN HURLEY & CROWLEY  
APN: 081-160-023

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans 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. **PARCEL MAP SHALL CONFORM TO PREV MAP CONDITIONS**
- 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.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy.  Access required on ditch bank, 12' minimum.  Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **APPLIES TO FUTURE DEVELOPMENT**
- 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. **FUTURE DEVELOPMENT TO ADHERE TO EXISTING SD MASTER PLAN STANDARDS**

- 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 (559)713-4428 for a Valley Oak tree evaluation or permit to remove.  Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application.  A pre-construction conference is required.
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- 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.
- Provide "R" value tests: each at
- Traffic indexes per city standards:
- 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.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site.  Remove existing leach fields and septic tanks.
- 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 parcel map shall conform to existing CC&R's or equal per original underlying Plaza Business Park master plan.**
- 2. Proposed map will require a Conditional Use Permit, see Planning Dept. comments.**
- 3. Ensure all onsite (existing or planned future) are within dedicated easements.**
- 4. Future development of the parcels will incur impact fees at the time.**
- 5. New parcels will be subject to previous Plaza Business Park conditions of approval.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-180**  
Date: **10/10/2018**

**Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:**

**(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)**

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>*DUE AT TIME OF DEVELOPMENT</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	*
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	*
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	*

**Additional Development Impact Fees will be collected at the time of issuance of building permits.**

**City 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 planned 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**

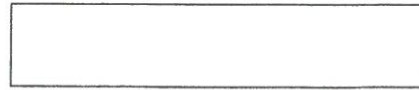


# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: October 10, 2018

SITE PLAN NO: 2018-180  
PROJECT: Parcel Map  
DESCRIPTION: PARCEL MAP (BRP)  
APPLICANT: AW ENGINEERING  
PROP. OWNER: TRD-5  
LOCATION TITLE: PLAZA  
APN TITLE: 081-160-023  
GENERAL PLAN: BRP  
ZONING: BRP



## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Parcel Map
- Conditional Use Permit required for creation of a parcel with no public street frontage
- Building Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** 12/06/2017

1. The creation of this parcel with no public street frontage will require a conditional use permit in addition to the parcel map.
2. Show all easements on the map (Water, Power, Sewer, Storm...)
3. Consideration may be given to including the second future pad to the south as a parcel of this map if it is considered for similar action in the future
4. Meet all requirements of the existing CUP for the educational facility.

*The BRP standards below shall apply – unless otherwise provided in The Square Master Plan.*

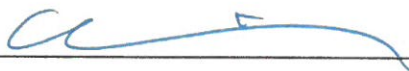
### **17.24.060 Development standards in the B-R-P zone.**

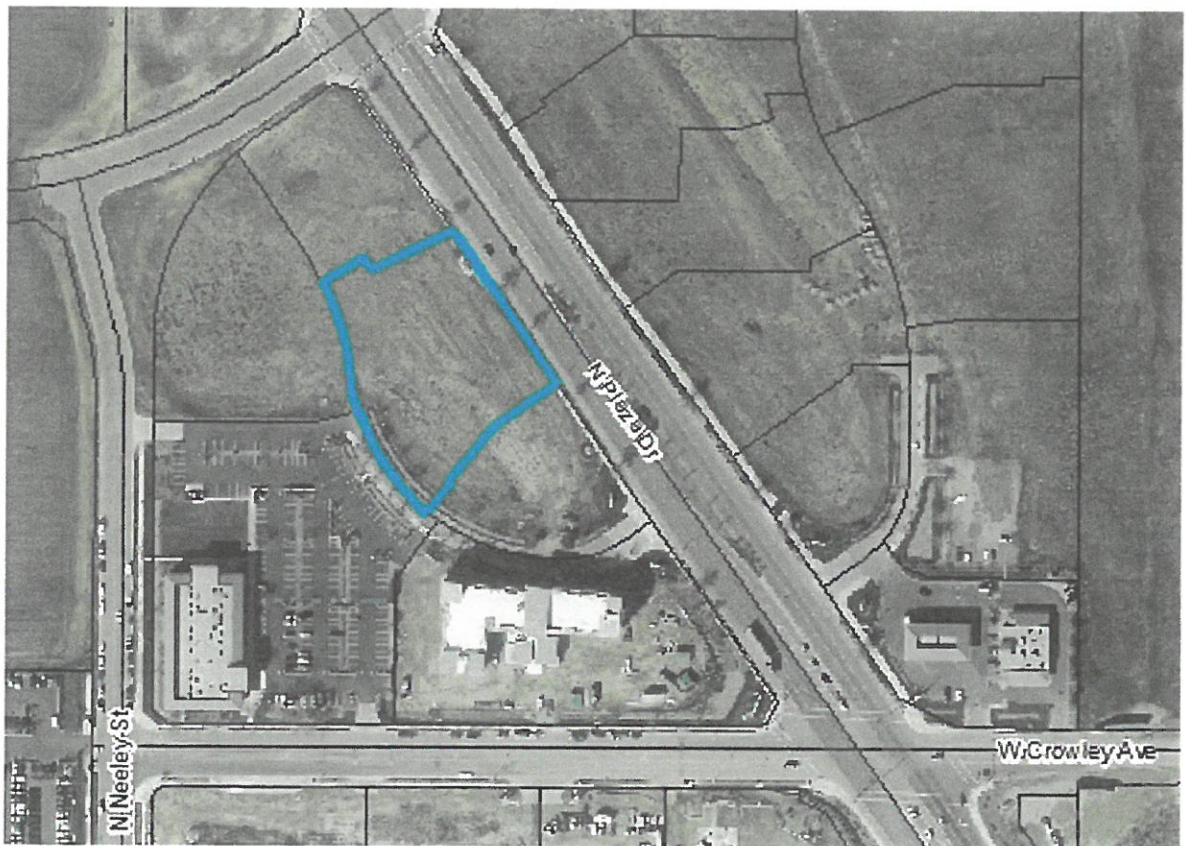
For properties that are zoned Business Research Park, the following development criteria shall be applied in conjunction with the development standards. Where variations in standards exist the more restrictive shall apply.

- A. All development shall be subject to the conditional use permit process in Chapter 17.38;
- B. All development shall require a master plan or a specific plan .. The master plan shall be designed to accommodate large scale business and research activities in campus-type developments. These developments shall provide a cohesive architectural design to create a campus style setting within a project or center. Shared vehicular and pedestrian access, parking, and common open space and related amenities shall be integrated into project design. Overall design of development shall be compatible with existing and developing character of the neighboring area. The master plan or specific plan, and the architectural design elements, including a comprehensive sign program, as required by this subsection, shall be included with and approved as part of the Conditional Use Permit as required by 17.24.050(C);
- C. Development should provide convenience/service amenities for employees within the BRP zone;
- D. Alternate transportation opportunities including mass transit and ride sharing shall be encouraged;
- E. Minimum site area: five (5) acres;

- F. Maximum building height: seventy-five (75) feet;
- G. Minimum required yards (building setbacks):
  - 1. Front: forty-five (45) feet frontage on Plaza Drive – twenty-five (25) feet front on Hurley, Crowley, Neeley, Kelsey;
  - 2. Side: twenty (20) feet;
  - 3. Street side on a corner lot: twenty (20) feet;
  - 4. Rear: thirty (30) feet;
  - 5. Minimum required landscaped yard (setback) areas:
    - 1. Front: thirty (30) feet frontage on Plaza Drive; twenty-five (25) front on Hurley, Crowley, Neeley, Kelsey (includes any portion of building that abuts a public street): twenty-five (25) feet. Setback averaging may be used where incorporated into an approved master plan,
    - 2. Side: twenty (20) feet,
    - 3. Street side on a corner lot: twenty (20) feet,
    - 4. Rear: twenty (20) 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 \_\_\_\_\_ 





SPR 18180  
PLAZA PARK COMMERCIAL  
021-160-023

**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 Code 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.
- 20% of construction costs toward access compliance when the project is under the valuation threshold for full accessibility requirements.
- 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. (Deposit by Cashier's check only) *For information call (559) 713-4444*
- Obtain required clearance 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YAL GARCIA 10/10/18  
Signature



**Site Plan Review Comments For:**

Visalia Fire Department  
Danny Wristen, Interim Fire Marshal  
420 N. Burke  
Visalia, CA 93292  
559-713-4056 Office  
559-713-4808 Fax

Date: 10/10/2018

Item # 3

Site Plan # 18-180

Project: PLAZA PARK COMMERCIAL

Description: SUBDIVISION OF TWO PARCEL

Applicant: AW ENGINEERING

Location: 958 Co Hwy 19 - W. SIDE OF PLAZA

APN: 081-160-023

**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.
- 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**

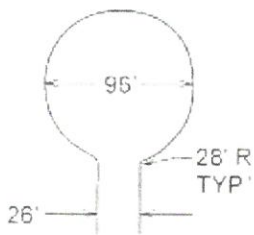
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

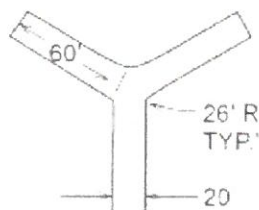
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

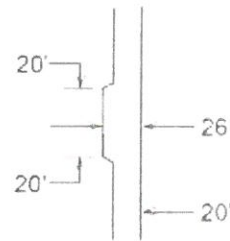
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



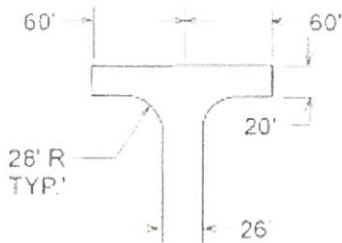
96' DIAMETER  
CUL-DE-SAC



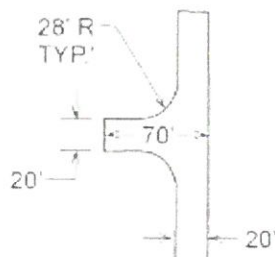
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. *2013 CFC 503.3/D103.6*

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

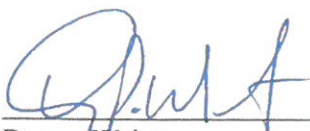


- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
  
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
  
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following: *2016 CFC D103.5*
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.)
  
- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

**Fire Protection Systems**

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
  
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. *2016 CFC 912.4.1*
  
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

**Special Comments:**

 10/9/18  
 \_\_\_\_\_  
 Danny Wristen  
 Interim Fire Marshal

SPR18-180

**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: LOW + THIN LANDSCAPING

Landscaping Concerns: PROPER LIGHTING AT NIGHT TO PREVENT CRIME AND HOMELESS ISSUES

Traffic Concerns:  
\_\_\_\_\_

Surveillance Issues:  
\_\_\_\_\_

Line of Sight Issues:  
\_\_\_\_\_

Other Concerns:  
[Signature]



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 10, 2018

**ITEM NO. 3**

SITE PLAN NO: SPR18-180  
PROJECT TITLE: Plaza Park Commercial  
DESCRIPTION: Subdivision of two parcels fo facilitate Planned Development. (BRP) (AE)  
APPLICANT: AW Engineering  
OWNER: TRD-5  
APN: 081-160-023  
LOCATION: 958 Co. HWY J19 (approx. loc.) West side Plaza Dr. btwn. Hurley & Crowley

**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.
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

**Additional Comments:**

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

**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: 10/10/2018

Item # Choose an item.

Site Plan # 18-180

Project:

Description:

Applicant:

Location: W. Side Plaza Dr. Bet. Crowley & Hurley

APN:

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

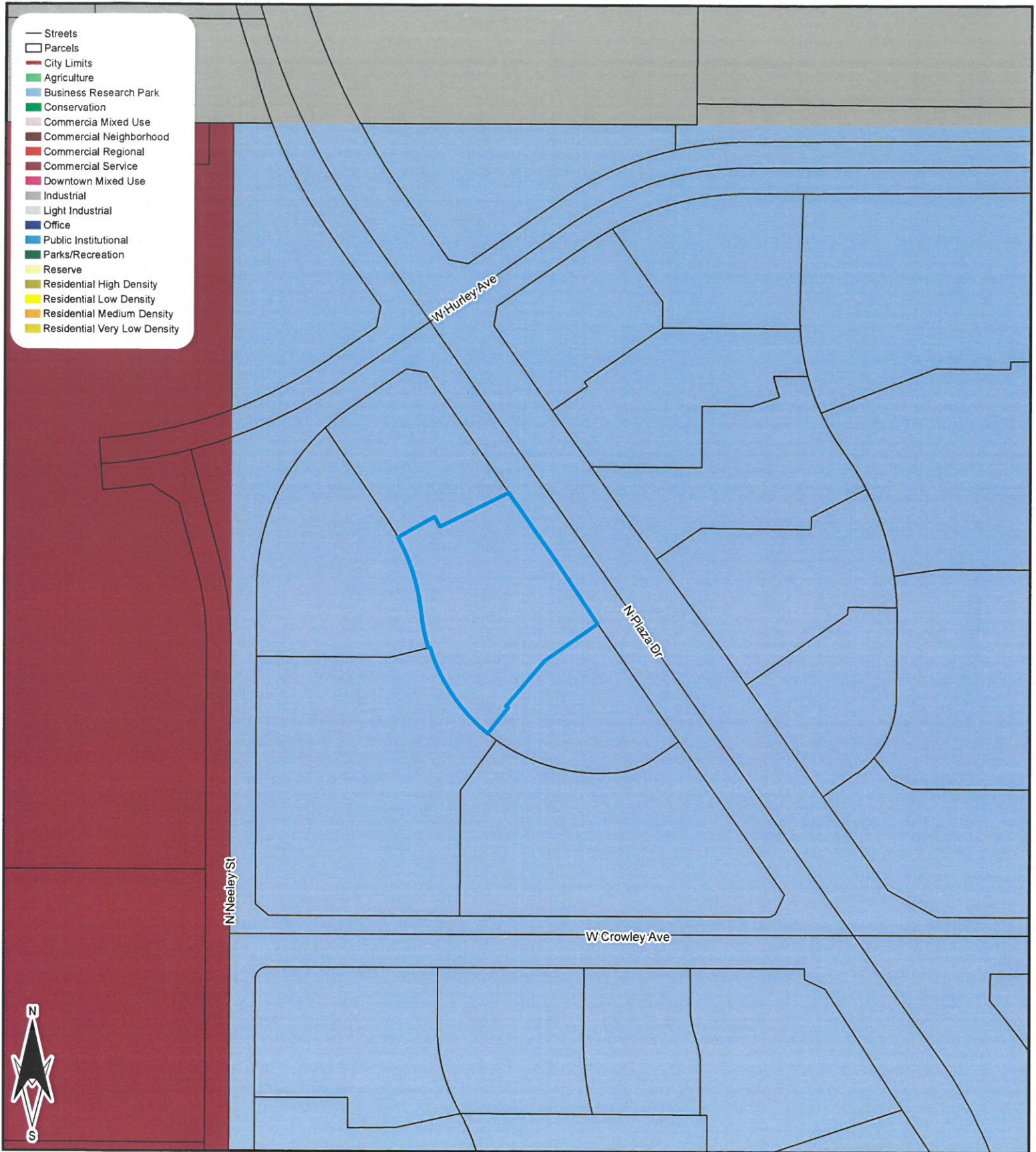
- No Comments at this time
  
- Fire Hydrants  
Comments-
  
- Service's  
Comments-Verify location of services to ensure on correct property.
  
- Main's  
Comments-
  
- Back flow requirements  
Comments- Required on all services to include RPDA's on fire services

**Additional Comments:**

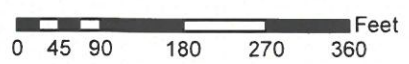
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Mike Morton  
Superintendent

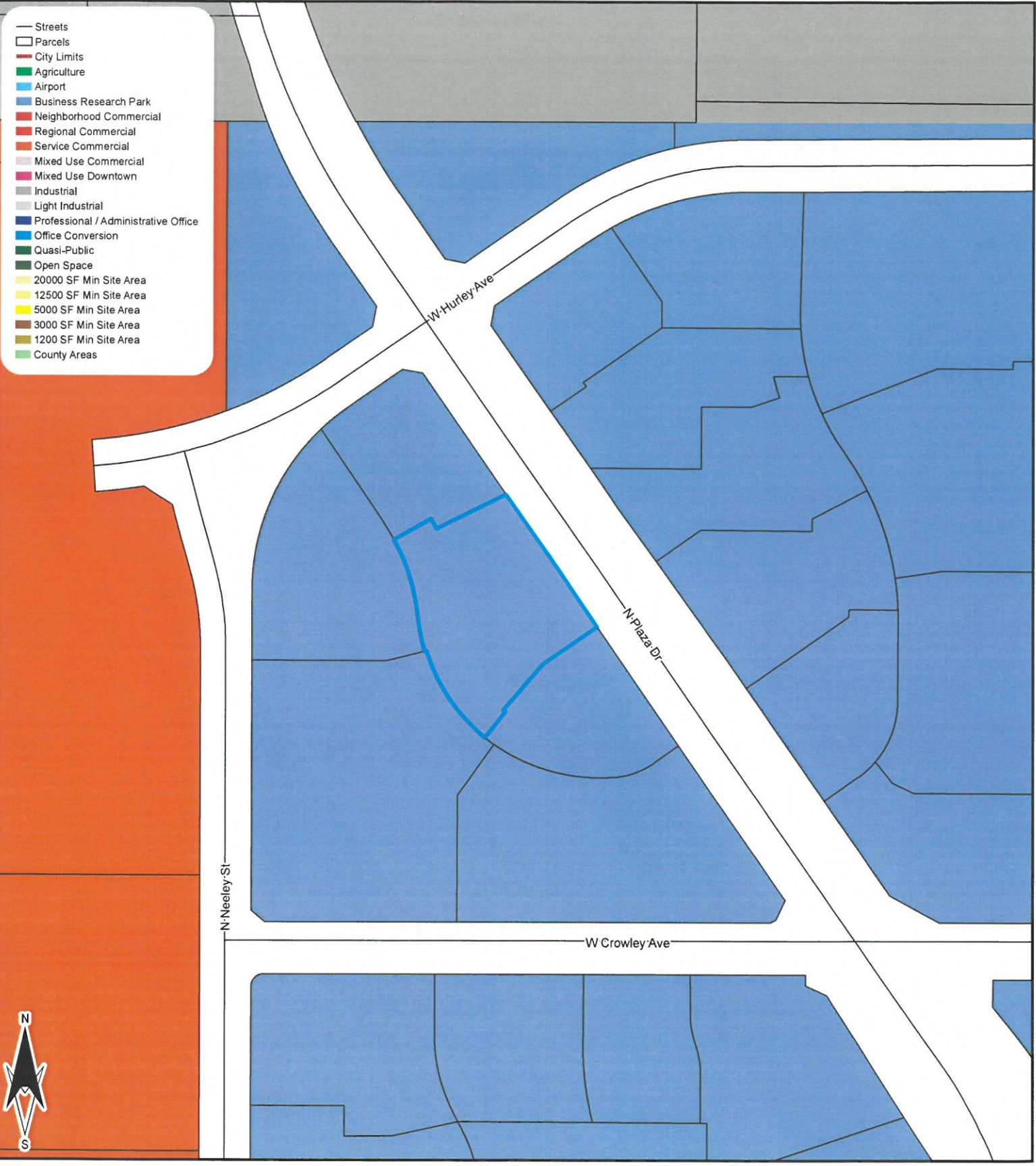




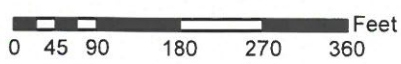
# General Plan Land Use Map



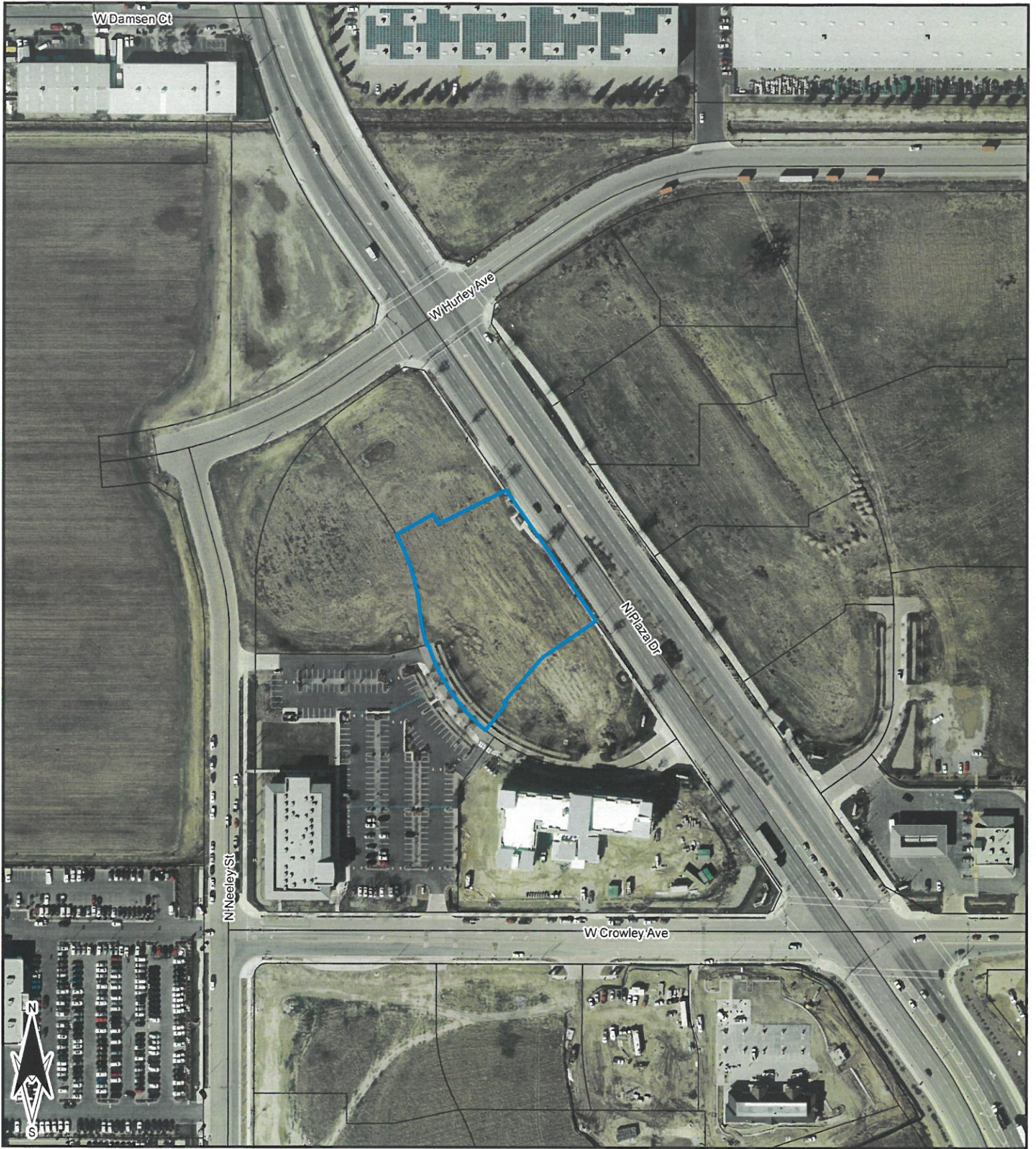




# Zoning Map







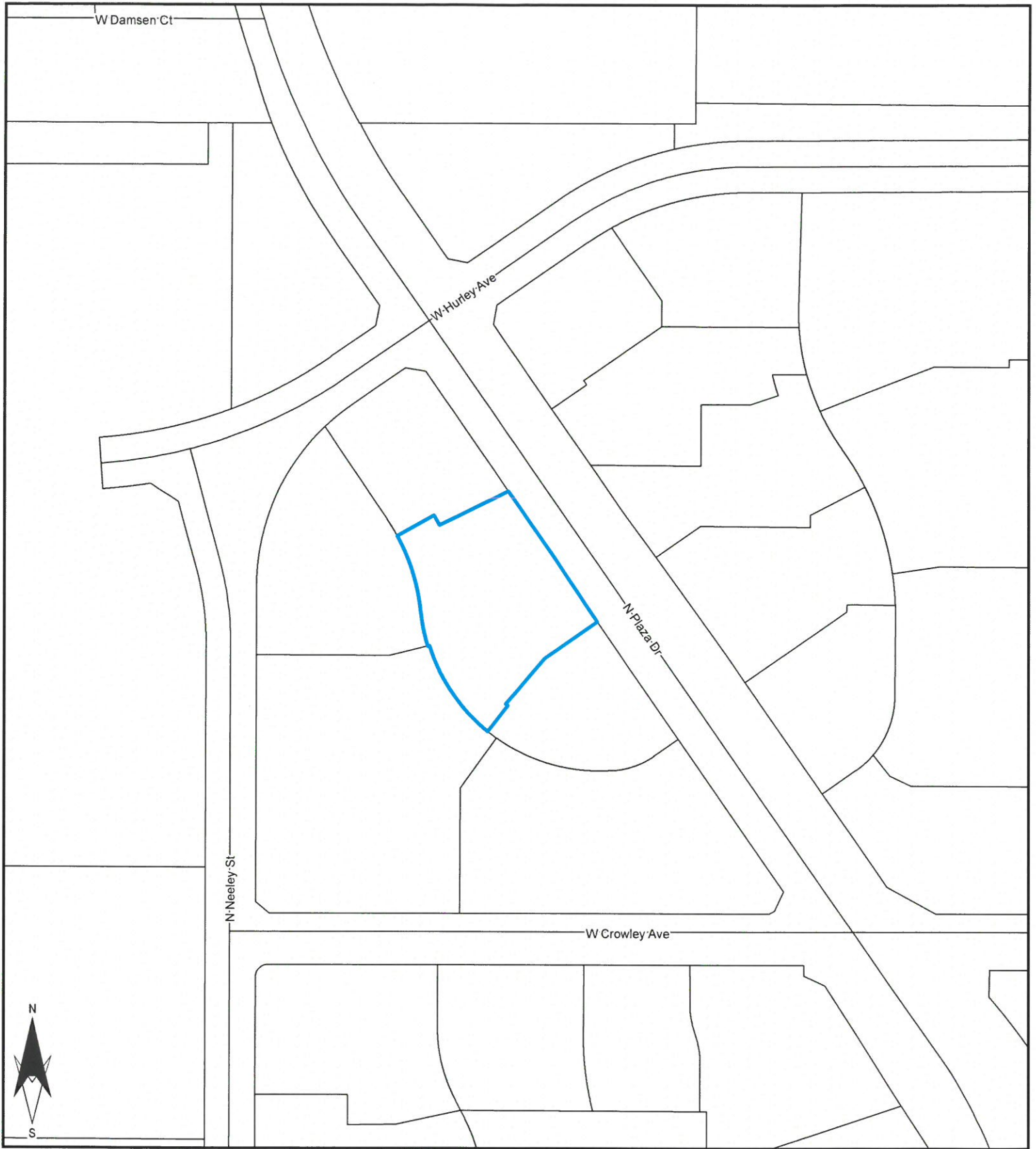
- Streets
- Parcels
- City Limits

# Aerial Map

0 45 90 180 270 360 Feet







- Streets
- Parcels
- City Limits

# Location Map

